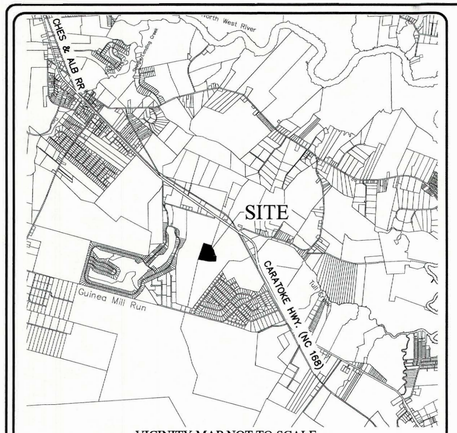

VICINITY MAP NOT TO SCALE

THE FOST TRACT

PLANNED DEVELOPMENT - RESIDENTIAL

CONSTRUCTION RECORD DRAWINGS

PHASE 6B PARTS 1 & 2

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

GENERAL NOTES:

1. PROJECT NAME: THE FOST TRACT – PLANNED DEVELOPMENT – RESIDENTIAL – CONSTRUCTION PHASE 6B
2. APPLICANT: MOYOCK DEVELOPMENT, LLC
   227 CARATOKE HIGHWAY
   MOYOCK, NC 27958
3. ALL SURVEY DATA IS REFERENCED TO NAD 83 NORTH CAROLINA STATE PLANE HORIZONTAL COORDINATE SYSTEM AND THE NAVD 1988 VERTICAL DATUM.
4. F.I.R.M. DATA:
   ZONE X PER F.I.R.M. MAP NO.S 3721803100 K, 37218030000 K, & 3721804000 K ALL HAVING AN EFFECTIVE DATE OF DECEMBER 21, 2018. USE OF LAND WITHIN A FLOODWAY OR FLOOD PLAIN IS SUBSTANTIALLY RESTRICTED BY CHAPTER 7 OF CURRITUCK COUNTY'S UNIFIED DEVELOPMENT ORDINANCE.
5. THESE CONSTRUCTION RECORD DRAWINGS AREA BASED ON A COMBINATION OF ACTUAL FIELD SURVEYS 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 IN THESE DRAWINGS. CONTRIBUTING FIELD SURVEYS WERE CONDUCTED ON THE FOLLOWING DATES:
   - 07–25–25
   - 07–18–25
   - 07–15–25
   - 04–11–25
   - 03–31–25
   - 03–13–25
   - 03–06–25
   - 02–17–25
   - 01–31–25
   - 01–13–25
   - 01–09–25
   - 01–08–25
   - 01–02–25
   - 12–31–24
   - 09–25–24

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 30TH DAY OF JULY, 2027 ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP. FINAL GROUND STABILIZATION OF THE SITE IS ONGOING AND IS NOT INCLUDED IN THIS CERTIFICATION.
REMAINING IMPROVEMENTS INCLUDE:

- SIDEWALKS AND MULTI–USE PATH
- STREET TREES
- FLORA PORTION OF ROWLAND CREEK IMPROVEMENTS
- PERMANENT STREET SIGNS AND TRAFFIC CONTROL SIGNS
- PAVEMENT MARKINGS
- AQUATIC PLANTINGS FOR STORMWATER BASINS

NORTH CAROLINA PROFESSIONAL SEAL 10362 ENGINEER MARK S. BISSELL

7-29-25
DATE

REGISTERED LAND SURVEYOR/ENGINEER

10362
REGISTRATION NUMBER

NOTE:
STREET LIGHTS HAVE BEEN PRE–PAID BUT INSTALLATION IS NOT COMPLETE.

PERFORMANCE GUARANTEE
SHOULD THE OWNER OR DEVELOPER FAIL TO COMPLETE INSTALLATION OF THE GUARANTEED IMPROVEMENTS PER APPROVED PLAN WITHIN THE TERM OF THE PERFORMANCE (AS MAY BE EXTENDED), THE DIRECTOR SHALL GIVE THE OWNER OR DEVELOPER 30 DAYS WRITTEN NOTICE OF THE DEFAULT BY CERTIFIED MAIL. AFTER THE 30–DAY NOTICE PERIOD EXPIRES, THE COUNTY MAY DRAW ON THE GUARANTEE AND USE THE FUNDS TO PERFORM WORK NECESSARY TO COMPLETE INSTALLATION OF THE GUARANTEED IMPROVEMENTS. UPON COMPLETION OF SAID WORK, THE COUNTY SHALL PROVIDE AN ACCOUNTING STATEMENT OF THE EXPENDITURES TO THE OWNER OR DEVELOPER AND AS APPLICABLE, THE OWNER OR DEVELOPER SHALL REIMBURSE THE COUNTY IN ORDER TO BE RELEASED OF BOND AND AVOID A WARRANT OF INDEBTEDNESS.

LEGEND

	ROADWAY CENTERLINE
	RIGHT–OF–WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	SWALE CENTERLINE
	SWALE/BMP TOP OF BANK
	CULVERT (SIZE, TYPE & INVERTS AS NOTED)
	RECORD WATER DISTRIBUTION MAIN (SIZE AS NOTED)
EWL EWL	EXISTING WATER LINE
	6" FIRE HYDRANT TYPICAL
WTR	WATER VALVE TYPICAL (SIZE AS NOTED)
	WATER SERVICE METER BOX
S	8" GRAVITY SEWER LINE & MANHOLE
D	CATCH BASIN/DROP INLET & STORM PIPE
o	SEWER SERVICE CLEANOUT
	DRAINAGE FLOW DIRECTION
F/L	FLOWLINE
EOC	EDGE OF CONCRETE
X 0.00 BPE	BUILDING PAD ELEVATION
X 0.00	SPOT ELEVATION

BISSELL
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Engineers, Planners, Surveyors and Environmental Specialists

COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION

PROJECT:
THE FOST TRACT PD-R - PH 6B 1&2
MOYOCK TWNSHIP. CURRITUCK COUNTY NORTH CAROLINA
CONSTRUCTION RECORD DRAWING

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL 10362 ENGINEER MARK S. BISSELL

DATE: 7-28-25	SCALE: AS SHOWN
DESIGNED: BPG	CHECKED: MDB
DRAWN: KFW	APPROVED: BPG

SHEET: 1 OF 11
CAD FILE: 4651-ASB-PH6B
PROJECT NO: 4651

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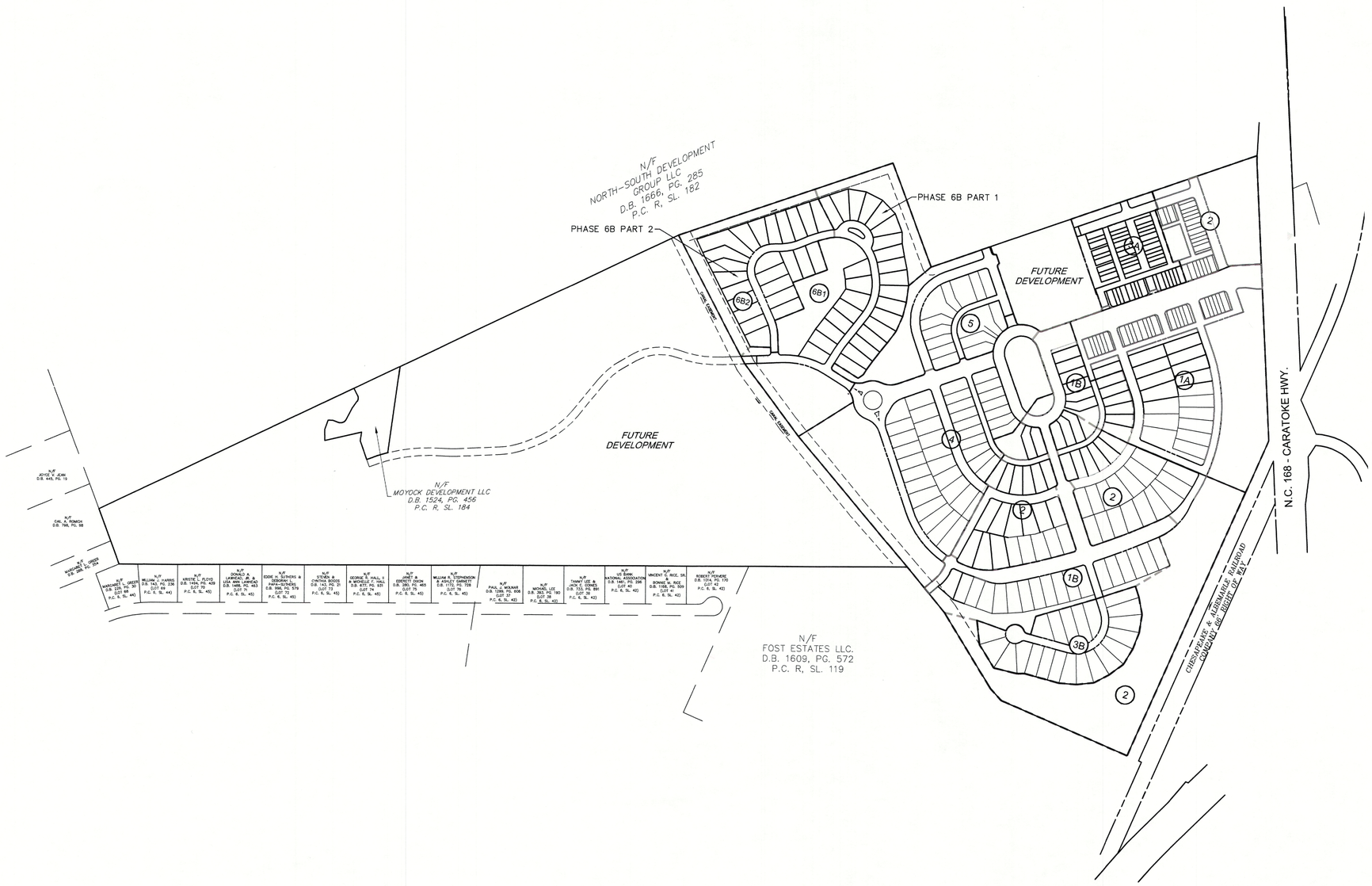

Bissell Professional Group
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3312 North Croatan Highway
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(252) 261-3266
FAX (252) 261-1760
BISSELL
Engineers, Planners, Surveyors and Environmental Specialists

OVERALL

PROJECT
THE FOST TRACT PD-R - PH 6B 1 & 2

NORTH CAROLINA

MOYOCK TWNSHP. CURRITUCK COUNTY

CONSTRUCTION RECORD DRAWING

REVISIONS

NO.	DATE	DESCRIPTION	BY

SEAL 10382 PROFESSIONAL ENGINEER MARK S. BISSELL

DATE: 07-28-25	SCALE: AS SHOWN
DESIGNED: BPG	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 2 OF 11

CAD FILE: 4651-ASB-PH6B

PROJECT NO: 4651

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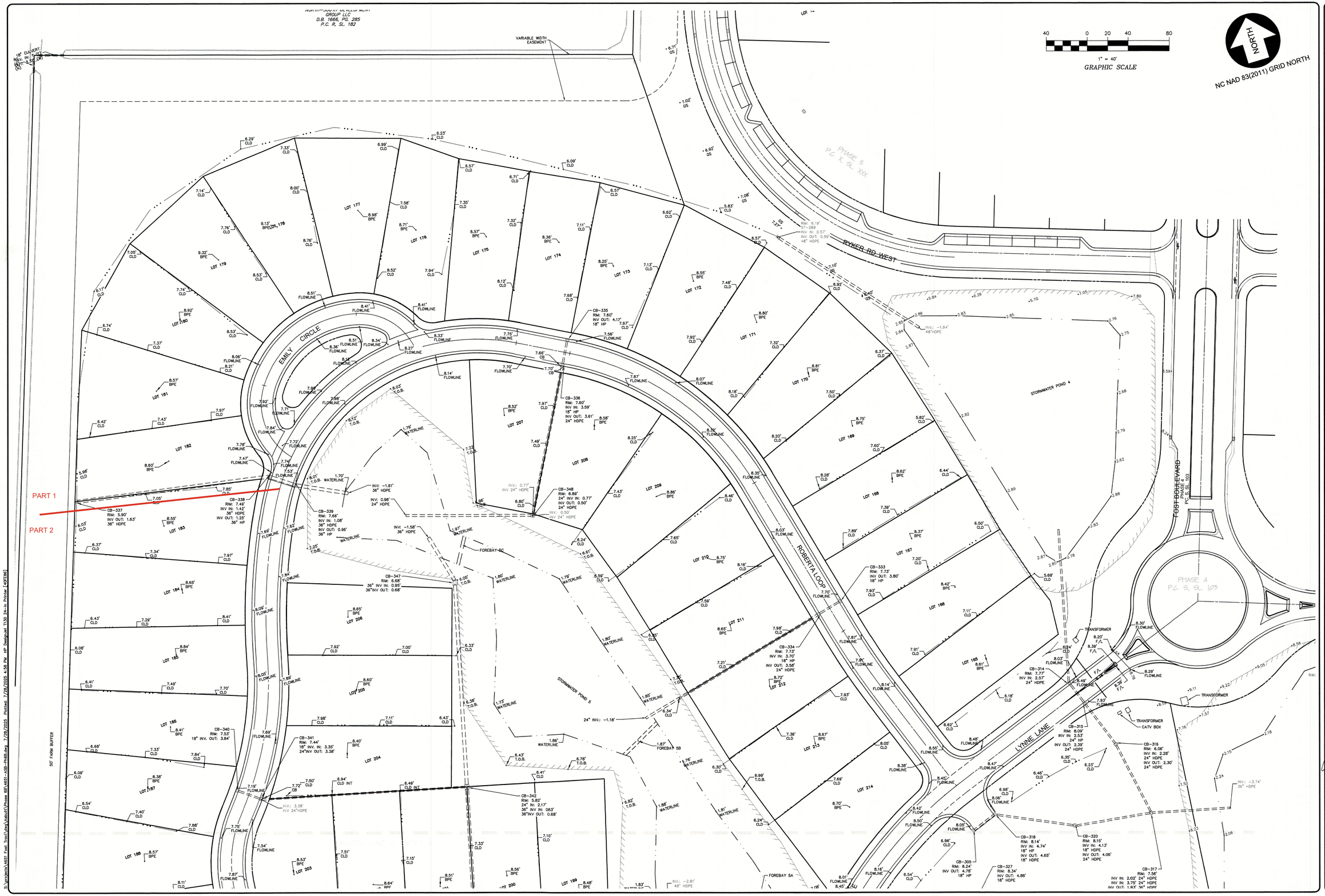

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Engineers, Pioneers, Surveyors and Environmental Specialists

ROADWAY & DRAINAGE PLAN

PROJECT:

THE FOST TRACT PD-R - PH 6B 1 & 2

MOYOCK TWNSHP. CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION RECORD DRAWING

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL 036362 ENGINEER MARK S. BISSELL 7-29-25

DATE: 07-28-25	SCALE: 1"=40'
DESIGNED: BPG	CHECKED: MSB
DRAWN: KFW	APPROVED: BPG

SHEET: 3 OF 11

CAD FILE: 4651-ASB-PH6B

PROJECT NO: 4651

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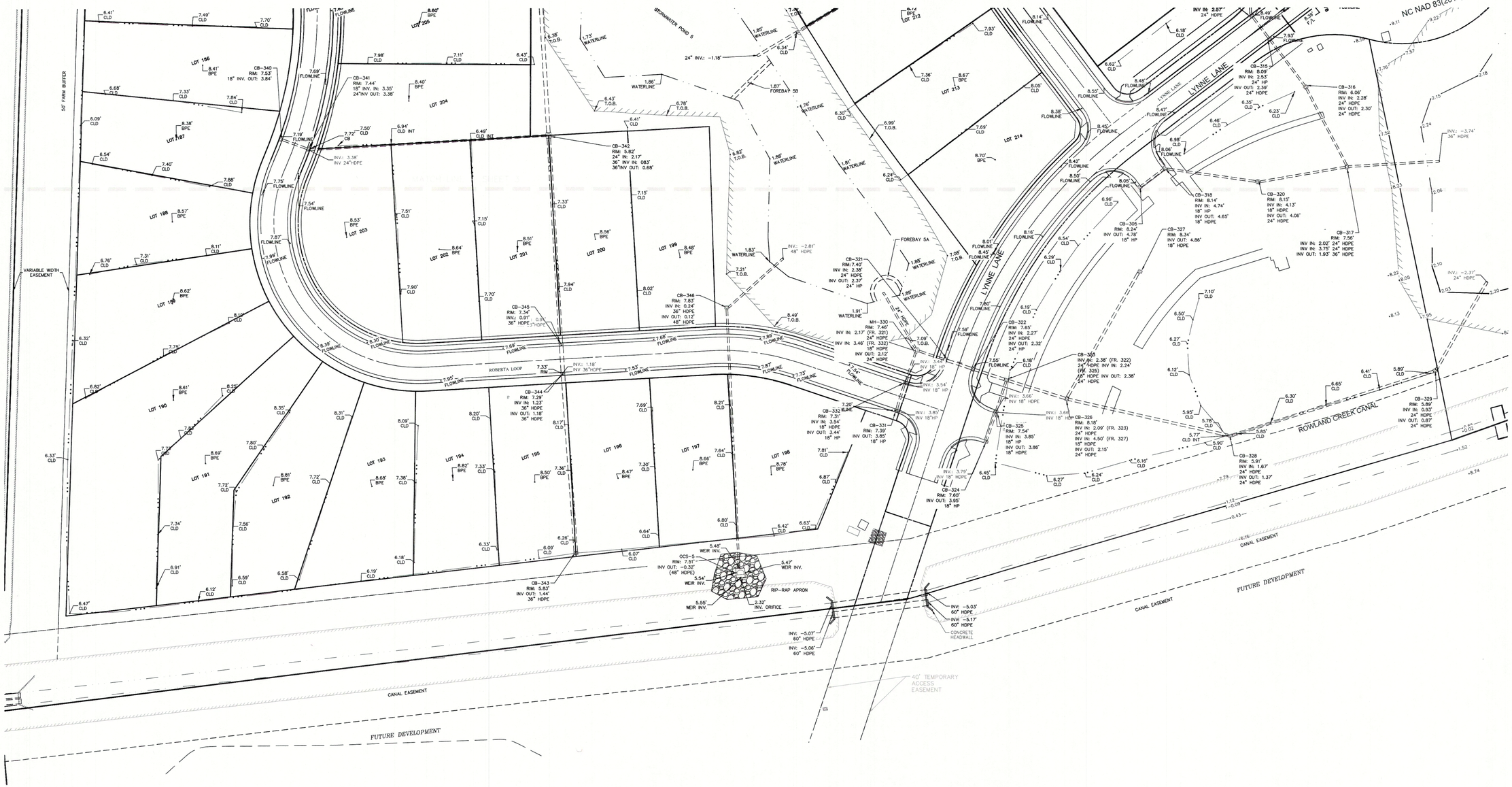

BISSELL
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ROADWAY & DRAINAGE PLAN

PROJECT:
THE FOST TRACT PD-R - PH 6B 1 & 2

MOYOCK TWNSHP. CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION RECORD DRAWING

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL 10362 ENGINEER
8-8-25

DATE: 07-28-25	SCALE: AS SHOWN
DESIGNED: BPG	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 4 OF 11

CAD FILE: 4651-ASB-PH6B

PROJECT NO: 4651

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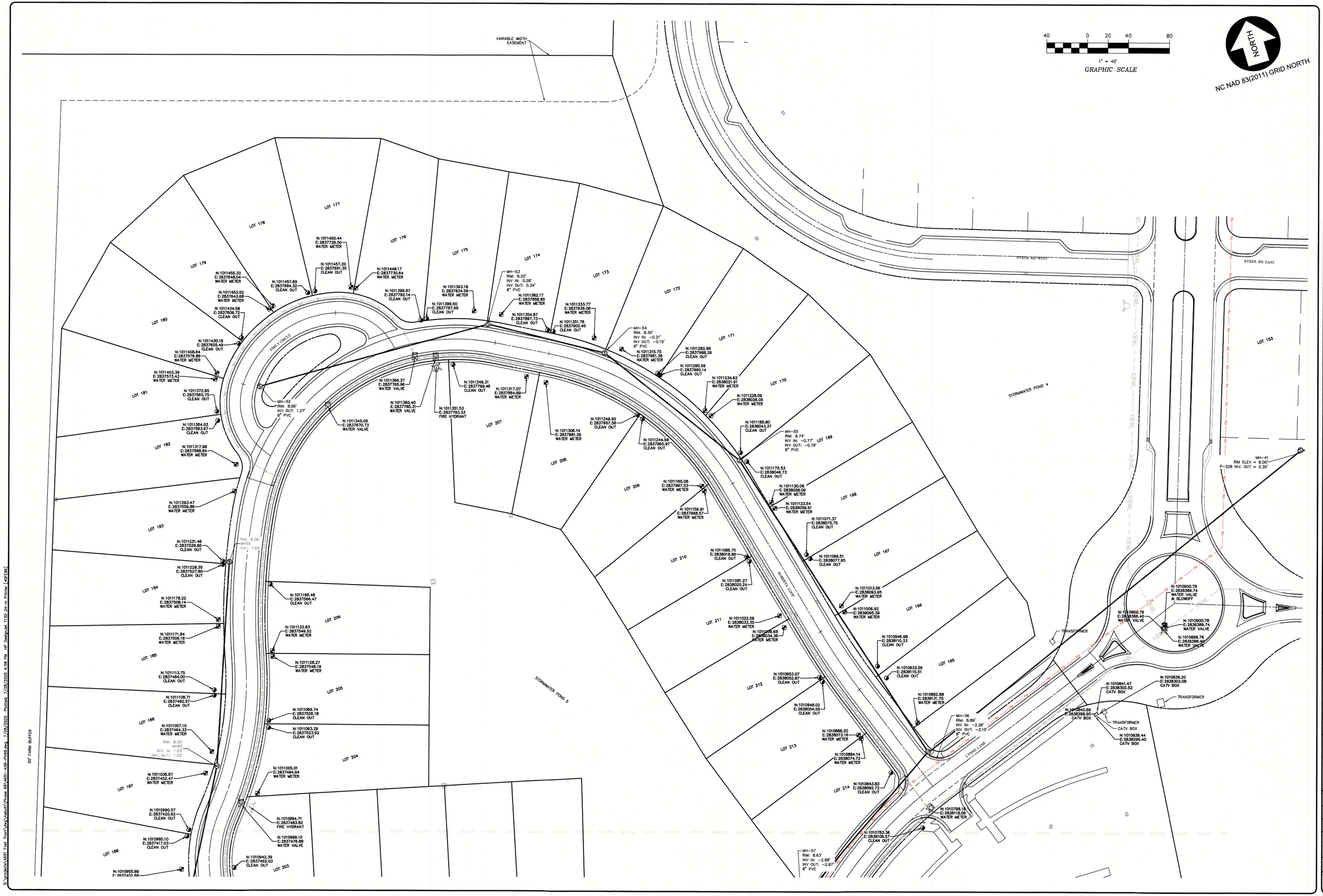

BISSELL
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(252) 291-3388
(252) 291-1760
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WASTE WATER & SANITARY SEWER PLAN

PROJECT:

THE FOST TRACT PD-R - PH 6B 1 & 2

MOYOCK TWNSHP. CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION RECORD DRAWING

REVISIONS

NO.	DATE	DESCRIPTION	BY

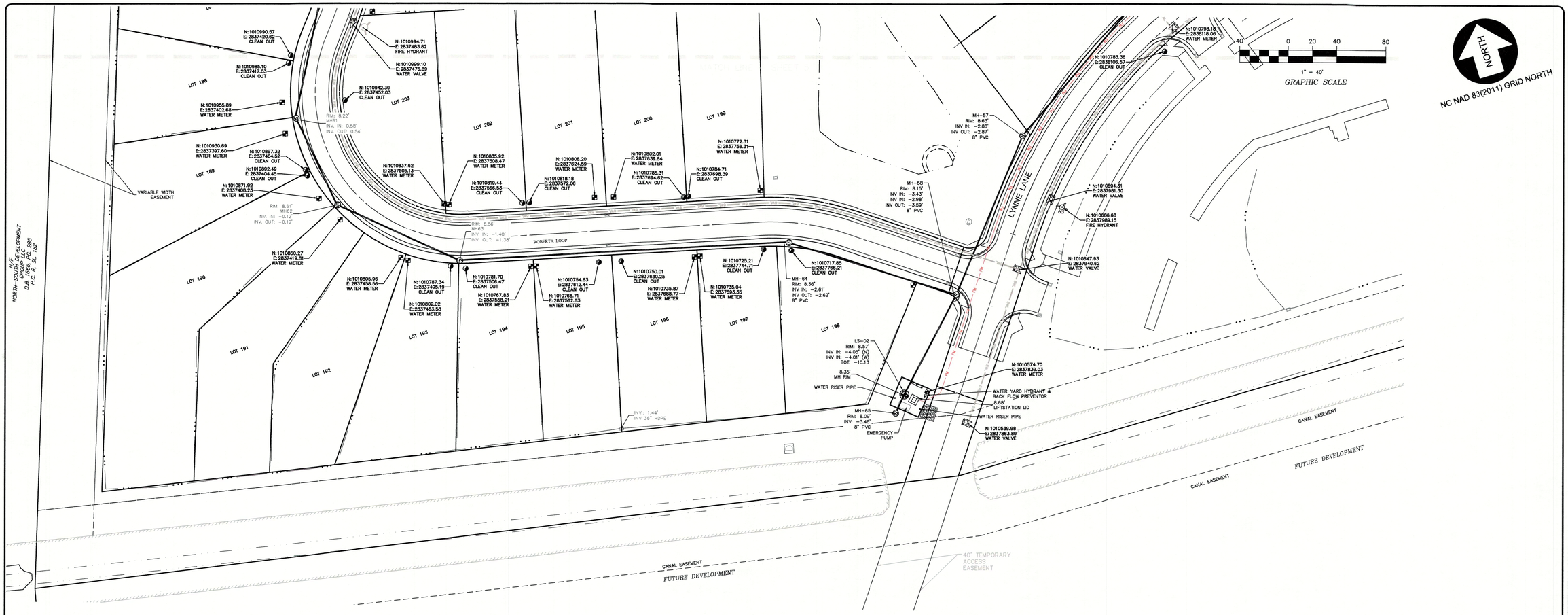
NORTH CAROLINA PROFESSIONAL SEAL 10362 7-28-25 ENGINEER MARK S. BISSELL

DATE: 07-28-25	SCALE: AS SHOWN
DESIGNED: BPG	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 5 OF 11

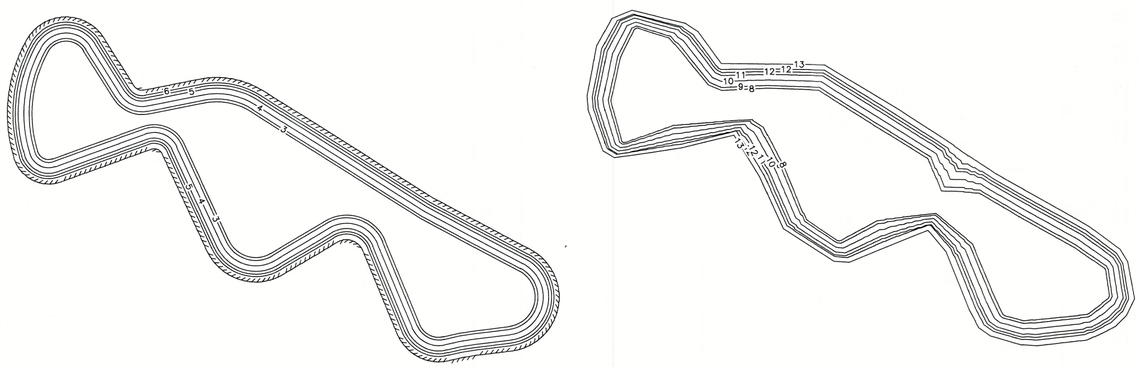
CAD FILE: 4651-ASB-PH6B

PROJECT NO: 4651



PROPOSED BMP 5 STAGE STORAGE TABLE						
ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
2.500	47,282.58	N/A	N/A	0.00	N/A	0.00
3.000	51,908.52	0.500	24797.78	24797.78	24788.78	24788.78
4.000	61,330.04	1.000	56619.28	81417.05	56553.84	81342.62
5.000	70,977.75	1.000	66153.89	147570.94	66095.19	147437.81
5.540	76,281.56	0.540	39760.01	187330.96	39751.41	187189.22

POST-CONSTRUCTION BMP 5 STAGE STORAGE TABLE						
ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
2.500	47,184.50	N/A	N/A	0.00	N/A	0.00
3.000	51,706.05	0.500	24722.64	24722.64	24714.02	24714.02
4.000	60,877.06	1.000	56291.56	81014.19	56229.20	80943.22
5.000	70,218.63	1.000	65547.84	146562.04	65492.30	146435.52
5.540	75,334.62	0.540	39299.38	185861.42	39291.28	185726.80



STORMWATER BMP 5 CAPACITY COMPARISONS

BISSELL
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WASTE WATER & SANITARY SEWER PLAN

PROJECT:
THE FOST TRACT PD-R - PH 6B 1 & 2
MOYOCK TWNSHP. CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION RECORD DRAWING

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROFESSIONAL ENGINEER SEAL 10364 MARK S. BISSELL 7-28-25

DATE: 07-28-25	SCALE: AS SHOWN
DESIGNED: BPG	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 6 OF 11

CAD FILE: 4651-ASB-PH6B

PROJECT NO: 4651

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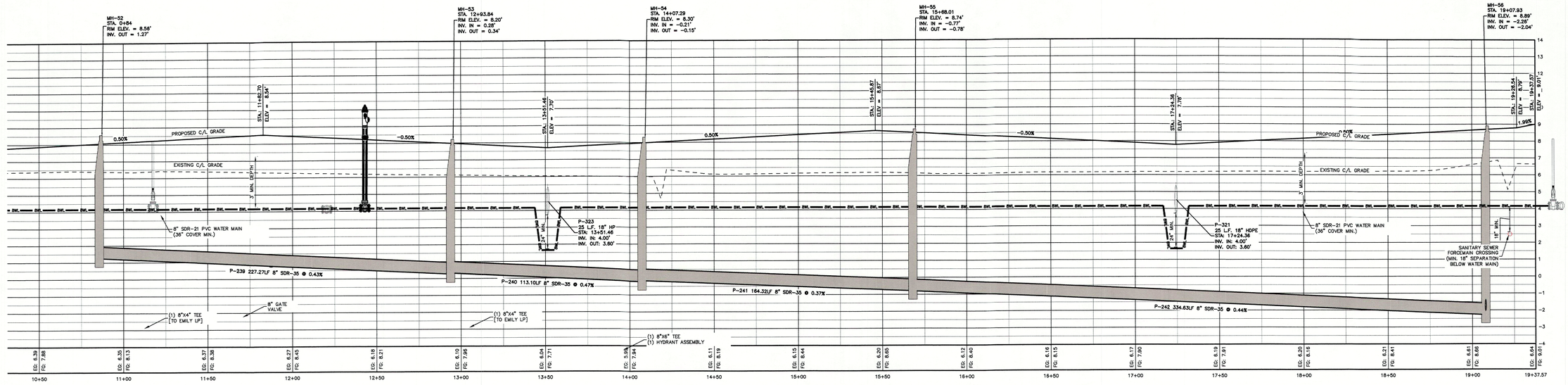
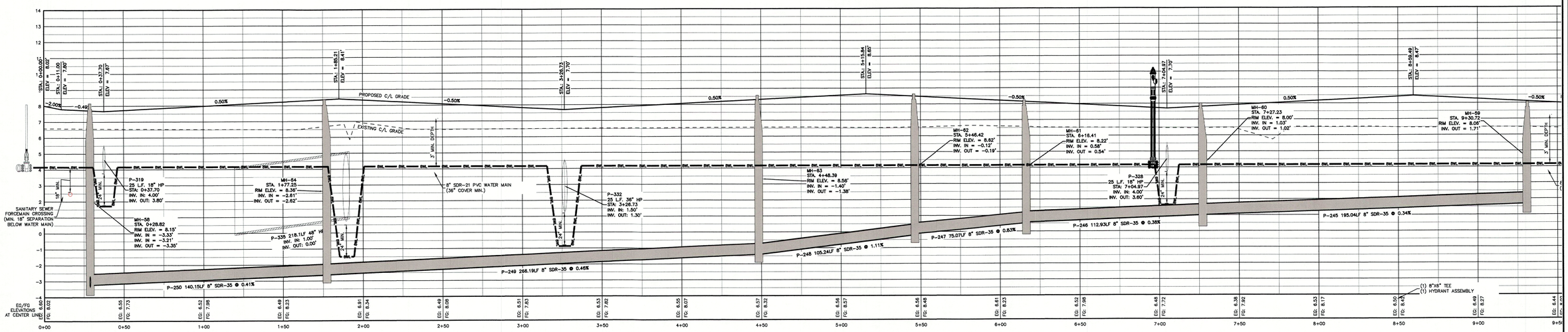


ALIGNMENT: ROBERTA LOOP (PART 1)
SCALE: PROFILE VIEW: 1"=30'



ALIGNMENT: ROBERTA LOOP (PART 2)
SCALE: PROFILE VIEW: 1"=30'

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5802 North Croatan Highway
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BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

ROBERTA LOOP
SANITARY PROFILES

PROJECT:
THE FOST TRACT PD-R - PH 6B 1 & 2
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
CONSTRUCTION RECORD DRAWING

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL 10382 ENGINEER MARK S. BISSELL
7-28-25

DATE: 07-28-25	SCALE: 1" = 30'
DESIGNED: BPG	CHECKED: MSB
DRAWN: KFW/MCW	APPROVED: BPG

SHEET: 7 OF 11
CAD FILE: 4651-ASB-PR-6B
PROJECT NO: 4651

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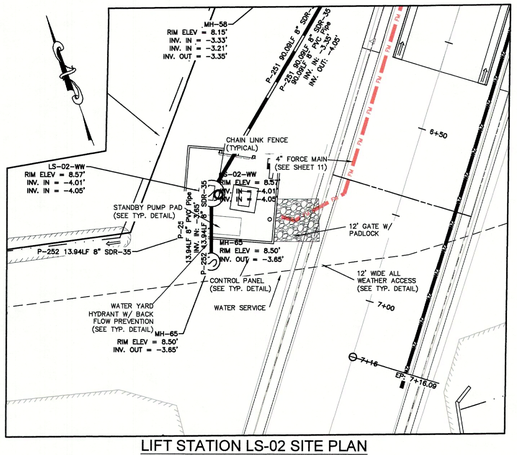


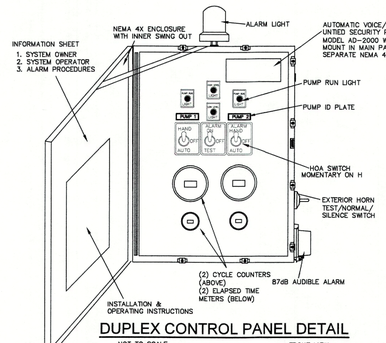
LIFT STATION LS-02 SITE PLAN

SCALE: 1"=20' (PLAN VIEW)

NOTES:

1. THIS PUMP STATION HAS BEEN DESIGNED TO COMPLY WITH NCAC 15A 2T.0305 AND MEETS OR EXCEEDS ALL REQUIREMENTS OF FAST-TRACK PERMITTING, MINIMUM DESIGN CRITERIA.
2. DESIGN PUMPING CAPACITY: 110 GPM, @ 24.8 TDH
3. PUMP SELECTION: SEE SCHEDULE.
4. ALL HATCHES SHALL BE PADLOCKED AT ALL TIMES.
5. ALL DISCHARGE PIPING SHALL BE SCH 40 PVC CONFORMING TO ASTM D1785.
6. ALL CONTROL SYSTEM ENCLOSURES SHALL BE NEMA 4X RATED.
7. ALL TANKS SHALL BE LEAK TESTED IN ACCORDANCE UTILIZING A STATIC WATER TEST AS SPECIFIED.
8. ALL COMPONENTS WTHIN THE PUMP TANK SHALL BE STAINLESS STEEL INCLUDING GUIDE RAILS, BRACKETS, BOLTS, LIFTING CHAIN, ETC.
9. PRECAST INLET BOOTS SHALL BE PROVIDED BY PRECAST LIFT STATION MANUFACTURER. ALL OPENINGS SHALL BE GROUTED.
10. PUMP LIFT-OUT RAIL SYSTEM SHALL BE MYERS SRA DUPLEX WITH STAINLESS STEEL COMPONENTS, OR APPROVED EQUAL.
11. ACCESS HATCHES SHALL BE HALLIDAY MODELS, AS SPECIFIED ON DRAWINGS.
12. AN ALL WEATHER ACCESS ROAD SHALL BE PROVIDED TO THE LIFT STATION.
13. THE WET WELL, VALVE VAULT & CONTROL PANELS SHALL BE SECURELY LOCKED AT ALL TIMES.
14. CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING EXISTING POWER VOLTAGE AND PHASE PRIOR TO ORDERING PUMPS & CONTROLS
15. PUMP STATION DESIGN SPECIFICATIONS TO CONFORM TO LATEST ASTM C478 SPECIFICATIONS FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS." CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI MINIMUM. MANHOLE STEPS SHALL BE STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEPS WHICH CONFORM TO LATEST ASTM C478 SPECIFICATIONS IN BOTH MATERIAL & DESIGN.
16. ADDITIONAL WASTEWATER FLOWS SHALL NOT BE MADE TRIBUTARY TO THE LIFT STATION UNTIL A REQUEST FOR A PERMIT MODIFICATION IS SUBMITTED & APPROVED BY NCDENR-DWQ.

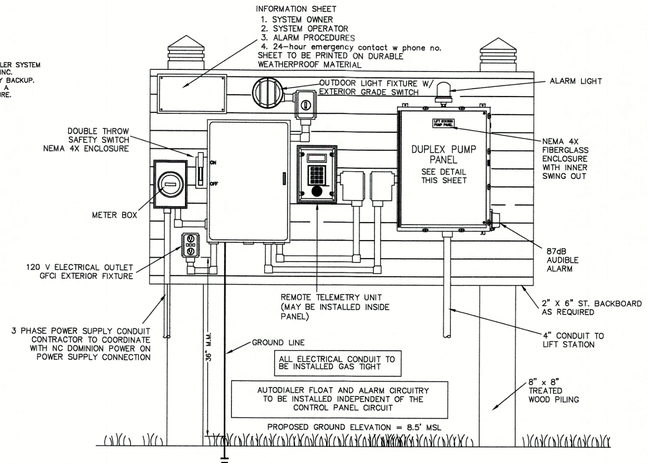
WASTEWATER COLLECTION SYSTEM LIFT STATION SCHEDULE	
DIMENSION	
A: TOP OF TANKS	8.5' M.S.L.
B: GROUND ELEV. (FINISHED)	8.0'± M.S.L.
C: HEIGHT OF WET WELL	18.5'
D: INV. IN	-3.72 M.S.L.
E: BOTTOM OF WET WELL	-10.0 M.S.L.
F: DIAMETER OF TANK	6' INSIDE
G: VALVE CHAMBER	6' INSIDE
H: F.M. ELEV. OUT	4.75'± M.S.L.
I: F.M. DIAMETER	4"Ø
J: ALARM LEVEL	-4.5 M.S.L.
K: LAG PUMP ON	-5.0 M.S.L.
L: LEAD PUMP ON	-5.5 M.S.L.
M: BOTH PUMPS OFF	-8.0 M.S.L.
N: D-E	6.28'
O: BOTTOM OF VALVE VAULT	3.0' M.S.L.
P: AUTO DIALER FLOAT	-4.5 M.S.L.
PUMP AND MOTOR DATA	
DESIGN FLOW (Q)	110 GPM
TOTAL DYNAMIC HEAD (TDH)	24.8'
RECOMMENDED PUMP OR APPROVED EQUAL	HOMA AMS 434-150/2, 9T/C



DUPLEX CONTROL PANEL DETAIL

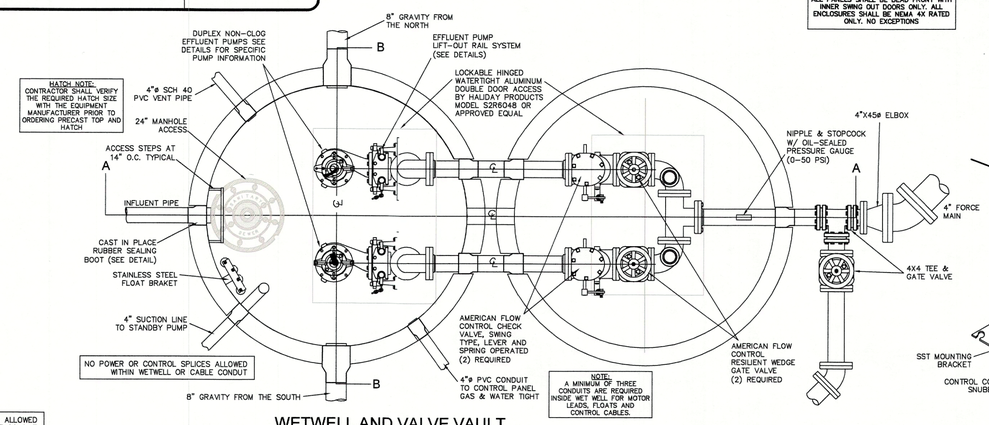
NOT TO SCALE — FRONT VIEW

ALL PANELS SHALL BE DEAD FRONT WITH INNER SWING OUT DOORS ONLY. ALL ENCLOSURES SHALL BE NEMA 4X RATED ONLY. NO EXCEPTIONS



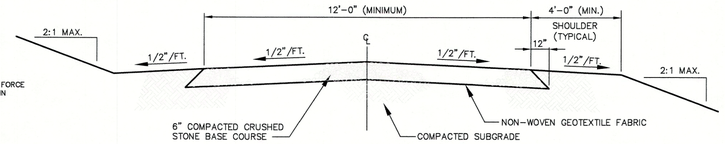
LIFT STATION CONTROL PANEL

NOT TO SCALE



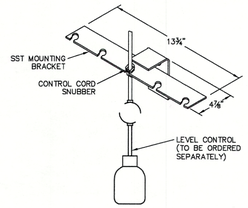
WETWELL AND VALVE VAULT

NOT TO SCALE — PLAN VIEW



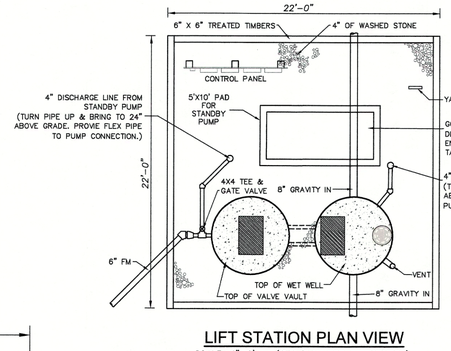
PUMP STATION ACCESS ROAD

NOT TO SCALE



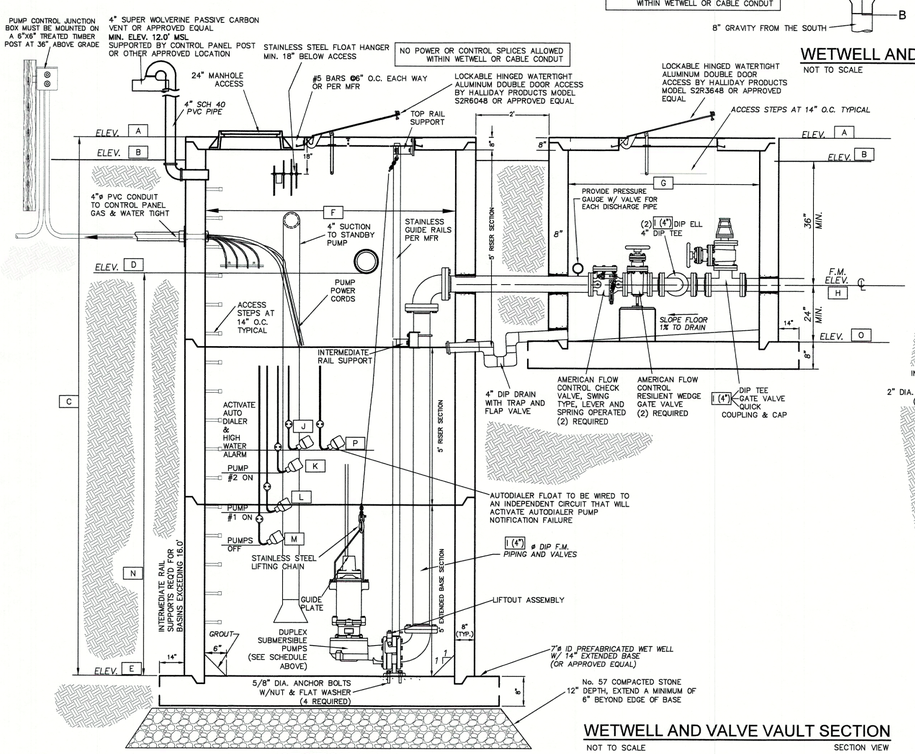
FLOAT BRACKET DETAIL FOR SUBMERSIBLE LIFT STATION

NOT TO SCALE — MYERS CSB5-SS



LIFT STATION PLAN VIEW

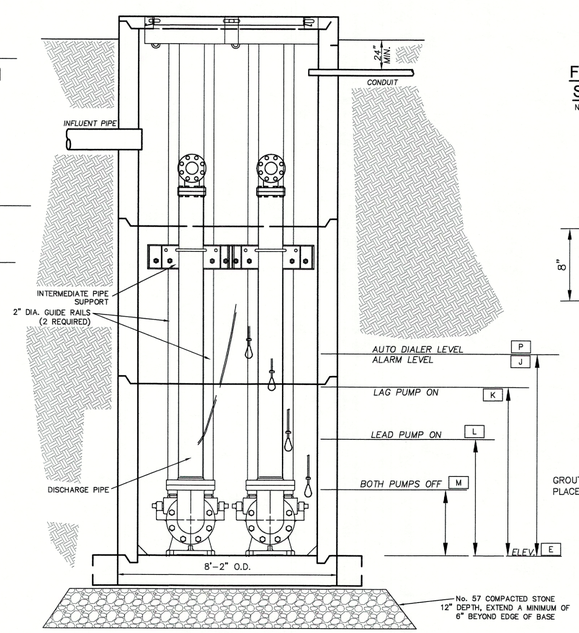
SCALE: 1"=6' (SEE PLAN FOR ORIENTATION)



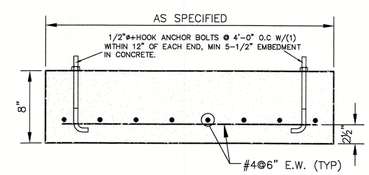
SECTION A-A

WETWELL AND VALVE VAULT SECTION

NOT TO SCALE — SECTION VIEW

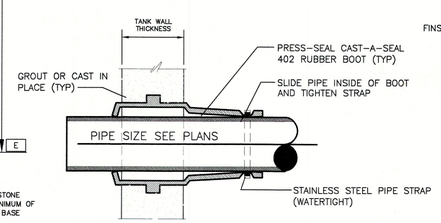


SECTION B-B



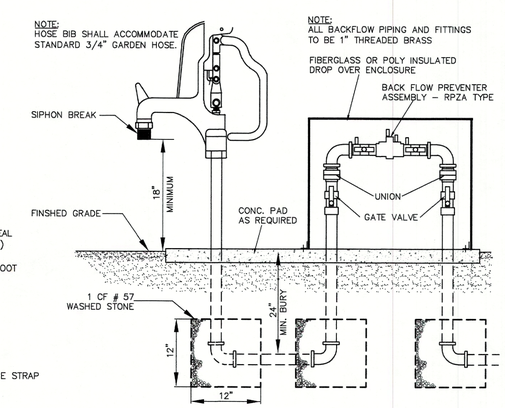
STANDBY PUMP PAD DETAIL

NOT TO SCALE



GASKETED FLEXIBLE WATERTIGHT CONNECTION DETAIL

NOT TO SCALE



FROST-PROOF YARD HYDRANT DETAIL

NOT TO SCALE

Bissell Professional Group
Firm License # C-0178
3912 North Croatan Highway
P.O. Box 1060
Kitty Hawk, North Carolina 27949
(252) 261-3266
(252) 261-1760
FAX (252) 261-1760
BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

WASTEWATER LIFT STATION CONSTRUCTION DETAILS

PHASE 6B — NORTH CAROLINA

PHASE 6B1

PROJECT: THE FOST TRACT PD-R - PHASE 6B
MOYOCK TOWNSHIP — CURRITUCK COUNTY

CONSTRUCTION DRAWINGS - PHASE 6B1

REVISIONS

NO.	DATE	DESCRIPTION	BY

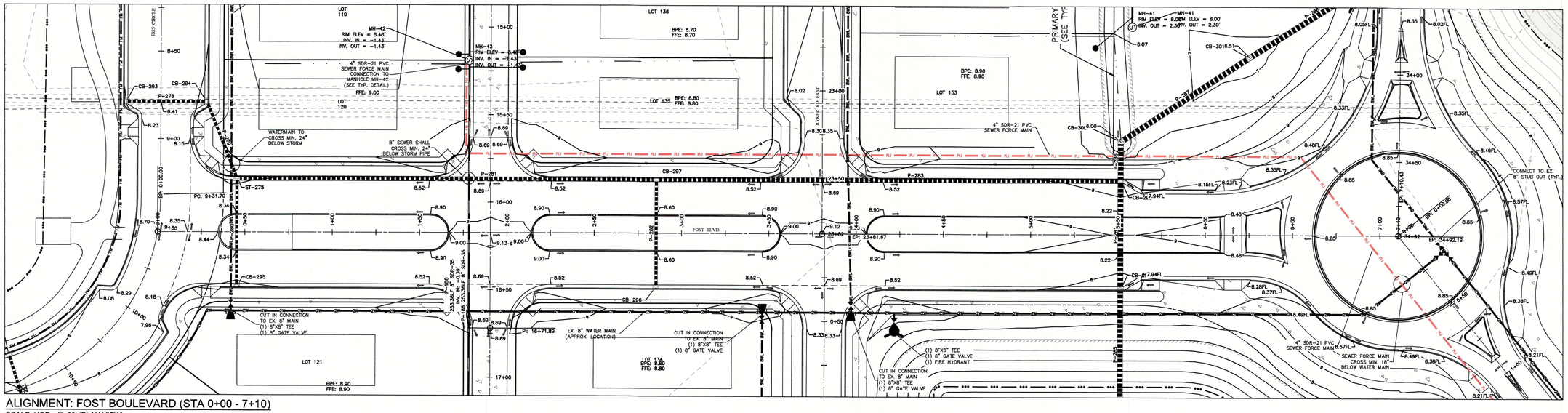
NORTH CAROLINA PROFESSIONAL SEAL 10684 ENGINEER MARK S. BISSELL 7-28-25

DATE: 07-28-25	SCALE: AS NOTED
DESIGNED: BPG	CHECKED: MSB
DRAWN: KFW/DMK	APPROVED: BPG

SHEET: 8 OF 11

CAD FILE: 4651-ASB-PR-6B

PROJECT NO: 4651



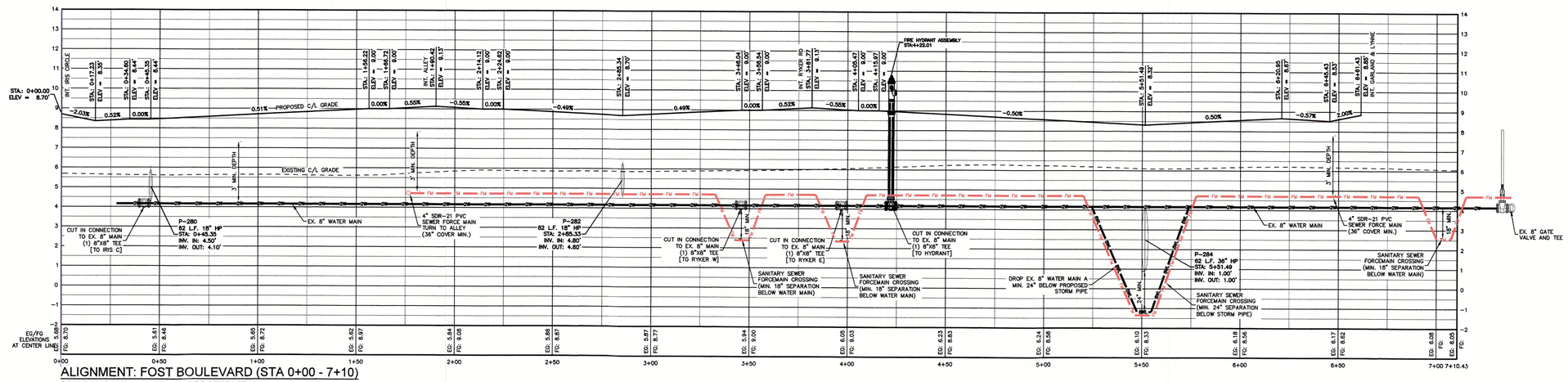
ALIGNMENT: FOST BOULEVARD (STA 0+00 - 7+10)

SCALE: HOR.: 1"=30' (PLAN VIEW)

30 0 15 30 60

1" = 30'

GRAPHIC SCALE



ALIGNMENT: FOST BOULEVARD (STA 0+00 - 7+10)

SCALE: HOR.: 1"=30' VERT.: 1"=3' (PROFILE VIEW)

Bissell Professional Group
Firm License # C-0205
3512 North Croatan Highway
P.O. Box 390
Kitty Hawk, North Carolina 27949
(252) 261-3285
FAX (252) 261-1760
BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

FOST BOULEVARD

PLAN & PROFILE (0+00 - 7+10)

PROJECT

THE FOST TRACT PD-R - PH 6B 1 & 2

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION DRAWINGS PHASE 6B PT1

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL 10362 ENGINEER MARK S. BISSELL

DATE: 07-28-25	SCALE: 1"=30', 1"=3'
DESIGNED: BPG	CHECKED: MSB
DRAWN: KFW/DMK	APPROVED: BPG

SHEET: 9 OF 11

CAD FILE: 4651-ASB-PR-6B

PROJECT NO: 4651

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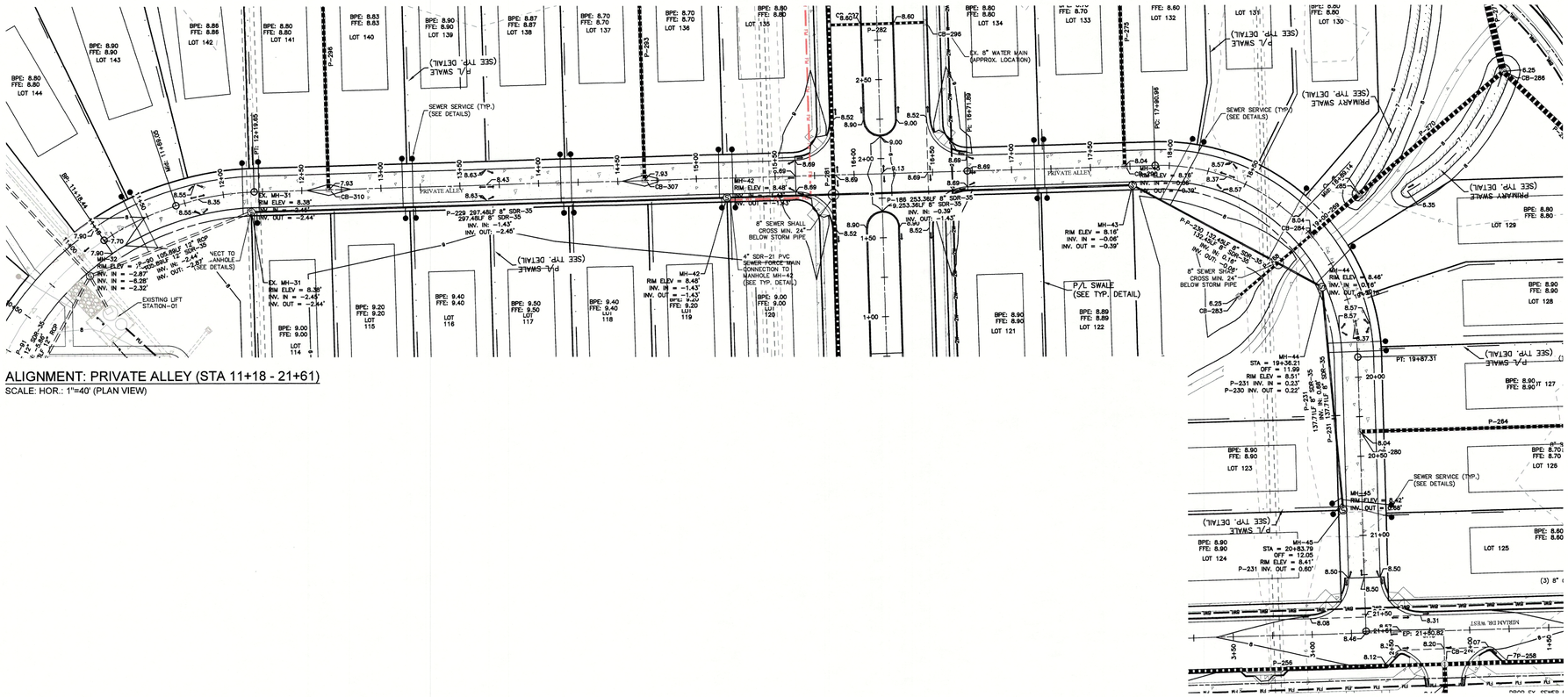


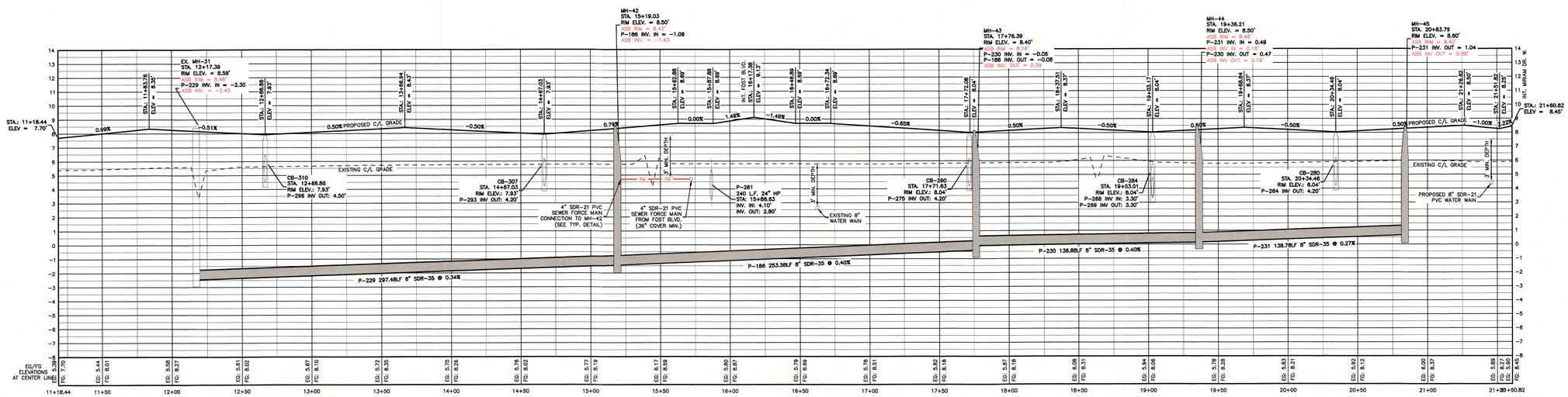
ALIGNMENT: PRIVATE ALLEY (STA 11+18 - 21+61)

SCALE: HOR.: 1"=40' (PLAN VIEW)

40 0 20 40 80

1" = 40'

GRAPHIC SCALE



ALIGNMENT: PRIVATE ALLEY (STA 11+18 - 21+61)

SCALE: HOR.: 1"=40', VERT.: 1"=4' (PROFILE VIEW)

Bissell Professional Group
Firm License # C-965
303 Jones Franklin Highway
P.O. Box 1136
Kitty Hawk, North Carolina 27949
(252) 261-2101
FAX (252) 261-1760
BISSELL
Engineers, Planners, Surveyors and Environmental Specialists

PRIVATE ALLEY

PLAN & PROFILE (11+18 - 21+61)

PROJECT:

THE FOST TRACT PD-R - PH 6B 1 & 2

MOYOCK TOWNSHIP — CURRITUCK COUNTY — NORTH CAROLINA

CONSTRUCTION DRAWINGS PHASE 6B PT1

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL 10362 ENGINEER MARK S. BISSELL

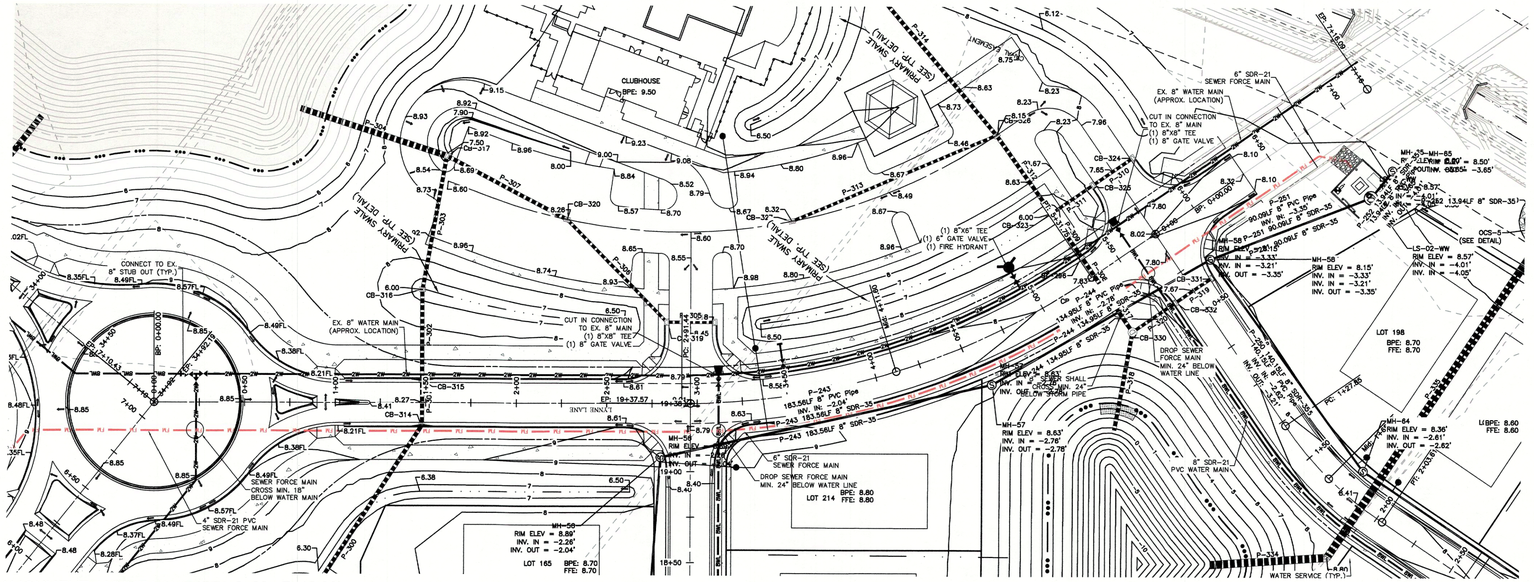
DATE: 07-28-25	SCALE: 1"=40', 1"=4'
DESIGNED: BPG	CHECKED: MSB
DRAWN: KFW/DMK	APPROVED: BPG

SHEET: 10 OF 11

CAD FILE: 4651-ASB-PR-6B

PROJECT NO: 4651

S:\projects\4651 Fost Tract\dwg\Adbull\Phase 6B\4651-ASB-PR-6B.dwg 7/28/2025 Protract 7/28/2025 4:58 PM HP Designjet T2500 PS HPGL2.pc3



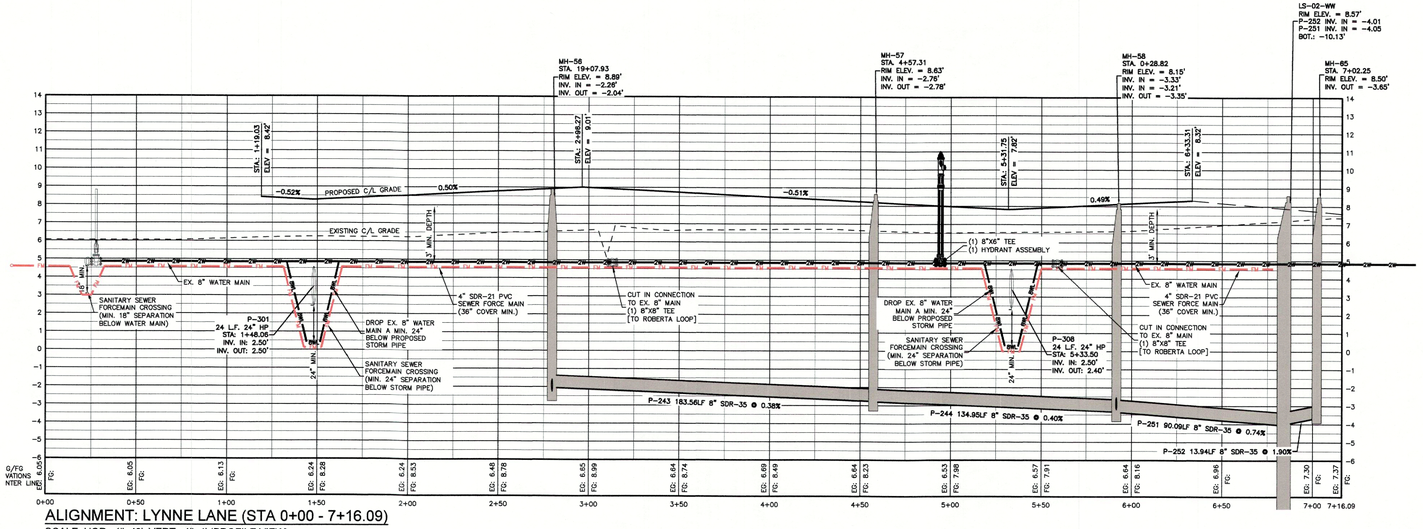
ALIGNMENT: LYNNE LANE (STA 0+00 - 7+16.09)

SCALE: HOR.: 1"=40' (PLAN VIEW)

40 0 20 40 80

1" = 40'

GRAPHIC SCALE



ALIGNMENT: LYNNE LANE (STA 0+00 - 7+16.09)

SCALE: HOR.: 1"=40'; VERT.: 1"=4' (PROFILE VIEW)

BISSELL PROFESSIONAL GROUP

Bissell Professional Group
Firm License # C-0178
3312 North Croatan Highway
P.O. Box 1829
Kitty Hawk, North Carolina 27949
(252) 261-3235
FAX (252) 261-7763

Engineers, Planners, Surveyors and Environmental Specialists

LYNNE LANE

PLAN & PROFILE (0+00 - 7+16)

PROJECT

THE FOST TRACT PD-R - PH 6B 1 & 2

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION DRAWINGS - PHASE 6B PT1

REVISIONS

NO.	DATE	DESCRIPTION	BY
-	-	-	-

NORTH CAROLINA PROFESSIONAL SEAL 10362 ENGINEER MARK S. BISSELL 7-29-25

DATE: 07-28-25	SCALE: 1"=40', 1"=4'
DESIGNED: BPG	CHECKED: MSB
DRAWN: KPW/DMK	APPROVED: BPG

SHEET: 11 OF 11

CAD FILE: 4651-ASB-PR-6B

PROJECT NO: 4651

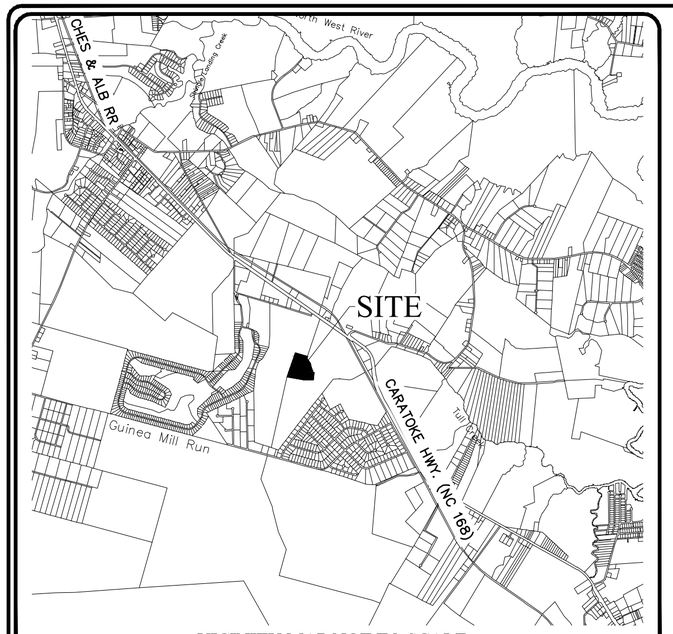
E:\projects\4651 Fost Tract\dwg\Adbuild\Phase 6B\4651-ASB-PR-6B.dwg 7/29/2025 Plotted: 7/29/2025 4:59 PM HP Designjet T2500 PS HPGL2.pc3

THE FOST TRACT

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

PHASE 6B-PART 2

FINAL PLAT



VICINITY MAP NOT TO SCALE

Sheet Number	Sheet Title
1	COVER
2	OVERALL
3	LOT LAYOUT
4	DETAILS

STORMWATER STATEMENT
NO MORE THAN THE AMOUNT SHOWN ON ATTACHMENT A TO THE RECORDED DECLARATION 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 SW7200202 & 7200203 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. CURRENT COVERAGE LIMITATIONS BY LOT NUMBERS ARE: LOTS 165–214: 60%.

PUBLIC DEDICATION OF RECREATION AND PARK AREA STATEMENT
A PAYMENT IN LIEU OF RECREATION AND PARK AREA DEDICATION WILL BE PROVIDED IN ACCORDANCE WITH CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE. PAYMENT IN LIEU OF RECEIVED BY THE COUNTY SHALL BE USED ONLY FOR THE ACQUISITION AND DEVELOPMENT OF RECREATION 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 _____.

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 _____

GENERAL NOTES:

1. PROJECT NAME: THE FOST TRACT
2. APPLICANT: MOYOCK DEVELOPMENT, LLC
   OWNERS: MOYOCK DEVELOPMENT, LLC
   227 CARATOKE HWY.
   MOYOCK, NC 27958
3. PROPERTY DATA:
   ADDRESS: FOST BLVD., MOYOCK, NC 27958
   PARCEL ID: 0015–000–0086–0000
   RECORD DOCUMENT(S): D.B.13, PG:E/12; D.B. 1524, PG. 456
   ACREAGE: 228.83 ACRES
   PROPERTY ZONING: PD–R (PLANNED DEVELOPMENT – RESIDENTIAL)
4. F.I.R.M. DATA:
   ZONE X PER F.I.R.M. MAP NOS. 3721803100 K, 3721803000 K, & 3721804000 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.
5. THIS PROPERTY CONTAINS ACOE "404' JURISDICTIONAL WETLANDS AS SHOWN AND CONFIRMED BY USACOE ACTION ID# SAW 2018–00838, DATED APRIL 30, 2018, AND MAY REQUIRE U.S. CORP OF ENGINEERS APPROVAL PRIOR TO DEVELOPMENT OF THE PROPERTY.
6. A 10' EASEMENT FOR UTILITIES AND DRAINAGE ALONG REAR AND SIDE PROPERTY LINES (EXCLUDING TOWNHOME LOTS WHICH HAVE A 15' DRAINAGE & UTILITY EASEMENTS ALONG REAR PROPERTY LINES ADJACENT TO PRIVATE STREETS). EASEMENTS FOR UTILITIES AND DRAINAGE ALONG FRONT PROPERTY LINES AND PEDESTRIAN ACCESS AND STREET TREE EASEMENTS ARE HEREBY PROVIDED PER TYPICAL SECTIONS SHOWN ON SHEET 4.
7. A 25' DRAINAGE EASEMENT SHALL BE ESTABLISHED ALONG ALL MAJOR DRAINAGE WAYS SERVING MORE THAN 5 ACRES. A BLANKET DRAINAGE, UTILITY, AND PEDESTRIAN ACCESS EASEMENT IS HEREBY ESTABLISHED ACROSS ALL OPEN SPACE AREAS.
8. ALL UTILITIES ARE TO BE UNDERGROUND.
9. THIS SUBDIVISION CONTAINS RIGHTS–OF–WAY THAT ARE PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED TO AND FROM ADJOINING PROPERTIES. ACCESS WITHIN THE RIGHTS–OF–WAY FOR STREETS AND UTILITIES SHALL NOT BE RESTRICTED.

DEVELOPMENT NOTES:

TOTAL TRACT AREA:	228.28 AC.
TOTAL AREA PHASE 1A, 1B, 2, 3A, 3B, 4, 5 & 6B1:	120.98 AC.
TOTAL AREA PHASE 6B2:	9.08 AC.
TOTAL AREA PHASE 1A, 1B, 2, 3A, 3B, 4, 5, 6B1 & 6B2:	130.06 AC.
TOTAL AREA LOTS IN PHASE 6B2:	6.23 AC.
PUBLIC R/W TOTAL AREA PHASE 6B2:	0.90 AC.
PRIVATE R/W AREA PHASE 6B2:	0.00 AC
TOTAL AREA OF OPEN SPACE IN PHASE 6B2:	1.95 AC.
REQUIRED OPEN SPACE PHASE 1A, 1B, 2, 3A, 3B, 4, 5, 6B1 & 6B2 (30%):	39.01 AC.
OPEN SPACE PROVIDED PHASE 1A, 1B, 2, 3A, 3B, 4, 5, 6B1 & 6B2:	54.59 AC. (42.0%)
# OF PROPOSED LOTS PHASE 6B1:	24 LOTS
PROPOSED RIGHT–OF–WAY WIDTH:	40'
PROPOSED PAVED ROADWAY WIDTH:	22'
LINEAR FEET OF ROADWAY PHASE 6B2:	975'

LOT DEVELOPMENT CONFIGURATION:

LOT AREAS: VARY FROM 9,736 S.F. TO 11,243 S.F.

SURVEY LEGEND

	RIGHT–OF–WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EASEMENT LINE
	CENTERLINE OF ROADWAY
	TOP OF BANK
⊙	SET IRON ROD
○	EXISTING IRON ROD
●	EXISTING IRON PIPE
⊡	EXISTING CONCRETE MONUMENT
N/F	NOW OR FORMERLY
TWP.	TOWNSHIP
(T)	TOTAL
P.C.	PLAT CABINET
SL.	SLIDE
D.B.	DEED BOOK
M.B.	MAP BOOK
PG.	PAGE
SQ.FT. or S.F.	SQUARE FEET
M.B.L.	MAXIMUM BUILDING LINE
AC or AC.	ACRES
P/O	PART OF
TYP.	TYPICAL
N.T.S.	NOT TO SCALE
O.S.	OPEN SPACE
R/W	RIGHT–OF–WAY

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 _____

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 30th OF JULY, 2027 ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP. REMAINING IMPROVEMENTS INCLUDE:

- SIDEWALKS & MULTI–USE PATH
- STREET TREES
- FLORA PORTION OF ROWLAND CREEK IMPROVEMENTS
- PERMANENT STREET SIGNS AND NO PARKING SIGNS
- PAVEMENT MARKINGS

07/18/25
DATE

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

L–1756
REGISTRATION NUMBER

STREET LIGHTS HAVE BEEN PREPAID, BUT INSTALLATION IS NOT YET COMPLETE

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 JULY, A.D., 2025.

DocuSigned by:
SIGNATURE _____ L–1756
C6DA34EC9CBF428...

BISSELL PROFESSIONAL GROUP
Bissell Professional Group
Firm License # C–956
3512 Bob Wallace Avenue
Kitty Hawk, North Carolina 27949
(252) 261–3266
FAX (252) 261–1760
Engineers, Planners, Surveyors and Environmental Specialists

THE FOST TRACT-PD-R
PHASE 6B-PART 2
MOYOCK TWNSHP. CURRITUCK COUNTY NORTH CAROLINA
FINAL SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

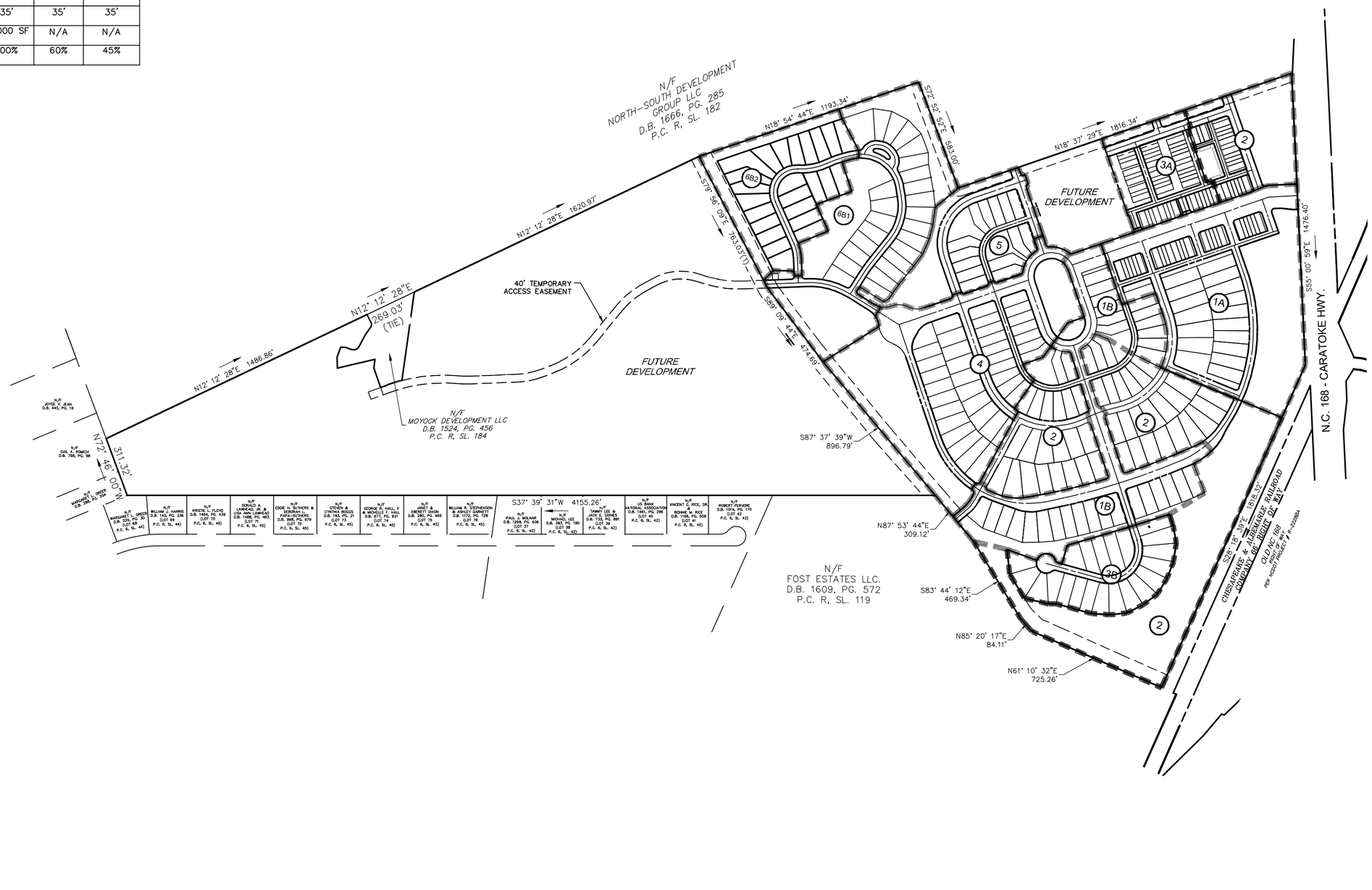
NORTH CAROLINA PROFESSIONAL SEAL L-1756 LAND SURVEYOR MICHAEL D. BARR

DATE: 01-13-25	SCALE: AS SHOWN
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 1 OF 4
CAD FILE: 465100FP-PH6B-2
PROJECT NO: 4651

S:\projects\4651 Fost Tract\dwg\Final Plats\Phase 6B\465100FP-PH6B-2.dwg 7/18/2025 Plotted: 7/18/2025 8:51 AM HP DesignJet T130 24-in Printer [40FE86].pc3

DEVELOPMENT STANDARDS & SETBACKS			
STYLE			
	TND T.H.	TND S.F. LOT	CONV. S.F. LOT
MIN. LOT SIZE	1,800 SF	6,900 SF	9,500 SF
TYPICAL LOT SIZE	1,800 – 3,000 SF	7,000 – 9,000 SF	10,000 – 15,000 SF
MIN. LOT WIDTH	20'	35'	35'
TYPICAL LOT WIDTH	20'–25'	50'–60'	62'
FRONT SETBACK	15'	20'	20'
SIDE SETBACK	0	10'	10'
REAR SETBACK	20'	20'	25'
CORNER SIDE SETBACK	15'	15'	15'
MAXIMUM SETBACK	25'	75'	140'
MAXIMUM HEIGHT	35'	35'	35'
MAXIMUM BUILDING SIZE	16,000 SF	N/A	N/A
MAXIMUM LOT COVERAGE	100%	60%	45%



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

PROJECT:
THE FOST TRACT-PD-R
PHASE 6B-PART 2
MOYOCK TWNSHP. CURRITUCK COUNTY NORTH CAROLINA
FINAL SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

Docu Signed by:
C6DAB4EC9CBE428...
NORTH CAROLINA PROFESSIONAL SEAL L-2258 LAND SURVEYOR MICHAEL A. KERR
8/18/25

DATE: 01-13-25	SCALE: 1" = 400'
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 2 OF 4
CAD FILE: 465100FP-PH6B-2
PROJECT NO: 4651

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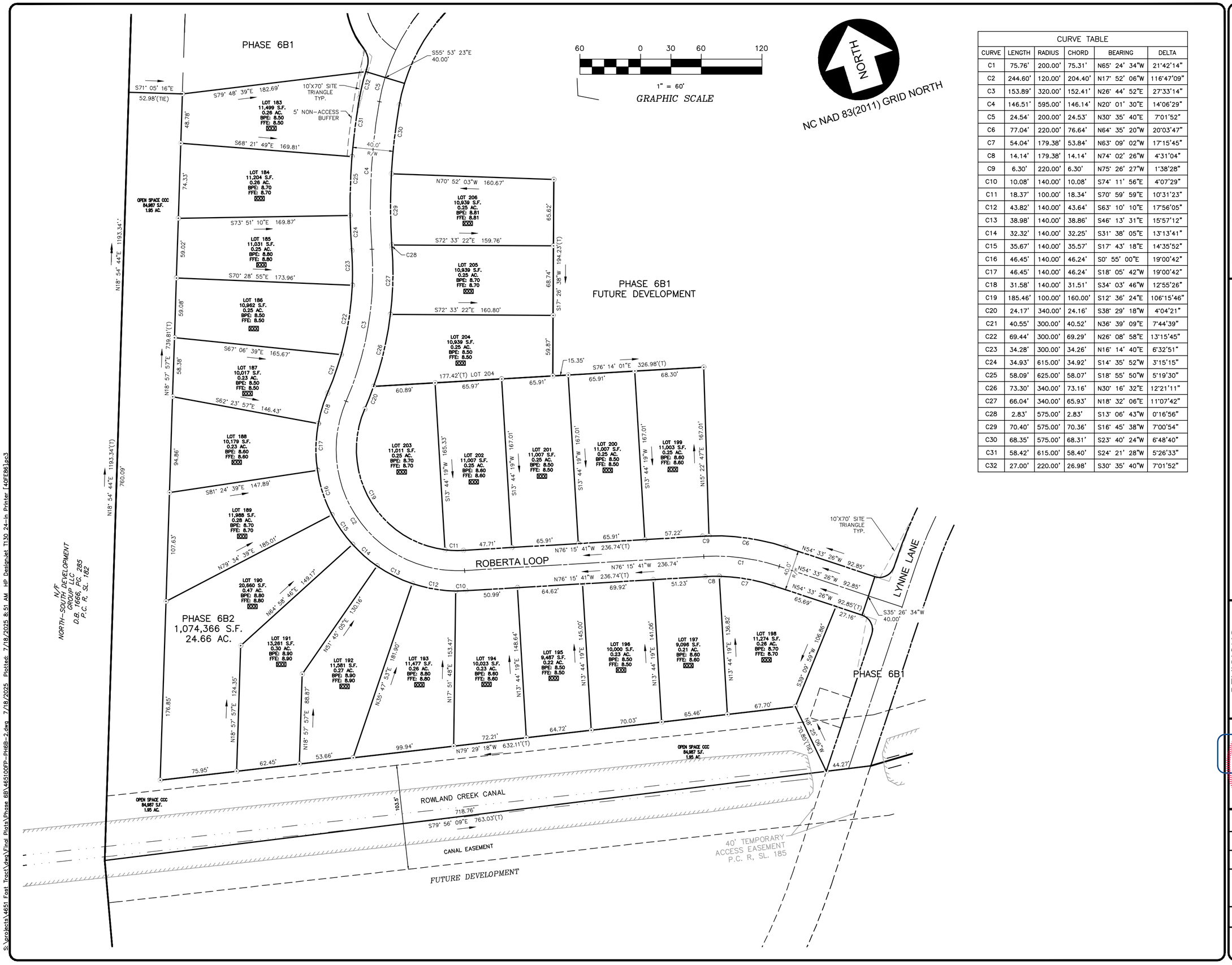

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	75.76'	200.00'	75.31'	N65° 24' 34"W	21°42'14"
C2	244.60'	120.00'	204.40'	N17° 52' 06"W	116°47'09"
C3	153.89'	320.00'	152.41'	N26° 44' 52"E	27°33'14"
C4	146.51'	595.00'	146.14'	N20° 01' 30"E	14°06'29"
C5	24.54'	200.00'	24.53'	N30° 35' 40"E	7°01'52"
C6	77.04'	220.00'	76.64'	N64° 35' 20"W	20°03'47"
C7	54.04'	179.38'	53.84'	N63° 09' 02"W	17°15'45"
C8	14.14'	179.38'	14.14'	N74° 02' 26"W	4°31'04"
C9	6.30'	220.00'	6.30'	N75° 26' 27"W	1°38'28"
C10	10.08'	140.00'	10.08'	S74° 11' 56"E	4°07'29"
C11	18.37'	100.00'	18.34'	S70° 59' 59"E	10°31'23"
C12	43.82'	140.00'	43.64'	S63° 10' 10"E	17°56'05"
C13	38.98'	140.00'	38.86'	S46° 13' 31"E	15°57'12"
C14	32.32'	140.00'	32.25'	S31° 38' 05"E	13°13'41"
C15	35.67'	140.00'	35.57'	S17° 43' 18"E	14°35'52"
C16	46.45'	140.00'	46.24'	S0° 55' 00"E	19°00'42"
C17	46.45'	140.00'	46.24'	S18° 05' 42"W	19°00'42"
C18	31.58'	140.00'	31.51'	S34° 03' 46"W	12°55'26"
C19	185.46'	100.00'	160.00'	S12° 36' 24"E	106°15'46"
C20	24.17'	340.00'	24.16'	S38° 29' 18"W	4°04'21"
C21	40.55'	300.00'	40.52'	N36° 39' 09"E	7°44'39"
C22	69.44'	300.00'	69.29'	N26° 08' 58"E	13°15'45"
C23	34.28'	300.00'	34.26'	N16° 14' 40"E	6°32'51"
C24	34.93'	615.00'	34.92'	S14° 35' 52"W	3°15'15"
C25	58.09'	625.00'	58.07'	S18° 55' 50"W	5°19'30"
C26	73.30'	340.00'	73.16'	N30° 16' 32"E	12°21'11"
C27	66.04'	340.00'	65.93'	N18° 32' 06"E	11°07'42"
C28	2.83'	575.00'	2.83'	S13° 06' 43"W	0°16'56"
C29	70.40'	575.00'	70.36'	S16° 45' 38"W	7°00'54"
C30	68.35'	575.00'	68.31'	S23° 40' 24"W	6°48'40"
C31	58.42'	615.00'	58.40'	S24° 21' 28"W	5°26'33"
C32	27.00'	220.00'	26.98'	S30° 35' 40"W	7°01'52"

Bissell Professional Group
Firm License # C-0558
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(919) 782-1403
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BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

PROJECT:

THE FOST TRACT-PD-R
PHASE 6B-PART 2

MOYOCK TWNSHP. CURRITUCK COUNTY NORTH CAROLINA

FINAL SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL AND SURVEYOR
MICHAEL A. KEEFE
L-4756

DocuSigned by:
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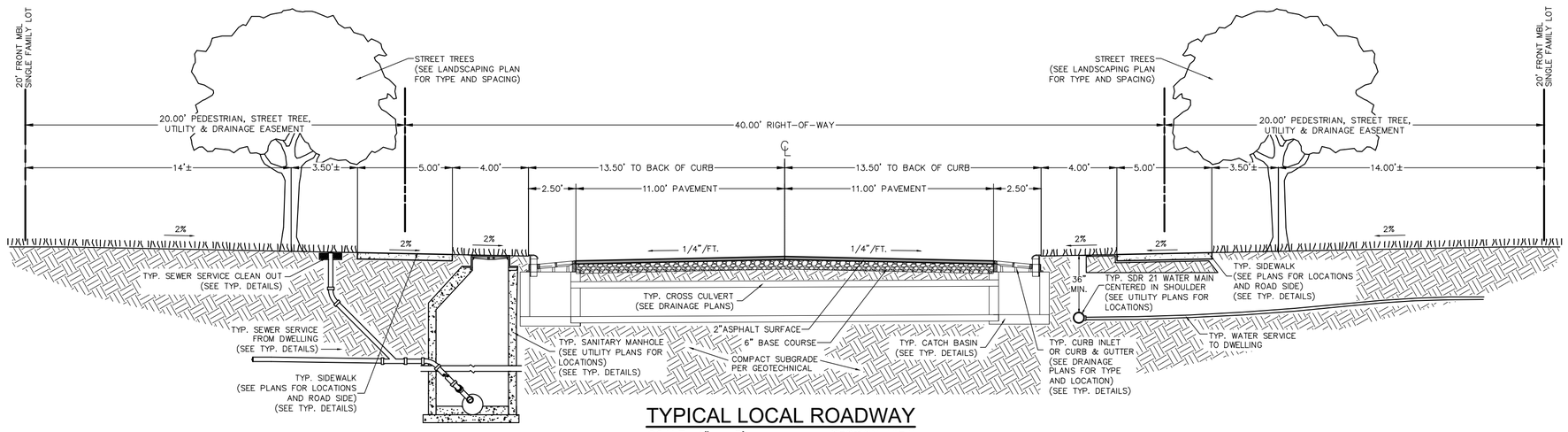
7/18/25

DATE: 01-13-25	SCALE: 1"=60'
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 3 OF 4

CAD FILE: 465100FP-PH6B-2

PROJECT NO: 4651



TYPICAL LOCAL ROADWAY

SCALE: 1" = 5' SECTION VIEW

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

PROJECT:

THE FOST TRACT-PD-R

PHASE 6B-PART 2

MOYOCK TWNSHP. CURRITUCK COUNTY NORTH CAROLINA

FINAL SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY
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NORTH CAROLINA PROFESSIONAL SEAL L-1756 LAND SURVEYOR MICHAEL D BARR

DocuSigned by:
C6DA64EC9CBF428...

DATE: 09-30-24	SCALE: N/A
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET: 4 OF 4

CAD FILE: 465100FP-PH6B-2

PROJECT NO: 4651

S:\projects\4651 Fost Tract\dwg\Final Plats\Phase 6B\465100FP-PH6B-2.dwg 7/18/2025 Plotted: 7/18/2025 8:51 AM HP DesignJet T130 24-in Printer [40FE86]pc3