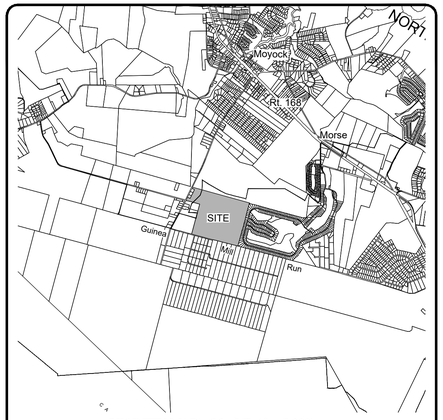
LOTUS RIDGE CONSTRUCTION RECORD DRAWINGS

PHASE 1

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
A 177 LOT SINGLE FAMILY SUBDIVISION



VICINITY MAP SCALE: 1" = 5,000'

GENERAL NOTES:

1. PROJECT NAME: LOTUS RIDGE
2. APPLICANT: MOYOCK DEVELOPMENT, LLC
   417-D CARATOKE HIGHWAY
   MOYOCK, NC 27958

OWNERS: FPI CAROLINAS, LLC
4600 S. SYRACUSE ST., SUITE 1450
DENVER, CO 80237

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 NOS. 3721802000 J & 3721802100 K, BOTH 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. 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:
   - 06-02-25
   - 06-10-25
   - 06-11-25
   - 06-13-25
   - 06-16-25
   - 06-17-25
   - 07-09-25
   - 07-24-25
   - 07-25-25

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.

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 31ST DAY OF MARCH, 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

DATE

REGISTERED LAND SURVEYOR/ENGINEER

REGISTRATION NUMBER

Sheet Number	Sheet Title
1	COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION
2	DEVELOPMENT OVERVIEW & PHASING PLAN
3	ROADWAY, DRAINAGE & STORMWATER MANAGEMENT PLAN
4	ROADWAY, DRAINAGE & STORMWATER MANAGEMENT PLAN
5	POTABLE WATER MAIN & WATER SERVICES PLAN
6	POTABLE WATER MAIN & WATER SERVICES PLAN
7	PHASE 2 WATER MAIN CONNECTION & STORMWATER DRAINAGE

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	RECORD WATER DISTRIBUTION MAIN (SIZE AS NOTED)
EWL	EXISTING WATER LINE
	6" FIRE HYDRANT TYPICAL
WV	WATER VALVE TYPICAL (SIZE AS NOTED)
	WATER SERVICE METER BOX
S	8" GRAVITY SEWER LINE & MANHOLE
D	CATCH BASIN/DROP INLET & STORM PIPE
	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 PROFESSIONAL GROUP
Bissell Professional Group
Firm License # C-0205
3512 North Croatan Highway
P.O. Box 1068
Elizabeth City, North Carolina 27949
(252) 261-3266
(252) 261-1728
FAX (252) 261-1760
BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION

THIS DOCUMENT IS THE SOLE PROPERTY OF BPG, INC. OF KITTY HAWK, NORTH CAROLINA. THE REPRODUCTION, IN WHOLE OR PARTIAL FORM, OR DISTRIBUTION OF THE INFORMATION CONTAINED HEREIN TO BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF MARK S. BISSELL, PRINCIPAL OF BPG, INC., COPYRIGHT 2005.

PROJECT:
LOTUS RIDGE
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
PRELIMINARY LAND DEVELOPMENT PLAN

REVISIONS

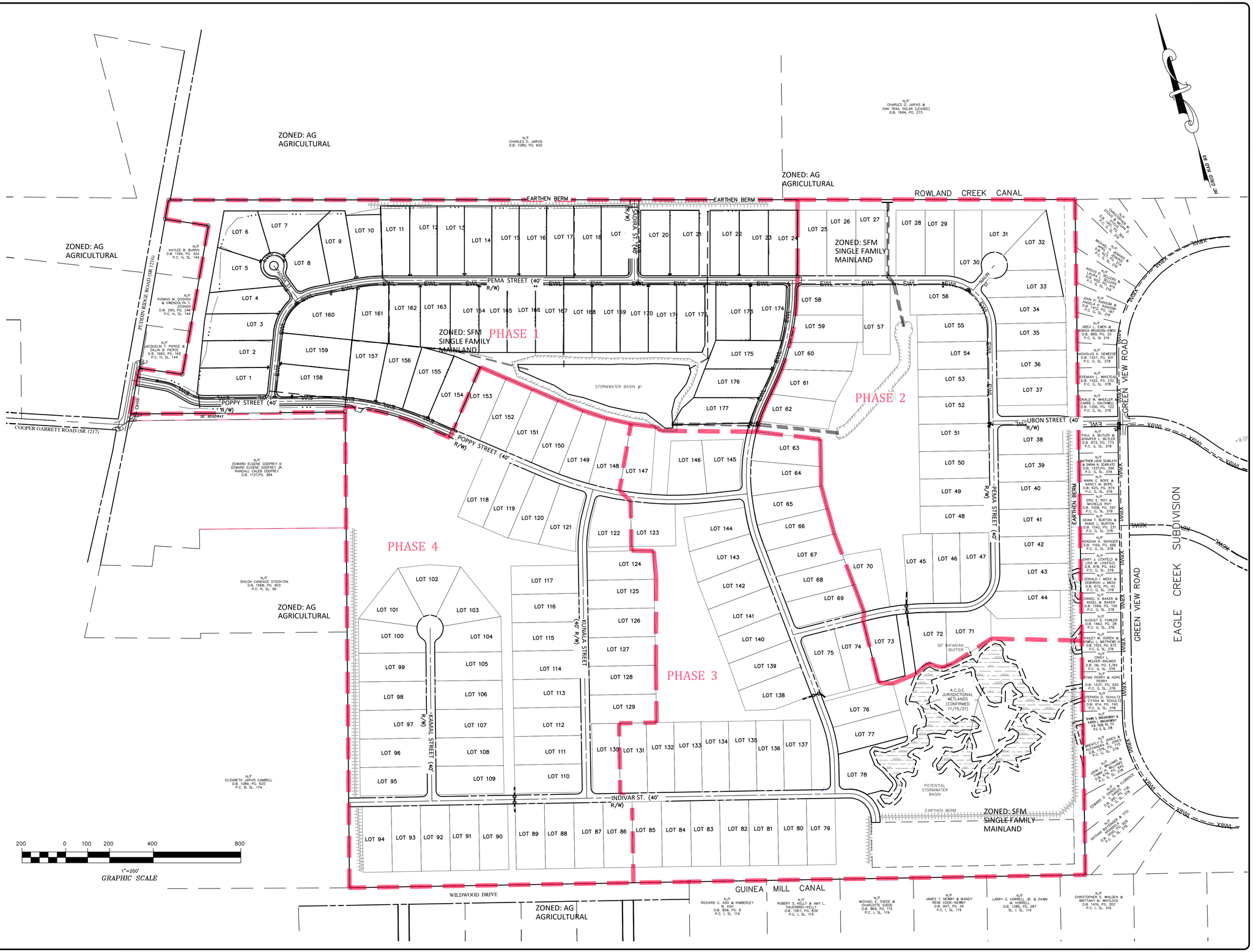
NO.	DATE	DESCRIPTION	BY

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

DATE: 7/15/25	SCALE: N/A
DESIGNED: BPG	CHECKED: MSB
DRAWN: KFW	APPROVED: BPG

SHEET: 1 OF 7
CAD FILE: 47840ASB1
PROJECT NO: 4784

S:\projects\4784 Pueblo Ridge - Justin\dwg\ASBuilt\47840ASB1.dwg 7/30/2025 11:56 AM HP Designjet T2500 PS HPGL2.pc3 Plotted: 7/30/2025



Bissell Professional Group
Firm License # C-0910
3512 North Croatan Highway
P.O. Box 1068
Point Harbor, North Carolina 27964
(252) 261-3266
FAX (252) 261-1760
BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

DEVELOPMENT OVERVIEW
PHASING PLAN

THIS DOCUMENT IS THE SOLE PROPERTY OF BPG, INC. OF KITTY HAWK, NORTH CAROLINA. THE REPRODUCTION, IN WHOLE OR PARTIAL, OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF BPG, INC. WILL NOT BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF MARK S. BISSELL, PRINCIPAL OF BPG, INC., COPYRIGHT 2005.

LOTUS RIDGE PHASE 1

PROJECT: MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION RECORD DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

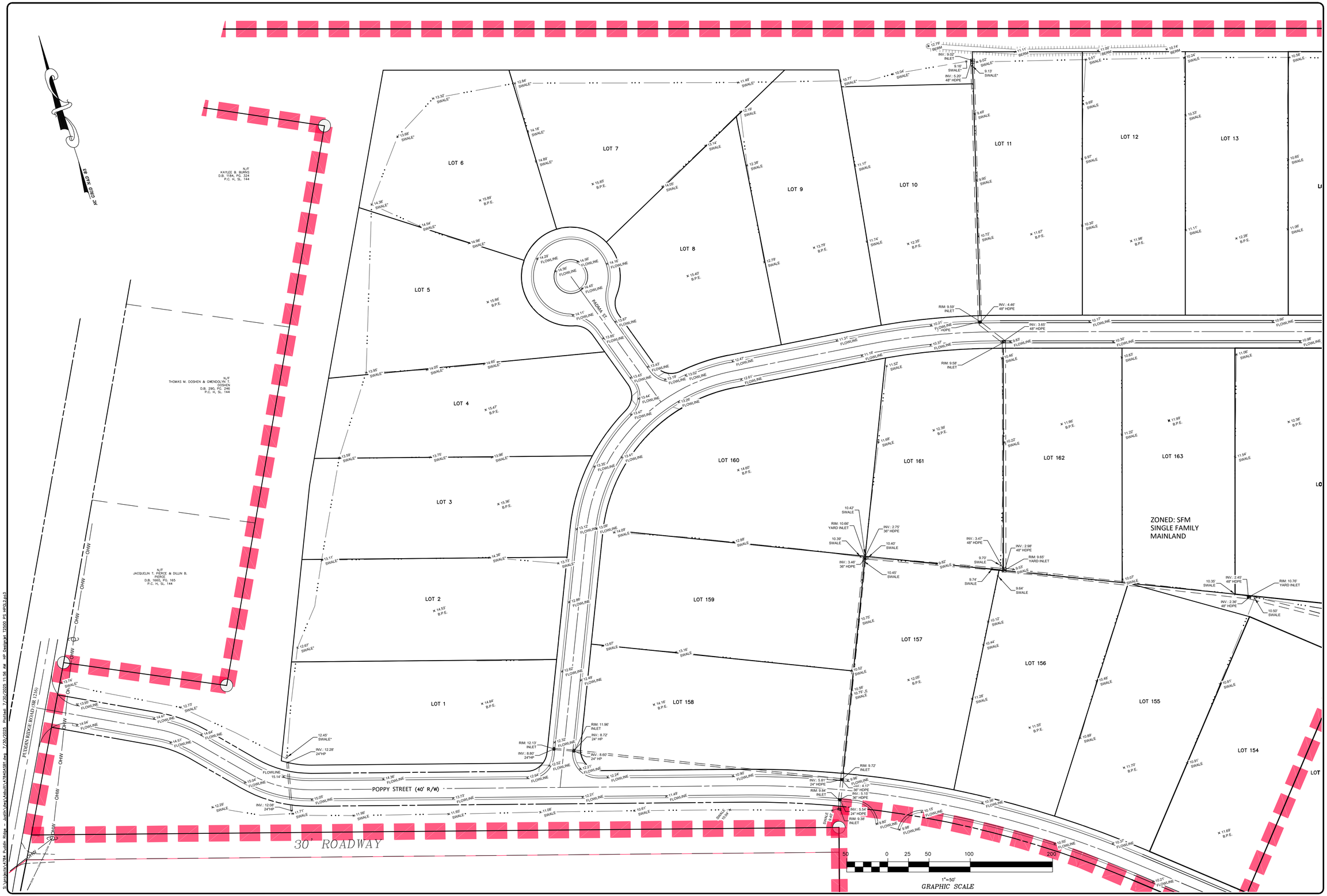
DATE: 7/15/25	SCALE: 1"=200'
DESIGNED: BPG	CHECKED: MSB
DRAWN: KFW	APPROVED: BPG

SHEET: 2 OF 7

CAD FILE: 47840ASB1

PROJECT NO: 4784

S:\projects\4784 Puddin Ridge - Justin\dwg\Absuilt\47840ASB1.dwg 7/30/2025 Plotted: 7/30/2025 11:56 AM HP Designjet T2500 PS HPGL2,PJL2



Bissell Professional Group
Firm License # C-0910
3512 North Croatan Highway
P.O. Box 1068
Elizabeth City, North Carolina 27909
(252) 261-3266
FAX (252) 261-1760
BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

ROADWAY, DRAINAGE & STORM-WATER MANAGEMENT PLAN

THIS DOCUMENT IS THE SOLE PROPERTY OF BPG, INC. OF KITTY HAWK, NORTH CAROLINA. THE REPRODUCTION, IN WHOLE OR PART, OR USE OF THIS DOCUMENT BY OTHERS WITHOUT WRITTEN CONSENT OF BISSELL, PRINCIPAL OF BPG, INC., COPYRIGHT 2005.

PROJECT:

LOTUS RIDGE - PHASE 1

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION RECORD DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY

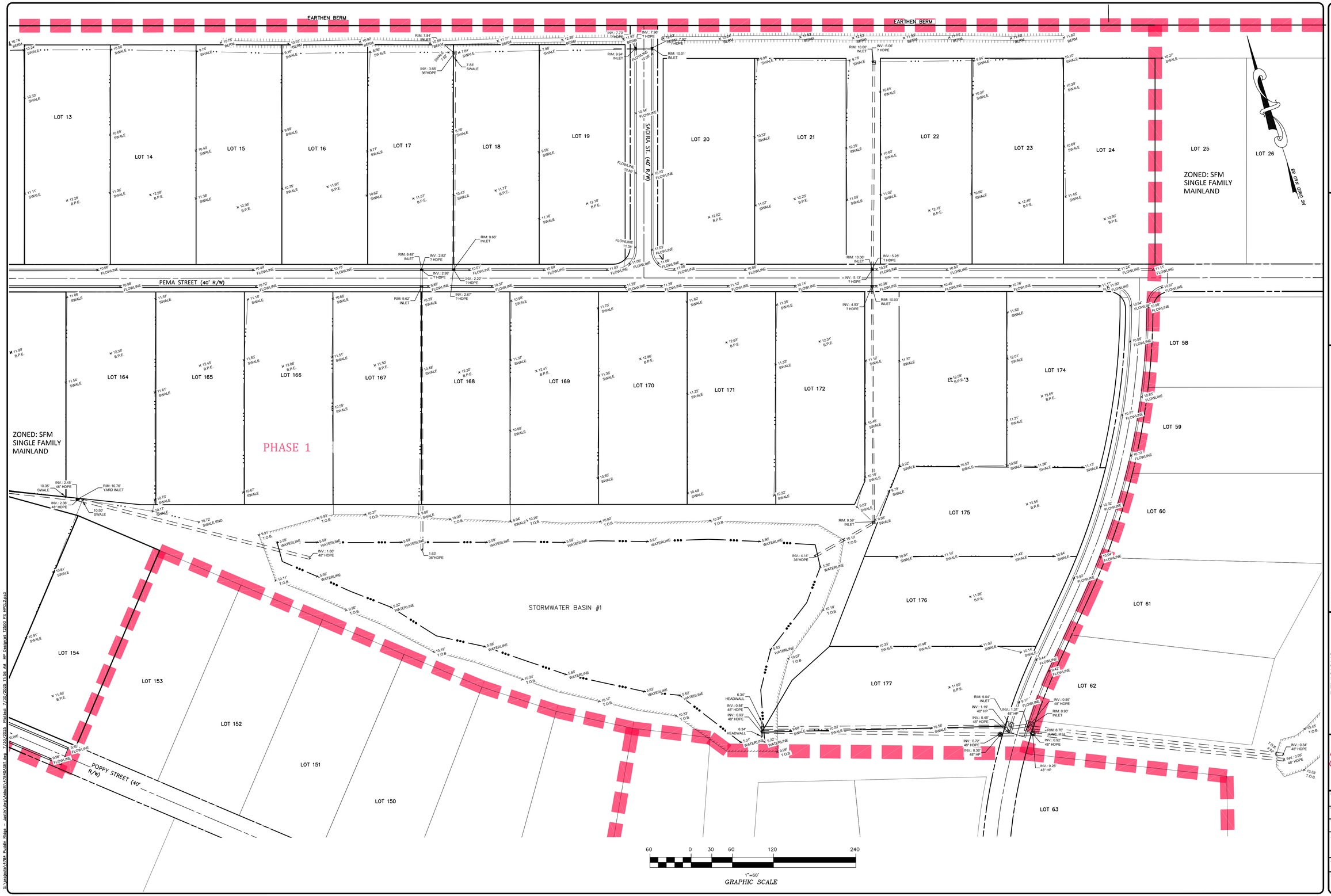
PRELIMINARY
DO NOT USE FOR CONSTRUCTION

DATE: 7/15/25	SCALE: 1" = 50'
DESIGNED: BPG	CHECKED: MSB
DRAWN: KFW	APPROVED: BPG

SHEET: 3 OF 7

CAD FILE: 47840ASB1

PROJECT NO: 4784



Bissell Professional Group
Firm License # C-0910
3512 North Croatan Highway
P.O. Box 1068
EDENTON, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760
BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

ROADWAY, DRAINAGE & STORM-WATER MANAGEMENT PLAN

THIS DOCUMENT IS THE SOLE PROPERTY OF BPG, INC. OF KITTY HAWK, NORTH CAROLINA. THE REPRODUCTION, IN WHOLE OR PARTIAL FORM, OF THIS DOCUMENT, OR ANY PORTION THEREOF, CANNOT BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF MARK S. BISSELL, PRINCIPAL OF BPG, INC., COPYRIGHT 2005.

PROJECT:

LOTUS RIDGE PHASE 1

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION RECORD DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

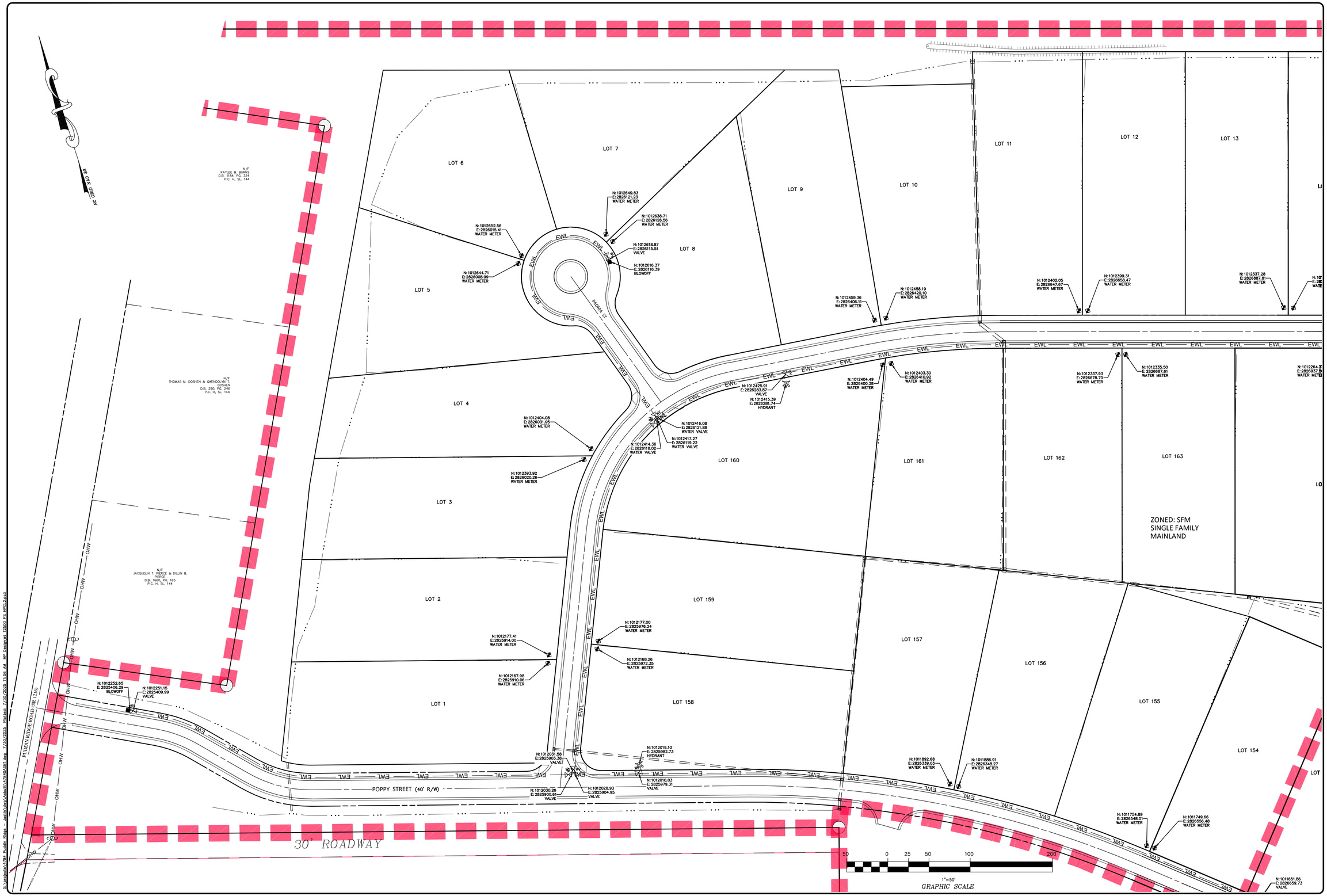
DATE: 7/15/25	SCALE: 1" = 60'
DESIGNED: BPG	CHECKED: MSB
DRAWN: KFW	APPROVED: BPG

SHEET: 4 OF 7

CAD FILE: 47840ASB1

PROJECT NO: 4784

S:\projects\4784 Dustin Ridge - Justin Ives\Vault\47840ASB1.dwg 7/30/2025 Plotted: 7/30/2025 11:59 AM HP Designjet T2500 PS MFP3.2.pc3



Bissell Professional Group
Firm License # C-0261
3512 North Croatan Highway
P.O. Box 1068
Elizabeth City, North Carolina 27909
(252) 261-3266
FAX (252) 261-1760
BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

POTABLE WATER MAIN & WATER SERVICES PLAN

THIS DOCUMENT IS THE SOLE PROPERTY OF BPG, INC. OF KITTY HAWK, NORTH CAROLINA. THE REPRODUCTION, IN WHOLE OR PARTIAL, OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF MARK S. BISSELL, PRINCIPAL OF BPG, INC., COPYRIGHT 2005.

PROJECT:

LOTUS RIDGE - PHASE 1

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION RECORD DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY

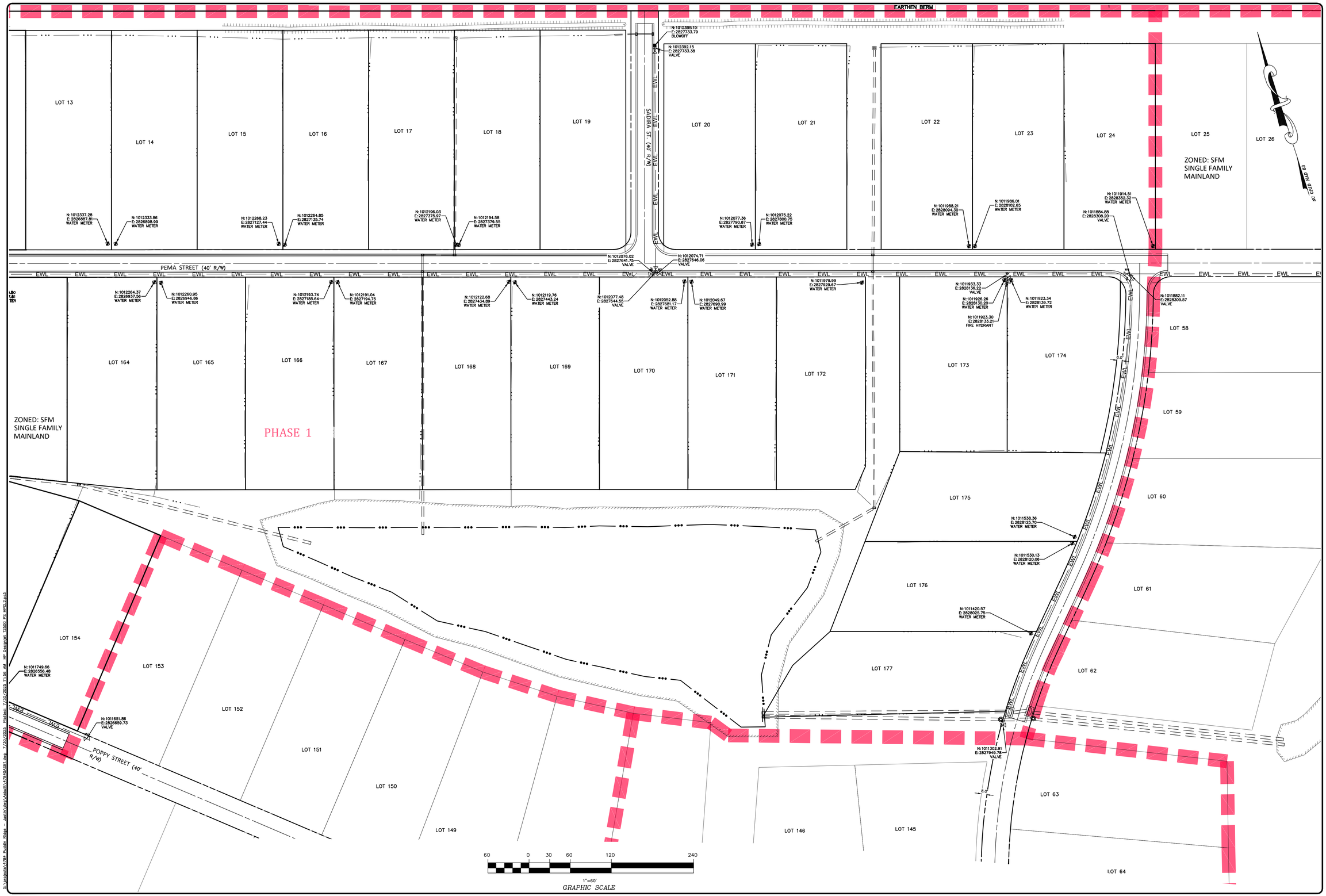
PRELIMINARY
DO NOT USE FOR CONSTRUCTION

DATE: 7/15/25	SCALE: 1" = 50'
DESIGNED: BPG	CHECKED: MSB
DRAWN: KFW	APPROVED: BPG

SHEET: 3 OF 7

CAD FILE: 47840ASB1

PROJECT NO: 4784



Bissell Professional Group
Firm License # C-0910
3512 North Croatan Highway
P.O. Box 1068
EDEN HILL, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760
BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

POTABLE WATER MAIN & WATER SERVICES PLAN

THIS DOCUMENT IS THE SOLE PROPERTY OF BPG, INC. OF KITTY HAWK, NORTH CAROLINA. THE REPRODUCTION, IN WHOLE OR PARTIAL, OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF MARK S. BISSELL, PRINCIPAL OF BPG, INC., COPYRIGHT 2005.

PROJECT:

LOTUS RIDGE PHASE 1

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION RECORD DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

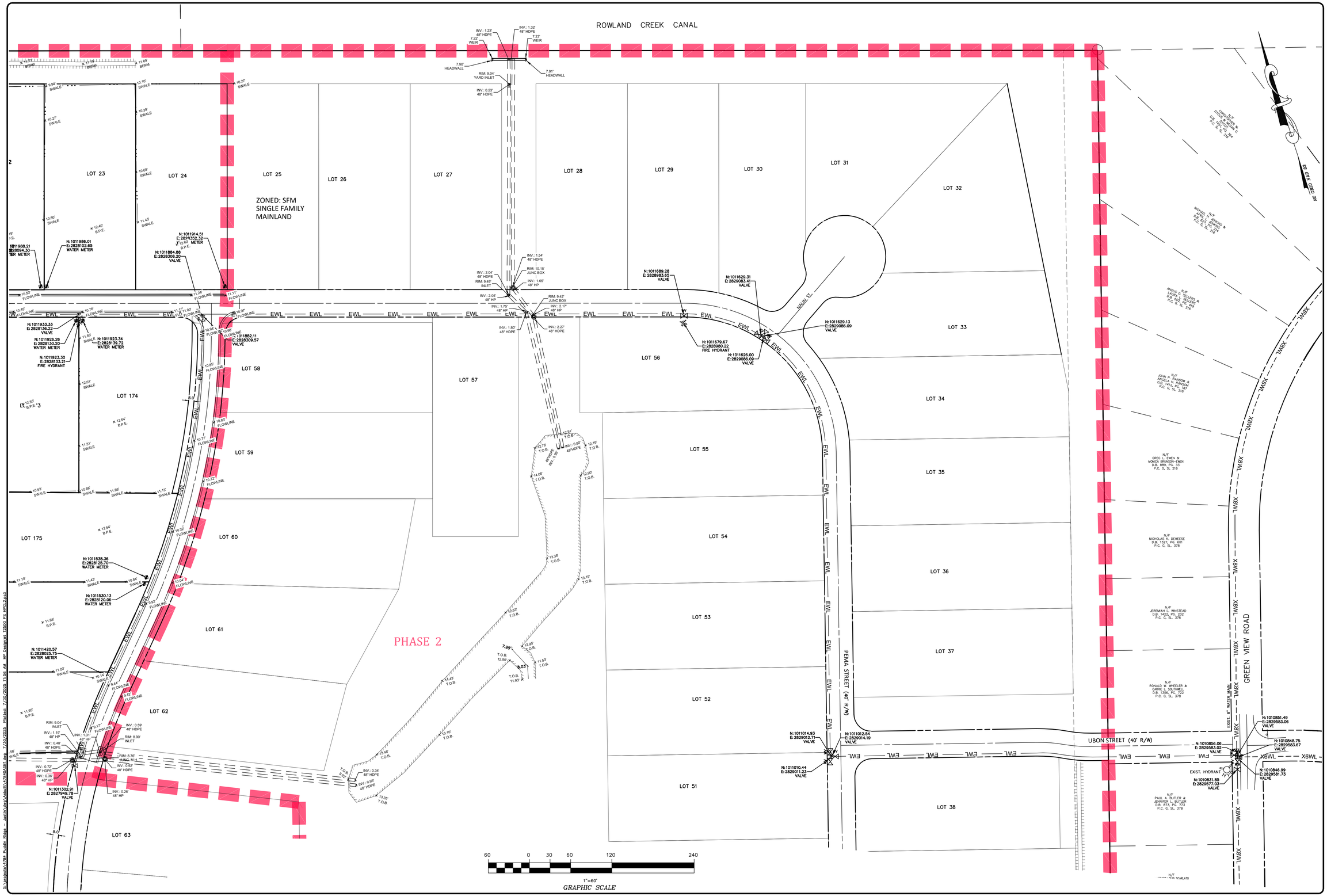
DATE: 7/15/25	SCALE: 1" = 60'
DESIGNED: BPG	CHECKED: MSB
DRAWN: KFW	APPROVED: BPG

SHEET: 6 OF 7

CAD FILE: 47840ASB1

PROJECT NO: 4784

S:\projects\4784 Ruddle Ridge - Austin\Dwg\Addult\47840ASB1.dwg 7/30/2025 Plotted: 7/30/2025 11:56 AM HP Designjet T2500 PS sprs.2.pc3



Bissell Professional Group
Firm License # C-0265
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

PHASE 2 WATER MAIN CONNECTION & STORMWATER DRAINAGE

THIS DOCUMENT IS THE SOLE PROPERTY OF BPG, INC. OF KITTY HAWK, NORTH CAROLINA. THE REPRODUCTION, IN WHOLE OR PARTIAL, OF THIS DOCUMENT WITHOUT PRIOR WRITTEN CONSENT TO BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF MARK S. BISSELL, PRINCIPAL OF BPG, INC., COPYRIGHT 2005.

PROJECT:

LOTUS RIDGE PHASE 1

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION RECORD DRAWINGS

REVISIONS

NO.	DATE	DESCRIPTION	BY

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

DATE: 7/15/25	SCALE: 1" = 60'
DESIGNED: BPG	CHECKED: MSB
DRAWN: KFW	APPROVED: BPG

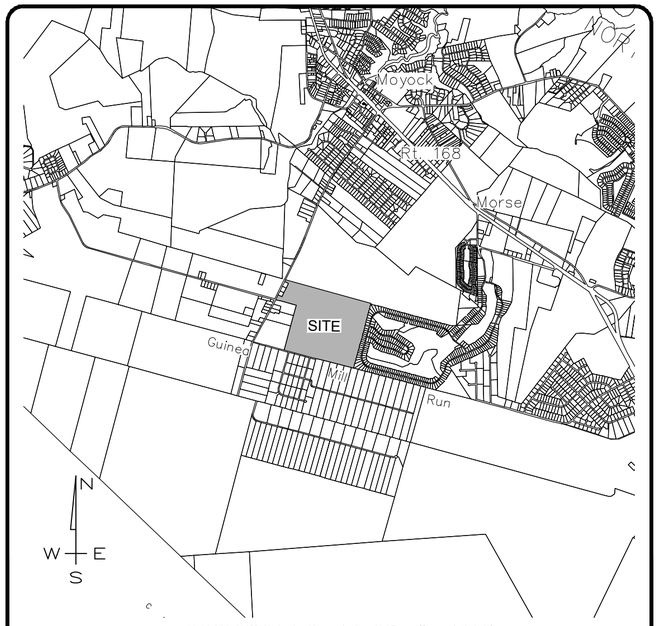
SHEET: 7 OF 7

CAD FILE: 47840ASB1

PROJECT NO: 4784

LOTUS RIDGE

PHASE 1
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
A 177 LOT SINGLE FAMILY SUBDIVISION



VICINITY MAP SCALE: 1" = 5,000'

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.

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

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

LOT DEVELOPMENT CONFIGURATION:
LOT AREAS: VARY FROM 40,000 TO 57745 SQUARE FEET.
MINIMUM LOT WIDTH (CORNER OR INTERIOR LOTS): 125'.

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.PAYMENT IN LIEU RECEIVED BY THE COUNTY SHALL BE USED ONLY FOR THE ACQUISITION AND DEVELOPMENT OF RECREATION AND PARK AREAS, AND OPEN SPACE SITES CONSISTENT WITH THE REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES SECTION 153A–331.

GENERAL NOTES:

1. PROJECT NAME: LOTUS RIDGE
   OWNERS: LOTUS RIDGE LLC
   227 CARATOKE HIGHWAY
   MOYOCK, NC 27958
2. PROPERTY DATA:
   ADDRESS: PUDDIN RIDGE ROAD, MOYOCK, NC 27958
   PIN: 0010–000–0019–0000
   RECORD DOCUMENT(S): D.B.1329, PG:67
   ACREAGE: 256.61 ACRES
   PROPERTY ZONING: SFM (SINGLE FAMILY MAINLAND)
3. F.I.R.M. DATA:
   ZONE X PER F.I.R.M. MAP NOS. 3721802000 J & 3721802100 K, BOTH 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.
4. THIS PROPERTY CONTAINS ACOE "404' JURISDICTIONAL WETLANDS AS SHOWN AND CONFIRMED BY USACOE ACTION ID# SAW 2021–02453, DATED NOVEMBER 15, 2021, AND MAY REQUIRE U.S. CORP OF ENGINEERS APPROVAL PRIOR TO DEVELOPMENT OF THE PROPERTY.
5. A 10' EASEMENT FOR UTILITIES AND DRAINAGE ALONG REAR AND SIDE PROPERTY LINES AND A 20' EASEMENT FOR UTILITIES, DRAINAGE, WALKWAYS & STREET TREES ALONG FRONT PROPERTY LINE IS HEREBY ESTABLISHED. AN ADDITIONAL 5' EASEMENT FOR PLANTINGS IS PROPOSED AT THE REAR OF THE RESIDENTIAL LOTS.
6. A DRAINAGE EASEMENT SHALL BE ESTABLISHED ALONG ALL MAJOR DRAINAGE WAYS SERVING MORE THAN 5 ACRES, THAT INCLUDES THE CONVEYANCE PLUS 25' FROM THE TOP OF BANK. A BLANKET DRAINAGE, UTILITY, AND PEDESTRIAN ACCESS EASEMENT IS HEREBY ESTABLISHED ACROSS ALL OPEN SPACE AREAS.
7. SECTION 7.6.5 OF THE CURRITUCK U.D.O. SUBSTANTIALLY RESTRICTS DEVELOPMENT WITHIN A 30' RIPARIAN BUFFER.
8. ALL UTILITIES ARE TO BE UNDERGROUND.
9. NEAREST HYDRANT (MEC12) FLOW TESTED AT 919 GPM. DESIGN FIRE FLOW IS 500 GPM FOR SINGLE FAMILY RESIDENCES BASED ON STRUCTURES HAVING LESS THAN 4,800 SQ. FT. AND NOT OVER 2–STORIES HIGH. NFF FOR MULTI–FAMILY STRUCTURES IS BASED ON ISO STANDARDS.
10. THERE IS A 50' FARM BUFFER IN ALL AREAS ADJOINING ACTIVE FARM LANDS.
11. 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.
12. FARMLAND BUFFER NOTIFICATION: THE DEVELOPMENT IS ADJACENT TO AN EXISTING AGRICULTURAL OR FARM USE THAT IS ANTICIPATED TO GENERATE NOISE, LIGHT, DUST, ODOR OR VIBRATION AS PART OF ITS NORMAL OPERATION.

DEVELOPMENT NOTES:

TOTAL TRACT AREA:	256.61 AC
TOTAL AREA PHASE 1:	75.44 AC.
PHASE 1 LOT AREA:	44.76 AC.
PHASE 1 R/W AREA:	4.98 AC.
REQUIRED OPEN SPACE PH 1(30%)	22.63 AC.
PHASE 1 OPEN SPACE PROVIDED:	23.31 AC.
TOTAL PHASE 1 LOTS:	48 (0.9313 LOTS/ACRE)
AVERAGE LOT AREA:	40,620 SQ. FT.

PROPOSED RIGHT–OF–WAY WIDTH: 40 FT.
PROPOSED PAVED ROADWAY WIDTH: 27 FT. (W/C&G),

LINEAR FEET OF ONSITE ROADWAY: 4,490 L.F.±

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
- STREET TREES
- PAVEMENT MARKINGS
- PLAYGROUND EQUIPMENT

_____ DATE _____ REGISTERED LAND SURVEYOR/ENGINEER

_____ 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 ____

DAY OF _____, A.D., 2025.

_____ L–1756
SIGNATURE

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

BISSELL PROFESSIONAL GROUP
Firm License # C–0910
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

This document is the sole property of BPG, Inc. of Kitty Hawk, North Carolina. The reproduction, alteration or use for any purpose other than that authorized by Land is forbidden without the express written consent of Mark S. Bissell, Principal of BPG, Inc. Copyright 2005.

PROJECT:
LOTUS RIDGE
PHASE 1
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
FINAL SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

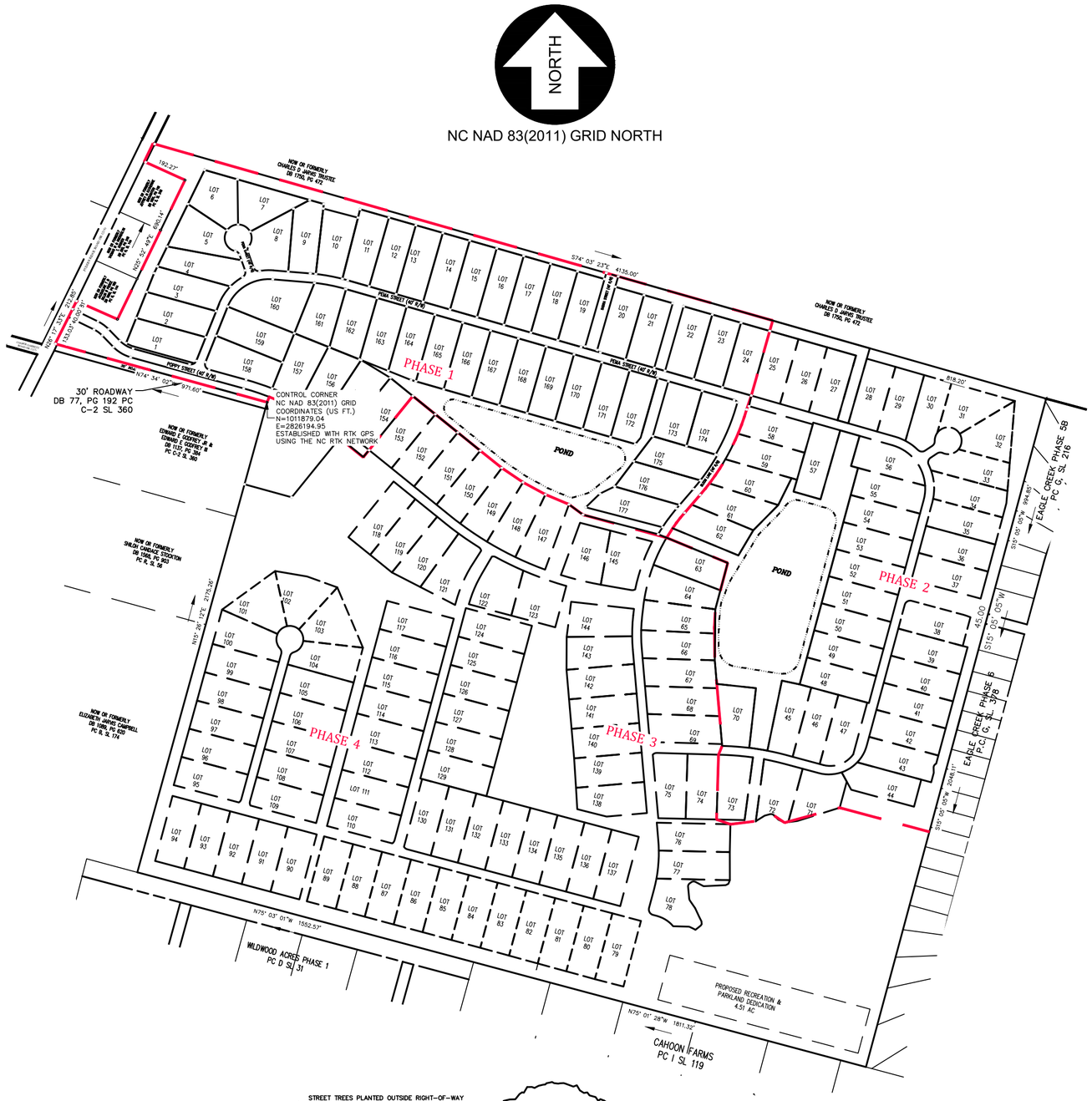
NORTH CAROLINA PROFESSIONAL SEAL L–1756 LAND SURVEYOR MICHAEL D. BARR
PRELIMINARY PLAT For Review Purposes Only

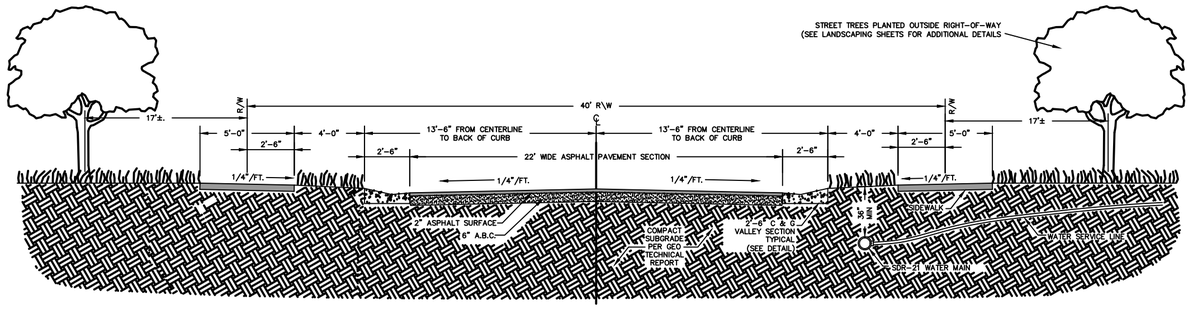
DATE: 07-04-25	SCALE: NO SCALE
DESIGNED:	CHECKED: MSB
DRAWN: MDB	APPROVED: BPG

SHEET: 1 OF 5
CAD FILE: 478400FP1
PROJECT NO: 4784

S:\projects\4784 Puddin Ridge – Justin\dwg\Final Plats\478400FP1.dwg 8/1/2025 Plotted: 8/1/2025 11:12 AM HP DesignJet T130 24-in Printer [40FE86].pc3

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
	PINCHED PIPE
	TELEPHONE PEDESTAL
	UTILITY POLE
OHE OHE	OVERHEAD UTILITY LINES
	GUY WIRE
4.5'	EXISTING SPOT GROUND ELEVATION
	WATER METER
100	STREET ADDRESS
N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
SL	SLIDE
SF / SQ.FT.	SQUARE FEET
AC	ACRES





TYPICAL SUBDIVISION ROADWAY SECTION W/ UTILITIES

NOT TO SCALE **SECTION VIEW**

400 0 200 400 800 1600

1"=400'

GRAPHIC SCALE

Bissell Professional Group
Firm License # C-1055
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

This document is the sole property of BPG, Inc. of Kitty Hawk, North Carolina. The reproduction, in whole or part, or transmittal of this document or any part thereof is not permitted without the express written consent of Mark S. Bissell, Principal of BPG, Inc., Copyright 2005.

PROJECT:

LOTUS RIDGE
PHASE 1 OVERVIEW

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

FINAL SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL L-4756 LAND SURVEYOR MICHAEL D. BARR

PRELIMINARY PLAT
For Review Purposes Only

DATE: 07-04-25	SCALE: 1"= 400'
DESIGNED:	CHECKED: MSB
DRAWN: MDB	APPROVED: BPG

SHEET: 2 OF 5

CAD FILE: 478400FP1

PROJECT NO: 4784

S:\projects\4784 Puddin Ridge - Justin\dwg\Final Plats\478400FP1.dwg 7/15/2025 Plotted: 7/15/2025 7:33 AM HP Designjet T130 24-in Printer [40FE861.pc3

Bissell Professional Group
Firm License # C-0466
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

This document is the sole property of BPG, Inc. of Kitty Hawk, North Carolina. The reproduction, in whole or part, or the modification of any kind whatsoever, without the express written consent of Mark S. Bissell, Principal of BPG, Inc., Copyright 2005.

PROJECT:

LOTUS RIDGE
PHASE 1

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

FINAL SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL L-4750 LAND SURVEYOR MICHAEL D. BARR

PRELIMINARY PLAT
For Review Purposes Only

DATE: 07-04-25	SCALE: 1"=100'
DESIGNED:	CHECKED: MSB
DRAWN: MDB	APPROVED: BPG

SHEET: 3 OF 5

CAD FILE: 478400FP1

PROJECT NO: 4784

S:\projects\4784 Puddin Ridge - Justin\dwg\Final Plats\478400FP1.dwg 7/15/2025 Plotted: 7/15/2025 7:33 AM HP DesignJet T130 24-in Printer (40FE86).pc3

Bissell Professional Group
Firm License # C-0268
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

This document is the sole property of BPG, Inc. of Kitty Hawk, North Carolina. The reproduction, in whole or part, or the modification of any document thereof may not be made without the express written consent of Mark S. Bissell, Principal of BPG, Inc. Copyright 2005.

LOTUS RIDGE
PHASE 1

PROJECT: MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

FINAL SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

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

PRELIMINARY PLAT
For Review Purposes Only

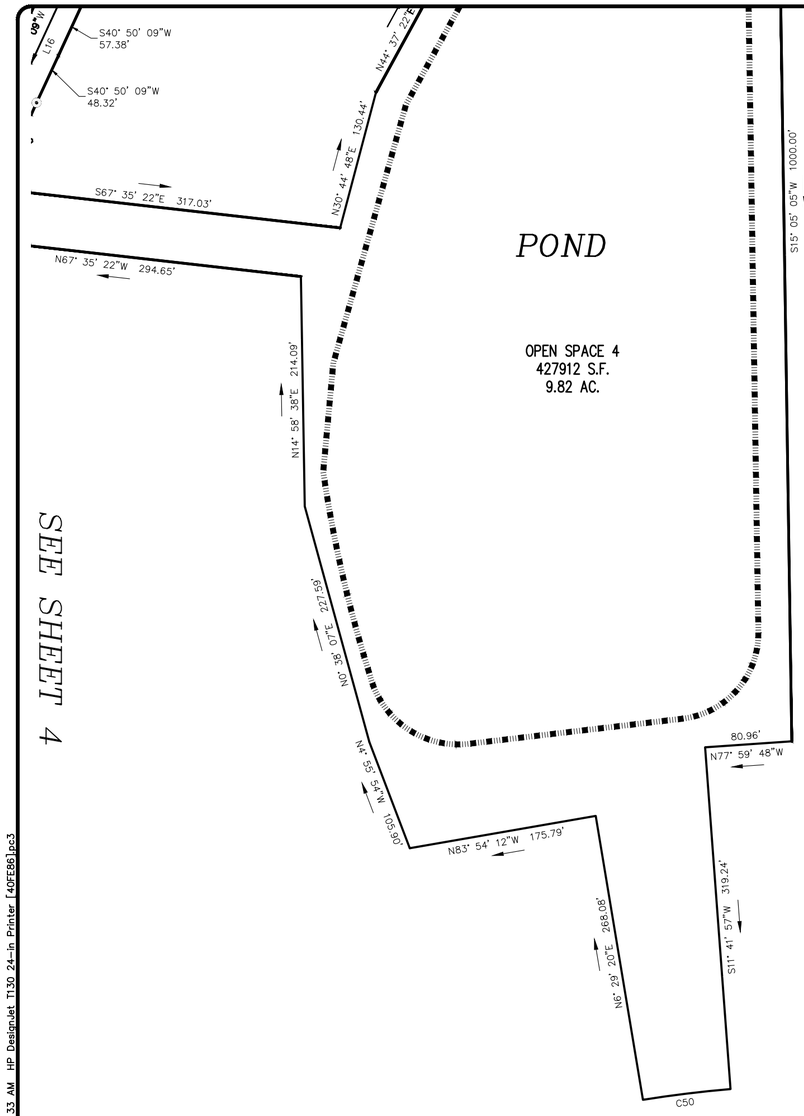
DATE: 07-04-25	SCALE: 1"=100'
DESIGNED:	CHECKED: MSB
DRAWN: MDB	APPROVED: BPG

SHEET: 4 OF 5

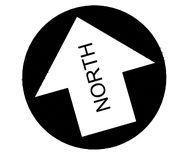
CAD FILE: 478400FP1

PROJECT NO: 4784

S:\projects\4784 Puddin Ridge - Justin\dwg\Final Plats\478400FP1.dwg 7/15/2025 Plotted: 7/15/2025 7:33 AM HP Designjet T130 24-in Printer [40FE86].pc3



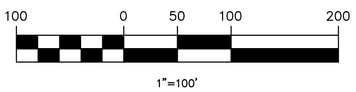
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	18.56'	25.00'	18.14'	S37° 31' 28"W	42°32'00"
C2	115.01'	1020.00'	114.95'	N19° 29' 17"E	6°27'38"
C3	127.44'	1020.00'	127.36'	N26° 17' 51"E	7°09'31"
C4	129.28'	1020.00'	129.19'	N33° 30' 28"E	7°15'43"
C5	65.82'	1020.00'	65.80'	N38° 59' 14"E	3°41'49"
C6	87.14'	780.00'	87.10'	S37° 38' 06"W	6°24'05"
C7	50.01'	780.00'	50.00'	S32° 35' 52"W	3°40'24"
C8	36.79'	820.00'	36.79'	S31° 38' 11"W	2°34'15"
C9	45.95'	820.00'	45.95'	S34° 31' 38"W	3°12'39"
C10	57.59'	798.24'	57.58'	S38° 08' 41"W	4°08'02"
C11	49.98'	980.00'	49.98'	N39° 22' 29"E	2°55'20"
C12	135.86'	980.00'	135.76'	N33° 56' 31"E	7°56'36"
C13	252.56'	972.00'	251.85'	N22° 38' 26"E	14°53'15"
C14	18.60'	25.00'	18.18'	N52° 44' 05"W	42°38'09"
C15	140.05'	830.00'	139.88'	N78° 53' 11"W	9°40'04"
C16	250.92'	200.00'	234.78'	S58° 48' 43"W	71°52'55"
C17	42.06'	25.00'	37.27'	S26° 22' 27"E	96°23'38"
C18	122.94'	1220.00'	122.89'	N71° 41' 03"W	5°46'26"
C19	136.15'	1220.00'	136.08'	N65° 36' 00"W	6°23'39"
C20	126.55'	1220.00'	126.49'	N59° 25' 53"W	5°56'35"
C21	116.84'	1220.00'	116.79'	N53° 42' 58"W	5°29'14"
C22	486.01'	1180.00'	482.58'	N62° 46' 19"W	23°35'54"
C23	90.36'	170.00'	89.30'	S59° 20' 37"E	30°27'18"
C24	45.07'	130.00'	44.85'	N54° 02' 56"W	19°51'57"
C25	58.94'	170.00'	58.65'	N54° 02' 56"W	19°51'57"
C26	69.10'	130.00'	68.29'	S59° 20' 37"E	30°27'18"
C27	23.18'	25.00'	22.36'	N78° 51' 51"E	53°07'50"
C28	13.30'	25.00'	13.14'	N37° 03' 39"E	30°28'34"
C29	93.60'	240.00'	93.01'	S32° 59' 46"W	22°20'47"
C30	68.53'	240.00'	68.30'	S52° 20' 57"W	16°21'35"
C31	35.00'	25.00'	32.21'	N20° 25' 03"E	80°13'23"
C32	25.32'	25.00'	24.25'	N48° 42' 40"W	58°02'03"
C33	118.20'	60.00'	99.99'	S21° 17' 36"E	112°52'10"
C34	56.59'	60.00'	54.52'	S62° 09' 48"W	54°02'32"
C35	65.63'	60.00'	62.41'	N59° 28' 37"W	62°40'36"
C36	69.62'	60.00'	65.78'	N5° 06' 03"E	66°28'44"
C37	25.32'	25.00'	24.25'	S9° 19' 23"W	58°02'03"
C38	35.00'	25.00'	32.21'	S59° 48' 20"E	80°13'23"
C39	61.45'	240.00'	61.28'	S87° 25' 04"W	14°40'13"
C40	24.76'	870.00'	24.76'	N84° 25' 54"W	1°37'50"
C41	120.45'	870.00'	120.36'	N79° 39' 00"W	7°55'58"
C42	24.77'	870.00'	24.77'	N74° 52' 05"W	1°37'52"
C43	19.63'	25.00'	19.13'	N83° 26' 51"E	45°00'00"
C44	18.71'	25.00'	18.27'	S52° 36' 59"E	42°52'21"
C45	3.66'	200.00'	3.66'	S22° 20' 49"W	1°02'54"
C46	36.81'	120.00'	36.66'	S65° 47' 03"E	17°34'26"
C50	82.13'	1196.01'	82.12'	N81° 02' 52"W	3°56'05"
C53	494.24'	1200.00'	490.76'	N62° 46' 19"W	23°35'54"
C54	186.16'	220.00'	180.66'	N46° 03' 52"E	48°28'59"
C55	93.87'	220.00'	93.16'	N82° 31' 46"E	24°26'49"
C57	166.07'	850.00'	165.81'	S79° 38' 59"E	11°11'40"
C59	433.97'	1000.00'	430.57'	N28° 24' 12"E	24°51'53"
C60	143.60'	800.00'	143.41'	S35° 41' 36"W	10°17'06"



NC NAD 83(2011) GRID NORTH

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
	PINCHED PIPE
	TELEPHONE PEDESTAL
	UTILITY POLE
OHE OHE	OVERHEAD UTILITY LINES
	GUY WIRE
4.5'	EXISTING SPOT GROUND ELEVATION
	WATER METER
100	STREET ADDRESS
N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
SL	SLIDE
SF / SQ.FT.	SQUARE FEET
AC	ACRES

LINE TABLE		
LINE	LENGTH	BEARING
L5	301.91	N74° 34' 16"W
L6	220.94	N74° 34' 16"W
L8	135.01	N50° 58' 22"W
L9	313.43	N21° 49' 22"E
L11	164.74	S85° 14' 49"E
L12	1127.07	S74° 03' 09"E
L13	721.87	S74° 03' 09"E
L14	24.52	S74° 03' 09"E
L15	39.75	N15° 58' 16"E
L16	105.70	S40° 50' 09"W
L17	368.06	S15° 58' 35"W
L18	187.50	N19° 41' 39"W



GRAPHIC SCALE

Bissell Professional Group
Firm License # C-0168
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

This document is the sole property of BPG, Inc. of Kitty Hawk, North Carolina. The reproduction, in whole or part, or the modification of any document delivered to this office without the express written consent of Mark S. Bissell, Principal of BPG, Inc., Copyright 2005.

PROJECT:

LOTUS RIDGE
PHASE 1

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

FINAL SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL L-4750 MICHAEL D. BARR LAND SURVEYOR

PRELIMINARY PLAT
For Review Purposes Only

DATE: 07-04-25	SCALE: 1"=100'
DESIGNED:	CHECKED: MSB
DRAWN: MDB	APPROVED: BPG

SHEET: 5 OF 5

CAD FILE: 478400FP1

PROJECT NO: 4784

S:\projects\4784 Puddin Ridge - Justin\dwg\Final Plats\478400FP1.dwg 7/15/2025 Plotted: 7/15/2025 7:33 AM HP DesignJet T130 24-in Printer [40FE86].pc3