

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(1) AS SHOWN ON FIRM PANEL 372089600L, DATED DECEMBER 21, 2016.
- SITE AREA:

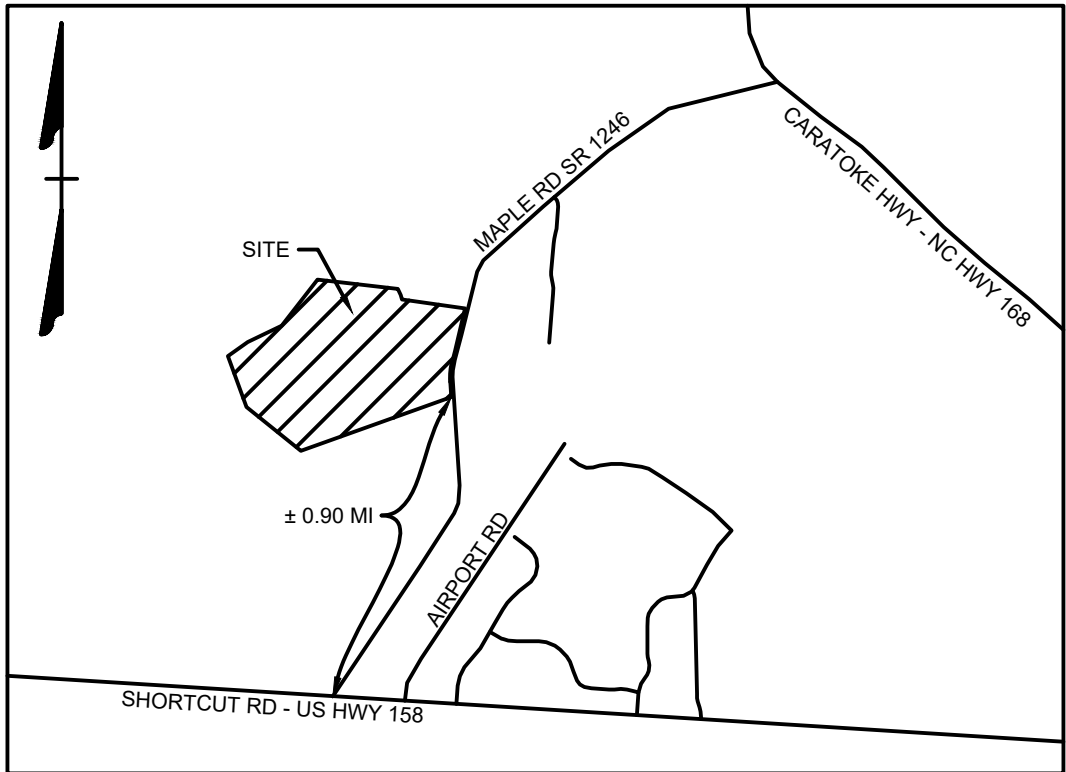
LOT AREA: 2,024,708 SF = 46.48 AC (35.55%)
RIGHT-OF-WAY AREA: 207,695 SF = 4.77 AC (3.65%)
OPEN SPACE AREA: 3,462,431 SF = 79.48 AC (60.80%)
TOTAL AREA: 5,694,834 SF = 130.73 AC (100.0%)

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'
- 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
NO 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
C4.1	EROSION CONTROL PLAN
C5.0	UTILITY PLAN
C5.1	UTILITY PLAN
C6.0	SITE DETAILS
C6.1	EROSION CONTROL DETAILS
C6.2	EROSION CONTROL DETAILS
C6.3	WATER LINE DETAILS



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.

DATE	REVISION DESCRIPTION
08/25/2026	REVISED PLANS TO INCORPORATE PHASING
10/29/2025	

DESIGNED BY
BCD

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

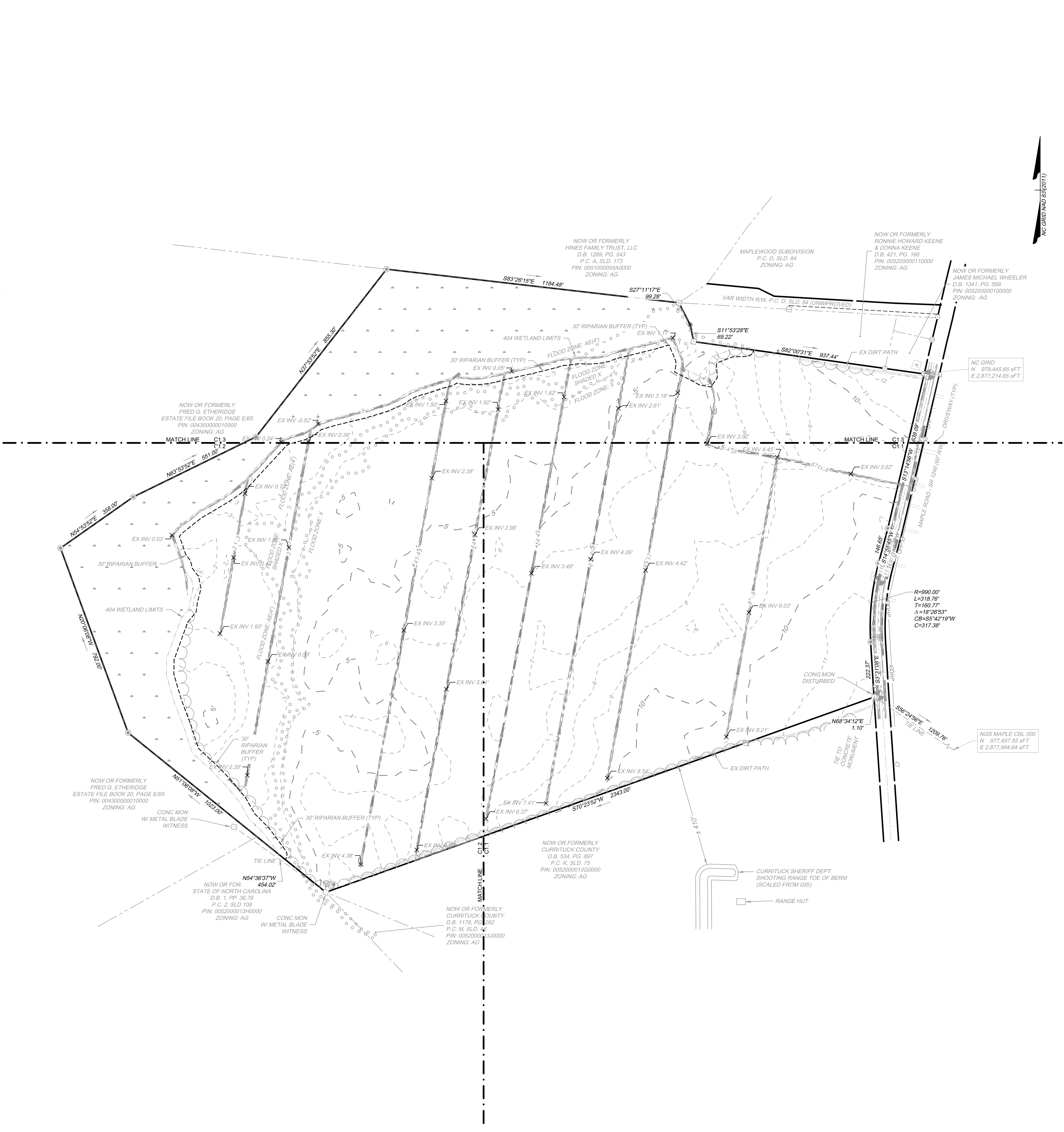
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D.B. 1640, PG. 711
P.C. R, SLD, 147
ZONING: AG (AGRICULTURAL)
AIRPORT OVERLAY DISTRICT
EXISTING USE: AGRICULTURAL
PROPOSED USE: RESIDENTIAL
PARCEL AREA: 130.73 AC
PROPOSED LOTS: 52
MINIMUM LOT SIZE: 35,000 SF
 - THIS SITE IS LOCATED IN FLOOD ZONES X, SHADED X AND AE(4') AS SHOWN ON FIRM PANEL 3720896600L, DATED DECEMBER 21, 2018.
 - 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 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 = 38,240 SF
FUTURE = 5,000 SF
TOTAL = 550,219 SF (9.66%)
 - REQUIRED MINIMUM BUILDING SETBACKS:
FRONT: 50'
SIDE: 15'
CORNER: 50'
REAR: 20'
 - 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 2,877,209.80 sFT
ELEV 12.00'
B N 978,636.77 sFT
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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.



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PO BOX 85
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(252) 619-6919
stuarttines1@gmail.com

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PIN: 005200000120000
GPN: 8877-58-4666
D.B. 1640, PG. 711
P.C. R. SLD. 147
ZONING: AG (AGRICULTURAL)
AIRPORT OVERLAY DISTRICT
EXISTING USE: AGRICULTURAL
PROPOSED AREA: 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(1) AS SHOWN ON FIRM PANEL 3720898600L, 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:	5,894,934 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 = 52.86 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 = 89,970 SF
CONCRETE = 39,240 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. EASEMENTS:
15' ALONG SIDE PROPERTY LINES
25' ALONG REAR PROPERTY LINES
20' DRAINAGE, LANDSCAPE, & PEDESTRIAN EASEMENT
ALONG RIGHT OF WAY

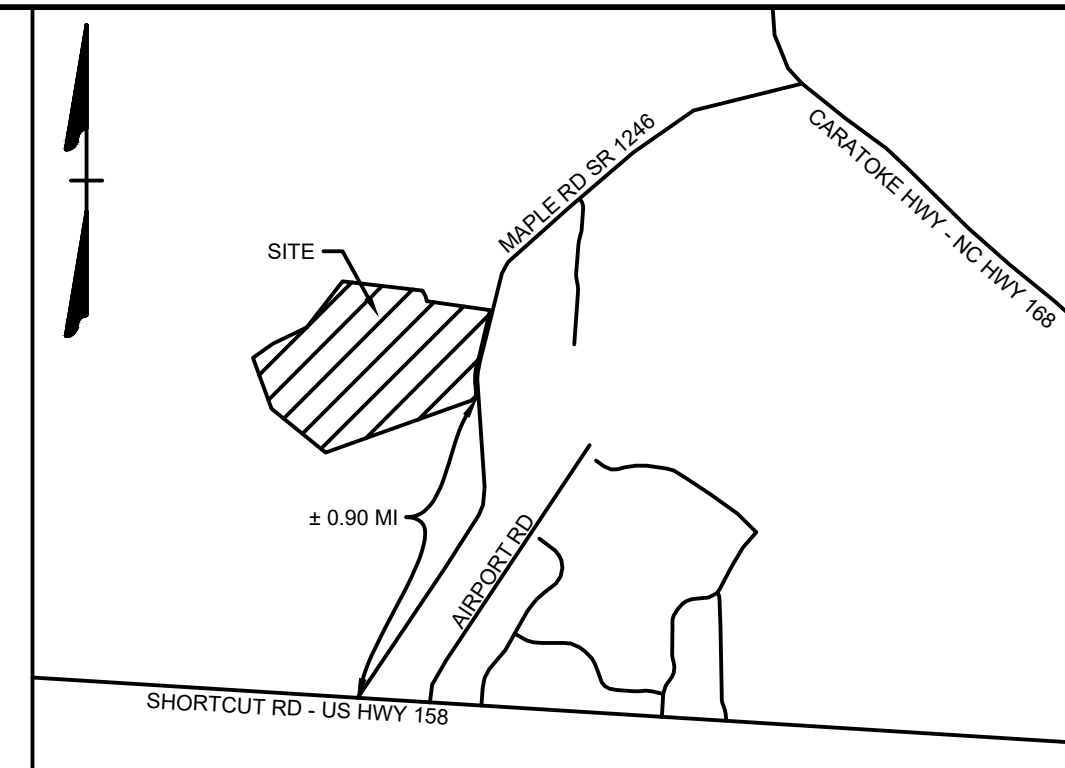
8. ALL OR A PORTION OF THIS PROPERTY LIES WITHIN THE AIRPORT OVERLAY DISTRICT. PERSONS ON THE PREMISES MAY BE EXPOSED TO NOISE AND OTHER EFFECTS AS MAY BE INHERENT IN AIRPORT OPERATIONS. CURRITUCK COUNTY HAS PLACED CERTAIN RESTRICTIONS ON DEVELOPMENT AND USE OF PROPERTY WITHIN THIS OVERLAY.

9. BENCH MARKS - MAGNETIC NAILS AT EDGE OF PAVEMENT MAPLE ROAD ON GRID COORDINATES HORIZONTAL DATUM REFERENCE: NAD 83
15' SOUTHERN LEICA RITK NETWORK VERTICAL DATUM REFERENCE: NAVD 88

A	N 979464.76 ft E 2,877,209.80 sft ELEV 12.09'
B	N 978,636.77 ft E 2,877,010.91 sft ELEV 11.89'
C	N 978,173.81 ft E 2,877,007.22 sft ELEV 13.00'

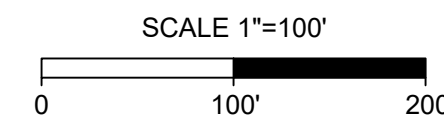
10. BOUNDARY INFORMATION TAKEN FROM PLAT TITLE "MINOR SUBDIVISION FOR ASHBROOK ESTATES, LLC," DATED MAY 24, 2021 BY TIMMONS GROUP.

11. DISTURBED AREA SHALL NOT EXCEED 64.9 ACRES.



VICINITY MAP

- | <u>LEGEND</u> | |
|----------------------|----------------------------|
| | BENCHMARK |
| | EXISTING IRON REBAR (EIR) |
| | CALCULATED POINT |
| | EX FIRE HYDRANT |
| | EX WATER VALVE |
| | EX TELEPHONE PESTAL |
| | 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 |



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.tlmmms.com

YOUR VISION ACHIEVED THROUGH OURS.

15 JANUARY 2005

10

DRAWN BY
BCD

DESIGNED BY

CHECKED BY _____

SCALE
1" = 100'

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

O.

48235

SHEET NO.
C1.1

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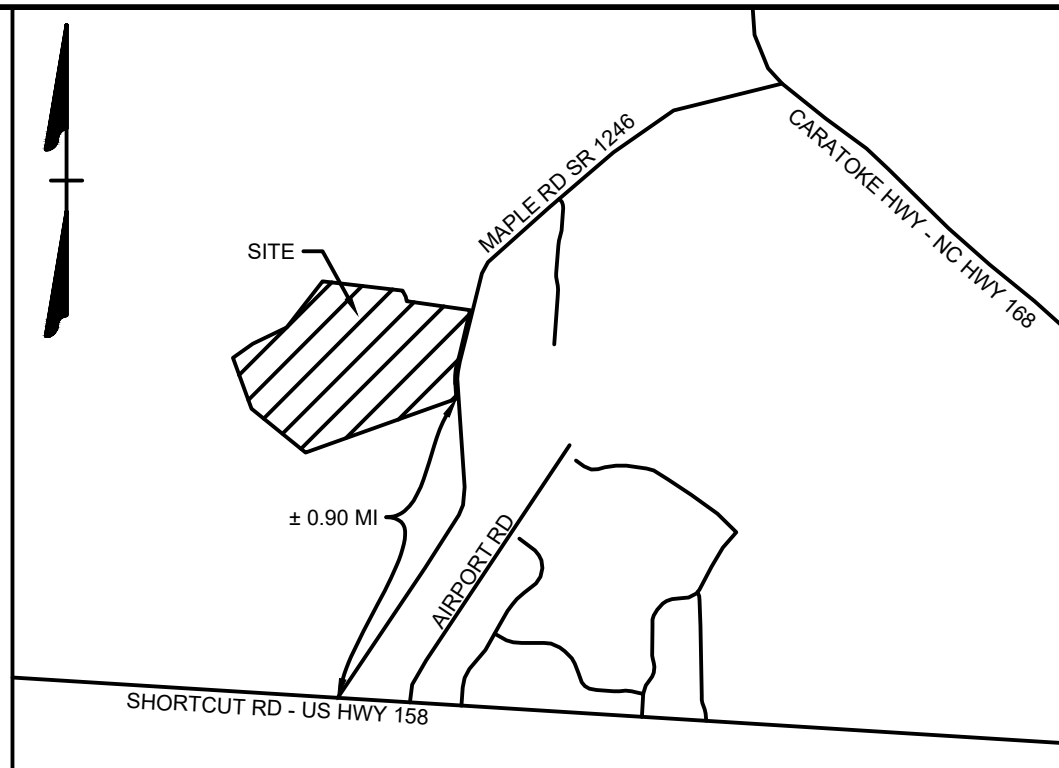
- OWNER:
ASHBROOK ESTATES, LLC
PO BOX 85
MOYOCK, NC 27958
(252) 619-6919
stuartlines1@gmail.com
2. SITE INFORMATION:
PIN: 00520000120000
GPN: 8897-58-4666
D.B. 1640, PG. 711
P.C. R. SLD. 147
ZONING: AG (AGRICULTURAL)
AIRPORT OVERLAY DISTRICT
EXISTING USE: AGRICULTURAL
PROPOSED USE: RESIDENTIAL
PARCEL 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 3720866001, 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: | 3,482,431 SF = 79.48 AC (60.80%) |
| TOTAL AREA: | 5,694,834 SF = 130.73 AC (100.00%) |
- 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
SECOND CONSERVATION AREA PROVIDED = 52.96 AC
TOTAL CONSERVATION AREA PROVIDED = 79.48 AC (60.80%)
- OVERALL DENSITY CALCULATION:
AG 80% 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 52 LOTS)
ASPHALT = 89,973 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. BENCH MARKS - MAGNETIC NAILS AT EDGE OF PAVEMENT MAPLE ROAD N 83.011 PER LEICA RTK NETWORK VERTICAL DATUM REFERENCE: NAVD 83
- | | |
|---|--|
| A | N 979464.76 sFT
E 2877,209.80 sFT
ELEV 12.99' |
| B | N 978,636.77 sFT
E 2877,010.91 sFT
ELEV 11.89' |
| C | N 978,173.61 sFT
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10. BOUNDARY INFORMATION TAKEN FROM PLAT TITLE "MINOR SUBDIVISION FOR ASHBROOK ESTATES, LLC," DATED MAY 24, 2021 BY TIMMONS GROUP.
11. DISTURBED AREA SHALL NOT EXCEED 64.9 ACRES.

FRED G. ETHERIDGE
ESTATE FILE BOOK 20, PAGE E/65
PIN: 004300000010000
ZONING: AG

NOW OR FORMERLY
FRED G. ETHERIDGE
ESTATE FILE BOOK 20, PAGE E/65
PIN: 004300000010000
ZONING: AG

NOW OR FORMERLY
STATE OF NORTH CAROLINA
D.B. 1, PP. 36,76
P.C. 2, SLD 108
PIN: 0052000013H0000
ZONING: AG

NOW OR FORMERLY
CURRITUCK COUNTY
D.B. 1178, PG. 262
P.C. M, SLD. 46
PIN: 0052000013J0000
ZONING: AG



VICINITY MAP

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 |
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| | PROP STORM PIPE |
| | PROP WATER LINE |
| | PROP EDGE OF TREE LINE |
| | PROP SWALE |
| | PROP SPOT GRADE |

SCALE 1"=100'

0 100' 200

THIS DRAWING PREPARED AT THE
ELIZABETH CITY OFFICE
1805 West City Drive, Unit E | Elizabeth City, NC 28526
TEL 252.621.5030 FAX 252.562.6974 www.timberlineinc.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	RECEIVED BY AND
08/25/2022	

08/23/2020	REVISED PLANS
------------	---------------

DA

0/29.

BC

 N_j

HECK
KD

SC

" =

ASHBROOK ESTATES

EXISTING CONDITIONS

JOB NO.

48235

SHEET NO.

C1.2

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MINIMUM LOT SIZE: 35,000 SF

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4. SITE AREA:

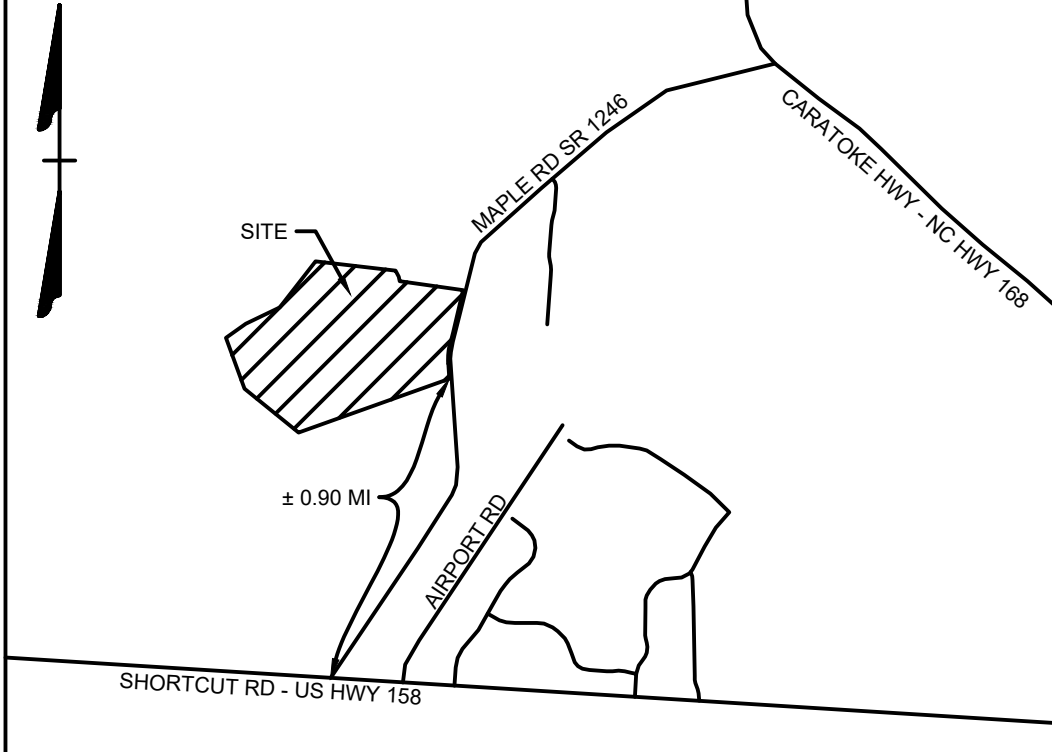
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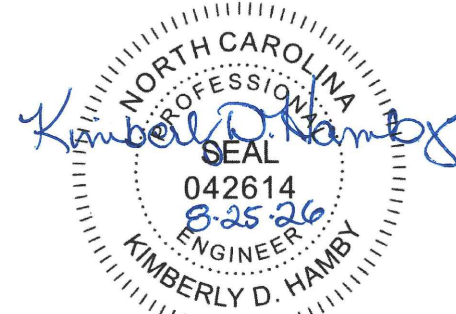
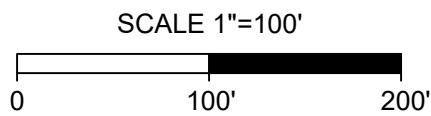
OVERALL DENSITY CALCULATION:
AG 60% OPEN SPACE SET-ASIDE: 130.73 AC @ .04 AC/SU = 52 UNITS

PROPOSED NUMBER OF CONSERVATION SUBDIVISION LOTS: 52 UNITS



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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| | PROPERTY BOUNDARY |
| | RIGHT OF WAY |
| | ADJACENT PROPERTY BOUNDARY |
| | PROP LOT LINES |
| | EASEMENT |
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| | EX CENTER OF DITCH |
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| | EX STORM PIPE |
| | EX EDGE OF TREE LINE |
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| | EX WETLANDS |
| | EX CONCRETE |
| | PROP ASPHALT PAVEMENT |
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| | PROP WATER LINE |
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| | PROP SWALE |
| | PROP SPOT GRADE |



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

YOUR VISION ACHIEVED THROUGH OURS.

10/	DATE	REVISED PLANS
2	08/25/2026	REVISED PLANS

10/25	08/25/2026	REVISED PLANS
-------	------------	---------------

DATE
10/29/2025

DRAWN BY

BCD

DESIGNED BY

CHECKED BY _____

SCALE
 $1'' = 100'$

--	--



TIMMONS GROUP

ASHBROOK ESTATES
CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA

EXISTING CONDITIONS

JOB NO.

48235

SHEET NO.
C1 3

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

1. OWNER:
ASHBROOK ESTATES, LLC
PO BOX 85
MOYOCK, NC 27958
(252) 619-6919
stuartfines1@gmail.com

2. SITE INFORMATION:
PIN: 005200000120000
GPN: 1897-58-4866
D.B. 1640, 78-144
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 PLAN F202096600L, DATED DECEMBER 21, 2018.

4. SITE AREA:

TOTAL AREA: 2,024,708 SF = 46.48 AC (35.55%)
RIGHT-OF-WAY AREA: 207,695 SF = 4.77 AC (2.35%)
OPEN SPACE AREA: 3,462,431 SF = 79.48 AC (60.80%)
TOTAL AREA: 5,694,834 SF = 130.73 AC (100.0%)

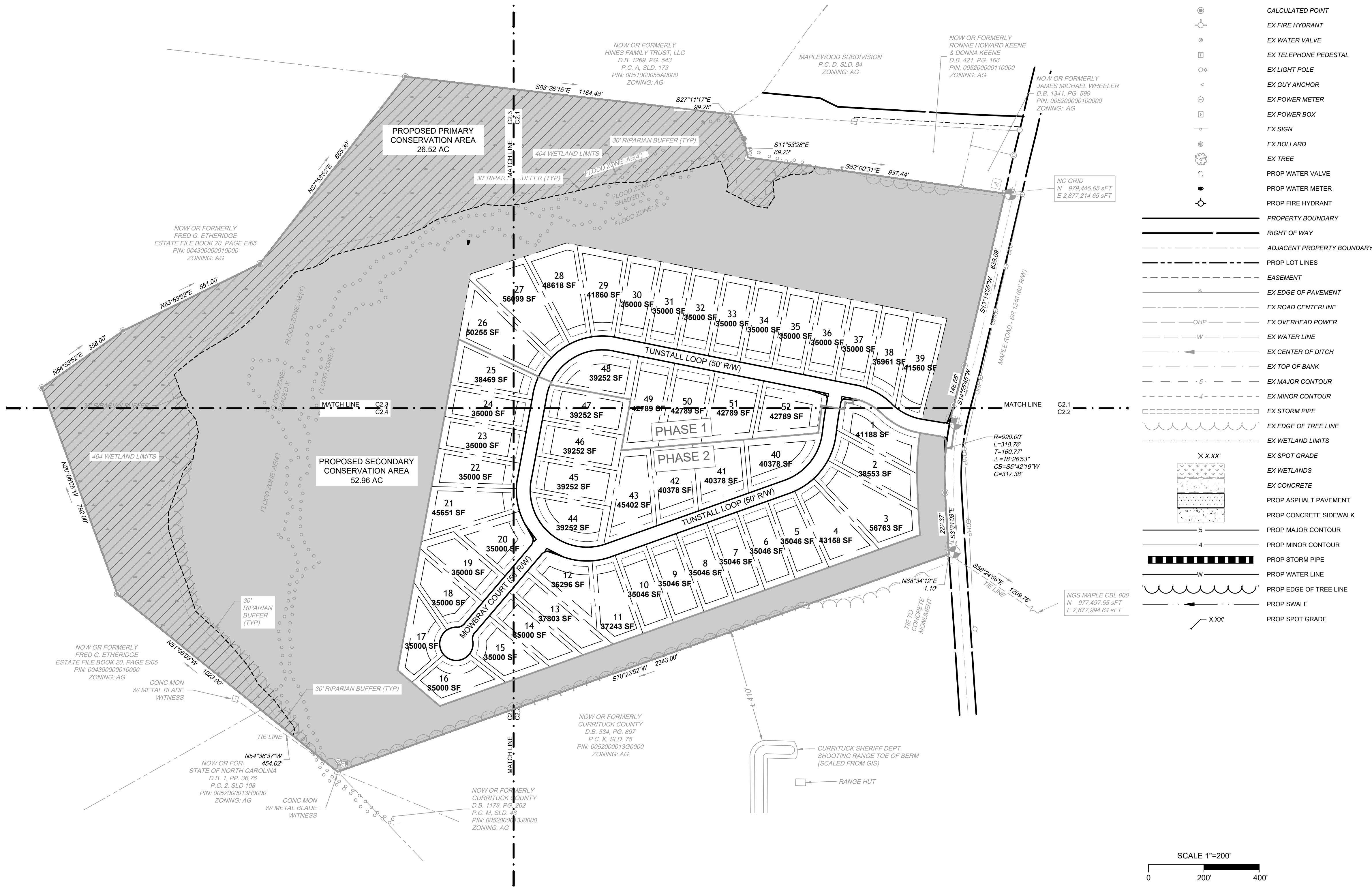
CONSERVATION AREA REQUIRED:
60% OF TOTAL ACREAGE TO BE OPEN SPACE SET-ASIDE
0.60 x 130.73 = 78.44 AC OPEN SPACE SET-ASIDE

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/A = 52 UNITS
PROPOSED NUMBER OF CONSERVATION SUBDIVISION LOTS = 52 UNITS

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CORR 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	38.04	25.17	90°22'47"	S56°02'15"W	35.47
C6	1390.00	97.66	48.85	40°1'32"	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"	S56°12'15"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°331°11"W	92.76
C18	60.00	107.77	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	45.56	20°26'03"	N27°54'02"W	90.46
C23	255.00	82.87	41.80	18°37'12"	N7°23'35"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°14'42"E	82.51
C29	255.00	82.87	41.80	18°37'12"	S89°41'06"E	82.51
C31	255.00	38.84	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	106.85	55.63	30°22'02"	S65°26'04"E	107.38
C35	250.00	38.05	23.81	8°12'19"	N55°51'35"E	37.48
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"	N81°31'46"E	117.85
C38	205.00	229.75	126.63	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	10°58'57"	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°03'45"W	258.40
C44	1090.00	74.24	37.13	3°54'08"	N1°34'06"W	74.22
C45	1090.00	147.71	73.97	7°40'52"	M1°15'57"E	147.68
C46	1090.00	79.00	39.52	4°09'10"	N12°51'10"E	78.90
C48	255.00	7.14	3.57	1°36'14"	S79°34'24"E	7.14



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YOUR VISION ACHIEVED THROUGH OURS.

BCD

KDH

CHECKED BY

SCALE

$$I'' = 200''$$
The logo for the Timmons Group, featuring the company name in a bold, sans-serif font, followed by a graphic of a series of dots of varying sizes arranged in a curved, upward trajectory.

ASHBROOK ESTATES
CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH
SUBDIVISION PLAN

JOB NO.

SHEET NO.

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SITE DATA:

- OWNER:
ASHBROOK ESTATES, LLC
PO BOX 85
MOYOCK, NC 27958
(252) 614-4919
stuartlimes1@gmail.com
- SITE INFORMATION:
PIN: 00520000012000
GPIN: 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
- 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: 3,462,431 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

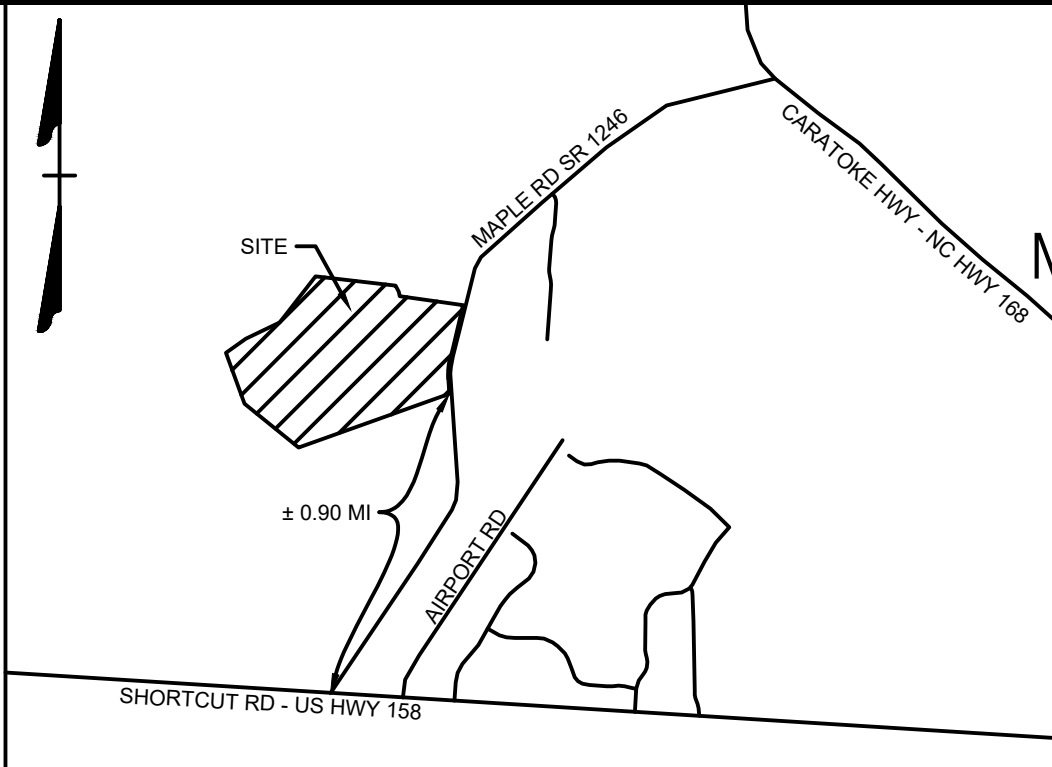
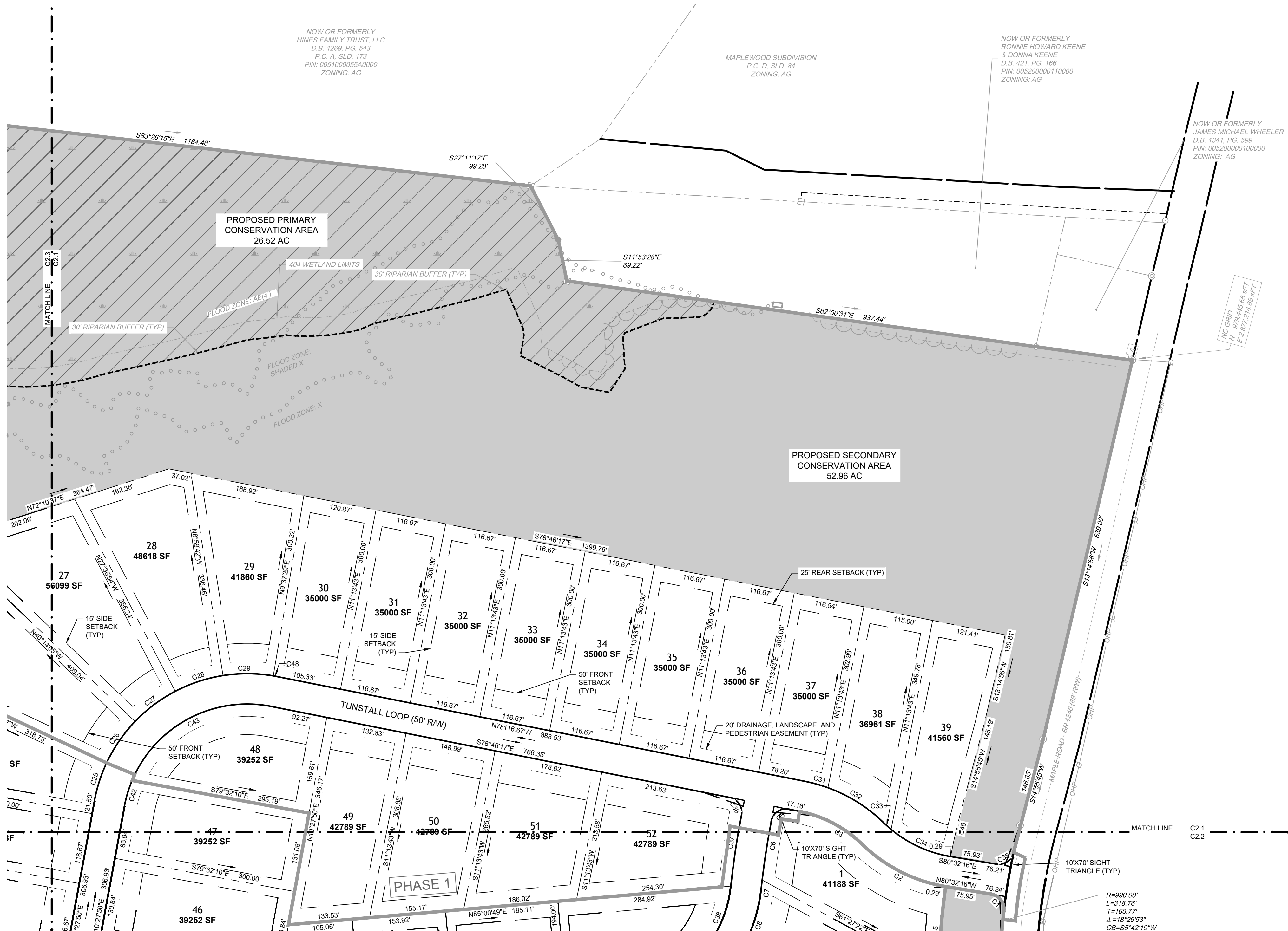
PRIMARY CONSERVATION AREA PROVIDED = 26.52 AC
SECONDARY CONSERVATION AREA PROVIDED = 52.96 AC
TOTAL CONSERVATION AREA PROVIDED = 79.48 AC (60.80%)

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
E 2877,010.91 sFT
ELEV 11.89'
C N 978,173.81 sFT
E 2877,007.22 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.

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°38'29"	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°56'40"E	40.19

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C25	255.00	65.34	32.85	14°40'53"	N17°48'17"E	65.16
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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"	S64°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 ZONING 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'

PRELIMINARY PLAT
AUG 25, 2026
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 252.362.0574 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION
REVISED PLANS TO INCORPORATE PHASING

DATE
08/25/2026

DATE
10/29/2025

DRAWN BY
BCD

DESIGNED BY
KDH

CHECKED BY
KDH

SCALE
1" = 100'

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:
- OWNER:
ASHBROOK ESTATES, LLC
PO BOX 85
MOYOCK, NC 27958
(252) 919-4919
stuartlimes1@gmail.com
 - SITE INFORMATION:
PIN: 0052000012000
GPIN: 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
 - THIS SITE IS LOCATED IN FLOOD ZONES X, SHADED X AND AE(4) AS SHOWN ON FIRM PANEL 372089600L, DATED DECEMBER 21, 2018.
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0.60 x 130.73 = 78.44 AC OPEN SPACE REQUIRED

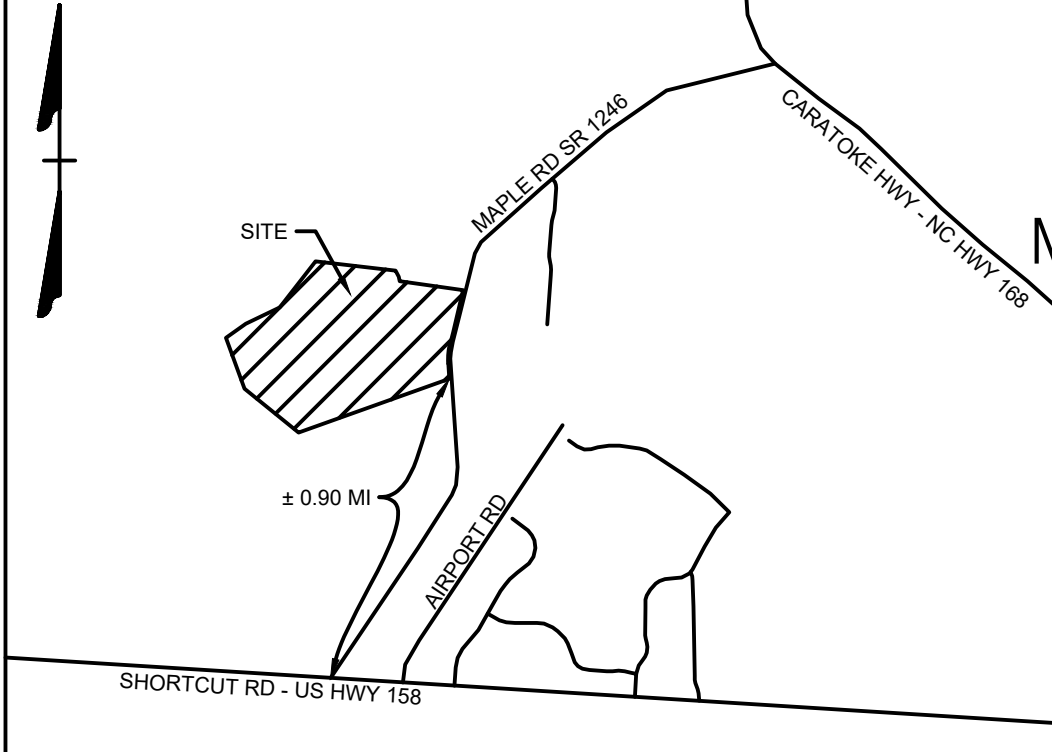
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LOT BUA = 416,000 SF (8,000 SF X 52 LOTS)
ASPHALT = 89,979 SF
CONCRETE = 36,240 SF
FUTURE = 5,000 SF
TOTAL = 550,219 SF (9.66%)
 - REQUIRED MINIMUM BUILDING SETBACKS:
FRONT: 50'
SIDE: 15'
CORNER: 50'
REAR: 25'
 - EASEMENTS:
15' ALONG SIDE PROPERTY LINES
25' ALONG REAR PROPERTY LINES
20' DRAINAGE, LANDSCAPE, & PEDESTRIAN EASEMENT
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 - BENCHMARKS - MAGNETIC NAILS AT EDGE OF PAVEMENT MAPLE ROAD
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A N 979464.76 sFT
E 2,877,209.90 sFT
ELEV 12.09'
B N 978,636.77 sFT
E 2,877,010.91 sFT
ELEV 11.89'
C N 978,173.81 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.

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING
C1	25.00	38.04	23.80	87°10'21"	N36°57'05"W
C2	255.00	155.19	80.08	34°52'06"	N63°06'13"W
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C5	25.00	39.44	25.17	90°22'47"	S56°02'19"W
C6	1390.00	97.66	48.85	4°01'32"	S8°50'10"W
C7	255.00	99.51	50.40	22°21'35"	S17°21'51"W
C8	255.00	99.51	50.40	22°21'35"	S17°21'51"W
C9	255.00	82.96	41.85	18°38'29"	S37°51'52"W
C10	255.00	82.96	41.85	18°38'29"	S56°30'21"W
C11	255.00	20.34	10.18	4°34'16"	S68°06'43"W
C12	255.00	69.18	34.80	15°32'39"	S78°10'11"W
C13	255.00	144.86	74.44	32°32'54"	N77°47'02"W
C14	35.00	47.68	28.37	78°03'34"	S79°27'38"W
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C16	60.00	50.61	26.92	48°19'46"	S13°45'44"W
C17	60.00	106.03	73.11	101°15'07"	S88°33'11"W
C18	60.00	100.77	66.91	96°13'47"	N7°17'38"E
C19	60.00	37.55	19.41	35°51'20"	N73°20'11"E
C20	35.00	31.05	16.63	50°50'00"	N65°50'51"E
C21	35.00	47.68	28.37	78°03'34"	N1°24'04"E
C22	255.00	90.94	45.96	20°26'03"	N27°24'42"W
C23	255.00	82.87	41.80	18°37'12"	N7°53'05"W
C24	255.00	40.23	20.16	9°02'19"	N5°56'40"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING
C25	255.00	65.34	32.85	14°40'53"	N17°48'17"E
C26	255.00	82.87	41.80	18°37'12"	N34°27'19"E
C27	255.00	82.87	41.80	18°37'12"	N53°04'30"E
C28	255.00	82.87	41.80	18°37'12"	N71°41'42"E
C29	255.00	82.87	41.80	18°37'12"	S89°41'06"E
C31	255.00	38.48	19.28	8°38'49"	S74°26'52"E
C32	255.00	108.84	55.26	24°27'18"	S57°53'49"E
C33	205.00	16.39	8.20	4°34'53"	S47°53'36"E
C34	205.00	108.65	55.63	30°22'02"	S65°28'04"E
C35	25.00	38.05	23.81	87°12'19"	N55°51'35"E
C36	25.00	39.12	24.85	89°38'46"	N33°56'54"W
C37	1440.00	117.89	58.98	4°41'26"	N8°31'46"E
C38	205.00	229.75	128.63	64°12'49"	N38°17'27"E
C39	205.00	8.80	4.40	2°27'31"	N71°37'37"E
C40	205.00	378.60	271.14	105°48'57"	S64°14'09"E
C41	205.00	42.19	21.17	11°47'30"	S4°34'05"W
C42	205.00	44.48	22.33	12°25'59"	S16°40'50"W
C43	205.00	280.26	166.99	78°19'54"	S62°03'46"W
C44	1090.00	74.24	37.13	3°54'08"	N1°34'04"W
C45	1090.00	147.71	73.97	7°45'52"	N4°15'57"E
C46	1090.00	79.00	39.52	4°09'10"	N12°51'10"E
C48	255.00	7.14	3.57	1°36'14"	S79°34'24"E



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

SCALE 1"=100'

PRELIMINARY PLAT
AUG 25, 2026
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.

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

JOB NO.
48235
SHEET NO.
C2.2

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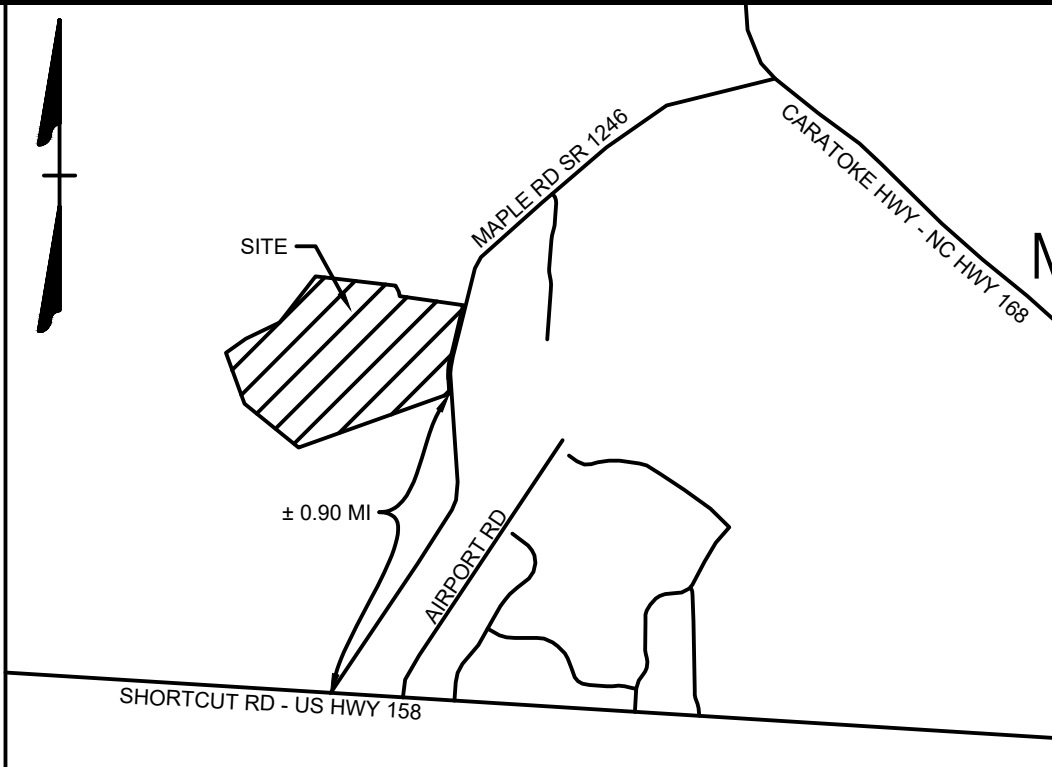
SITE DATA:

1. OWNER:
ASHBROOK ESTATES, LLC
PO BOX 85
MOYOCK, NC 27958
(252) 919-4919
stuartlinnes1@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
3. THIS SITE IS LOCATED IN FLOOD ZONES X, SHADED X AND AE(4') AS SHOWN ON FIRM PANEL 3720896600L, 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: 3,482,431 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 12.09'
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.

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"	S37°51'52"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
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- EX WATER LINE
- EX CENTER OF DITCH
- EX TOP OF BANK
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- EX MINOR CONTOUR
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- 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'

PRELIMINARY PLAT
AUG 25, 2026
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 252.392.0974 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

REVISED PLANS TO INCORPORATE PHASING

DATE
08/25/2026

DRAWN BY
BCD

DESIGNED BY
KDH

CHECKED BY
KDH

SCALE
1" = 100'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

ASHBROOK ESTATES

CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA

SUBDIVISION PLAN

JOB NO.
48235

SHEET NO.
C2.3

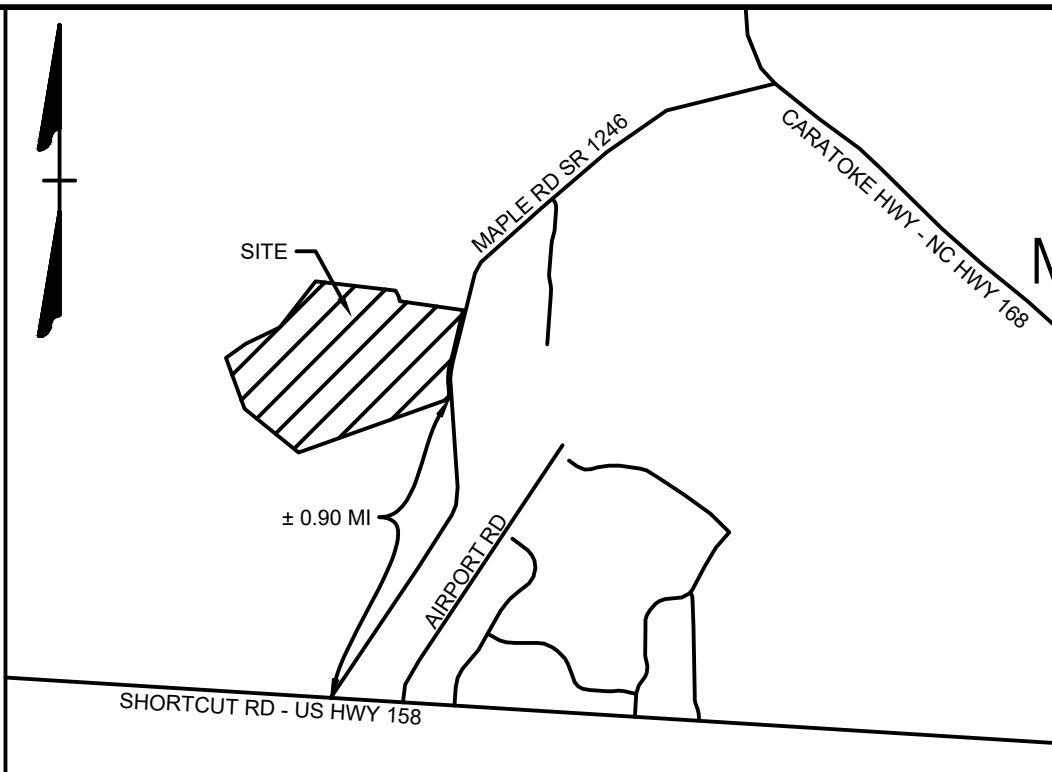
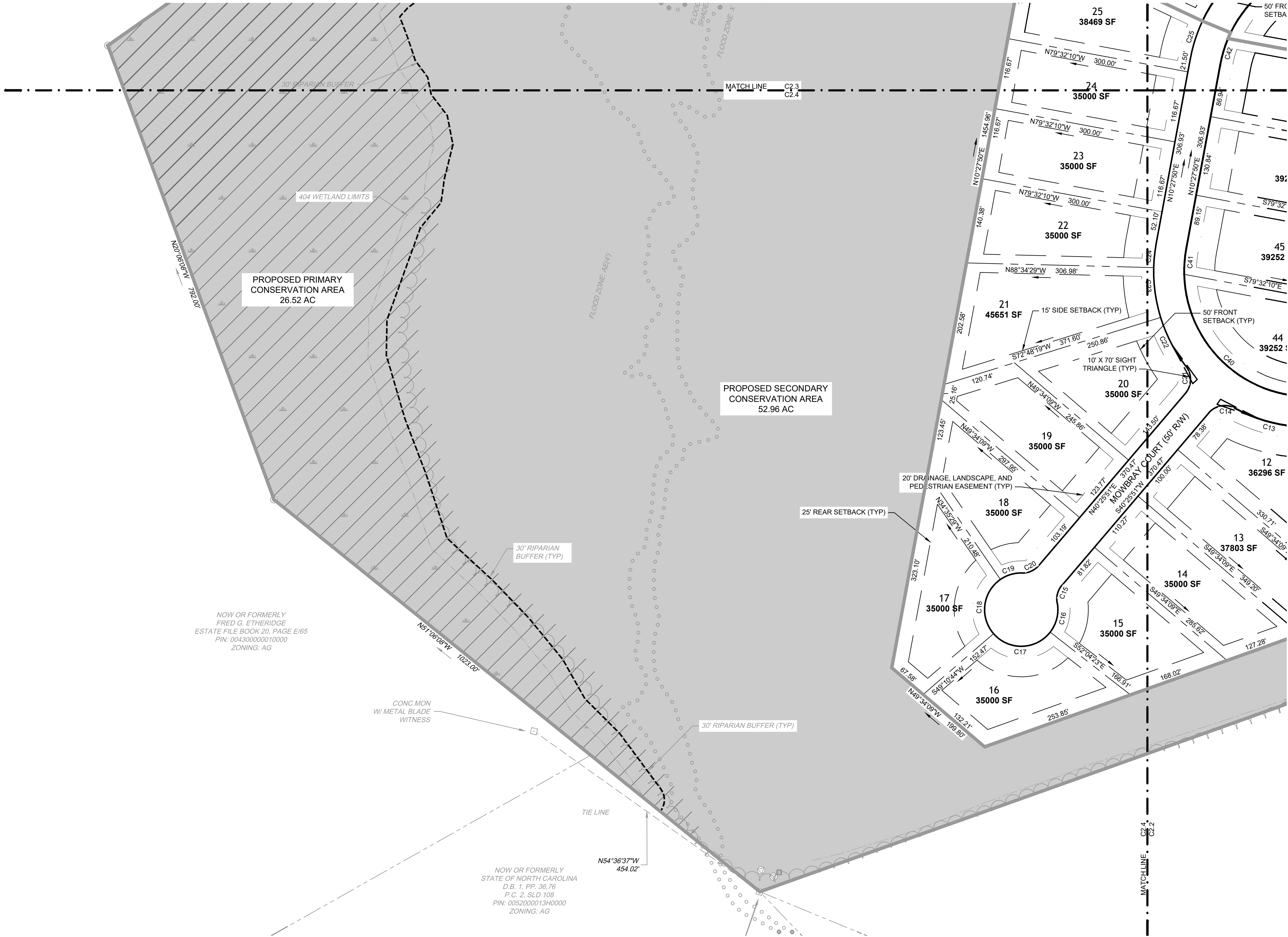
SITE DATA:

1. OWNER:
ASHBROOK ESTATES, LLC
PO BOX 85
MOYOCK, NC 27958
(252) 919-4919
stuartlimes1@gmail.com
2. SITE INFORMATION:
PIN: 0052000012000
GPIN: 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 3720896600L, 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 12.00'
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.

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"	S64°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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- EX WATER LINE
- EX CENTER OF DITCH
- EX TOP OF BANK
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- EX STORM PIPE
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- 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'

PRELIMINARY PLAT
AUG 25, 2026
NOT FOR RECORDATION
OR CONVEYANCE

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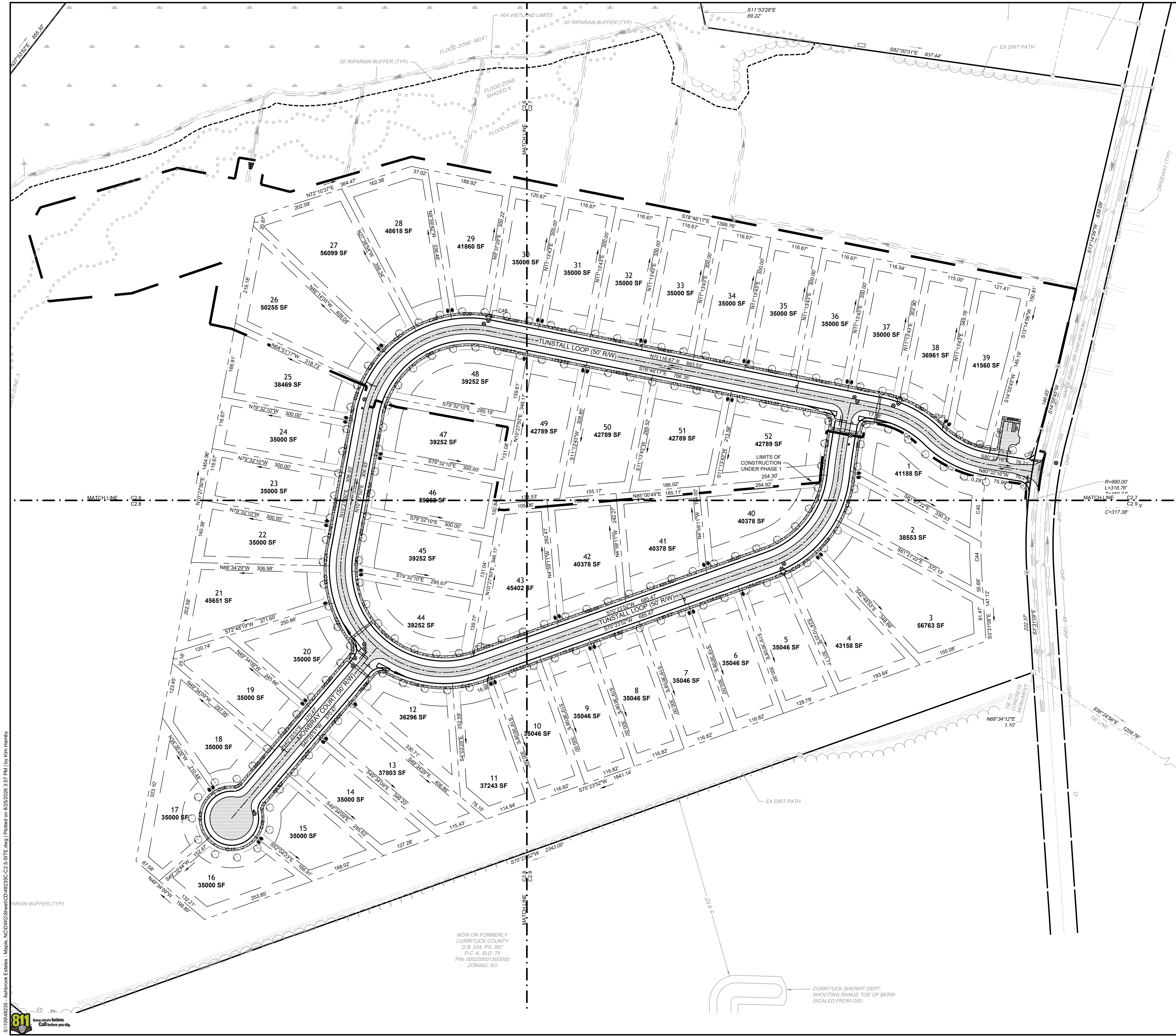
REVISION DESCRIPTION
REVISED PLANS TO INCORPORATE PHASING

DATE
08/25/2026
DRAWN BY
BCD
DESIGNED BY
KDH
CHECKED BY
KDH
SCALE
1" = 100'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

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

JOB NO.
48235
SHEET NO.
C2.4



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
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	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'

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DATE	REVISION DESCRIPTION
08/25/2026	REVISED PLANS TO INCORPORATE PHASING

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
SITE PLAN OVERVIEW

JOB NO.
48235

SHEET NO.
C2.5

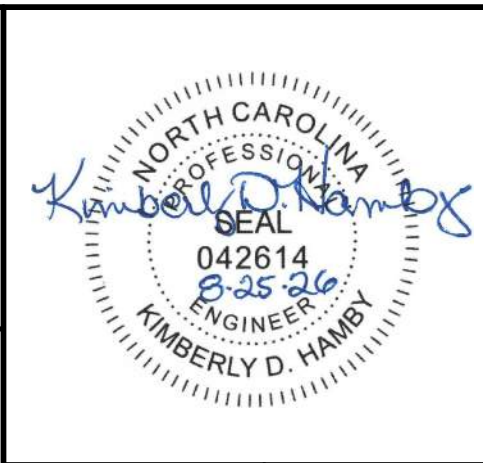
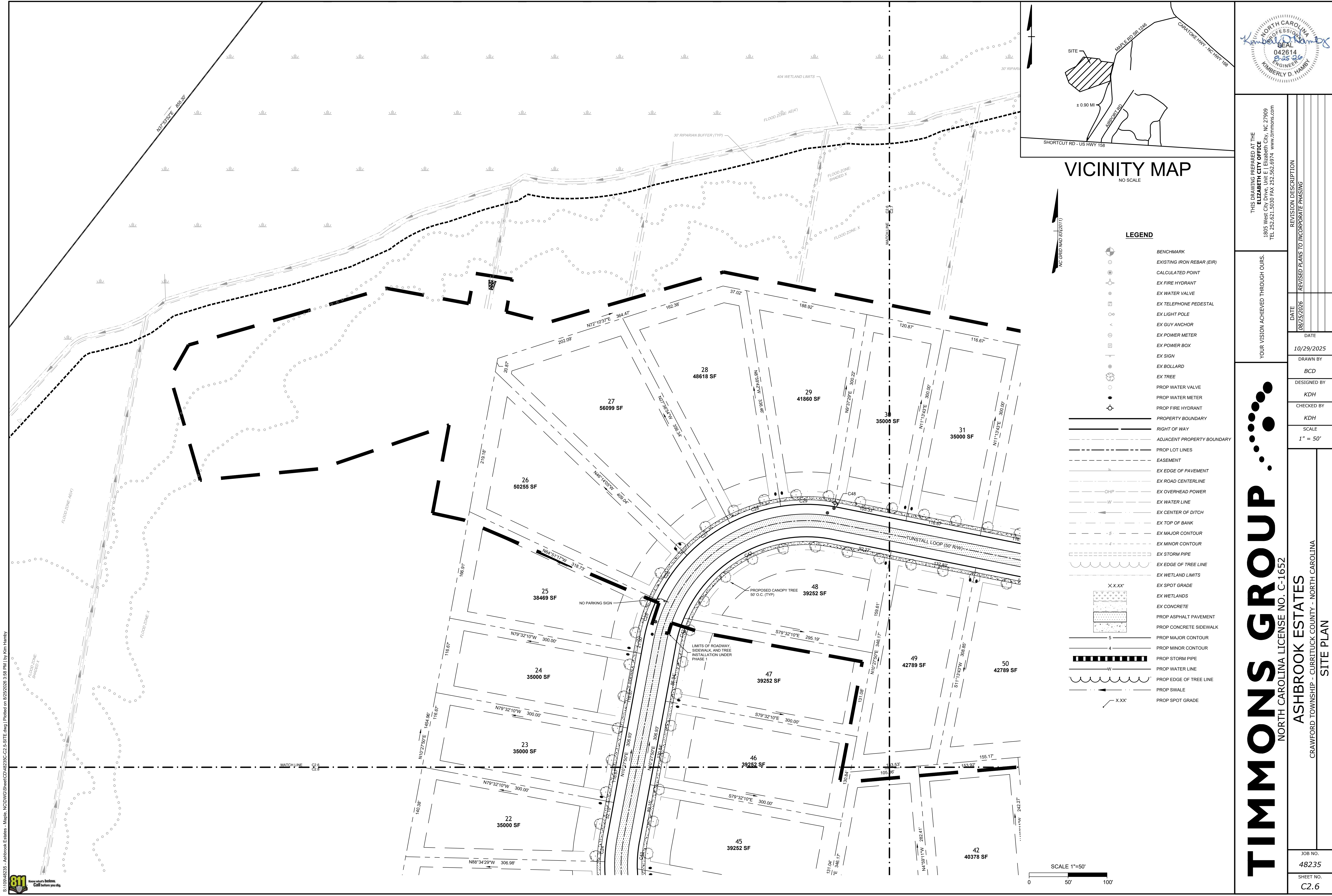
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S:\109\48235 - Ashbrook Estates - Maple, NC\DWG\Sheet\C2.5-SITE.dwg | Plotted on 8/25/2026 3:57 PM | by Kim Hamby



NOW OR FORMERLY
CURRITUCK COUNTY
D.B. 534, PG. 897
P.C. K, SLD, 75
PIN: 0052000013G00000
ZONING: AG

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



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DATE	REVISION DESCRIPTION
08/23/2026	REVISED PLANS TO INCORPORATE PHASING

10/29/2025

DRAWN BY
BCD

DESIGNED BY
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CHECKED BY
KDH

SCALE
1" = 50'

TIMMONS GROUP

ASHBROOK ESTATES
NORTH CAROLINA LICENSE NO. C-1652

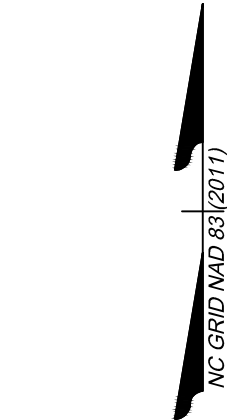
CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA

SITE PLAN

JOB NO.
48235

SHEET NO.
C2.6

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LEGEND

- SCALE 1"=50'
- 
- A horizontal scale bar with a white left half and a black right half. It is marked with '0' at the left end, '50'' at the midpoint, and '100'' at the right end.



DATE	09/25/2020
------	------------

DATE	08/25/2026	REVISED PLANS
------	------------	---------------

10/29/2025

BCD

DESIGNED BY

CHECKED BY

SCALE

$$1'' = 50'$$

ASHBROOK ESTATES

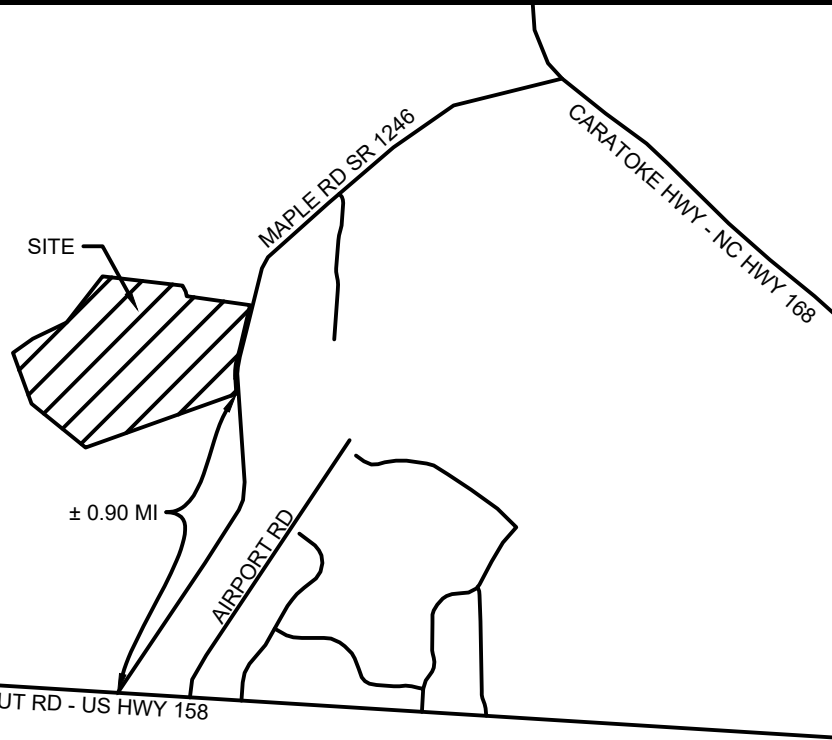
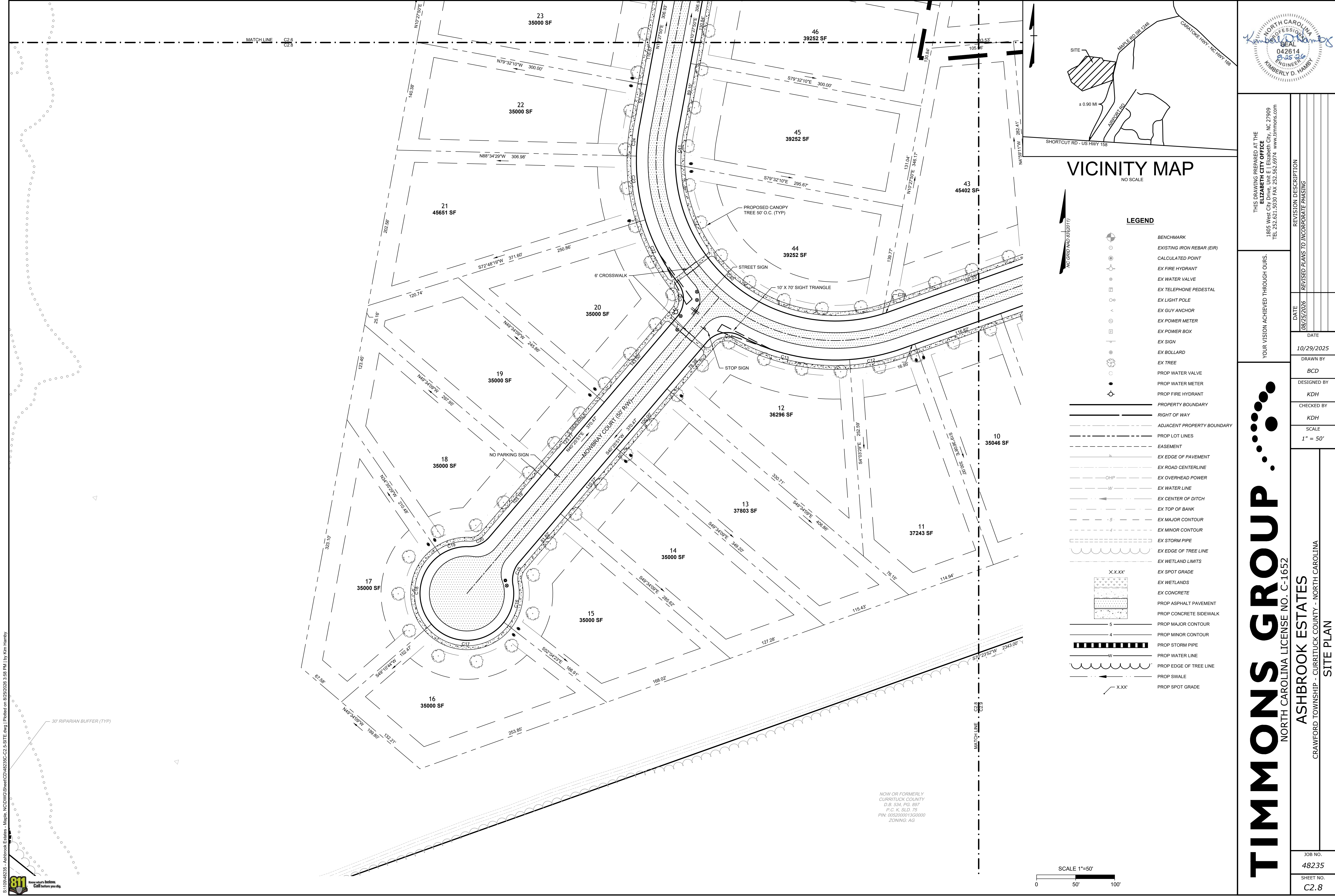
CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA

SITE PLAN

JOB NO.
48235

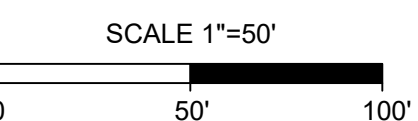
SHEET NO
C2.7

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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
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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



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



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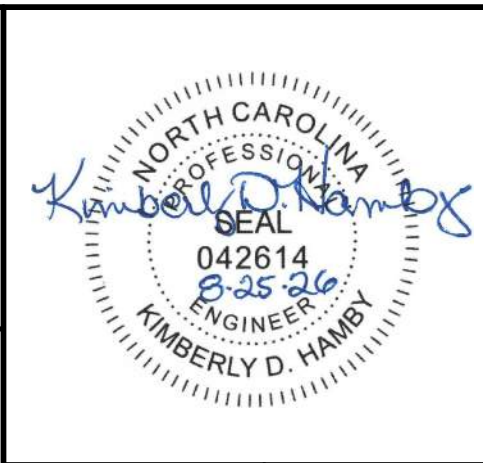
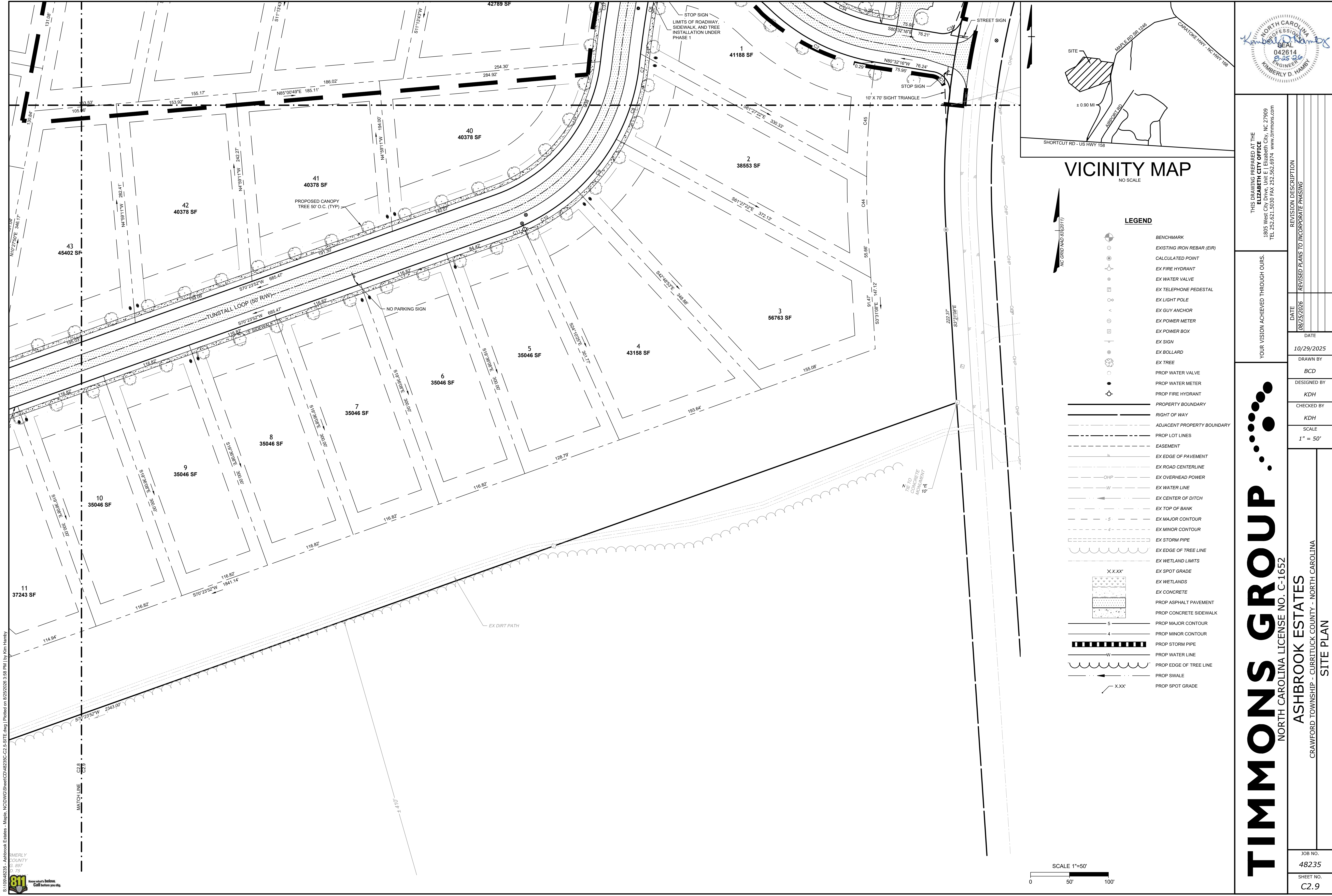
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DATE	08/25/2026
REVISION DESCRIPTION	REVISED PLANS TO INCORPORATE PHASING

DRAWN BY	BCD
DESIGNED BY	KDH
CHECKED BY	KDH
SCALE	1" = 50'

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

JOB NO.	48235
SHEET NO.	C2.8





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YOUR VISION ACHIEVED THROUGH OURS.		REVISION DESCRIPTION	
DATE	REVISOR	REVISION DESCRIPTION	DATE
08/23/2026		REVISED PLANS TO INCORPORATE PHASING	

10/29/2025	DRAWN BY	BCD
	DESIGNED BY	KDH
	CHECKED BY	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.	C2.9

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SITE DATA:

- OWNER:
ASHBROOK ESTATES, LLC
PO BOX 85
MOYOCK, NC 27958
(252) 919-4919
stuartlimes1@gmail.com
- SITE INFORMATION:
PIN: 00520000120000
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
- 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: 3,462,431 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%)

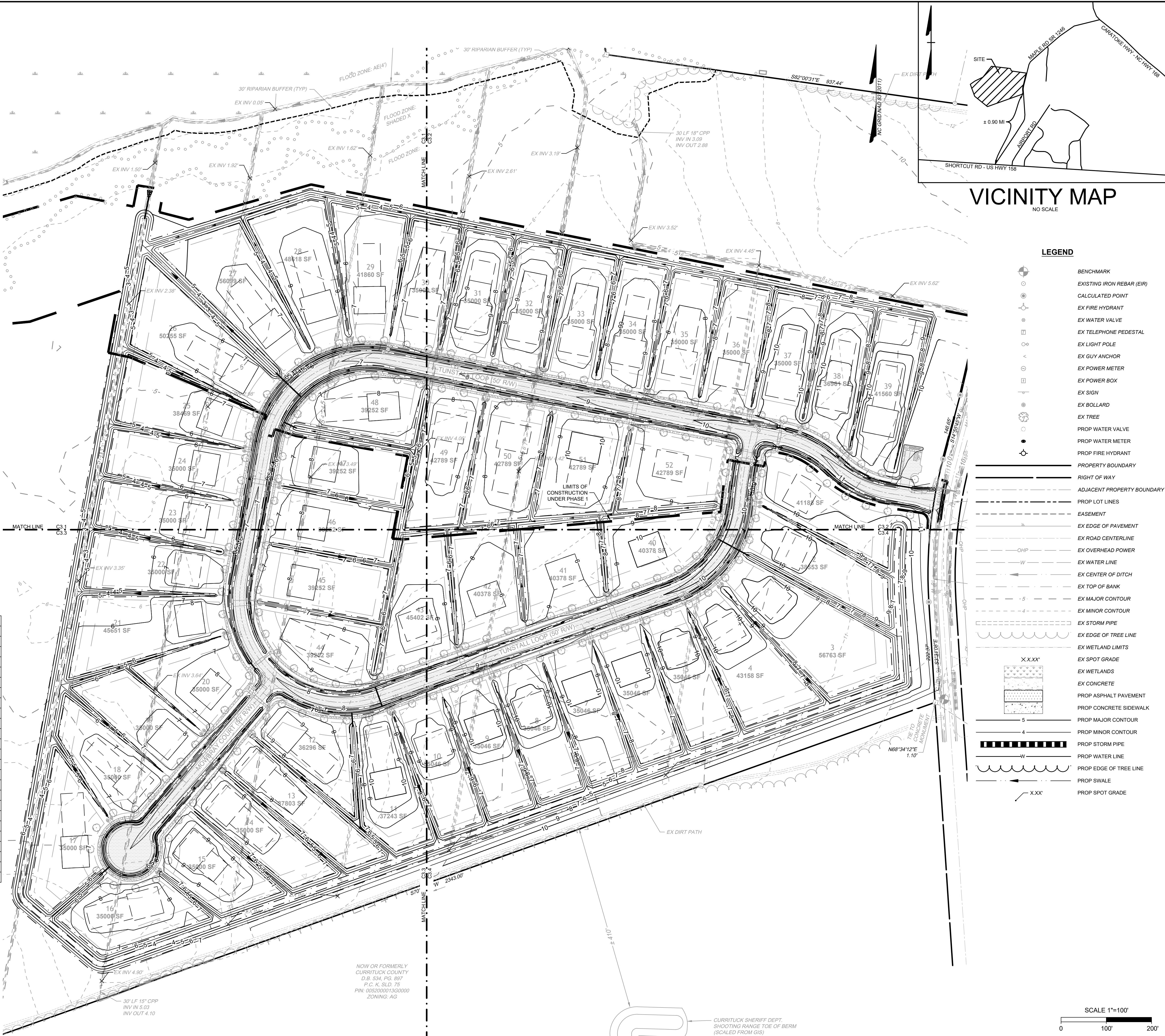
OVERALL DENSITY CALCULATION:
AG 60% OPEN SPACE SET-ASIDE: 130.73 AC @ 0.4 UNITS/AC = 52 UNITS

PROPOSED NUMBER OF CONSERVATION SUBDIVISION LOTS = 52 UNITS
- COVERAGE BREAKDOWN:
LOT BUA = 416,000 SF (8,000 SF X 52 LOTS)
ASPHALT = 89,975 SF
CONCRETE = 36,340 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 12.05'
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'
- 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.

MINIMUM FINISHED FLOOR ELEVATIONS

LOTS	FFE
1	12.00
2	12.00
3	12.00
4	12.00
5	11.75
6	11.50
7	11.50
8	12.00
9	11.50
10	11.00
11	11.50
12	10.50
13	10.00
14	10.25
15	10.75
16	10.25
17	8.50
18	9.25
19	9.50
20	9.50
21	9.50
22	9.00
23	8.50
24	8.50
25	8.50
26	8.50

27	8.50
28	8.50
29	8.50
30	9.00
31	10.75
32	11.00
33	11.00
34	10.75
35	10.00
36	10.50
37	12.25
38	12.75
39	13.50
40	11.50
41	10.50
42	10.50
43	11.00
44	10.00
45	9.50
46	9.50
47	9.50
48	9.50
49	10.25
50	10.25
51	11.50
52	11.00



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
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- PROPERTY BOUNDARY
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- ADJACENT PROPERTY BOUNDARY
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- EX WETLAND LIMITS
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- PROP SWALE
- PROP SPOT GRADE

SCALE 1"=100'



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DATE	REVISION DESCRIPTION
12/16/2025	CORRECTED PIPE SIZES
02/04/2026	REMOVED SOIL TYPE BOUNDARY LINE
02/26/2026	ADDED FFE CHART
08/25/2026	REVISED PLANS TO INCORPORATE PHASING

DATE

10/29/2025

DRAWN BY

BCD

DESIGNED BY

KDH

CHECKED BY

KDH

SCALE

1" = 100'

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

JOB NO.

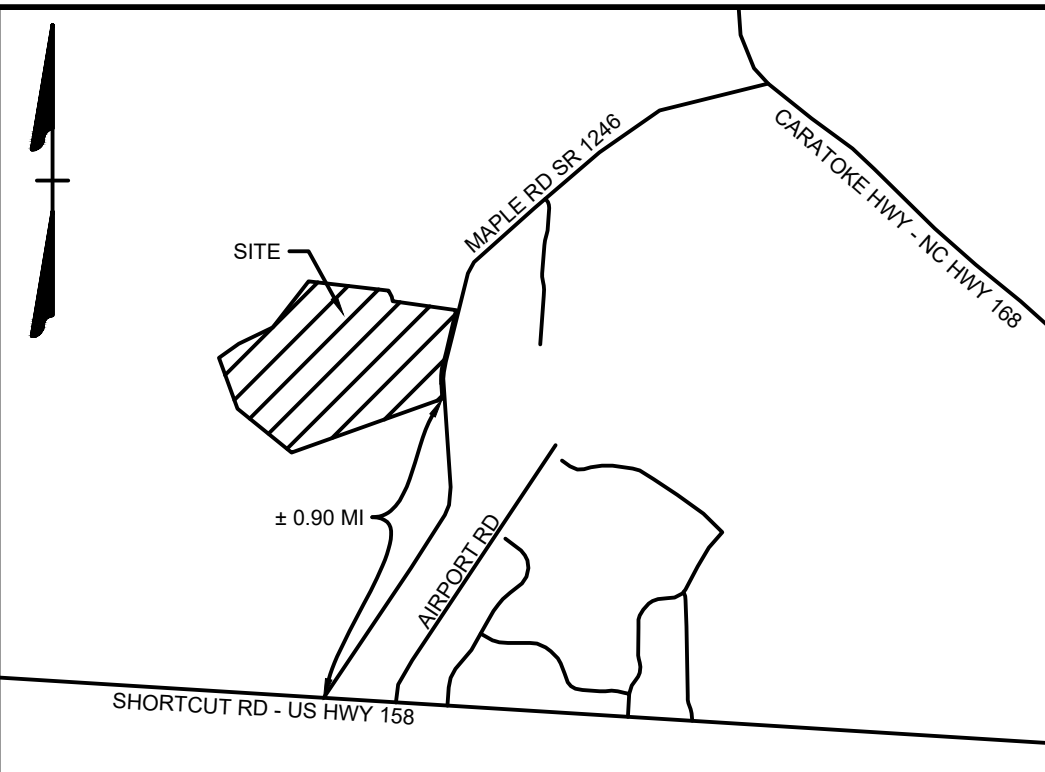
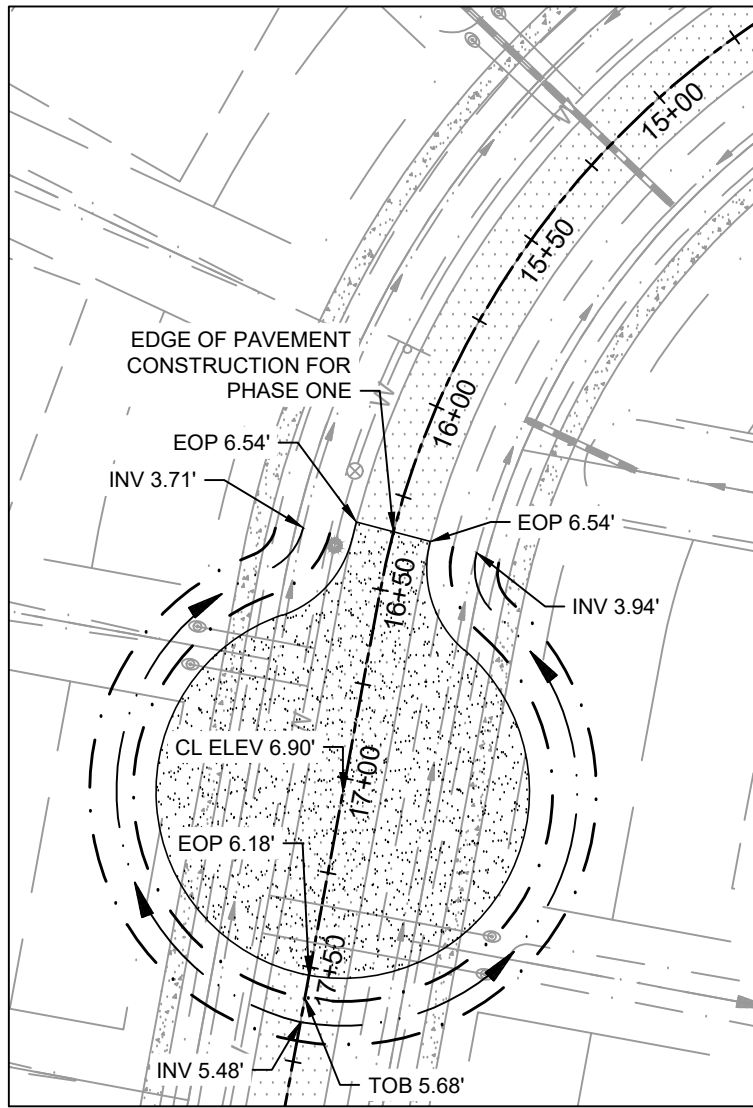
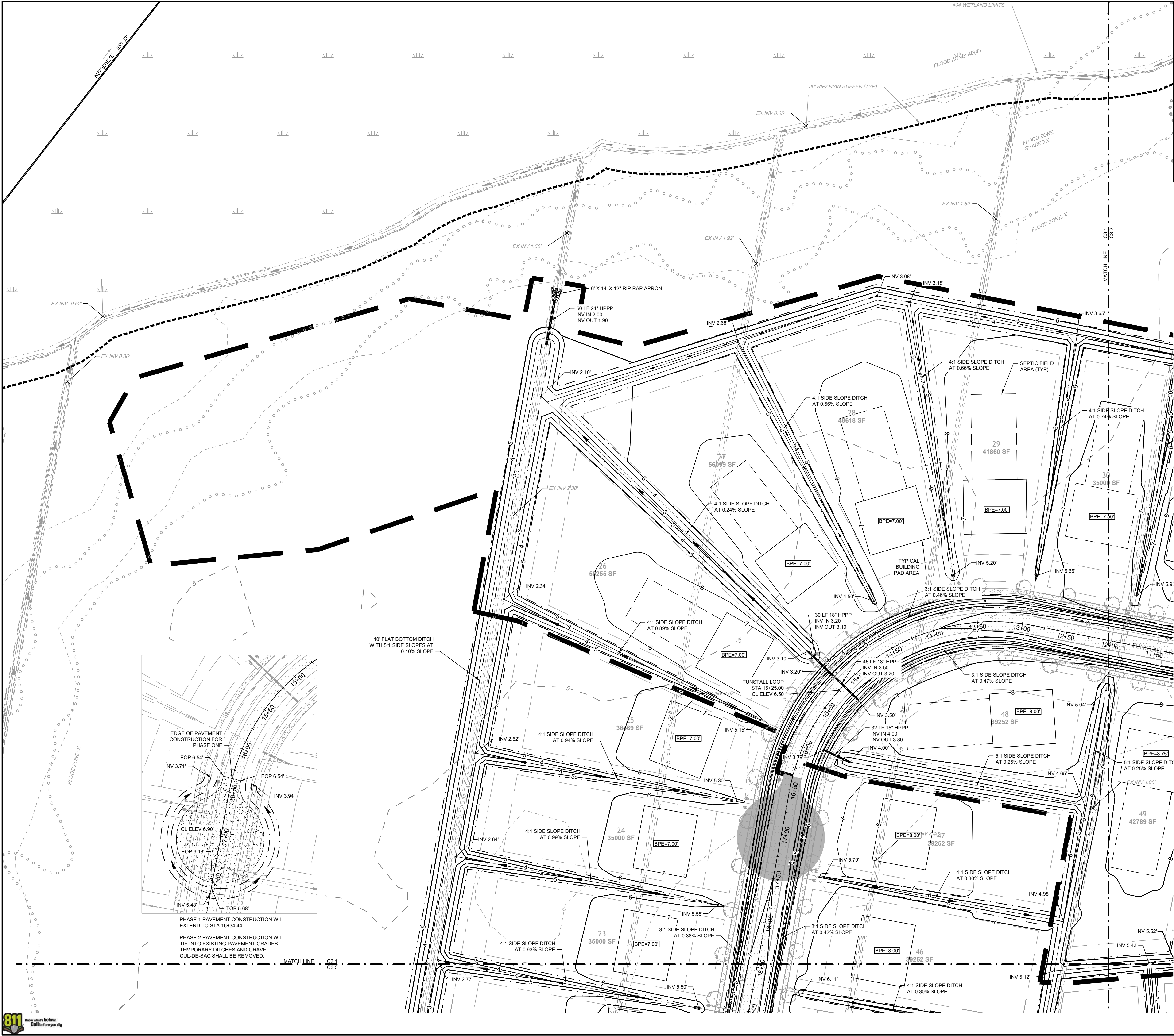
48235

SHEET NO.

C3.0

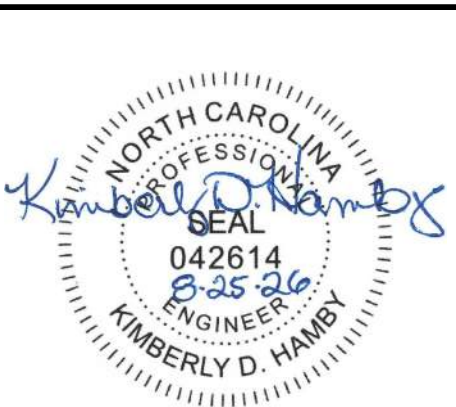
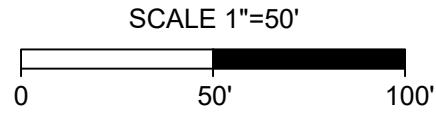
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NO SCALE

LEGEND	
	BENCHMARK
	EXISTING IRON REBAR (EIR)
	CALCULATED POINT
	EX FIRE HYDRANT
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	EX BOLLARD
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DATE	10/29/2025
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DESIGNED BY	KDH
CHECKED BY	KDH
SCALE	1" = 50'

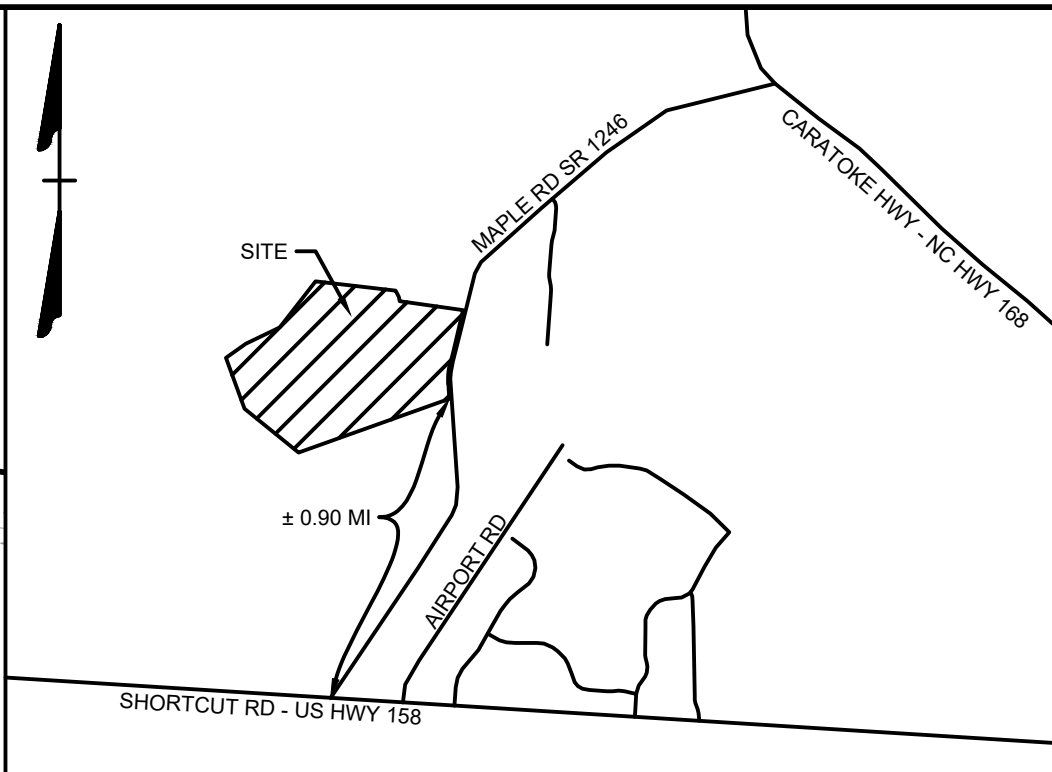
REVISION DESCRIPTION	
DATE	CORRECTED PIPE SIZES
12/16/2025	REMOVED SOIL TYPE BOUNDARY LINE
02/04/2026	REVISED PLANS TO INCORPORATE PHASING
09/25/2026	

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

JOB NO.	48235
SHEET NO.	C3.1

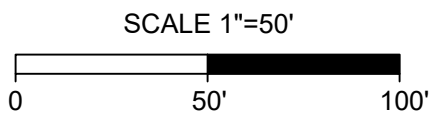


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VICINITY MAP
NO SCALE

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DRAWN BY
BCD

DESIGNED BY
KDH

CHECKED BY
KDH

SCALE
1" = XX'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

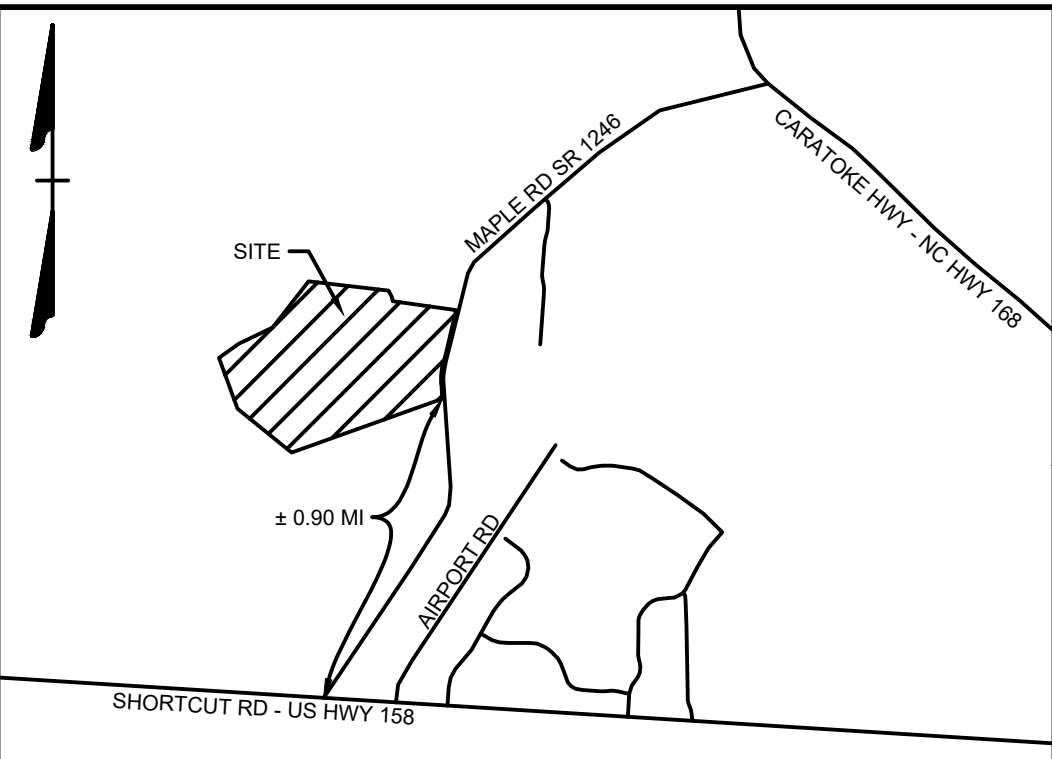
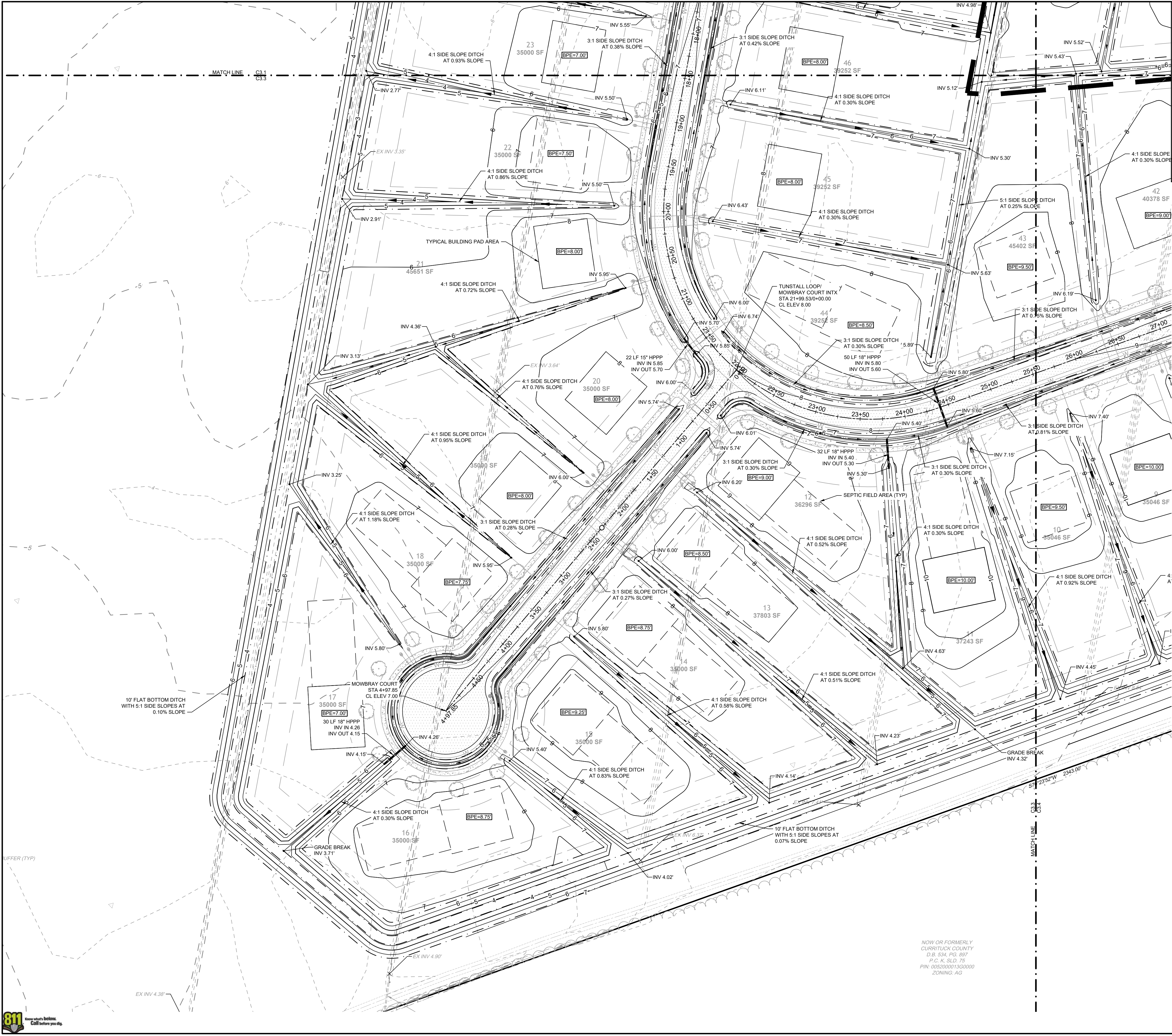
ASHBROOK ESTATES

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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	CALCULATED POINT
	EX FIRE HYDRANT
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	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"=50'
0 50' 100'

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TIMMONS GROUP

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

NORTH CAROLINA LICENSE NO. C-1652

DATE	CORRECTED PIPE SIZES	REVISION DESCRIPTION
12/16/2025	REMOVED SOIL TYPE BOUNDARY LINE	
02/04/2026	REVISED PLANS TO INCORPORATE PHASING	
09/25/2026		

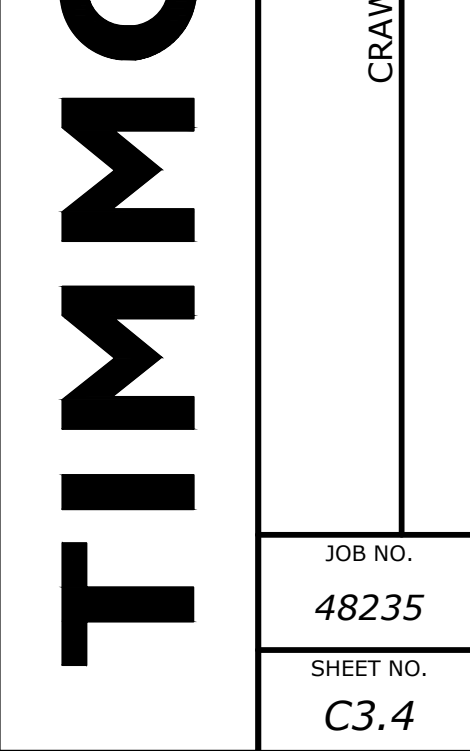
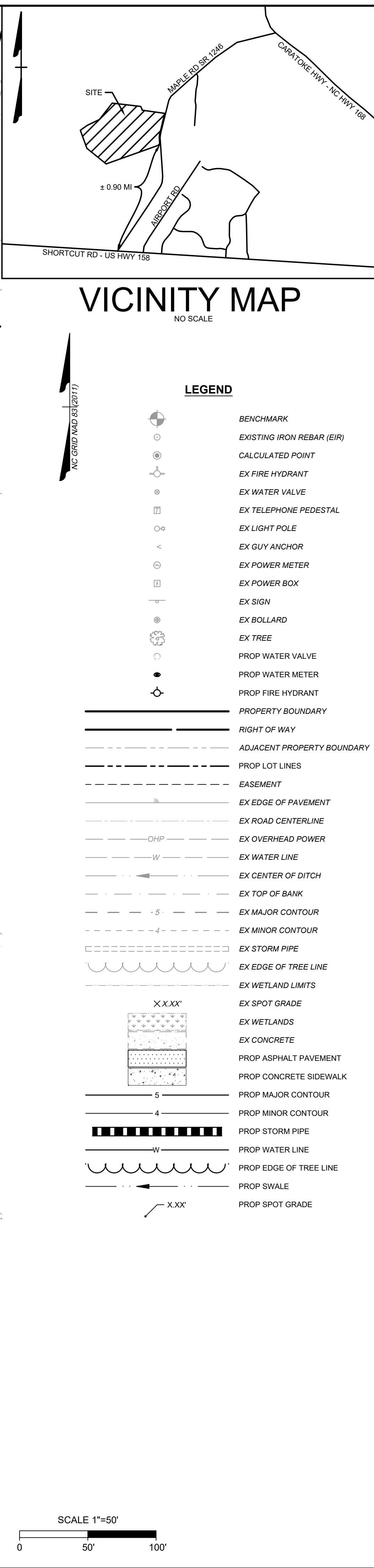
DATE	10/29/2025
DRAWN BY	BCD
DESIGNED BY	KDH
CHECKED BY	KDH
SCALE	1" = 50'

JOB NO.	48235
SHEET NO.	C3.3

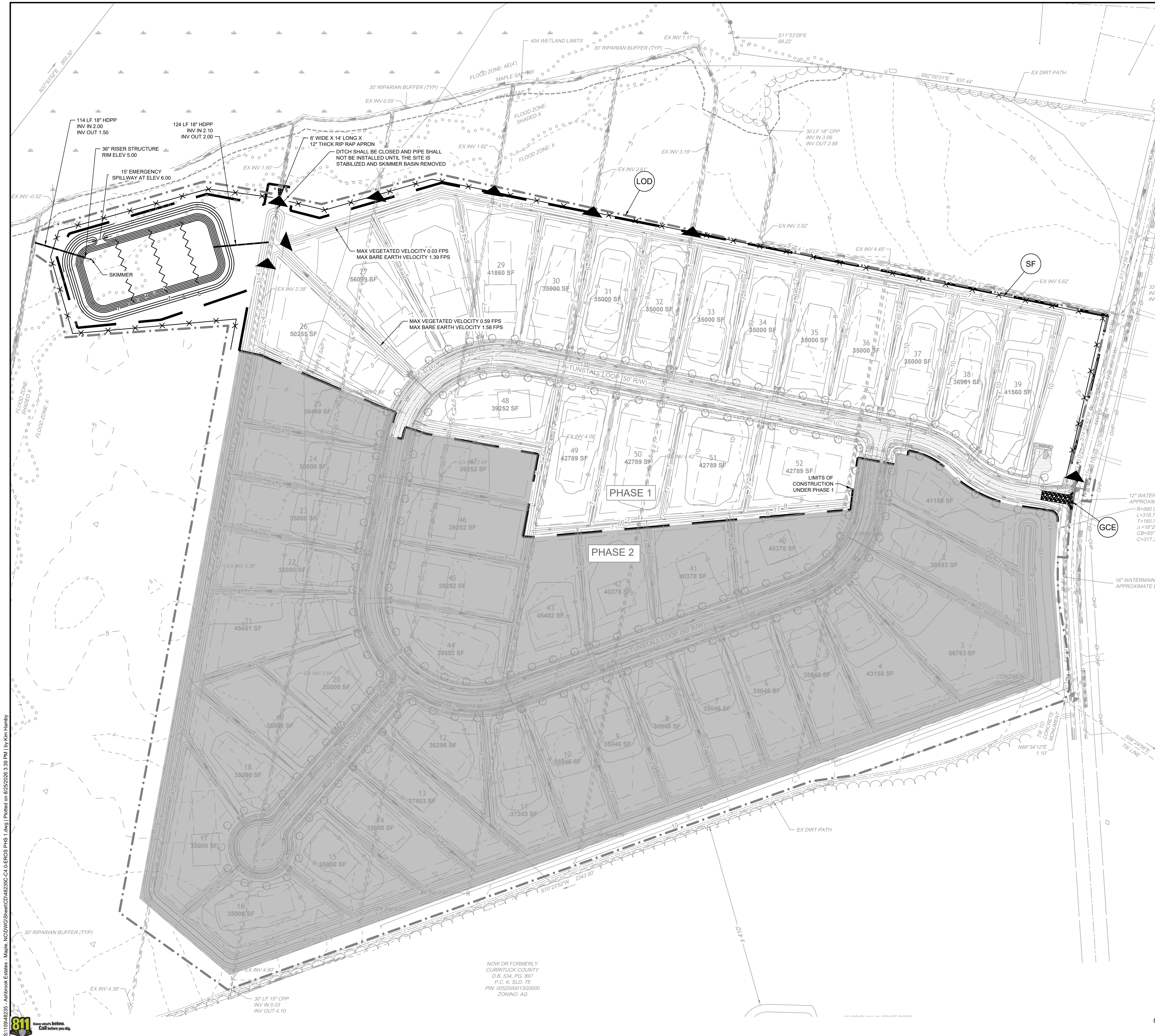


NOW OR FORMERLY
CURRITUCK COUNTY
D.B. 534, PG. 697
P.C. K, SLD. 75
PIN: 0052000013500000
ZONING: AG

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VICINITY MAP

NO SCALE

± 0.90 MI

SHORTCUT RD - US HWY 158

MAPLE RD SR 1246

CARATOK HWY - NC HWY 168

ABECOT RD

SITE DATA:

- OWNER:**
ASHBROOK ESTATES, LLC
PO BOX 85
MOYOCK, NC 27958
(252) 619-6919
stuarttines1@gmail.com
- SITE INFORMATION:**
PIN: 00520000120000
GPN: 8977-58-6669
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 3720896600L, DATED DECEMBER 21, 2018.**
- SITE AREA:**
LOT AREA: 2,024,708 SF = 46.48 AC (35.55%)
RIGHT-OF-WAY AREA: 207,895 SF = 4.77 AC (3.85%)
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
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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%)
- 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 2877.209.80 sFT
ELEV 12.09'
B N 978.636.77 sFT
E 2877.010.91 sFT
ELEV 11.89'
C N 978.173.61 sFT
E 2877.007.22 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.**

LEGEND

(LOD)	— · — · — · — · —	LIMIT OF DISTURBANCE
(GCE)		TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
(SF)	— x — x — x —	SILT FENCE
		CHECK DAM
		COIR BAFFLES

SCALE 1"=100'

0 100' 200'

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TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

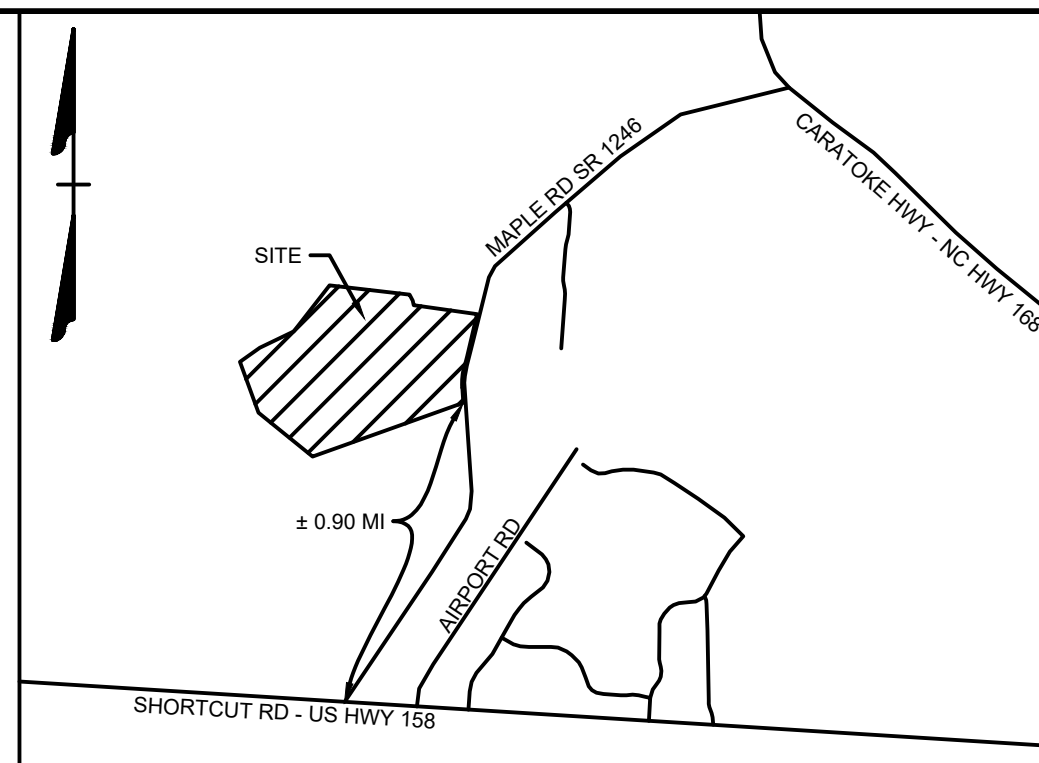
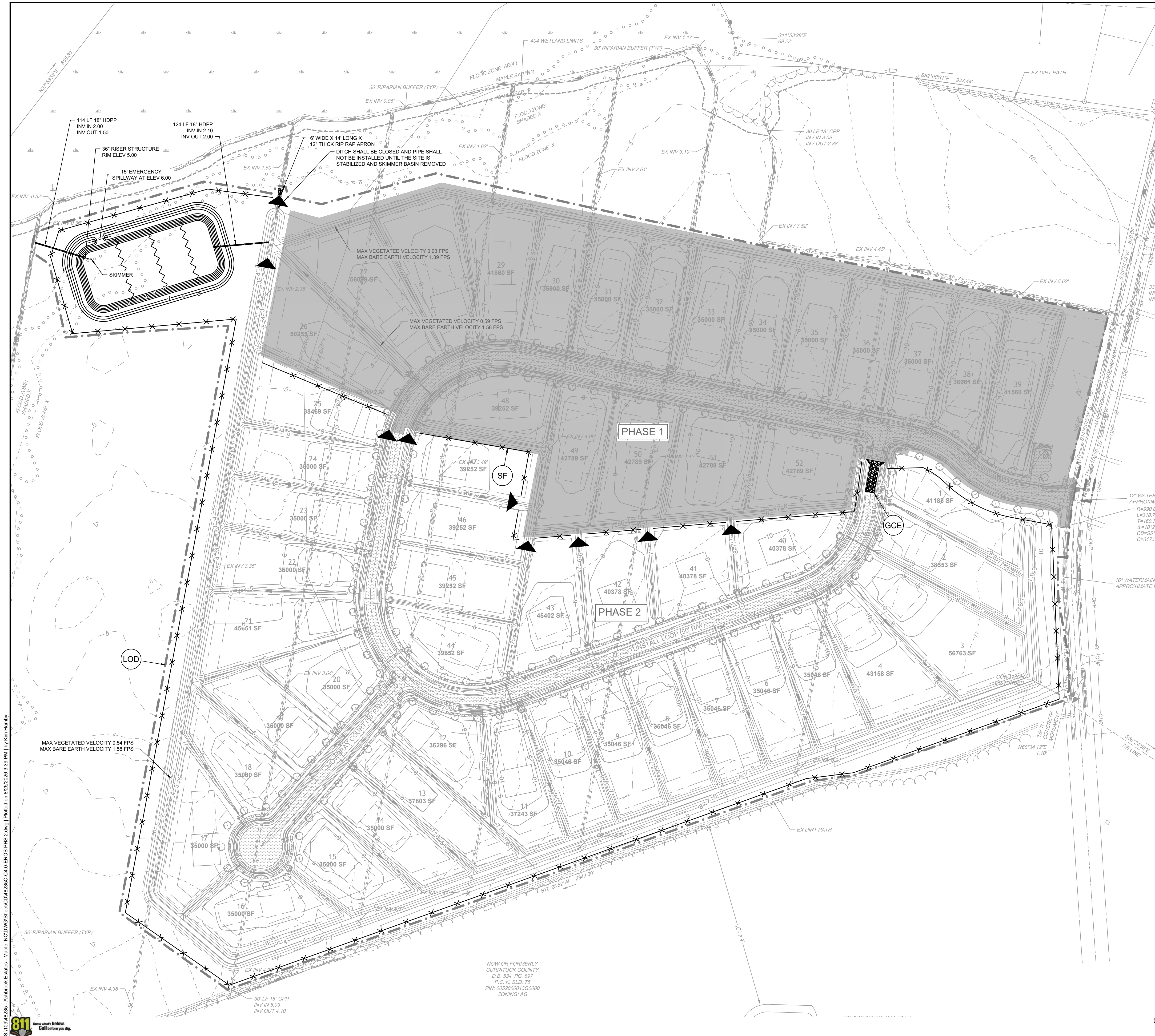
ASHBROOK ESTATES
CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA
EROSION & SEDIMENT CONTROL PLAN - PHASE 1

DATE	REVISION DESCRIPTION	DATE
12/16/2025	UPDATED VELOCITIES PER PIPE SIZE CHANGES	
08/25/2026	REVISED PLANS TO INCORPORATE PHASING	

DRAWN BY	BCD
DESIGNED BY	KDH
CHECKED BY	KDH
SCALE	1" = 100'

JOB NO.	48235
SHEET NO.	C4.0

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VICINITY MAP
NO SCALE

SITE DATA:

- OWNER:
ASHBROOK ESTATES, LLC
PO BOX 85
MOYOCK, NC 27958
(252) 619-6919
stuarttines1@gmail.com
- SITE INFORMATION:
PIN: 00520000120000
GPN: 8977-58-6669
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
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OPEN SPACE AREA: 3,462,431 SF = 79.48 AC (60.80%)
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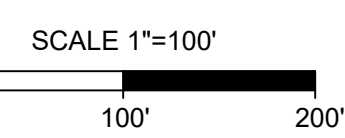
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0.60 x 130.73 = 78.44 AC OPEN SPACE REQUIRED

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CORNER: 50'
REAR: 25'
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25' ALONG REAR PROPERTY LINES
20' DRAINAGE, LANDSCAPE, & PEDESTRIAN EASEMENT
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NC GRID COORDINATES HORIZONTAL DATUM REFERENCE: NAD 83(2011) PER LEICA RTK NETWORK VERTICAL DATUM REFERENCE: NAVD 88
A N 979464.76 sFT
E 2877.209.80 sFT
ELEV 12.09'
B N 978.636.77 sFT
E 2877.010.91 sFT
ELEV 11.89'
C N 976.173.81 sFT
E 2877.007.22 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.

LEGEND

- | | | |
|-------|-------------------|--|
| (LOD) | — · — · — · — · — | LIMIT OF DISTURBANCE |
| (GCE) | | TEMPORARY GRAVEL CONSTRUCTION ENTRANCE |
| (SF) | — x — x — x — | SILT FENCE |
| | | CHECK DAM |
| | | COIR BAFFLES |



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DATE
08/25/2026

REVISION DESCRIPTION
REVISED PLANS TO INCORPORATE PHASING

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
EROSION & SEDIMENT CONTROL PLAN - PHASE 2

NORTH CAROLINA LICENSE NO. C-1652

JOB NO.
48235

SHEET NO.
C4.1

S:\109\48235 - Ashbrook Estates - Maple NCDWG\Sheet\CD\48235-C4-D-EROS PHAS 2.dwg [Plotted on 8/25/2026 3:39 PM] by Kim Hamby



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

1. OWNER:
ASHBROOK ESTATES, LLC
PO BOX 85
MOYOCK, NC 27958
(252) 619-6919
stuartfines1@gmail.com

2. SITE INFORMATION:
PIN: 005200000120000
GPN: 8971-58-4656
D.B. 1640, PG. 711
P.C. R. SLD. 147
ZONINGS: 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 PLAN F200896600L, DATED DECEMBER 21, 2018.

4. SITE AREA:

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RIGHT-OF-WAY AREA:	207,695 SF = 4.77 AC (3.65%)
OPEN SPACE AREA:	3,462,431 SF = 79.48 AC (60.80%)
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ASPHALT = 89,973 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. CURTISBLUFF 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 83
A N 979464.76 sFT
E 2,877,209.90 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'
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.

3. 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 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.
7. THRUST BLOCKING SHALL BE INSTALLED ON ALL BENDS OF 22 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 TRAP 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 NCEQS 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.

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



	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 MAJOR CONTOUR
	PROP MINOR CONTOUR
	PROP STORM PIPE
	PROP WATER LINE
	PROP EDGE OF TREE LINE
	PROP SWALE
	PROP SPOT GRADE



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ASHBROOK ESTATES

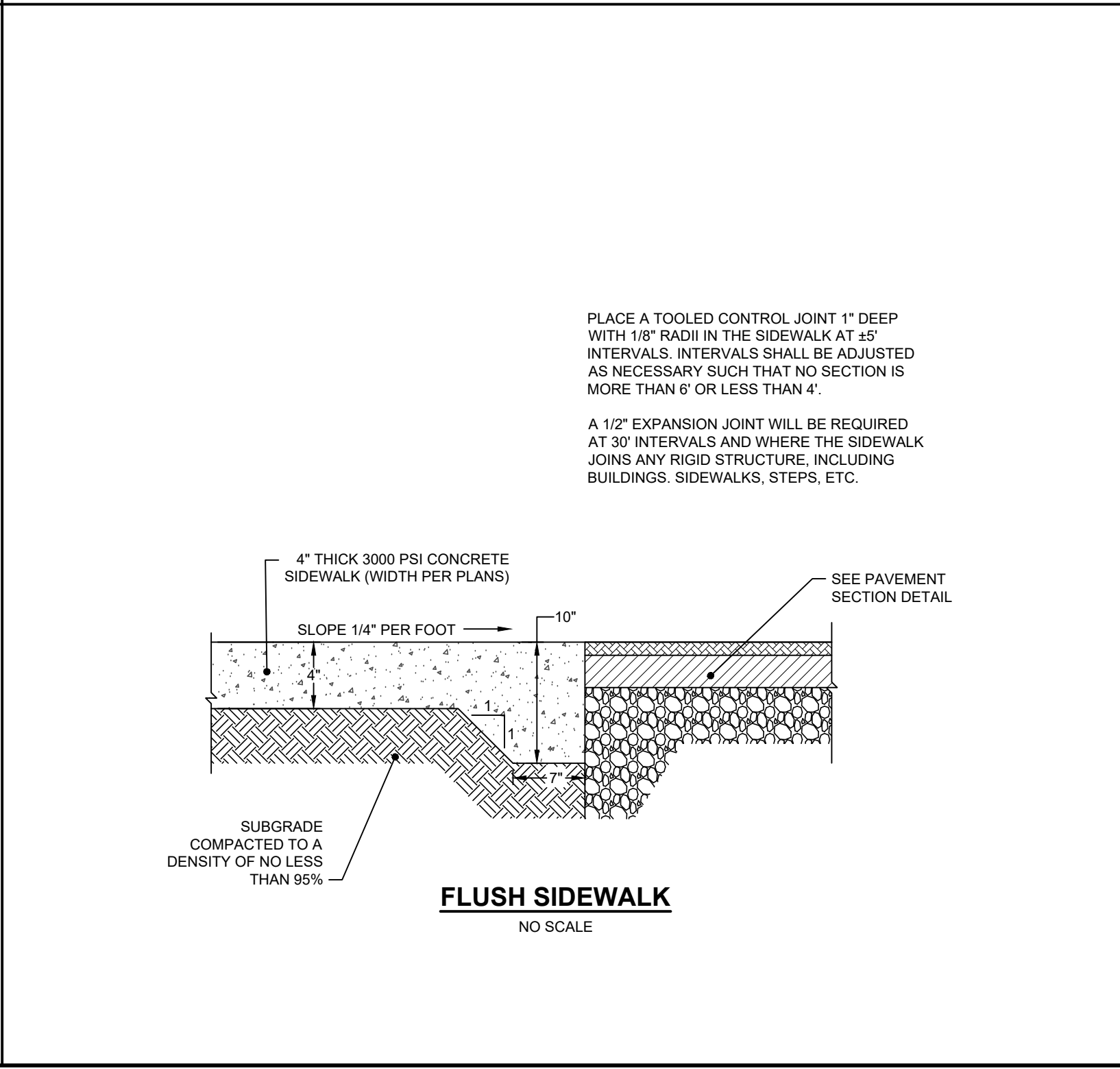
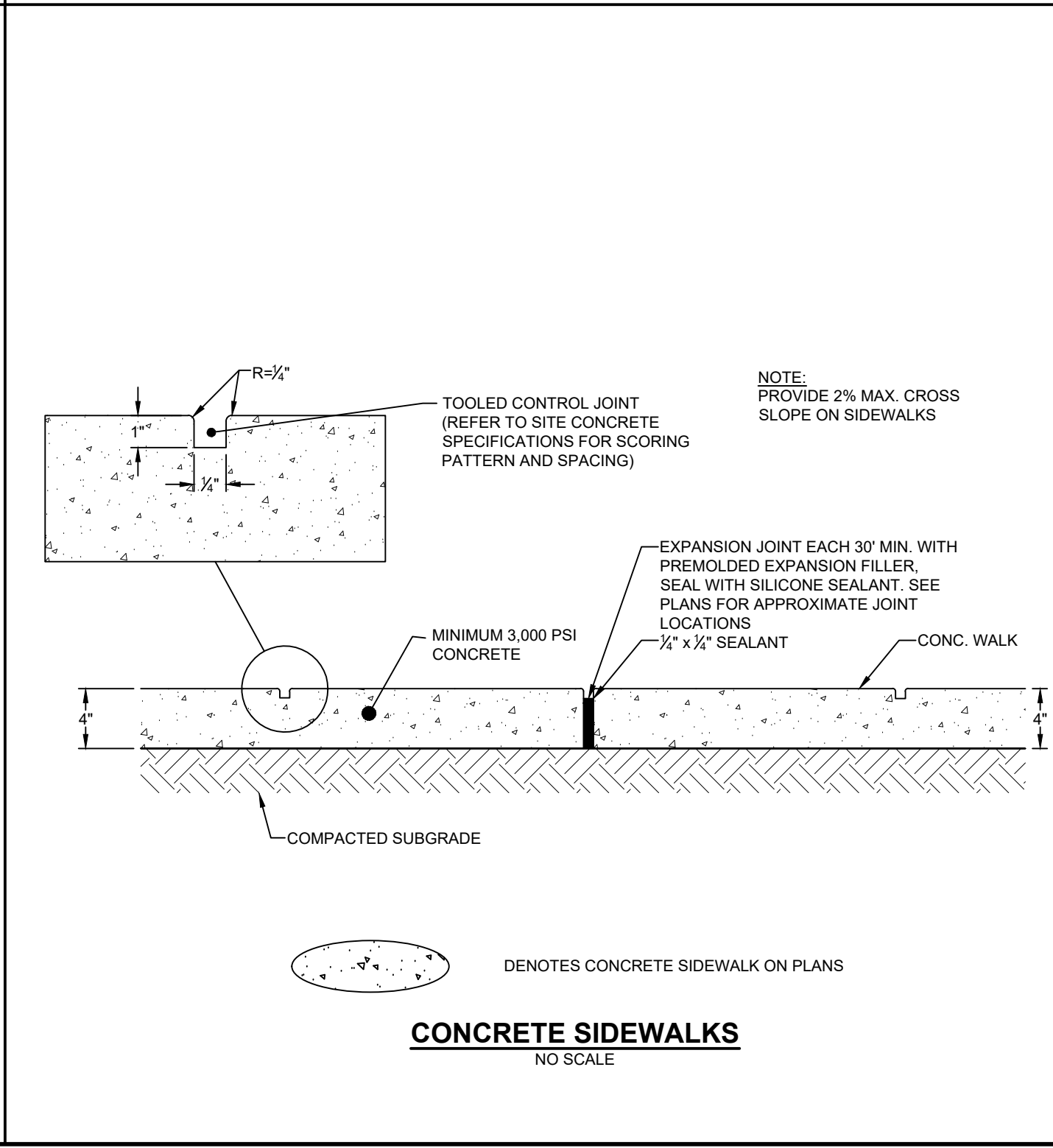
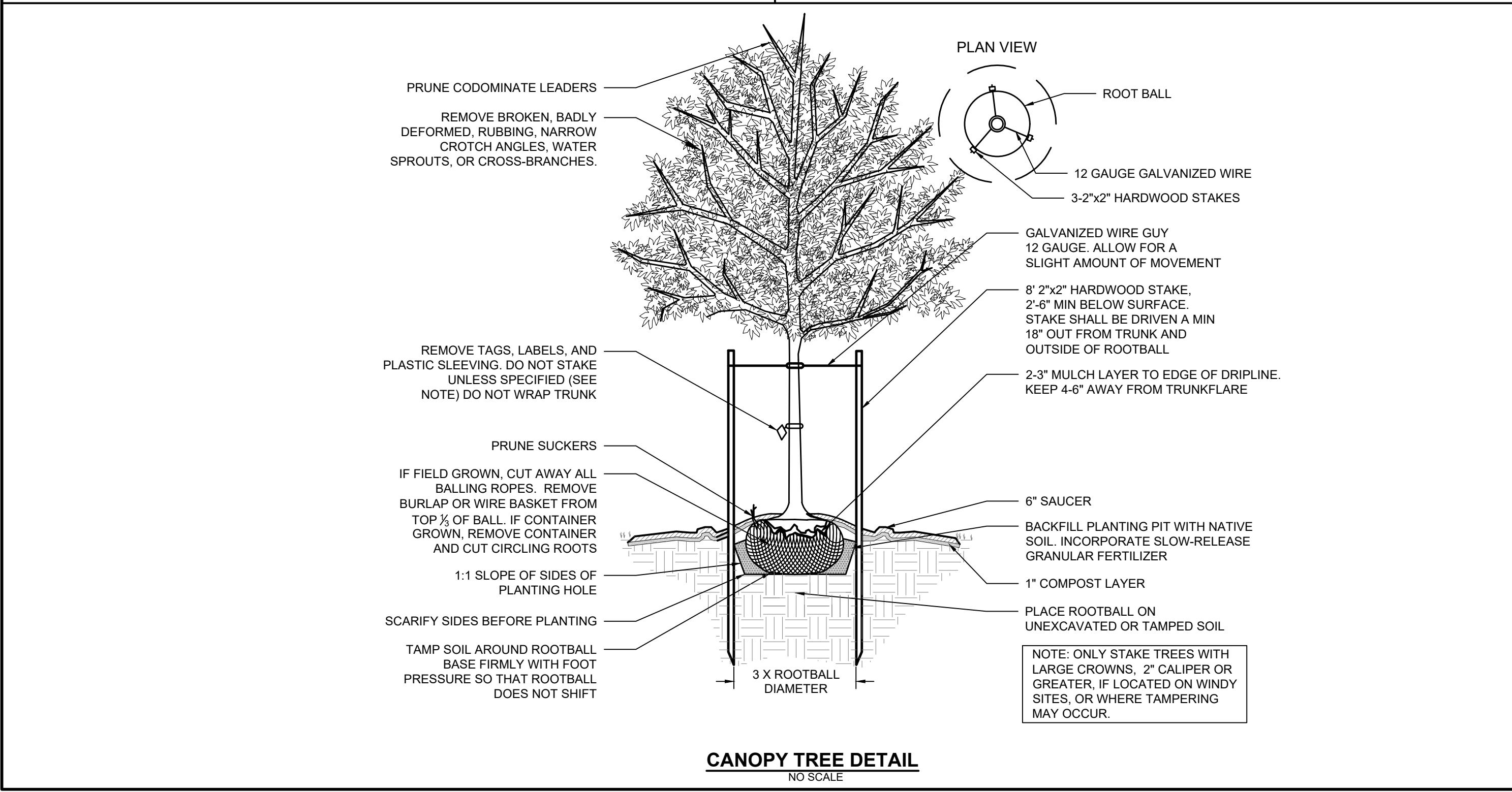
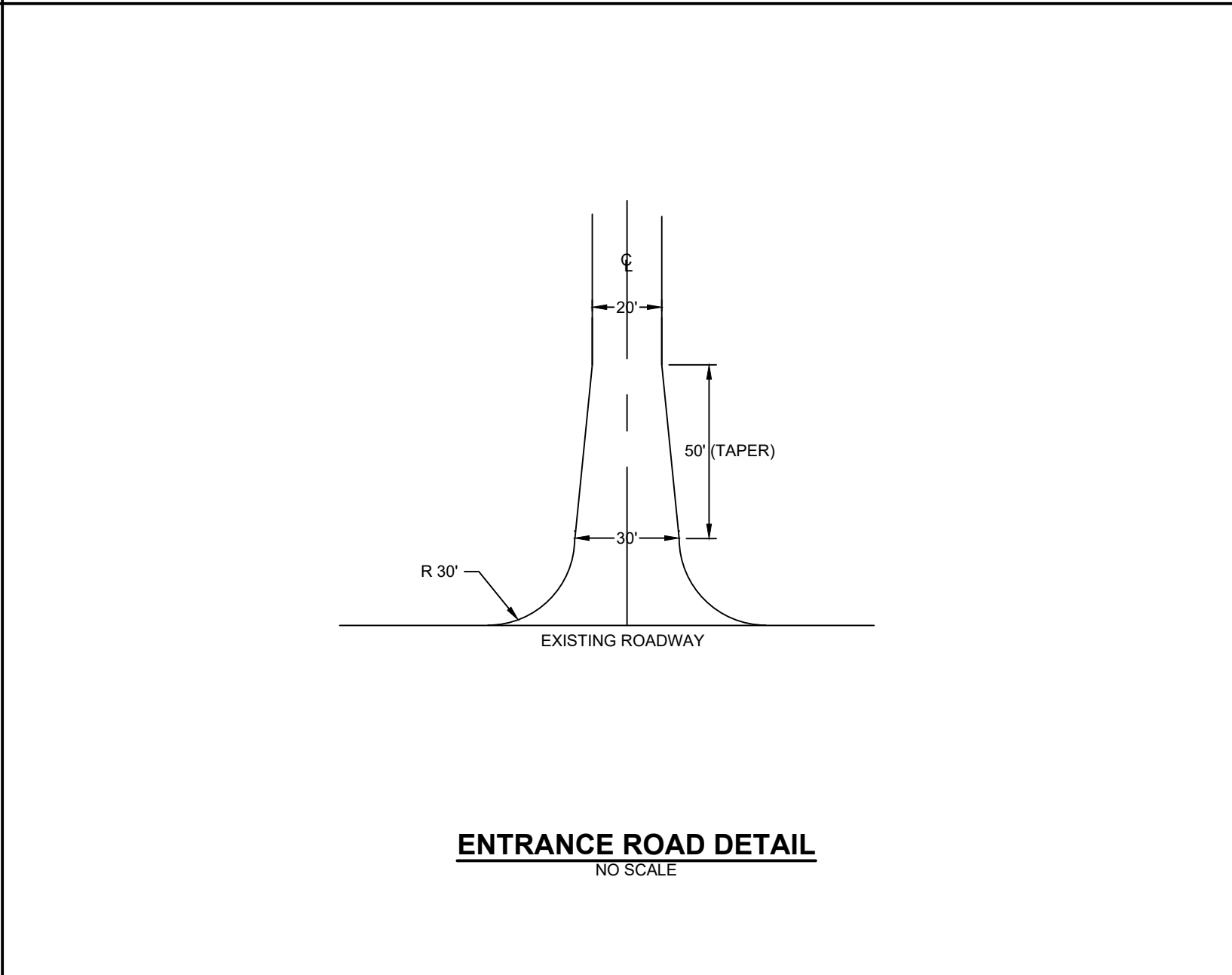
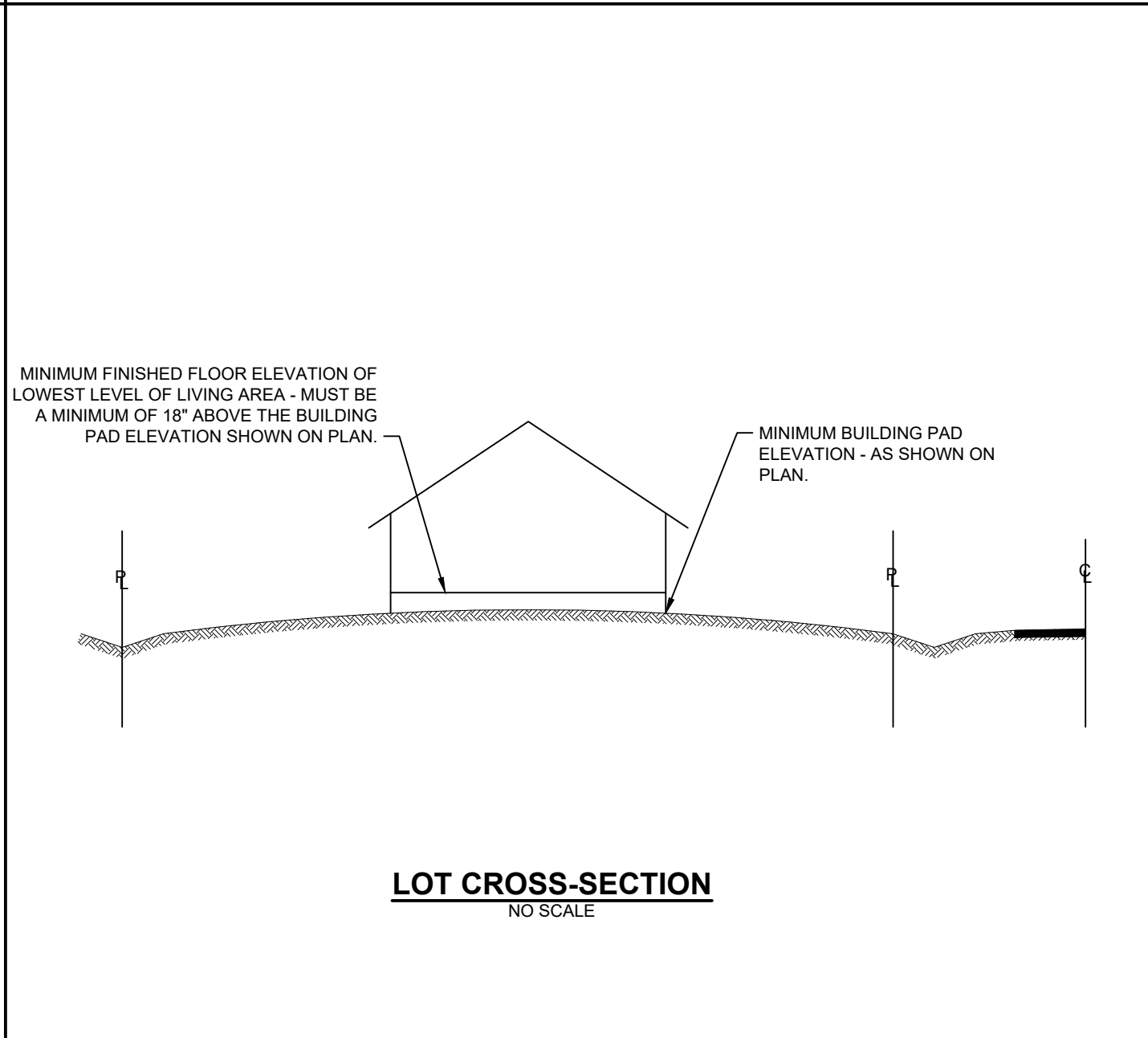
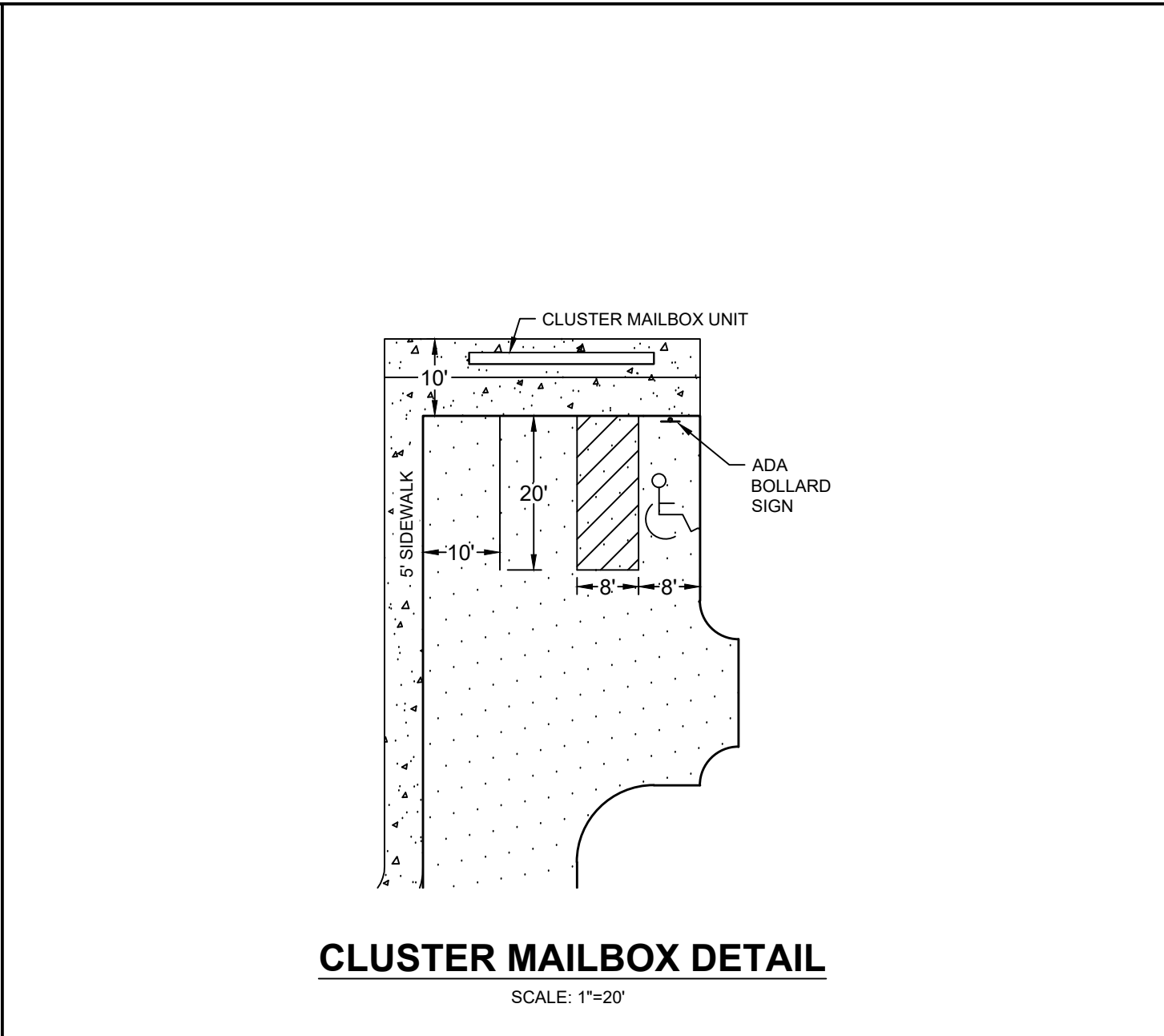
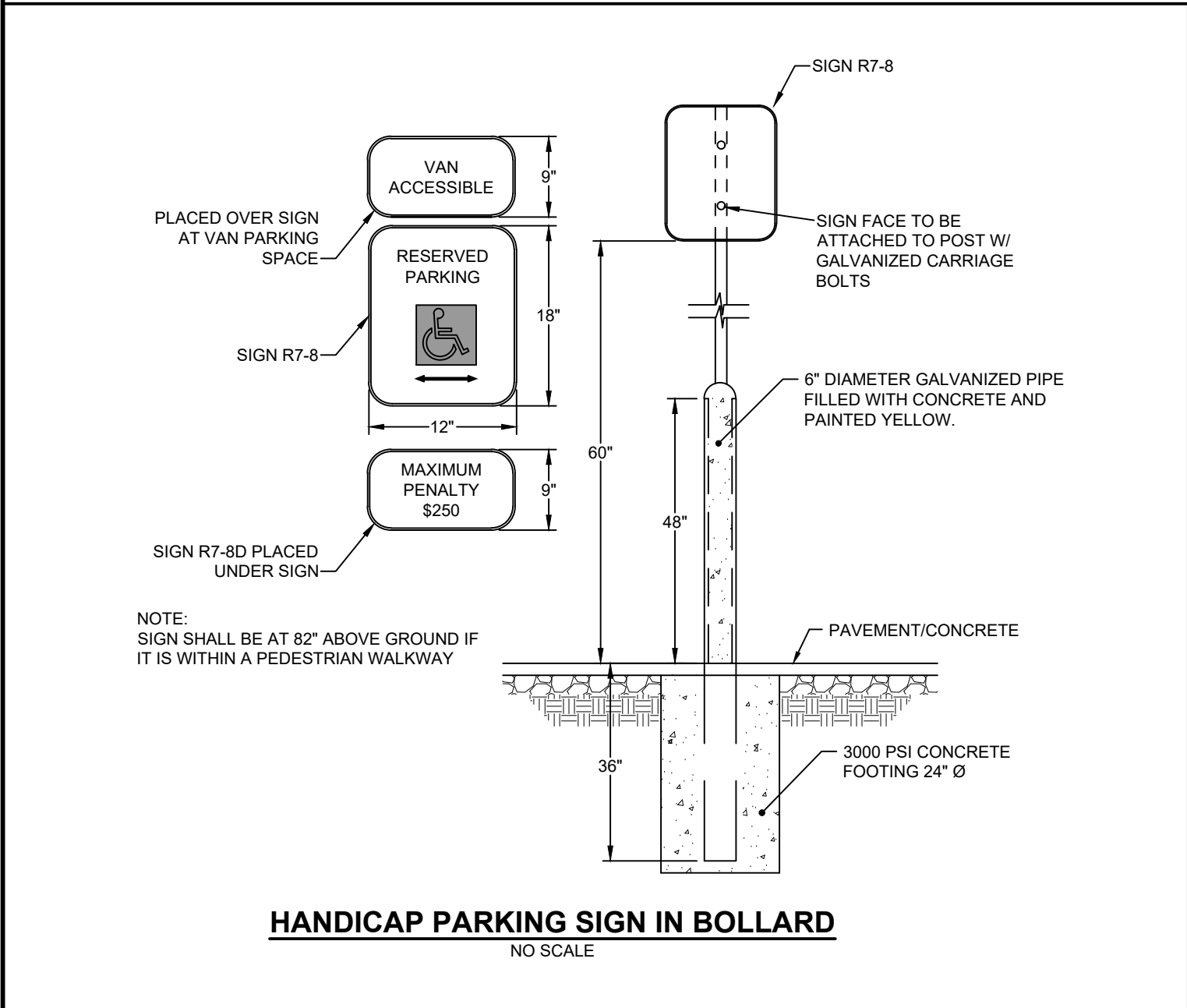
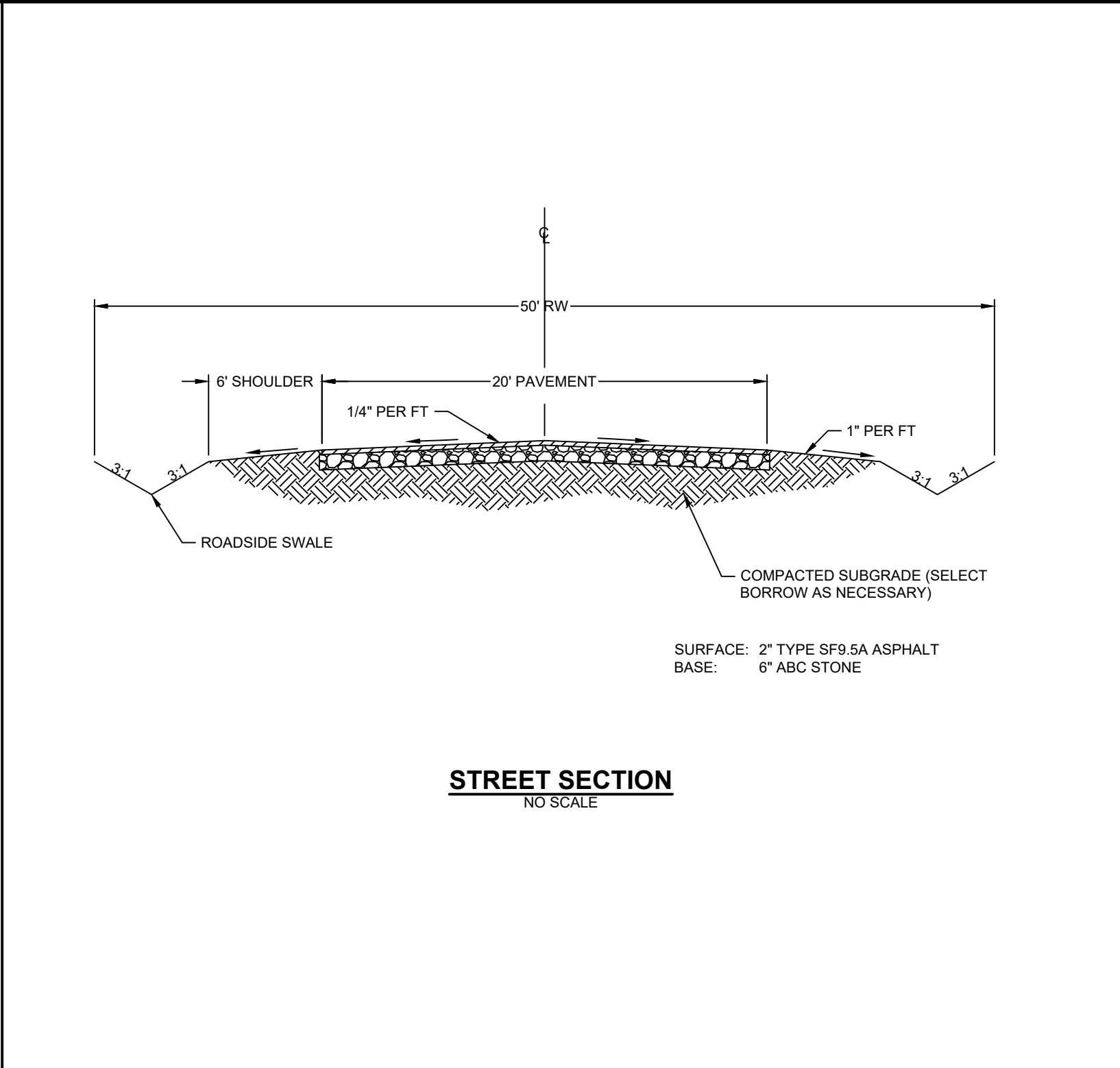
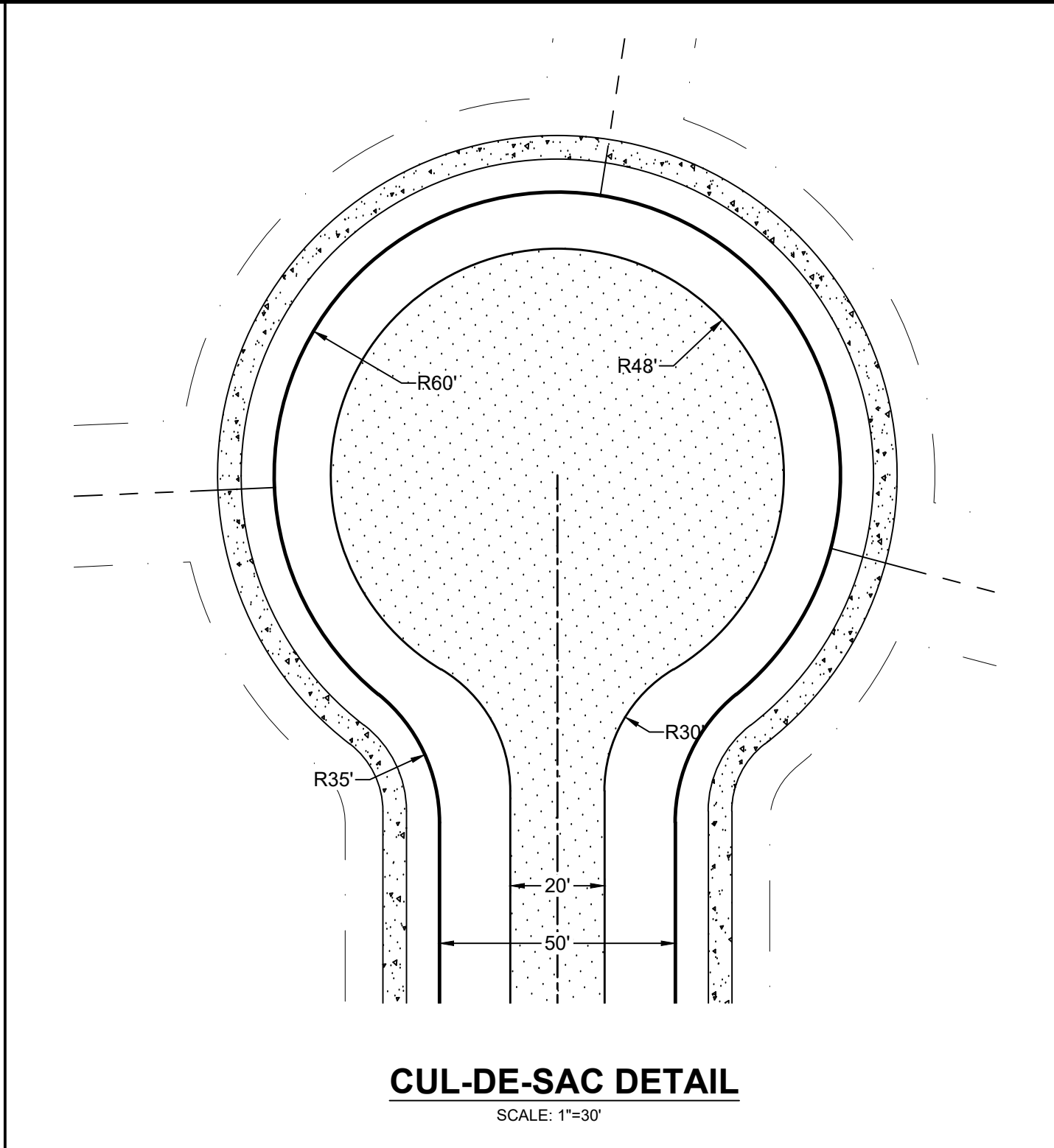
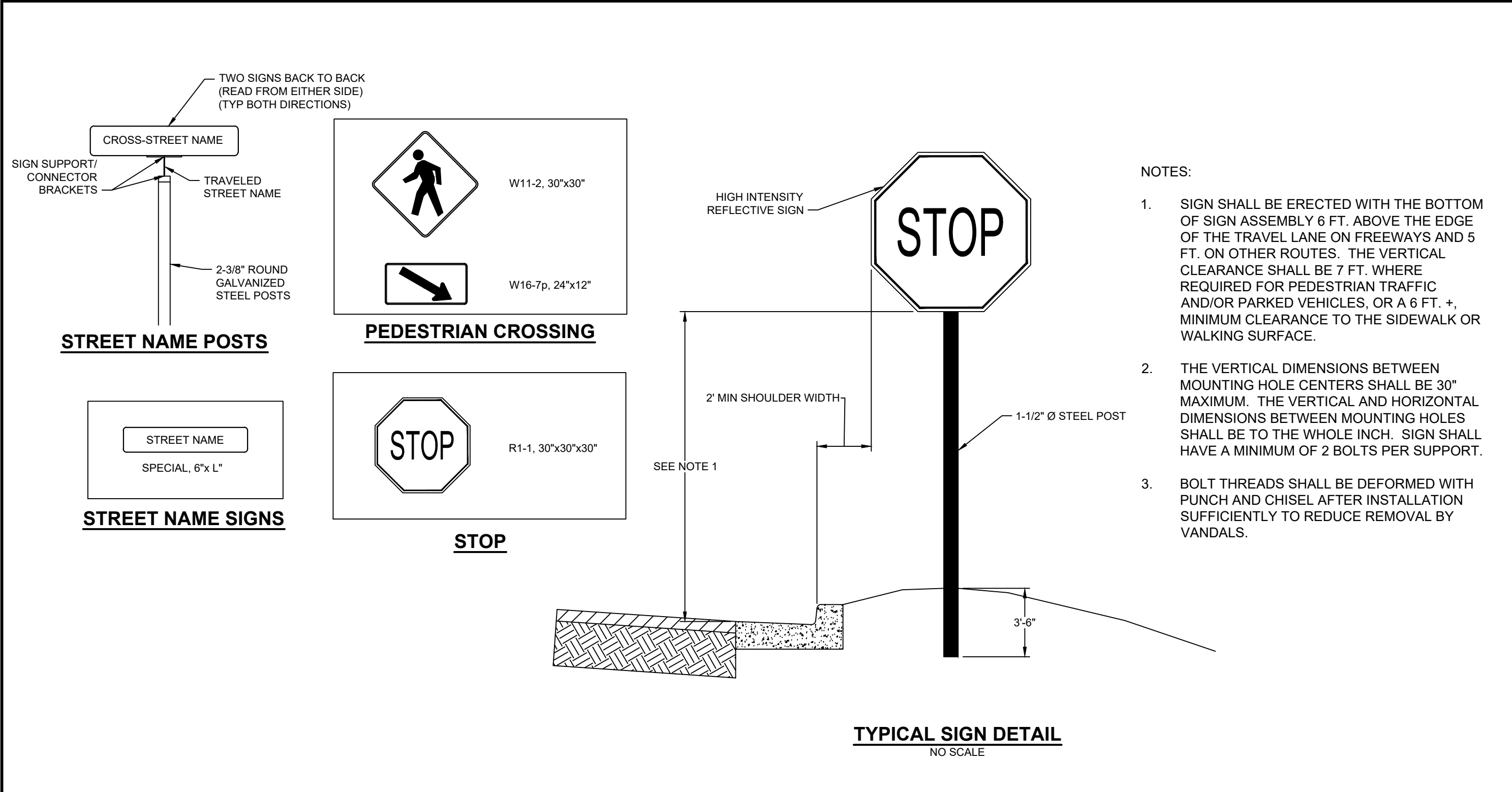
UTILITY PLAN

JOB NO.
48235

SHEET NO
C5.0

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S:\10948235 - Ashbrook Estates - Maple, NCDWG\Sheet\CD\48235-CD-DT\SITE.dwg [Plotted on 8/25/2026 3:38 PM] by Kim Hamby



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DATE
08/25/2026

REVISION DESCRIPTION
REVISED PLANS TO INCORPORATE PHASING

DATE
10/29/2025

DRAWN BY
BCD

DESIGNED BY
KDH

CHECKED BY
KDH

SCALE
NO SCALE

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

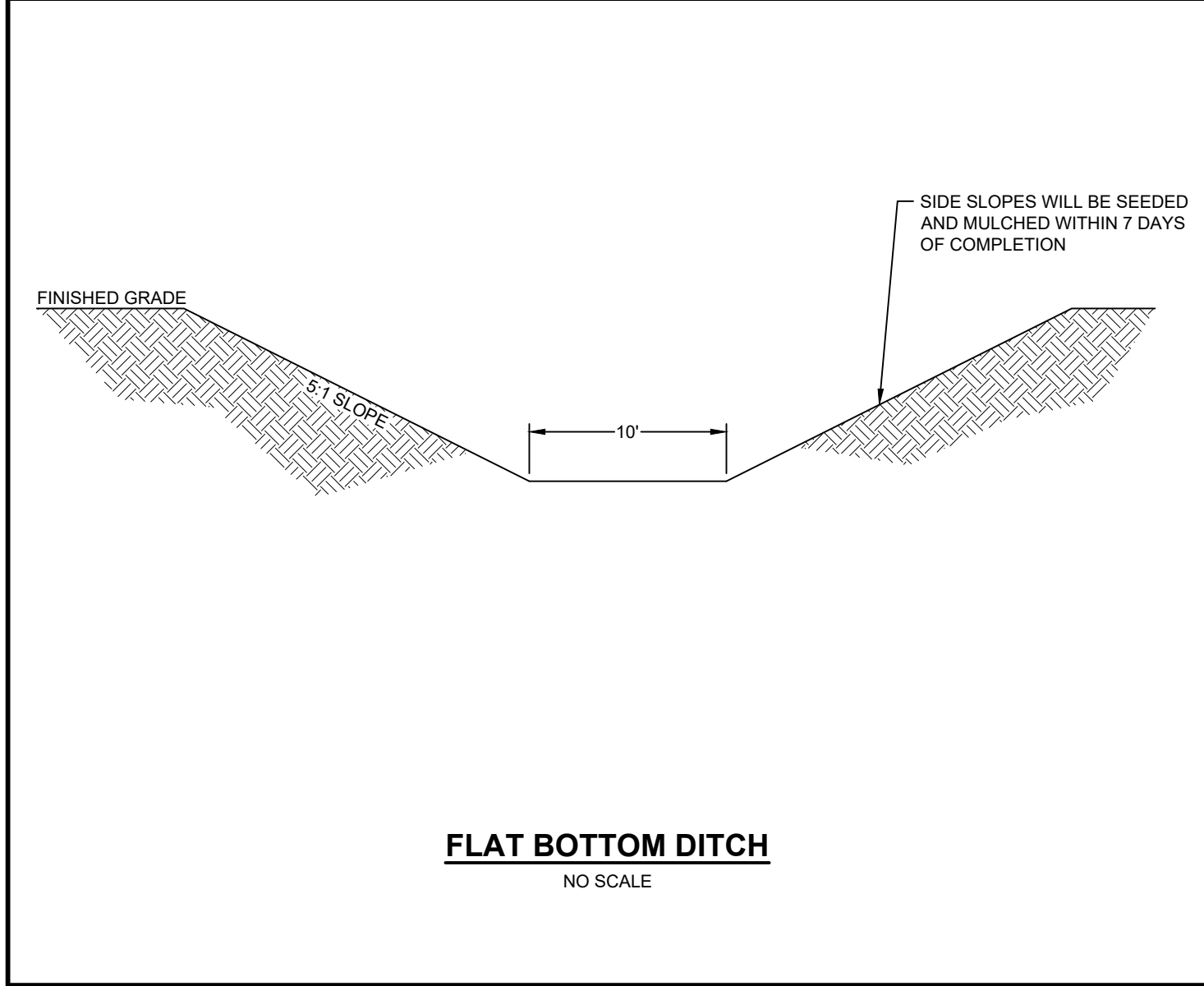
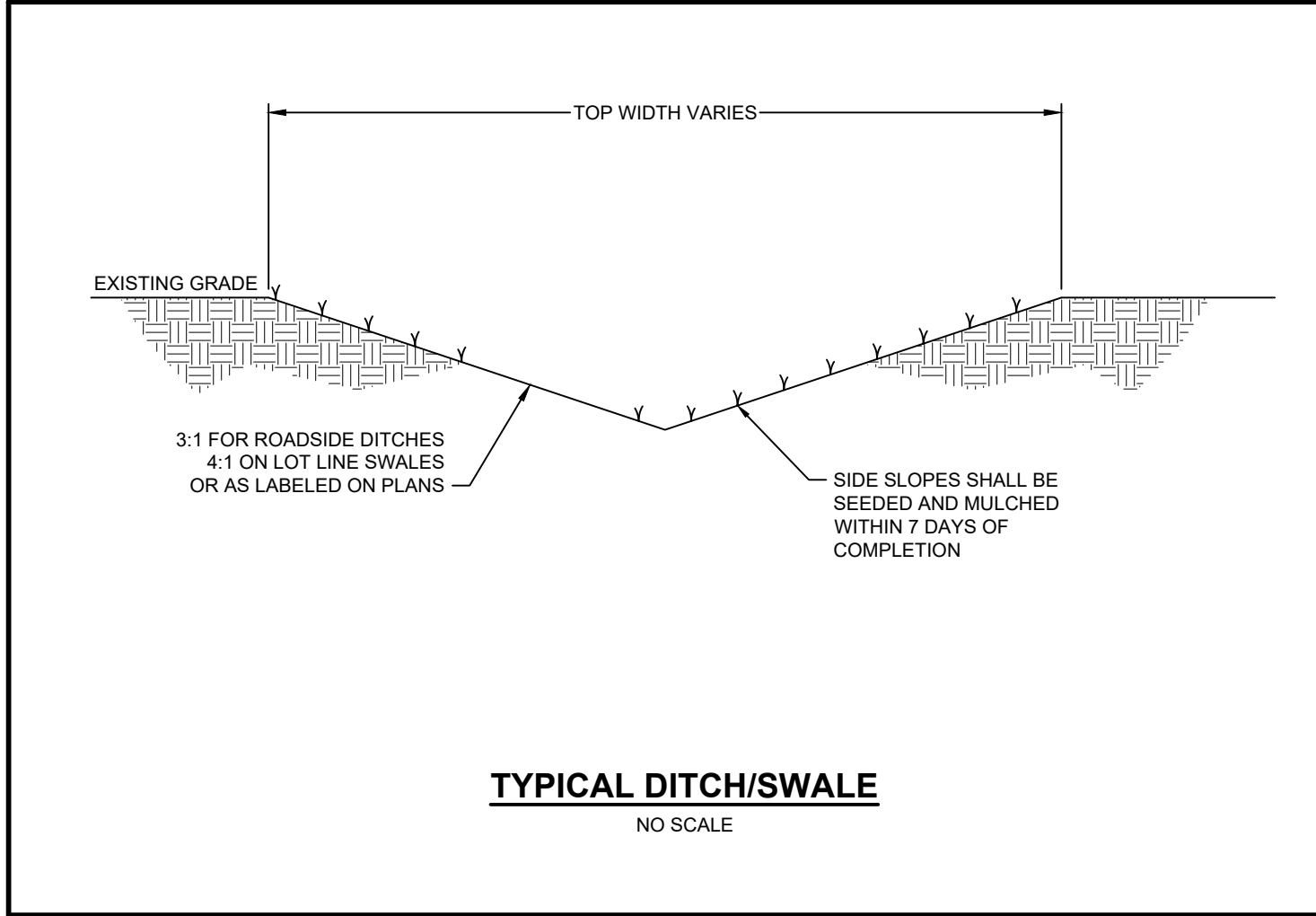
ASHBROOK ESTATES
CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA

CONSTRUCTION DETAILS

JOB NO.
48235

SHEET NO.
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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.

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 ALL DISTURBED OR GRADED.

PROVIDE A GROUNDCOVER (TEMPORARY OR PERMANENT) ON EXPOSED SLOPES WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY FOR SLOPES FLATTER THAN 3:1 OR FLATTER. FOR SLOPES 4:1 OR FLATTER OF 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 (HWQ) 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 ARE NOT LIMITED TO, CATCH BASINS, NATURAL WATERWAYS, DRAINAGE DITCHES, WALKS, DRIVES, ROADS, LAWNS, AND STREAMS.

EROSION CONTROL MEASURES

NO SCALE

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 SHALL RECEIVE LIME, 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. CONTRACTOR SHALL SEED ALL 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, AS DESCRIBED BELOW.

AGRICULTURAL LIMESTONE - 1-1.5 TONS/ACRE ON COURSE TEXTURED SOILS AND 2-3 TONS/ACRE IN FINE-TEXTURED SOILS.
SOILS WITH PH OF 6 OR HIGHER NEED NOT BE LIME.
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 (HULLED) 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

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCDD CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCDD 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

Site Area Description	Stabilize within this many calendar days after causing and disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HWQ) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10 feet or less in length and are not steeper than 2:1, 14 days are allowed. - 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 HWQ Zones - 10 days for Falls Lake Watershed
(d) Slopes 3:1 to 4:1	14	
(e) Areas with slopes flatter than 4:1	14	- 7 days for perimeter dikes, swales, ditches, perimeter slopes and HWQ 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
• Temporary grass seed covered with straw or other mulches and tackifiers. • Hydrosseeding • Rolled erosion control products with or without temporary grass seed • Appropriately applied straw or other mulch • Plastic sheeting	• Permanent grass seed covered with straw or other mulches and tackifiers. • Geotextile fabrics such as permanent soil reinforcement matting (PRSM) • Hydrosseeding • Shrubs or other permanent plantings covered with mulch • Uniform and evenly distributed ground cover sufficient to restrain erosion • Structural methods such as concrete, asphalt or retaining walls • Rolled erosion control products with grass seed

Note: The use of techniques listed above which promote and assist in establishment of vegetation does not constitute permanent stabilization prior to the establishment of permanent vegetation.

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

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.

EQUIPMENT AND VEHICLE MAINTENANCE

1. Maintain vehicles and equipment to prevent discharge of fluids.
2. Provide drip pans under any stored equipment.
3. Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
4. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
5. Remove leaking vehicles and construction equipment from service until the problem has been corrected.
6. Bring used fluids, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

1. Never bury or burn waste. Place litter and debris in approved waste containers.
2. Provide a sufficient number and size of waste containers (e.g. dumpster, trash receptacle) on site to contain construction and domestic wastes.
3. Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
4. Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
5. Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
6. Anchor all lightweight items in waste containers during times of high winds.
7. Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
8. Dispose waste off-site at an approved disposal facility.
9. On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

1. Do not dump paint and other liquid waste into storm drains, streams or wetlands.
2. Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
3. Contain liquid wastes in a controlled area.
4. Containment must be labeled, sized and placed appropriately for the needs of site.
5. Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

1. Install 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 unit.

EARTHEN STOCKPILE MANAGEMENT

1. Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets and surface waters unless it can be shown no other alternatives are reasonably available. It is recommended to locate stockpile areas at least 50 feet away from skimmer basins and anywhere stormwater flow is concentrated.
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 slope across point when feasible.
4. Stabilize 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.

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.

ONSITE CONCRETE WASHOUT STRUCTURE WITH LINER

NOTE: LOCATION DETERMINED IN FIELD

1. THE CONCRETE WASHOUT STRUCTURE SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID RESIDUE OF THE STRUCTURE REACHES 75% OF THE STRUCTURE'S HOLDING CAPACITY.

2. THE CONCRETE WASHOUT STRUCTURE SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID RESIDUE OF THE STRUCTURE REACHES 75% OF THE STRUCTURE'S HOLDING CAPACITY.

3. THE CONCRETE WASHOUT STRUCTURE SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID RESIDUE OF THE STRUCTURE REACHES 75% OF THE STRUCTURE'S HOLDING CAPACITY.

4. THE CONCRETE WASHOUT STRUCTURE SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID RESIDUE OF THE STRUCTURE REACHES 75% OF THE STRUCTURE'S HOLDING CAPACITY.

CONCRETE WASHOUTS

1. Do not discharge concrete or cement slurry from the site.
2. Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
3. Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
4. Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
5. Do not use concrete washouts for dewatering or storing defective curbs or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
6. Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
7. Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
8. Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
9. Remove loadings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
10. At the completion of the concrete work, remove remaining loadings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

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.

Effective: April 1, 2024

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, this inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, and no individual-day rainfall information is available, record the cumulative rain measurement for those unattended days (this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "Zero." The permittee may use another rain-monitoring device approved by the Division.
(2) E&S Measures	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours.	1. Identification of the measures inspected 2. Date and Time of the inspection 3. Name of the person performing the inspection 4. Indication of whether the measures were operating properly 5. Description of maintenance needs for the measure 6. Description, Evidence, and date of corrective actions taken
(3) Stormwater discharge outfalls(SDOs)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours.	1. Identification of the discharge outfalls inspected 2. Date and Time of the inspection 3. Name of the person performing the inspection 4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration 5. Indication of visible sediment leaving the site 6. Description, Evidence, and date corrective actions taken
(4) Perimeter of Site	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours.	If visible Sedimentation is found outside site limits, then record a record of the following shall be made: 1) Actions taken to clean up or stabilize sediment that has left the site limits 2) Description, Evidence and date of corrective actions taken 3) An explanation as to the actions taken to control future releases
(5) Streams or wetlands on-site (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours.	If the stream or wetland has increased visible sedimentation or has visible increased turbidity from the construction activity, then a record of the following shall be made: 1) Description, Evidence and date of corrective actions taken 2) Records of required reports to the appropriate Division Regional Office per Part III, Section C, Item 2(c) of this permit
(6) Ground Stabilization Measures	After each phase of grading.	1. The phase of grading (installation of perimeter E&S measures, clearing and grubbing, installation of storm drainage facilities, completion of all land-disturbing activity, construction or redevelopment, permanent ground cover). 2. Documentation that the required ground stabilization measures have been provided within the required timeframe or assurance that they will be provided as soon as possible.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING

1. E&S Plan Documentation

The approved E&S plan as well as any approved deviation shall be kept on the site. The approved E&S plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&S plan shall be kept on site and available for inspection at all times during normal business hours.

Item to Document	Document Requirements
(a) Each E&S measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&S plan.	Initial and date each E&S measure on a copy of the approved E&S plan or complete, date and sign an inspection report to indicate the completion of the construction phase.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&S plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&S plan.	Initial and date a copy of the approved E&S plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&S measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&S measures.	Initial and date a copy of the approved E&S plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

2. Additional Documentation to be Kept on Site

In addition to the E&S plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

- (a) This General Permit as well as the Certificate of Coverage, after it is received.
- (b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.
- (c) Documentation to be Retained For Three Years*
*All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING

1. Occurrences that Must be Reported

Permittees shall report the following occurrences:

- (a) Visible sediment deposition in a stream or wetland.
- (b) Oil spills if:
 - They are 25 gallons or more.
 - They are less than 25 gallons but cannot be cleaned up within 24 hours.
 - They cause sheen on surface waters (regardless of volume), or
 - They are within 100 feet of surface waters (regardless of volume).
- (c) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref. 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref. 40 CFR 302.4) or G.S. 143-215.85.
- (d) Anticipated bypasses and unanticipated bypasses.
- (e) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 858-0368.

Occurrence	Reporting Timeframe (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	• Within 24 hours, an oral or electronic notification. • Within 7 calendar days, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. • If the stream is named on the NC 303(d) list as impaired for sediment-related caused, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and release of hazardous substances per item (b)-(c) above	• Within 24 hours, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release. • A report at least ten days before the date of the bypass, if possible. The report shall include an evaluation of the anticipated quality and effect of the bypass.
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	• Within 24 hours, an oral or electronic notification. • Within 7 calendar days, a report that includes an evaluation of the quality and effect of the bypass.
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	• Within 24 hours, an oral or electronic notification. • Within 7 calendar days, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate and prevent recurrence of the noncompliance. [40 CFR 122.41(i)(6)]. • Division staff may waive the requirement for a written report on a case-by-case basis.

Effective: April 1, 2024

INSPECTION, RECORD KEEPING AND REPORTING

DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

- (a) The E&S plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&S plan authority has approved these items.
- (b) The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item 2(c) and (d) of this permit.
- (c) Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, wear tanks, and filtration systems.
- (d) Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in item (c) above.
- (e) Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
- (f) Sediment removed from the dewatering treatment devices described in item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

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YOUR VISION ACHIEVED THROUGH OURS.

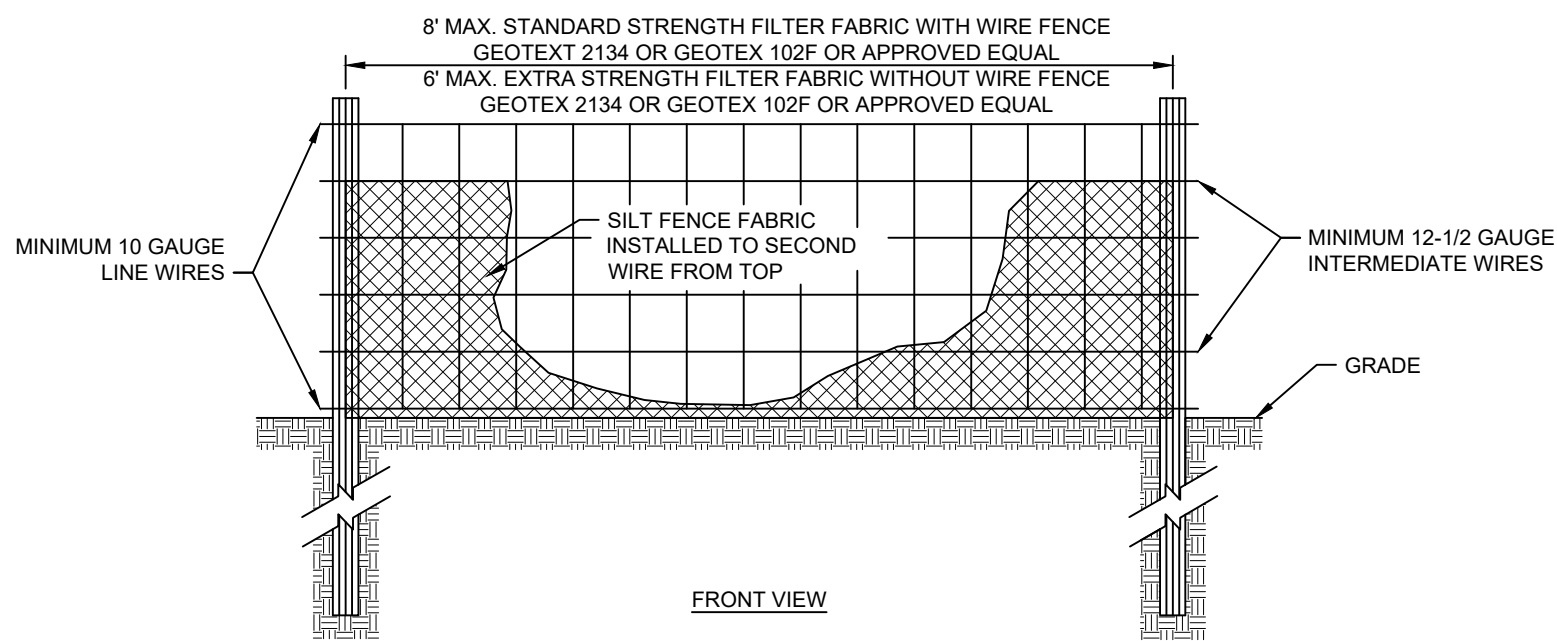
DATE	REVISION DESCRIPTION
11/26/2025	REVISED CONSTRUCTION SEQUENCING
02/04/2026	REVISED TYPICAL DITCH/SWALE DETAIL
09/25/2026	REVISED PLANS TO INCORPORATE PHASING
DATE	10/29/2025
DRAWN BY	BCD
DESIGNED BY	KDH
CHECKED BY	KDH
SCALE	NO SCALE

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

JOB NO.	48235
SHEET NO.	C6.1

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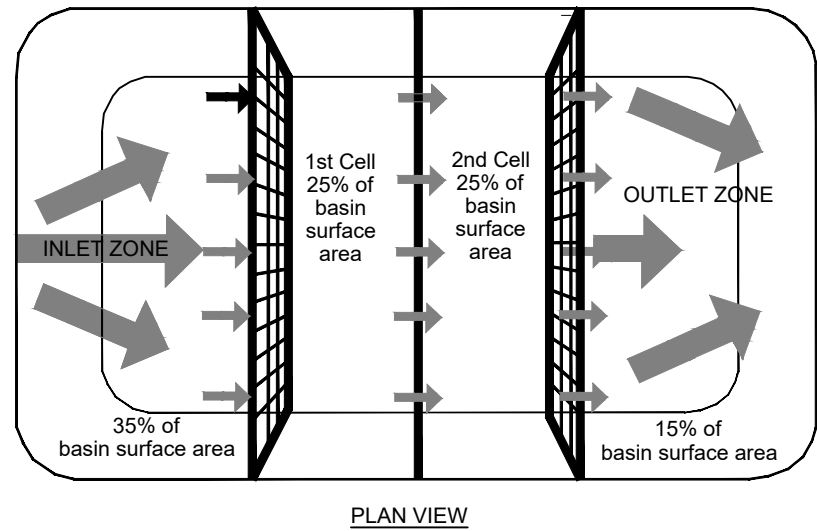
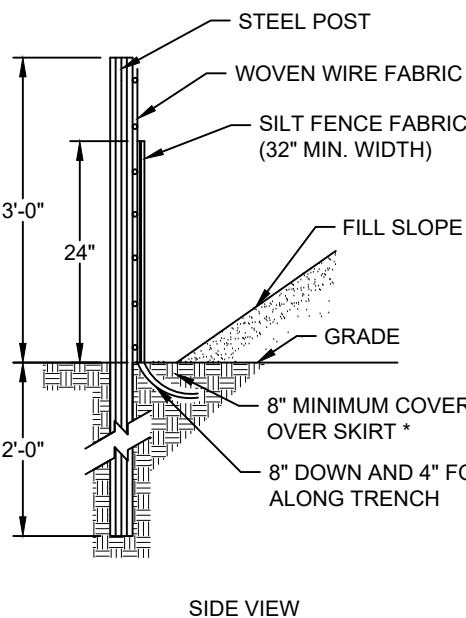
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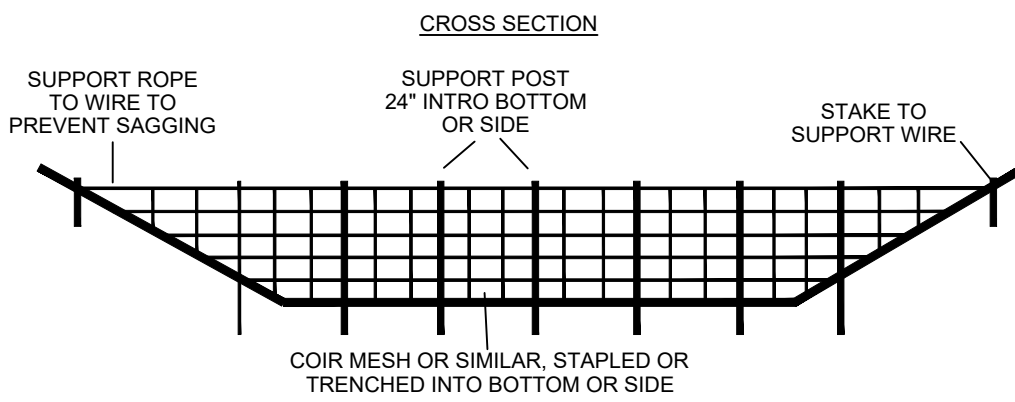
- CONSTRUCTION SPECIFICATIONS**
1. USE SYNTHETIC FILTER FABRIC OF AT LEAST 95% BY WEIGHT OF POLYOLEFINS OR POLYESTER, WHICH IS CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE REQUIREMENTS IN ASTM D 6461.
 2. SYNTHETIC FILTER FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS 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 LBLF 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
NO SCALE

- 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.



- NOTES:**
1. BAFFLE MATERIAL SHOULD BE SECURED AT THE BOTTOM AND SIDES USING STAPLES OR BY TRENCING AS FOR SILT FENCE.
 2. MOST OF THE SEDIMENT WILL ACCUMULATE IN THE 1ST BAY WHICH SHOULD BE READILY ACCESSIBLE FOR MAINTENANCE.
 3. PROVIDE 3 BAFFLES (USE TWO IF LESS THAN 20 FEET IN LENGTH). PROVIDE 5 BAFFLES FOR DRAINAGE AREAS GREATER THAN 10 ACRES.
 4. BAFFLE SHALL BE 700 GM2 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.

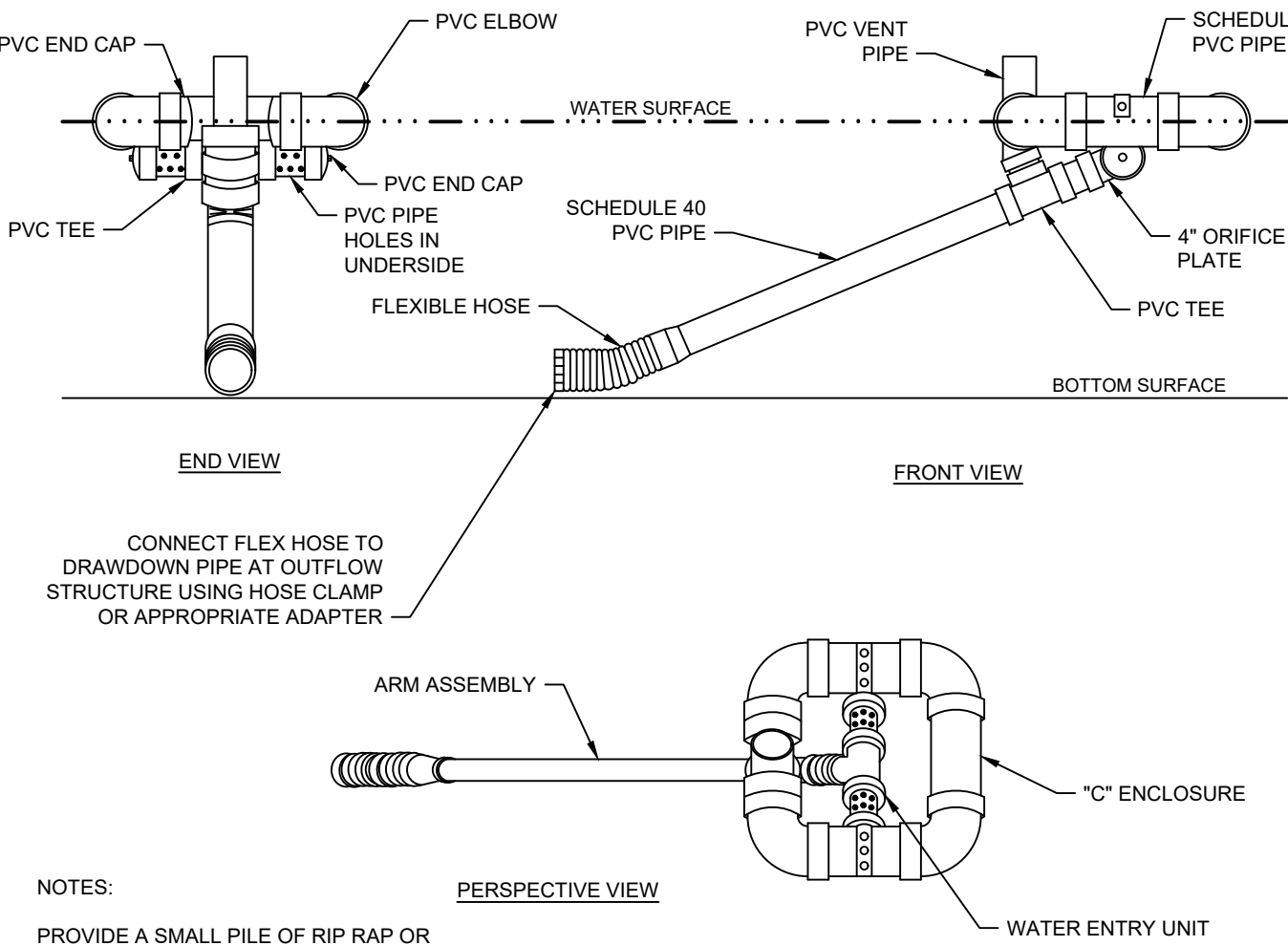


MAINTENANCE
INSPECT BAFFLES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
BE SURE TO MAINTAIN ACCESS TO THE BAFFLES. SHOULD THE FABRIC OF A BAFFLE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.

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 STORAGE 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.

COIR BAFFLES
NO SCALE



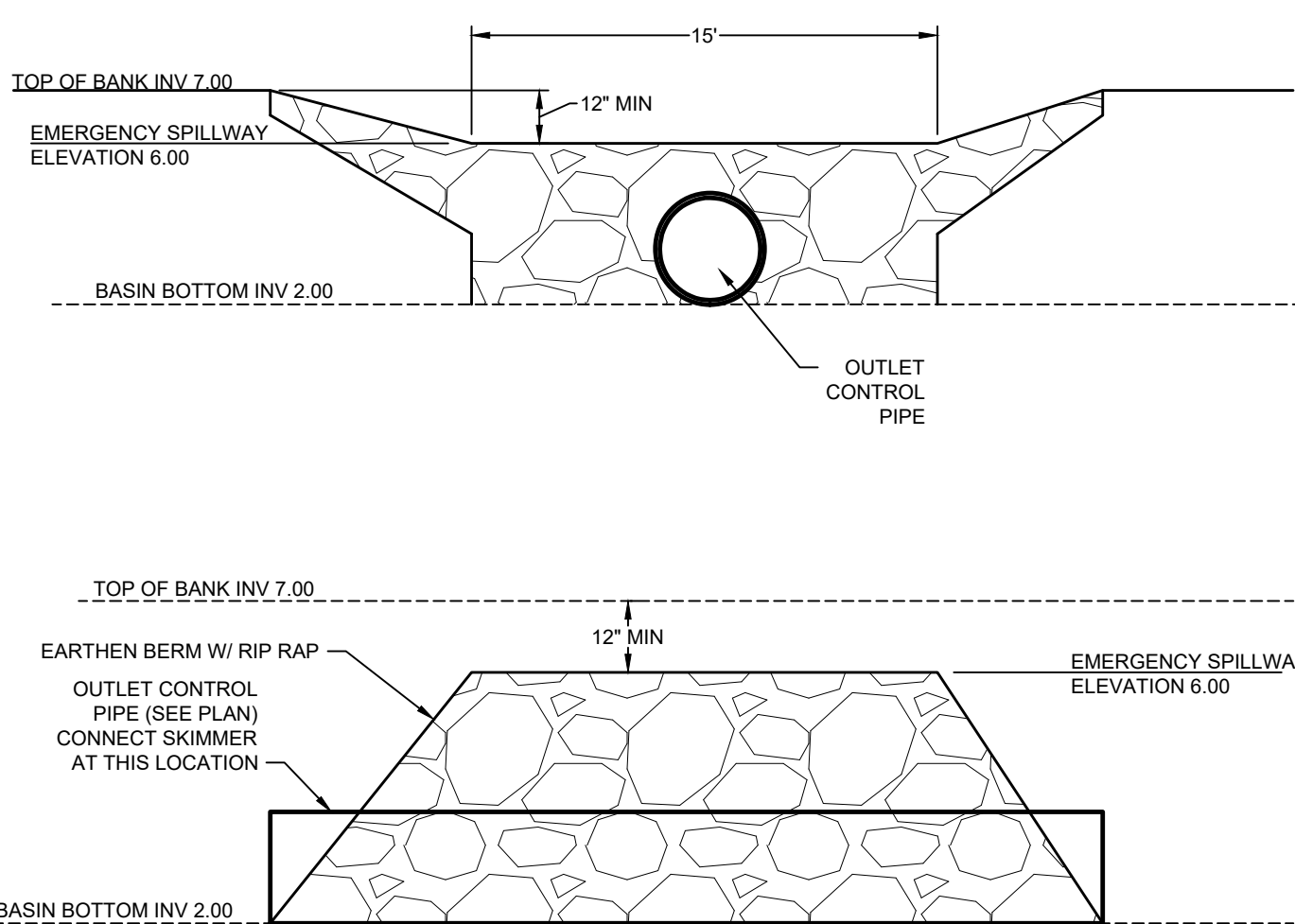
NOTES:

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\"/>

SEE N.C. DENR EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL FOR CONDITIONS WHERE PRACTICE APPLIES; PLANNING CONSIDERATION & DESIGN CRITERIA.

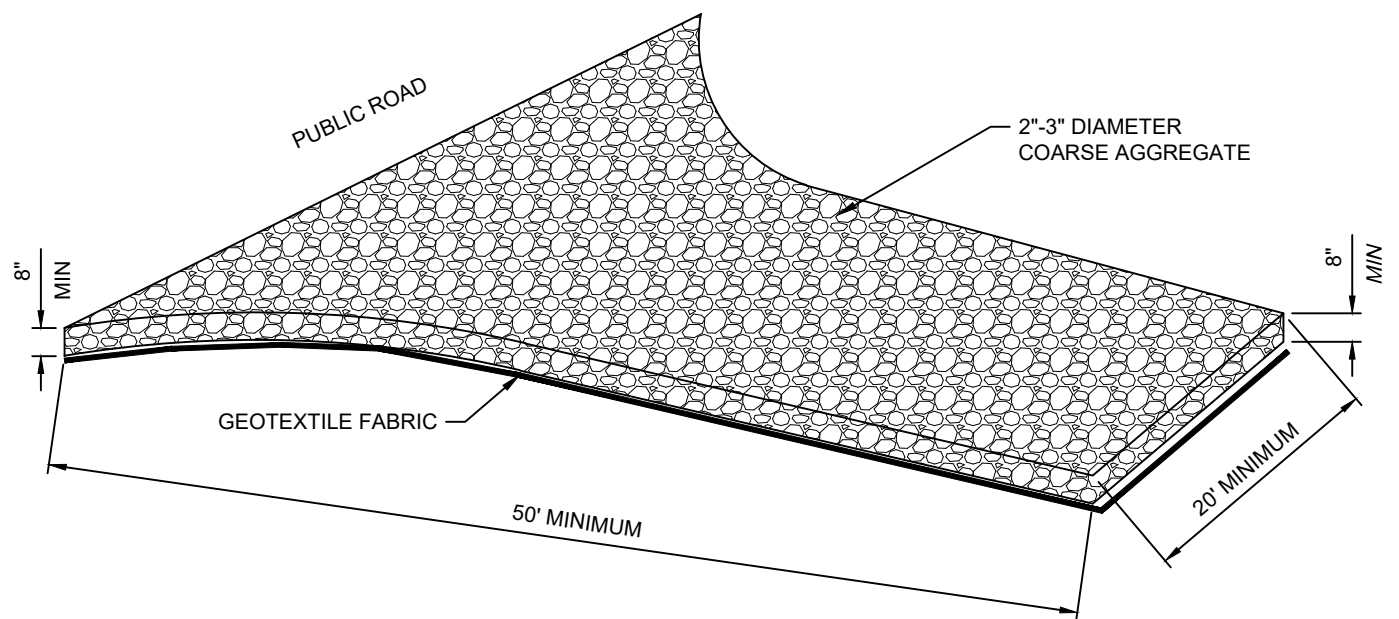
6\"/>
NO SCALE



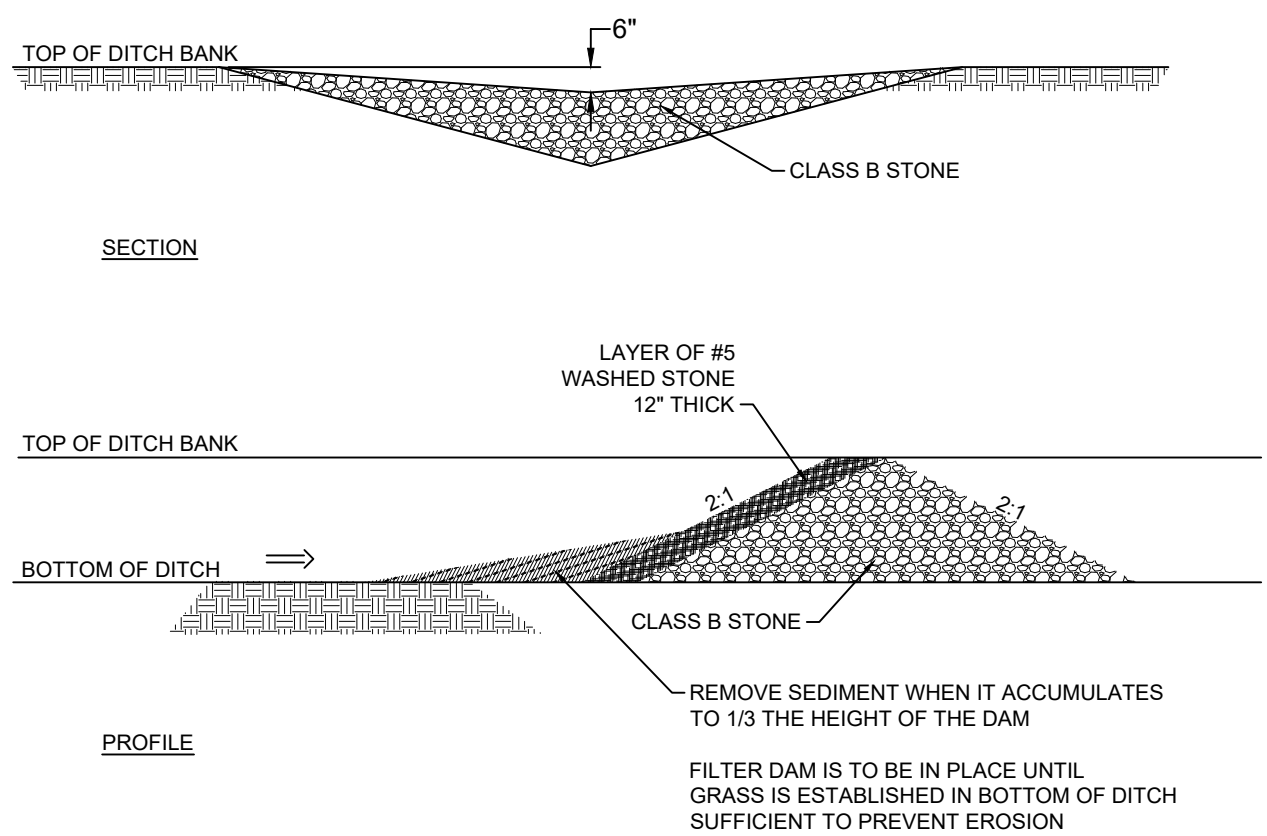
SEDIMENT BASIN EMERGENCY SPILLWAY
NO SCALE

- 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.

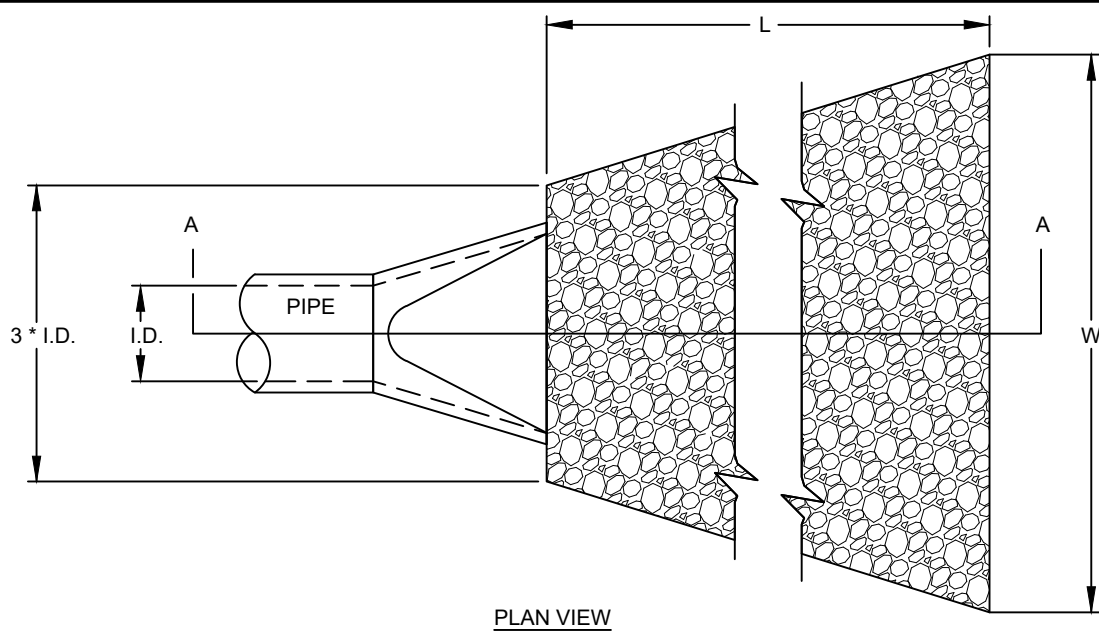
MAINTENANCE
MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH TWO-INCH STONE. AFTER EACH RAINFALL, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY. IMMEDIATELY REMOVE ALL OBJECTIONABLE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



**TEMPORARY GRAVEL
CONSTRUCTION ENTRANCE/EXIT**
NO SCALE

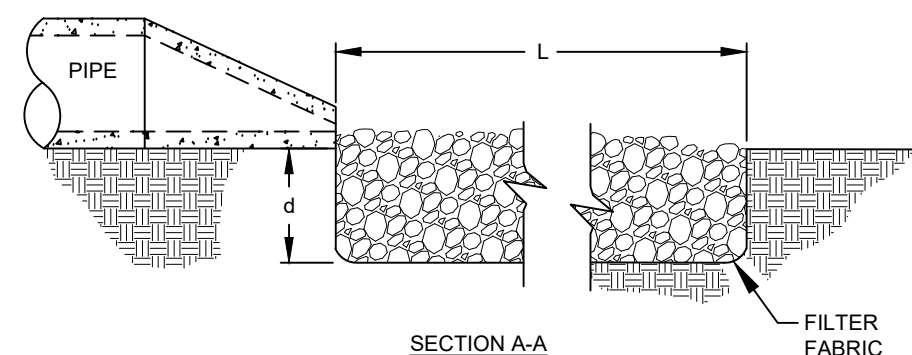


CHECK DAM
NO SCALE



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.

OUTLET PROTECTION
NO SCALE



- NOTES:**
1. L = THE LENGTH OF THE RIPRAP APRON.
 2. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6\"/>
 3. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.

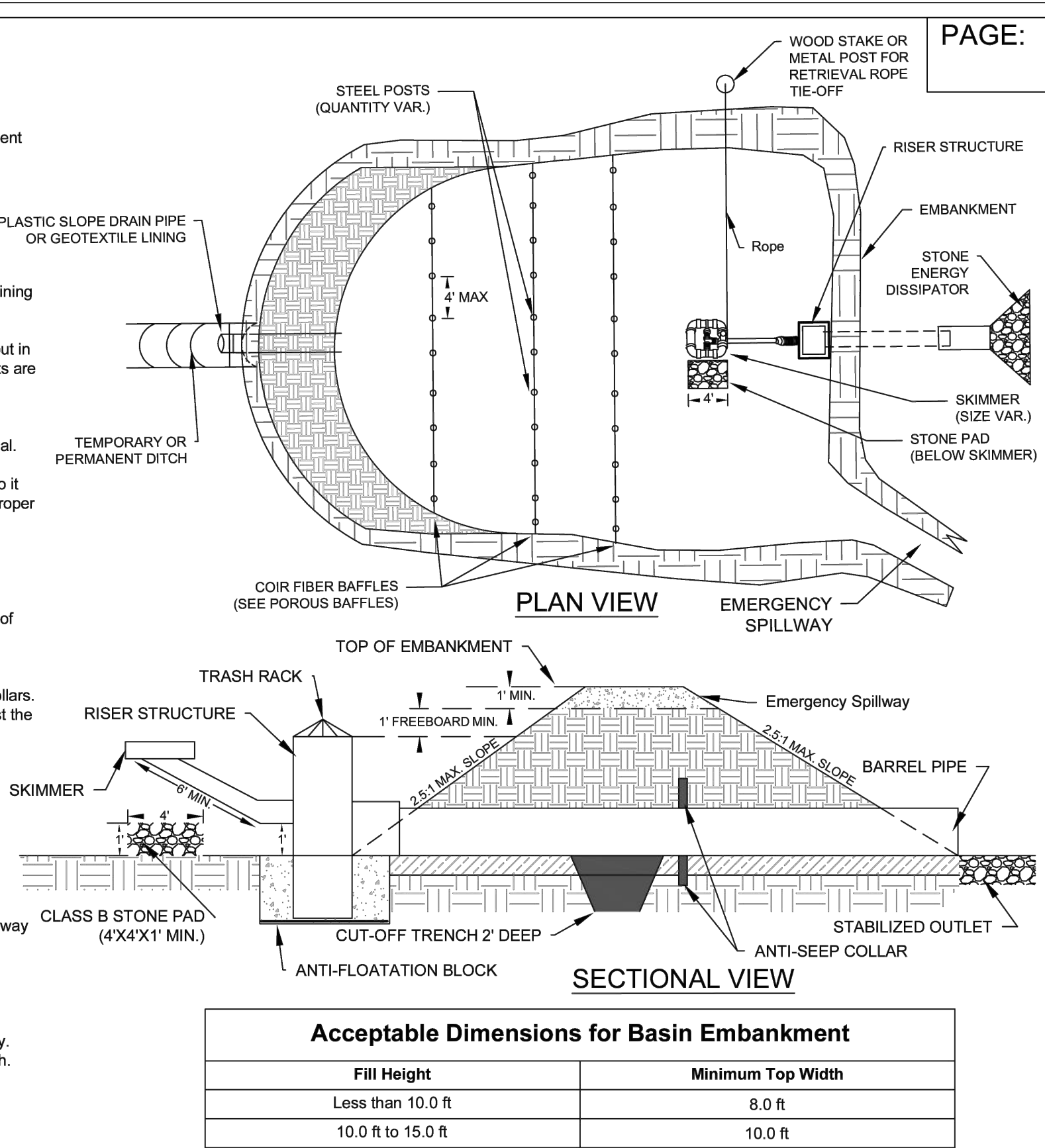
DATE:

- 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 Q₁₀ peak inflow
 - Minimum dewatering time: 48 hours
 2. Clear, grub, and strip topsoil from areas under the embankment to remove trees, vegetation, roots, and other objectionable material. Delay 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 as needed.
 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. Scarpify areas on 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 a minimum depth of 2 feet of compacted backfill over the pipe spillway before crossing it with any construction equipment.
 18. Anchor riser in place by 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 riser and pool area.



SEDIMENT BASIN



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

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



THIS DRAWING PREPARED AT THE
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YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE

10/29/2025

DRAWN BY

BCD

DESIGNED BY

KDH

CHECKED BY

KDH

SCALE

NO SCALE

TIMMONS GROUP

ASHBROOK ESTATES

CRAWFORD TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA

EROSION & SEDIMENT CONTROL PLAN

JOB NO.
48235

SHEET NO.
C6.2

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