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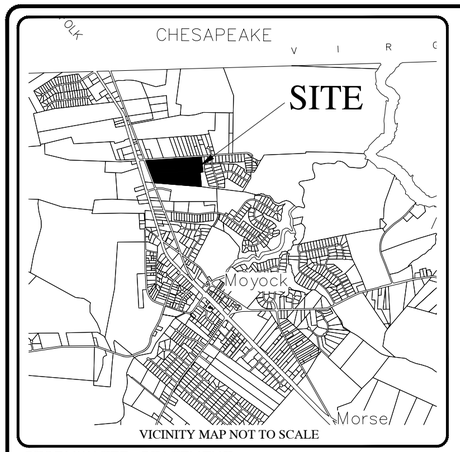
BAXTER STATION
PHASE 2
AGE RESTRICTED MXR DEVELOPMENT
MOYOCK TOWNSHIP CURRITUCK COUNTY, NORTH CAROLINA



VICINITY MAP NOT TO SCALE

STORMWATER STATEMENT
NO MORE THAN 4000 S.F. 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 SW7220914 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.

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

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 160D-804.

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 13th DAY OF JUNE, 2027 ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP. REMAINING IMPROVEMENTS INCLUDE:
- PAVEMENT MARKINGS
- SIDEWALKS
- STREET TREES

06-18-2025
DATE

DocuSigned by:
REGISTERED LAND SURVEYOR/ENGINEER
C6DA34EC9CBF428...
L-1756
REGISTRATION NUMBER

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

GENERAL NOTES:
1. PROJECT NAME: BAXTER STATION
2. APPLICANT: NORTH-SOUTH DEVELOPMENT GROUP, LLC.
   227 CARATOKE HIGHWAY
   MOYOCK, NC 27958
3. OWNERS: BAXTER STATION, LLC
   227 CARATOKE HIGHWAY
   MOYOCK, NC 27958
4. PROPERTY DATA:
   ADDRESS: BAXTER LANE, MOYOCK, NC 27958
   PIN: 0009-000-025A-0000
   RECORD DOCUMENT(S): D.B.1728, PG:919; PC S, SL 1321
   ACREAGE: 53.52 ACRES
   PROPERTY ZONING:
   EXISTING: C-MXR
5. F.I.R.M. DATA:
   ZONE "X" PER F.I.R.M. MAP NOS. 3721802200 K, CID 370078, 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.
6. THIS PROPERTY CONTAINS NO ACOE "404' JURISDICTIONAL WETLANDS.
7. A 10' EASEMENT FOR UTILITIES AND DRAINAGE ALONG REAR AND SIDE PROPERTY LINES AND A 20' EASEMENT FOR UTILITIES, DRAINAGE, WALKWAYS AND STREET TREES ALONG FRONT PROPERTY LINE IS HEREBY ESTABLISHED. STORMWATER EASEMENTS ARE HEREBY ESTABLISHED ACROSS ALL OPEN SPACE AREAS.
8. EXISTING CONDITION INFORMATION BASED ON A COMBINATION OF THE FOLLOWING:
   - 2012 AERIAL IMAGERY OBTAINED FROM NCONEMAP.COM
   - FIELD TOPOGRAPHIC SURVEY DATA BY BISSELL PROFESSIONAL GROUP.
   - ELEVATIONS ARE REFERENCED TO NAVD 1988 VERTICAL DATUM.
9. ALL UTILITIES ARE TO BE UNDERGROUND.

DEVELOPMENT NOTES:

TOTAL TRACT AREA:	53.52 AC.
TOTAL AREA PHASE 1:	33.77 AC.
TOTAL AREA PHASE 2:	19.75 AC.
TOTAL AREA LOTS PHASE 2:	13.70 AC.
TOTAL R/W PHASE 2:	2.59 AC.
REQUIRED OPEN SPACE (30%):	16.06 AC.

OPEN SPACE PROVIDED:

TOTAL OPEN SPACE PROVIDED PHASE 1:	16.91 AC.
OPEN SPACE PHASE 2	3.45 AC
TOTAL OPEN SPACE PROVIDED	20.36 AC
TOTAL LOTS PHASE 2:	39
AVERAGE LOT AREA PHASE 2:	15,284± 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 2:	2,864 L.F.±

LOT DEVELOPMENT CONFIGURATION:
LOT AREAS: VARY FROM 15,000 S.F. TO 19,439 S.F.

MINIMUM LOT WIDTH:	100 FT.
MAXIMUM LOT COVERAGE	30% OF LOT AREA
SETBACKS:	
FRONT:	20 FT.
SIDE:	10.5 FT.
REAR:	25 FT.

LOT DEVELOPMENT CONFIGURATION:
LOT AREAS: VARY FROM APPROXIMATELY 15,000 TO 19,439 SQUARE FEET.

Sheet Number	Sheet Title
1	COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION
2	DEVELOPMENT OVERVIEW & PHASING PLAN
3	BAXTER PHASE 2 METES & BOUNDS
4	BAXTER PHASE 2 METES & BOUNDS CONT.
5	TYPICAL DETAILS & DATA TABLES

LEGEND

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

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

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 _____

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 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 18th day of JUNE, A.D., 2025

DocuSigned by:
Signature
C6DA34EC9CBF428...
L-1756

Bissell Professional Group
Firm License # C-956
5522 North Croatan Highway
P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760
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Engineers, Planners, Surveyors and Environmental Specialists
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PROJECT: BAXTER STATION PHASE 2
MOYOCK CURRITUCK COUNTY NORTH CAROLINA
FINAL SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	6-10-25	NOTES	MDB
2	6-18-25	NOTES	MDB

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

DATE: 08-28-23	SCALE: NTA
DESIGNED: BPG	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 1 OF 5
CAD FILE: 467100FP2
PROJECT NO: 4671

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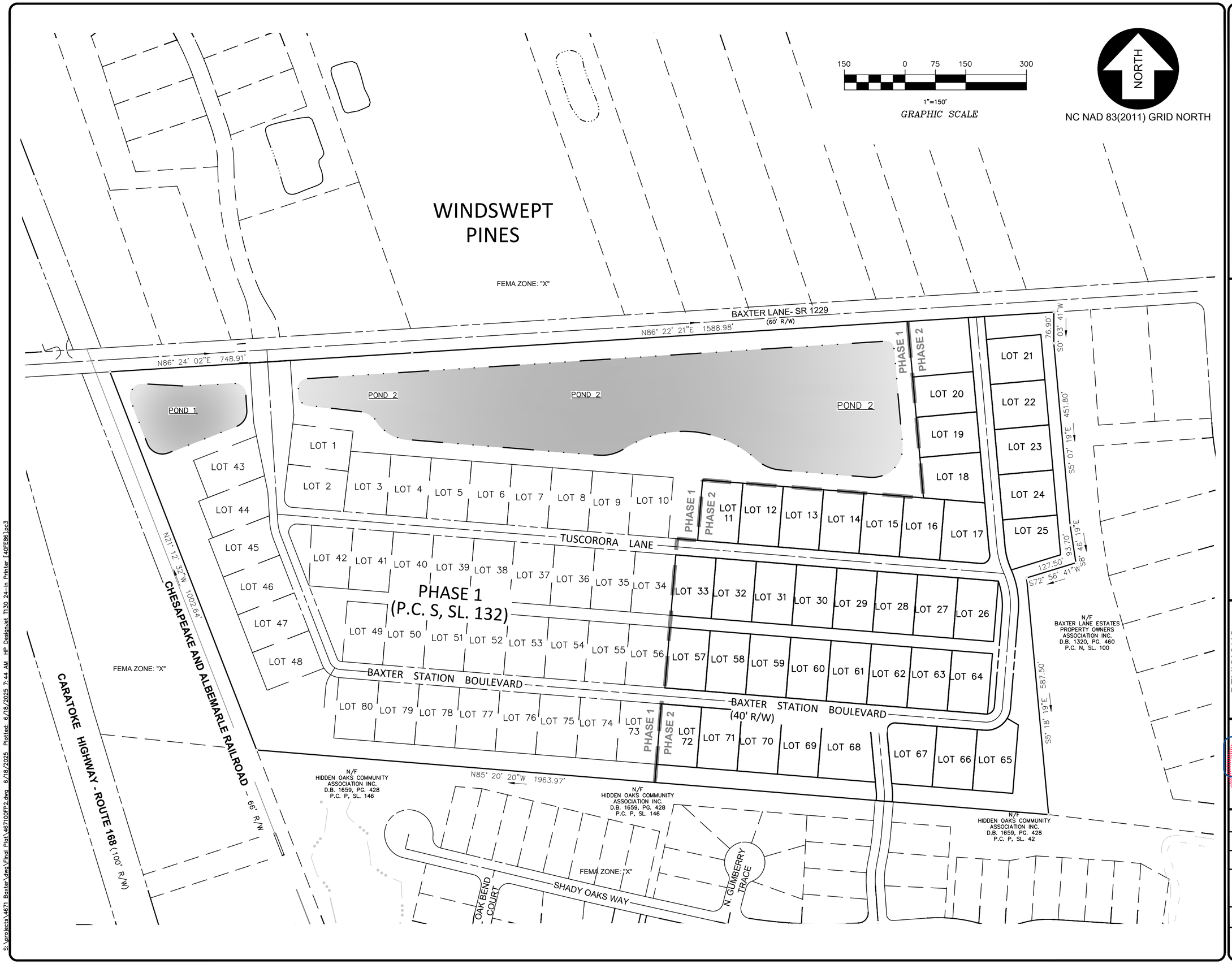

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PROJECT:

BAXTER STATION
PHASE 2

MOYOCK CURRITUCK COUNTY NORTH CAROLINA

FINAL SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

DocuSigned by:
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NORTH CAROLINA PROFESSIONAL SEAL L-1756 LAND SURVEYOR MICHAEL D. BOWMAN
06-18-25

DATE: 08-28-23	SCALE: 1"=150'
DESIGNED: BPG	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 2 OF 5

CAD FILE: 467100FP2

PROJECT NO: 4671

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BAXTER STATION
PHASE 2

CURRITUCK COUNTY NORTH CAROLINA

FINAL SUBDIVISION PLAT

PROJECT: MOYOCK

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL L-1756 LAND SURVEYOR MICHAEL D. BOYER

DocuSigned by:
C6DA34EC9CBE428...
08-18-25

DATE: 08-28-23	SCALE: 1"=60'
DESIGNED: BPG	CHECKED: MDB
DRAWN: KFW	APPROVED: BPG

SHEET: 3 OF 5

CAD FILE: 467100FP2

PROJECT NO: 4671

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(252) 261-3266
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BAXTER STATION
PHASE 2

PROJECT: MOYOCK
CURRITUCK COUNTY NORTH CAROLINA

FINAL SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL L-1756 LAND SURVEYOR MICHAEL D. BAKER

DocuSigned by:
C6DA34EC9CBE428...
06-18-25

DATE: 08-28-23	SCALE: 1"=60'
DESIGNED: BPG	CHECKED: MDB
DRAWN: KFW	APPROVED: BPG

SHEET: 4 OF 5

CAD FILE: 467100FP2

PROJECT NO: 4671

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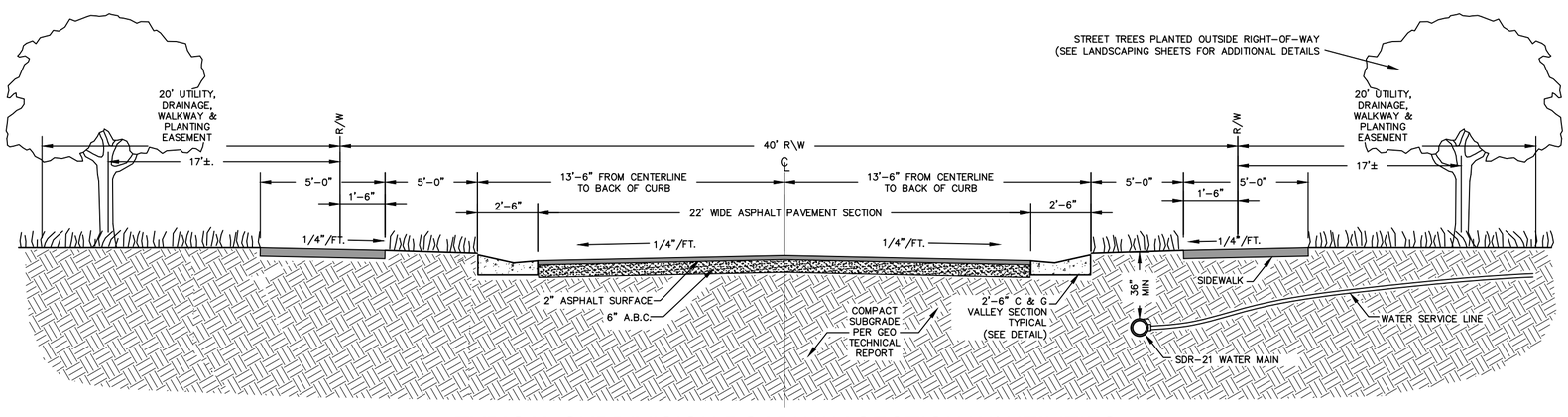
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C33	16.75'	220.00'	16.75'	N7° 18' 11"W	4°21'44"
C34	34.97'	19.91'	30.64'	N40° 42' 34"E	100°38'47"
C35	59.10'	180.00'	58.83'	S14° 31' 39"E	18°48'39"
C36	2.49'	220.00'	2.49'	S23° 36' 29"E	0°38'59"
C37	107.30'	220.00'	106.24'	N9° 18' 40"W	27°56'39"
C38	26.73'	20.00'	24.78'	N42° 56' 56"E	76°34'32"
C39	4.69'	20.00'	4.68'	N87° 56' 56"E	13°25'28"
C40	27.15'	60.00'	26.91'	N17° 37' 19"E	25°55'18"
C41	67.10'	60.00'	63.66'	S62° 37' 19"W	64°04'42"
C42	74.93'	181.19'	74.39'	N7° 15' 54"W	23°41'37"
C43	34.89'	20.00'	30.63'	S44° 40' 40"W	99°57'59"
C44	27.94'	20.00'	25.72'	N45° 19' 19"W	80°02'00"
C45	17.39'	100.00'	17.37'	N0° 19' 20"W	9°57'59"
C46	24.35'	140.00'	24.32'	N0° 19' 20"W	9°57'59"
C47	PURPOSELY OMITTED				
C48	PURPOSELY OMITTED				
C49	65.66'	200.00'	65.37'	S14° 31' 39"E	18°48'39"
C50	99.81'	200.00'	98.78'	N9° 38' 09"W	28°35'38"
C51	62.83'	40.00'	56.57'	N49° 39' 40"E	90°00'00"
C52	20.98'	120.00'	20.96'	N0° 17' 44"W	10°01'10"

LINE TABLE		
LINE#	LENGTH	DIRECTION
L12	23.431	S05° 18' 19.00"E
L14	4.616	S04° 39' 39.96"W
L16	40.000	S85° 20' 20.04"E
L15	4.616	N04° 39' 39.96"E
L13	16.402	N05° 18' 19.00"W



TYPICAL SUBDIVISION ROADWAY SECTION W/ UTILITIES

NOT TO SCALE

SECTION VIEW

Bissell Professional Group
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3512 North Croatan Highway
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PROJECT:

BAXTER STATION
PHASE 2

MOYOCK CURRITUCK COUNTY NORTH CAROLINA

FINAL SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

DocuSigned by:
C6DA34EC9GBF428...
06-18-25

DATE: 08-28-23	SCALE: NTA
DESIGNED: BPG	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 5 OF 5

CAD FILE: 467100FP2

PROJECT NO: 4671

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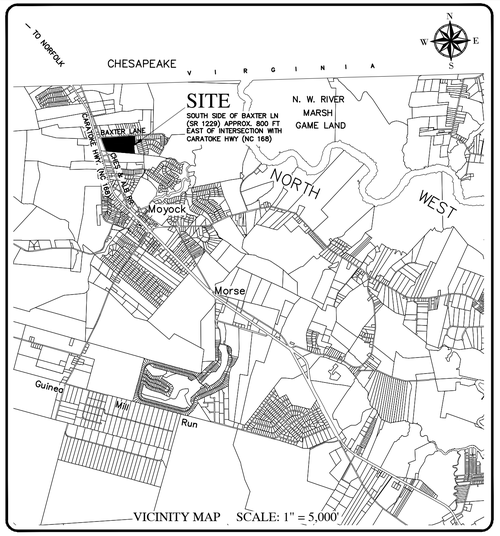

VICINITY MAP SCALE: 1" = 5,000

CONSTRUCTION RECORD DRAWINGS FOR

BAXTER STATION - PHASE 2

AN 80 LOT RESIDENTIAL SUBDIVISION

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

GENERAL NOTES:

1. PROJECT NAME: BAXTER STATION
2. APPLICANT: NORTH–SOUTH DEVELOPMENT GROUP, LLC.
   227 CARATOKE HIGHWAY
   MOYOCK, NC 27958
3. OWNER: BAXTER STATION, LLC
   227 CARATOKE HIGHWAY
   MOYOCK, NC 27958
4. ALL SURVEY DATA IS REFERENCED TO NAD 83 NORTH CAROLINA STATE PLANE HORIZONTAL COORDINATE SYSTEM AND THE NGVD 1929 VERTICAL DATUM.
5. F.I.R.M. DATA:
6. ZONES X & SHADED X F.E.M.A. F.I.R.M. MAP# 3721802200 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.
7. CONSTRUCTION RECORD DATA BASED ON A COMBINATION OF ACTUAL FIELD SURVEYS PERFORMED THROUGH 6–06–2025 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 13TH DAY OF JUNE, 2027 ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP. REMAINING IMPROVEMENTS INCLUDE STREET TREES, SIDEWALKS AND PAVEMENT MARKINGS.

6/20/25
DATE

DocuSigned by:
C6DA34EC9CBF428...
REGISTERED LAND SURVEYOR/ENGINEER

L–1756
REGISTRATION NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-1756 LAND SURVEYOR MICHAEL D. BANK

Sheet Number	Sheet Title
1	COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION
2	DEVELOPMENT OVERVIEW PLAN
3	ROADWAY, STORMWATER MANAGEMENT & DRAINAGE PLAN
4	ROADWAY, STORMWATER MANAGEMENT & DRAINAGE PLAN
5	WATERMAIN EXTENSION, WATER SERVICE & UTILITY PLAN
6	WATERMAIN EXTENSION, WATER SERVICE & UTILITY PLAN

LEGEND

	ROADWAY CENTERLINE
	RIGHT–OF–WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	SWALE CENTERLINE
	CULVERT (SIZE, TYPE & INVERTS AS NOTED)
WL	8" RECORD WATER DISTRIBUTION MAIN
EWL	EXISTING WATER LINE
	6" FIRE HYDRANT TYPICAL
WV	WATER VALVE TYPICAL (SIZE AS NOTED)
	WATER SERVICE METER BOX
	DRAINAGE FLOW DIRECTION
X 0.00 BPE	BUILDING PAD ELEVATION
X 0.00	SPOT ELEVATION
TOB	TOP OF BANK

BISSELL PROFESSIONAL GROUP
Bissell Professional Group
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3512 North Croatan Highway
P.O. Box 1825
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COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION

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PROJECT:
BAXTER STATION - PHASE 2
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
CONSTRUCTION RECORD DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY

DATE: 6/11/25
SCALE: N/A
DESIGNED: BPG
CHECKED: MSB
DRAWN: KFW
APPROVED: BPG
SHEET: 1 OF 6
CAD FILE: 4671ASB-PH2
PROJECT NO: 4671

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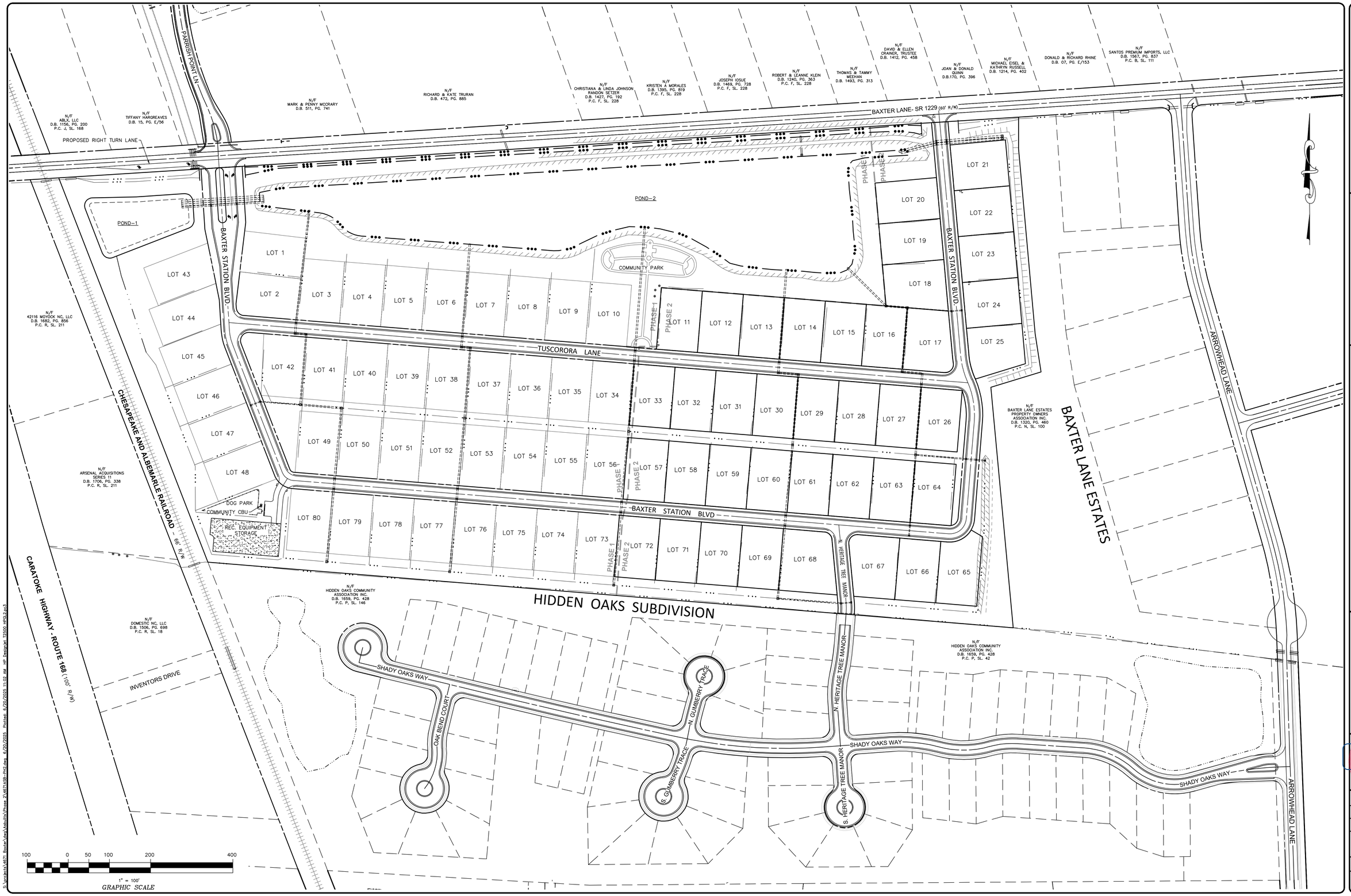

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BISSELL PROFESSIONAL GROUP
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DEVELOPMENT OVERVIEW PLAN

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PROJECT:
BAXTER STATION - PHASE 2
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION RECORD DRAWINGS

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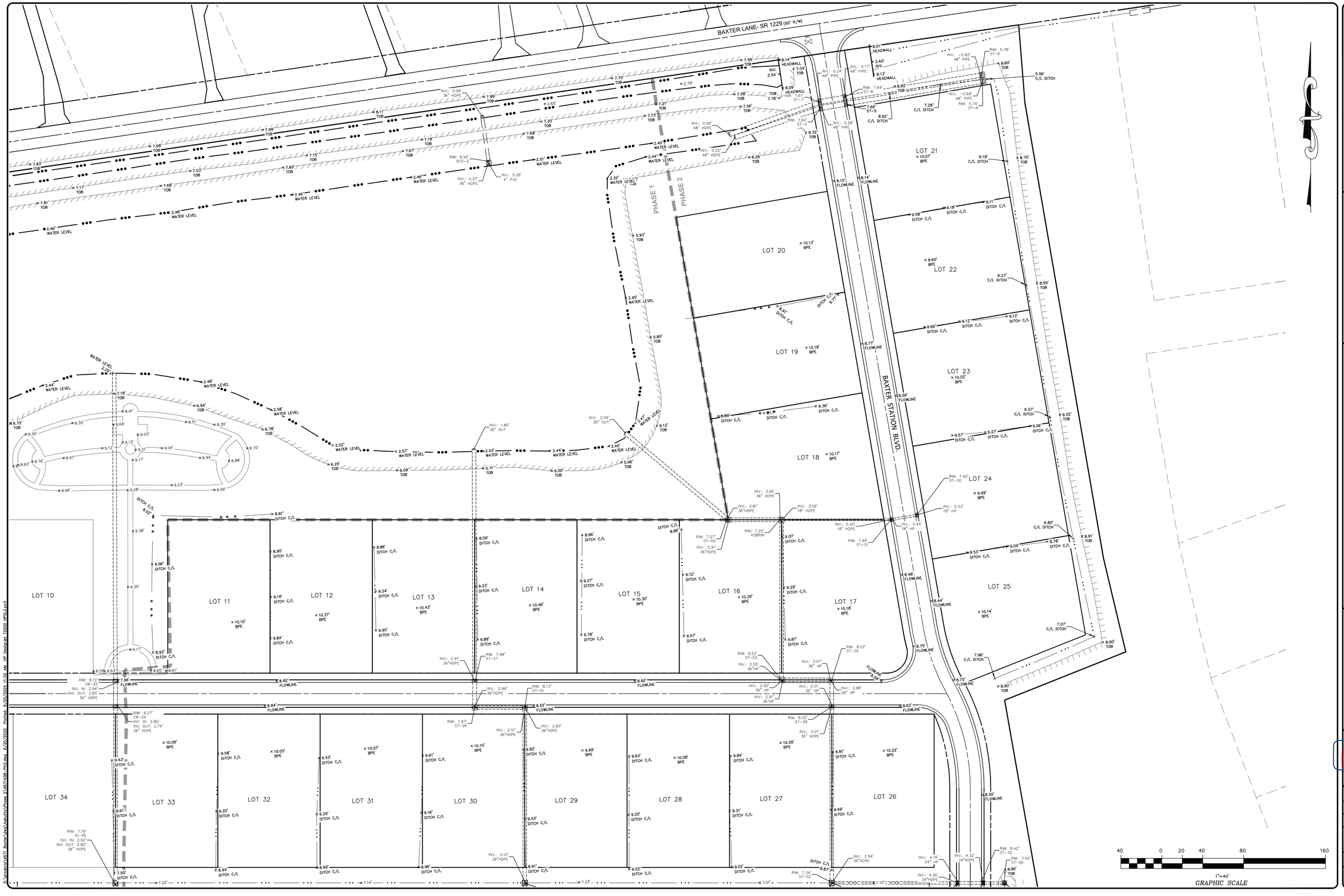

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ROADWAY, STORMWATER MANAGEMENT & DRAINAGE PLAN

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PROJECT:
BAXTER STATION - PHASE 2
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CONSTRUCTION RECORD DRAWINGS

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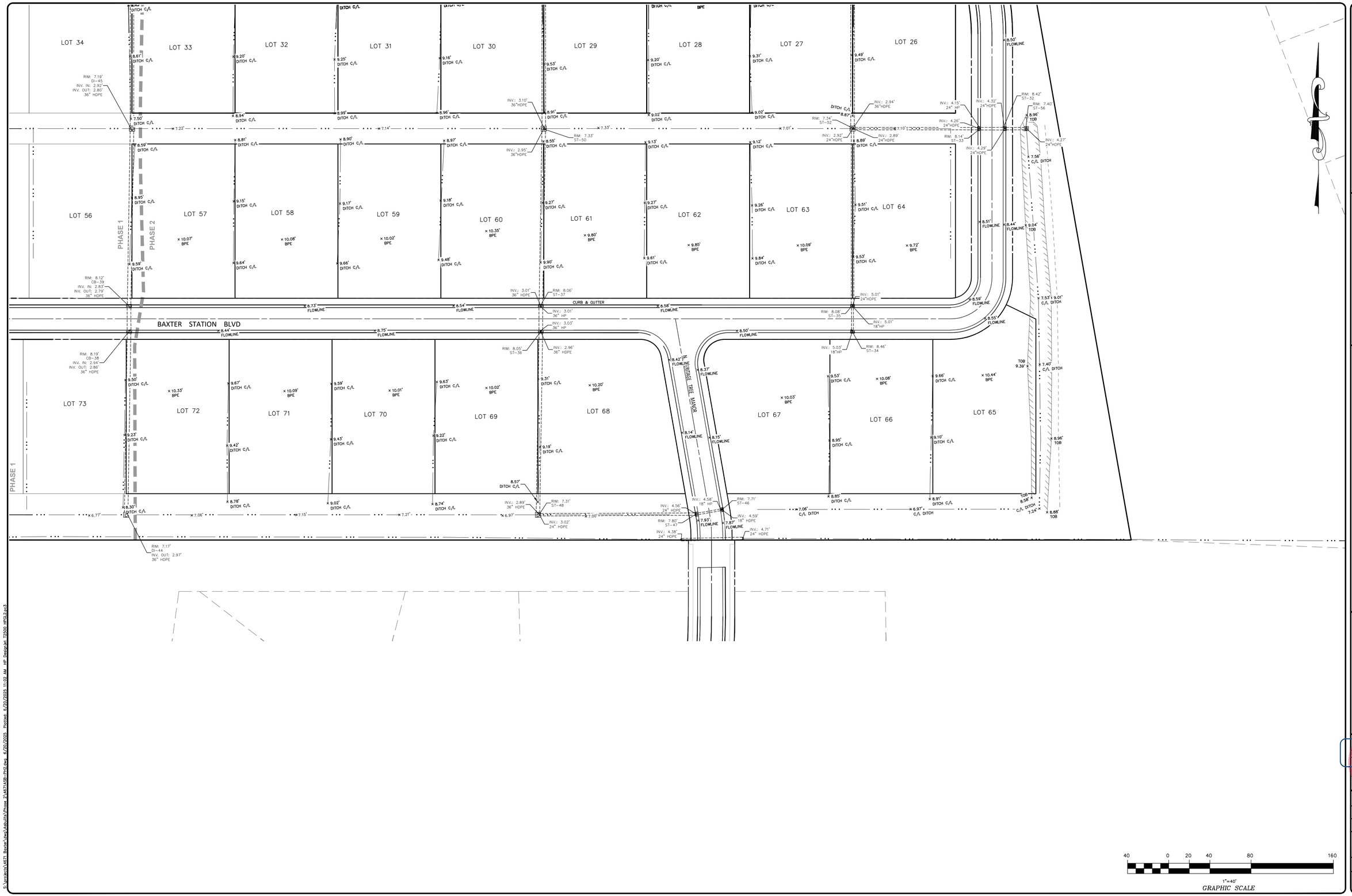

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PROJECT:

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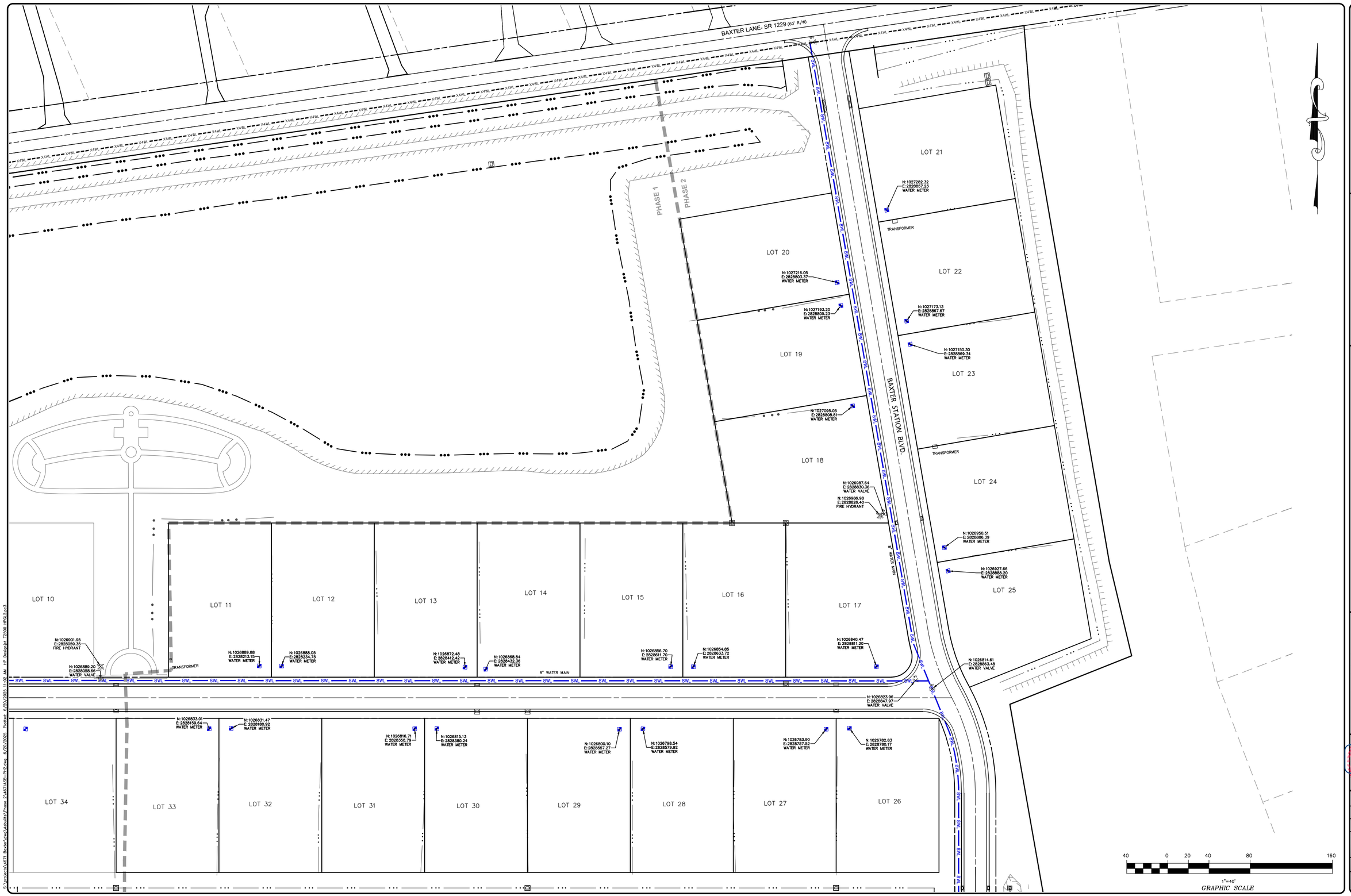

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WATER MAIN EXTENSION,
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PROJECT:
BAXTER STATION - PHASE 2
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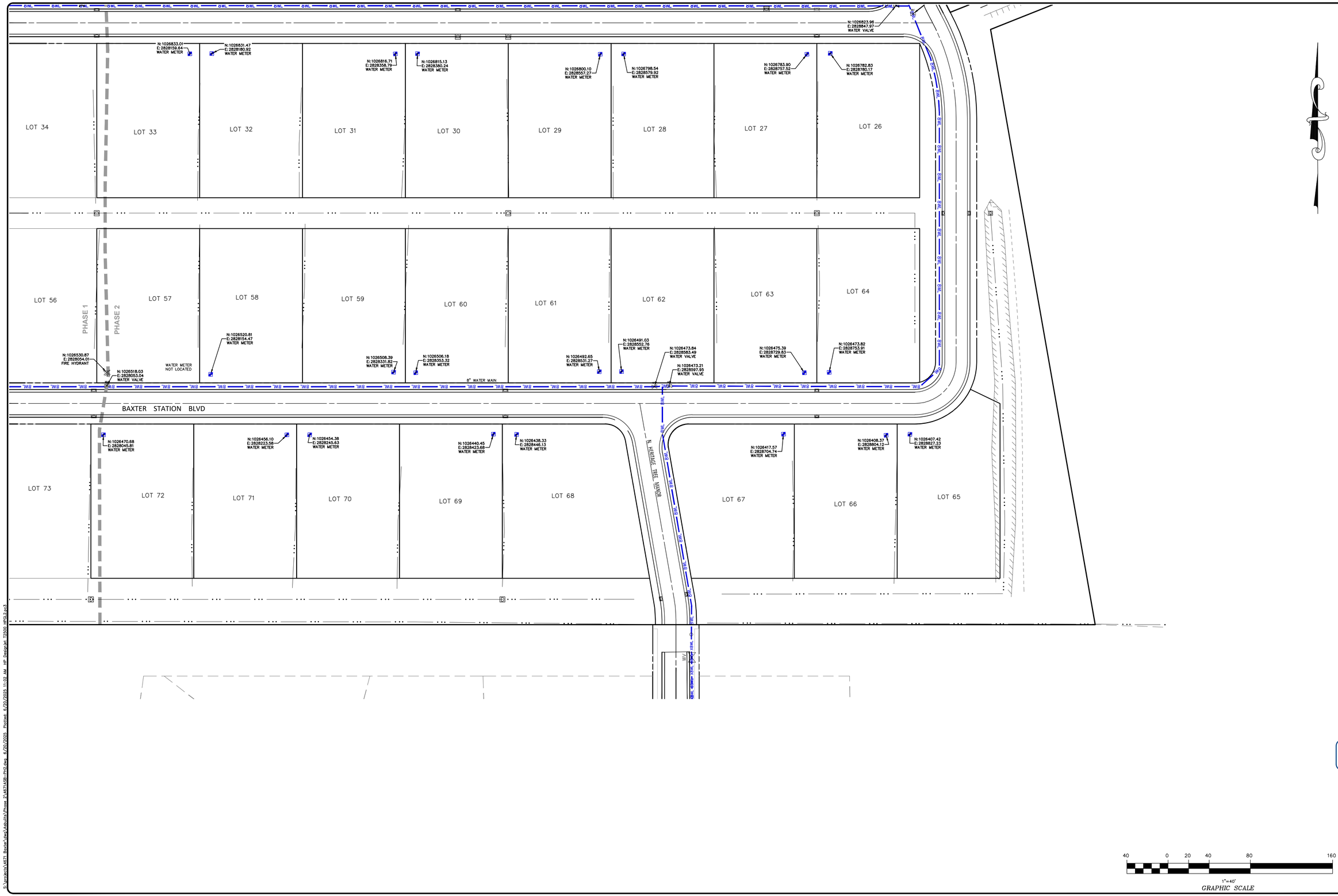

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WATER MAIN EXTENSION,
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PROJECT:

BAXTER STATION - PHASE 2

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

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