

ASHBROOK ESTATES

SITE DATA:

- OWNER:
ASHBROOK ESTATES, LLC
PO BOX 85
MOYOCK, NC 27958
(252) 619-6919
stuartinnes1@gmail.com
- SITE INFORMATION:
PIN: 005200000120000
GPN: 8077-58-4666
D.B. 1640, PG. 711
P.C. R. SLD. 147
ZONING: AG (AGRICULTURAL)
AIRPORT OVERLAY DISTRICT
EXISTING USE: AGRICULTURAL
PROPOSED USE: RESIDENTIAL
PARCEL AREA: 130.73 AC
PROPOSED LOTS: 52
MINIMUM LOT SIZE: 35,000 SF
- THIS SITE IS LOCATED IN FLOOD ZONES X, SHADED X AND AE(4') AS SHOWN ON FIRM PANEL 372089600L, DATED DECEMBER 21, 2016.
- SITE AREA:

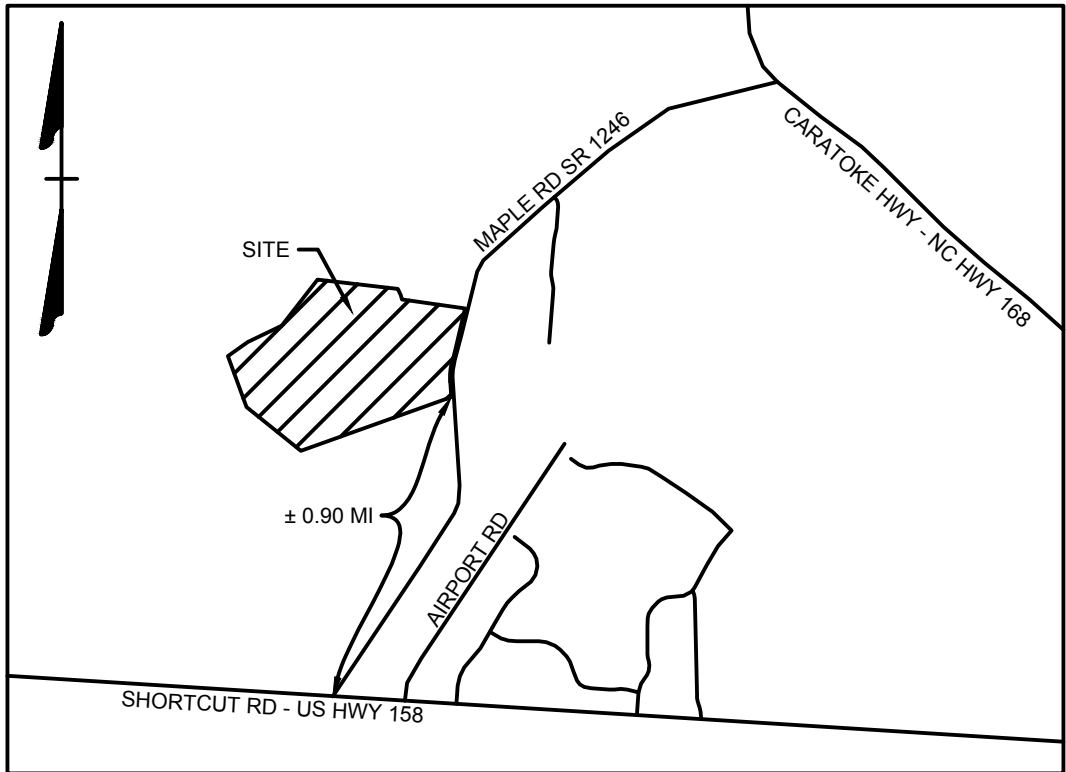
LOT AREA: 2,024,708 SF = 46.48 AC (35.55%)
RIGHT-OF-WAY AREA: 207,695 SF = 4.77 AC (3.65%)
OPEN SPACE AREA: 3,462,431 SF = 79.48 AC (60.80%)
TOTAL AREA: 5,694,834 SF = 130.73 AC (100.0%)

CONSERVATION AREA REQUIRED:
60% OF TOTAL ACREAGE TO BE OPEN SPACE SET-ASIDE
0.60 x 130.73 = 78.44 AC OPEN SPACE REQUIRED

PRIMARY CONSERVATION AREA PROVIDED = 26.52 AC
SECONDARY CONSERVATION AREA PROVIDED = 52.96 AC
TOTAL CONSERVATION AREA PROVIDED = 79.48 AC (60.80%)

OVERALL DENSITY CALCULATION:
AG 60% OPEN SPACE SET-ASIDE: 130.73 AC @ 0.4 UNITS/AC = 52 UNITS

PROPOSED NUMBER OF CONSERVATION SUBDIVISION LOTS = 52 UNITS
- COVERAGE BREAKDOWN:
LOT BUA = 416,000 SF (6,000 SF X 52 LOTS)
ASPHALT = 89,979 SF
CONCRETE = 39,240 SF
FUTURE = 5,000 SF
TOTAL = 550,219 SF (9.66%)
- REQUIRED MINIMUM BUILDING SETBACKS:
FRONT: 50'
SIDE: 15'
CORNER: 50'
REAR: 25'
- ALL OR A PORTION OF THIS PROPERTY LIES WITHIN THE AIRPORT OVERLAY DISTRICT. PERSONS ON THE PREMISES MAY BE EXPOSED TO NOISE AND OTHER EFFECTS AS MAY BE INHERENT IN AIRPORT OPERATIONS. CURRITUCK COUNTY HAS PLACED CERTAIN RESTRICTIONS ON DEVELOPMENT AND USE OF PROPERTY WITHIN THIS OVERLAY.
- BENCHMARKS - MAGNETIC NAILS AT EDGE OF PAVEMENT MAPLE ROAD
NC GRID COORDINATES HORIZONTAL DATUM REFERENCE: NAD 83(2011) PER LEICA RTK NETWORK VERTICAL DATUM REFERENCE: NAVD 88
A N 979464.76 sFT
E 2,877,209.80 sFT
ELEV 12.09
B N 978,636.77 sFT
E 2,877,010.91 sFT
ELEV 11.89
C N 978,173.61 sFT
E 2,877,007.22 sFT
ELEV 13.00
- BOUNDARY INFORMATION TAKEN FROM PLAT TITLED "MINOR SUBDIVISION FOR ASHBROOK ESTATES, LLC," DATED MAY 24, 2021 BY TIMMONS GROUP.
- DISTURBED AREA SHALL NOT EXCEED 64.9 ACRES.



VICINITY MAP
NO SCALE

OWNER/DEVELOPER

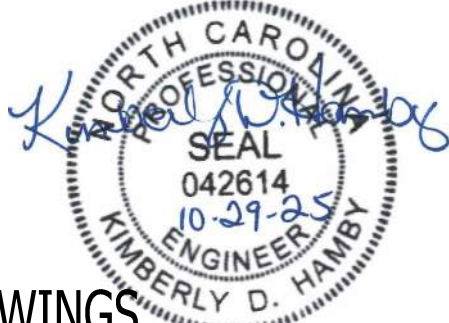
ASHBROOK ESTATES, LLC
301 EAST MAIN STREET
ELIZABETH CITY, NC 27909
CONTACT: STUART INNES
PHONE: (252) 619-6919
EMAIL: stuartinnes1@gmail.com

CIVIL ENGINEER

TIMMONS GROUP
1805 WEST CITY DRIVE, UNIT E
ELIZABETH CITY, NC 27909
CONTACT: KIMBERLY HAMBY, PE
PHONE: (252) 621-5029
EMAIL: kim.hamby@timmons.com

SHEET LIST

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS OVERVIEW
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS
C1.3	EXISTING CONDITIONS
C2.0	SUBDIVISION PLAN OVERVIEW
C2.1	SUBDIVISION PLAN
C2.2	SUBDIVISION PLAN
C2.3	SUBDIVISION PLAN
C2.4	SUBDIVISION PLAN
C2.5	SITE PLAN OVERVIEW
C2.6	SITE PLAN
C2.7	SITE PLAN
C2.8	SITE PLAN
C2.9	SITE PLAN
C3.0	GRADING & DRAINAGE OVERVIEW
C3.1	GRADING & DRAINAGE PLAN
C3.2	GRADING & DRAINAGE PLAN
C3.3	GRADING & DRAINAGE PLAN
C3.4	GRADING & DRAINAGE PLAN
C4.0	EROSION CONTROL PLAN
C5.0	UTILITY PLAN
C6.0	SITE DETAILS
C6.1	EROSION CONTROL DETAILS
C6.2	EROSION CONTROL DETAILS
C6.3	WATER LINE DETAILS



PERMIT DRAWINGS
OCT 29, 2025
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
ELIZABETH CITY OFFICE
1805 West City Drive, Unit E | Elizabeth City, NC 27909
TEL 252.621.5029 FAX 252.502.0974 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE

DATE
10/29/2025

DRAWN BY
BCD

DESIGNED BY
-

CHECKED BY
KDH

SCALE
NO SCALE

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

ASHBROOK ESTATES

CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA

COVER SHEET

JOB NO.
48235

SHEET NO.
C0.0

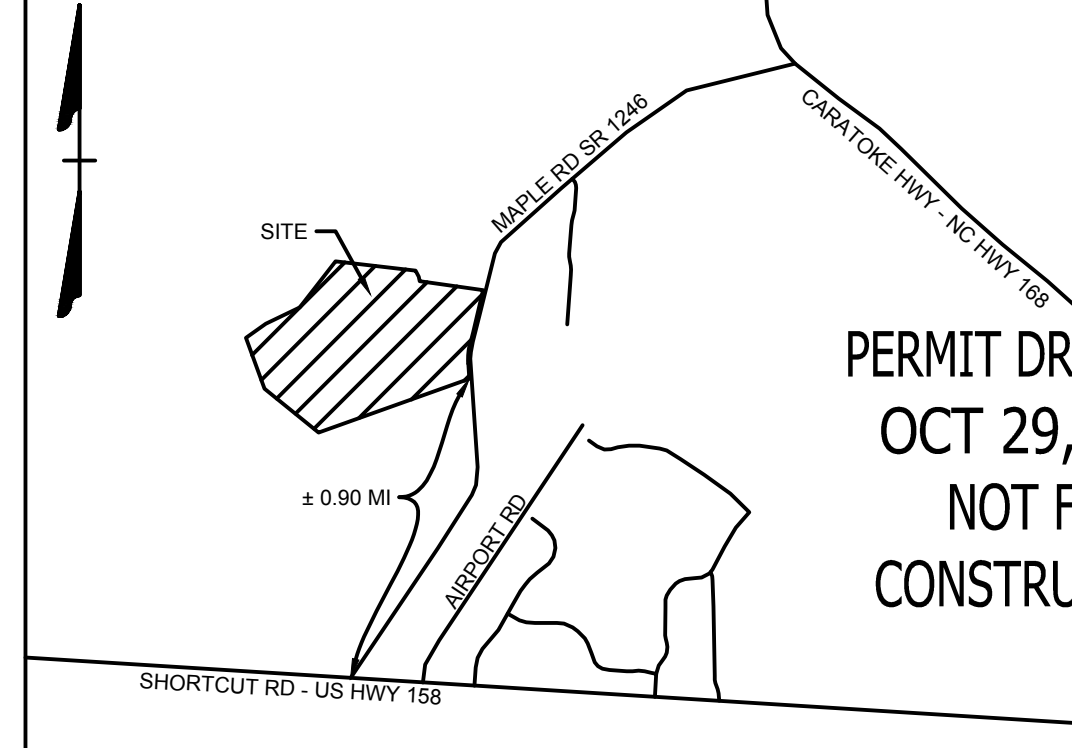
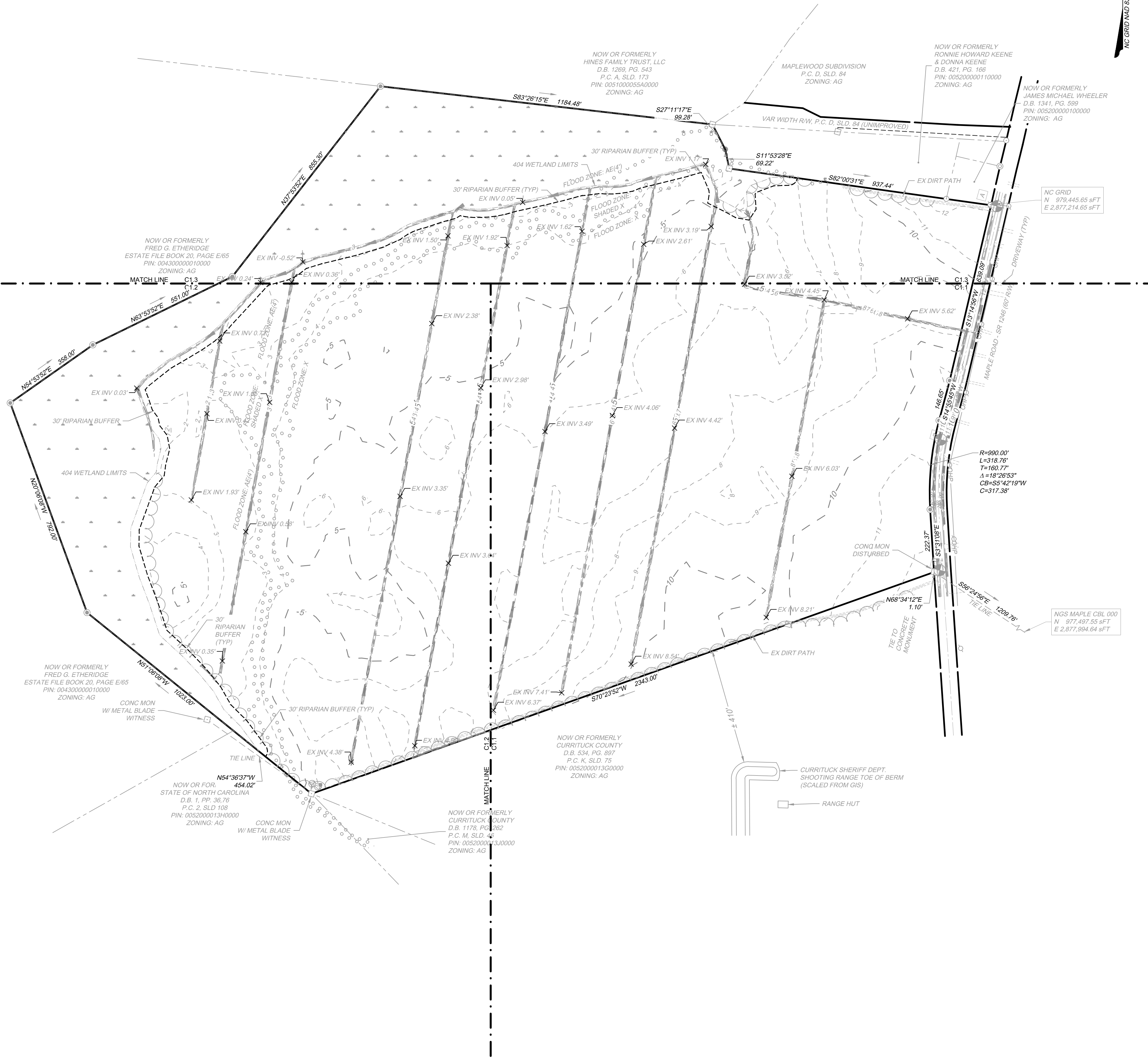
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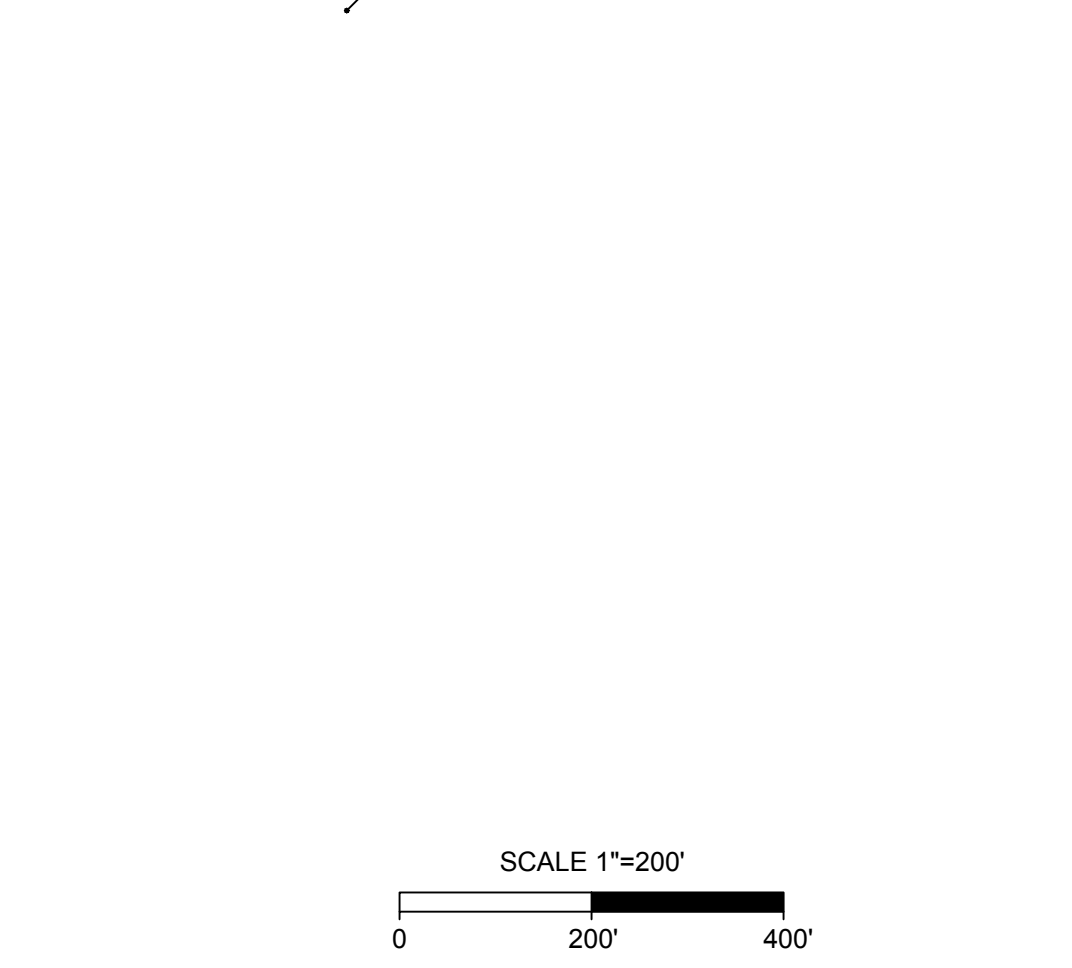
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VICINITY MAP
NO SCALE



SEAL
042614
10-29-25
KIMBERLY D. HAMBY
PROFESSIONAL ENGINEER

PERMIT DRAWINGS
OCT 29, 2025
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
ELIZABETH CITY OFFICE
1805 West City Drive, Unit E | Elizabeth City, NC 27909
TEL 252.621.3030 FAX 252.392.0974 www.timmons.com

THIS DRAWING ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE	DRAWN BY	DESIGNED BY	CHECKED BY	SCALE
10/29/2025	BCD	N/A	KDH	1" = 200'

TIMMONS GROUP

ASHBROOK ESTATES
CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA
EXISTING CONDITIONS OVERVIEW

NORTH CAROLINA LICENSE NO. C-1652

ASHBROOK ESTATES
CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA
EXISTING CONDITIONS OVERVIEW

JOB NO.
48235

SHEET NO.
C1.0

S:\109\48235 - Ashbrook Estates - Maple NCDWG\SheetCD\48235-C1-D-EXIST.dwg | Plotted on 10/29/2025 10:50 AM | by Kim Hamby

811
Know what's below.
Call before you dig.

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MINIMUM LOT SIZE: 35,000 SF

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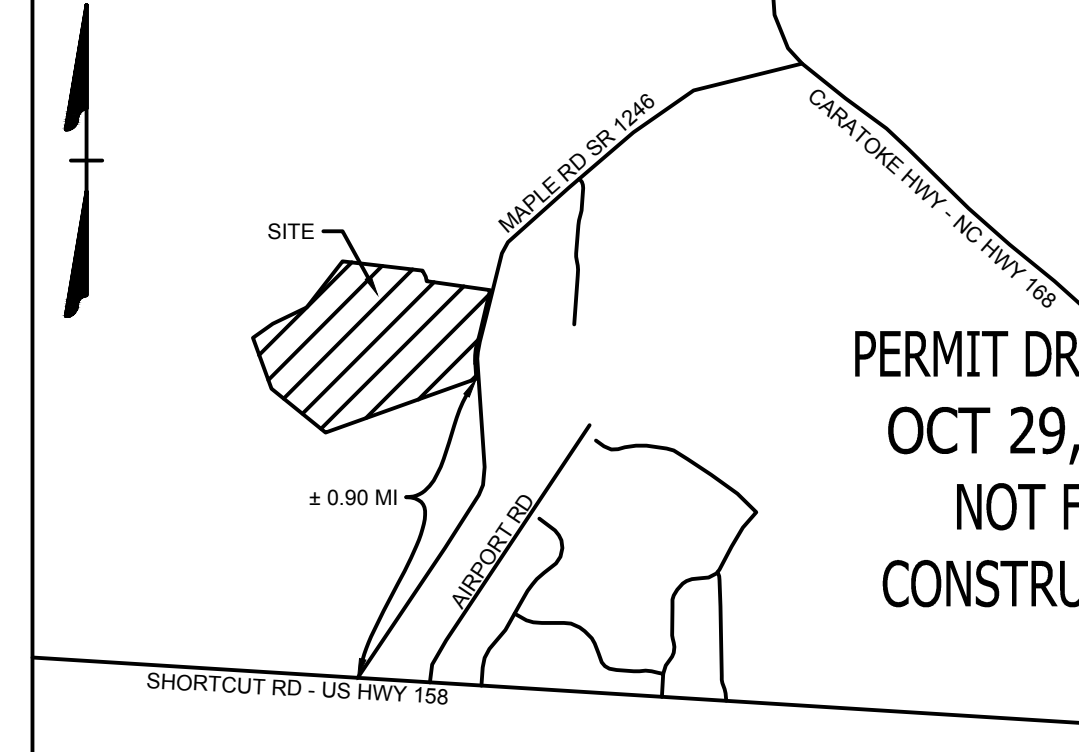
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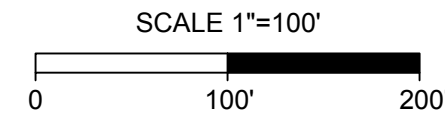
OVERALL DENSITY CALCULATION:
AC/60 OPEN SPACE SET-ASIDE: 130.73 AC @ 0.4 UNITS/AC = 52 UNITS

PROMISED NUMBER OF CONSERVATION SUBDIVISION LOTS = 52 UNITS

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CONCRETE = 39,240 SF
FUTURE = 5,000 SF
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ELEV 13.00'
9. BOUNDARY INFORMATION TAKEN FROM PLAT TITLED "MINOR SUBDIVISION FOR ASHBOREE FARMES, LLC," DATED MAY 24, 2021 BY TIMMONS GROUP.
10. DISTURBED AREA SHALL NOT EXCEED 64.9 ACRES.



- | <u>LEGEND</u> | |
|----------------------|-----------------------------------|
| | BENCHMARK |
| | EXISTING IRON REBAR (EIR) |
| | CALCULATED POINT |
| | EX FIRE HYDRANT |
| | EX WATER VALVE |
| | EX TELEPHONE PEDESTAL |
| | EX LIGHT POLE |
| | EX GUY ANCHOR |
| | EX POWER METER |
| | EX POWER BOX |
| | EX SIGN |
| | EX BOLLARD |
| | EX TREE |
| | PROP WATER VALVE |
| | PROP WATER METER |
| | PROP FIRE HYDRANT |
| | PROPERTY BOUNDARY |
| | RIGHT OF WAY |
| | ADJACENT PROPERTY BOUNDARY |
| | PROP LOT LINES |
| | EASEMENT |
| | EX EDGE OF PAVEMENT |
| | EX ROAD CENTERLINE |
| | EX OVERHEAD POWER |
| | EX WATER LINE |
| | EX CENTER OF DITCH |
| | EX TOP OF BANK |
| | EX MAJOR CONTOUR |
| | EX MINOR CONTOUR |
| | EX STORM PIPE |
| | EX EDGE OF TREE LINE |
| | EX WETLAND LIMITS |
| | EX SPOT GRADE |
| | EX WETLANDS |
| | EX CONCRETE |
| | PROP ASPHALT PAVEMENT |
| | PROP CONCRETE SIDEWALK |
| | PROP MAJOR CONTOUR |
| | PROP MINOR CONTOUR |
| | PROP STORM PIPE |
| | PROP WATER LINE |
| | PROP EDGE OF TREE LINE |
| | PROP SWALE |
| | PROP SPOT GRADE |



PERMIT DRAWINGS
OCT 29, 2025
NOT FOR
CONSTRUCTION NC 27909

THIS DRAWING PREPARED AT THE
ELIZABETH CITY OFFICE
1805 West City Drive, Unit E | Elizabeth City, NC 27909
TEL 252.621.5030 FAX 252.562.6874 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE _____

10/29/2025

BCD

DESIGNED BY

CHECKED BY

SCALE

$$1'' = 100'$$

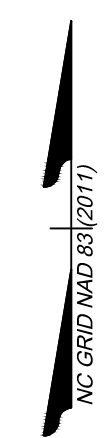
 <h1>TIMMONS GROUP</h1> <p>NORTH CAROLINA LICENSE NO. C-1652</p>	DESIGNED BY	N/A
	CHECKED BY	KDH
	SCALE	1" = 100'
	<p>ASHBROOK ESTATES</p> <p>CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA</p> <p>EXISTING CONDITIONS</p>	
JOB NO.	48235	
SHEET NO.	C.I. 1	

JOB NO.


48235

SHEET NO. 31.1

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SCALE 1"=100'



A horizontal scale bar with a white left half and a black right half. It is marked with '0' at the left end, '100'' at the midpoint, and '200'' at the right end.

NORTH CAROLINA LICENSE NO. C 1052	
ASHBROOK ESTATES CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA EXISTING CONDITIONS	
JOB NO.	48235
SHEET NO.	C1.2

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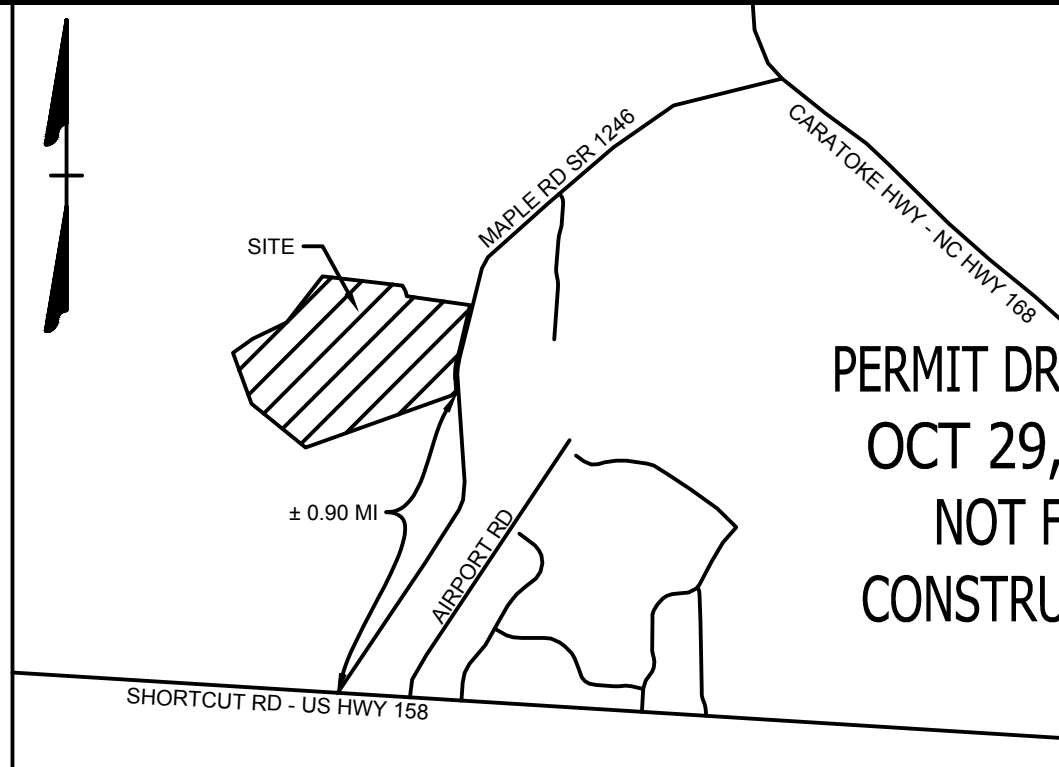
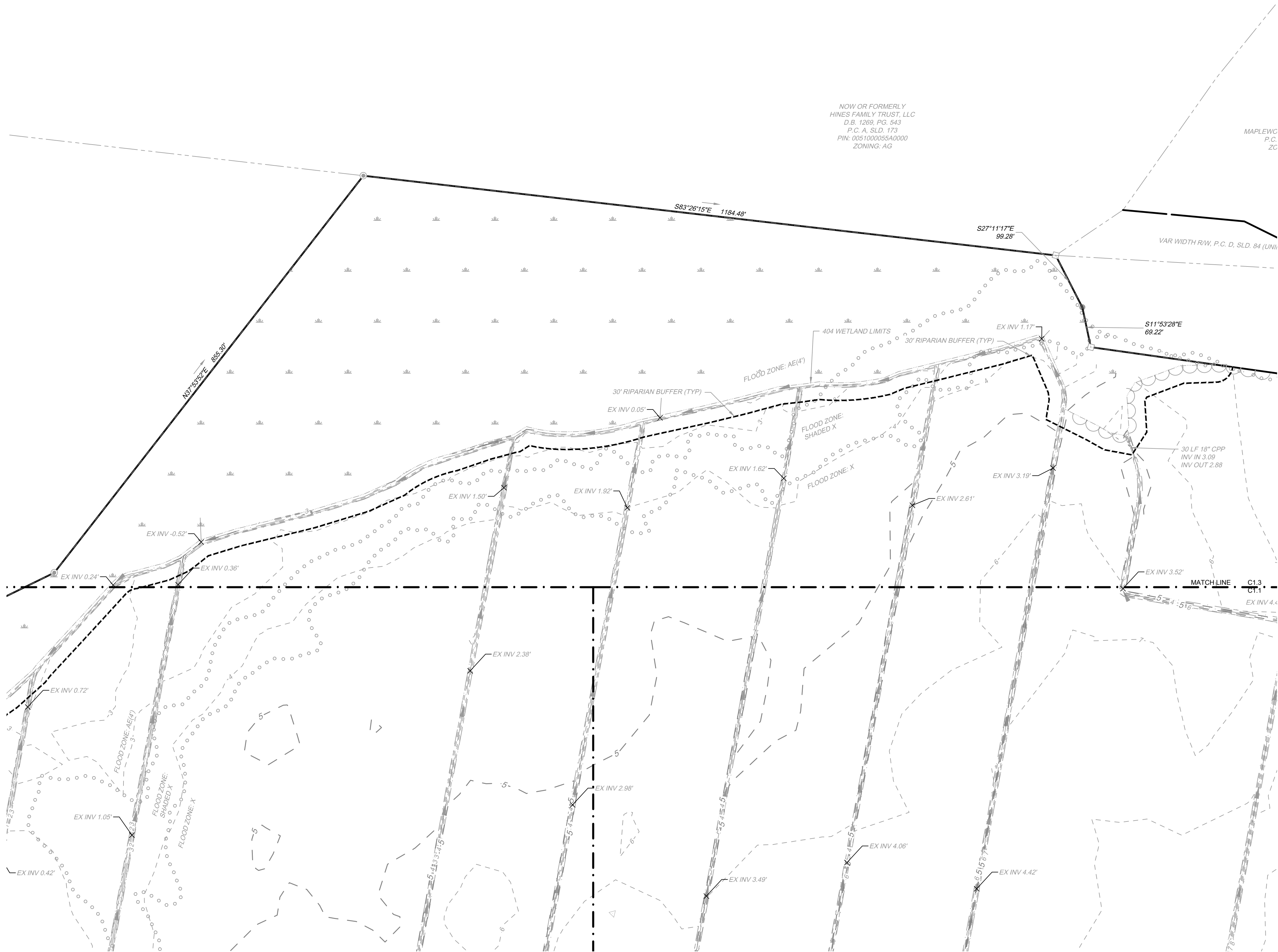
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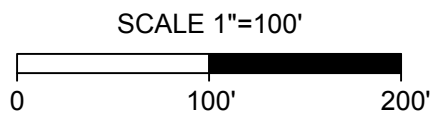
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29/2025

BCD

SIGNED BY

N/A

CHECKED BY

KDH

 $\gamma = 100'$

TIMMONS GROUP 

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ASHBROOK ESTATES

CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA

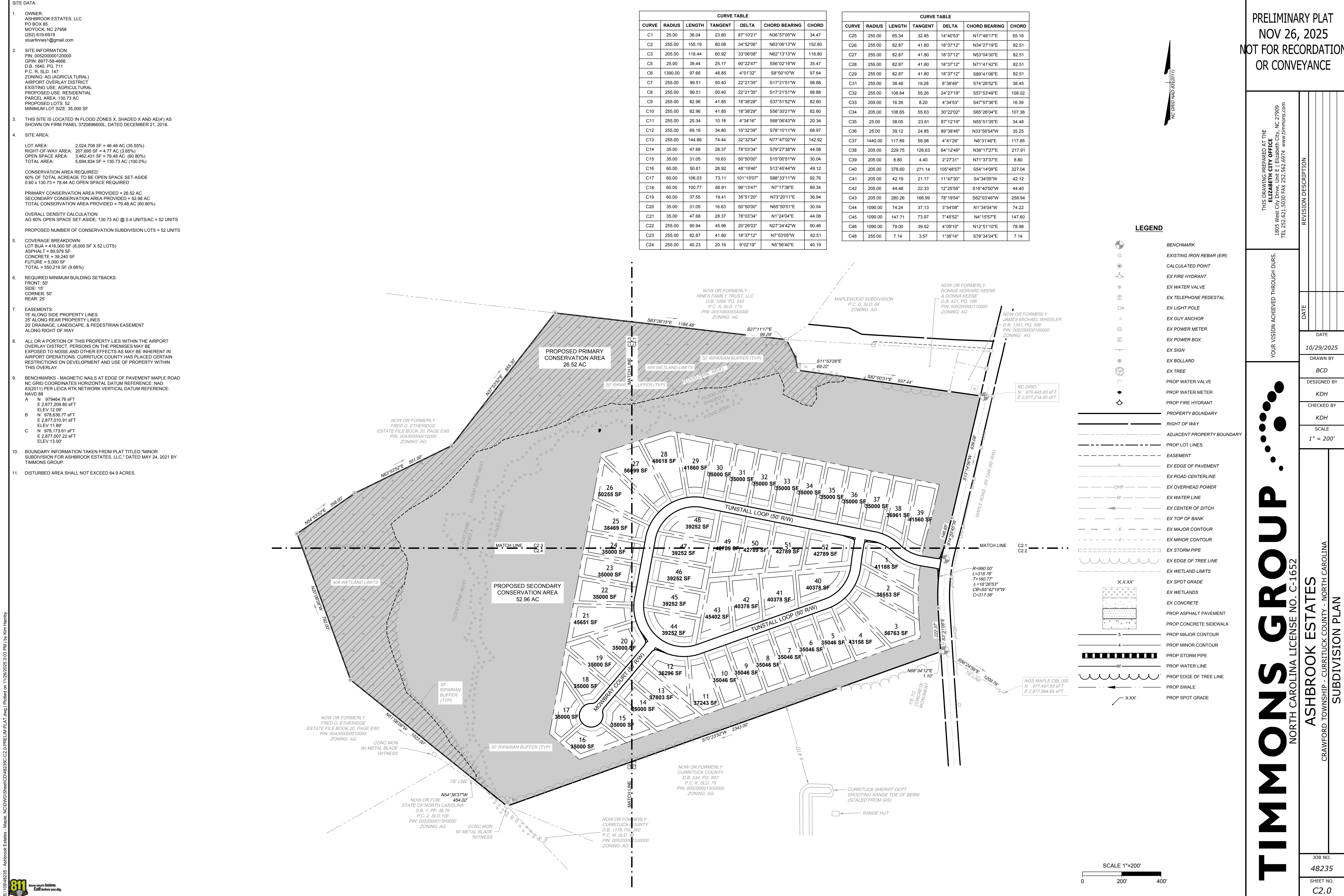
EXISTING CONDITIONS

JOB NO.

48235

SHEET NO.

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PRELIMINARY PLAT
NOV 26, 2025
NOT FOR RECORDATION
OR CONVEYANCE

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10/29/2025
DRAWN BY
BCD
DESIGNED BY
KDH
CHECKED BY
KDH
SCALE
1" = 200'

TIMMONS GROUP
ASHBROOK ESTATES
NORTH CAROLINA LICENSE NO. C-1652
CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA
SUBDIVISION PLAN

JOB NO.
48235
SHEET NO.
C2.0

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AIRPORT OVERLAY DISTRICT
EXISTING USE: AGRICULTURAL
PROPOSED USE: RESIDENTIAL
PARCEL AREA: 130.73 AC
PROPOSED LOTS: 52
MINIMUM LOT SIZE: 35,000 SF
- THIS SITE IS LOCATED IN FLOOD ZONES X, SHADED X AND AE(4) AS SHOWN ON FIRM PANEL 3720896600L, DATED DECEMBER 21, 2018.
- SITE AREA:

LOT AREA: 2,024,708 SF = 46.48 AC (35.55%)
RIGHT-OF-WAY AREA: 207,695 SF = 4.77 AC (3.65%)
OPEN SPACE AREA: 3,462,431 SF = 79.48 AC (60.80%)
TOTAL AREA: 5,694,834 SF = 130.73 AC (100.0%)

CONSERVATION AREA REQUIRED:
60% OF TOTAL ACREAGE TO BE OPEN SPACE SET-ASIDE
0.60 x 130.73 = 78.44 AC OPEN SPACE REQUIRED

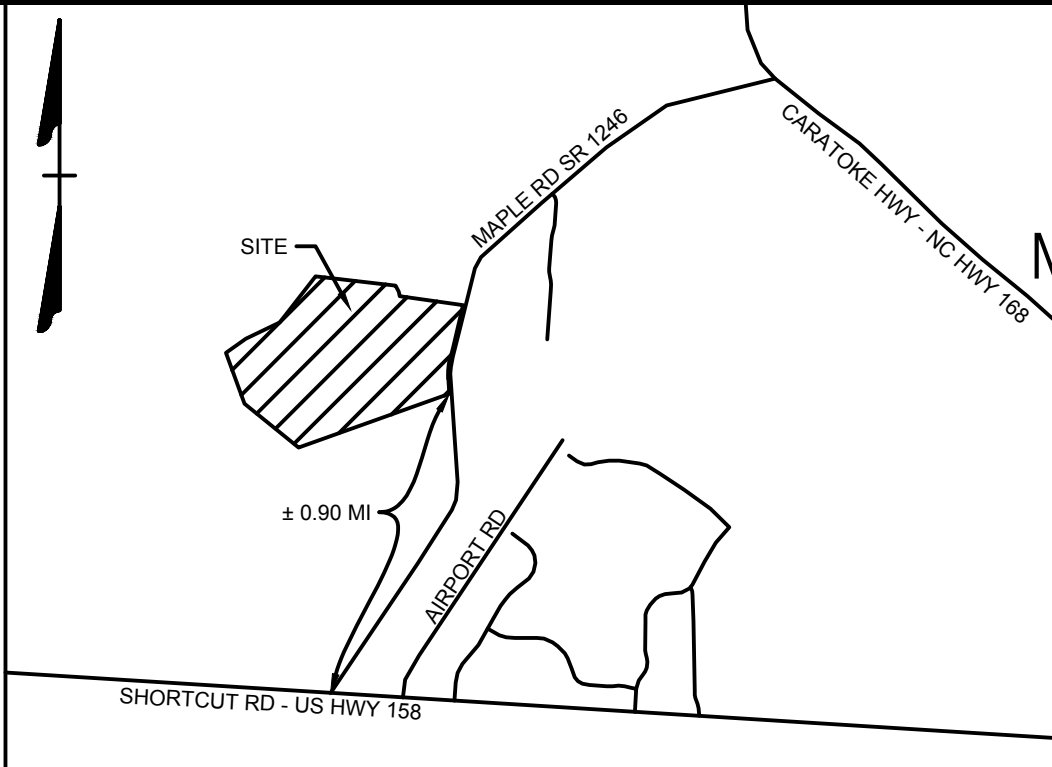
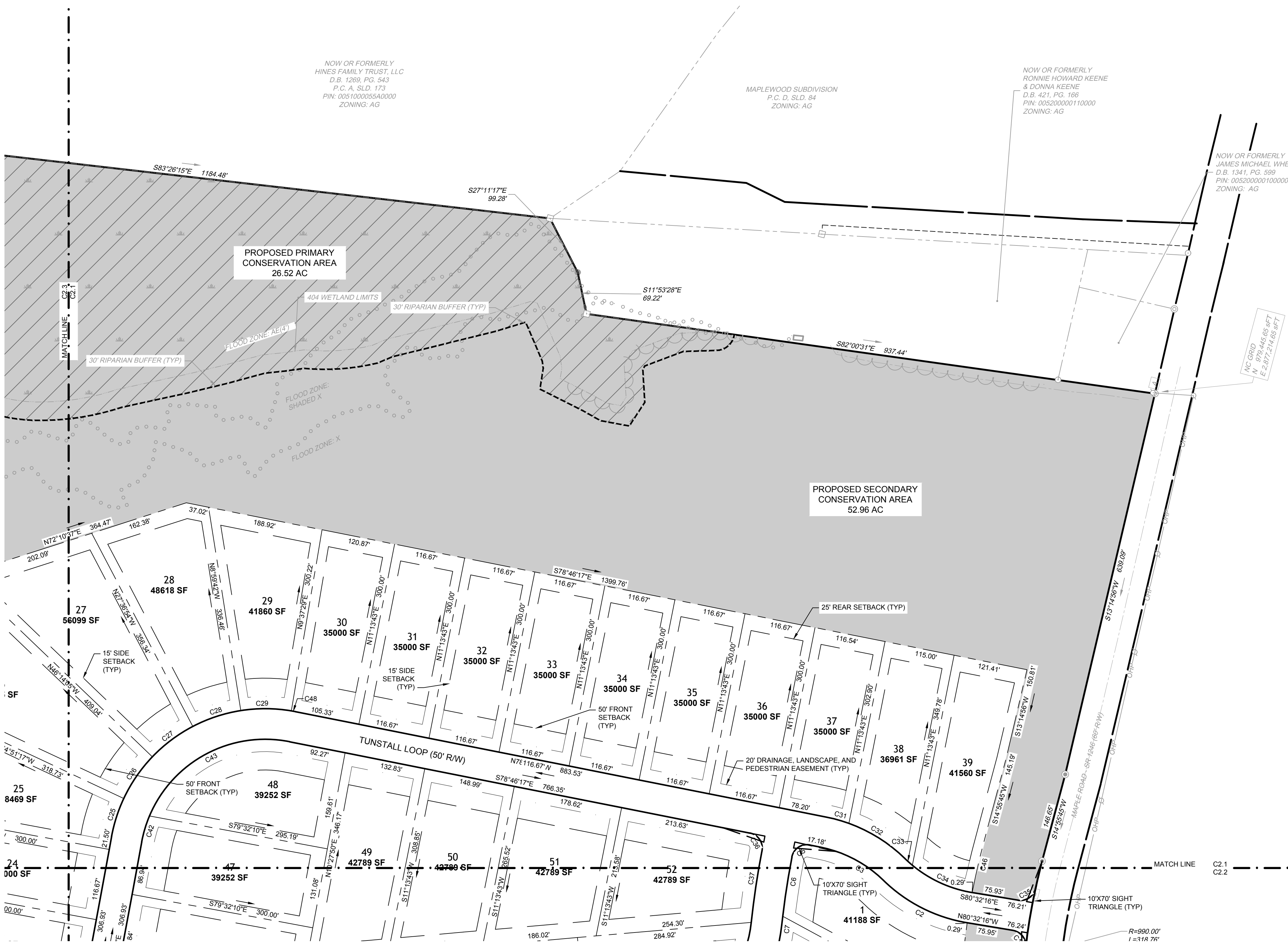
PRIMARY CONSERVATION AREA PROVIDED = 26.52 AC
SECONDARY CONSERVATION AREA PROVIDED = 52.96 AC
TOTAL CONSERVATION AREA PROVIDED = 79.48 AC (60.80%)

OVERALL DENSITY CALCULATION:
AG 60% OPEN SPACE SET-ASIDE: 130.73 AC @ 0.4 UNITS/AC = 52 UNITS

PROPOSED NUMBER OF CONSERVATION SUBDIVISION LOTS = 52 UNITS
- COVERAGE BREAKDOWN:
LOT BUA = 416,000 SF (8,000 SF X 52 LOTS)
ASPHALT = 89,979 SF
CONCRETE = 36,240 SF
FUTURE = 5,000 SF
TOTAL = 550,219 SF (9.66%)
- REQUIRED MINIMUM BUILDING SETBACKS:
FRONT: 50'
SIDE: 15'
CORNER: 50'
REAR: 25'
- EASEMENTS:
15' ALONG SIDE PROPERTY LINES
25' ALONG REAR PROPERTY LINES
20' DRAINAGE, LANDSCAPE, & PEDESTRIAN EASEMENT
ALONG RIGHT OF WAY
- ALL OR A PORTION OF THIS PROPERTY LIES WITHIN THE AIRPORT OVERLAY DISTRICT. PERSONS ON THE PREMISES MAY BE EXPOSED TO NOISE AND OTHER EFFECTS AS MAY BE INHERENT IN AIRPORT OPERATIONS. CURRITUCK COUNTY HAS PLACED CERTAIN RESTRICTIONS ON DEVELOPMENT AND USE OF PROPERTY WITHIN THIS OVERLAY.
- BENCHMARKS - MAGNETIC NAILS AT EDGE OF PAVEMENT MAPLE ROAD
NC GRID COORDINATES HORIZONTAL DATUM REFERENCE: NAD 83(2011) PER LEICA RTK NETWORK VERTICAL DATUM REFERENCE: NAVD 88
A N 979464.76 sFT
E 2877,209.90 sFT
ELEV 12.09'
B N 978,636.77 sFT
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- BOUNDARY INFORMATION TAKEN FROM PLAT TITLED "MINOR SUBDIVISION FOR ASHBROOK ESTATES, LLC," DATED MAY 24, 2021 BY TIMMONS GROUP.
- DISTURBED AREA SHALL NOT EXCEED 64.9 ACRES.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	25.00	38.04	23.80	87°10'21"	N36°57'05"W	34.47
C2	255.00	155.19	80.08	34°52'06"	N63°06'13"W	152.80
C3	205.00	118.44	60.92	33°06'08"	N62°13'13"W	116.80
C5	25.00	39.44	25.17	90°22'47"	S56°02'19"W	35.47
C6	1390.00	97.66	48.85	4°01'32"	S8°50'10"W	97.64
C7	255.00	99.51	50.40	22°21'35"	S17°21'51"W	98.88
C8	255.00	99.51	50.40	22°21'35"	S17°21'51"W	98.88
C9	255.00	82.96	41.85	18°38'28"	S37°51'52"W	82.60
C10	255.00	82.96	41.85	18°38'28"	S56°30'21"W	82.60
C11	255.00	20.34	10.18	4°34'16"	S68°06'43"W	20.34
C12	255.00	69.18	34.80	15°32'39"	S78°10'11"W	68.97
C13	255.00	144.86	74.44	32°32'54"	N77°47'02"W	142.92
C14	35.00	47.68	28.37	78°03'34"	S79°27'38"W	44.08
C15	35.00	31.05	16.63	50°50'00"	S15°00'51"W	30.04
C16	60.00	50.61	26.92	48°19'46"	S13°45'44"W	49.12
C17	60.00	106.03	73.11	101°15'07"	S88°33'11"W	92.76
C18	60.00	100.77	66.91	96°13'47"	N7°17'38"E	89.34
C19	60.00	37.55	19.41	35°51'20"	N73°20'11"E	36.94
C20	35.00	31.05	16.63	50°50'00"	N65°50'51"E	30.04
C21	35.00	47.68	28.37	78°03'34"	N1°24'04"E	44.08
C22	255.00	90.94	45.96	20°26'03"	N27°24'42"W	90.46
C23	255.00	82.87	41.80	18°37'12"	N7°53'05"W	82.51
C24	255.00	40.23	20.16	9°02'19"	N5°56'40"E	40.19

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C25	255.00	65.34	32.85	14°40'53"	N17°48'17"E	65.16
C26	255.00	82.87	41.80	18°37'12"	N34°27'19"E	82.51
C27	255.00	82.87	41.80	18°37'12"	N53°04'30"E	82.51
C28	255.00	82.87	41.80	18°37'12"	N71°41'42"E	82.51
C29	255.00	82.87	41.80	18°37'12"	S89°41'06"E	82.51
C31	255.00	38.48	19.28	8°38'49"	S74°26'52"E	38.45
C32	255.00	108.84	55.26	24°27'18"	S57°53'49"E	108.02
C33	205.00	16.39	8.20	4°34'53"	S47°57'36"E	16.39
C34	205.00	108.65	55.63	30°22'02"	S65°26'04"E	107.38
C35	25.00	38.05	23.81	87°12'19"	N55°51'35"E	34.48
C36	25.00	39.12	24.85	89°38'46"	N33°56'54"W	35.25
C37	1440.00	117.89	58.98	4°41'26"	N8°31'46"E	117.85
C38	205.00	229.75	128.63	64°12'49"	N38°17'27"E	217.91
C39	205.00	8.80	4.40	2°27'31"	N71°37'37"E	8.80
C40	205.00	378.60	271.14	105°48'57"	S54°14'09"E	327.04
C41	205.00	42.19	21.17	11°47'30"	S4°34'05"W	42.12
C42	205.00	44.48	22.33	12°25'59"	S16°40'50"W	44.40
C43	205.00	280.26	166.99	78°19'54"	S62°03'46"W	258.94
C44	1090.00	74.24	37.13	3°54'08"	N1°34'04"W	74.22
C45	1090.00	147.71	73.97	7°45'52"	N4°15'57"E	147.60
C46	1090.00	79.00	39.52	4°09'10"	N12°51'10"E	78.98
C48	255.00	7.14	3.57	1°36'14"	S79°34'24"E	7.14



VICINITY MAP
NO SCALE

LEGEND

- BENCHMARK
- EXISTING IRON REBAR (EIR)
- CALCULATED POINT
- EX FIRE HYDRANT
- EX WATER VALVE
- EX TELEPHONE PEDESTAL
- EX LIGHT POLE
- EX GUY ANCHOR
- EX POWER METER
- EX POWER BOX
- EX SIGN
- EX BOLLARD
- EX TREE
- PROP WATER VALVE
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- PROP CONCRETE SIDEWALK
- PROP MAJOR CONTOUR
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- PROP EDGE OF TREE LINE
- PROP SWALE
- PROP SPOT GRADE

SCALE 1"=100'

PRELIMINARY PLAT
NOV 26, 2025
NOT FOR RECORDATION
OR CONVEYANCE

THIS DRAWING PREPARED AT THE
ELIZABETH CITY OFFICE
1805 West City Drive, Unit E | Elizabeth City, NC 27909
TEL 252.621.3030 FAX 252.392.0574 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE	DESCRIPTION
10/29/2025	BCD

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

ASHBROOK ESTATES
CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA
SUBDIVISION PLAN

JOB NO.
48235
SHEET NO.
C2.1

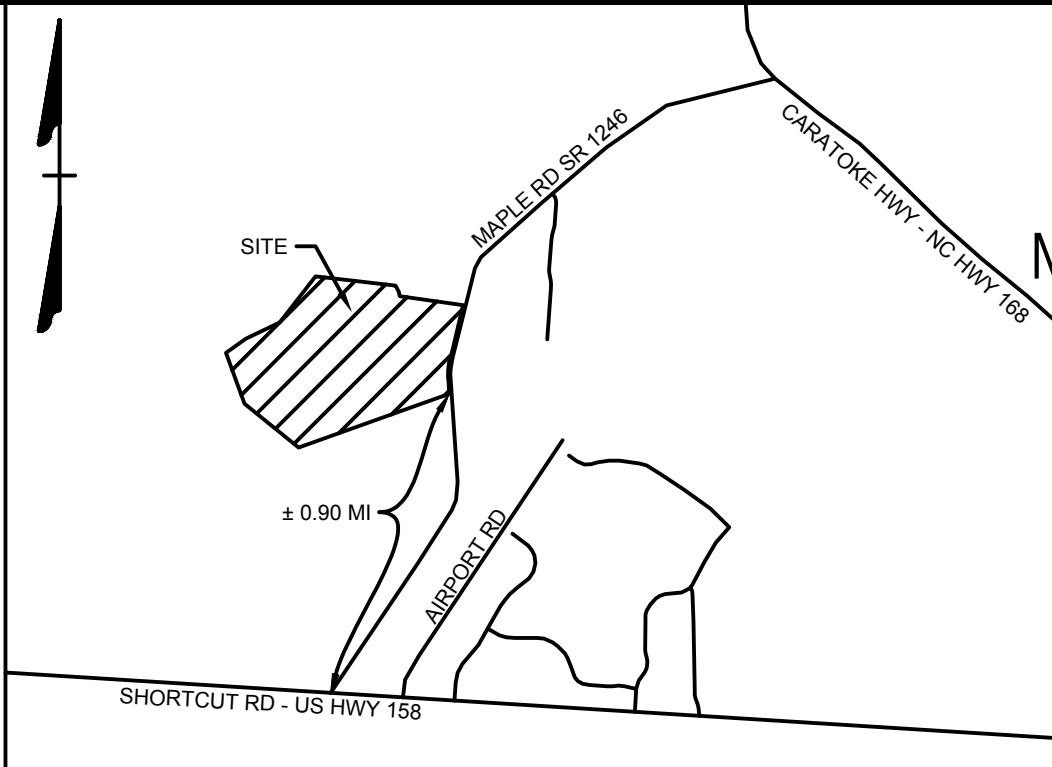
SITE DATA:

1. OWNER:
ASHBROOK ESTATES, LLC
PO BOX 85
MOYOCK, NC 27958
(252) 619-4919
stuartlimes1@gmail.com
2. SITE INFORMATION:
PIN: 00520000012000
GPIN: 8977-58-4666
D.B. 1640, PG. 711
P.O. R. SLD 147
ZONING: AG (AGRICULTURAL)
AIRPORT OVERLAY DISTRICT
EXISTING USE: AGRICULTURAL
PROPOSED USE: RESIDENTIAL
PARCEL AREA: 130.73 AC
PROPOSED LOTS: 52
MINIMUM LOT SIZE: 35,000 SF
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CONCRETE = 36,240 SF
FUTURE = 5,000 SF
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C15	35.00	31.05	16.63	50°50'00"	S15°00'51"W	30.04
C16	60.00	50.61	26.92	48°19'46"	S13°45'44"W	49.12
C17	60.00	106.03	73.11	101°15'07"	S88°33'11"W	92.76
C18	60.00	100.77	66.91	96°13'47"	N7°17'38"E	89.34
C19	60.00	37.55	19.41	35°51'20"	N73°20'11"E	36.94
C20	35.00	31.05	16.63	50°50'00"	N65°50'51"E	30.04
C21	35.00	47.68	28.37	78°03'34"	N1°24'04"E	44.08
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C33	205.00	16.39	8.20	4°34'53"	S47°57'36"E	16.39
C34	205.00	108.65	55.63	30°22'02"	S65°26'04"E	107.38
C35	25.00	38.05	23.81	87°12'19"	N55°51'35"E	34.48
C36	25.00	39.12	24.85	89°38'46"	N33°56'54"W	35.25
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VICINITY MAP

NO SCALE

LEGEND

- BENCHMARK
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- CALCULATED POINT
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- EX WATER VALVE
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SCALE 1"=100'

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NOV 26, 2025
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ELIZABETH CITY OFFICE
1805 West City Drive, Unit E | Elizabeth City, NC 27909
TEL 252.621.3030 FAX 252.392.0974 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE

10/29/2025

DRAWN BY

BCD

DESIGNED BY

KDH

CHECKED BY

KDH

SCALE

1" = 100'

TIMMONS GROUP

ASHBROOK ESTATES

CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA

SUBDIVISION PLAN

JOB NO.

48235

SHEET NO.

C2.3

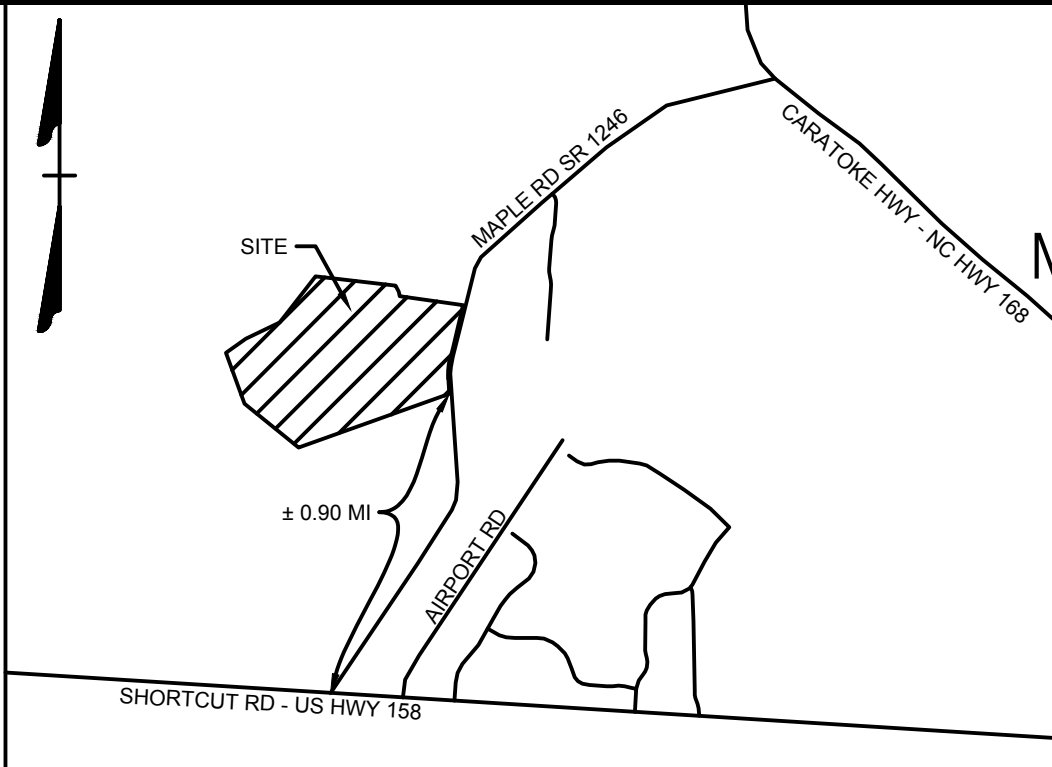
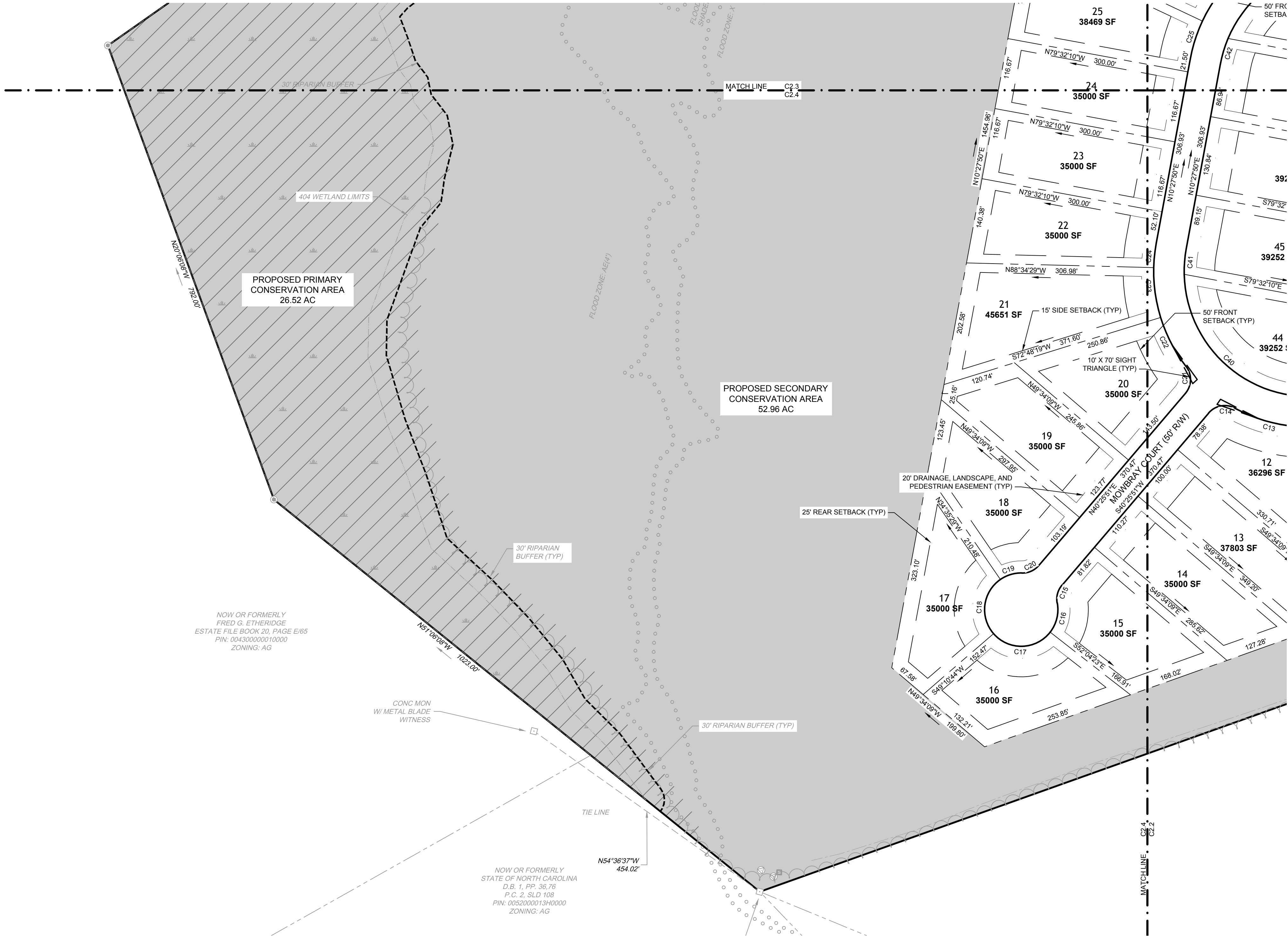
SITE DATA:

1. OWNER:
ASHBROOK ESTATES, LLC
PO BOX 85
MOYOCK, NC 27958
(252) 619-4919
stuartlinnes1@gmail.com
2. SITE INFORMATION:
PIN: 0052000012000
GPIN: 8977-58-4666
D.B. 1640, PG. 711
P.C. R. SLD 147
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C5	25.00	39.44	25.17	90°22'47"	S56°02'19"W	35.47
C6	1390.00	97.66	48.85	4°01'32"	S8°50'10"W	97.64
C7	255.00	99.51	50.40	22°21'35"	S17°21'51"W	98.88
C8	255.00	99.51	50.40	22°21'35"	S17°21'51"W	98.88
C9	255.00	82.96	41.85	18°38'28"	S37°51'52"W	82.60
C10	255.00	82.96	41.85	18°38'28"	S56°30'21"W	82.60
C11	255.00	20.34	10.18	4°34'16"	S68°06'43"W	20.34
C12	255.00	69.18	34.80	15°32'39"	S78°10'11"W	68.97
C13	255.00	144.86	74.44	32°32'54"	N77°47'02"W	142.92
C14	35.00	47.68	28.37	78°03'34"	S79°27'38"W	44.08
C15	35.00	31.05	16.63	50°50'00"	S15°00'51"W	30.04
C16	60.00	50.61	26.92	48°19'46"	S13°45'44"W	49.12
C17	60.00	106.03	73.11	101°15'07"	S88°33'11"W	92.76
C18	60.00	100.77	66.91	96°13'47"	N7°17'38"E	89.34
C19	60.00	37.55	19.41	35°51'20"	N73°20'11"E	36.94
C20	35.00	31.05	16.63	50°50'00"	N65°50'51"E	30.04
C21	35.00	47.68	28.37	78°03'34"	N1°24'04"E	44.08
C22	255.00	90.94	45.96	20°26'03"	N27°24'42"W	90.46
C23	255.00	82.87	41.80	18°37'12"	N7°53'05"W	82.51
C24	255.00	40.23	20.16	9°02'19"	N5°56'40"E	40.19

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C25	255.00	65.34	32.85	14°40'53"	N17°48'17"E	65.16
C26	255.00	82.87	41.80	18°37'12"	N34°27'19"E	82.51
C27	255.00	82.87	41.80	18°37'12"	N53°04'30"E	82.51
C28	255.00	82.87	41.80	18°37'12"	N71°41'42"E	82.51
C29	255.00	82.87	41.80	18°37'12"	S89°41'06"E	82.51
C31	255.00	38.48	19.28	8°38'49"	S74°26'52"E	38.45
C32	255.00	108.84	55.26	24°27'18"	S57°53'49"E	108.02
C33	205.00	16.39	8.20	4°34'53"	S47°57'36"E	16.39
C34	205.00	108.65	55.63	30°22'02"	S65°26'04"E	107.38
C35	25.00	38.05	23.81	87°12'19"	N55°51'35"E	34.48
C36	25.00	39.12	24.85	89°38'46"	N33°56'54"W	35.25
C37	1440.00	117.89	58.98	4°41'26"	N8°31'46"E	117.85
C38	205.00	229.75	128.63	64°12'49"	N38°17'27"E	217.91
C39	205.00	8.80	4.40	2°27'31"	N71°37'37"E	8.80
C40	205.00	378.60	271.14	105°48'57"	S54°14'09"E	327.04
C41	205.00	42.19	21.17	11°47'30"	S4°34'05"W	42.12
C42	205.00	44.48	22.33	12°25'59"	S16°40'50"W	44.40
C43	205.00	280.26	166.99	78°19'54"	S62°03'46"W	258.94
C44	1090.00	74.24	37.13	3°54'08"	N1°34'04"W	74.22
C45	1090.00	147.71	73.97	7°45'52"	N4°15'57"E	147.60
C46	1090.00	79.00	39.52	4°09'10"	N12°51'10"E	78.98
C48	255.00	7.14	3.57	1°36'14"	S79°34'24"E	7.14



VICINITY MAP
NO SCALE

- LEGEND**
- BENCHMARK
 - EXISTING IRON REBAR (EIR)
 - CALCULATED POINT
 - EX FIRE HYDRANT
 - EX WATER VALVE
 - EX TELEPHONE PEDESTAL
 - EX LIGHT POLE
 - EX GUY ANCHOR
 - EX POWER METER
 - EX POWER BOX
 - EX SIGN
 - EX BOLLARD
 - EX TREE
 - PROP WATER VALVE
 - PROP WATER METER
 - PROP FIRE HYDRANT
 - PROPERTY BOUNDARY
 - RIGHT OF WAY
 - ADJACENT PROPERTY BOUNDARY
 - PROP LOT LINES
 - EASEMENT
 - EX EDGE OF PAVEMENT
 - EX ROAD CENTERLINE
 - EX OVERHEAD POWER
 - EX WATER LINE
 - EX CENTER OF DITCH
 - EX TOP OF BANK
 - EX MAJOR CONTOUR
 - EX MINOR CONTOUR
 - EX STORM PIPE
 - EX EDGE OF TREE LINE
 - EX WETLAND LIMITS
 - EX SPOT GRADE
 - EX WETLANDS
 - EX CONCRETE
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 - PROP CONCRETE SIDEWALK
 - PROP MAJOR CONTOUR
 - PROP MINOR CONTOUR
 - PROP STORM PIPE
 - PROP WATER LINE
 - PROP EDGE OF TREE LINE
 - PROP SWALE
 - PROP SPOT GRADE

SCALE 1"=100'

0 100' 200'

PRELIMINARY PLAT
NOV 26, 2025
NOT FOR RECORDATION
OR CONVEYANCE

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REVISION DESCRIPTION

DATE

10/29/2025

DRAWN BY

BCD

DESIGNED BY

KDH

CHECKED BY

KDH

SCALE

1" = 100'

TIMMONS GROUP

ASHBROOK ESTATES
NORTH CAROLINA LICENSE NO. C-1652

CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA

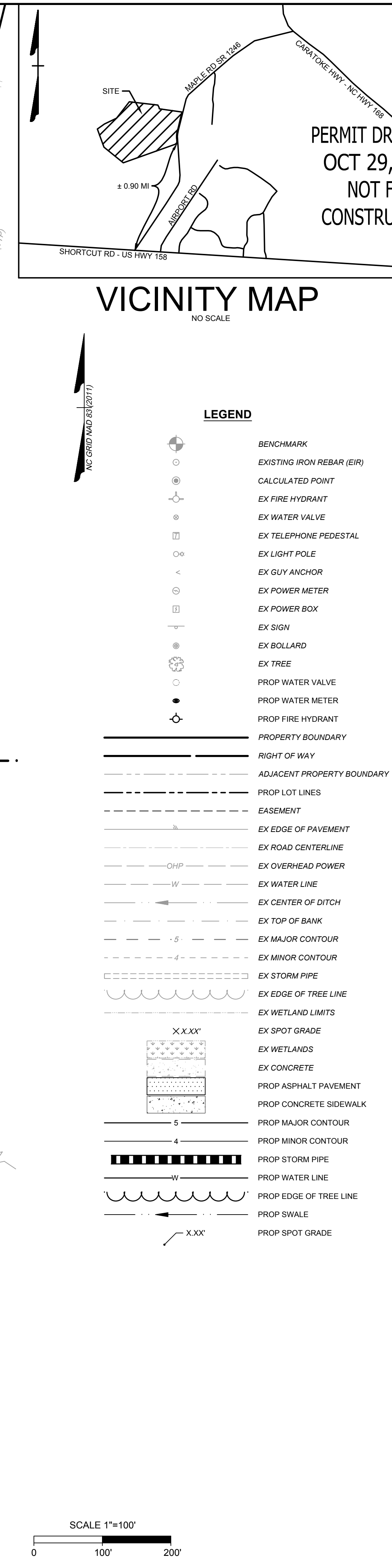
SUBDIVISION PLAN

JOB NO.

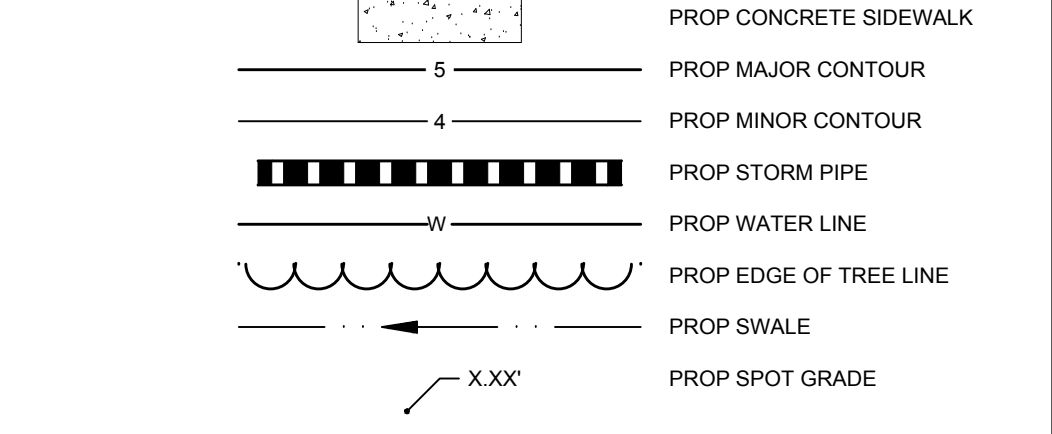
48235

SHEET NO.

C2.4



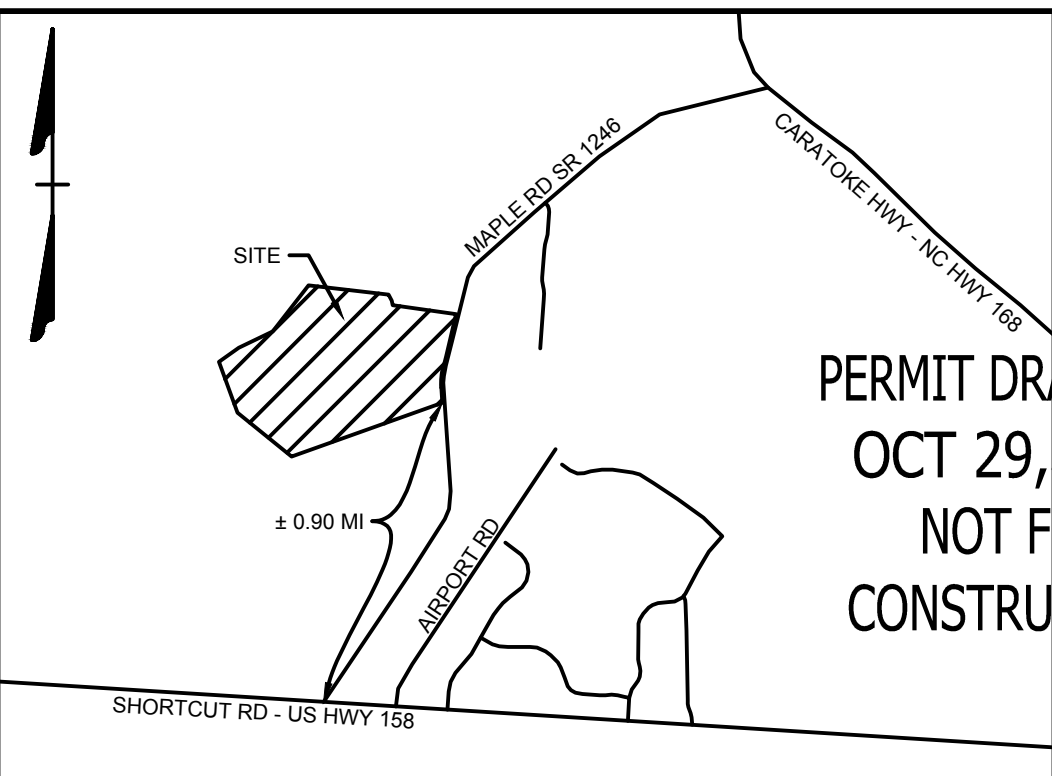
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<div style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: 2em; font-weight: bold; margin: 0;">TIMM</div>		
		JOB NO. 48235
		SHEET NO. C2.6

CURRITUCK COUNTY SITE PLAN

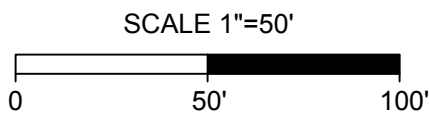
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VICINITY MAP
NO SCALE

LEGEND

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- PROP WATER LINE
- PROP EDGE OF TREE LINE
- PROP SWALE
- PROP SPOT GRADE



042614
10-29-25
KIMBERLY D. HANBY

SEAL
PROFESSIONAL
ENGINEER

PERMIT DRAWINGS
OCT 29, 2025
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CONSTRUCTION

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KDH

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KDH

SCALE
1" = 50'

TIMMONS GROUP

ASHBROOK ESTATES
NORTH CAROLINA LICENSE NO. C-1652
CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA
SITE PLAN

JOB NO.
48235

SHEET NO.
C2.7

REVISION DESCRIPTION

DATE

10/29/2025

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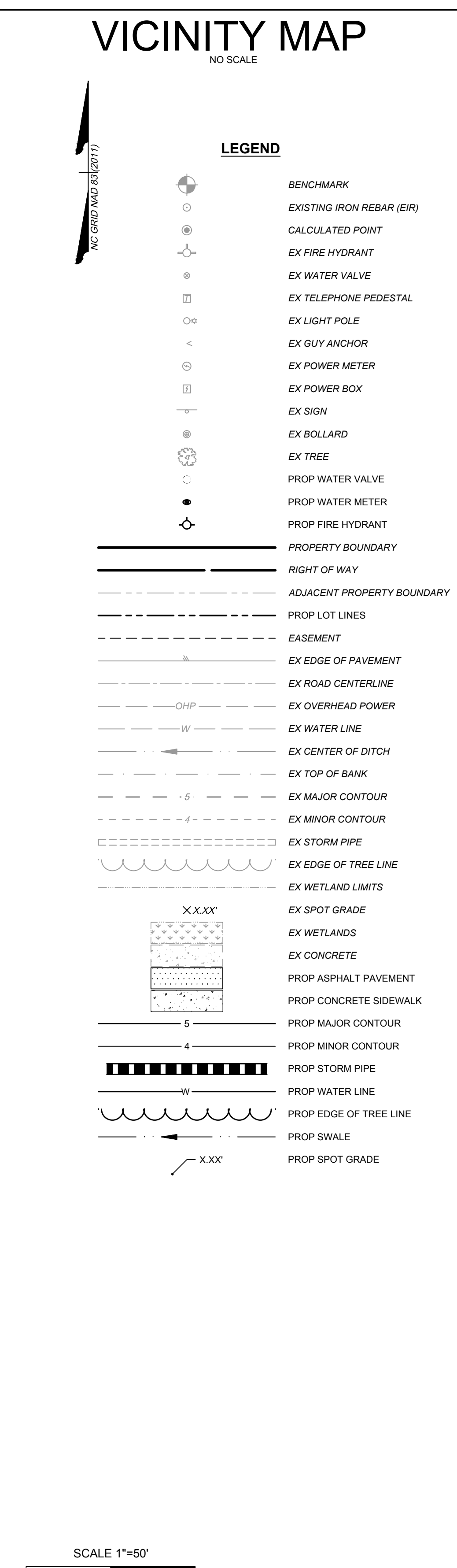
CHECKED BY

KDH

SCALE

1" = 50'

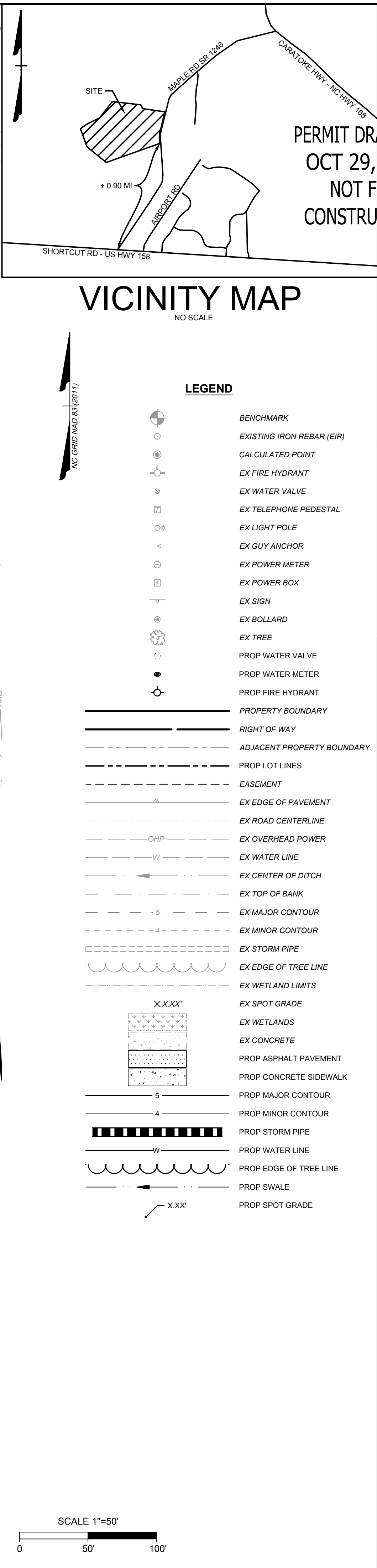
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48235

SHEET NO.
C2.8

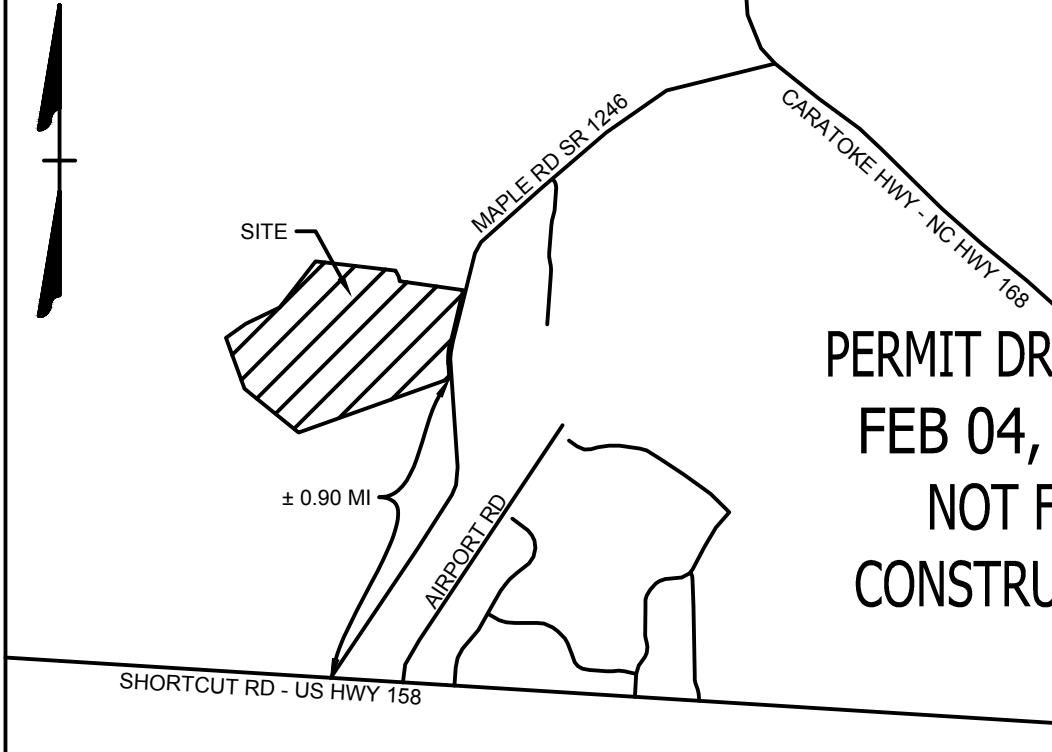
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SITE DATA:

1. OWNER:
ASHBROOK ESTATES, LLC
PO BOX 85
MOYOCK, NC 27958
(252) 919-4919
stuartlimes1@gmail.com
2. SITE INFORMATION:
PIN: 0052000012000
GPN: 8977-58-4666
D.B. 1640, PG. 711
P.C. R. SLD. 147
ZONING: AG (AGRICULTURAL)
AIRPORT OVERLAY DISTRICT
EXISTING USE: AGRICULTURAL
PROPOSED USE: RESIDENTIAL
PARCEL AREA: 130.73 AC
PROPOSED LOTS: 52
MINIMUM LOT SIZE: 35,000 SF
3. THIS SITE IS LOCATED IN FLOOD ZONES X, SHADED X AND AE(4) AS SHOWN ON FIRM PANEL 372089600L, DATED DECEMBER 21, 2018.
4. SITE AREA:
LOT AREA: 2,024,708 SF = 46.48 AC (35.55%)
RIGHT-OF-WAY AREA: 207,695 SF = 4.77 AC (3.65%)
OPEN SPACE AREA: 3,462,431 SF = 79.48 AC (60.80%)
TOTAL AREA: 5,694,834 SF = 130.73 AC (100.0%)
- CONSERVATION AREA REQUIRED:
60% OF TOTAL ACREAGE TO BE OPEN SPACE SET-ASIDE
0.60 x 130.73 = 78.44 AC OPEN SPACE REQUIRED
- PRIMARY CONSERVATION AREA PROVIDED = 26.52 AC
SECONDARY CONSERVATION AREA PROVIDED = 52.96 AC
TOTAL CONSERVATION AREA PROVIDED = 79.48 AC (60.80%)
- OVERALL DENSITY CALCULATION:
AG 60% OPEN SPACE SET-ASIDE: 130.73 AC @ 0.4 UNITS/AC = 52 UNITS
- PROPOSED NUMBER OF CONSERVATION SUBDIVISION LOTS = 52 UNITS
5. COVERAGE BREAKDOWN:
LOT BUA = 416,000 SF (8,000 SF X 52 LOTS)
ASPHALT = 89,979 SF
CONCRETE = 36,240 SF
FUTURE = 5,000 SF
TOTAL = 550,219 SF (9.66%)
6. REQUIRED MINIMUM BUILDING SETBACKS:
FRONT: 50'
SIDE: 15'
CORNER: 50'
REAR: 25'
7. EASEMENTS:
15' ALONG SIDE PROPERTY LINES
25' ALONG REAR PROPERTY LINES
20' DRAINAGE, LANDSCAPE, & PEDESTRIAN EASEMENT
ALONG RIGHT OF WAY
8. ALL OR A PORTION OF THIS PROPERTY LIES WITHIN THE AIRPORT OVERLAY DISTRICT. PERSONS ON THE PREMISES MAY BE EXPOSED TO NOISE AND OTHER EFFECTS AS MAY BE INHERENT IN AIRPORT OPERATIONS. CURRITUCK COUNTY HAS PLACED CERTAIN RESTRICTIONS ON DEVELOPMENT AND USE OF PROPERTY WITHIN THIS OVERLAY.
9. BENCHMARKS - MAGNETIC NAILS AT EDGE OF PAVEMENT MAPLE ROAD
NC GRID COORDINATES HORIZONTAL DATUM REFERENCE: NAD 83(2011) PER LEICA RTK NETWORK VERTICAL DATUM REFERENCE: NAVD 88
A N 979464.76 sFT
E 2877,209.90 sFT
ELEV 12.05'
B N 978,636.77 sFT
E 2877,010.91 sFT
ELEV 11.89'
C N 978,173.81 sFT
E 2877,007.22 sFT
ELEV 13.00'
10. BOUNDARY INFORMATION TAKEN FROM PLAT TITLED "MINOR SUBDIVISION FOR ASHBROOK ESTATES, LLC," DATED MAY 24, 2021 BY TIMMONS GROUP.
11. DISTURBED AREA SHALL NOT EXCEED 64.9 ACRES.



VICINITY MAP
NO SCALE

LEGEND

- BENCHMARK
EXISTING IRON REBAR (EIR)
CALCULATED POINT
EX FIRE HYDRANT
EX WATER VALVE
EX TELEPHONE PEDESTAL
EX LIGHT POLE
EX GUY ANCHOR
EX POWER METER
EX POWER BOX
EX SIGN
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PROP MINOR CONTOUR
PROP STORM PIPE
PROP WATER LINE
PROP EDGE OF TREE LINE
PROP SWALE
PROP SPOT GRADE

SCALE 1"=100'
0 100' 200'



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FEB 04, 2026
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CONSTRUCTION

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REVISION DESCRIPTION
CORRECTED PIPE SIZES
REMOVED SOIL TYPE BOUNDARY LINE

DATE
12/16/2025
02/04/2026

DATE
10/29/2025

DRAWN BY
BCD

DESIGNED BY
KDH

CHECKED BY
KDH

SCALE
1" = 100'

TIMMONS GROUP

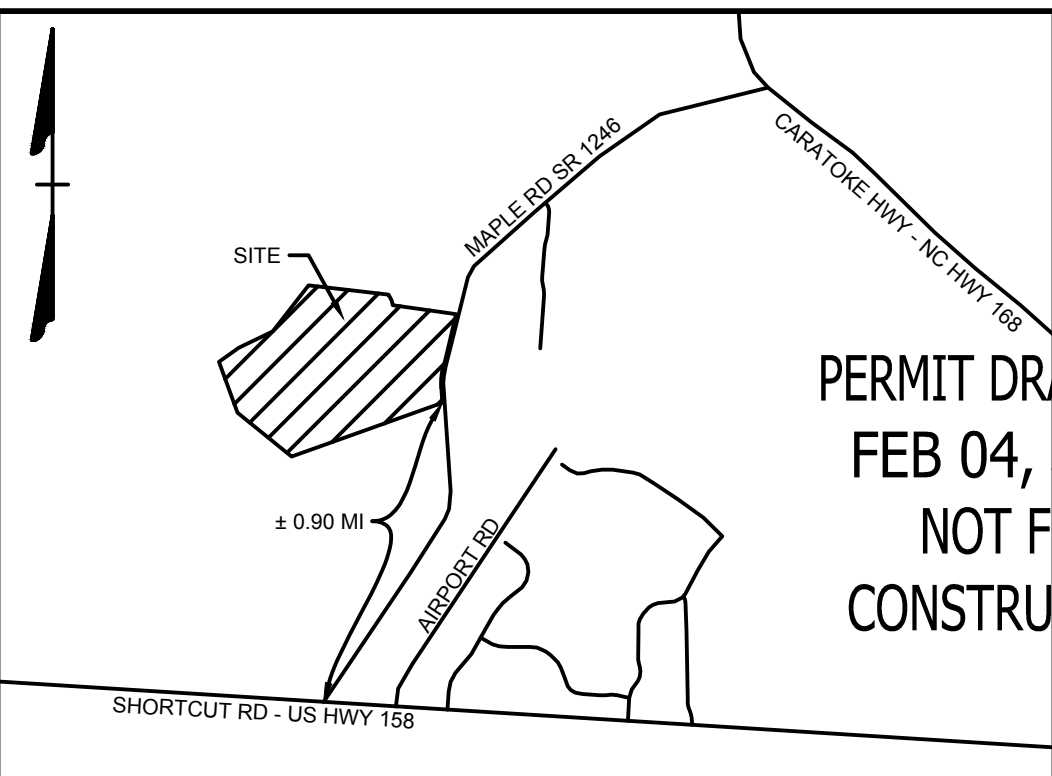
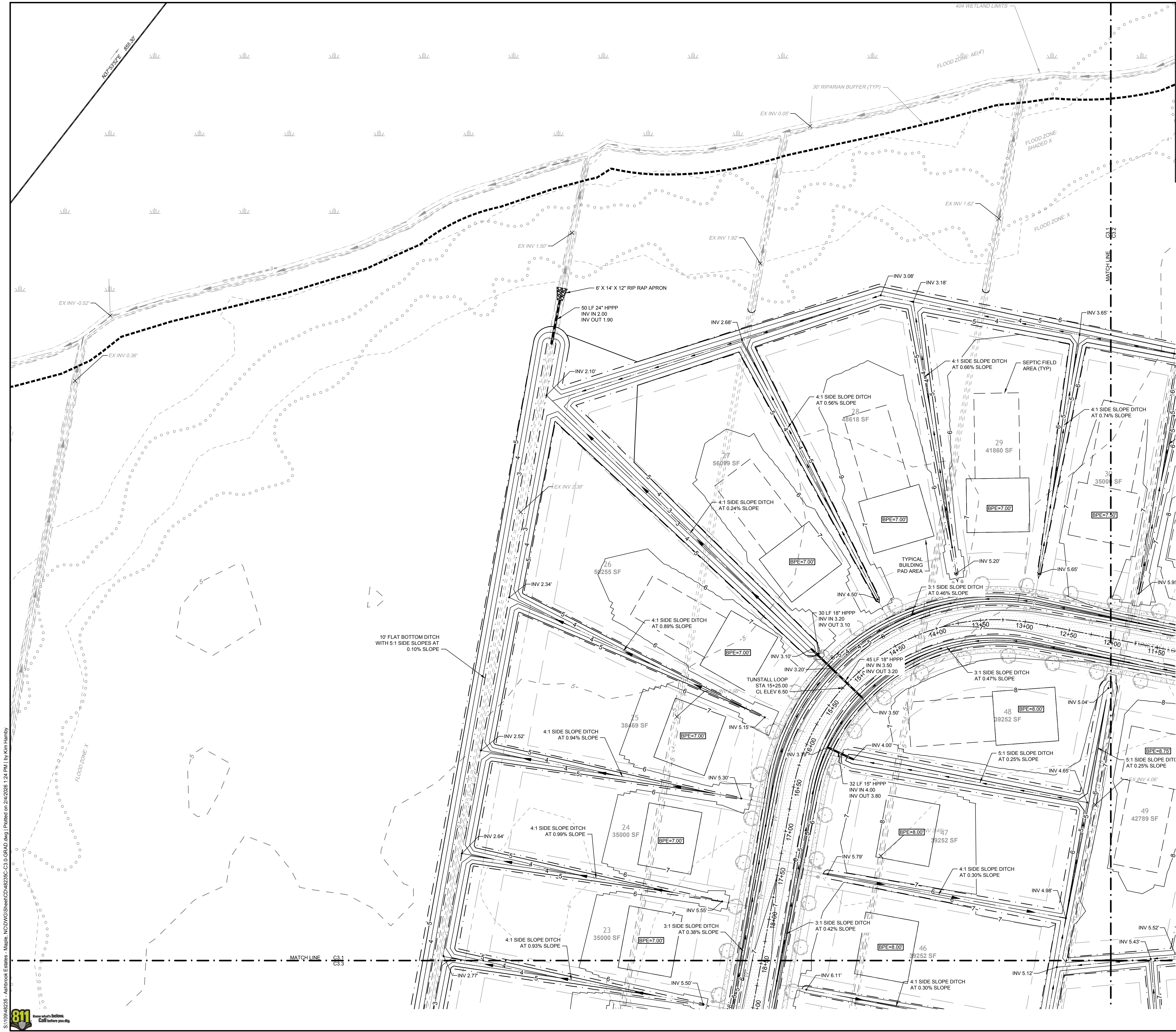
ASHBROOK ESTATES
CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA
GRADING & DRAINAGE OVERVIEW
NORTH CAROLINA LICENSE NO. C-1652

JOB NO.
48235
SHEET NO.
C3.0



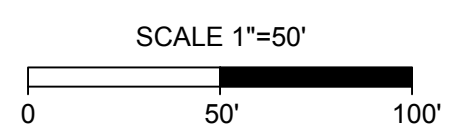
NOW OR FORMERLY
CURRITUCK COUNTY
D.B. 534, PG. 807
P.C. K. SLD. 75
PIN: 0052000013G0000
ZONING: AG

CURRITUCK SHERIFF DEPT.
SHOOTING RANGE TOE OF BERM
(SCALED FROM GIS)



VICINITY MAP
NO SCALE

LEGEND			
	BENCHMARK		EXISTING IRON REBAR (EIR)
	CALCULATED POINT		EX FIRE HYDRANT
	EX WATER VALVE		EX TELEPHONE PEDESTAL
	EX LIGHT POLE		EX GUY ANCHOR
	EX POWER METER		EX POWER BOX
	EX SIGN		EX BOLLARD
	EX TREE		PROP WATER VALVE
	PROP WATER METER		PROP FIRE HYDRANT
	PROPERTY BOUNDARY		RIGHT OF WAY
	ADJACENT PROPERTY BOUNDARY		PROP LOT LINES
	EASEMENT		EX EDGE OF PAVEMENT
	EX ROAD CENTERLINE		EX OVERHEAD POWER
	EX WATER LINE		EX CENTER OF DITCH
	EX TOP OF BANK		EX MAJOR CONTOUR
	EX MINOR CONTOUR		EX STORM PIPE
	EX EDGE OF TREE LINE		EX WETLAND LIMITS
	EX SPOT GRADE		EX WETLANDS
	EX CONCRETE		PROP ASPHALT PAVEMENT
	PROP CONCRETE SIDEWALK		PROP MAJOR CONTOUR
	PROP MINOR CONTOUR		PROP STORM PIPE
	PROP WATER LINE		PROP EDGE OF TREE LINE
	PROP SWALE		PROP SPOT GRADE



PROFESSIONAL SEAL
042614
2-4-26
TIMMERLY D. HAMBY
ENGINEER

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FEB 04, 2026
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DATE
12/16/2025

DATE
10/29/2025

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BCD

DESIGNED BY
KDH

CHECKED BY
KDH

SCALE
1" = 50'

TIMMONS GROUP

ASHBROOK ESTATES
CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA
GRADING & DRAINAGE PLAN

REVISION DESCRIPTION

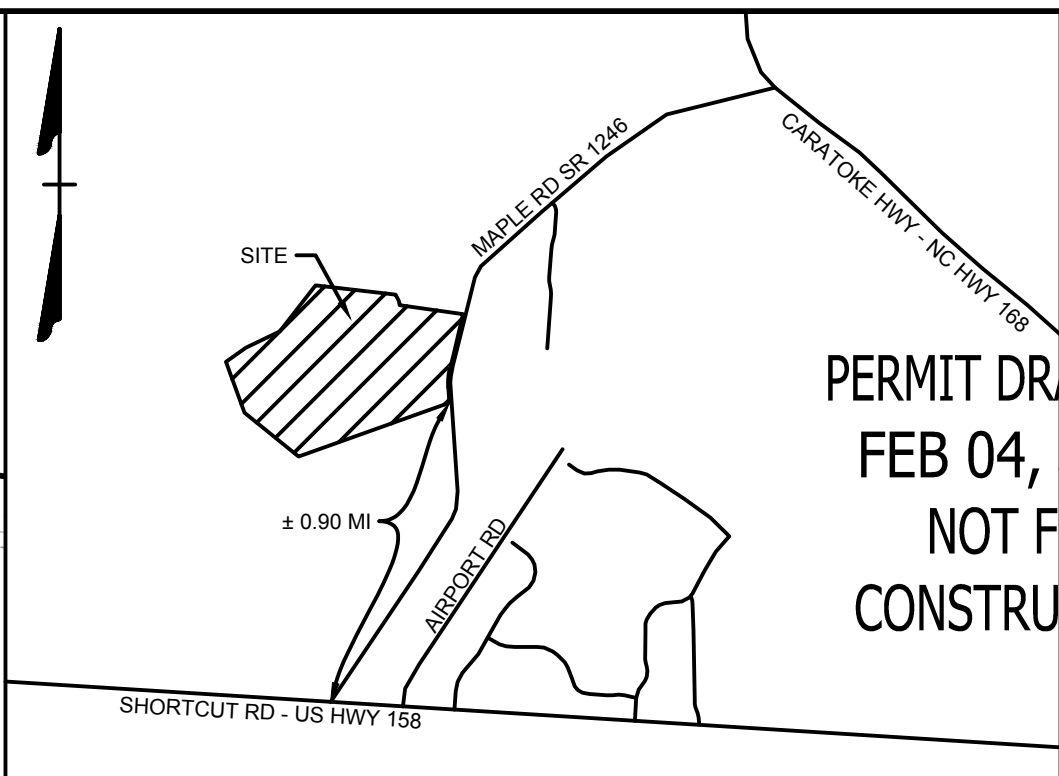
DATE	CORRECTED PIPE SIZES	REMOVED SOIL TYPE BOUNDARY LINE
12/16/2025	02/04/2026	

JOB NO.
48235

SHEET NO.
C3.1

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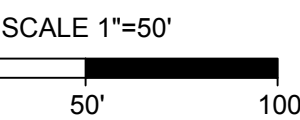
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VICINITY MAP
NO SCALE

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PROFESSIONAL SEAL
042614
2-4-26
TIMMERLY D. HAMBY
ENGINEER

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REVISION DESCRIPTION

DATE	CORRECTED PIPE SIZES	REMOVED SOIL TYPE BOUNDARY LINE
12/16/2025		
02/04/2026		

DATE
10/29/2025

DRAWN BY
BCD

DESIGNED BY
KDH

CHECKED BY
KDH

SCALE
1" = XX'

TIMMONS GROUP

ASHBROOK ESTATES
NORTH CAROLINA LICENSE NO. C-1652

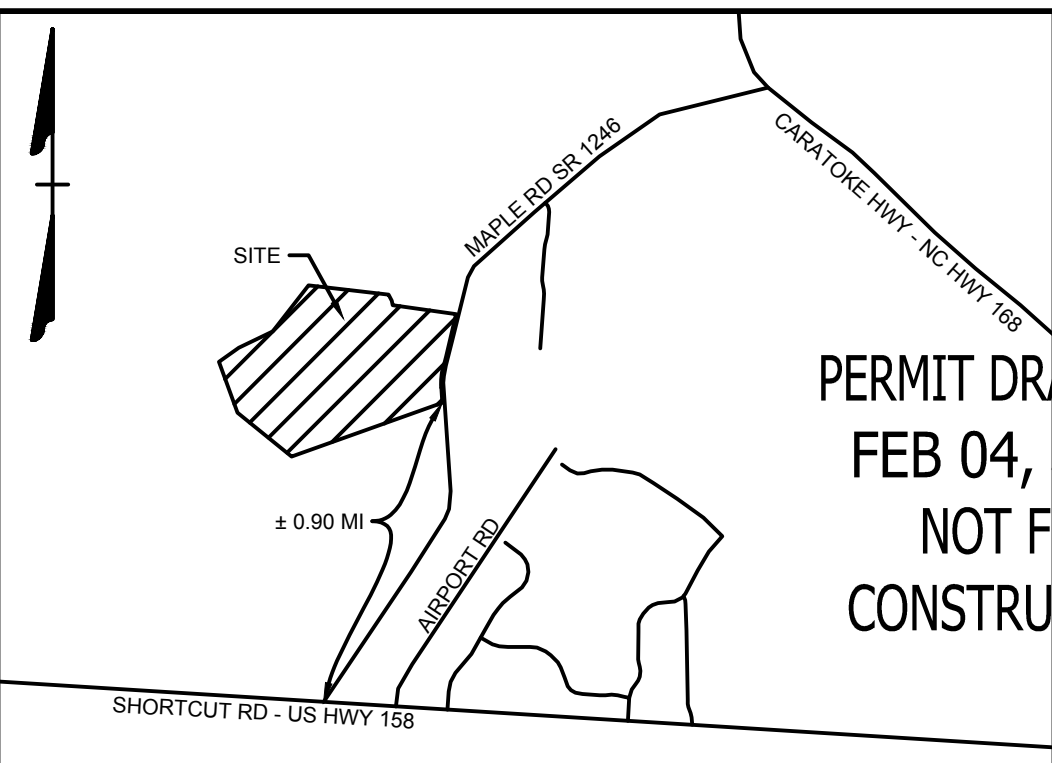
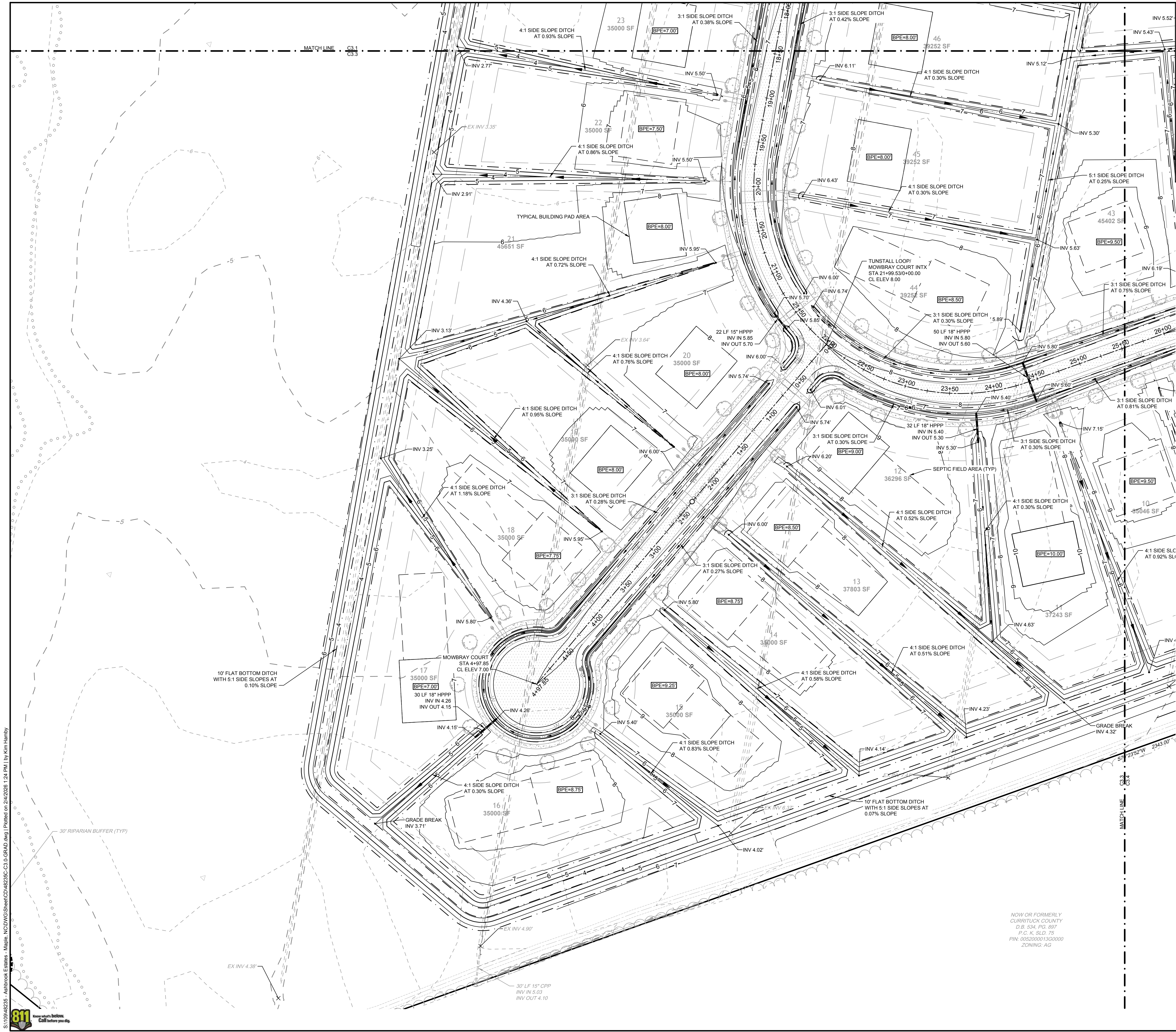
CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA
GRADING & DRAINAGE PLAN

JOB NO.
48235

SHEET NO.
C3.2

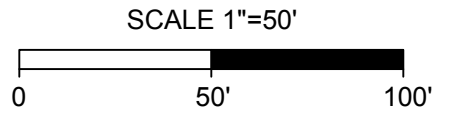
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VICINITY MAP
NO SCALE

LEGEND	
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	EX TOP OF BANK
	EX MAJOR CONTOUR
	EX MINOR CONTOUR
	EX STORM PIPE
	EX EDGE OF TREE LINE
	EX WETLAND LIMITS
	EX SPOT GRADE
	EX WETLANDS
	EX CONCRETE
	PROP ASPHALT PAVEMENT
	PROP CONCRETE SIDEWALK
	PROP MAJOR CONTOUR
	PROP MINOR CONTOUR
	PROP STORM PIPE
	PROP WATER LINE
	PROP EDGE OF TREE LINE
	PROP SWALE
	PROP SPOT GRADE



PROFESSIONAL SEAL
042614
2-4-26
TIMMERLY D. HAMBY
ENGINEER

PERMIT DRAWINGS
FEB 04, 2026
NOT FOR
CONSTRUCTION

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TEL 252.621.3030 FAX 252.592.0574 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE
12/16/2025

DATE
10/29/2025

DATE
12/16/2025

REVISION DESCRIPTION

CORRECTED PIPE SIZES

REMOVED SOIL TYPE BOUNDARY LINE

DATE
12/16/2025

DATE
10/29/2025

DATE
12/16/2025

DESIGNED BY
KDH

CHECKED BY
KDH

SCALE
1" = 50'

ASHBROOK ESTATES
CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA
GRADING & DRAINAGE PLAN

ASHBROOK ESTATES
CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA
GRADING & DRAINAGE PLAN

JOB NO.
48235

SHEET NO.
C3.3

811
Know what's below.
Call before you dig.

811
Know what's below.
Call before you dig.

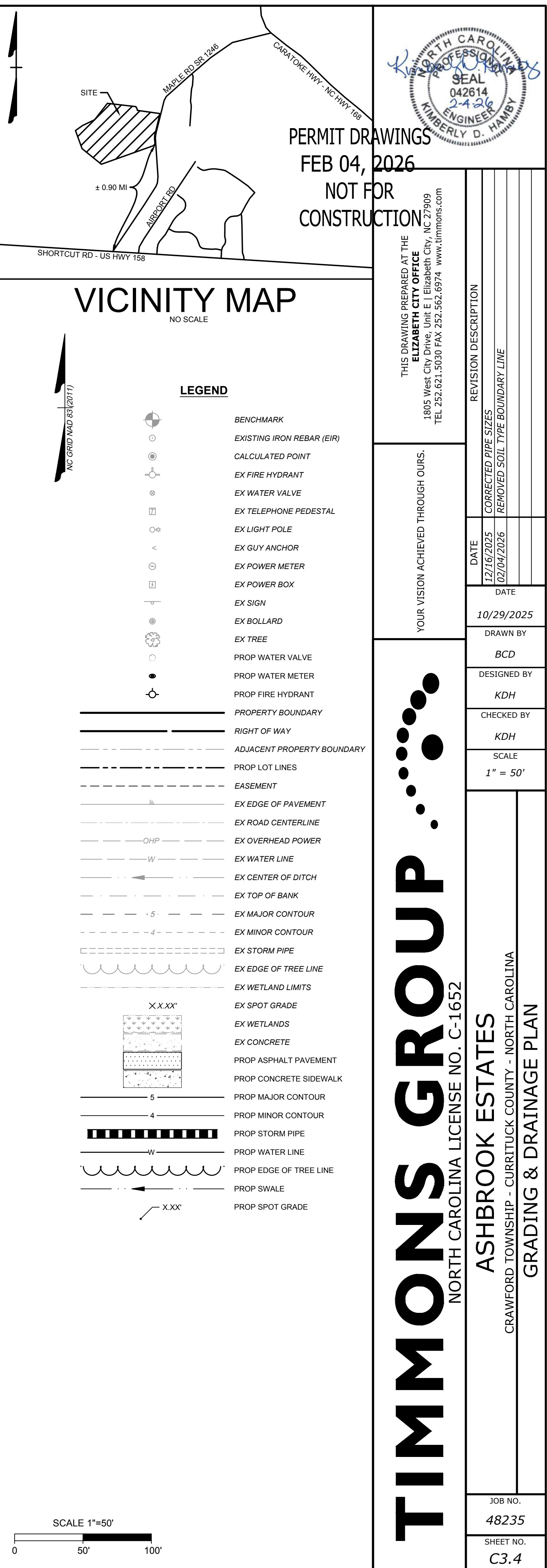
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Know what's below.
Call before you dig.

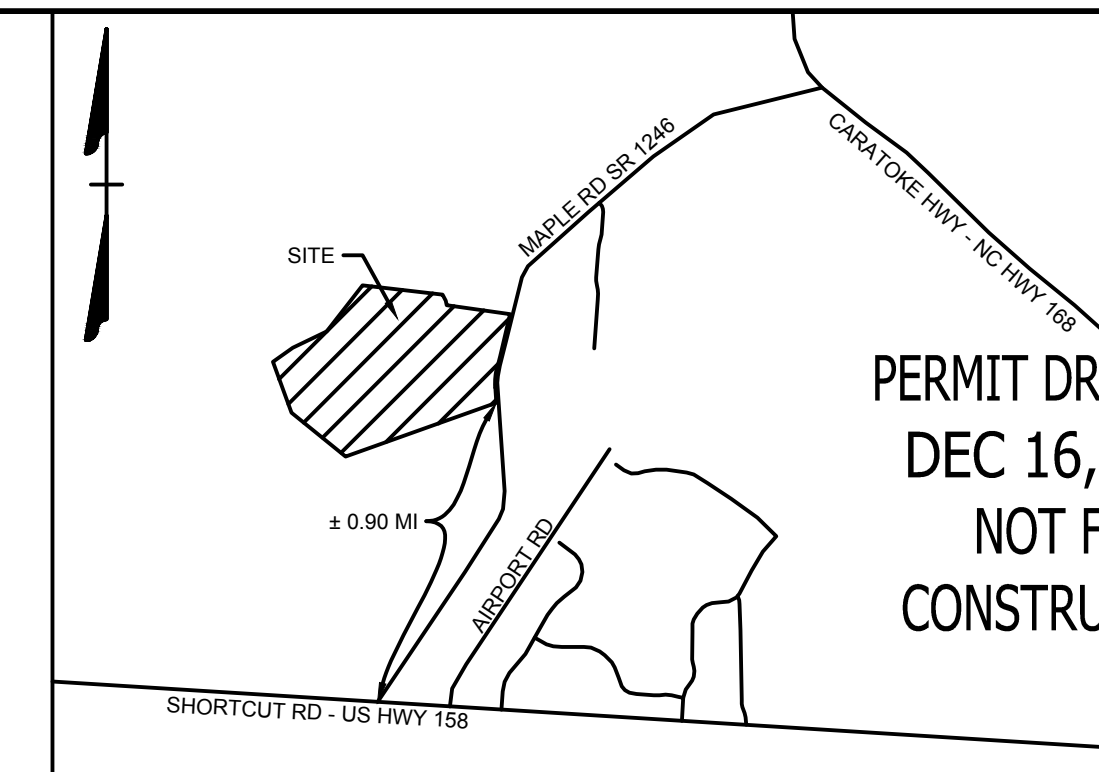
811
Know what's below.
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S:\109\48235 - Ashbrook Estates - Maple NCDWG\SheetCD\48235-C3.D-GRAD.dwg | Plotted on 24/02/2026 1:24 PM | by Kim Hamby

NOW OR FORMERLY
CURRITUCK COUNTY
D.B. 534, PG. 897
P.C. K, SLD. 75
PIN: 005200001350000
ZONING: AG

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


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DEC 16, 2025
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•

ONS GROU
NORTH CAROLINA LICENSE NO. C-1652

JOB NO.
48235

SHEET NO.
C4.0

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1. OWNER:
ASHBROOK ESTATES, LLC
PO BOX 85
MOYOCK, NC 27958
(252) 619-6919
stuarttines1@gmail.com

2. SITE INFORMATION:
PIN: 005200000120000
CPIN: 8977-58-4866
D.B. 1640, PG. 711
P.C. R.S. LRD, 147
ZONING: AG (AGRICULTURAL)
AIRPORT OVERLAY DISTRICT
EXISTING USE: AGRICULTURAL
PROPOSED USE: RESIDENTIAL
PARCEL AREA 130.73 AC
PROPOSED LOTS: 42
MINIMUM LOT SIZE: 35,000 SF

3. THIS SITE IS LOCATED IN FLOOD ZONES X, SHADED X AND AE(4) AS SHOWN ON PLAT FILE 3720896600L, DATED DECEMBER 21, 2018.

4. SITE AREA:

LOT AREA:	2,024,708 SF = 46.48 AC (35.55%)
RIGHT-OF-WAY AREA:	207,895 SF = 4.77 AC (3.65%)
OPEN SPACE AREA:	3,462,431 SF = 79.48 AC (60.80%)
TOTAL AREA:	5,694,834 SF = 130.73 AC (100.0%)

CONSERVATION AREA REQUIRED
60% TOTAL ACREAGE TO BE OPEN SPACE SET-ASIDE
0.60 x 130.73 = 78.44 AC OPEN SPACE REQUIRED

PRIMARY CONSERVATION AREA PROVIDED = 26.52 AC
SECONDARY CONSERVATION AREA PROVIDED = 52.96 AC
TOTAL CONSERVATION AREA PROVIDED = 79.48 AC (60.80%)

OVERALL DENSITY CALCULATION:
AG 60% OPEN SPACE SET-ASIDE: 130.73 AC @ 0.4 UNITS/AC = 52 UNITS
PROPOSED NUMBER OF CONSERVATION SUBDIVISION LOTS = 52 UNITS

5. COVERAGE BREAKDOWN:
LOT BUA = 416,000 SF (60.00 SF X 52 LOTS)
ASPHALT = 89,979 SF
CONCRETE = 39,240 SF
FUTURE = 5,000 SF
TOTAL = 550,219 SF (9.66%)

6. REQUIRED MINIMUM BUILDING SETBACKS:
FRONT: 50'
SIDE: 15'
CORNER: 50'
REAR: 25'

7. EASEMENTS:
15' ALONG SIDE PROPERTY LINES
25' ALONG REAR PROPERTY LINES
20' DRAINAGE, LANDSCAPE, & PEDESTRIAN EASEMENT
ALONG RIGHT OF WAY

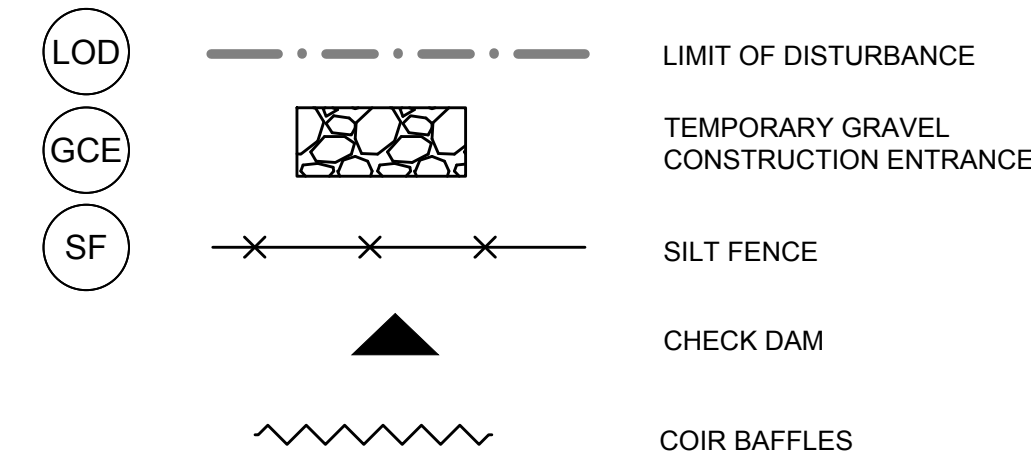
8. ALL OR A PORTION OF THIS PROPERTY LIES WITHIN THE AIRPORT OVERLAY DISTRICT. PERSONS ON THE PREMISES MAY BE EXPOSED TO NOISE AND OTHER EFFECTS AS MAY BE INHERENT IN AIRPORT OPERATIONS. CURRITUCK COUNTY HAS PLACED CERTAIN RESTRICTIONS ON DEVELOPMENT AND USE OF PROPERTY WITHIN THIS OVERLAY.

9. BENCHMARKS - MAGNETIC NAILS AT EDGE OF PAVEMENT ROAD OR NC GRID COORDINATES HORIZONTAL DATUM REFERENCE: NAD 83
ELEVATION PER LEICA RTK NETWORK VERTICAL DATUM REFERENCE: NAVD 83
A N 979464.76 sFT
E 2,877,209.80 sFT
ELEV 12.00'
B N 978,636.77 sFT
E 2,877,010.91 sFT
ELEV 11.89'
C N 978,173.61 sFT
E 2,877,007.22 sFT
ELEV 13.00'

10. BOUNDARY INFORMATION TAKEN FROM PLAT TITLED "MINOR SUBDIVISION FOR ASHBROOK ESTATES, LLC," DATED MAY 24, 2021 BY TIMMONS GROUP.

11. DISTURBED AREA SHALL NOT EXCEED 64.9 ACRES.

LEGEND



1. OWNER:
ASHBROOK ESTATES, LLC
PO BOX 85
MOYOCK, NC 27958
(252) 619-6919
stuarttines1@gmail.com

2. SITE INFORMATION:
PIN: 0052000000120000
BURN: 1847-58-4666
D.B. BEAD, PG. 711
P.C. R. SLD. 147
ZONING: AG (AGRICULTURAL)
AIRPORT OVERLAY DISTRICT
EXISTING USE: AGRICULTURAL
PROPOSED USE: RESIDENTIAL
PARCEL AREA: 130.73 AC
PROPOSED LOTS: 52
MINIMUM LOT SIZE: 35,000 SF

3. THIS SITE IS LOCATED IN FLOOD ZONES X, SHADED X AND AE(4*) AS SHOWN ON FIRM PAMEL 3720896600L, DATED DECEMBER 21, 2018.

4. SITE AREA:

LOT AREA:	2,024,708 SF = 46.48 AC (35.55%)
RIGHT-OF-WAY AREA:	207,895 SF = 4.77 AC (3.65%)
OPEN SPACE AREA:	3,462,431 SF = 79.48 AC (60.80%)
TOTAL AREA:	5,694,834 SF = 130.73 AC (100.0%)

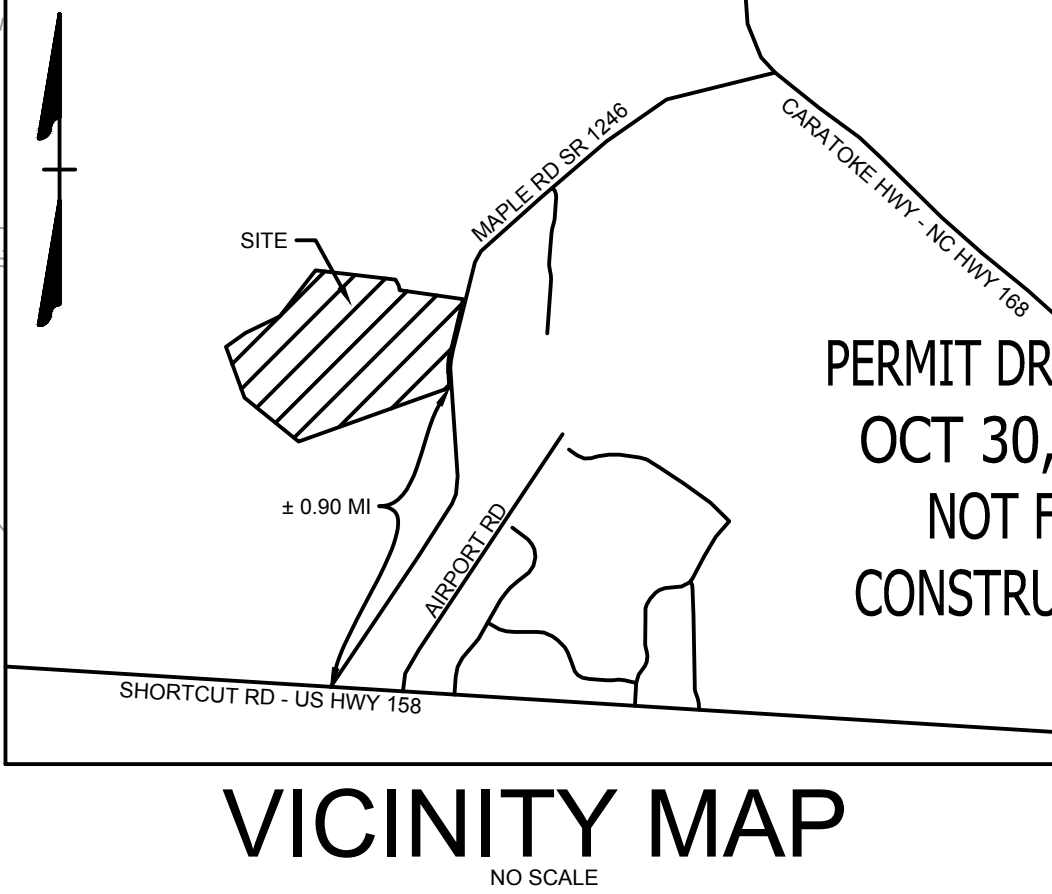
CONSERVATION AREA REQUIRED:
60% OF TOTAL AREA TO BE OPEN SPACE SET-ASIDE
0.60 x 130.73 = 78.44 AC OPEN SPACE REQUIRED

PRIMARY CONSERVATION AREA PROVIDED = 26.52 AC
SECONDARY CONSERVATION AREA PROVIDED = 52.36 AC
TOTAL CONSERVATION AREA PROVIDED = 79.48 AC (60.80%)

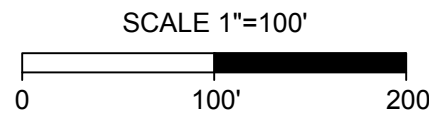
OVERALL DENSITY CALCULATION:
AG 60% OPEN SPACE SET-ASIDE: 130.73 AC @ .04 U.S. AC = 52 UNITS
PROPOSED NUMBER OF CONSERVATION SUBDIVISION LOTS = 52 UNITS

5. COVERAGE BREAKDOWN:
LOT BUA = 416,000 SF (8,000 SF X 52 LOTS)
ASPHALT = 89,970 SF
CONCRETE = 30,240 SF
FUTURE = 5,000 SF
TOTAL = 550,210 SF (9.66%)
6. REQUIRED MINIMUM BUILDING SETBACKS:
FRONT: 50'
SIDE: 15'
CORNER: 50'
REAR: 25'
7. ALL OR A PORTION OF THIS PROPERTY LIES WITHIN THE AIRPORT OVERLAY DISTRICT. PERSONS ON THE PREMISES MAY BE EXPOSED TO NOISE AND OTHER EFFECTS AS MAY BE INHERENT IN AIRPORT OPERATIONS. CURRISBURT COUNTY HAS PLACED CERTAIN RESTRICTIONS ON DEVELOPMENT AND USE OF PROPERTY WITHIN THIS OVERLAY.
8. BENCHMARKS - MAGNETIC NAILS AT EDGE OF PAVEMENT MAPLE ROAD NCR GRID COORDINATES HORIZONTAL DATUM REFERENCE: NAD 83(2011) PER LEICA RTK NETWORK VERTICAL DATUM REFERENCE: NAVD83
A N 979464.76 sft
E 2877,209.80 sft
ELEV 12.09
B N 976,686.77 sft
E 2877,010.91 sft
ELEV 11.89
C N 976,173.61 sft
E 2877,007.22 sft
ELEV 13.00
9. BOUNDARY INFORMATION TAKEN FROM PLAT TITLED "MINOR SUBDIVISION FOR ASHBROOK ESTATES, LLC," DATED MAY 24, 2021 BY TIMMONS GROUP.
10. DISTURBED AREA SHALL NOT EXCEED 64.9 ACRES.

1. EXISTING UNDERGROUND UTILITIES ARE SHOWN BASED ON INFORMATION AVAILABLE TO THE ENGINEER AND SHOULD NOT BE CONSIDERED COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES (PUBLIC OR PRIVATE) THAT MAY EXIST IN THE AREA OF CONSTRUCTION PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS EXPENSE, ANY UTILITIES DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL CONTACT NC ONE CALL AT 811 FOR UTILITY LOCATION.
2. CURRITUCK COUNTY WILL PROVIDE WATER SERVICE FOR THIS PROJECT.
3. ALL INSPECTIONS SHALL BE COORDINATED WITH CURRITUCK COUNTY WATER SYSTEM AND THE ENGINEER A MINIMUM OF 48 HOURS IN ADVANCE.
4. ALL WATERMANS SHALL BE EITHER SDR 21 PVC OR DUCTILE IRON AS SHOWN ON PLANS. ALL PIPE SHALL COMPLY WITH THE REQUIREMENTS OF AWWA STANDARDS AND THE NATIONAL SANITATION FOUNDATION. ALL PIPE MUST BEAR THE NSF LOGO FOR POTABLE WATER.
5. WATERMANS MAY BE INSTALLED UNDER STORM DRAINS WITHOUT FITTINGS, WHERE THE CHANGE IN VERTICAL ELEVATION IS TWO FEET OR LESS.
6. WATERMANS INSTALLED UNDER STORM DRAINS SHALL HAVE A MINIMUM SEPARATION OF 18" BETWEEN WATERMAIN AND STORM DRAIN AND WATERMAIN SHALL BE DUCTILE IRON. WHERE PRACTICAL, INSTALL A FULL JOINT OF 20 IF DUCTILE IRON PIPE CENTERED UNDER THE STORM DRAIN. WHERE THE WATERLINE BENDS INTO A VERTICAL LEG WITHIN 10 HORIZONTAL FEET OF THE STORM DRAIN, THE VERTICAL LEG SHALL BE DUCTILE IRON.
7. THRUST BLOCKING SHALL BE INSTALLED ON ALL BENDS OF 2 1/2" OR GREATER. (SEE THE SPECIFICATIONS AND DETAILS ON THRUST BLOCKINGS.)
8. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE AND MATERIAL OF EXISTING MAINS PRIOR TO ORDERING MATERIALS.
9. DURING CONSTRUCTION, NO PIPE SHALL BE COVERED UNTIL INSPECTED BY CURRITUCK COUNTY WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY THE WATER DEPARTMENT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE INSPECTION OF WATERLINE.
10. THE CONTRACTOR SHALL SATISFY ALL BOND REQUIREMENTS OF THE DEPARTMENT OF TRANSPORTATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
11. ALL WATERMANS SHALL HAVE A MINIMUM OF 36" COVER.
12. ALL PIPES AND SERVICES TO HAVE RUNNING ALONG AND WITH THE PIPE A CONTINUOUS LENGTH OF #12 SOLID COPPER WIRE AND A 3" WIDE TRACER TAPE AT ONE (1) FOOT BELOW THE FINISHED GRADE OF THE EXCAVATION FOR THE PIPE.
13. WATERLINES SHALL BE PRESSURE TESTED AND CHLORINATED AS REQUIRED BY NCDCE AND AS DETAILED IN THE COUNTY'S SPECIFICATIONS. TESTING SHALL BE INSPECTED BY A REPRESENTATIVE OF CURRITUCK COUNTY WATER SYSTEM AND/OR THE ENGINEER.
14. CONTRACTOR SHALL REPAIR ALL GRAVEL AND SOIL DRIVES AND ROAD WITH 6" MIN. ABC STONE
15. LENGTHS OF WATERLINE ARE APPROXIMATE AND HAVE BEEN INCLUDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY LENGTHS TO HIS SATISFACTION.
16. CONTRACTOR SHALL PROVIDE ADDITIONAL FITTINGS AS NECESSARY TO MAINTAIN PROPER ALIGNMENT AND COVER.



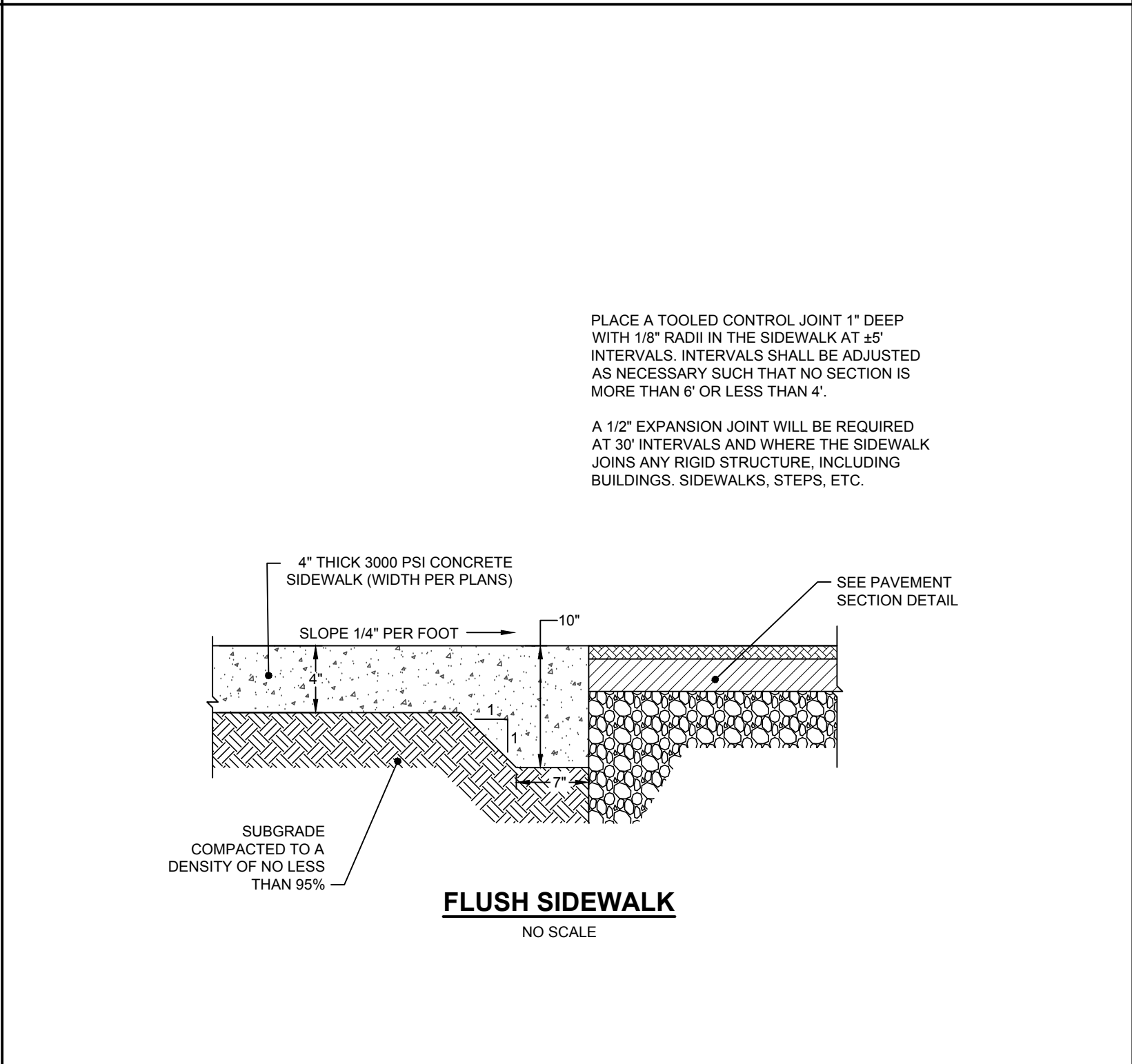
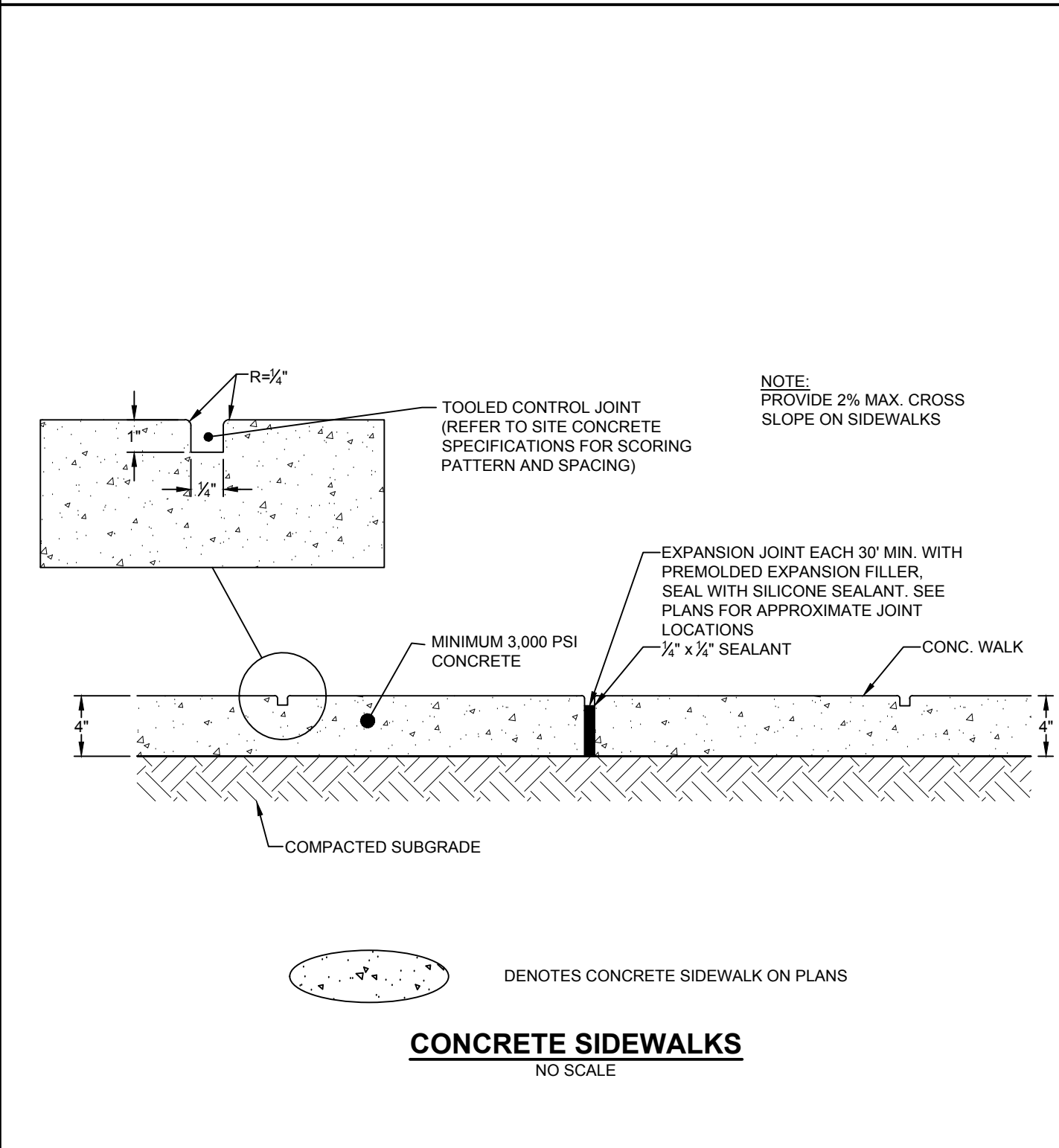
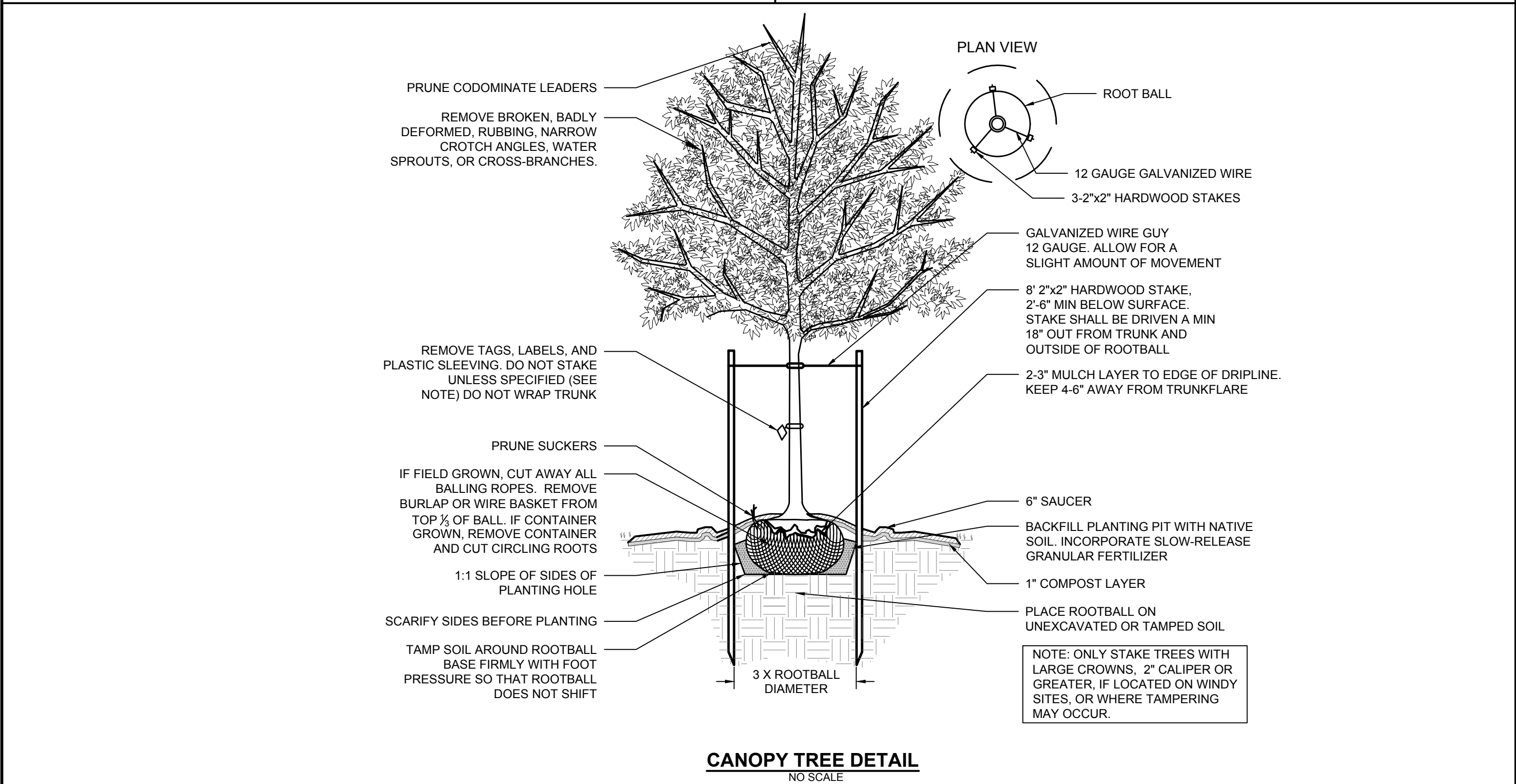
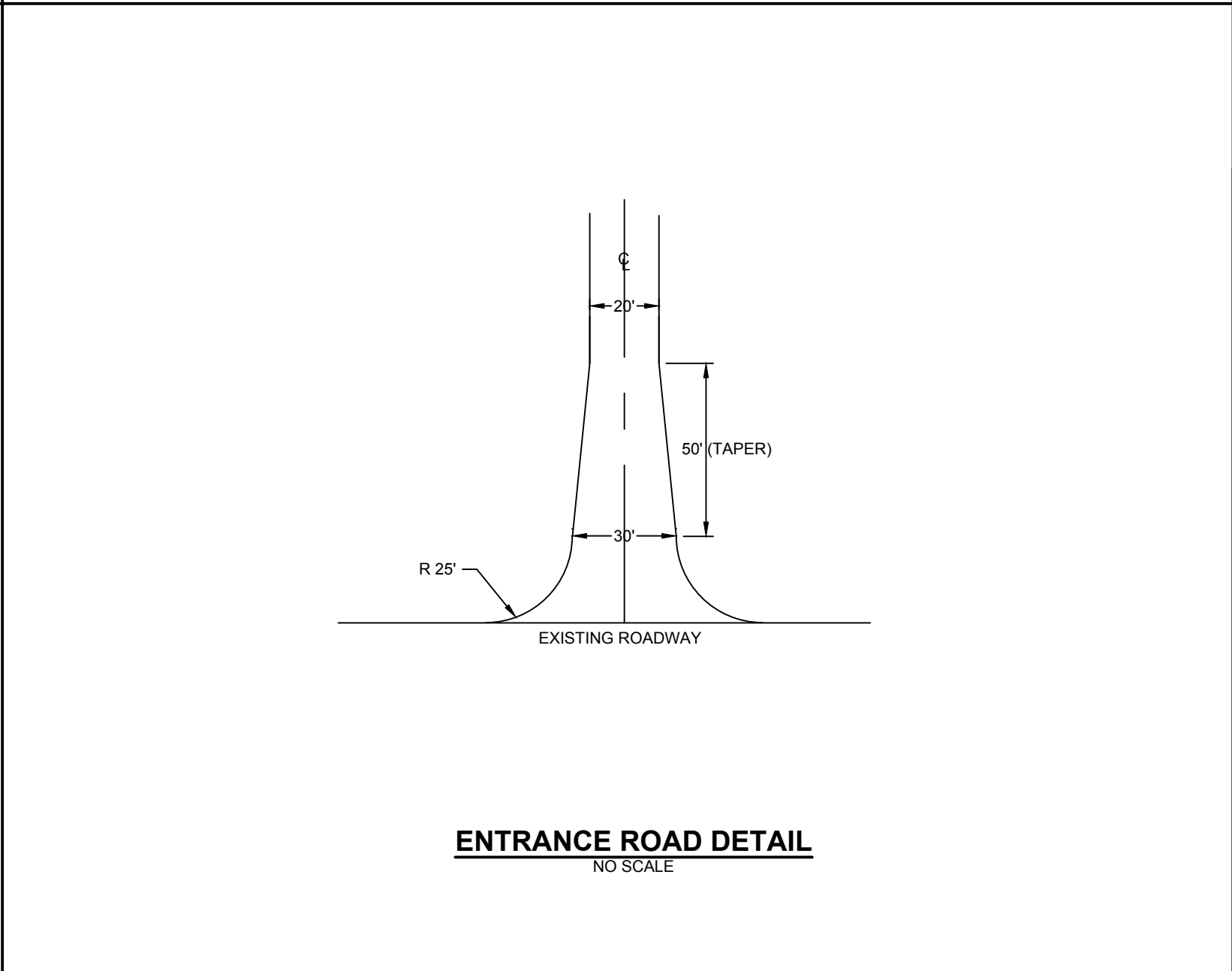
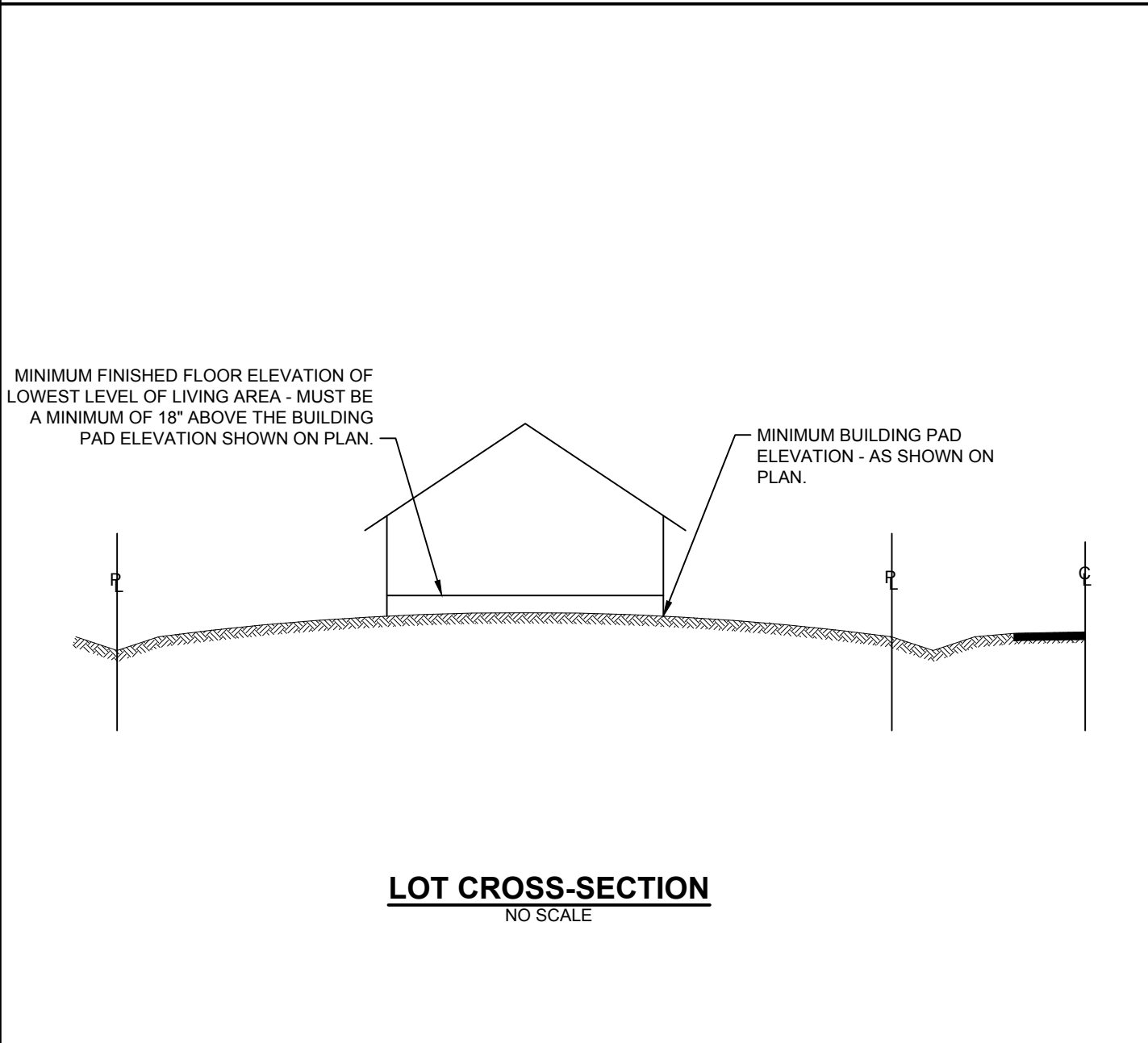
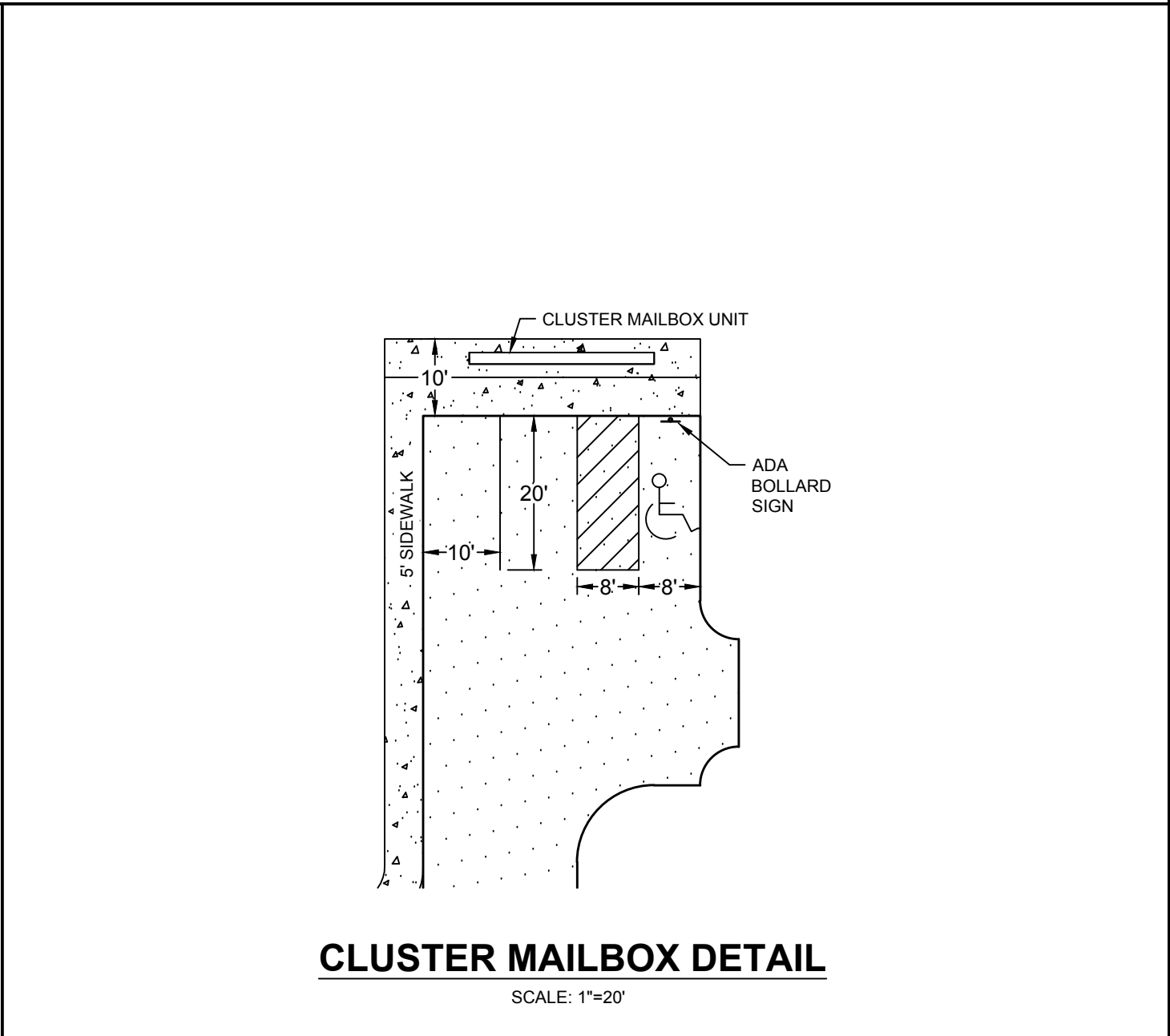
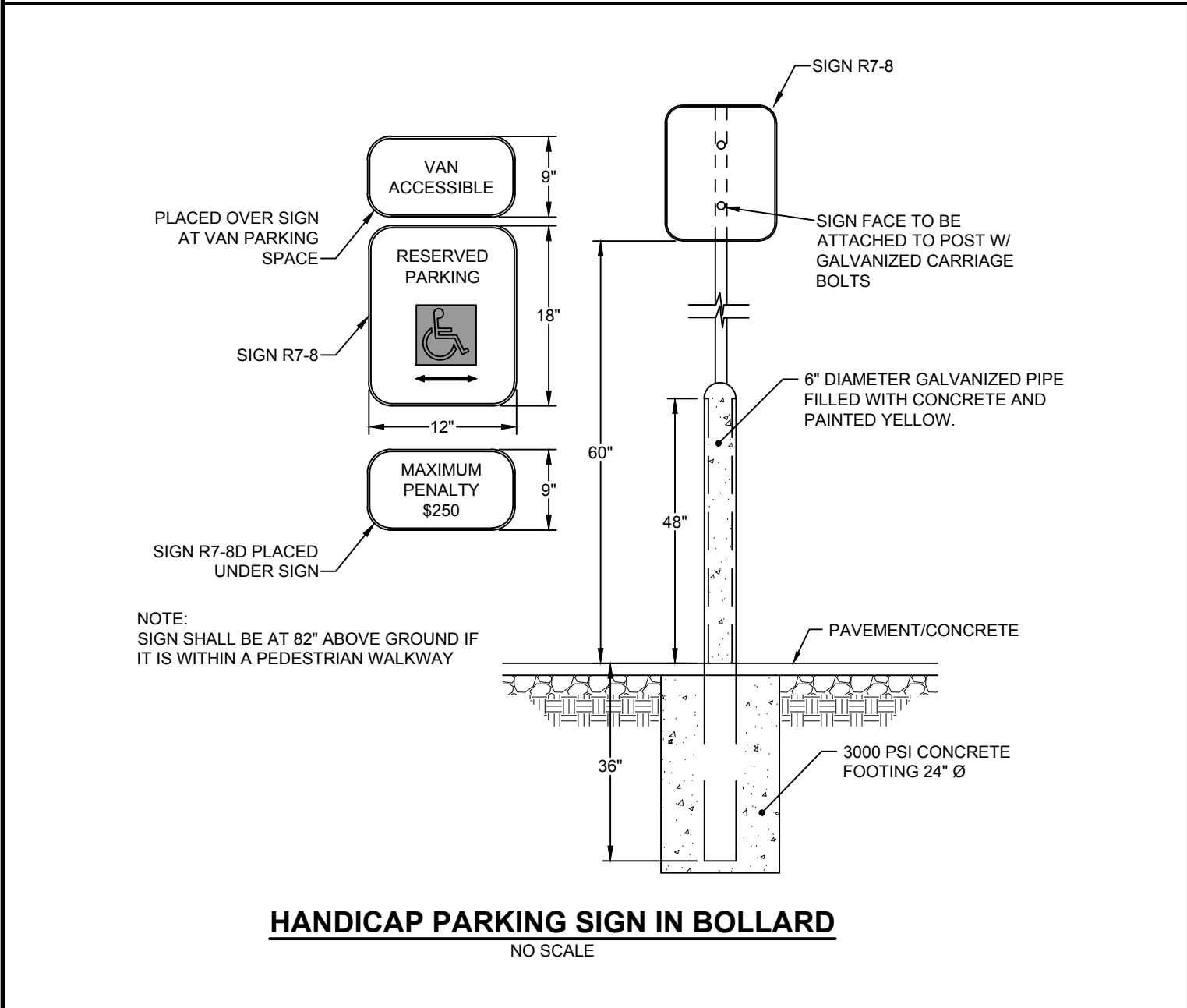
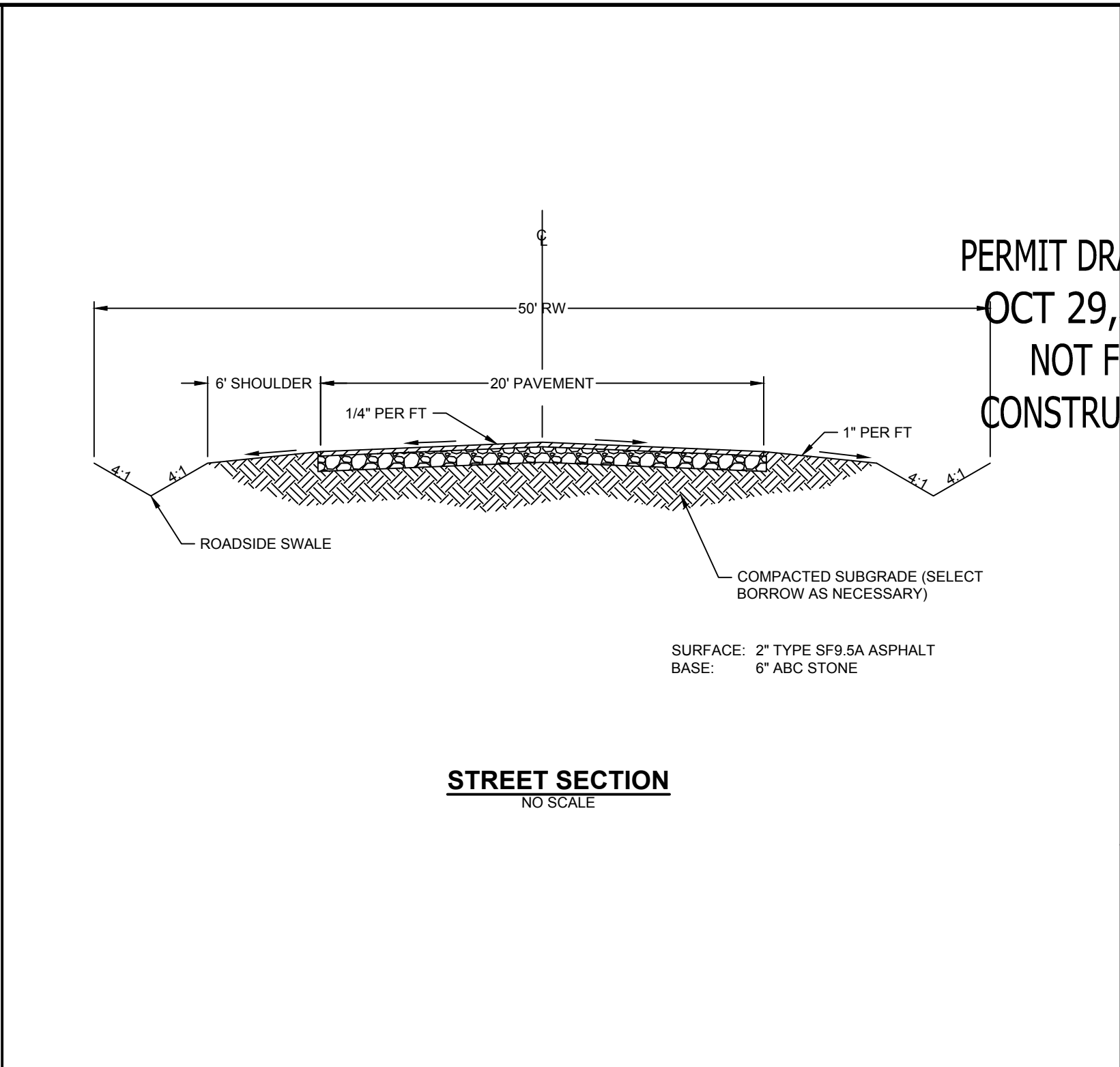
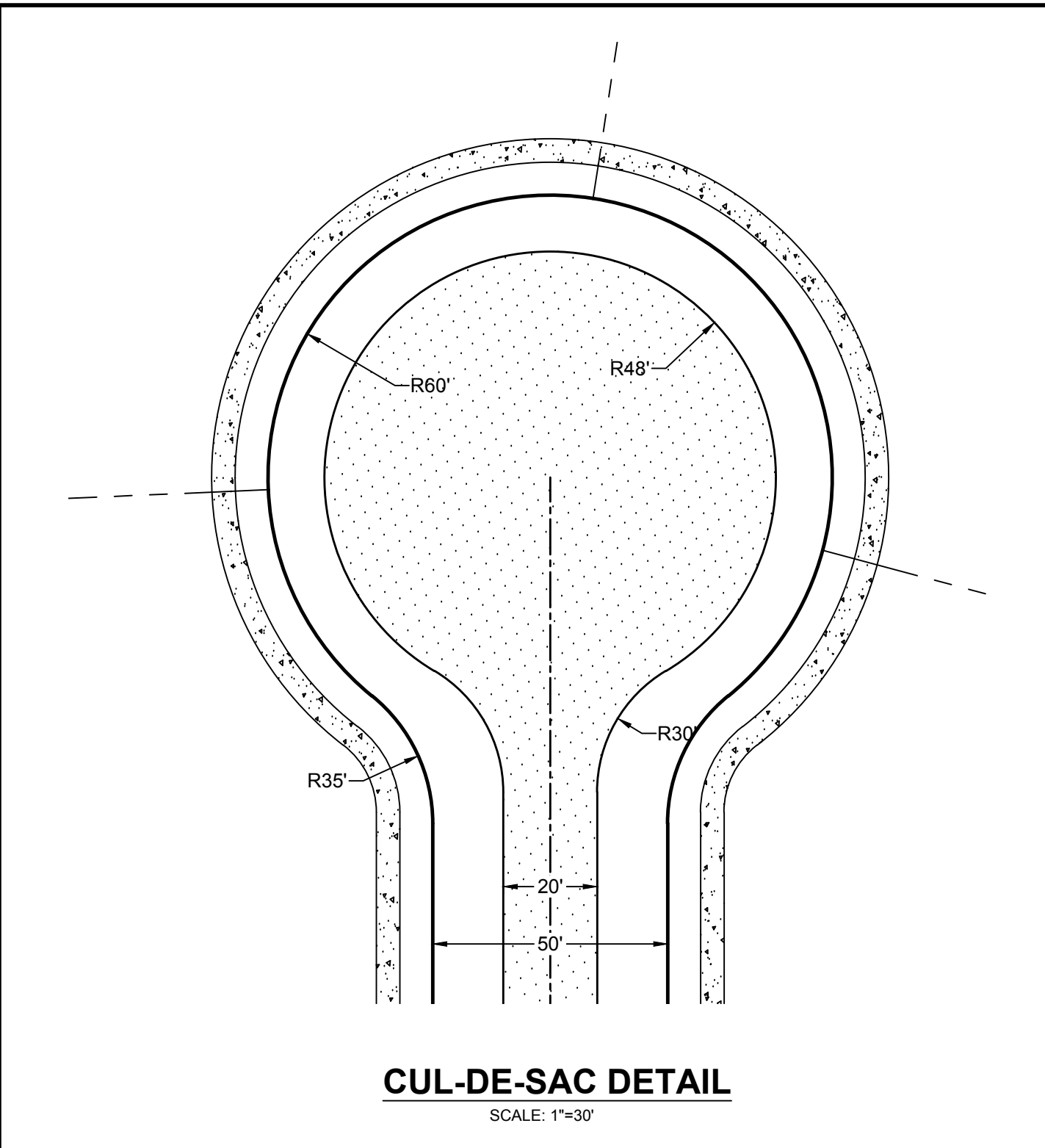
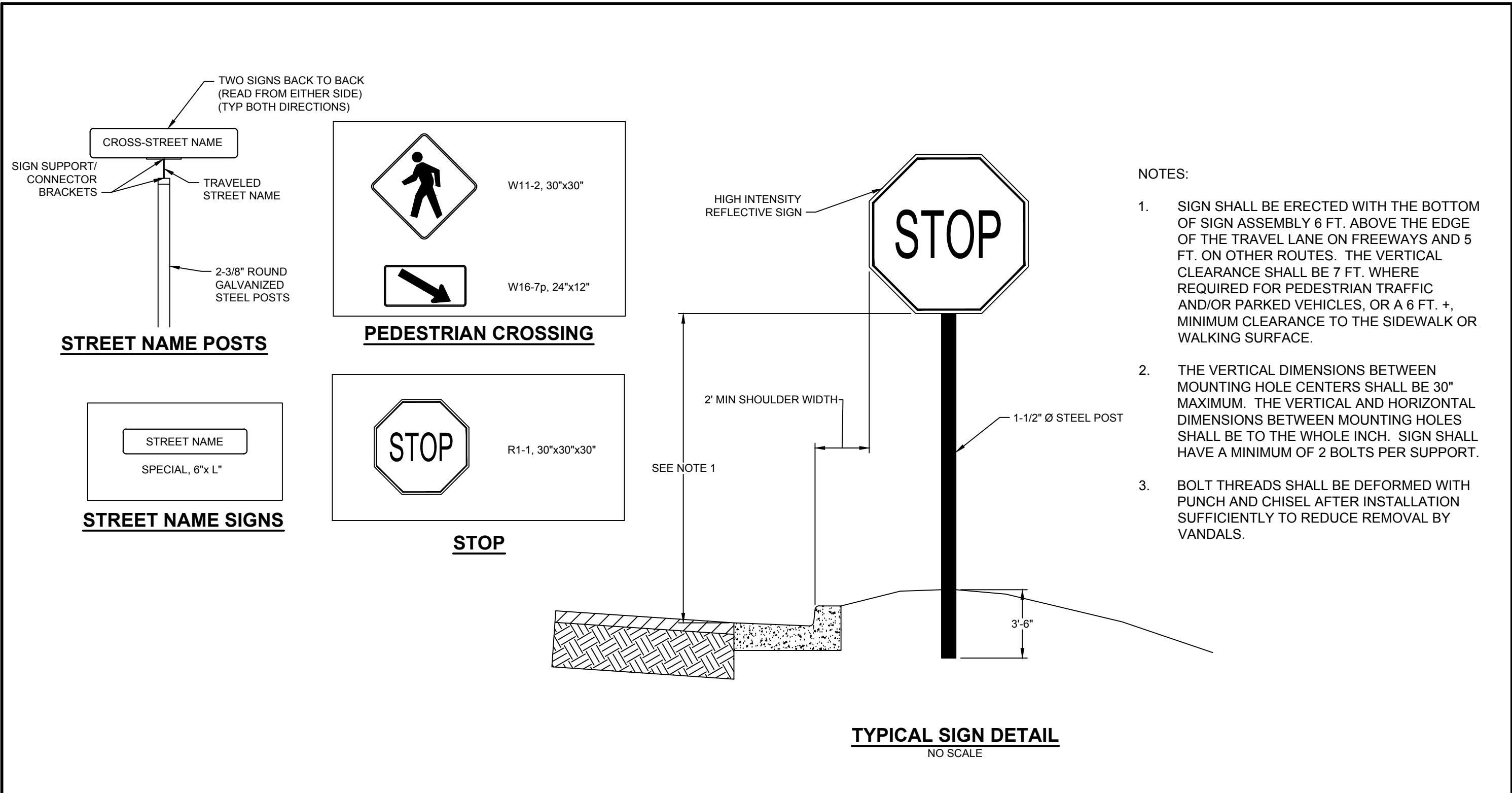
	BENCHMARK
	EXISTING IRON REBAR (EIR)
	CALCULATED POINT
	EX FIRE HYDRANT
	EX WATER VALVE
	EX TELEPHONE PEDESTAL
	EX LIGHT POLE
	EX GUY ANCHOR
	EX POWER METER
	EX POWER BOX
	EX SIGN
	EX BOLLARD
	EX TREE
	PROP WATER VALVE
	PROP WATER METER
	PROP FIRE HYDRANT
	PROPERTY BOUNDARY
	RIGHT OF WAY
	ADJACENT PROPERTY BOUNDARY
	PROP LOT LINES
	EASEMENT
	EX EDGE OF PAVEMENT
	EX ROAD CENTERLINE
	EX OVERHEAD POWER
	EX WATER LINE
	EX CENTER OF DITCH
	EX TOP OF BANK
	EX MAJOR CONTOUR
	EX MINOR CONTOUR
	EX STORM PIPE
	EX EDGE OF TREE LINE
	EX WETLAND LIMITS
	EX SPOT GRADE
	EX WETLANDS
	EX CONCRETE
	PROP ASPHALT PAVEMENT
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	PROP MINOR CONTOUR
	PROP STORM PIPE
	PROP WATER LINE
	PROP EDGE OF TREE LINE
	PROP SWALE
	PROP SPOT GRADE



TIMMONS GROUP NORTH CAROLINA LICENSE NO.: C-1652					
ASHBROOK ESTATES CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA UTILITY PLAN					
JOB NO.		48235			
SHEET NO.		C5.0			
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DATE		DATE			
10/30/2025		DRAWN BY BCD			
DESIGNED BY KDH		CHECKED BY KDH			
SCALE 1" = 100'		REVISION DESCRIPTION			

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S:\10948235 - Ashbrook Estates - Maple, NCDWG\Sheet\CD\48235-C6-D\T SITE.dwg | Plotted on 10/29/2025 10:54 AM | by Ken Hamby



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OCT 29, 2025

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DATE

10/29/2025

DRAWN BY

BCD

DESIGNED BY

KDH

CHECKED BY

KDH

SCALE

NO SCALE

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

ASHBROOK ESTATES

CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA

CONSTRUCTION DETAILS

JOB NO.

48235

SHEET NO.

C6.0

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TYPICAL WATERLINE TRENCH DETAIL
NO SCALE

TAPPING DETAIL

THRUST BLOCK DETAIL

FIRE HYDRANT DETAIL

NTS

DITCH CROSSING DETAIL

CULVERT CROSSING DETAIL

VALVE MARKER DETAIL

3/4" WATER SERVICE LATERAL DETAIL

CONNECTION USING 90° BENDS

VALVE BOX

ROAD BORE DETAIL

2" BLOW-OFF DETAIL



PERMIT DRAWINGS
OCT 30, 2025
NOT FOR
CONSTRUCTION

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TEL 252.621.5030 FAX 252.562.6974 www.timmons.com

REVISION DESCRIPTION

YOUR VISION ACHIEVED THROUGH OURS.

DATE _____

DATE
10/30/202

BCD


DESIGNED

CHECKED

KDH

NO SCALE

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TIMMONS GROUP

ASHBROOK ESTATES

CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA

UTILITY DETAILS

JOB NO.

48235

SHEET NO. 36.2

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