

CURRITUCK COUNTY
NORTH CAROLINA
VICINITY MAP
 SCALE: 1" = 5000'

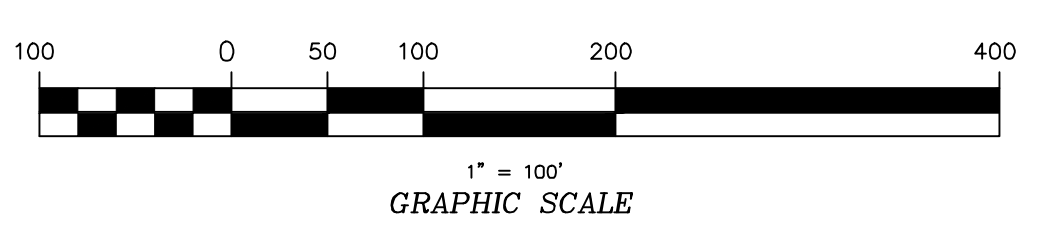
SOILS LEGEND	
	SOILS LINE
AaA	ALTAVISTA FINE SANDY LOAM
At	AUGUSTA FINE SANDY LOAM
Ro	ROANOKE FINE SANDY LOAM
To	TOMOTLEY FINE SANDY LOAM

AREA TABULATIONS:	
TOTAL TRACT AREA:	3.66 AC.
PROPOSED LOT AREA:	3.66 AC.
PROPOSED R/W AREA:	0 AC.
REQUIRED OPEN SPACE (40%):	1.46 AC.
OPEN SPACE PROVIDED:	2.43 AC. (66.39%)
(PRIMARY CONSERVATION AREA):	0.00 AC.
(SECONDARY CONSERVATION AREA):	2.43 AC.

LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING DITCH CENTERLINE
	EXISTING DITCH TOP OF BANK
	EXISTING GRADE CONTOUR
	EXISTING CULVERT
	EXISTING WATER LINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	85.12'	S4° 45' 22"W
L2	50.06'	N54° 20' 53"W
L3	76.73'	S58° 55' 09"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	37.57'	417.49'	37.56'	N34° 09' 11"E	5°09'21"
C2	39.26'	25.00'	35.35'	N13° 27' 43"W	89°58'58"
C3	39.29'	25.00'	35.37'	N13° 29' 34"W	90°03'39"



Bissell Professional Group
 Firm License # C-56
 P.O. Box 1038
 2500 North Highway
 Currituck County, North Carolina 27949
 CURRITUCK COUNTY, NORTH CAROLINA
 CURRITUCK TOWNSHIP
BISSELL
PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
 and Environmental Specialists

EXISTING CONDITIONS AND
 SITE FEATURES PLAN

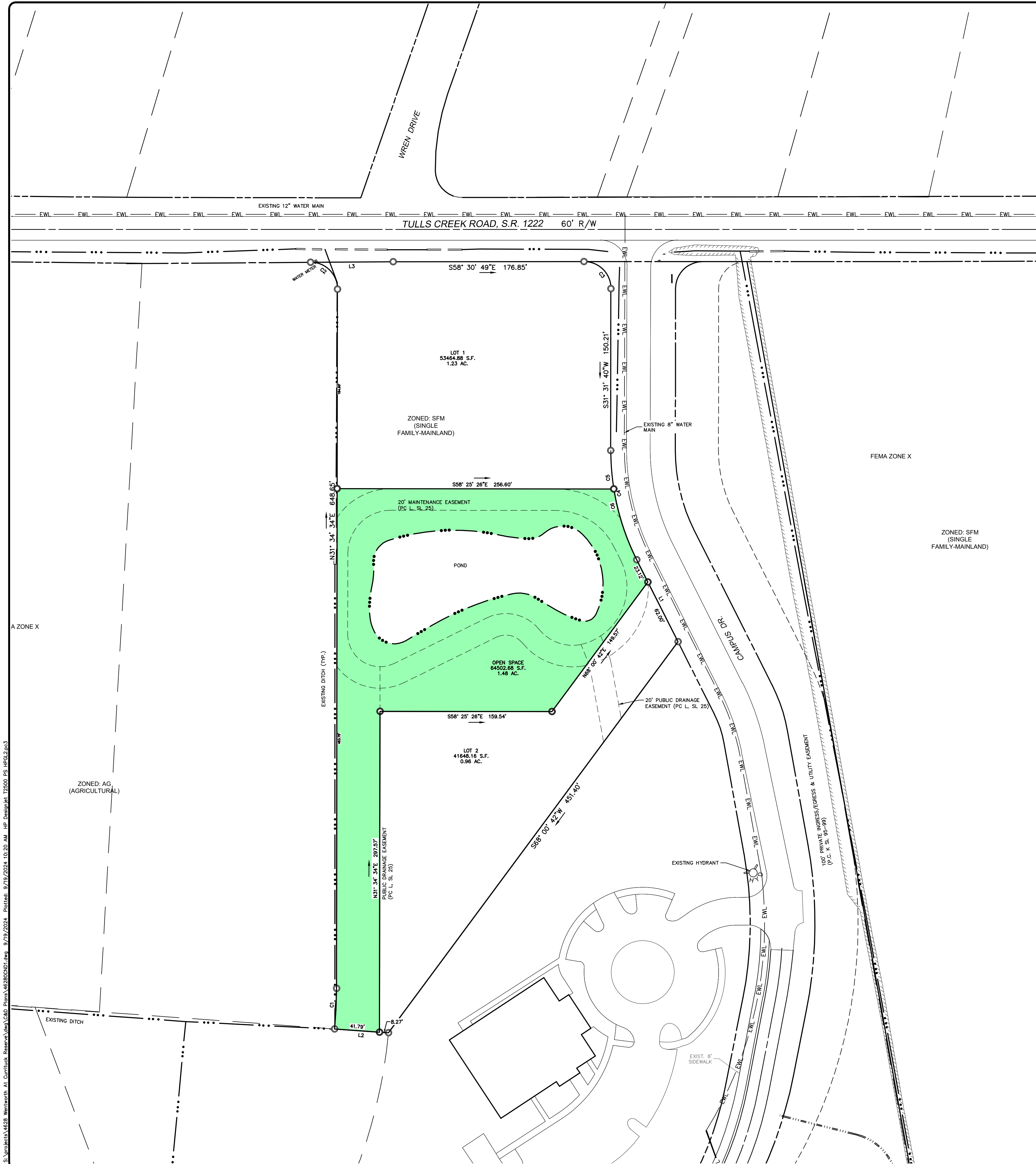
CURRITUCK RESERVE-PARCEL E3
 CURRITUCK COUNTY
 MOYOCK TOWNSHIP
 NORTH CAROLINA
 CONSERVATION AND DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION
1	9/29/24	LOTTES 1&2

PRELIMINARY
DO NOT USE FOR
CONSTRUCTION

DATE: 08/20/24 SCALE: 1" = 100'
 DESIGNED: BPG CHECKED: MSB
 DRAWN: KFW APPROVED: BPG
 SHEET: 1 OF 3
 CAD FILE: 46280CND1
 PROJECT NO: 4628

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CONSERVATION THEME: "STORMWATER MANAGEMENT".

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***CONSERVATION AREA TABULATIONS**

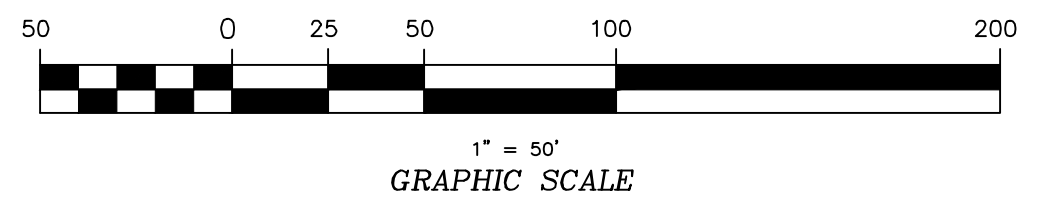
	SQUARE FOOTAGE	ACRES
TOTAL OPEN SPACE AREA:	64502	1.48
PRIMARY CONSERVATION AREA (WETLANDS):	0	0.00
SECONDARY CONSERVATION AREA:	64502	1.48

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BISSELL
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and Environmental Specialists

CONSERVATION PLAN

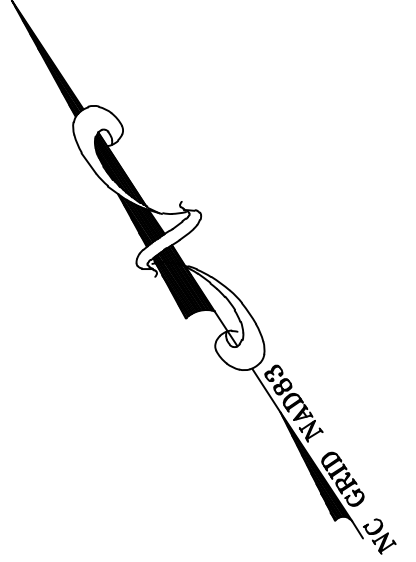
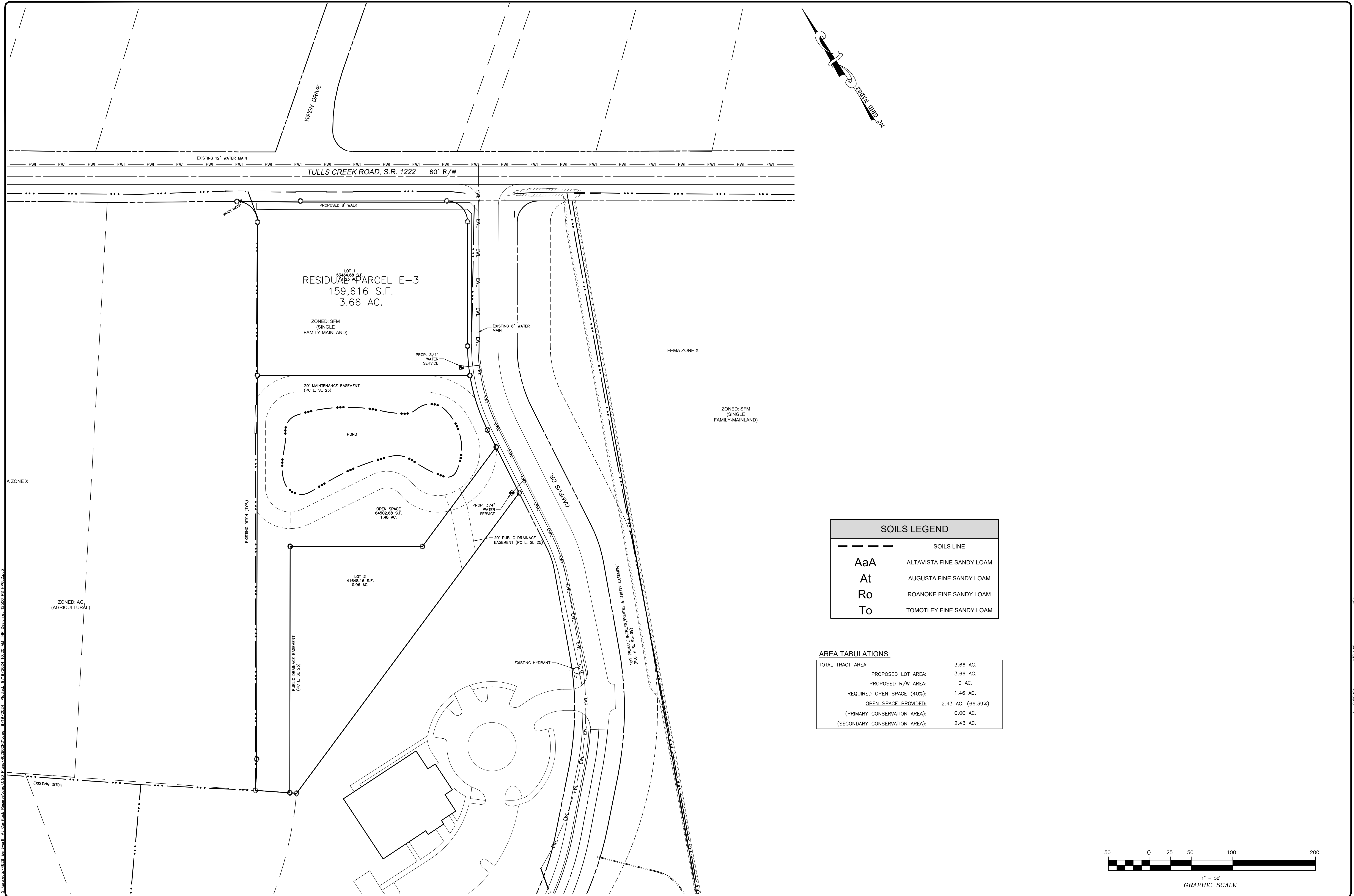
CURRITUCK RESERVE-PARCEL E3
NORTH CAROLINA
CURRITUCK COUNTY
MOYOCK TOWNSHIP

REVISIONS

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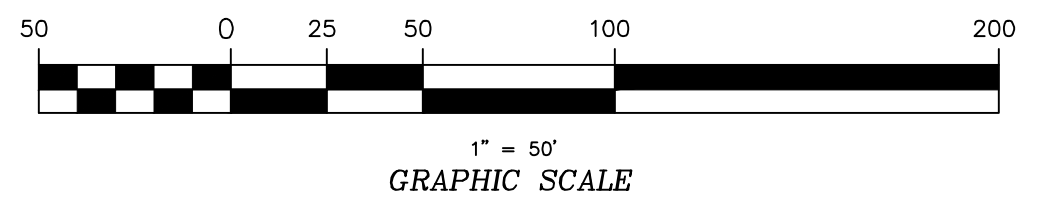
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DRAWN: KFW APPROVED: BPG
SHEET: 2 OF 3
CAD FILE: 46280CND1
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 P.O. Box 1038
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 Fax: (252) 766-3049

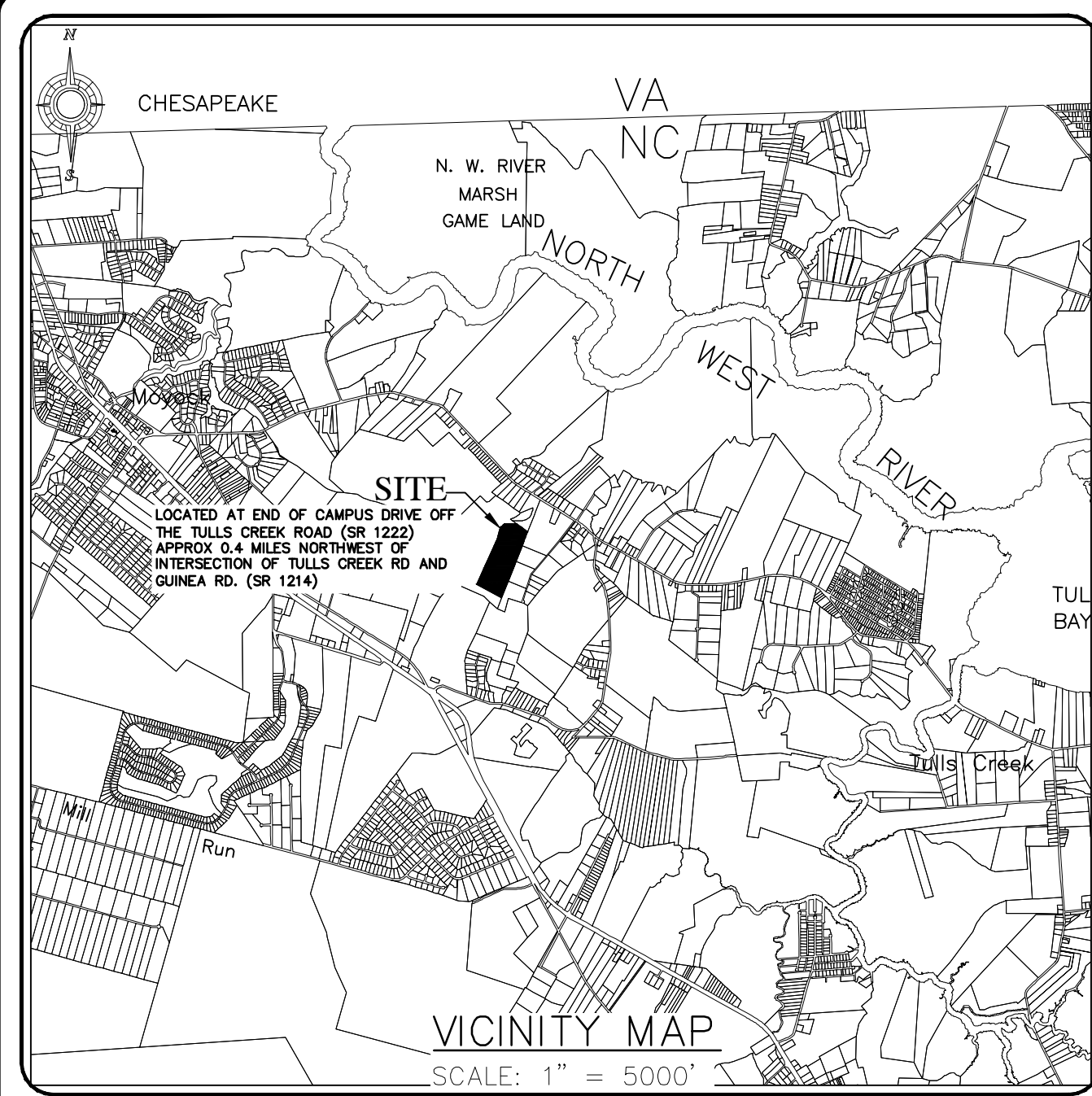
DEVELOPMENT PLAN
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CURRITUCK RESERVE-PARCEL E3
 NORTH CAROLINA
 CURRITUCK COUNTY
 MOYOCK TOWNSHIP
 CONSERVATION AND DEVELOPMENT PLAN

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 SHEET: 3 OF 3
 CAD FILE: 46280CND1
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**CURRITUCK COUNTY
NORTH CAROLINA**

GENERAL NOTES:

- PROJECT NAME: THE RESERVE
- OWNER/APPLICANT: APVA, LLC
227 GARATOKÉ HWY.
MOYOCK, NC 27958
- PROPERTY DATA:
PARCEL ID#: 0022-000-078E-0000 (PARCEL E-3)
PRIMARY ADDRESS: 838 TULLS CREEK RD., MOYOCK, NC
RECORDED REFERENCES: D.B. 1471, PG. 697
P.C. Q, SL. 89
PROPERTY ZONING: SFM - SINGLE FAMILY-MAINLAND
- F.I.R.M. DATA:
ZONES: X - F.E.M.A. F.I.R.M. MAP# 3721804000 K, CID 370078, EFFECTIVE DATE
DECEMBER 12, 2018. USE OF LAND WITHIN A FLOODWAY OR FLOOD PLAIN IS
SUBSTANTIALLY RESTRICTED BY CHAPTER 7 OF THE CURRITUCK COUNTY UNIFIED
DEVELOPMENT ORDINANCE.
- THIS PROPERTY CONTAINS NO ACCE "404" JURISDICTIONAL WETLANDS.
- A 10' EASEMENT FOR UTILITIES AND DRAINAGE ALONG REAR AND SIDE
PROPERTY LINES AND A 20' EASEMENT FOR UTILITIES, DRAINAGE AND A
PEDESTRIAN SIDEWALK ALONG FRONT PROPERTY LINE IS HEREBY ESTABLISHED.
- EXISTING CONDITION INFORMATION BASED ON A COMBINATION OF THE FOLLOWING:
• 2020 FIELD SURVEY DATA BISSELL PROFESSIONAL GROUP,
• ELEVATIONS ARE REFERENCED TO NAVD 1988 VERTICAL DATUM.
- ALL UTILITIES ARE TO BE UNDERGROUND.
- 25' EASEMENTS ARE HEREBY DEDICATED FROM THE TOP OF BANK OF ALL
OUTFALL DITCHES DRAINING MORE THAN FIVE ACRES.

STORMWATER STATEMENT

NO MORE THAN 30% OF ANY LOT SHALL BE COVERED BY IMPERVIOUS STRUCTURES AND MATERIALS, INCLUDING ASPHALT, GRAVEL, CONCRETE, BRICK, STONE, SLATE, OR SIMILAR MATERIAL, NOT INCLUDING WOOD DECKING OR THE WATER SURFACE OF SWIMMING POOLS. THIS COVENANT IS INTENDED TO ENSURE COMPLIANCE WITH THE STORMWATER PERMIT NUMBER _____ ISSUED BY THE STATE OF NORTH CAROLINA. THE COVENANT MAY NOT BE CHANGED OR DELETED WITHOUT THE CONSENT OF THE STATE. FILLING IN OR PIPING OF ANY VEGETATIVE CONVEYANCES (DITCHES, SWALES, ETC.) ASSOCIATED WITH THIS DEVELOPMENT, EXCEPT FOR AVERAGE DRIVEWAY CROSSINGS, IS STRICTLY PROHIBITED BY ANY PERSON. THE LOT COVERAGE ALLOWANCE PROVIDED IN THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE MAY BE DIFFERENT THAN THE NC STATE STORMWATER PERMIT. THE MOST RESTRICTIVE LOT COVERAGE SHALL APPLY.

REVIEW OFFICER CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF CURRITUCK

I, _____
REVIEW OFFICER OF CURRITUCK COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE REVIEW OFFICER

PUBLIC STREETS DIVISION OF HIGHWAY DISTRICT ENGINEER CERTIFICATE

I HEREBY CERTIFY THAT THE PUBLIC STREETS SHOWN ON THIS PLAT ARE INTENDED FOR DEDICATION AND HAVE BEEN DESIGNED OR COMPLETED IN ACCORDANCE WITH AT LEAST THE MINIMUM SPECIFICATIONS AND STANDARDS OF THE NC DEPARTMENT OF TRANSPORTATION FOR ACCEPTANCE OF SUBDIVISION STREETS ON THE NC HIGHWAY SYSTEM FOR MAINTENANCE.

DATE DISTRICT ENGINEER

AREA TABULATIONS:

TOTAL TRACT AREA:	3.66 AC.
PROPOSED LOT AREA:	3.66 AC.
PROPOSED R/W AREA:	0 AC.
REQUIRED OPEN SPACE (40%):	1.46 AC.
OPEN SPACE PROVIDED:	2.43 AC. (66.39%)
(PRIMARY CONSERVATION AREA):	0.00 AC.
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LOT DEVELOPMENT CONFIGURATION:

MINIMUM LOT WIDTH:	60 FT.
SETBACKS:	
FRONT:	50 FT.
SIDE:	10 FT.
BACK:	25 FT.
CORNER SIDE YARD:	50 FT.

PUBLIC DEDICATION OF RECREATION AND PARK AREA STATEMENT
A PAYMENT IN LIEU OF RECREATION AND PARK AREA DEDICATION WILL BE PROVIDED IN ACCORDANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE. PAYMENT IN LIEU OF RECEIVED BY THE COUNTY SHALL ONLY BE USED FOR THE ACQUISITION AND DEVELOPMENT OF PARK AREAS AND OPEN SPACE SITES CONSISTENT WITH THE REQUIREMENTS OF THE NORTH CAROLINA GENERAL STATUTES SECTION 153A-331.

APPROVAL CERTIFICATE
I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE AND, THEREFORE, THIS PLAT HAS BEEN APPROVED BY THE CURRITUCK COUNTY TECHNICAL REVIEW COMMITTEE AND SIGNED BY THE ADMINISTRATOR, SUBJECT TO ITS BEING RECORDED IN THE CURRITUCK COUNTY REGISTRY WITHIN 90 DAYS OF THE DATE BELOW.

DATE ADMINISTRATOR

ADJACENT ACTIVE FARMLAND STATEMENT
AS OF THE RECORDED DATE OF THIS PLAT, SOME PORTIONS OF THIS DEVELOPMENT ADJOIN LAND USED FOR ACTIVE AGRICULTURE PURPOSES THAT IS ANTICIPATED TO GENERATE NOISE, LIGHT, DUST, OR VIBRATION AS PART OF ITS NORMAL OPERATION.

OWNERSHIP AND DEDICATION CERTIFICATE
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF CURRITUCK COUNTY, THAT I HEREBY FREELY ADOPT THIS PLAT OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREA SHOWN ON THIS PLAT AS STREETS, UTILITIES, ALLEYS, WALKS, RECREATION AND PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY OR HOME OWNERS' ASSOCIATION. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH USE IS APPROVED BY THE APPROPRIATE PUBLIC AUTHORITY IN THE PUBLIC INTEREST.

DATE OWNER

I, _____, A NOTARY PUBLIC

OF _____ COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT

ME THIS DATE AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

Sheet Title

Sheet Number

- | | |
|---|--|
| 1 | COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION |
| 2 | EXISTING CONDITIONS & SITE FEATURES PLAN |
| 3 | PLAN OF SUBDIVISION METES AND BOUNDS |
| 4 | PROPOSED DEVELOPMENT & UTILITIES PLAN |
| 5 | LANDSCAPING PLAN |

REVIEW OFFICER CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF CURRITUCK

I, _____ REVIEW OFFICER OF CURRITUCK COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE REVIEW OFFICER

REQUIRED IMPROVEMENTS CERTIFICATE

I HEREBY CERTIFY THAT ALL IMPROVEMENTS REQUIRED BY THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE HAVE BEEN INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP, AND SAID IMPROVEMENTS COMPLY WITH CURRITUCK COUNTY SPECIFICATIONS.

DATE REGISTERED LAND SURVEYOR/ENGINEER

REGISTRATION NUMBER

SURVEYOR'S CERTIFICATION

I, MICHAEL D. BARR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED AND DESCRIPTION RECORDED IN BOOKS REFERENCED); THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000 AND VERTICAL ACCURACY IS ± 0.05'; THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE 2-CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING REAL TIME KINEMATIC AND TRADITIONAL TRAVERSE. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THAT THIS PLAT MEETS THE REQUIREMENTS OF G.S. 47-30 SECTION F-11-C-1 AND FURTHER THAT IT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).*

THIS IS TO CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____, A.D., 2024.

SIGNATURE L-1756

LEGEND

---	ROADWAY CENTERLINE
---	RIGHT-OF-WAY
---	PROPERTY BOUNDARY
---	ADJOINING PROPERTY LINE
---	SHORELINE
□	EXISTING CONCRETE MONUMENT
□	SET CONCRETE MONUMENT
•	SET IRON ROD
○	EXISTING IRON ROD
○	EXISTING IRON PIPE
○	STREET ADDRESS
○	NOT TO SCALE
○	P.C.
○	D.B.
○	DEED BOOK
○	SL
○	SLIDE
○	SF
○	SQUARE FEET
AC	ACRES

LEGEND

---	ROADWAY CENTERLINE
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---	PROPERTY BOUNDARY
---	ADJOINING PROPERTY LINE
---	EXISTING DITCH CENTERLINE
---	EXISTING DITCH TOP OF BANK
---	PROPOSED SWALE W/ FLOW ARROW
---	PROPOSED SWALE HIGH POINT
---	FEMA BOUNDARY LINE
---	EXISTING 404 BOUNDARY
---	EXISTING GRADE CONTOUR
---	30' UNDISTURBED BUFFER (COUNTY)
---	EXISTING CULVERT
---	PROPOSED CULVERT
---	EXISTING UTILITY POLE
---	EXISTING OVERHEAD TRANSMISSION LINES
---	EXISTING WATER LINE
---	PROPOSED WATER LINE (SIZE AS NOTED)
---	PROPOSED FIRE HYDRANT ASSEMBLY
---	PROPOSED WATER SERVICE
---	PROPOSED BLOW-OFF ASSEMBLY
---	PROPOSED VALVE
---	PROPOSED REDUCER
---	PROPOSED WALKING TRAIL

BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors
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**COVER SHEET, DEVELOPMENT
NOTES & SITE LOCATION**

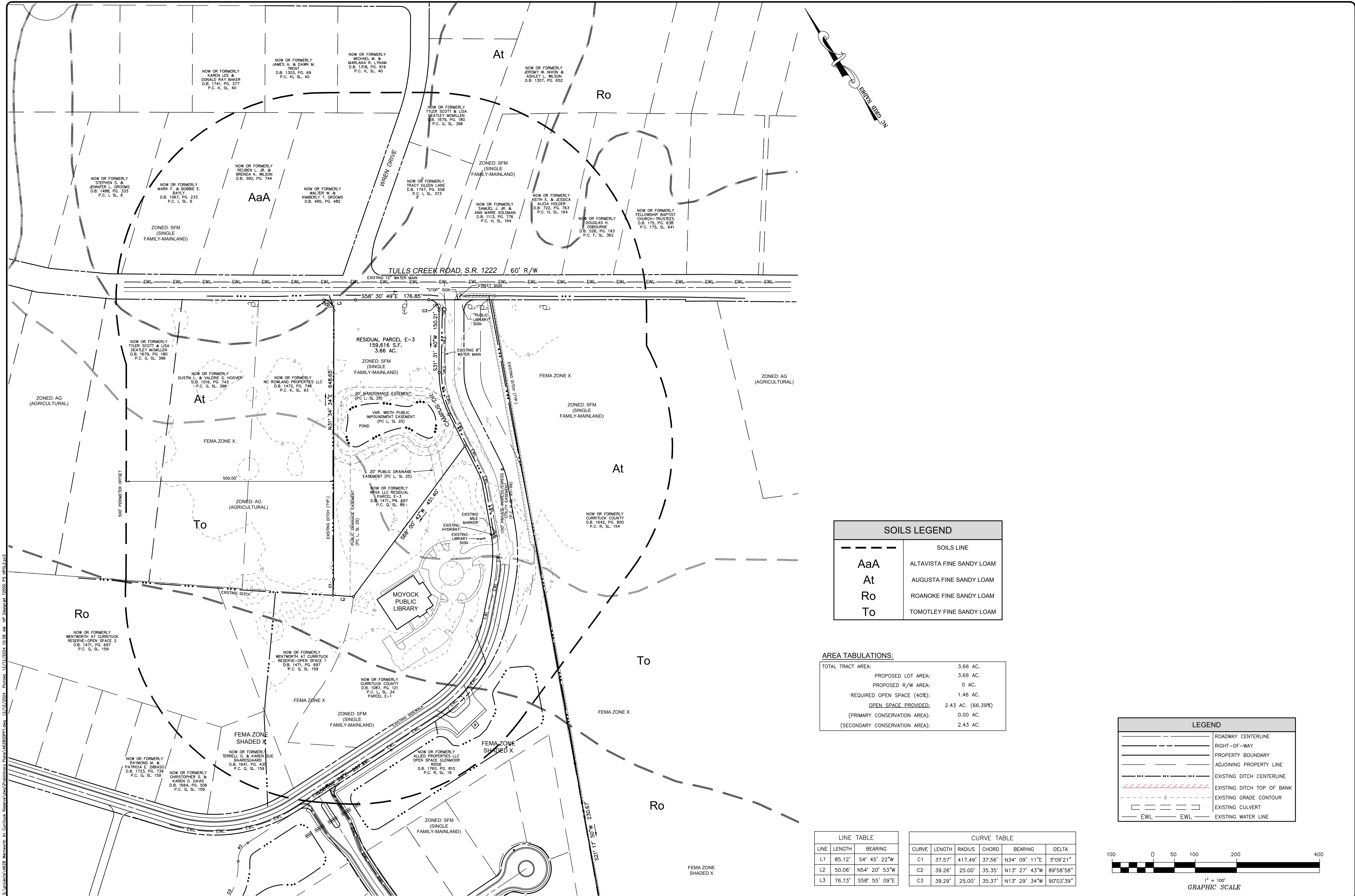
THE RESERVE (PARCEL E3)
CURRITUCK COUNTY
MOYOCK TOWNSHIP
NORTH CAROLINA

REVISIONS

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DATE: 10/01/24 SCALE: N/A
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SHEET: 1 OF 5
CAD FILE: 462800PP1
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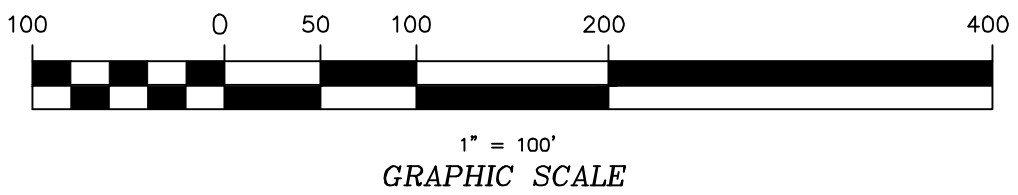
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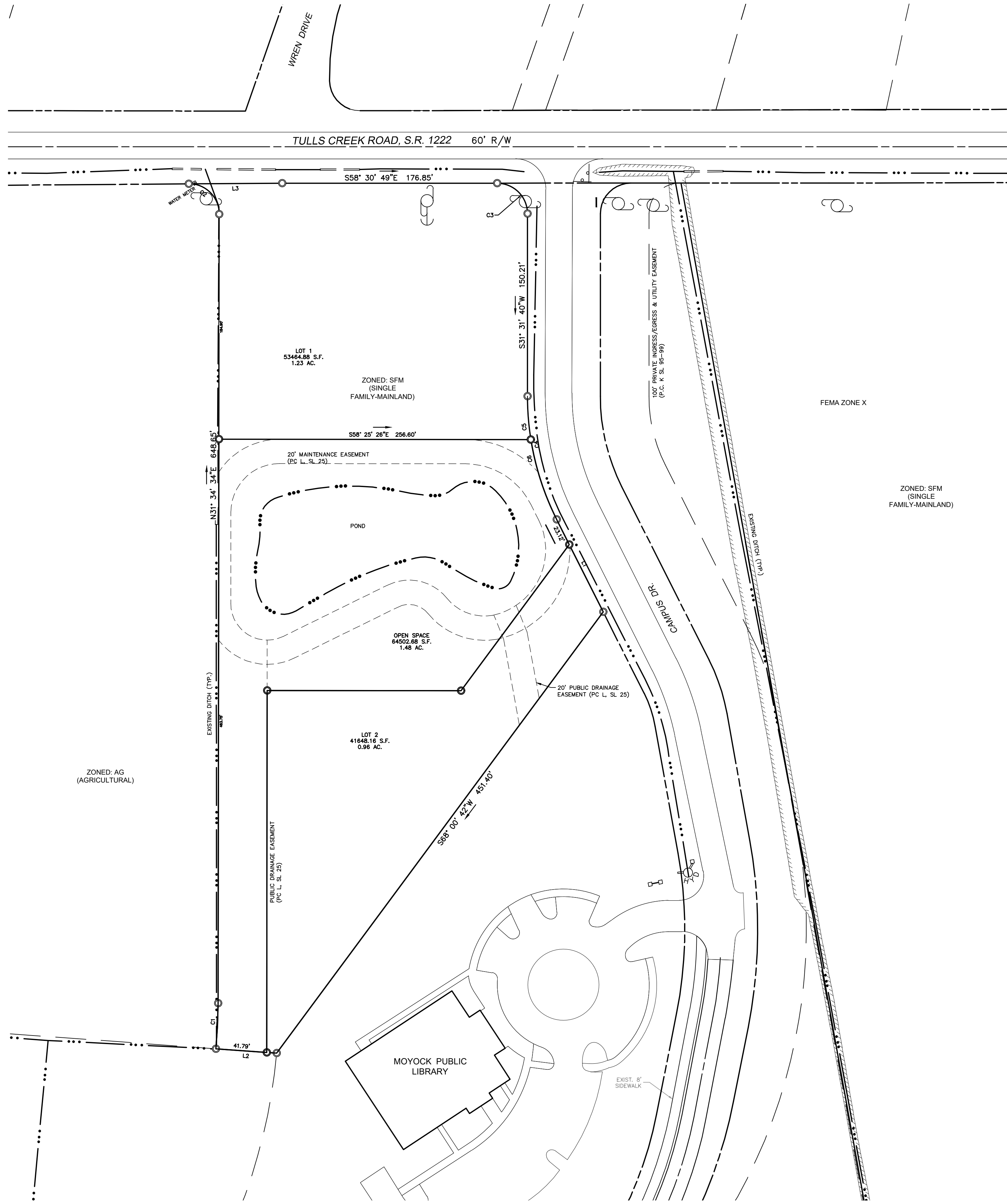
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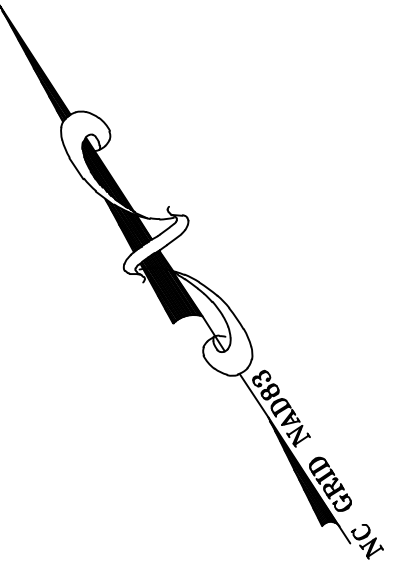
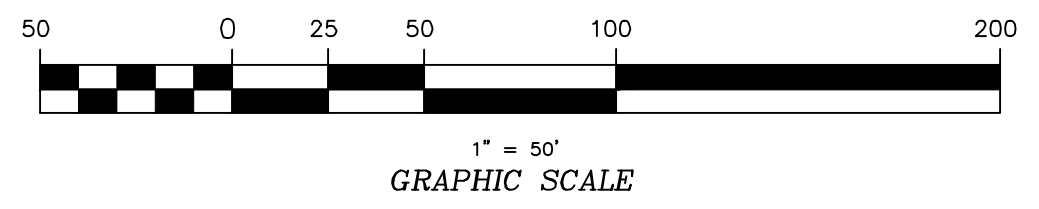
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**PLAN OF SUBDIVISION
 METES AND BOUNDS**

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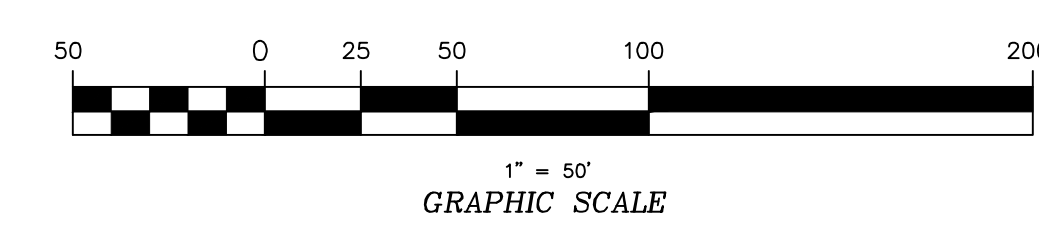
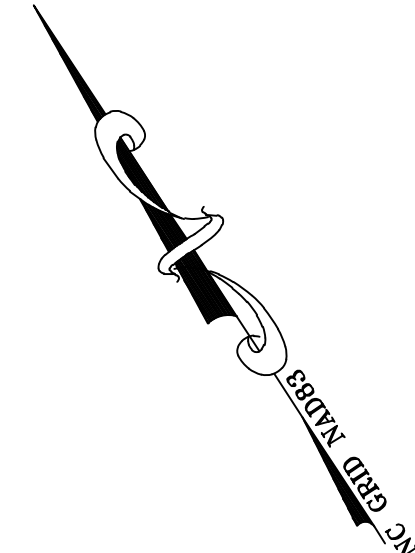
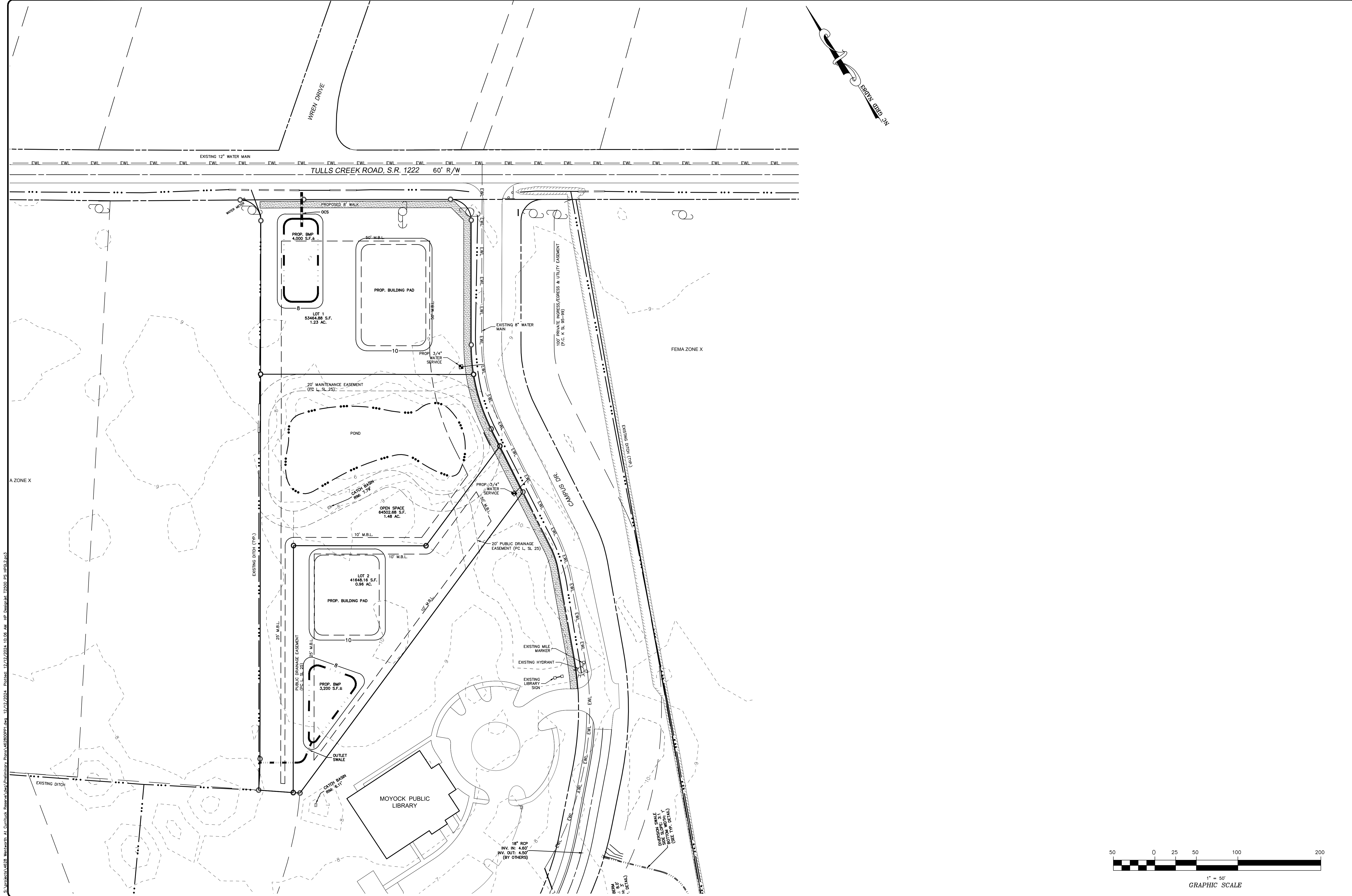
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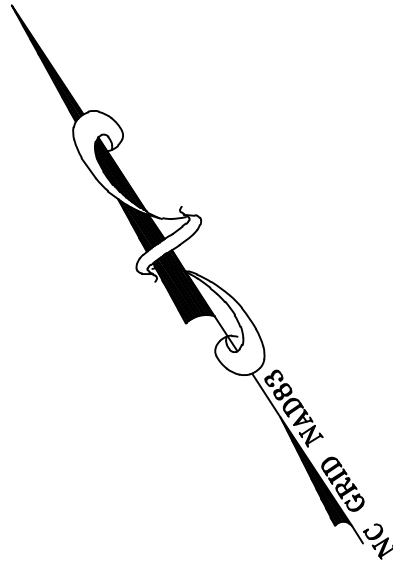
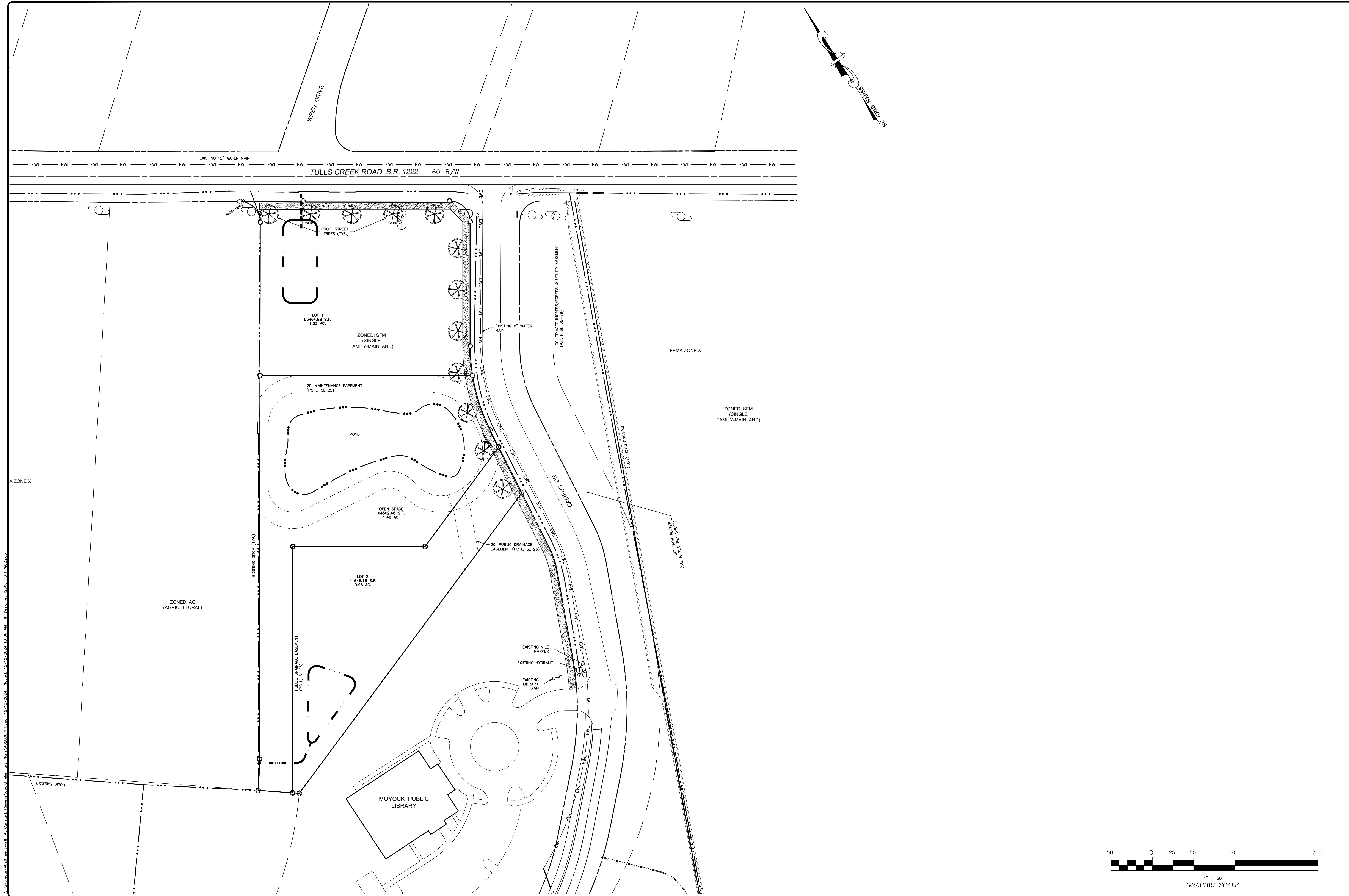
THE RESERVE (PARCEL E3)
 CURRITUCK COUNTY
 MOYOCK TOWNSHIP
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	PROJECT NO: 4628

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