



PERMIT DRAWINGS

OCT 29, 2025

NOT FOR  
CONSTRUCTION

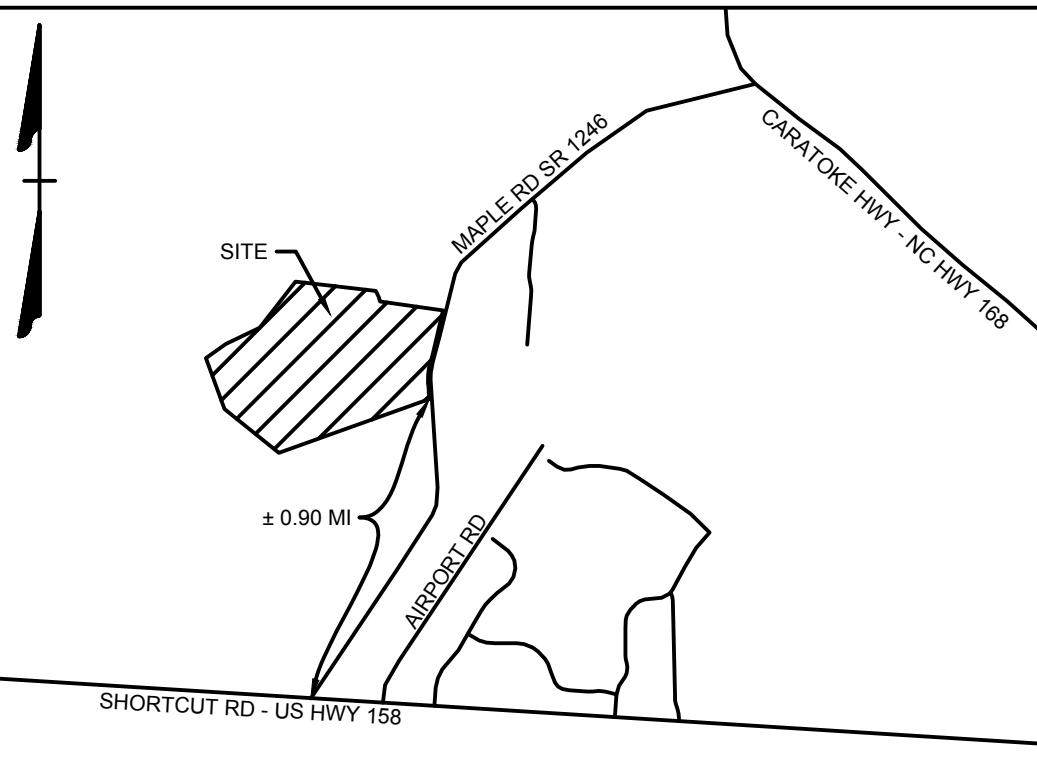
THIS DRAWING PREPARED AT THE  
ELIZABETH CITY OFFICE  
1805 West City Drive, Unit E, Elizabeth City, NC 27909  
TEL 252.621.5030 FAX 252.562.6974 www.timmons.com

REVISION DESCRIPTION

# ASHBROOK ESTATES

SITE DATA:

- OWNER:  
ASHBROOK ESTATES, LLC  
PO BOX 85  
MOYOCK, NC 27958  
(252) 619-6919  
stuartinnes1@gmail.com
- SITE INFORMATION:  
PIN: 005200000120000  
GPIN: 8977-58-4660  
D.D. 100-100-111  
P.C. R. SLD. 147  
ZONING: AG (AGRICULTURAL)  
AIRPORT OVERLAY DISTRICT  
EXISTING USE: AGRICULTURAL  
PROPOSED USE: RESIDENTIAL  
PARCEL SIZE: 46.48 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, 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: 3,482,431 SF = 79.45 AC (60.80%)  
TOTAL AREA: 5,634,834 SF = 130.73 AC (100.0%)  
  
CONSERVATION AREA REQUIRED:  
60% OF TOTAL ACREAGE TO BE OPEN SPACE SET-ASIDE  
 $0.60 \times 130.73 = 78.44$  AC OPEN SPACE REQUIRED  
  
PRIMARY CONSERVATION AREA PROVIDED = 26.52 AC  
SECONDARY CONSERVATION AREA PROVIDED = 52.98 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 = 89,079 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 ft E 2,877,209.80 ft ELEV 12.09'  
B N 978,636.77 ft E 2,877,209.81 ft ELEV 11.89'  
C N 978,173.61 ft E 2,877,007.22 ft 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

**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652

CRAWFORD ESTATES - CURRITUCK COUNTY - NORTH CAROLINA  
COVER SHEET

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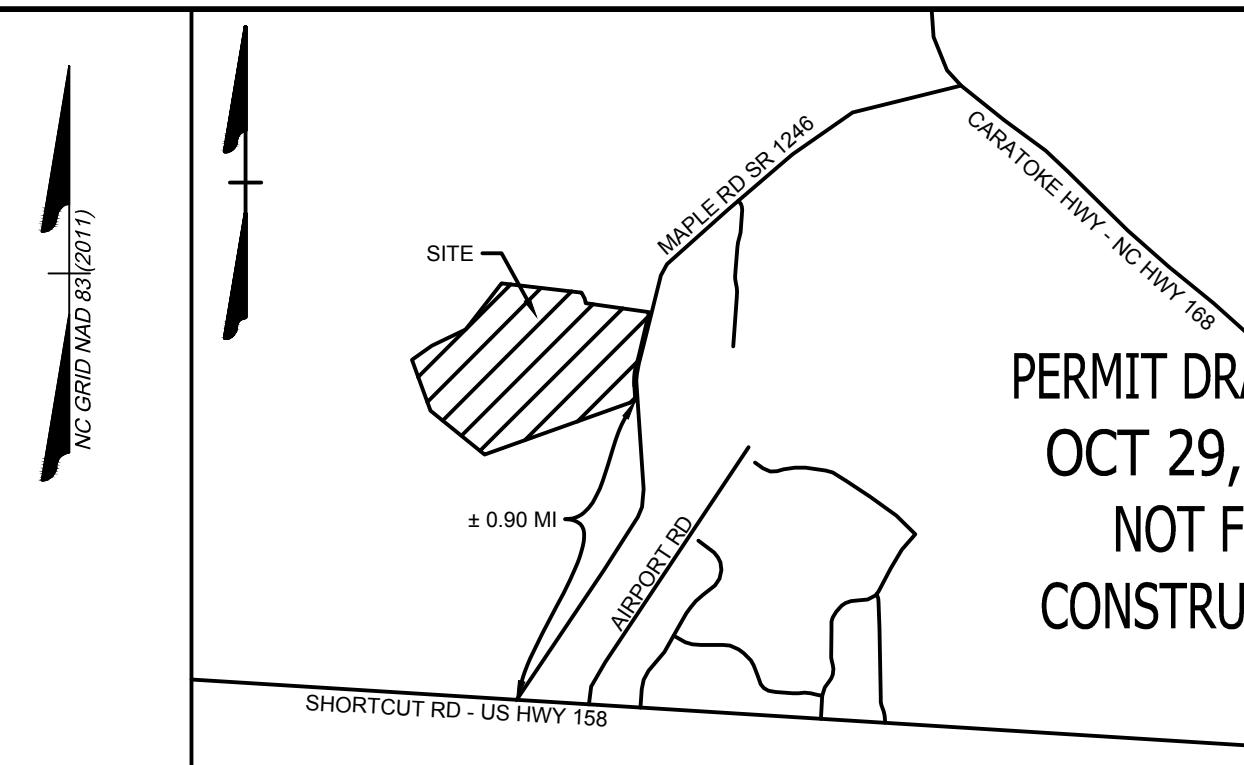




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(252) 919-6919  
stuartmest1@gmail.com
- SITE INFORMATION: PIN: 005200000120000  
SPL: 1000000000000000  
D.B. 1640, PG. 111  
P.C. R. SLD. 147  
ZONING: AG (AGRICULTURAL)  
AIRPORT OVERLAY DISTRICT  
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RIGHT-OF-WAY AREA: 207,690 SF = 4.77 AC (3.65%)  
OPEN SPACE AREA: 3,482,431 SF = 79.48 AC (60.80%)  
TOTAL AREA: 5,694,834 SF = 130.73 AC (100.0%)  
CONSERVATION AREA REQUIRED:  
80% OF TOTAL ACRES 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%)  
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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 = 39,240 SF  
FUTURE = 5,000 SF  
TOTAL = 550,219 SF (9.66%)
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FRONT: 50'  
SIDE: 15'  
CORNER: 50'  
REAR: 25'
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A N 970464.76 sFT E 2,877,209.80 sFT ELEV 12.00 sFT  
B N 978,166.77 sFT E 2,877,010.51 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.



TIMMONS GROUP		REVISION DESCRIPTION
DATE	DRAWN BY	
10/29/2025	BCD	THIS DRAWING PREPARED AT THE ELIZABETH CITY OFFICE 1805 West City Drive, Unit E, Elizabeth City, NC 27909 TEL 252.621.5030 FAX 252.562.6974 www.timmons.com
DATE	DESIGNED BY	N/A
DATE	CHECKED BY	KDH
DATE	SCALE	1" = 100'
ASHBROOK ESTATES		
NORTH CAROLINA LICENSE NO. C-1652		
CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA		
EXISTING CONDITIONS		

**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

SCALE 1"=100'  
0 100' 200'

48235  
SHEET NO.  
C1.2

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PO BOX 85  
MOYERS, NC 27958  
(252) 619-6019  
stuartinnes1@gmail.com
- SITE INFORMATION:  
PIN: 005100000000  
GPIN: 007759-46936  
D.B. 1640, PG. 711  
P.C. R. SLD. 147  
ZONING: AG (AGRICULTURAL)  
AIRPORT OVERLAP DISTRICT  
EXTENDED AGRICULTURAL  
PROPOSED USE: RESIDENTIAL  
PARCEL AREA: 130.73 AC  
PROPOSED LOTS: 52  
MINIMUM LOT SIZE: 35,000 SF
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0.60 x 130.73 = 78.44 AC OPEN SPACE REQUIRED

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5. COVERAGE BREAKDOWN:  
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ASPHALT = 89,970 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 REAR 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 OVERLAP DISTRICT. PERMITTING, REGULATIONS, AND USE ARE 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

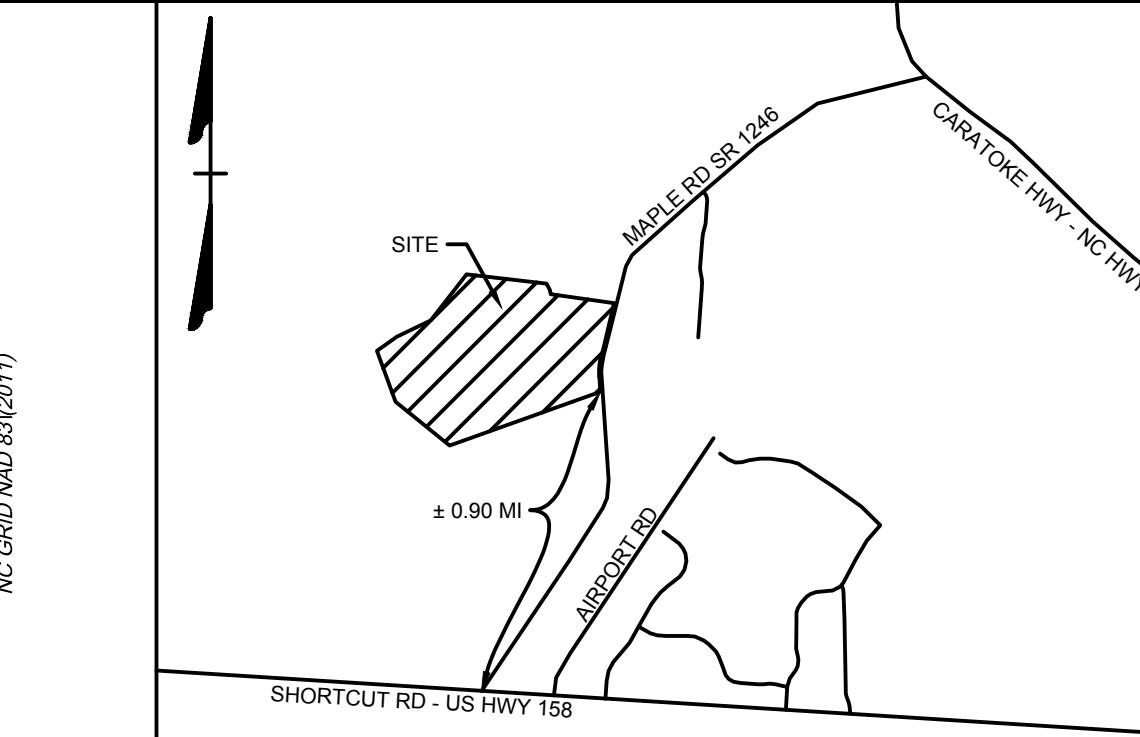
- N 979454.76 sFT  
E 2,029,80 sFT  
ELEV 12.09'
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E 2,877,010.91 sFT  
ELEV 11.89'
- N 978,733.61 sFT  
E 2,977,224.22 sFT  
ELEV 13.00'

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

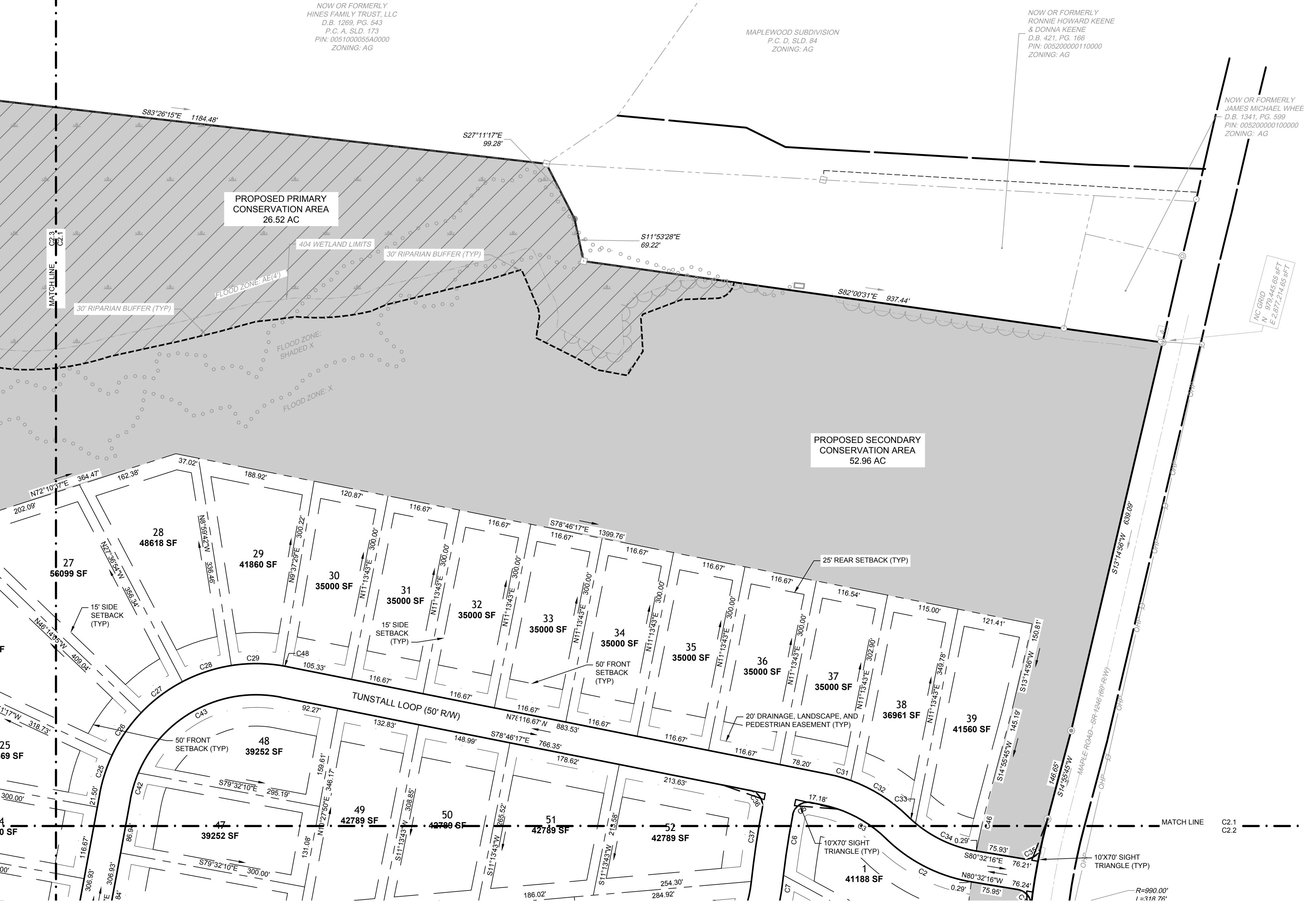
11. DISTURBED AREA SHALL NOT EXCEED 64.9 ACRES.

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°13'11"W	116.80
C5	25.00	39.44	25.17	90°22'47"	S56°02'19"W	35.47
C6	139.00	97.66	48.85	4°13'32"	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°38'29"	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°58'40"E	40.19

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C25	255.00	65.34	32.85	14°40'53"	N17°48'11"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	38.48	19.28	8°38'49"	S74°26'52"E	38.45
C30	255.00	108.84	55.26	24°27'18"	S57°53'49"E	108.02
C31	255.00	16.39	8.20	4°34'53"	S47°57'36"E	16.39
C32	205.00	108.65	55.63	30°22'02"	S65°26'04"E	107.38
C33	25.00	38.05	23.81	8°12'19"	N55°51'35"E	34.48
C34	25.00	39.12	24.88	89°38'46"	N33°56'54"W	35.25
C35	144.00	117.89	58.98	4°41'26"	N8°31'46"E	117.85
C36	205.00	229.75	128.63	64°12'49"	N38°17'27"E	217.91
C37	205.00	8.80	4.40	2°27'31"	N71°37'37"E	8.80
C38	205.00	378.60	271.14	105°48'57"	S54°14'09"E	327.04
C39	205.00	42.17	21.17	11°47'30"	S4°34'05"W	42.12
C40	205.00	44.48	22.33	12°25'59"	S16°40'50"W	44.40
C41	205.00	280.26	166.99	78°19'54"	S62°03'46"W	259.94
C42	1090.00	74.24	37.13	3°54'08"	N1°34'04"W	74.22
C43	1090.00	147.71	73.97	7°45'52"	N4°15'57"E	147.60
C44	1090.00	79.00	39.52	4°09'10"	N12°51'10"E	78.98
C45	255.00	7.14	3.57	1°36'14"	S79°34'24"E	7.14

VICINITY MAP  
NO SCALE

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 252.621.5030 FAX 252.562.6974 www.timmons.com	
REVISION DESCRIPTION	
LEGEND	
DATE	10/29/2025
DRAWN BY	BCD
DESIGNED BY	KDH
CHECKED BY	KDH
SCALE	1" = 100'
1"	100'



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

JOB NO.  
48235  
SHEET NO.  
C2.1

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SIDE: 15'  
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7. EASEMENTS:  
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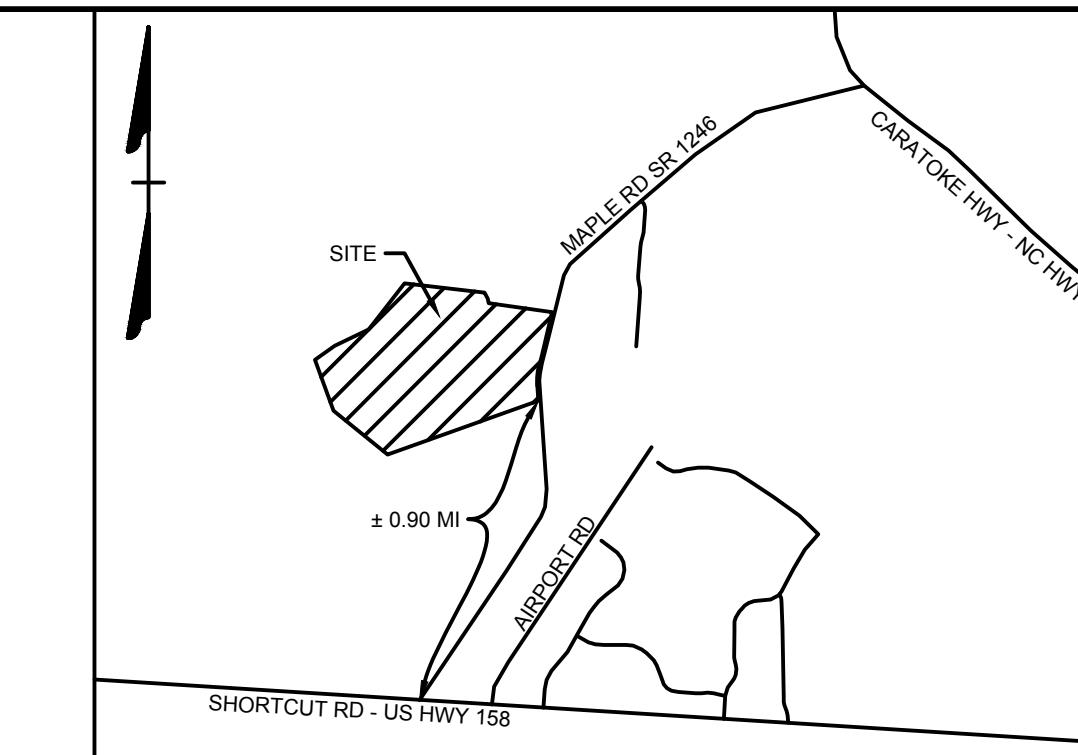
A N 979454.76 sFT  
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ELEV 12.09'  
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ELEV 11.89'  
C N 978,733.61 sFT  
E 2,901,22 sFT  
ELEV 13.00'

10. BOUNDARY INFORMATION TAKEN FROM PLAT TITLED "MINOR  
SUBDIVISION FOR ASHBROOK ESTATES, LLC." DATED MAY 24, 2021 BY  
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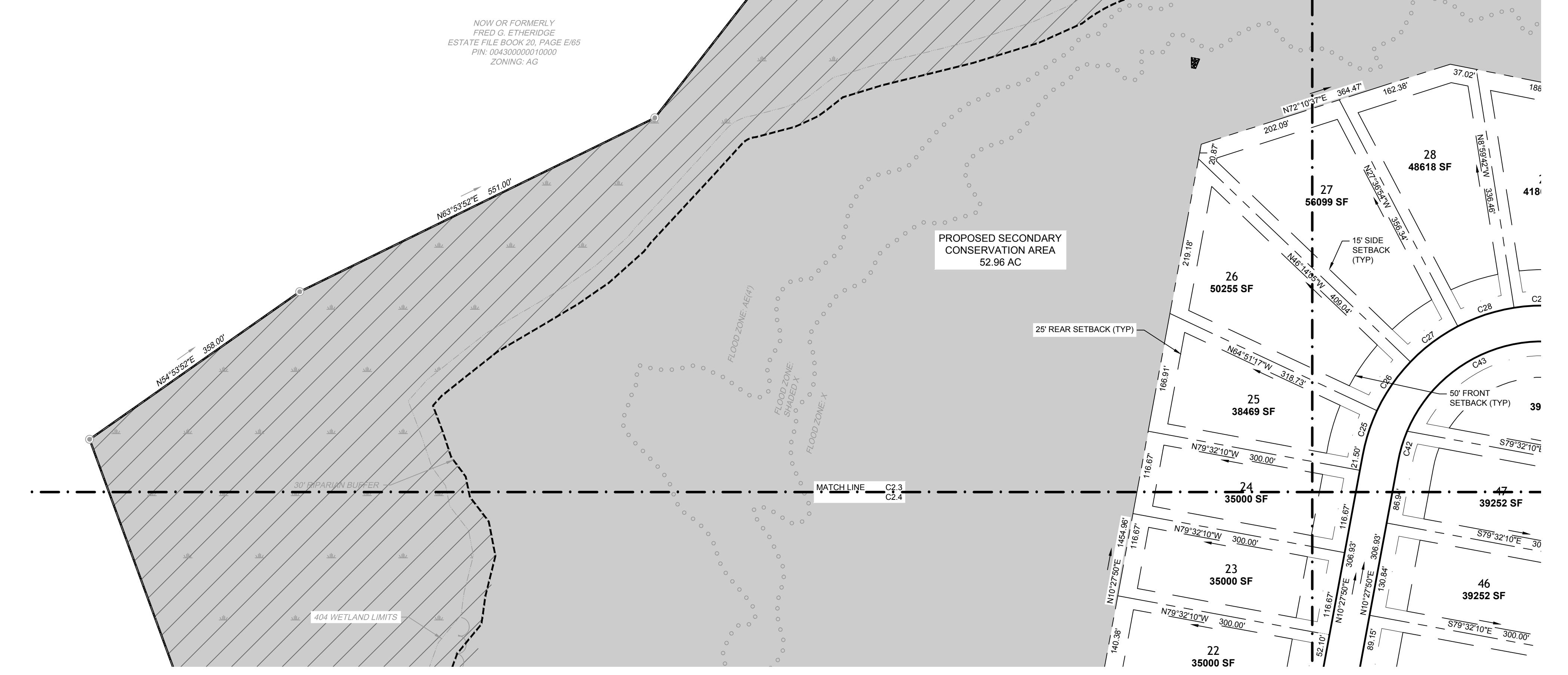
11. DISTURBED AREA SHALL NOT EXCEED 64.9 ACRES.

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C5	25.00	39.44	25.17	90°22'47"	S56°02'19" W	35.47
C6	139.00	97.66	48.85	4°13'32"	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°38'29"	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°58'40" 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"	S88°41'06" E	82.51
C30	255.00	39.12	24.88	8°38'49"	S74°26'52" E	38.45
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	24.88	89°38'46"	N33°56'54" W	35.25
C37	144.00	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	259.94
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



- OWNER: ASHBROOK ESTATES, LLC  
PO BOX 85  
MOYERS, NC 27958  
(252) 619-6019  
stuartinnes1@gmail.com
- SITE INFORMATION:  
PIN: 00430000010000  
GPIN: 807759-46938  
D.B. 1640, PG. 711  
P.C. 1, SLD 108  
ZONING: AG (AGRICULTURAL)  
AIRPORT OVERLAP DISTRICT  
EXTENDED 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.
- 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 ACRESAGE 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 = 89,970 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'

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

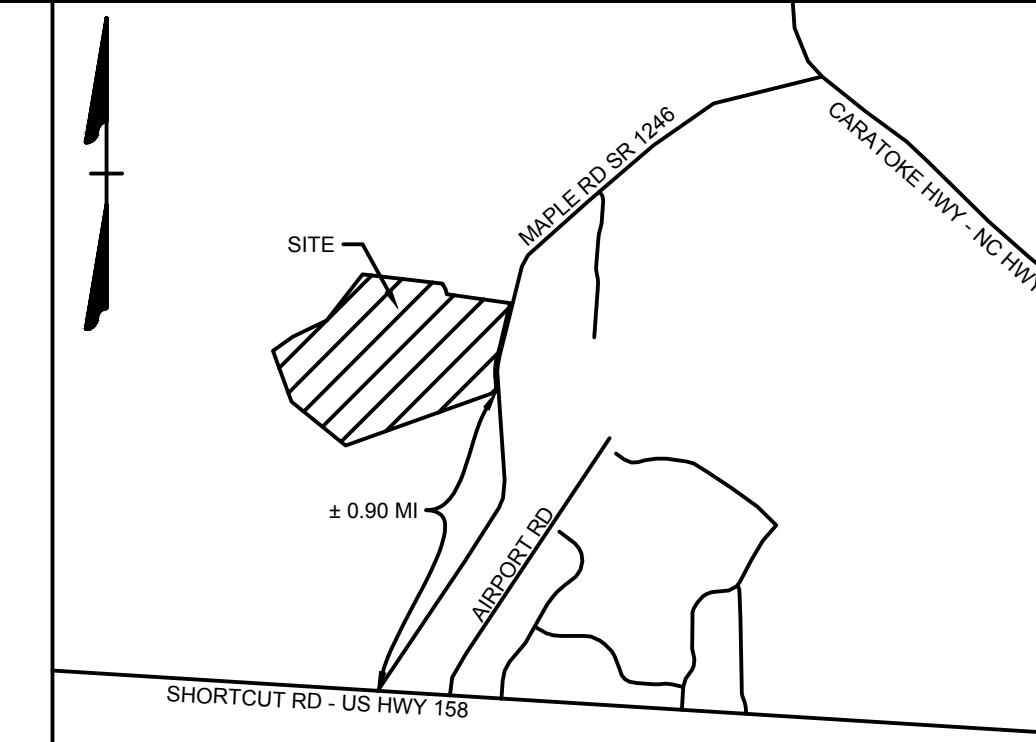
- ALL OR A PORTION OF THIS PROPERTY LIES WITHIN THE AIRPORT OVERLAP DISTRICT. PERIODICLY, THIS PROPERTY MAY BE EXPOSED TO NOISE AND OTHER EFFECTS AS MAY BE INHERENT IN AIRPORT OPERATIONS. CURRITUCK COUNTY HAS PLACED CERTAIN RESTRICTIONS ON DEVELOPMENT AND USE OF PROPERTY WITHIN THIS OVERLAY.

- 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 979454.76 sFT  
E 2,029,80 sFT  
ELEV 12.09'  
B N 978,636.77 sFT  
E 2,877,010.91 sFT  
ELEV 11.89'  
C N 978,733.61 sFT  
E 2,901,22 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.

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	139.00	97.66	48.85	4°13'32"	S8°50'10"W	97.64
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C30	255.00	108.54	55.26	24°27'18"	S57°53'49"E	108.02
C31	255.00	16.39	8.20	4°34'53"	S47°57'36"E	16.39
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C40	205.00	44.48	22.33	12°25'59"	S16°40'50"W	44.40
C41	205.00	280.26	166.99	78°19'54"	S62°03'46"W	259.94
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C45	255.00	7.14	3.57	1°36'14"	S79°34'24"E	7.14



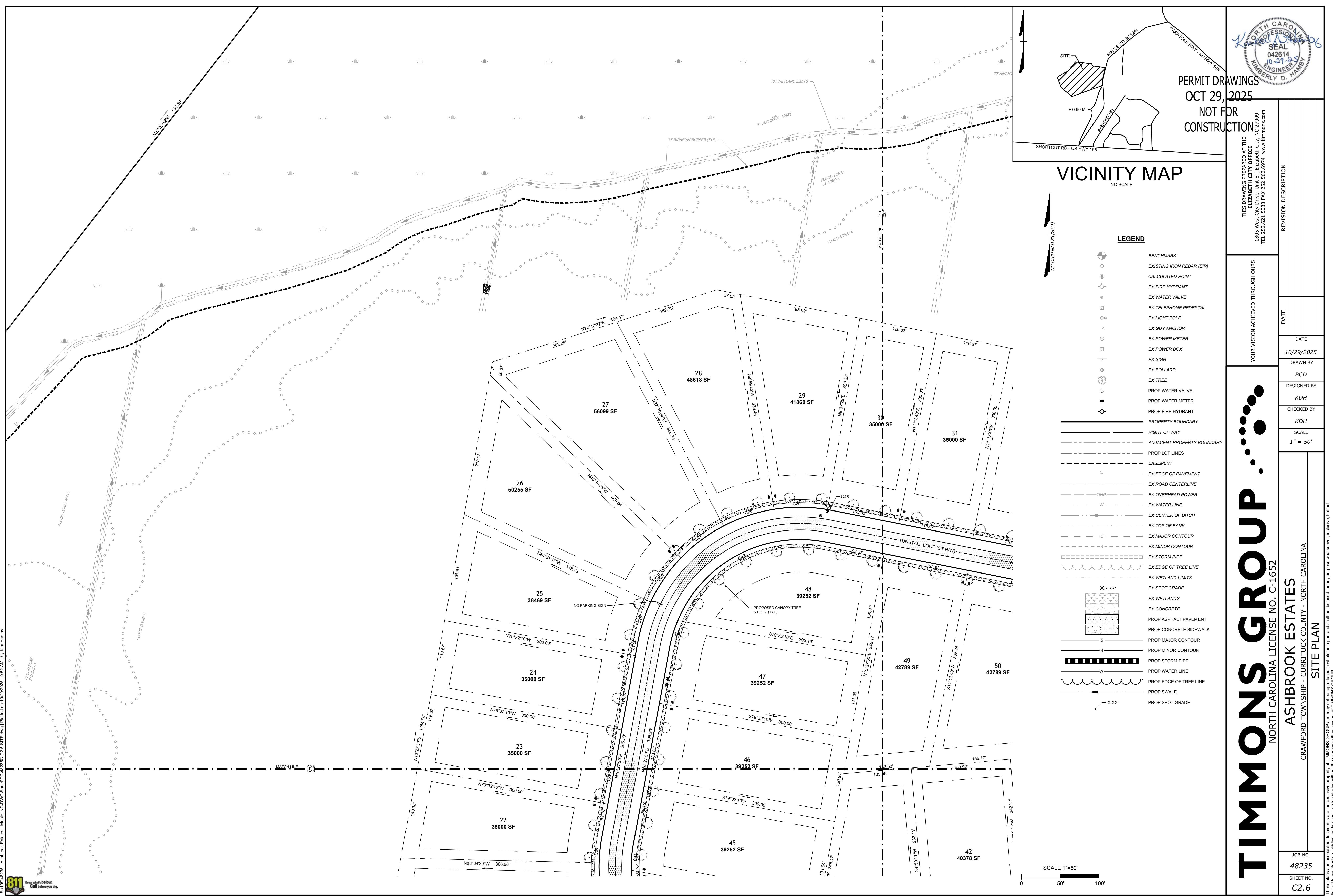
VICINITY MAP  
NO SCALE

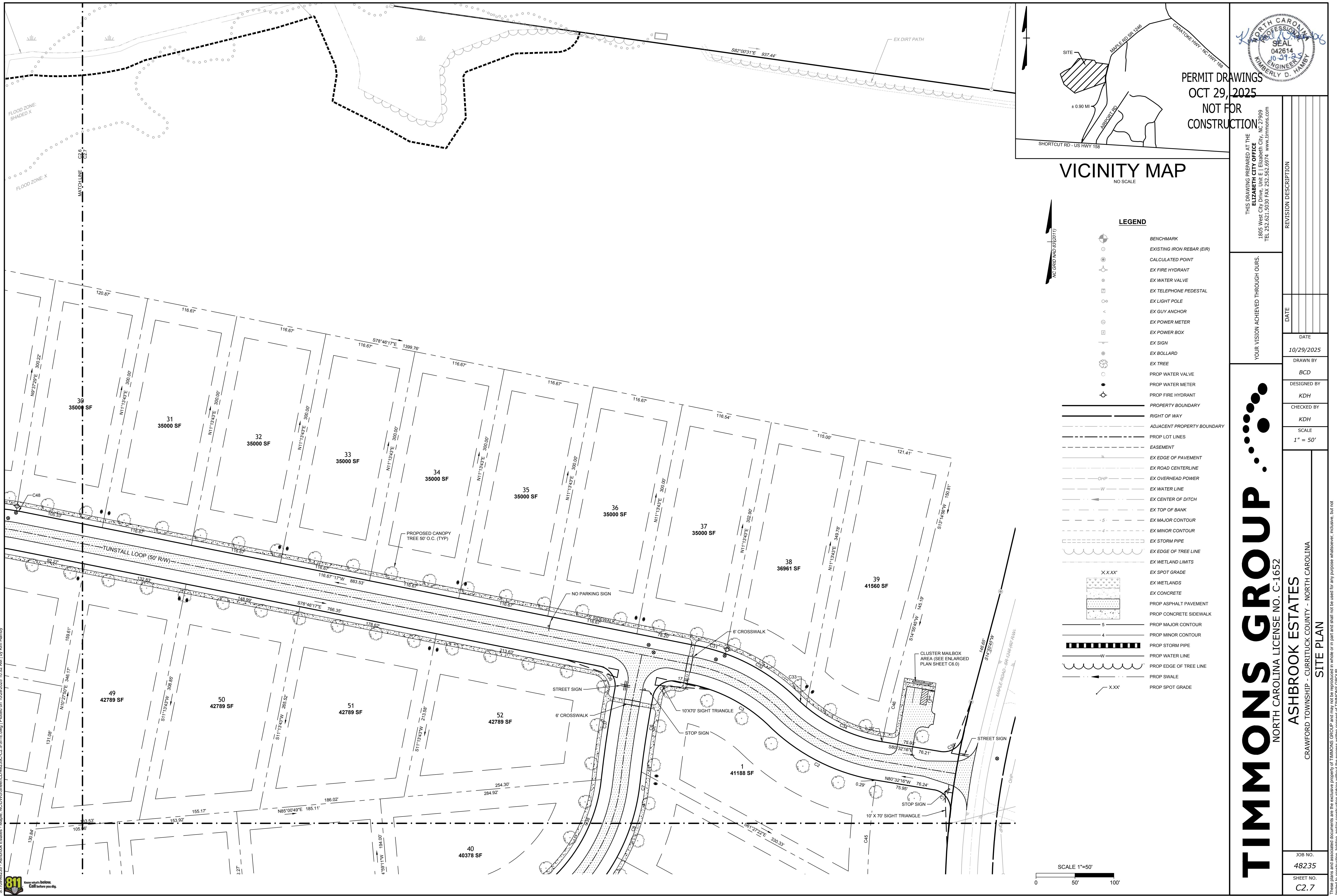
PRELIMINARY PLAT  
NOV 26, 2025  
NOT FOR RECORDATION  
OR CONVEYANCE

THIS DRAWING PREPARED AT THE ELIZABETH CITY OFFICE 1805 West City Drive, Unit E, Elizabeth City, NC 27909 TEL 252.621.5030 FAX 252.562.6974 www.timmons.com	
REVISION DESCRIPTION	
DATE	10/29/2025
DRAWN BY	BCD
DESIGNED BY	KDH
CHECKED BY	KDH
SCALE	1" = 100'
ASHBROOK ESTATES CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA SUBDIVISION PLAN NORTH CAROLINA LICENSE NO. C-1652	
JOB NO.	48235
SHEET NO.	C2,4

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S:\109\48235 - Ashbrook Estates - Maple, NC\DWG\Sheet\CD48235C-C2.5-SITE.dwg | Plotted on 10/29/2025 10:52 AM | by Kim Hamby



S:\100





SITE DATA:

- OWNER: ASHBROOK ESTATES, LLC  
PO BOX 85  
MOYERS NC 27958  
(252) 619-6019  
stuartinnes1@gmail.com
- SITE INFORMATION:  
PIN: 0077-59-46936  
D.B. 1640, PG. 711  
P.C. K, SLD. 75  
ZONING: AG (AGRICULTURAL)  
AIRPORT OVERLAP DISTRICT  
ENVIRONMENTAL 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 = 89,970 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'

- EASEMENTS:  
15' ALONG AIRPORT 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 OVERLAP DISTRICT. PERMITTING, REGULATIONS, AND USE ARE 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

- N 979454.76 sFT  
E 2,029.80 sFT  
ELEV 12.09'
- N 978,636.77 sFT  
E 2,877,010.91 sFT  
ELEV 11.89'
- N 978,733.61 sFT  
E 2,901,22 sFT  
ELEV 13.00'

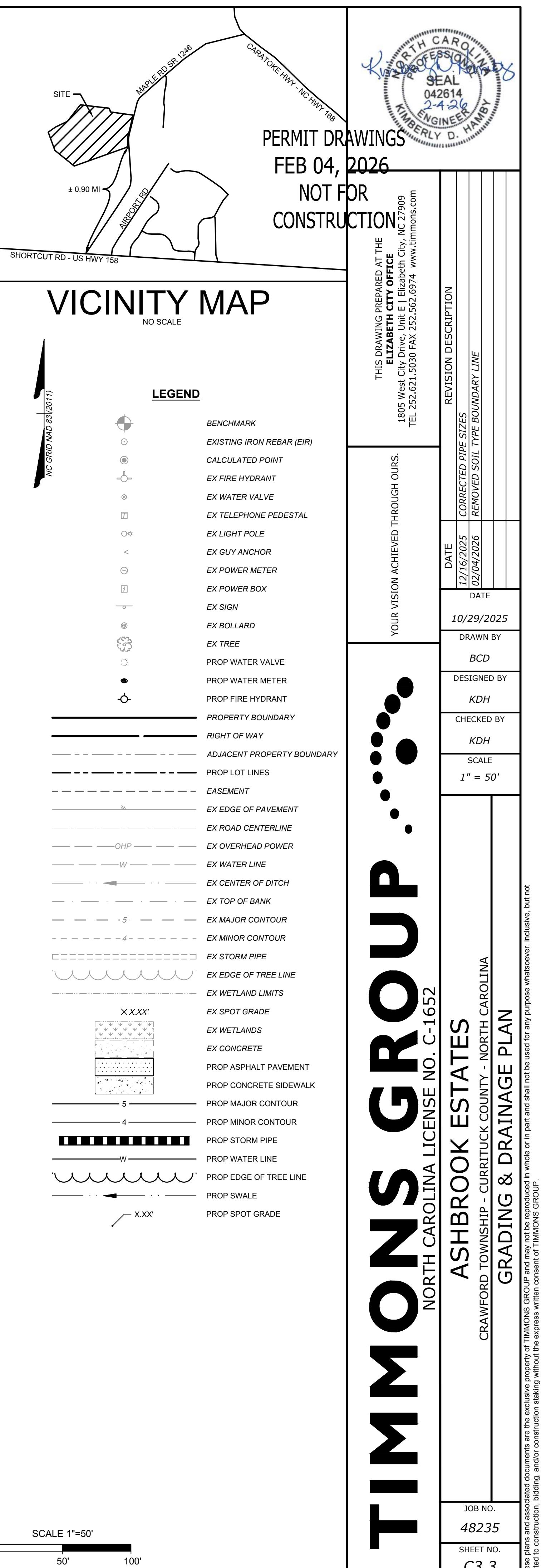
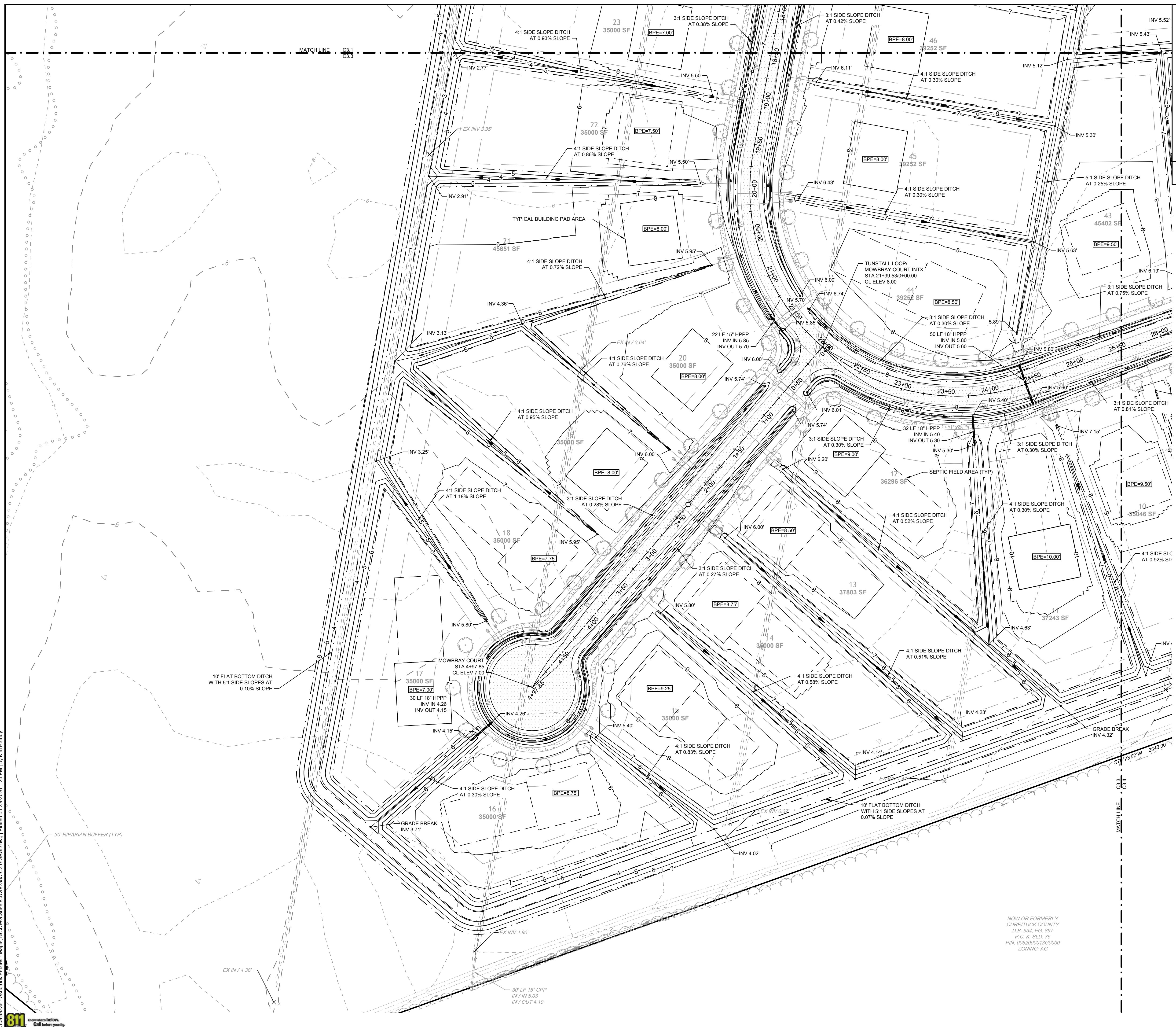
- BOUNDARY INFORMATION TAKEN FROM PLAT TITLED "MINOR SUBDIVISION FOR ASHBROOK ESTATES, LLC" DATED MAY 24, 2021 BY TIMMONS GROUP.

- DISTURBED AREA SHALL NOT EXCEED 64.9 ACRES.













SITE DATA:

- OWNER: ASHBROOK ESTATES, LLC  
PO BOX 85  
MOYERS NC 27958  
(252) 619-6019  
stuartinest@gmail.com
- SITE INFORMATION:  
PIN: 0052000013G0000  
GPIN: 007759-46936  
D.B. 1640, PG. 711  
P.C. R. SLD. 147  
ZONING: AG (AGRICULTURAL)  
AIRPORT OVERLAP DISTRICT  
ENVIRONMENTAL 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.
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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 = 41,600 SF (8,000 SF x 52 LOTS)  
ASPHALT = 89,970 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'

7. ALL OR A PORTION OF THIS PROPERTY LIES WITHIN THE AIRPORT OVERLAY WHICH PERSISTS ON THE PROPERTY LINE. DUE TO EXPOSURE 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.

8. BENCHMARKS - MAGNETIC NAILS AT EDGE OF PAVEMENT MAPLE ROAD  
NO GRID COORDINATES HORIZONTAL DATUM REFERENCE: NAD  
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NAVD 88

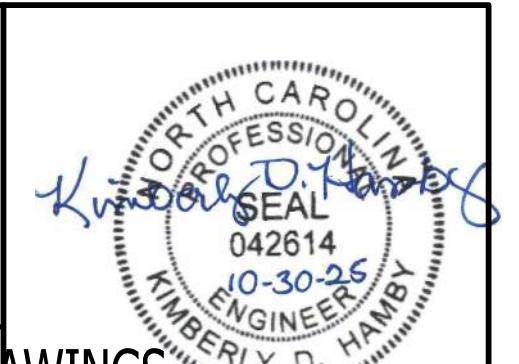
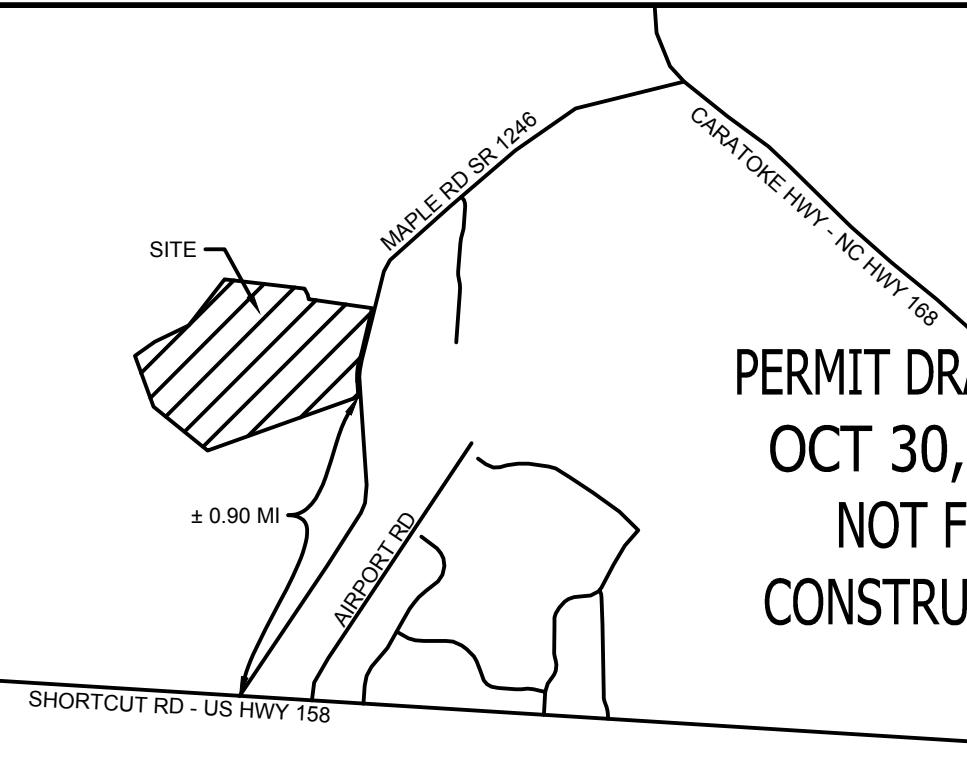
- A N 979464.76 SF  
E 2,877.00 SF  
ELEV 109'
- B N 978,636.77 SF  
E 2,877,010.91 SF  
ELEV 11.89'
- C N 978,173.61 SF  
E 2,877,007.22 SF  
ELEV 13.00'

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.

## WATERMAIN NOTES:

- 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 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.
- CURRITUCK COUNTY WILL PROVIDE WATER SERVICE FOR THIS PROJECT.
- ALL INSPECTIONS SHALL BE COORDINATED WITH CURRITUCK COUNTY WATER SYSTEM AND THE ENGINEER A MINIMUM OF 48 HOURS IN ADVANCE.
- ALL WATERMAINS 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.
- WATERMAINS MUST BE INSTALLED UNDER STORM DRAINS WITHOUT FITTINGS, WHERE THE CHANGE IN VERTICAL ELEVATION IS TWO FEET OR LESS.
- WATERMAINS 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 LF 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.
- THRUST BLOCKING SHALL BE INSTALLED ON ALL BENDS OF 22 1/2° OR GREATER. (SEE THE SPECIFICATIONS AND DETAILS ON THRUST BLOCKINGS.)
- THE CONTRACTOR SHALL FIELD VERIFY THE SIZE AND MATERIAL OF EXISTING MAINS PRIOR TO ORDERING MATERIALS.
- 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.
- THE CONTRACTOR SHALL SATISFY ALL BOND REQUIREMENTS OF THE DEPARTMENT OF TRANSPORTATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ALL WATERMAINS SHALL HAVE A MINIMUM OF 36° COVER.
- 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.
- WATERLINES SHALL BE PRESSURE TESTED AND CHLORINATED AS REQUIRED BY NCDEQ AND AS DETAILED IN THE COUNTY'S SPECIFICATIONS. TESTING SHALL BE INSPECTED BY A REPRESENTATIVE OF CURRITUCK COUNTY WATER SYSTEM AND/OR THE ENGINEER.
- CONTRACTOR SHALL REPAIR ALL GRAVEL AND SOIL DRIVES AND ROAD WITH 6" MIN. ABC STONE
- LENGTHS OF WATERLINE ARE APPROXIMATE AND HAVE BEEN INCLUDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY LENGTHS TO HIS SATISFACTION.
- CONTRACTOR SHALL PROVIDE ADDITIONAL FITTINGS AS NECESSARY TO MAINTAIN PROPER ALIGNMENT AND COVER.



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REVISION DESCRIPTION

DATE

10/30/2025

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BCD

DESIGNED BY

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CHECKED BY

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SCALE

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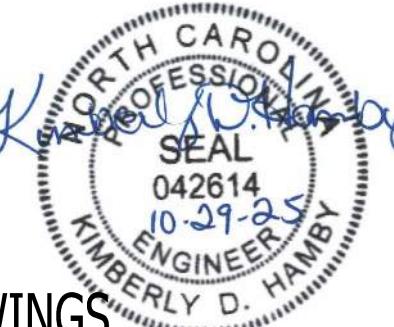
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OCT 29, 2025

NOT FOR  
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10-29-25

042614

KIMBERLY D. HAMBY

ENGINEER

PROFESSIONAL

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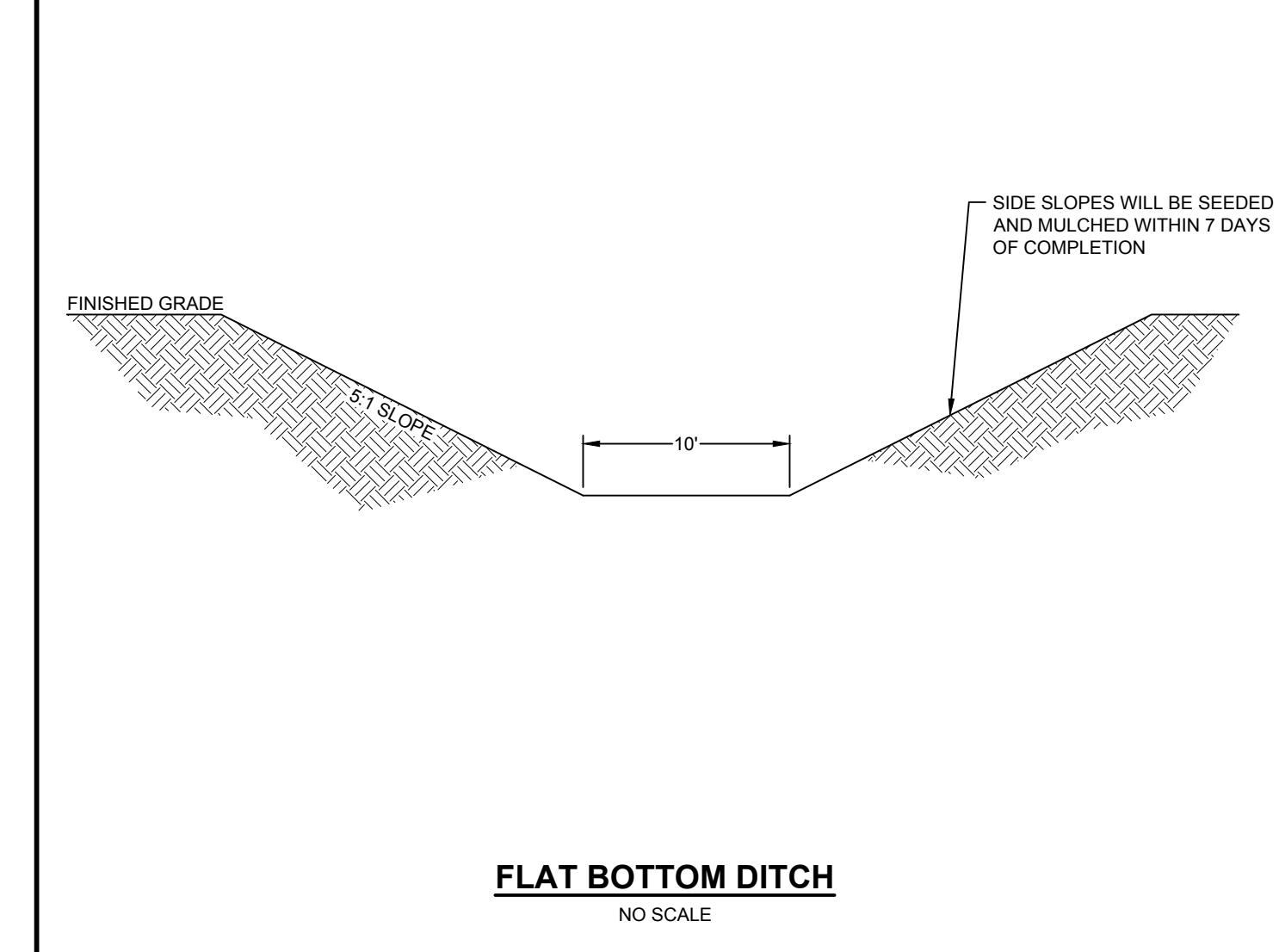
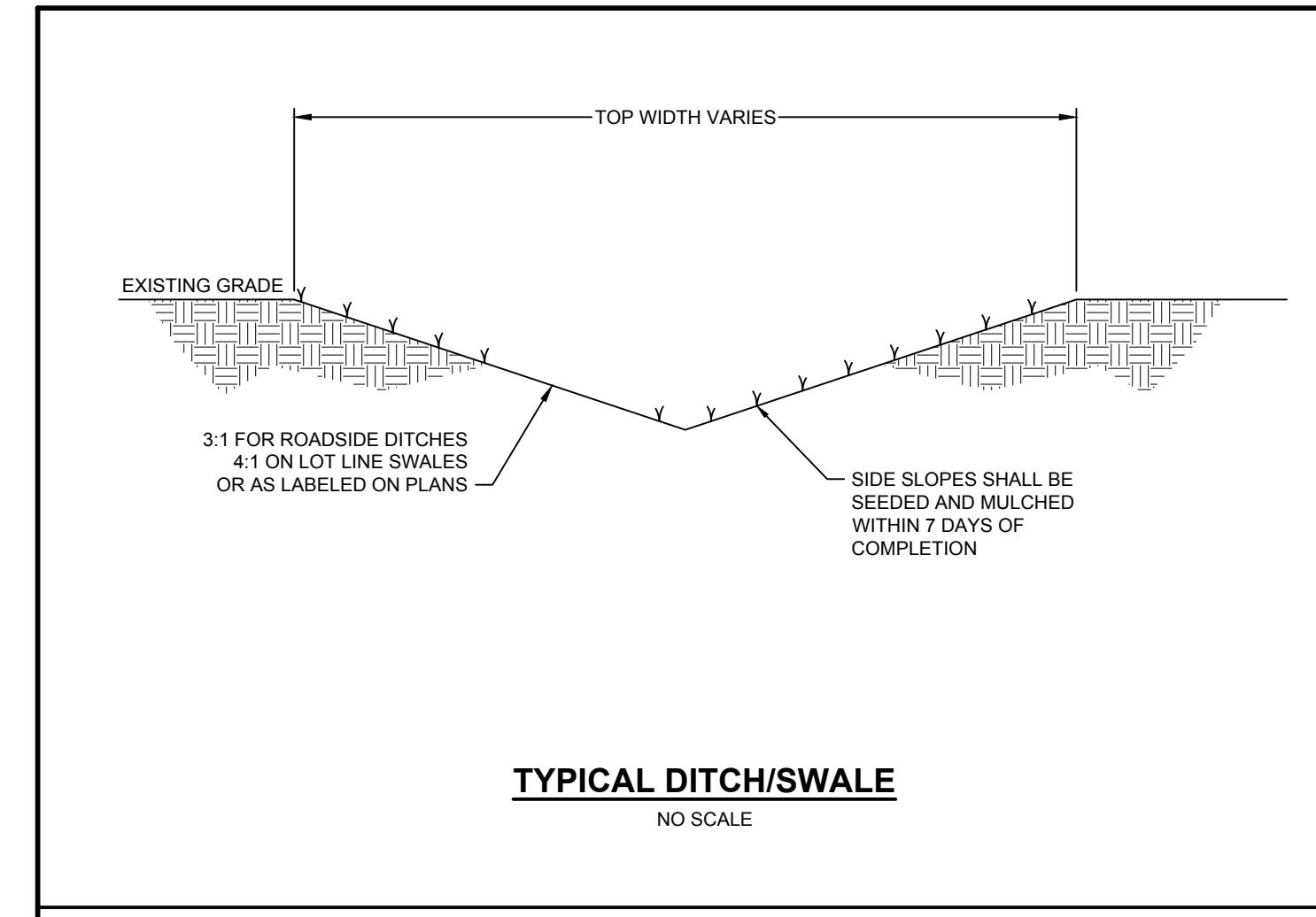
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KIMBERLY D. HAMBY

ENGINEER

PROFESSIONAL



**CONSTRUCTION SEQUENCING**

1. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PADS. (SEE DETAIL)
2. INSTALL SILT FENCE, SKIMMER BASIN AND CHECK DAMS WHERE SHOWN IN EXISTING DITCHES TO PREVENT OFF-SITE SEDIMENTATION.
3. PERFORM GRADING, INCLUDING FILLING OF EXISTING DITCHES, AND INSTALL STORM DRAINAGE.
4. INSTALL THE REMAINING SEDIMENT AND EROSION CONTROL PROTECTION.
5. INSTALL THE STONE BASE AND ASPHALT FOR THE PROPOSED ROAD.
6. PROVIDE GROUNDCOVER IN ACCORDANCE WITH DETAIL MARKED 'EROSION CONTROL MEASURES', THIS SHEET.
7. MONITOR AND MAINTAIN THE INSTALLED EROSION CONTROL MEASURES AND REPAIR AS NECESSARY.
8. PERIMETER MEASURES MUST BE LEFT IN PLACE UNTIL ALL UPLAND AREAS ARE PERMANENTLY STABILIZED. ONCE SITE IS PERMANENTLY STABILIZED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES, AND PROVIDE PERMANENT SEEDING WHERE TEMPORARY MEASURES HAVE BEEN REMOVED AND GROUNDCOVER IS NOT ADEQUATE. SKIMMER BASINS MAY NOT BE REMOVED UNTIL ALL UPLAND AREAS ARE PERMANENTLY STABILIZED. NCDEQ SHOULD BE NOTIFIED 10 DAYS PRIOR TO REMOVAL OF A BASIN.
9. UPON NCDEQ APPROVAL, SKIMMER, DISCHARGE PIPE, SPILLWAY, AND BAFFLES SHALL BE REMOVED AND CONNECTION TO DOWNSTREAM DRAINAGE SHALL BE MADE. GRADE BASIN AREA ACCORDING TO FINISHED GRADES AND IMMEDIATELY SEED AND MULCH.
10. ONCE THE SKIMMER BASIN AREA IS VEGETATED AND THE REMAINDER OF THE SITE IS FULLY STABILIZED, REMOVE ANY REMAINING EROSION CONTROL DEVICES.

**EROSION CONTROL MEASURES**

NO SCALE

**THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS OF THE DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROVIDED ON ALL AREAS OF THE SITE WHICH ARE DISTURBED OR GRADED.**

**PROVIDE A GROUNDCOVER (TEMPORARY OR PERMANENT) ON EXPOSED SLOPES WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY FOR SLOPES 3:1 OR FLATTER AND LESS THAN 50' IN LENGTH, FOR SLOPES 4:1 OR FLATTER OR ANY LENGTH (EXCEPT FOR PERIMETERS AND HOW ZONES), AND SLOPES NO STEEPER THAN 2:1 AND LESS THAN 10' IN LENGTH.**

**PROVIDE GROUNDCOVER (TEMPORARY OR PERMANENT) ON EXPOSED SLOPES WITHIN 7 CALENDAR DAYS FOR SLOPES STEEPER THAN 3:1 OR SLOPES 3:1 OR FLATTER GREATER THAN 50' IN LENGTH, FOR HIGH QUALITY WATER (HQW) ZONES, AND PERIMETER DIKES, SWALES, DITCHES AND SLOPES.**

**PROVIDE GROUNDCOVER (TEMPORARY OR PERMANENT) ON ALL EXPOSED SLOPES WITHIN 21 CALENDAR DAYS FOLLOWING COMPLETION OF ANY PHASE OF GRADING, AND A PERMANENT GROUNDCOVER FOR ALL DISTURBED AREAS WITHIN 15 WORKING DAYS OR 90 CALENDAR DAYS (WHICHEVER IS SHORTER) FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.**

**THE CONTROL MEASURES SHALL BEGIN PRIOR TO ANY LAND DISTURBING ACTIVITY INCLUDING CLEARING, SHALL CONTINUE DURING CONSTRUCTION, AND SHALL CONTINUE WITH THE NECESSARY MAINTENANCE UNTIL THE DISTURBED LAND IS STABILIZED. COMPLIANCE WITH LOCAL, AND/OR STATE SOIL EROSION AND SEDIMENTATION CONTROL LAWS SHALL BE THE ENTIRE RESPONSIBILITY OF THE CONTRACTOR. THIS PARAGRAPH IS INTENDED TO SERVE ONLY AS A GUIDE TO THE CONTRACTOR FOR COMPLIANCE WITH SUCH LAWS. ORDERS, RULES AND REGULATIONS CONCERNING EROSION AND SEDIMENTATION CONTROL PROTECTION OF EXISTING STRUCTURES AND FACILITIES FROM SEDIMENTATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ITEMS TO BE PROTECTED SHALL INCLUDE, BUT NOT LIMITED TO, CATCH BASINS, NATURAL WATERWAYS, DRAINAGE DITCHES, WALKS, DRIVES, ROADS, LAWNS, AND STREAMS.**

**SEEDBED PREPARATION**

**CONSTRUCTION SPECIFICATIONS**

1. PREPARE SOIL AS NECESSARY TO ESTABLISH AN ADEQUATE SEEDBED FOR RECEIVING SEED USING TILLAGE AND/OR REMOVAL OF DEBRIS (ROCKS, ROOTS, OBSTRUCTIONS), CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
2. SOIL TEST AND APPLY FERTILIZER AND/OR SUPERPHOSPHATE UNIFORMLY AS NEEDED PER RECOMMENDATIONS FROM NORTH CAROLINA DEPARTMENT OF AGRICULTURE OR OTHER COMMERCIAL LABORATORY.
3. SEED ON A FRESHLY PREPARED SEEDBED AND ENSURE SEED IS LIGHTLY COVERED FOLLOWING INSTALLATION.
4. MULCH IMMEDIATELY AFTER SEEDING.
5. CONDUCT AN INSPECTION OF AREAS THAT ARE DISTURBED WITHIN TWO DAYS. INSPECT ALL SEEDED AREAS AND MAKE SURE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. AFTER ALL CONSTRUCTION ACTIVITIES ARE COMPLETE, AN INSPECTION WILL BE COMPLETED TO DETERMINE IF ADDITIONAL SEEDING WILL BE REQUIRED.

**\*APPLY:**  
FERTILIZER, LIME, AND MULCH SHALL BE APPLIED AT RATES RECOMMENDED BY NCDA (OR OTHERS). OTHERWISE, APPLY AS DESCRIBED BELOW.

AGRICULTURAL LIMESTONE - 1.1.5 TONS/ACRE ON COURSE TEXTURED SOILS AND 2.3 TONS/ACRE IN FINE-TEXTURED SOILS. PH OF 6.0 OR HIGHER NEED NOT BE LIMED.  
FERTILIZER - 700/1000 LBS/ACRE (10-10-10)  
MULCH - 2 TONS/ACRE (SMALL GRAIN STRAW)  
ANCHOR - ASPHALT EMULSION AT 450 GAL/ACRE

**PERMANENT SEEDING SCHEDULE FOR COASTAL PLAIN**

DATE	TYPE	BROADCAST SEEDING RATES
SEP 1 - MAR 31	COMMON BERMUDA 'SAHARA' (UNHULLED) REBEL II FESCUE	130 LBS/ACRE 175 LBS/ACRE
APR 1 - AUG 31	COMMON BERMUDA 'SAHARA' (HULLLED) REBEL II FESCUE	90 LBS/ACRE 175 LBS/ACRE
AUG 15 - APR 30	PERENNIAL RYE (AS A NURSE PLANT)	40 LBS/ACRE IN ADDITION TO OTHER SEED TYPES

**TEMPORARY SEEDING SCHEDULE**

DATE	TYPE	PLANTING RATES
APR 15 - AUG 15	GERMAN MILLET	40 LBS/ACRE
AUG 15 - APR 15	RYE GRAIN	120 LBS/ACRE

**CONSTRUCTION SEQUENCING**

**GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NC G01 CONSTRUCTION GENERAL PERMIT**

Implementing the following practices on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NC G01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

**SECTION E: GROUND STABILIZATION**

Required Ground Stabilization Timeframes		
Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed.
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

**Note:** After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

**GROUND STABILIZATION SPECIFICATION**

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
<ul style="list-style-type: none"> <li>Temporary grass seed covered with straw or other mulches and tackifiers</li> <li>Hydroseeding</li> <li>Rolled erosion control products with or without temporary grass seed</li> <li>Appropriately applied straw or other mulch</li> <li>Plastic sheeting</li> </ul>	<ul style="list-style-type: none"> <li>Permanent grass seed covered with straw or other mulches and tackifiers</li> <li>Geotextile fabrics such as permanent soil reinforcement matting</li> <li>Hydroseeding</li> <li>Windbreaks and/or permanent plantings covered with mulch</li> <li>Uniform and evenly distributed ground cover sufficient to restrain erosion</li> <li>Structural methods such as concrete, asphalt or retaining walls</li> <li>Rolled erosion control products with grass seed</li> </ul>

**POLYACRYLAMIDES (PAMS) AND FLOCULANTS**

1. Select flocculants that are appropriate for the soils being exposed during construction, selecting from the NC DWR List of Approved PAMS/Flocculants.
2. Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
3. Apply flocculants at the concentrations specified in the NC DWR List of Approved PAMS/Flocculants and in accordance with the manufacturer's instructions.
4. Provide ponding area for containment of treated Stormwater before discharging offsite.
5. Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

**PORTABLE TOILETS**

1. Locate portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
2. Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
3. Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating units.

**EARTHEN STOCKPILE MANAGEMENT**

1. Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
2. Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of the stockpile.
3. Provide stable support when feasible.
4. Establish stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.

**HERBICIDES, PESTICIDES AND RODENTICIDES**

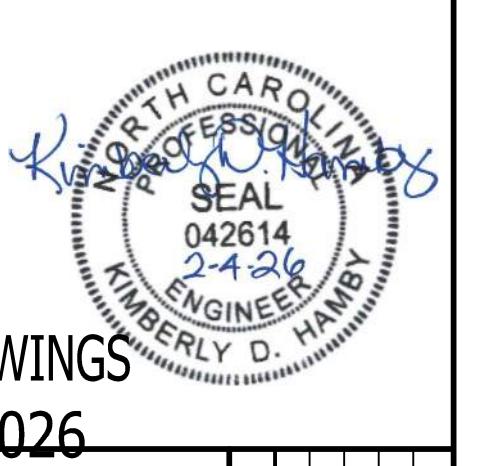
1. Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
2. Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
3. Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
4. Do not stockpile these materials onsite.

**HAZARDOUS AND TOXIC WASTE**

1. Create designated hazardous waste collection areas on-site.
2. Place hazardous waste containers under cover or in secondary containment.
3. Do not store hazardous chemicals, drums or bagged materials directly on the ground.

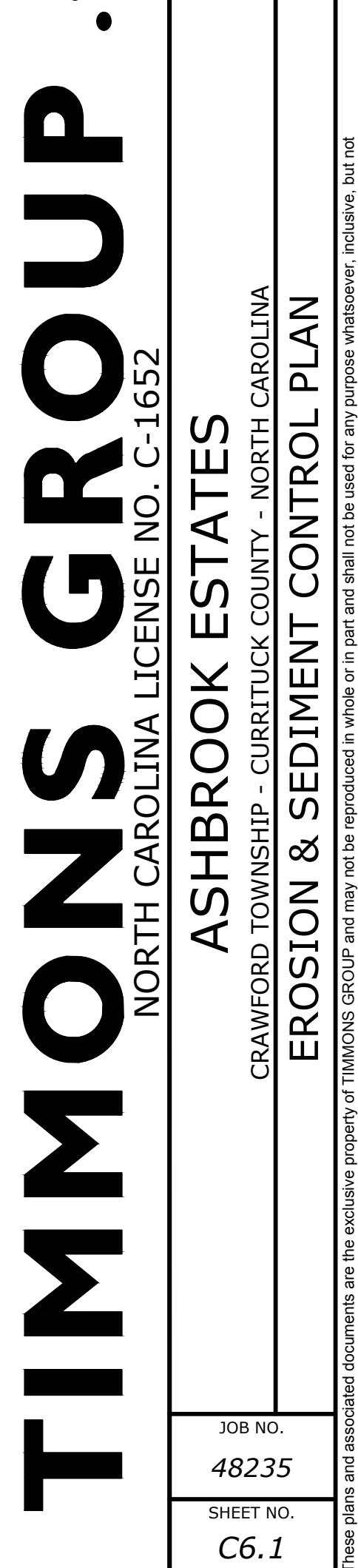
**NORTH CAROLINA Environmental Quality**

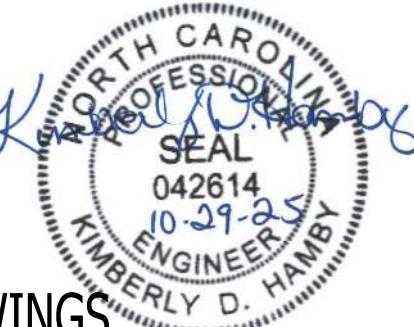
**NCG01 GROUND STABILIZATION AND MATERIALS HANDLING** EFFECTIVE: 04/01/19



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REVISION DESCRIPTION	DATE
REVISED CONSTRUCTION SEQUENCING	11/26/2025
REVISED TYPICAL DITCH/SWALE DETAIL	02/04/2026
NO SCALE	DATE
NO SCALE	10/29/2025
NO SCALE	DRAWN BY BCD
NO SCALE	DESIGNED BY KDH
NO SCALE	CHECKED BY KDH
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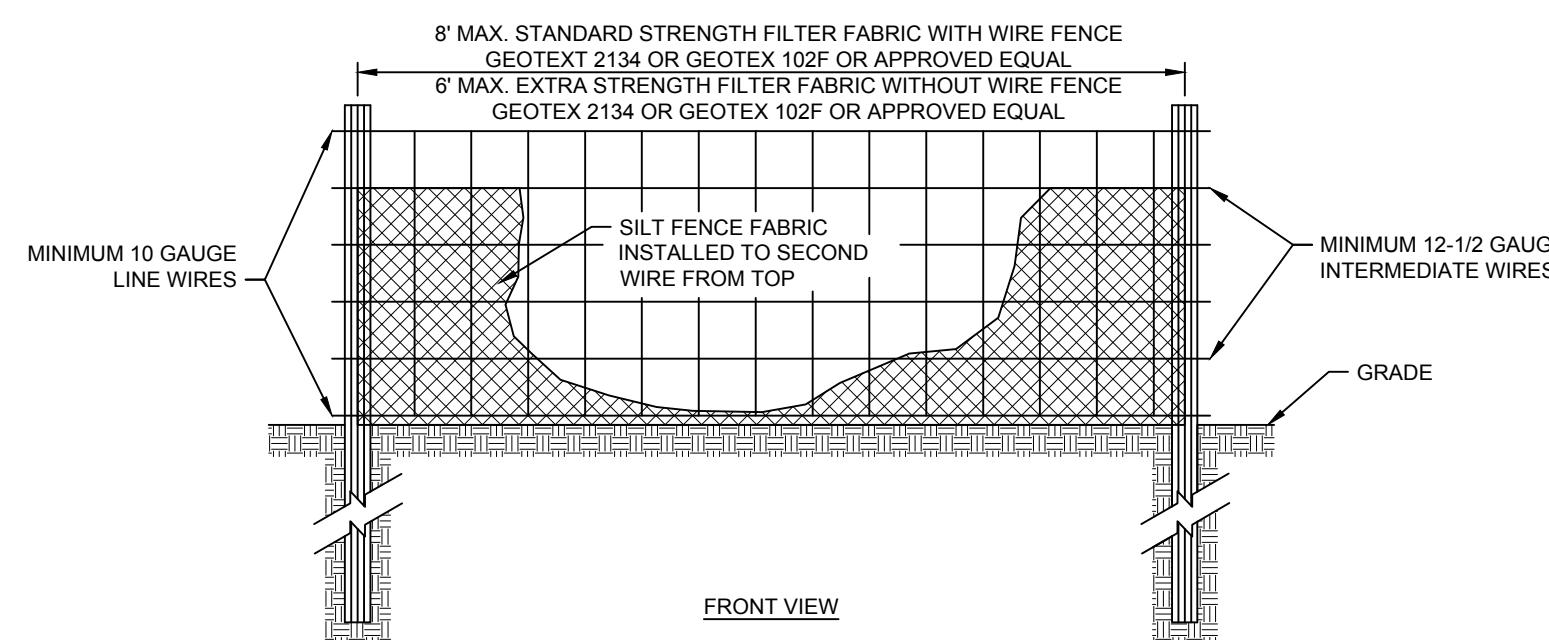
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# TIMMONS GROUP

ASHBROOK ESTATES - CURRITUCK COUNTY - NORTH CAROLINA  
NORTH CAROLINA LICENSE NO. C-1652  
EROSION & SEDIMENT CONTROL PLAN

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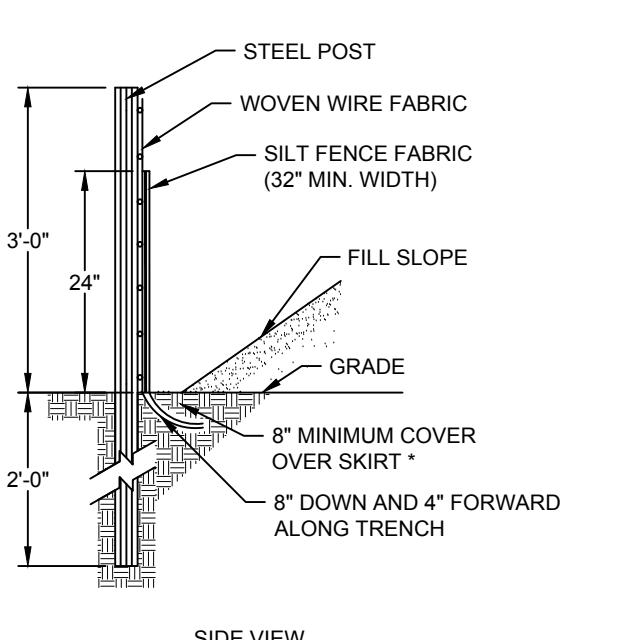


**CONSTRUCTION SPECIFICATIONS**

1. USE SYNTHETIC FILTER FABRIC OF AT LEAST 95% BY WEIGHT OF POLYOLEFINS OR POLYESTER, WHICH IS CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE REQUIREMENTS IN ASTM D 4646.
2. SYNTHETIC FILTER FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0-120 DEGREES F.
3. ENSURE THAT POSTS FOR SEDIMENT FENCES ARE 1.33 LB/LF STEEL WITH A MINIMUM LENGTH OF 5'. MAKE SURE THAT STEEL POSTS HAVE PROJECTIONS TO FACILITATE FASTENING THE FABRIC.
4. FOR REINFORCEMENT OF STANDARD STRENGTH FILTER FABRIC, USE WIRE FENCE WITH A MINIMUM 14 GAUGE AND A MAXIMUM MESH SPACING OF 6 INCHES.

### SILT FENCE

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**Maintenance**

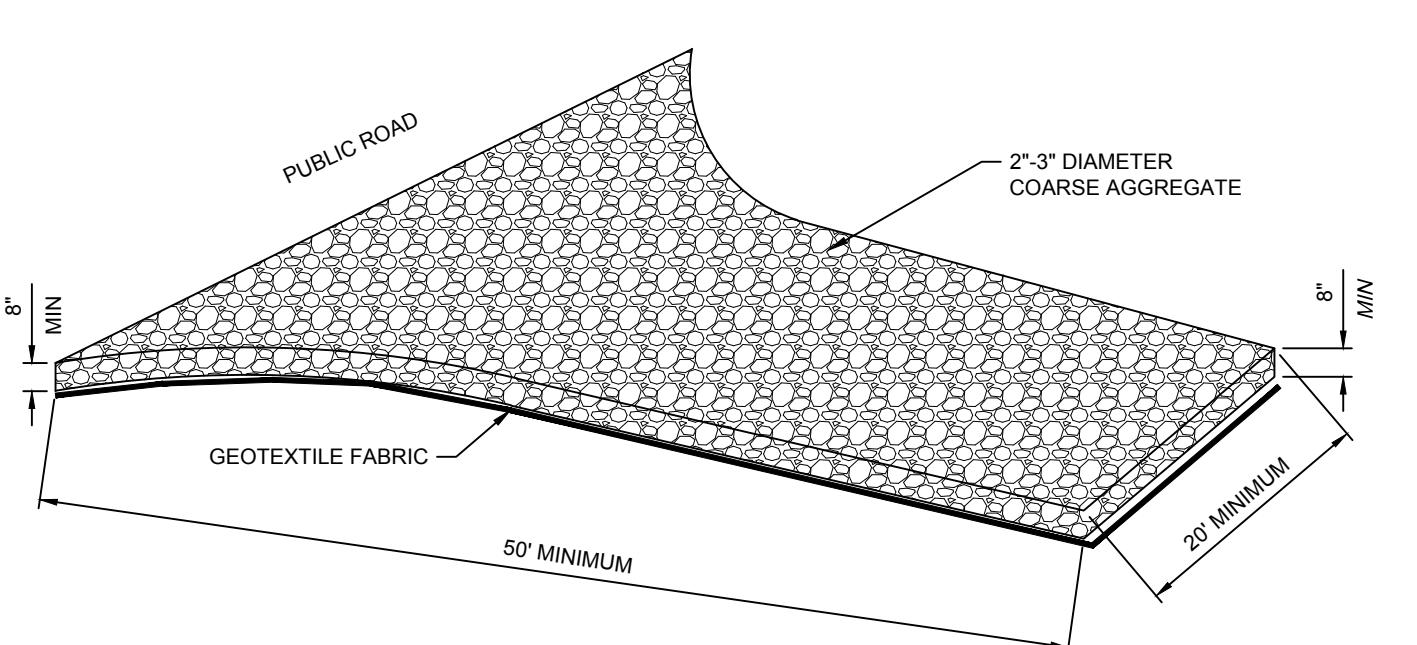
1. INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
2. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.
3. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.
4. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

**CONSTRUCTION SPECIFICATIONS:**

1. CLEAR THE ENTRANCE AND EXIT AREA OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL, AND PROPERLY GRADE IT.
2. PLACE THE GRAVEL TO THE SPECIFIC GRADE AND DIMENSIONS SHOWN ON THE PLAN.
3. PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.
4. USE GEOTEXTILE FABRICS BECAUSE THEY IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.

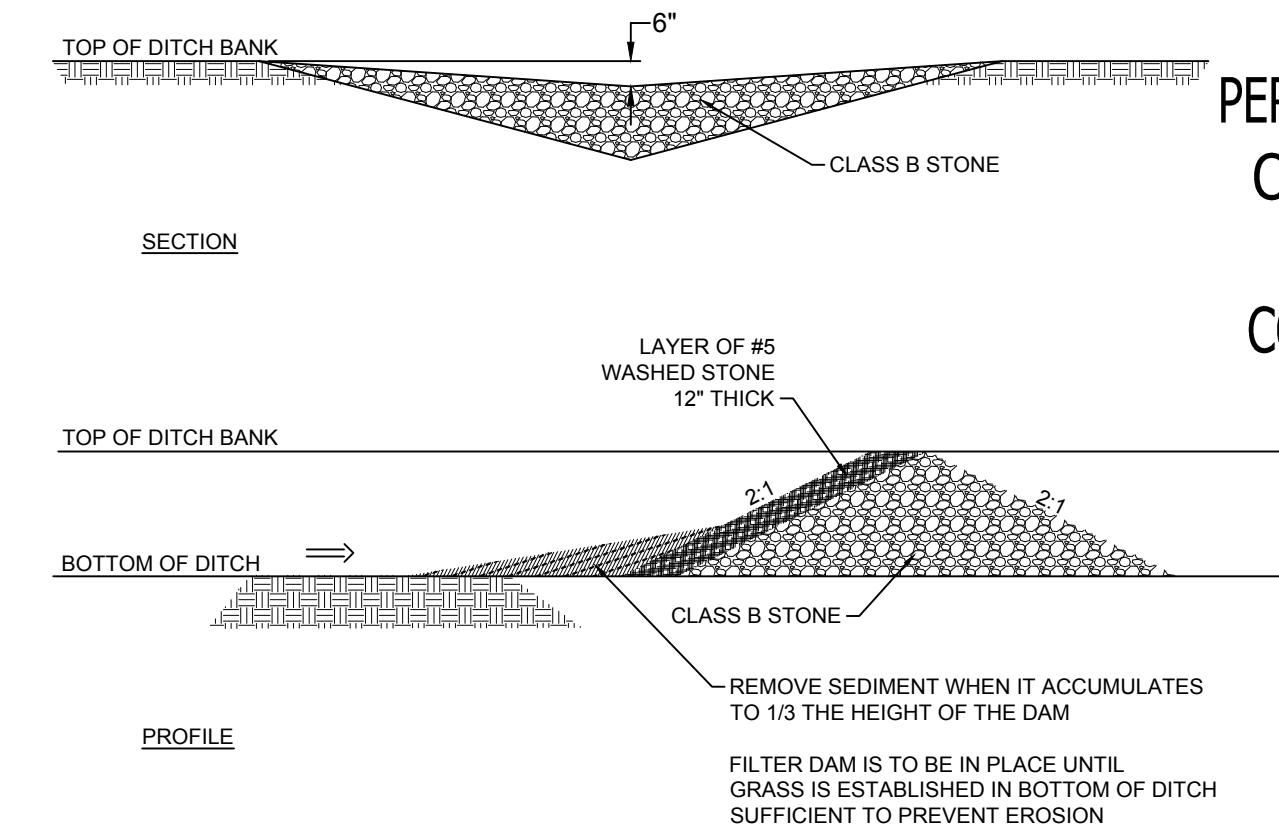
**Maintenance**

MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH TWO-INCH STONE. AFTER EACH RAINFALL, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS.



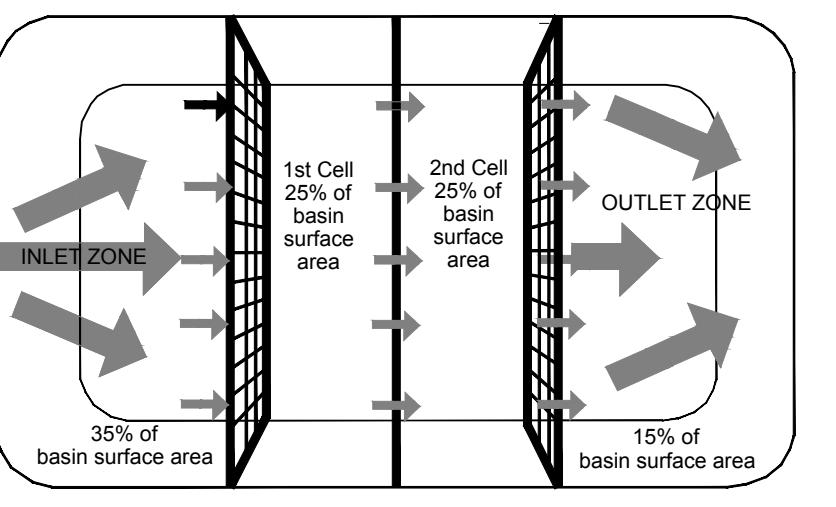
### TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

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### CHECK DAM

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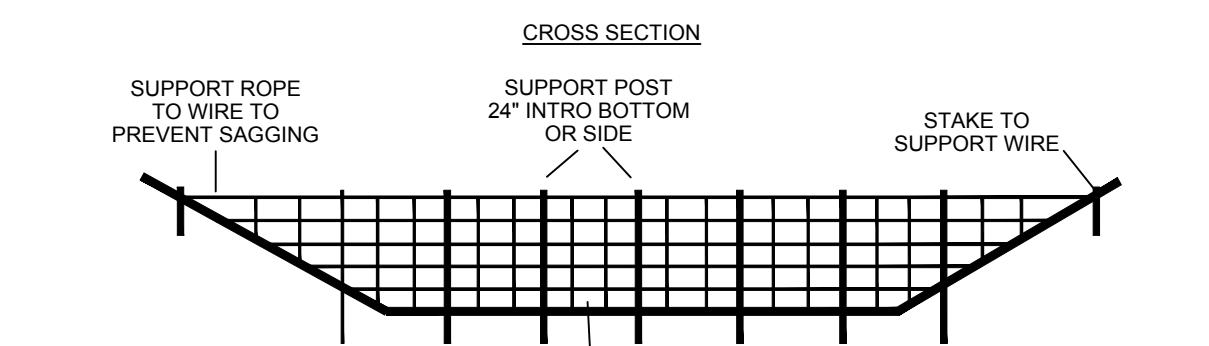


### COIR BAFFLES

NO SCALE

**NOTES:**

1. BAFFLE MATERIAL SHOULD BE SECURED AT THE BOTTOM AND SIDES USING STAKES AND SUPPORT WIRE.
2. MOST OF THE SEDIMENT WILL ACCUMULATE IN THE 1ST BAY, WHICH SHOULD BE READILY ACCESSIBLE FOR MAINTENANCE.
3. PROVIDE 3 BAFFLES (USUALLY TWO IF LESS THAN 20 FEET IN LENGTH). PROVIDE 5' OF BERM LENGTH FOR EACH BAY (10 FEET FOR 20 ACRES).
4. BAFFLE SHALL BE 700 GMS COIR EROSION BLANKET.
5. TOPS OF BAFFLES SHOULD BE 2 INCHES LOWER THAN THE TOP OF THE BERMS.
6. INSPECT BAFFLES FOR REPAIR ONCE A WEEK AND AFTER EACH RAINFALL.



**Maintenance**

INSPECT BAFFLES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. BE SURE TO MAINTAIN ACCESS TO THE BAFFLES. SHOULD THE FABRIC OF A BAFFLE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.

REMOVE SEDIMENT DEPOSITS WHEN IT REACHES HALF FULL TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE BAFFLES. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT. SEDIMENT DEPTH SHOULD NEVER EXCEED HALF THE DESIGNED DEPTH.

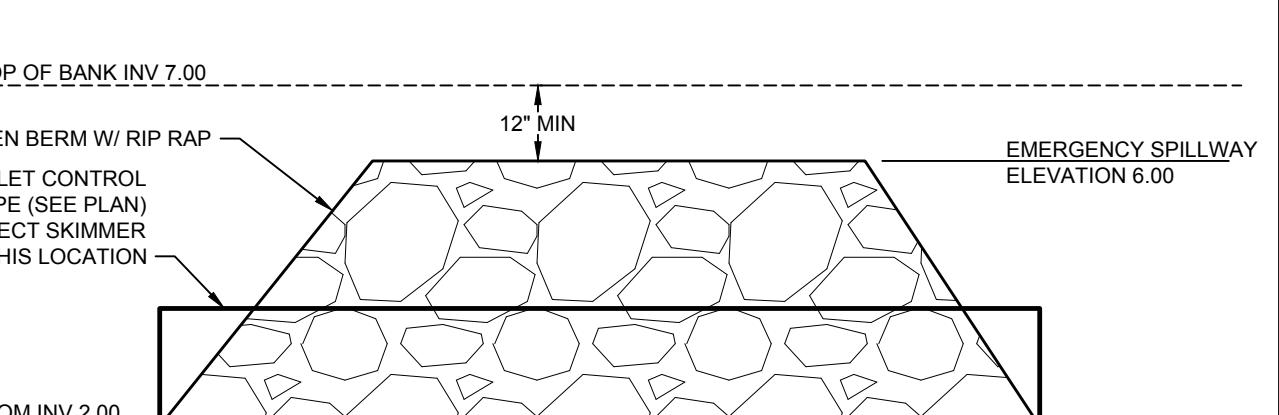
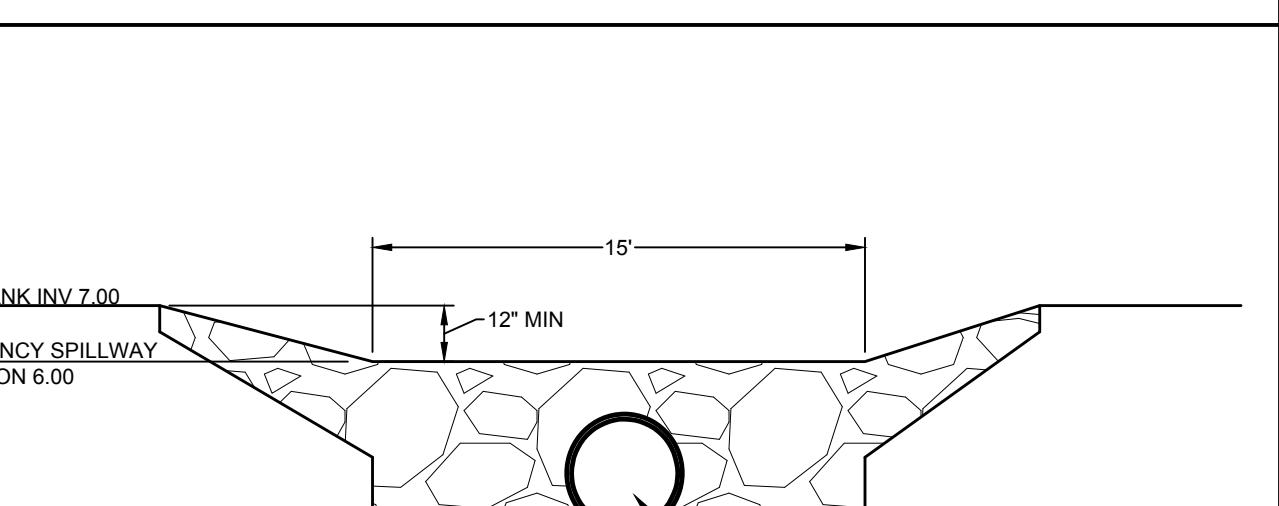
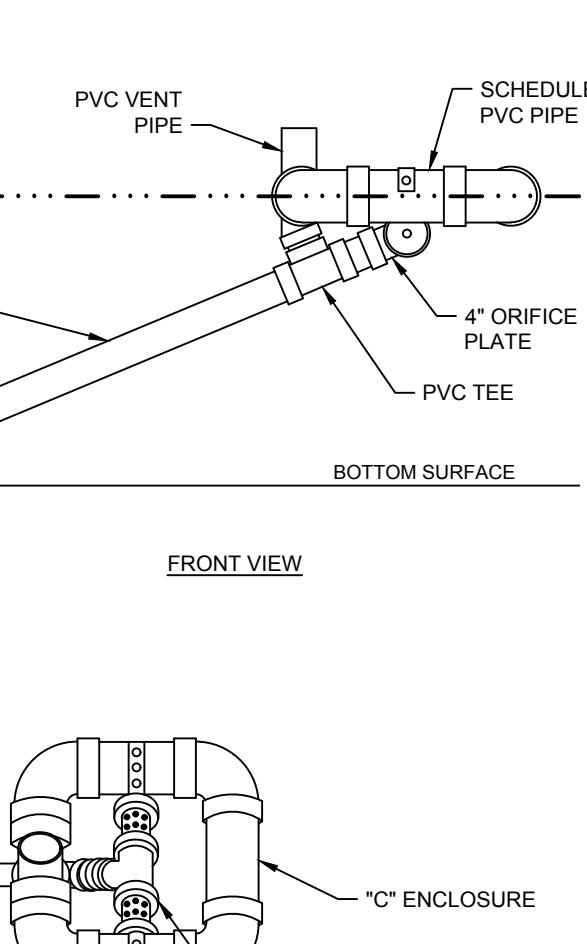
REMOVE ALL BAFFLE MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

S11094825 Ashbrook Estates - Maple NC DW/Sheet CD4825C-C1-10TEROS.dwg | Pinned on 10/29/2025 10:55 AM by Kim Hamby

PROVIDE A SMALL PILE OF RIP RAP OR CONCRETE MASONRY BLOCK DIRECTLY BELOW SKIMMER TO PREVENT SKIMMER FROM RESTING ON SOIL.

ALL SCHEDULE 40 PVC PIPE & FITTINGS SHALL BE 6" MIN. DIA.

SKIMMER TO BE TETHERED



### SEDIMENT BASIN EMERGENCY SPILLWAY

NO SCALE

DATE:

NOTES:

1. Install temporary sediment basins to the approved design. If the basin will eventually be converted to a permanent SCM device, the basin must function as a temporary sediment basin and meet the following parameters until completion of the project:
  - Maximum Drainage Area: 100 acres
  - Minimum Sediment Storage Volume: 1800 cubic feet per acre of disturbed area
  - Minimum Surface Area: 435 square feet per cfs of  $Q_{90}$  peak inflow
  - Minimum Detention Time: 48 hours
2. Clear grub and strip topsoil areas under the embankment to remove trees, vegetation, roots, and other objectionable material. Dolay clearing the pool area until the dam is complete. Stockpile all topsoil or soil containing organic matter for use on the outer shell of the embankment to facilitate vegetative establishment.
3. Place temporary sediment control measures below the basin and stockpile.
4. Excavate a cut-off trench along the center line of the earth fill embankment. Cut trench to stable soil material, but in no case make it less than 2 feet deep with maximum side slopes no steeper than 1:1. Compaction requirements are the same as those for the embankment.
5. Extend the cut-off trench into both abutments to at least the elevation of the riser crest.
6. Keep the trench dry during backfilling and compaction operations.
7. Fill material should be clean mineral soil, free of roots, woody vegetation, rocks, and other objectionable material. Areas of approved fill should be shown on the plans.
8. Scarf areas which fill is to be placed prior to placing. Ensure that fill material contains sufficient moisture so it can be formed by hand into a ball without crumbling. If water can be squeezed out of the ball, it is too wet for proper compaction.
9. Place fill material in 6 to 8 inch continuous layers over the entire length of fill area and compact.
10. Construct the embankment to an elevation 10% higher than the design height to allow for settling.
11. Securely attach the riser to the barrel or barrel stub to make a watertight structural connection. All connections should be made using approved watertight assemblies.
12. If no riser structure is to be used, couple the skimmer arm directly into the embankment 1 foot from the bottom of the basin.
13. The arm pipe connecting the skimmer to the riser shall have a minimum length of 6 feet.
14. Place barrel and riser on a firm, smooth foundation of impervious soil.
15. Do not use pervious material such as sand, gravel, or crushed stone as backfill around the pipe or anti-seep collars.
16. Place fill material around the pipe spillway in 4-inch layers, and compact it under and around the pipe to at least the same density as the adjacent embankment.
17. Place minimum of 2 feet of compacted backfill over the pipe spillway before crossing it with any construction equipment.
18. Anchor riser in concrete or other satisfactory means to prevent flotation.
19. In no case should the pipe conduit be installed by cutting a trench through the dam after the embankment is complete.
20. Install the emergency spillway in undisturbed soil.
21. Discharge water into the basin in a manner to prevent erosion.
22. Construct basin so that the disturbed area is minimized, divert surface water from bare areas and complete the embankment before the area is cleared.
23. Stabilize the emergency spillway embankment and all other disturbed area above the crest of the principal spillway immediately after construction.
24. Seed and place matting for erosion control on interior and exterior side slopes.
25. Install Porous Baffles as specified on following sheets.

MAINTENANCE:

1. Inspect all measures at least weekly and after each rainfall of 1.0 inch or greater. Make any repairs immediately.
2. Remove sediment and restore basin to its original dimensions when it accumulates to one-half the design depth.
3. Place removed sediment in an area with sediment control measures to ensure no loss of sediment off-site.
4. Check the embankment, spillways, and outlet for erosion damage, and inspect the embankment for piping and settlement.
5. Remove all trash and other debris from the area and pool area.

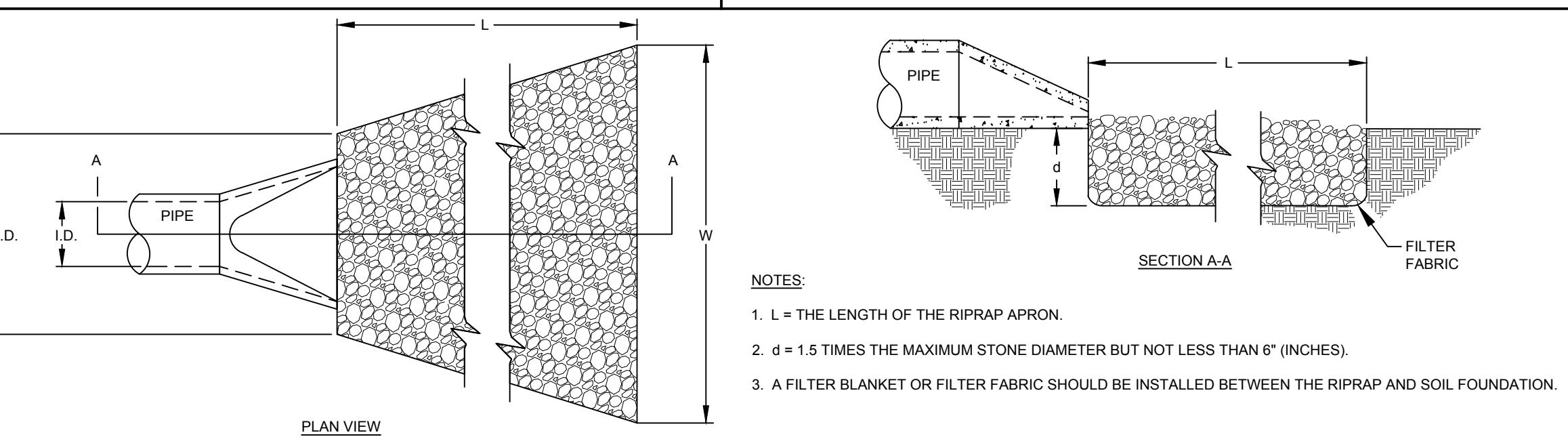


### SEDIMENT BASIN

Effective Date: 9/1/2023  
In accordance with the 2013 Design Manual Updates

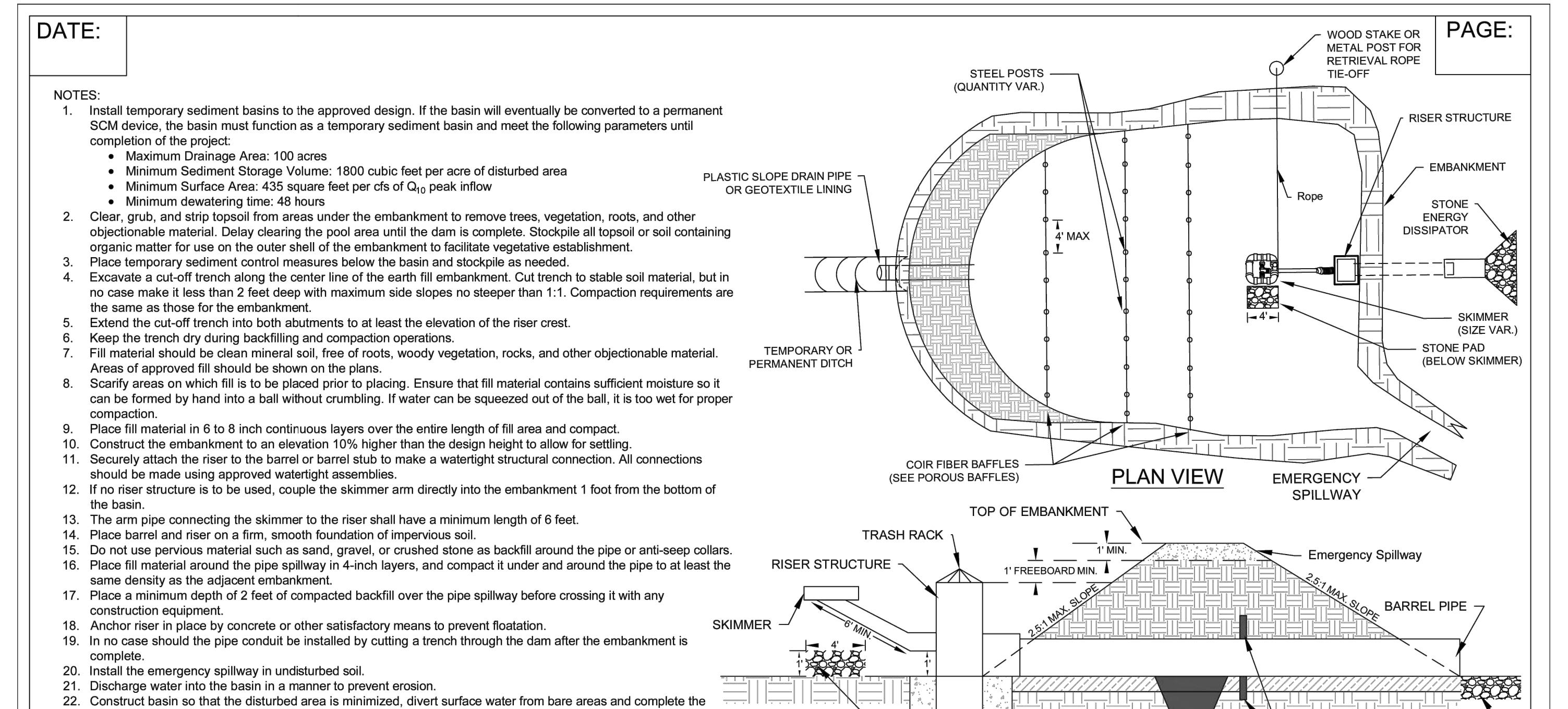
### OUTLET PROTECTION

NO SCALE



**Maintenance**

INSPECT RIPRAP OUTLET STRUCTURES WEEKLY AND AFTER SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENTS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS TAKEN PLACE OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE. CONTROL OF WEED AND BRUSH GROWTH MAY BE NEEDED IN SOME LOCATIONS.



### Acceptable Dimensions for Basin Embankment

Fill Height	Minimum Top Width
Less than 10.0 ft	8.0 ft
10.0 ft to 15.0 ft	10.0 ft

JOB NO.  
48235  
SHEET NO.  
C6.2

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