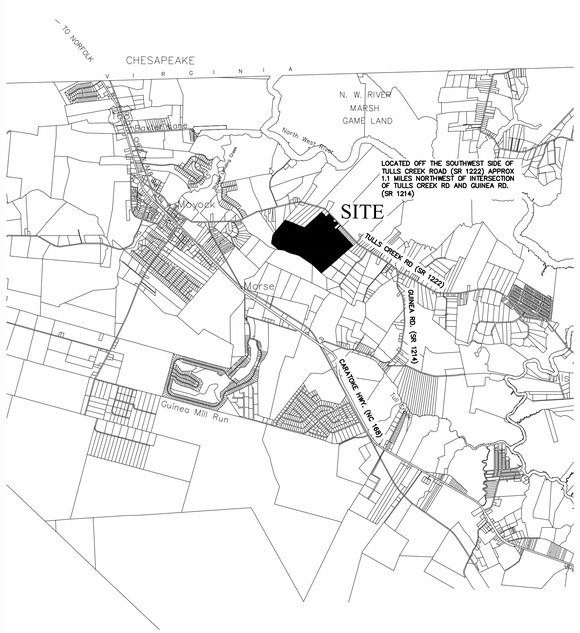
CURRITUCK COUNTY
NORTH CAROLINA



VICINITY MAP
SCALE: 1" = 5000'

CONSTRUCTION RECORD DRAWINGS FOR

WATERLEIGH

PHASE 6

38 LOT CONSERVATION SUBDIVISION
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

WATERLEIGH
• CURRITUCK RESERVE •
EST.2016

GENERAL NOTES:

1. PROJECT NAME: WATERLEIGH – PHASE 6
2. APPLICANT: ALLIED PROPERTIES, LLC
   417-D CARATOKE HIGHWAY
   MOYOCK, NC 27958
3. OWNER: ALLIED PROPERTIES, LLC
   417-D CARATOKE HIGHWAY
   MOYOCK, NC 27958
2. ALL SURVEY DATA IS REFERENCED TO NAD 83 NORTH CAROLINA STATE PLANE HORIZONTAL COORDINATE SYSTEM AND THE NAVD 1988 VERTICAL DATUM.
3. F.I.R.M. DATA:
   ZONE X. F.E.M.A. F.I.R.M. MAP PANEL 3721804000 K, 3721804200 K, 3721803100 K, & 3721803200 K, CID 370078, EFFECTIVE DATE DECEMBER 21, 2018. USE OF LAND WITHIN A FLOODWAY OR FLOOD PLAIN IS SUBSTANTIALLY RESTRICTED BY CHAPTER 7 OF THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE.
4. CONSTRUCTION RECORD DATA BASED ON A COMBINATION OF ACTUAL FIELD SURVEYS PERFORMED THROUGH 10-24-2023 AND FIELD OBSERVATIONS PERFORMED BY BISSELL PROFESSIONAL GROUP AS WELL AS INFORMATION PROVIDED BY THE PROJECT'S CONSTRUCTION CONTRACTORS AND THE CURRITUCK COUNTY WATER DEPARTMENT. ANY SITE MODIFICATIONS MADE AFTER THE LAST FIELD SURVEY ARE NOT REPRESENTED ON THIS AS-BUILT.

AS-BUILT SURVEY
I HEREBY CERTIFY THAT ALL IMPROVEMENTS FOR THIS SUBDIVISION HAVE BEEN INSTALLED ACCORDING TO THE PLANS PREPARED BY BISSELL PROFESSIONAL GROUP AND APPROVED BY CURRITUCK COUNTY, EXCEPT THAT A PERFORMANCE GUARANTEE HAS BEEN POSTED WITH CURRITUCK COUNTY GUARANTEEING THAT ALL REMAINING IMPROVEMENTS MUST BE COMPLETED BY THE 26TH DAY OF OCTOBER, 2025 ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP. REMAINING IMPROVEMENTS INCLUDE:

- STREET TREES
- SIDEWALKS
- PAVEMENT MARKINGS
- STREET LIGHTS
- BUFFER TREES

DATE

REGISTERED LAND SURVEYOR/ENGINEER

REGISTRATION NUMBER

Sheet Number	*Sheet Title*
1	COVER
2	OVERALL
3	ROADWAY & DRAINAGE
5	ROADWAY & DRAINAGE
4	ROADWAY & DRAINAGE
6	WATERMAIN & WATER SERVICE
7	WATERMAIN & WATER SERVICE
8	WATERMAIN & WATER SERVICE

LEGEND

	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	SWALE CENTERLINE
	SWALE/BMP TOP OF BANK
	CULVERT (SIZE, TYPE & INVERTS AS NOTED)
WL WL	8" RECORD WATER DISTRIBUTION MAIN
EWL EWL	EXISTING WATER LINE
	6" FIRE HYDRANT TYPICAL
WTR	WATER VALVE TYPICAL (SIZE AS NOTED)
	WATER SERVICE METER BOX
	DRAINAGE FLOW DIRECTION
	TELEPHONE PEDESTAL
G	GAS MARKER POST
F/L	FLOW LINE
X 0.00 BPE	BUILDING PAD ELEVATION
X 0.00	SPOT ELEVATION

BISSELL PROFESSIONAL GROUP
Bissell Professional Group
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Suite 1
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(252) 261-3570
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Engineers, Planners, Surveyors and Environmental Specialists

COVER

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PROJECT
WATERLEIGH - PHASE 6
MOYOCK CURRITUCK COUNTY NORTH CAROLINA
CONSTRUCTION RECORD DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY

PRELIMINARY PLAT
For Review Purposes Only

DATE: 10-26-23	SCALE: AS SHOWN
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 1 OF 8
CAD FILE: 457800PH6ASB
PROJECT NO: 4578

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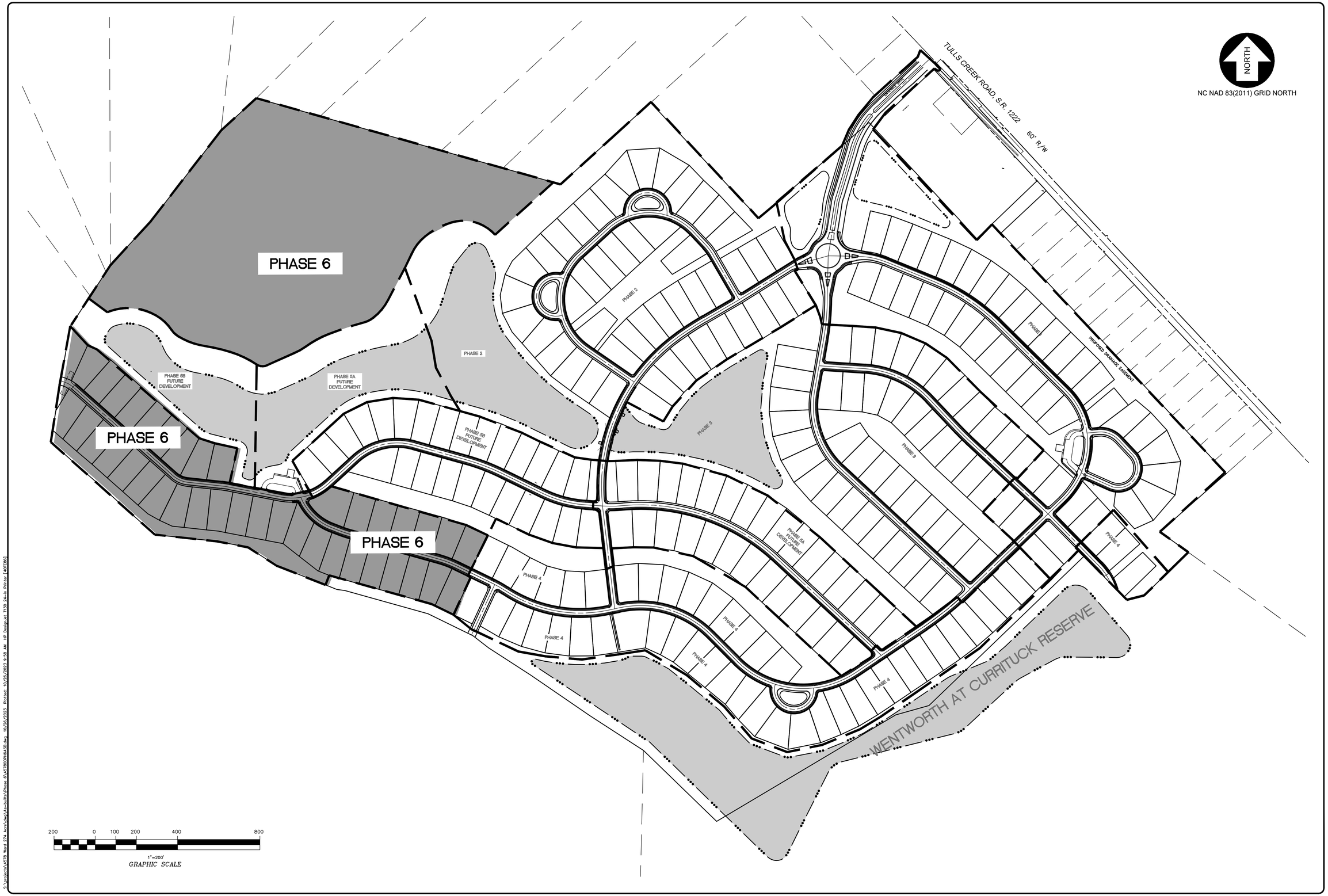

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OVERALL

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PROJECT:

WATERLEIGH - PHASE 6

MOYOCK CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION RECORD DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY

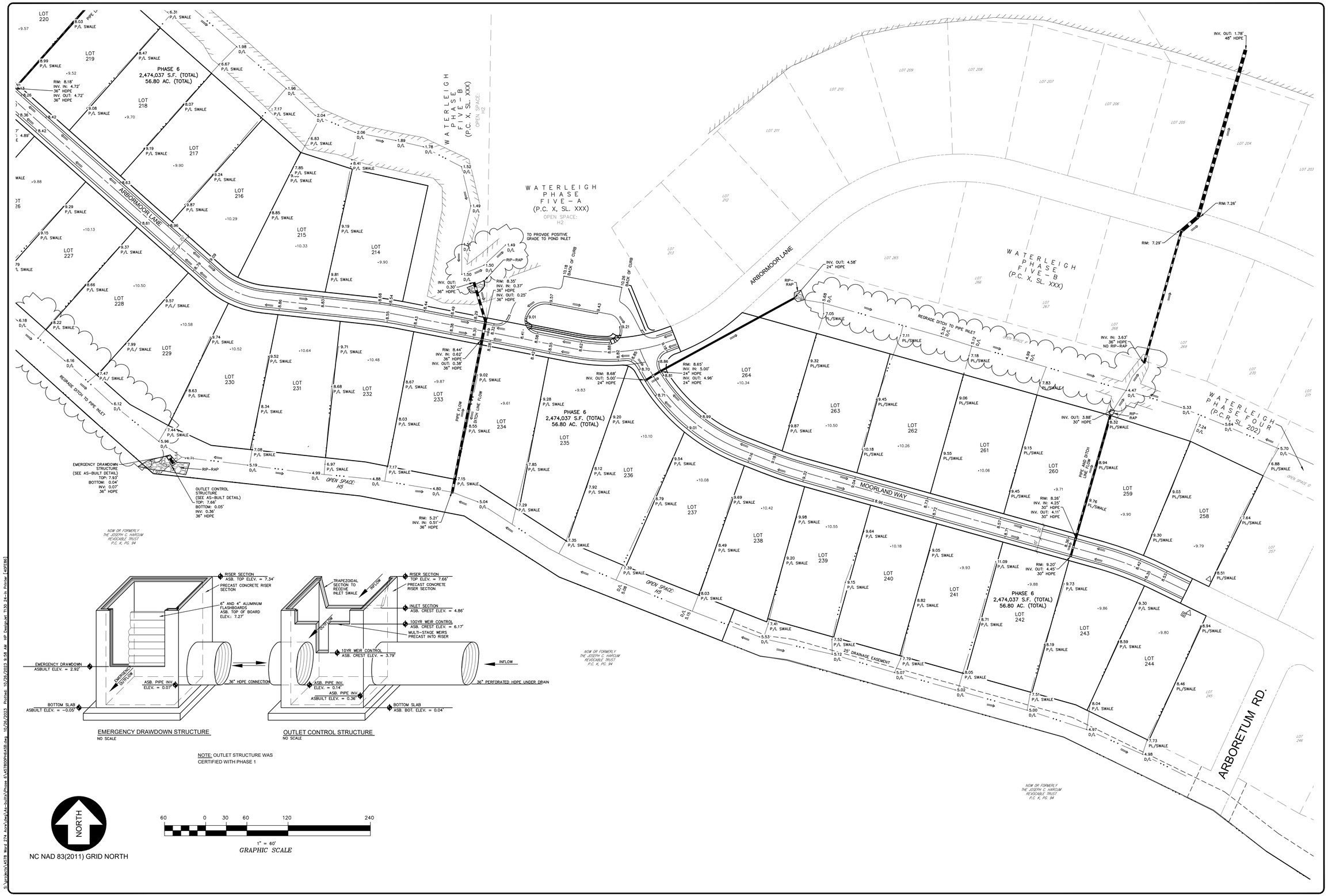
PRELIMINARY PLAT
For Review Purposes Only

DATE: 10-26-23	SCALE: 1"=200'
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 2 OF 8

CAD FILE: 457800PH6ASB

PROJECT NO: 4578



EMERGENCY DRAWDOWN STRUCTURE
NO SCALE

OUTLET CONTROL STRUCTURE
NO SCALE

NOTE: OUTLET STRUCTURE WAS CERTIFIED WITH PHASE 1

NORTH

NC NAD 83(2011) GRID NORTH

60 0 30 60 120 240

1" = 60'
GRAPHIC SCALE

S:\projects\4578 Ward 274 Acres\dwg\As-built\Phase 6\457800PH6ASB.dwg 10/26/2023 Plotted: 10/26/2023 9:58 AM HP Designjet T530 24-in Printer (457800)

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ROADWAY CONSTRUCTION & DRAINAGE PLAN

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PROJECT:

WATERLEIGH - PHASE 6

MOYOCK — CURRITUCK COUNTY — NORTH CAROLINA

CONSTRUCTION RECORD DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY

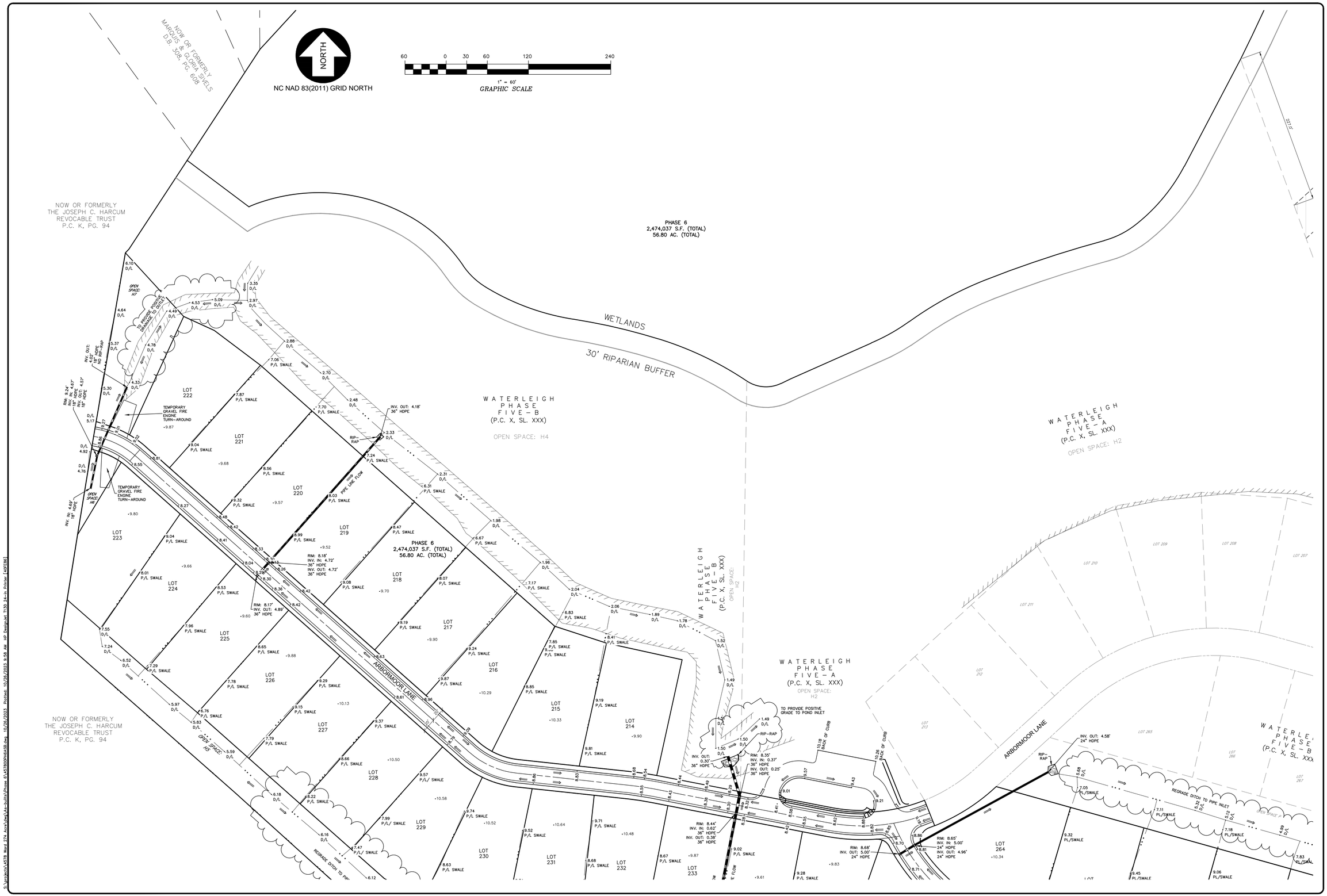
PRELIMINARY PLAT
For Review Purposes Only

DATE: 10-26-23	SCALE: 1"=60'
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 3 OF 8

CAD FILE: 457800PH6ASB

PROJECT NO: 4578



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PROJECT:

WATERLEIGH - PHASE 6

MOYOCK — CURRITUCK COUNTY — NORTH CAROLINA

CONSTRUCTION RECORD DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY

PRELIMINARY PLAT
For Review Purposes Only

DATE: 10-26-23	SCALE: 1"=60'
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 4 OF 8

CAD FILE: 457800PH6ASB

PROJECT NO: 4578

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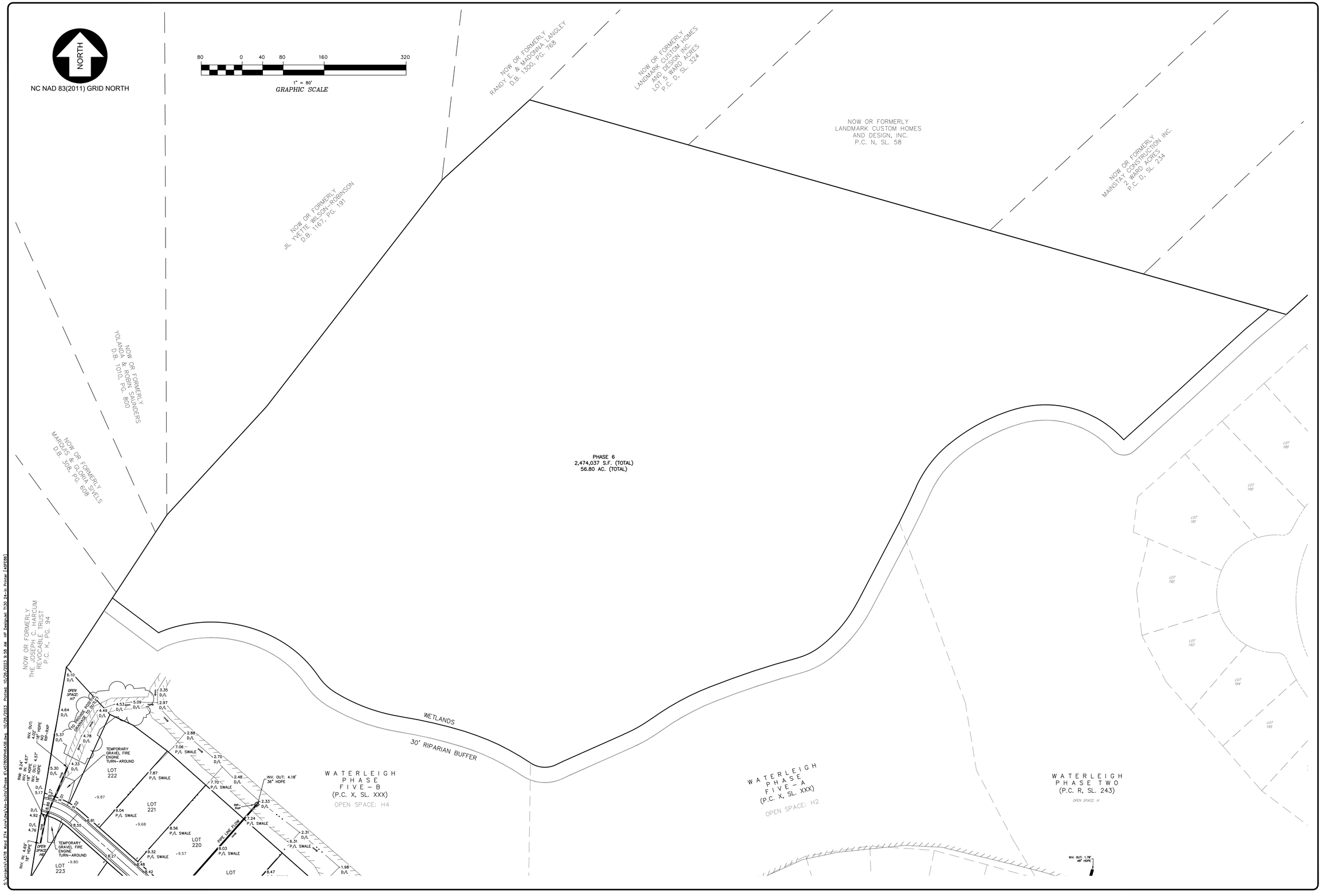

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ROADWAY CONSTRUCTION & DRAINAGE PLAN

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PROJECT:

WATERLEIGH - PHASE 6

MOYOCK CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION RECORD DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY

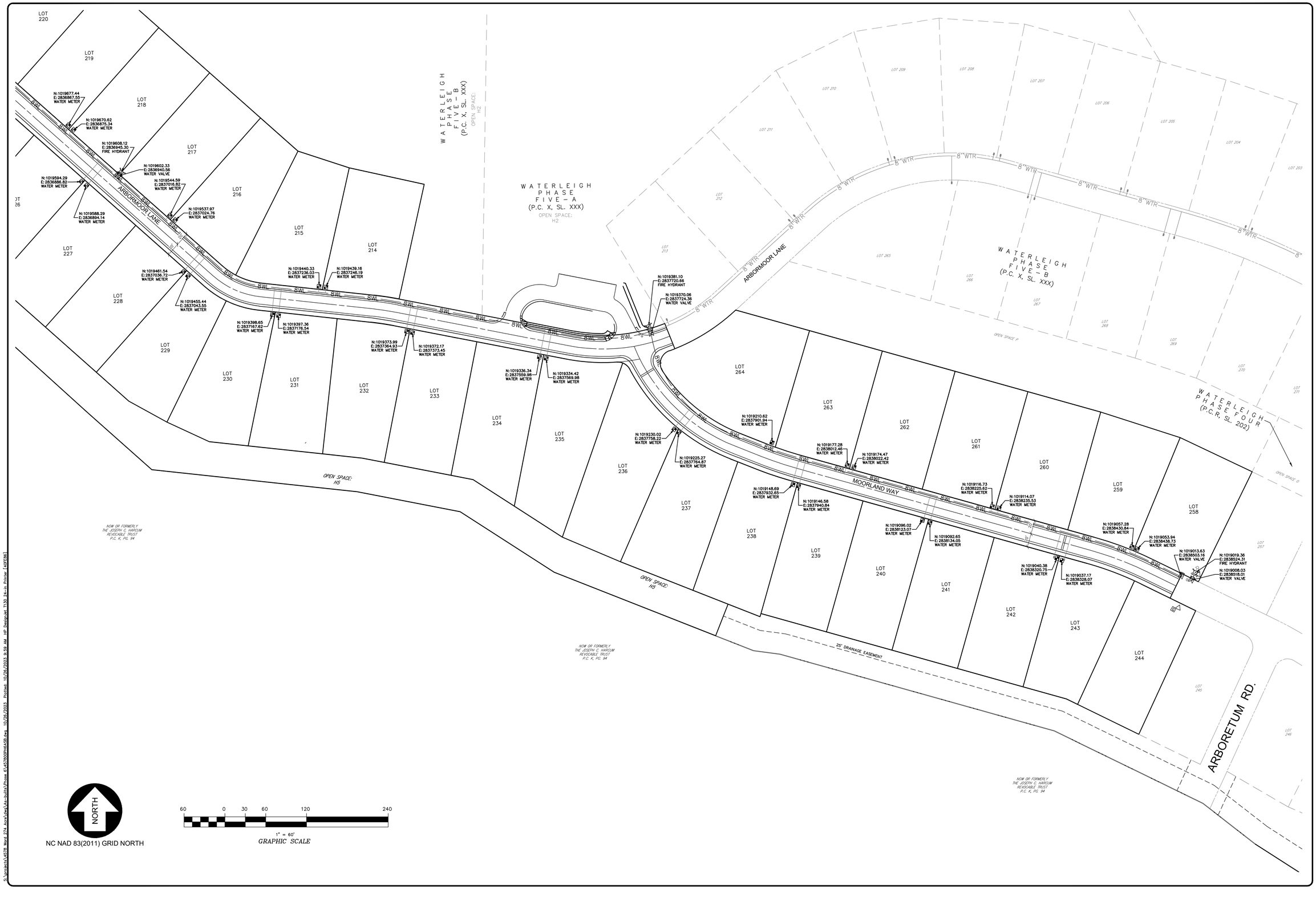
PRELIMINARY PLAT
For Review Purposes Only

DATE: 10-26-23	SCALE: 1"=80'
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 5 OF 8

CAD FILE: 457800PH6ASB

PROJECT NO: 4578



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WATERMAIN EXTENSION & WATER SERVICE PLAN

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WATERLEIGH - PHASE 6

MOYOCK — CURRITUCK COUNTY — NORTH CAROLINA

CONSTRUCTION RECORD DRAWINGS

PROJECT

REVISIONS

NO.	DATE	DESCRIPTION	BY

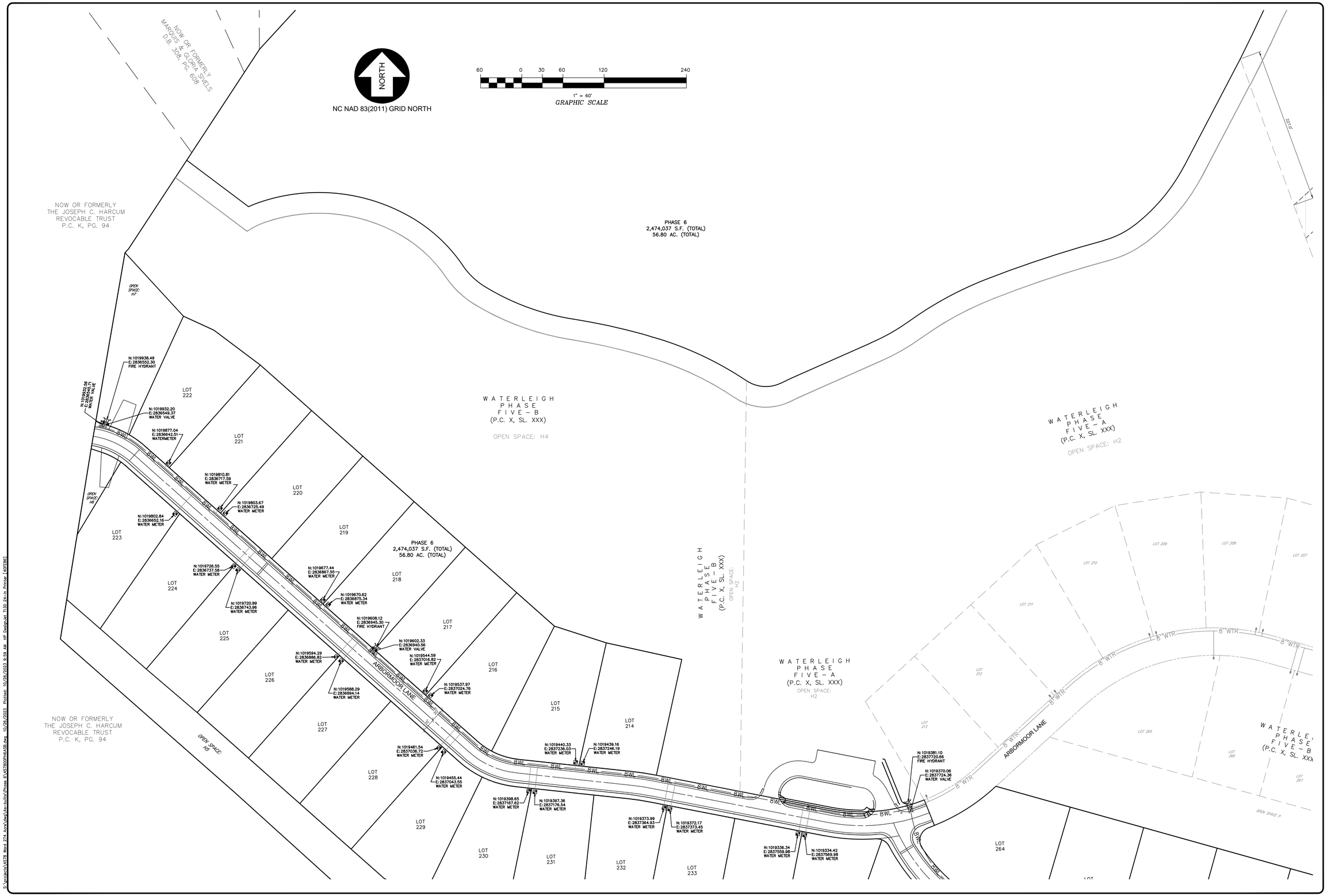
PRELIMINARY PLAT
For Review Purposes Only

DATE: 10-26-23	SCALE: 1"=60'
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 6 OF 8

CAD FILE: 457800PH6ASB

PROJECT NO: 4578



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WATERMAIN EXTENSION & WATER SERVICE PLAN

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PROJECT:

WATERLEIGH - PHASE 6

MOYOCK — CURRITUCK COUNTY — NORTH CAROLINA

CONSTRUCTION RECORD DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY

PRELIMINARY PLAT
For Review Purposes Only

DATE: 10-26-23	SCALE: 1"=60'
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 7 OF 8

CAD FILE: 457800PH6ASB

PROJECT NO: 4578

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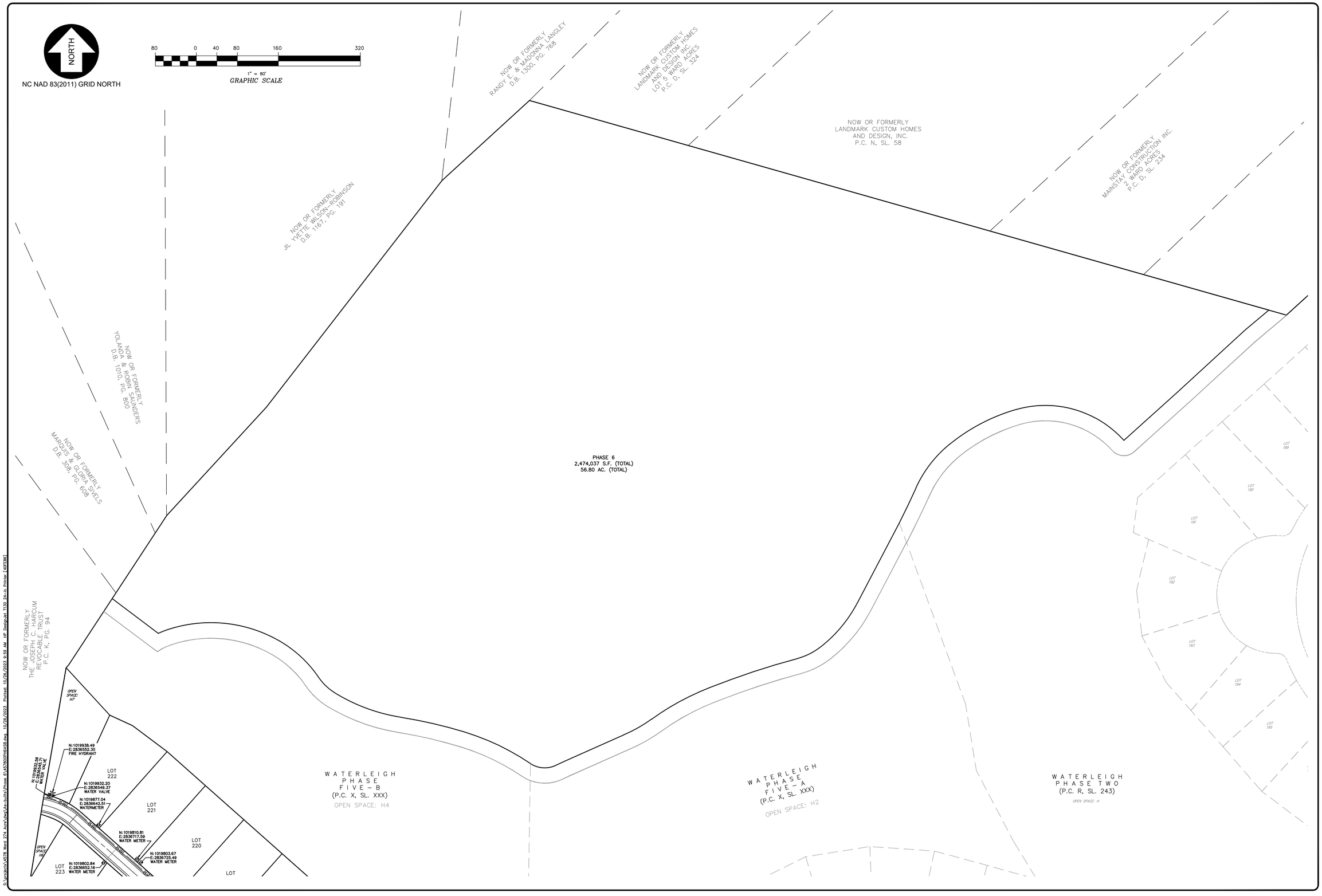

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WATERMAIN EXTENSION &
WATER SERVICE PLAN

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WATERLEIGH - PHASE 6

MOYOCK CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION RECORD DRAWINGS

PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION	BY

PRELIMINARY PLAT
For Review Purposes Only

DATE: 10-26-23	SCALE: 1"=80'
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 8 OF 8

CAD FILE: 457800PH6ASB

PROJECT NO: 4578

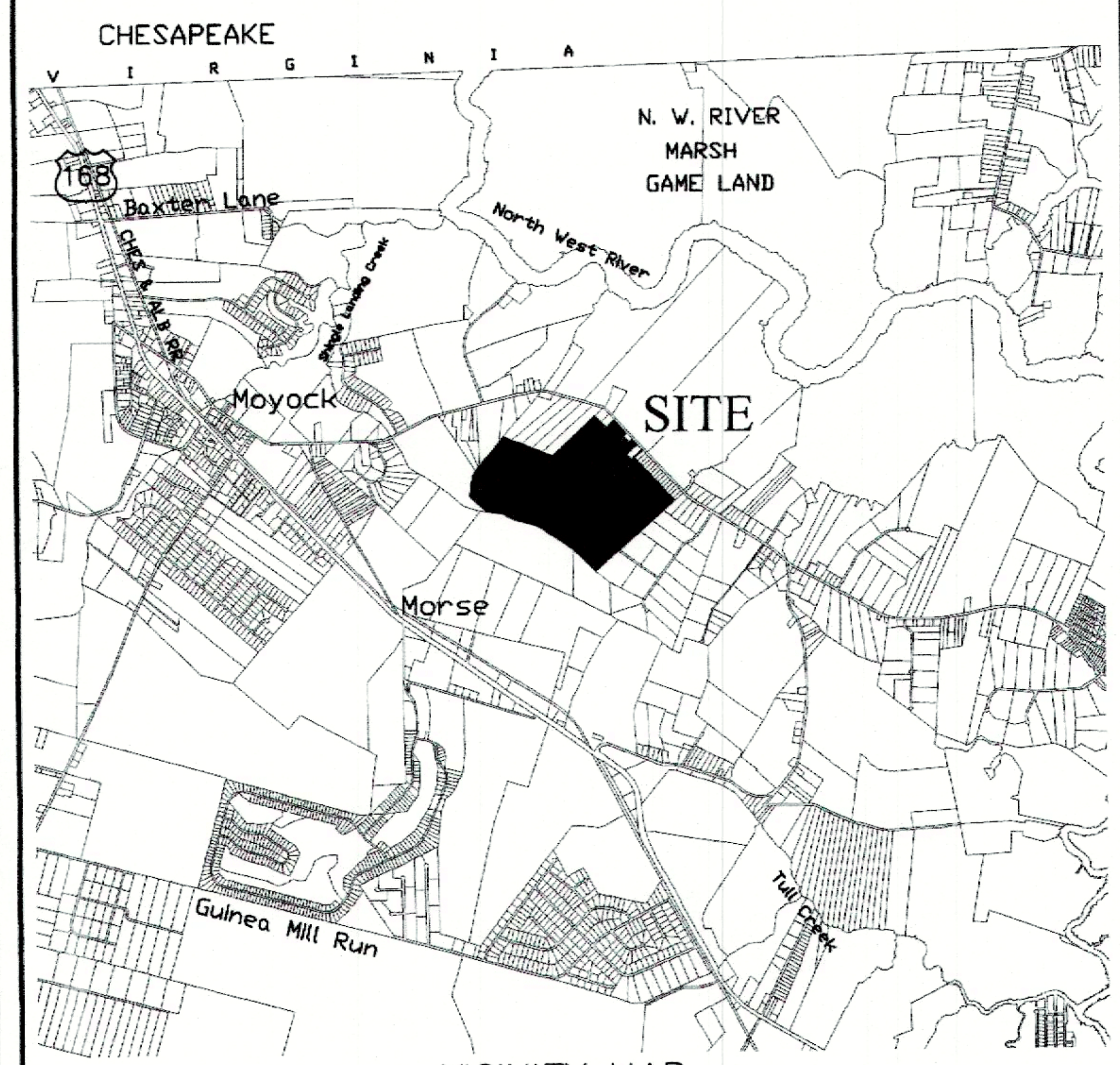
DocuSign Envelope ID: D03B5E44-7F83-4830-BFE4-879849D7EC2F

WATERLEIGH

CONSERVATION SUBDIVISION PHASE 6 MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

WATERLEIGH
• CURRITUCK RESERVE •

CURRITUCK COUNTY
NORTH CAROLINA



VICINITY MAP
SCALE: 1" = 5000'

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 SW7170915 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.

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

PROPERTY ADJACENT TO ACTIVE FARMLAND STATEMENT
AS OF THE RECORDED DATE OF THIS PLAT, SOME PORTIONS OF THIS DEVELOPMENT ADJOIN LAND USED FOR ACTIVE AGRICULTURE PURPOSES WHICH MAY INCLUDE, BUT NOT BE LIMITED TO ACTIVITIES SUCH AS DUST GENERATION, SPRAYING OF CHEMICALS, ETC., THEREFORE, FURTHER INVESTIGATION MAY BE DESIRED BY PROSPECTIVE PURCHASERS.

INTERCONNECTIVITY STATEMENT
THIS SUBDIVISION CONTAINS A RIGHT-OF-WAY THAT IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED TO AND FROM ADJOINING PROPERTIES. ACCESS WITHIN THE RIGHT-OF-WAY FOR STREETS AND UTILITIES SHALL NOT BE RESTRICTED.

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

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

S:\projects\4578 Ward 274 Acre\dwg\FINAL PLATS\Phase 6\457800FP6.dwg 10/25/2023 Plotted: 10/25/2023 10:02 AM HP DesignJet T2500 PS HPGL2.pc3

GENERAL NOTES:

1. PROJECT NAME: WATERLEIGH
2. APPLICANT: ALLIED PROPERTIES, LLC

   OWNER: ALLIED PROPERTIES, LLC
3. PROPERTY DATA:
   PARCEL ID NOS.: 0014-000-039A-0000
   PRIMARY ADDRESS: MOORLAND WAY, MOYOCK, NC
4. RECORDED REFERENCES: D.B. 1419, PG. 882; P.C. P, SL. 31; P.C. P, SL. 170; PC R, SL. 295; PC S, SL. 20;PC S, SL. 35-40
5. PROPERTY ZONING: SFM
6. VERTICAL DATUM IS NAVD 88.
7. F.I.R.M. DATA:
   ALL LANDS SHOWN HEREON LIE IN F.E.M.A. F.I.R.M. ZONE X, PER F.E.M.A. F.I.R.M. MAP PANEL NOS. 3721803200 K , 3721804200 K, 3721804000 K, & 3721803100 K, ALL HAVING AN EFFECTIVE DATE DECEMBER 21, 2018. USE OF LAND WITHIN A FLOODWAY OR FLOOD PLAIN IS SUBSTANTIALLY RESTRICTED BY CHAPTER 7 OF THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE.
8. THIS PROPERTY CONTAINS USACOE "404' JURISDICTIONAL WETLANDS AS SHOWN AND CONFIRMED BY USACOE ACTION ID# SAW 2016-00684, DATED JUNE 10, 2016 AND MAY REQUIRE U.S. CORP OF ENGINEERS APPROVAL PRIOR TO DEVELOPMENT OF THE PROPERTY.
9. A 10' EASEMENT FOR UTILITIES AND DRAINAGE ALONG ALL REAR AND SIDE PROPERTY LINES AND A 15' EASEMENT FOR UTILITIES AND DRAINAGE ALONG ALL FRONT PROPERTY LINES IS HEREBY ESTABLISHED. A STORMWATER MAINTENANCE EASEMENT IS HEREBY ESTABLISHED ACROSS ALL OPEN SPACE AREAS.
10. THERE IS A 20' EASEMENT IS HEREBY ESTABLISHED ALONG ALL FRONT PROPERTY LINES FOR THE PLANTING AND MAINTENANCE OF STREET TREES.
11. A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY DEDICATED ACROSS ALL OPEN SPACE AREAS FOR PURPOSES OF OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM.
12. A 5' (2.5' EITHER SIDE OF THE CENTERLINE) PEDESTRIAN EASEMENT IS HEREBY DEDICATED ALONG ALL CONCRETE SIDEWALKS AND WALKING TRAILS.
13. SUBDIVISION IS DESIGNED FOR SINGLE FAMILY DWELLINGS OF LESS THAN 4,800 S.F. AND NO GREATER THAN 2 STORIES.
14. THE CURRITUCK U.D.O. SUBSTANTIALLY RESTRICTS DEVELOPMENT WITHIN A 30' WETLAND BUFFER.
15. THE LANDS DESCRIBED IN D.B. 1471, PG. 688 & P.C. P, SL. 31-32 CAME INTO COMMON OWNERSHIP VIA D.B. 1471, PG. 697. THIS COMMON OWNERSHIP VOIDS THE NEED FOR THE DRAINAGE EASEMENT(S) SHOWN HEREON.

DEVELOPMENT NOTES:

TOTAL TRACT AREA:	275.53 AC.
TOTAL AREA PHASE 6:	56.80 AC.
TOTAL AREA LOTS PHASE 6:	17.90 AC.
TOTAL R/W PHASE 6:	2.10 AC.
TOTAL AREA PHASES 1, 2, 3, 4, 5A	195.82 AC.
TOTAL AREA PHASES 1, 2, 3, 4. 5A, 6:	252.62 AC.
REQUIRED OPEN SPACE PHASE 1, 2, 3, 4, 5A, & 6 (40%):	101.05 AC.

CONSERVATION OPEN SPACE PROVIDED:

TOTAL SECONDARY OPEN SPACE PROVIDED PHASES 1, 2, 3, 4, & 5A :	79.10 AC.
PRIMARY OPEN SPACE PHASE 6	34.49 AC
SECONDARY OPEN SPACE PHASE 6	2.31 AC
TOTAL OPEN SPACE PHASE 6	36.80 AC
TOTAL OPEN SPACE PROVIDED PHASES 1, 2, 3, 4, 5A, & 6	115.90 AC
TOTAL LOTS PHASE 6:	38
AVERAGE LOT AREA PHASE 6:	22,633± S.F.
PROPOSED RIGHT-OF-WAY WIDTH:	40 FT.
PROPOSED PAVED ROADWAY WIDTH:	27 FT. B.O.C.-B.O.C.
LINEAR FEET OF ROADWAY PHASE 6:	2,303 L.F.±

LOT DEVELOPMENT CONFIGURATION:

LOT AREAS: VARY FROM 20,000 S.F. TO 25,330 S.F.

MINIMUM LOT WIDTH:	60 FT.
MAXIMUM LOT COVERAGE	30% OF LOT AREA
SETBACKS:	
FRONT:	20 FT.
SIDE:	10.5 FT.
REAR:	25 FT.

Sheet Number	Sheet Title
1	COVER SHEET
2	OVERALL
3	LOT LAYOUT
4	LOT LAYOUT
5	LOT LAYOUT
6	LOT LAYOUT
7	NOTES & DETAILS

LEGEND

Symbol	Meaning
— — —	ROADWAY CENTERLINE
———	RIGHT-OF-WAY
———	PROPERTY BOUNDARY
—— ——	ADJOINING PROPERTY LINE
⊡	EXISTING CONCRETE MONUMENT
⊡	SET CONCRETE MONUMENT
⦿	SET IRON ROD
○	EXISTING IRON ROD
O	EXISTING IRON PIPE
N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
SL	SLIDE
SF	SQUARE FEET
AC	ACRES

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 ____________________ PERSONALLY APPEARED BEFORE ME THIS DATE AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF

,______________ 20 __.

______________ NOTARY PUBLIC   ______________ MY COMMISSION EXPIRES

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

SURVEY AND ACCURACY CERTIFICATE
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 BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOKS REFERENCED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

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 26th DAY OF OCTOBER, A.D., 2023.

DocuSigned by: [signature] L-1756
SIGNATURE
C6DA34EC9CBF428...

REQUIRED IMPROVEMENTS CERTIFICATE
I HEREBY CERTIFY THAT ALL OF THE 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 THAT SAID IMPROVEMENTS COMPLY WITH CURRITUCK COUNTY SPECIFICATIONS, EXCEPT THAT A PERFORMANCE GUARANTEE HAS BEEN POSTED WITH CURRITUCK COUNTY GUARANTEEING THAT ALL REMAINING IMPROVEMENTS MUST BE COMPLETED BY THE 26TH DAY OF OCTOBER, 2025 ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP. REMAINING IMPROVEMENTS INCLUDE:

- PAVEMENT MARKINGS
- SIDEWALKS
- STREET TREES
- BUFFER TREES
- STREET LIGHTS

10/26/23
DATE

DocuSigned by: [signature]
REGISTERED LAND SURVEYOR/ENGINEER
C6DA34EC9CBF428...

L-1756
REGISTRATION NUMBER

Bissell Professional Group
Firm License # C-956
3512 North Croatan Highway
P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760
BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

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PROJECT: WATERLEIGH - PHASE 6
COVER SHEET
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
FINAL CONSERVATION SUBDIVISION PLAT

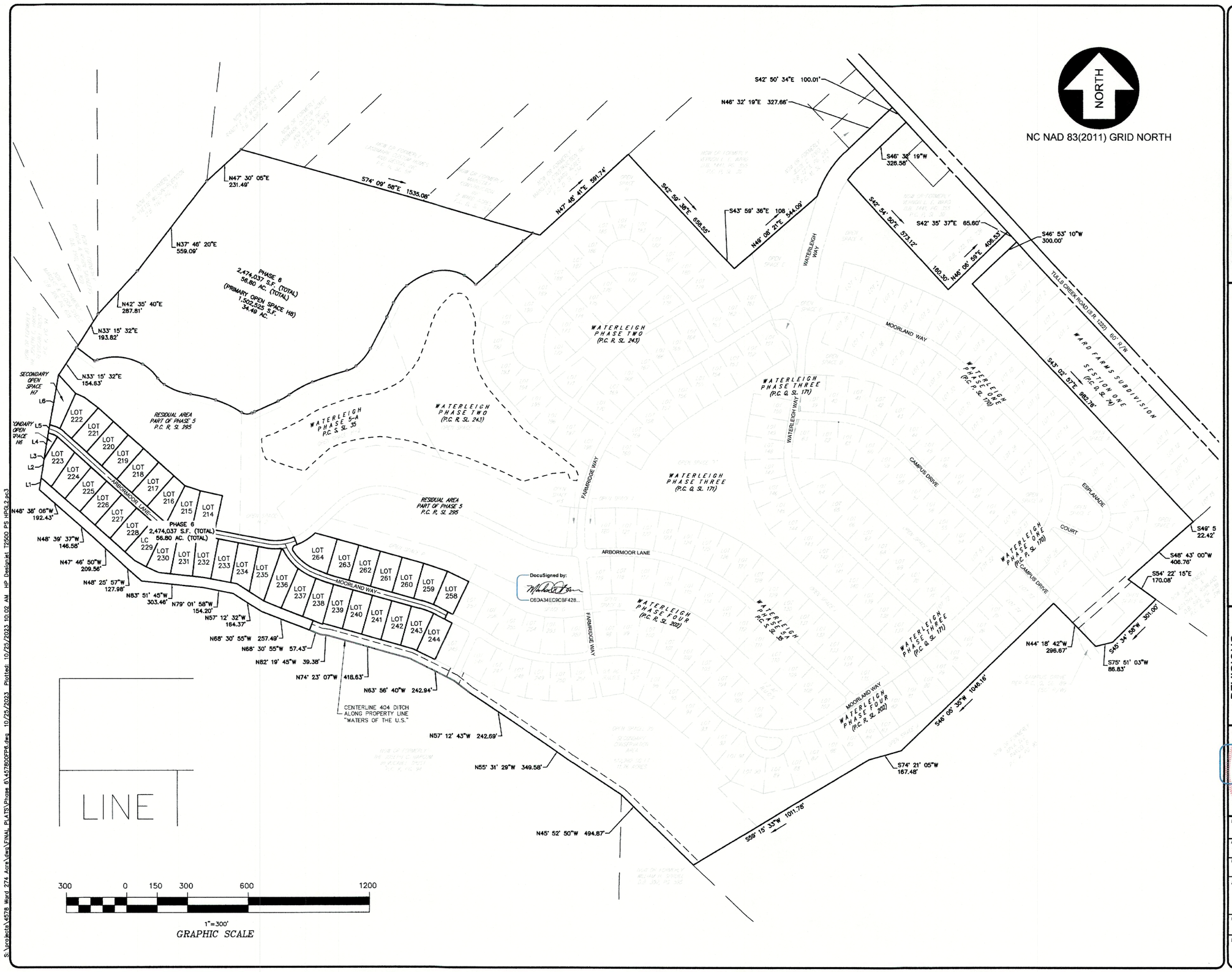
REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10-25-23	REVISIONS	MDB

NORTH CAROLINA PROFESSIONAL SEAL L-1756 LAND SURVEYOR MICHAEL D BARR

DATE: 08-15-23	SCALE: AS SHOWN
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG
SHEET: 1 OF 7	
CAD FILE: 457800FP6	
PROJECT NO: 4578	

DocuSign Envelope ID: D03B5E44-7783-4830-BFE4-879849D7E02F



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PROJECT:

WATERLEIGH - PHASE 6
OVERALL

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

FINAL CONSERVATION SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

DocuSigned by:
C6DA34EC9CBF428...
10/26/23

DATE: 08-15-23	SCALE: 1" = 300'
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

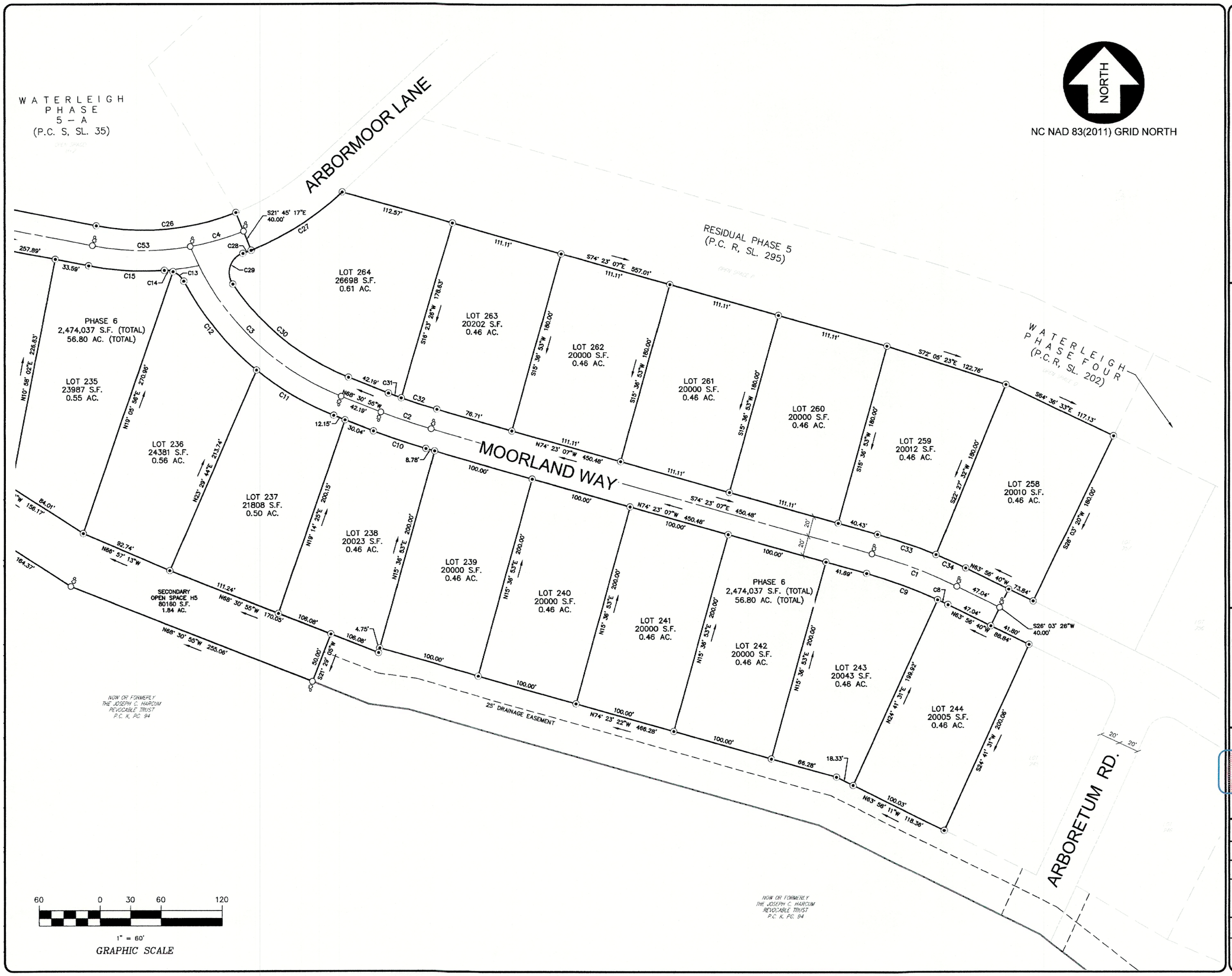
SHEET: 2 OF 7

CAD FILE: 457800FP6

PROJECT NO: 4578

S:\projects\4578 Ward 274 Acre\dwg\FINAL PLATS\Phase 6\457800FP6.dwg 10/25/2023 Plotted: 10/25/2023 10:02 AM HP Designjet T2500 PS HPGL2.pc3

DocuSign Envelope ID: D03B5E44-7F63-4630-BFE4-879649D7EC2F



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PROJECT:
WATERLEIGH - PHASE 6
LOT LAYOUT
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
FINAL CONSERVATION SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10-25-23	REVISIONS	MDB

DocuSigned by:
C6DA34EC9CBF428...
10/26/23

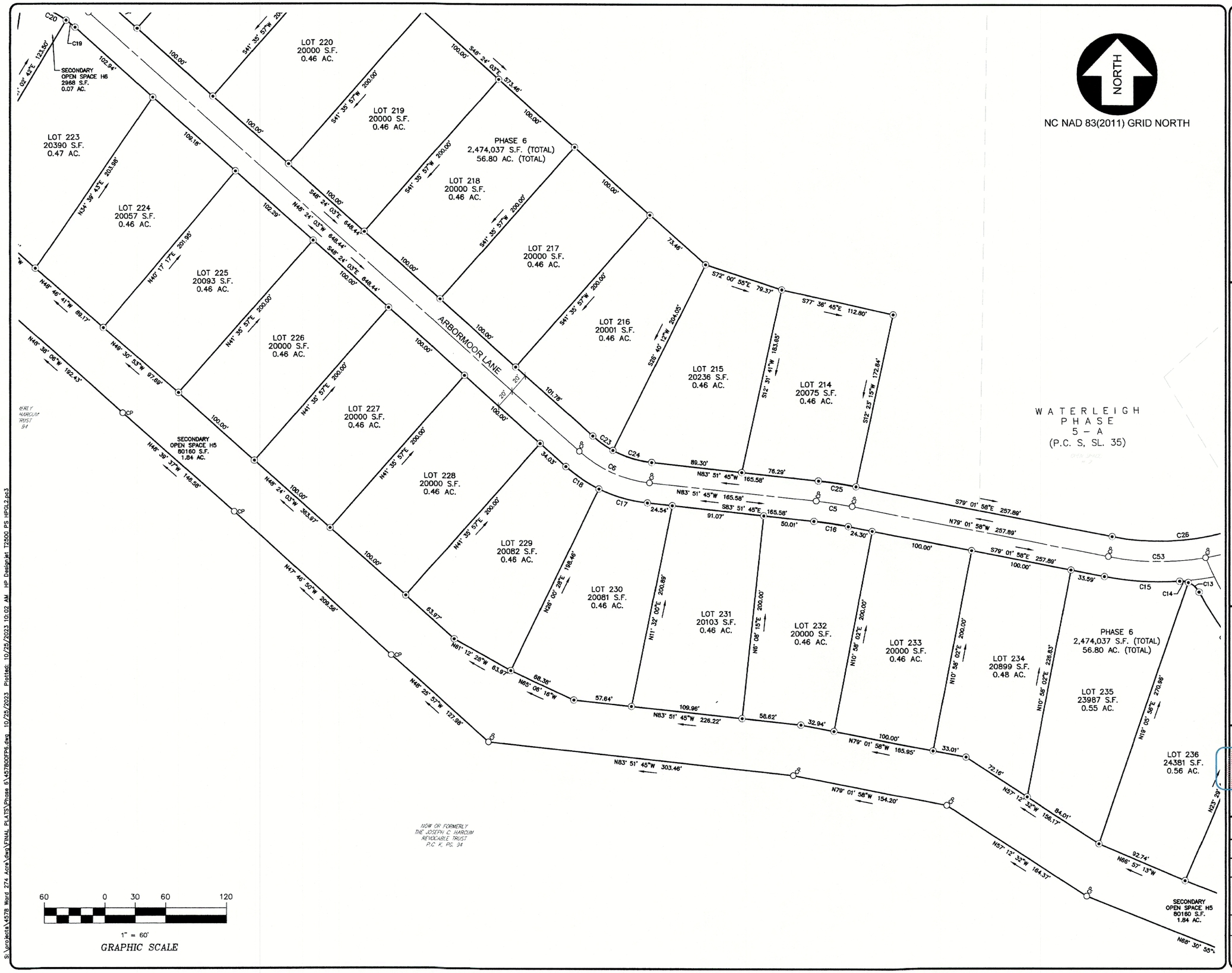
DATE: 08-15-23	SCALE: 1" = 60'
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 3 OF 7

CAD FILE: 457800FP6

PROJECT NO: 4578

DocuSign Envelope ID: D0B5E44-7F83-4630-BFE4-879649D7EC2F



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PROJECT:

WATERLEIGH - PHASE 6

LOT LAYOUT

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

FINAL CONSERVATION SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL SURVEYOR MICHAEL D. BOWMAN

DocuSigned by:
C6DA34EC9CBF428...
10/26/23

DATE: 08-15-23	SCALE: 1" = 60'
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 4 OF 7

CAD FILE: 457800FP6

PROJECT NO: 4578

S:\projects\4578 Ward 27+ Acre\dwg\FINAL PLATS\Phase 6\457800FP6.dwg 10/26/2023 Plotted: 10/26/2023 10:02 AM HP Designjet T2500 PS HPGL2.pc3

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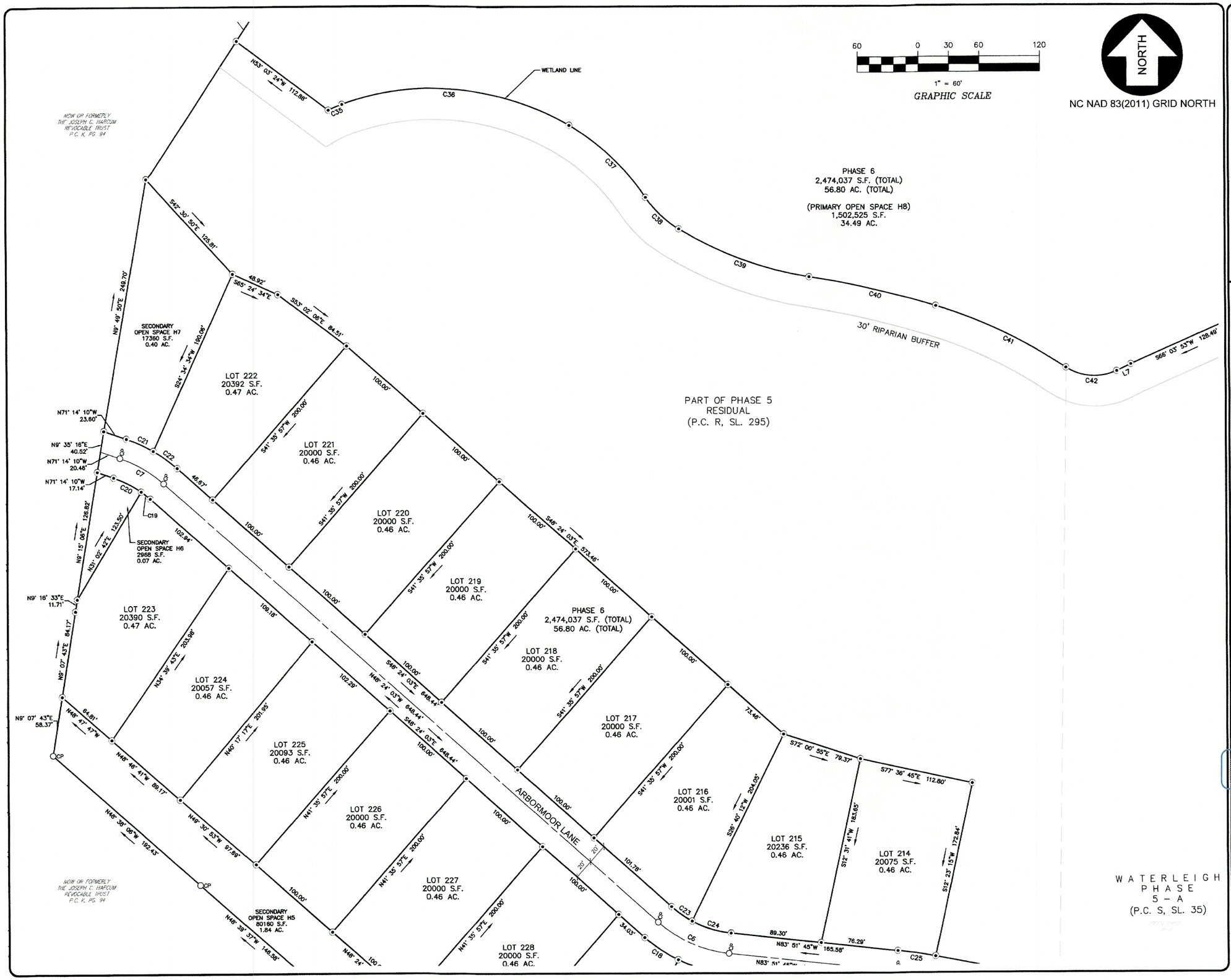

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PROJECT:

WATERLEIGH - PHASE 6

LOT LAYOUT

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

FINAL CONSERVATION SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

DocuSigned by:
C6DA34EC9CBF428...
10/26/23

DATE: 08-15-23	SCALE: 1" = 60'
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 5 OF 7

CAD FILE: 457800FP6

PROJECT NO: 4578

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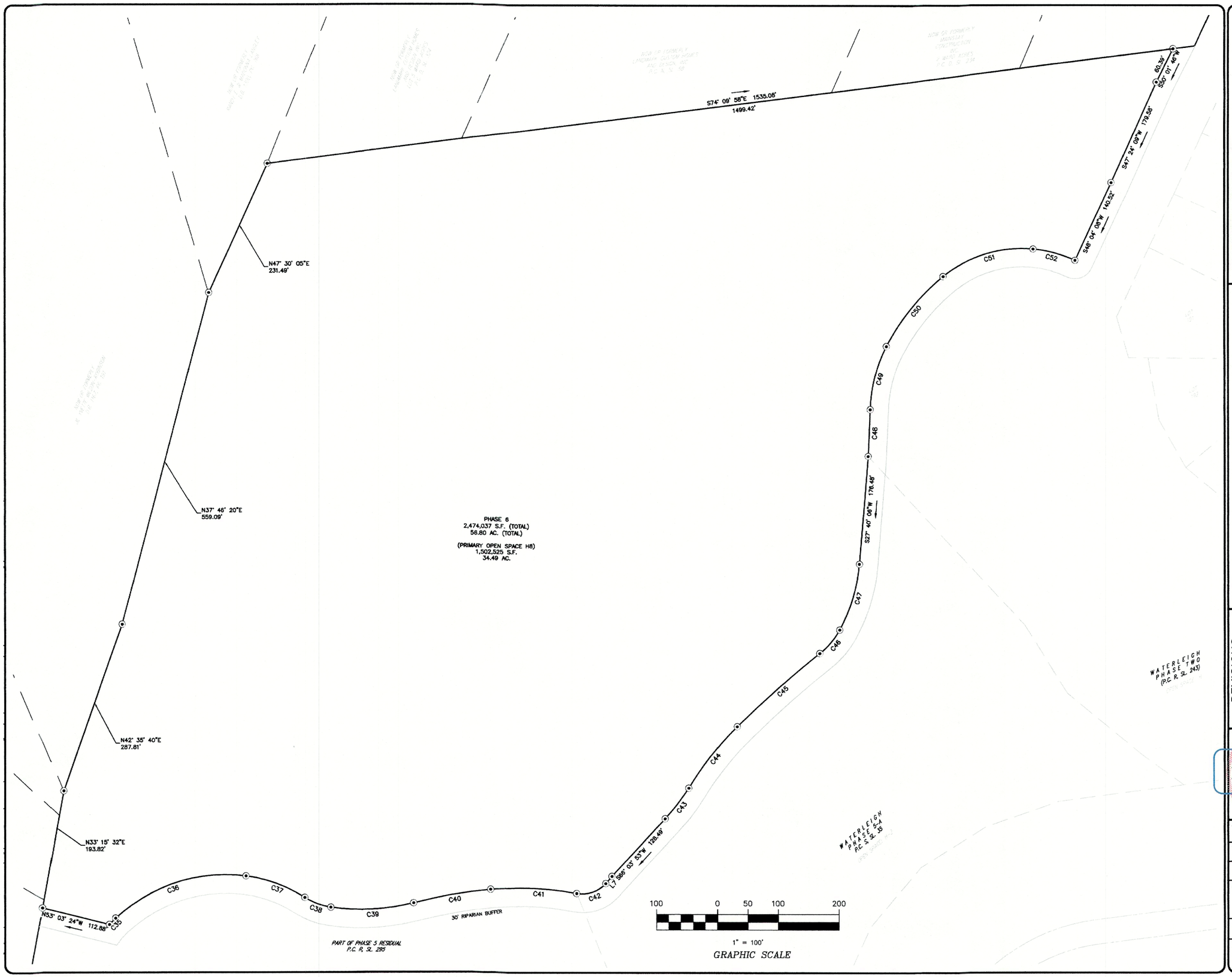

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PROJECT:

WATERLEIGH - PHASE 6

LOT LAYOUT

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

FINAL CONSERVATION SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL LAND SURVEYOR MICHAEL A. KNIGHT

DocuSigned by:
C6DA34EC9CBF428...
10/26/23

DATE: 08-15-23	SCALE: 1" = 100'
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 6 OF 7

CAD FILE: 457800FP6

PROJECT NO: 4578

DocuSign Envelope ID: D05B5E44-FF83-4830-BFE4-879649D7E02F

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	89.29'	490.00'	89.17'	N69° 09' 54"W	10°26'27"
C2	52.25'	510.00'	52.23'	S71° 27' 01"E	5°52'12"
C3	214.54'	265.00'	208.73'	S45° 19' 21"E	46°23'09"
C4	54.65'	265.00'	54.55'	N74° 09' 42"E	11°48'58"
C5	35.82'	425.00'	35.81'	N81° 26' 51"W	4°49'47"
C6	77.37'	125.00'	76.14'	S66° 07' 54"E	35°27'41"
C7	49.82'	125.00'	49.49'	N59° 49' 07"W	22°50'07"
C8	11.19'	470.00'	11.19'	N64° 37' 35"W	1°21'49"
C9	74.46'	470.00'	74.38'	N69° 50' 48"W	9°04'38"
C10	54.30'	530.00'	54.28'	S71° 27' 01"E	5°52'12"
C11	88.42'	285.00'	88.07'	S59° 37' 38"E	17°46'33"
C12	113.29'	285.00'	112.55'	S39° 21' 05"E	22°46'33"
C13	14.35'	20.00'	14.05'	N48° 31' 30"W	41°07'23"
C14	8.73'	20.00'	8.66'	N81° 35' 29"W	25°00'35"
C15	74.93'	285.00'	74.71'	S86° 33' 52"E	15°03'49"
C16	34.14'	405.00'	34.13'	N81° 26' 51"W	4°49'47"
C17	50.29'	145.00'	50.03'	S73° 55' 38"E	19°52'13"
C18	39.46'	145.00'	39.34'	S56° 11' 47"E	15°35'29"
C19	11.33'	105.00'	11.33'	N51° 29' 33"W	6°11'01"
C20	30.52'	105.00'	30.41'	N62° 54' 37"W	16°39'07"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C21	28.89'	145.00'	28.85'	N65° 31' 39"W	11°25'04"
C22	28.89'	145.00'	28.85'	N54° 06' 35"W	11°25'04"
C23	24.47'	105.00'	24.42'	S55° 04' 42"E	13°21'19"
C24	40.51'	105.00'	40.26'	S72° 48' 33"E	22°06'23"
C25	37.51'	445.00'	37.50'	N81° 26' 51"W	4°49'47"
C26	139.88'	245.00'	137.99'	N84° 36' 39"E	32°42'47"
C27	106.82'	285.00'	106.20'	N57° 30' 57"E	21°28'31"
C28	8.64'	285.00'	8.63'	N69° 06' 48"E	1°44'10"
C29	36.25'	20.00'	31.49'	S18° 03' 44"W	103°51'38"
C30	148.15'	245.00'	145.91'	S51° 11' 30"E	34°38'50"
C31	13.35'	490.00'	13.35'	S69° 17' 45"E	1°33'39"
C32	36.85'	490.00'	36.84'	S72° 13' 51"E	4°18'33"
C33	60.92'	510.00'	60.89'	N70° 57' 48"W	6°50'39"
C34	32.01'	510.00'	32.01'	N65° 44' 34"W	3°35'48"
C35	14.54'	147.65'	14.54'	S67° 45' 45"W	5°38'37"
C36	231.68'	267.84'	224.53'	N84° 38' 09"W	49°33'36"
C37	103.78'	232.08'	102.92'	N47° 02' 42"W	25°37'19"
C38	45.25'	106.82'	44.92'	S46° 22' 15"E	24°16'26"
C39	137.64'	348.63'	136.75'	S69° 49' 05"E	22°37'14"
C40	128.13'	880.14'	128.01'	N76° 57' 29"W	8°20'27"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C41	142.22'	488.59'	141.72'	N64° 26' 54"W	16°40'42"
C42	52.40'	50.40'	50.07'	N85° 53' 42"W	59°34'17"
C43	63.30'	279.54'	63.16'	N60° 36' 11"E	12°58'27"
C44	129.03'	510.11'	128.68'	S61° 21' 44"W	14°29'32"
C45	180.97'	1667.37'	180.88'	S71° 43' 03"W	6°13'07"
C46	50.57'	127.36'	50.24'	N63° 27' 09"E	22°44'55"
C47	112.81'	264.80'	111.96'	N39° 52' 24"E	24°24'35"
C48	76.07'	2044.71'	76.07'	N25° 34' 37"E	2°07'54"
C49	107.35'	234.97'	106.42'	S37° 36' 00"W	26°10'39"
C50	148.84'	365.47'	147.82'	S62° 21' 22"W	23°20'06"
C51	158.02'	204.74'	154.13'	N83° 51' 54"W	44°13'23"
C52	71.47'	207.79'	71.11'	N51° 54' 03"W	19°42'19"
C53	96.65'	265.00'	96.12'	S89° 28' 53"E	20°53'51"

LINE TABLE		
LINE	LENGTH	BEARING
L1	58.37	N9° 07' 43"E
L2	84.17	N9° 07' 43"E
L3	11.71	N9° 16' 33"E
L4	126.82	N9° 15' 06"E
L5	40.52	N9° 35' 16"E
L6	249.70	N9° 49' 50"E
L7	15.59	S64° 19' 10"W

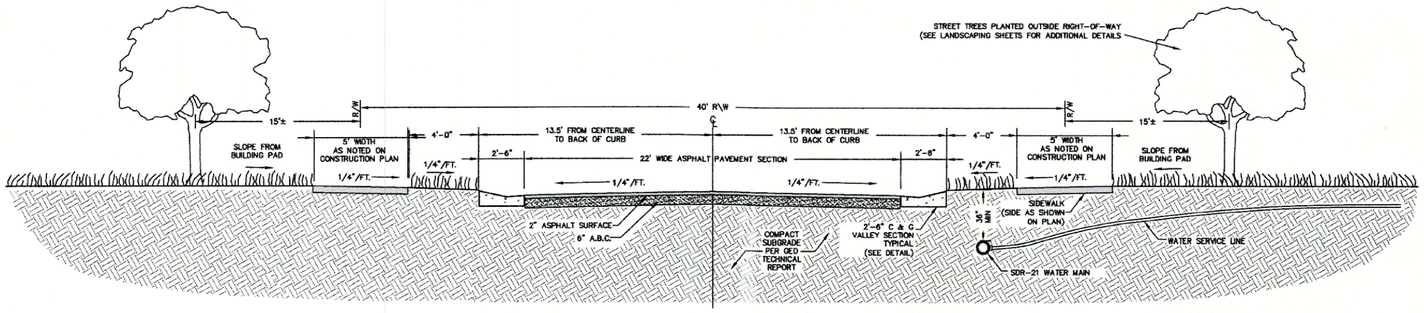
STREET ADDRESSES:

Lot 214: 306 Arbormoor Lane
Lot 215: 308 Arbormoor Lane
Lot 216: 310 Arbormoor Lane
Lot 217: 312 Arbormoor Lane
Lot 218: 314 Arbormoor Lane
Lot 219: 316 Arbormoor Lane
Lot 220: 318 Arbormoor Lane
Lot 221: 320 Arbormoor Lane
Lot 222: 322 Arbormoor Lane
Lot 223: 324 Arbormoor Lane
Lot 224: 325 Arbormoor Lane
Lot 225: 323 Arbormoor Lane
Lot 226: 321 Arbormoor Lane
Lot 227: 319 Arbormoor Lane
Lot 228: 317 Arbormoor Lane
Lot 229: 315 Arbormoor Lane
Lot 230: 313 Arbormoor Lane
Lot 231: 311 Arbormoor Lane
Lot 232: 309 Arbormoor Lane
Lot 233: 307 Arbormoor Lane
Lot 234: 305 Arbormoor Lane
Lot 235: 303 Arbormoor Lane
Lot 236: 301 Arbormoor Lane
Lot 237: 331 Moorland Way
Lot 238: 329 Moorland Way
Lot 239: 327 Moorland Way
Lot 240: 325 Moorland Way
Lot 241: 323 Moorland Way
Lot 242: 321 Moorland Way
Lot 243: 319 Moorland Way
Lot 244: 317 Moorland Way
Lot 258: 310 Moorland Way
Lot 259: 312 Moorland Way
Lot 260: 314 Moorland Way
Lot 261: 316 Moorland Way
Lot 262: 318 Moorland Way
Lot 263: 320 Moorland Way
Lot 264: 322 Moorland Way

LOT ELEVATION SCHEDULE			
LOT	WWE	BPE	FFE
214	9.30	9.90	9.90
215	9.40	10.20	10.20
216	9.40	10.20	10.20
217	9.30	9.90	9.90
218	9.10	9.70	9.70
219	8.90	9.50	9.50
220	8.90	9.50	9.50
221	9.10	9.70	9.70
222	9.20	9.90	9.90
223	8.90	9.80	9.80
224	8.60	9.60	9.60
225	8.80	9.40	9.40
226	9.00	9.70	9.70
227	9.20	9.70	9.70
228	9.40	10.10	10.10
229	9.50	10.20	10.20

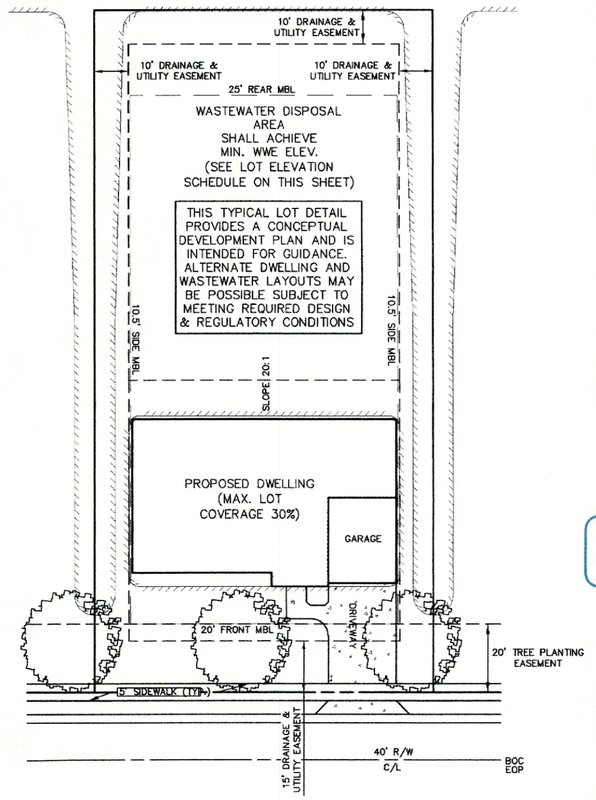
LOT ELEVATION SCHEDULE			
LOT	WWE	BPE	FFE
230	9.50	10.20	10.20
231	9.40	10.10	10.10
232	9.20	9.90	9.90
233	9.00	9.70	9.70
234	9.00	9.80	9.80
235	9.00	9.80	9.80
236	9.00	10.00	10.00
237	9.60	10.20	10.20
238	9.70	10.40	10.40
239	9.50	10.40	10.40
240	9.50	10.10	10.10
241	9.30	9.90	9.90
242	9.00	9.70	9.70
243	9.10	9.70	9.70
244	9.20	9.90	9.90

LOT ELEVATION SCHEDULE			
LOT	WWE	BPE	FFE
258	9.30	9.90	9.90
259	9.30	9.80	9.80
260	9.40	9.80	9.80
261	9.60	10.10	10.10
262	9.80	10.20	10.20
263	9.90	10.40	10.40
264	9.90	10.40	10.40



TYPICAL SUBDIVISION ROADWAY SECTION W/ UTILITIES

NOT TO SCALE — SECTION VIEW



TYPICAL LOT DEVELOPMENT EXHIBIT

SCALE: 1"=30' — TYP. LOT SIZE = 20,000 SF

BISSELL
Bissell Professional Group
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Engineers, Planners, Surveyors and Environmental Specialists

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PROJECT:

WATERLEIGH - PHASE 6

NOTES & DETAILS

MOYOCK TOWNSHIP — CURRITUCK COUNTY — NORTH CAROLINA

FINAL CONSERVATION SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL SURVEYOR MICHAEL BRYAN SHELTON L-4750

DocuSigned by:
C6DA34EC9CBF428...
10/26/23

DATE: 08-15-23	SCALE: N/A
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 7 OF 7

CAD FILE: 457800FP6

PROJECT NO: 4578

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