

PRELIMINARY DEVELOPMENT PLANS FOR **BARCO RESERVE** A 45 PARCEL CONSERVATION SUBDIVISION CRAWFORD TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

BISSELL PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
 and Environmental Specialists
 Firm License # C-266
 P.O. Box 1038
 12325 Highway 2789
 Killdeer, North Carolina 27849
 (252) 766-3868
 FAX (252) 781-1760

- GENERAL NOTES:**
- PROJECT NAME: BARCO RESERVE
 - APPLICANT: CURRITUCK HOMES
101 OAK STREET
MOYOCK, NC 27958
 - OWNER: NINA S. & ALVIN L. SMITHSON JR.
584 JUNIPER RIDGE ROAD
SHAWBORO, NC 27973
 - PROPERTY DATA:
PARCEL ID#: 0060-000-0100-0000
PRIMARY ADDRESS: SHORTCUT ROAD
BARCO, NC
RECORDED REFERENCES: D.B. 1250, PG. 844
 - PROPERTY ZONING: SFM & AG
 - F.I.R.M. DATA:
ZONE X, SHADED X & AE (4'). F.E.M.A. F.I.R.M. MAP PANEL 3720898600 K, CID 370078, EFFECTIVE DATE DECEMBER 21, 2018. USE OF LAND WITHIN A FLOODWAY OR FLOOD PLAIN IS SUBSTANTIALLY RESTRICTED BY CHAPTER 7 OF THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE.
 - THIS PROPERTY CONTAINS ACOE "404" JURISDICTIONAL WETLANDS.
 - A 10' EASEMENT FOR UTILITIES AND DRAINAGE ALONG REAR AND SIDE PROPERTY LINES AND A 20' EASEMENT ALONG FRONT PROPERTY LINES IS HEREBY ESTABLISHED.
 - A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY DEDICATED ACROSS ALL OPEN SPACE AREAS FOR PURPOSES OF OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM.
 - EXISTING CONDITION INFORMATION BASED ON A COMBINATION OF THE FOLLOWING:
• 2024 FIELD SURVEY DATA OBTAINED BY BISSELL PROFESSIONAL GROUP
• FIELD TOPOGRAPHIC SURVEY DATA BY BISSELL PROFESSIONAL GROUP
• ELEVATIONS ARE REFERENCED TO NAVD 1988 VERTICAL DATUM.
 - SUBDIVISION IS DESIGNED FOR SINGLE FAMILY DWELLINGS OF LESS THAN 4,800 S.F. AND NO GREATER THAN 2 STORIES.
 - AVAILABLE WATER SUPPLY IS XXX.
 - A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY DEDICATED ACROSS ALL OPEN SPACE AREAS. A 25' DRAINAGE EASEMENT IS HEREBY ESTABLISHED FROM THE TOP OF BANK OF ALL DITCHES DRAINING 5 OR MORE ACRES, WHICH MAY EXTEND BEYOND DEDICATED OPEN SPACE AREAS ONTO SOME LOTS, AS SHOWN.
 - A 10 FT. EASEMENT IS HEREBY ESTABLISHED ALONG ALL LOTS ABUTTING A STREET RIGHT-OF-WAY FOR THE PLANTING AND MAINTENANCE OF STREET TREES. (SEE DETAILS SHEET 10)
 - ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.

DEVELOPMENT NOTES (AG ZONE):

TOTAL TRACT AREA:	77.38 AC.
PROPOSED LOT AREA:	21.87 AC.
PROPOSED R/W AREA:	3.75 AC.
REQUIRED OPEN SPACE (60%):	46.43 AC.
OPEN SPACE PROVIDED:	51.76 AC.
LUP CLASSIFICATION:	RURAL
# OF PROPOSED LOTS:	30 LOTS
AVERAGE LOT AREA:	31,755 S.F.
PROPOSED RIGHT-OF-WAY WIDTH:	50 FT.
PROPOSED PAVED ROADWAY WIDTH:	20 FT. E.O.P.--E.O.P.
LINEAR FEET OF ON-SITE ROADWAY:	2,982 L.F.±

LOT DEVELOPMENT CONFIGURATION:

LOT AREAS:	30,000 S.F. TO 40,000 S.F.
MINIMUM LOT WIDTH:	125 FT. (EXCEPT CUL-DE-SAC LOTS)
SETBACKS:	
FRONT:	50 FT.
SIDE:	15 FT.
BACK:	25 FT.
CORNER SIDE YARD:	50 FT.

Sheet Number	Sheet Title
1	COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION
2	EXISTING SITE FEATURES & SITE CONDITIONS PLAN
3	PLANNED DEVELOPMENT OVERVIEW @ LEGAL DESCRIPTIONS
4	PLAN OF SUBDIVISION METES AND BOUNDS
5	PLAN OF SUBDIVISION METES AND BOUNDS
6	PLAN OF SUBDIVISION METES AND BOUNDS
7	PLAN OF SUBDIVISION METES AND BOUNDS
8	DRAINAGE & STORMWATER MANAGEMENT PLAN
9	WATER MAIN EXTENSION & POTABLE SERVICE PLAN
10	LANDSCAPING, BUFFERING, SIGNAGE & LIGHTING PLAN
11	TYPICAL CONSTRUCTION DETAILS & LOT CONFIGURATIONS

DEVELOPMENT NOTES (MXR ZONE):

TOTAL TRACT AREA:	17.46 AC.
PROPOSED LOT AREA:	6.12 AC.
PROPOSED R/W AREA:	1.75 AC.
REQUIRED OPEN SPACE (30%):	5.24 AC.
OPEN SPACE PROVIDED:	9.59 AC.
LUP CLASSIFICATION:	RURAL
# OF PROPOSED LOTS:	15 LOTS
AVERAGE LOT AREA:	17,772 S.F.
PROPOSED RIGHT-OF-WAY WIDTH:	50 FT.
PROPOSED PAVED ROADWAY WIDTH:	20 FT. E.O.P.--E.O.P.
LINEAR FEET OF ON-SITE ROADWAY:	1,611 L.F.±

LOT DEVELOPMENT CONFIGURATION:

LOT AREAS:	15,000 S.F. TO 18,244 S.F.
MINIMUM LOT WIDTH:	100 FT.
SETBACKS:	
FRONT:	20 FT.
SIDE:	10 FT.
BACK:	25 FT.
CORNER SIDE YARD:	20 FT.

SURVEYOR'S CERTIFICATION
I, MICHAEL D. BARR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED AND DESCRIPTION RECORDED IN BOOKS REFERENCED); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOKS REFERENCED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THIS IS TO CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DATE OF _____, A.D., 2023.

_____ SIGNATURE L-1756

OWNERSHIP AND DEDICATION CERTIFICATE
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF CURRITUCK COUNTY, THAT I HEREBY FREELY ADOPT THIS PLAT OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREA SHOWN ON THIS PLAT AS STREETS, UTILITIES, ALLEYS, WALKS, RECREATION AND PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY OR HOME OWNERS' ASSOCIATION. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH USE IS APPROVED BY THE APPROPRIATE PUBLIC AUTHORITY IN THE PUBLIC INTEREST.

DATE _____ REGISTERED LAND SURVEYOR/ENGINEER _____
REGISTRATION NUMBER _____

DATE _____ OWNER _____
I, _____, A NOTARY PUBLIC
OF _____ COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT _____ PERSONALLY APPEARED BEFORE ME THIS DATE AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

DATE _____ ADMINISTRATOR _____

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

REQUIRED IMPROVEMENTS CERTIFICATE
I HEREBY CERTIFY THAT ALL IMPROVEMENTS REQUIRED BY THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE HAVE BEEN INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP, AND SAID IMPROVEMENTS COMPLY WITH CURRITUCK COUNTY SPECIFICATIONS.

DATE _____ REGISTERED LAND SURVEYOR/ENGINEER _____
REGISTRATION NUMBER _____

APPROVAL CERTIFICATE
I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE AND, THEREFORE, THIS PLAT HAS BEEN APPROVED BY THE CURRITUCK COUNTY TECHNICAL REVIEW COMMITTEE AND SIGNED BY THE ADMINISTRATOR, SUBJECT TO ITS BEING RECORDED IN THE CURRITUCK COUNTY REGISTRY WITHIN 90 DAYS OF THE DATE BELOW.

DATE _____ ADMINISTRATOR _____

STORMWATER STATEMENT
NO MORE THAN 30% OF ANY LOT SHALL BE COVERED BY IMPERVIOUS STRUCTURES AND MATERIALS, INCLUDING ASPHALT, GRAVEL, CONCRETE, BRICK, STONE, SLATE, OR SIMILAR MATERIAL, NOT INCLUDING WOOD DECKING OR THE WATER SURFACE OF SWIMMING POOLS. THIS COVENANT IS INTENDED TO ENSURE COMPLIANCE WITH THE STORMWATER PERMIT NUMBER _____ ISSUED BY THE STATE OF NORTH CAROLINA. THE COVENANT MAY NOT BE CHANGED OR DELETED WITHOUT THE CONSENT OF THE STATE. FILLING IN OR PIPING OF ANY VEGETATIVE CONVEYANCES (DITCHES, SWALES, ETC.) ASSOCIATED WITH THIS DEVELOPMENT, EXCEPT FOR AVERAGE DRIVEWAY CROSSINGS, IS STRICTLY PROHIBITED BY ANY PERSON. THE LOT COVERAGE ALLOWANCE PROVIDED IN THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE MAY BE DIFFERENT THAN THE NC STATE STORMWATER PERMIT. THE MOST RESTRICTIVE LOT COVERAGE SHALL APPLY.

LEGEND

	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING DITCH CENTERLINE
	PROPOSED SWALE W/ FLOW ARROW
	PROPOSED SWALE HIGH POINT
	EXISTING GRADE CONTOUR
	EXISTING CULVERT
	PROPOSED CULVERT
	PROPOSED DRAINAGE STRUCTURE

UTILITY LEGEND

	EXISTING WATER LINE
	PROPOSED WATER LINE (SIZE AS NOTED)
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED WATER SERVICE
	PROPOSED VALVE
	PROPOSED BLOW-OFF ASSEMBLY
	UTILITY POLE + GUY WIRE

PUBLIC STREETS DIVISION OF HIGHWAY DISTRICT ENGINEER CERTIFICATE
I HEREBY CERTIFY THAT THE PUBLIC STREETS SHOWN ON THIS PLAT ARE INTENDED FOR DEDICATION AND HAVE BEEN DESIGNED OR COMPLETED IN ACCORDANCE WITH AT LEAST THE MINIMUM SPECIFICATIONS AND STANDARDS OF THE NC DEPARTMENT OF TRANSPORTATION FOR ACCEPTANCE OF SUBDIVISION STREETS ON THE NC HIGHWAY SYSTEM FOR MAINTENANCE.

DATE _____ DISTRICT ENGINEER _____

REVIEW OFFICER CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF CURRITUCK

I, _____ REVIEW OFFICER OF CURRITUCK COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ REVIEW OFFICER _____

EXISTING SITE FEATURES & SITE CONDITIONS PLAN	SMITHSON TRACT	PRELIMINARY LAND DEVELOPMENT PLANS
THIS PLAN IS THE SOLE PROPERTY OF BISSELL PROFESSIONAL GROUP. ANY REPRODUCTION, IN WHOLE OR IN PART, OR THE MODIFICATION OF ANY DETAIL OR DESIGN IS NOT TO BE MADE WITHOUT THE WRITTEN PERMISSION OF BISSELL PROFESSIONAL GROUP. COPYRIGHT 2023.	NORTH CAROLINA CURRITUCK COUNTY CRAWFORD TOWNSHIP	NORTH CAROLINA CURRITUCK COUNTY CRAWFORD TOWNSHIP
NO. _____ DATE _____	BY _____	NO. _____ DATE _____
DESCRIPTION _____	DESCRIPTION _____	DESCRIPTION _____
DATE _____	DATE _____	DATE _____
BY _____	BY _____	BY _____
NO. _____ DATE _____	NO. _____ DATE _____	NO. _____ DATE _____
DESCRIPTION _____	DESCRIPTION _____	DESCRIPTION _____
DATE _____	DATE _____	DATE _____
BY _____	BY _____	BY _____
NO. _____ DATE _____	NO. _____ DATE _____	NO. _____ DATE _____
DESCRIPTION _____	DESCRIPTION _____	DESCRIPTION _____
DATE _____	DATE _____	DATE _____
BY _____	BY _____	BY _____
NO. _____ DATE _____	NO. _____ DATE _____	NO. _____ DATE _____
DESCRIPTION _____	DESCRIPTION _____	DESCRIPTION _____
DATE _____	DATE _____	DATE _____
BY _____	BY _____	BY _____
NO. _____ DATE _____	NO. _____ DATE _____	NO. _____ DATE _____
DESCRIPTION _____	DESCRIPTION _____	DESCRIPTION _____
DATE _____	DATE _____	DATE _____
BY _____	BY _____	BY _____

PRELIMINARY FOR REVIEW PURPOSES ONLY

DATE: 09/09/24 SCALE: 1" = 200'

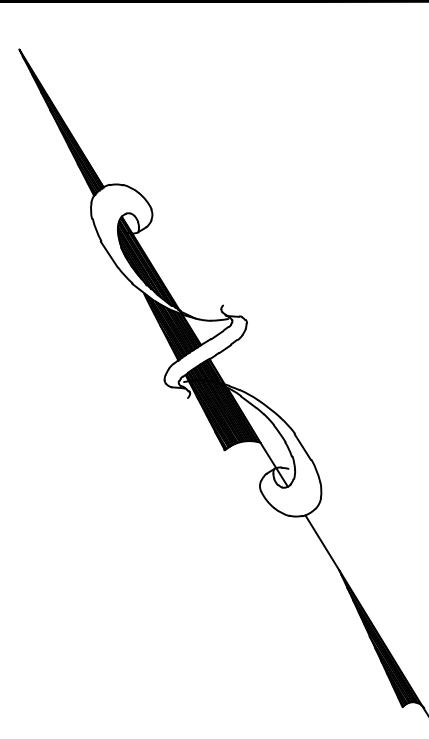
DESIGNED: BPG CHECKED: MSB

DRAWN: KFW APPROVED: BPG

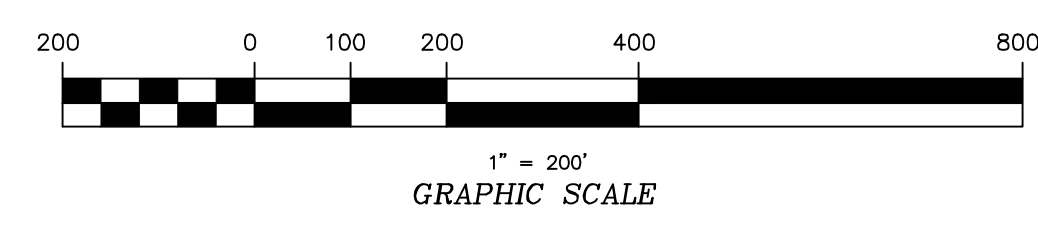
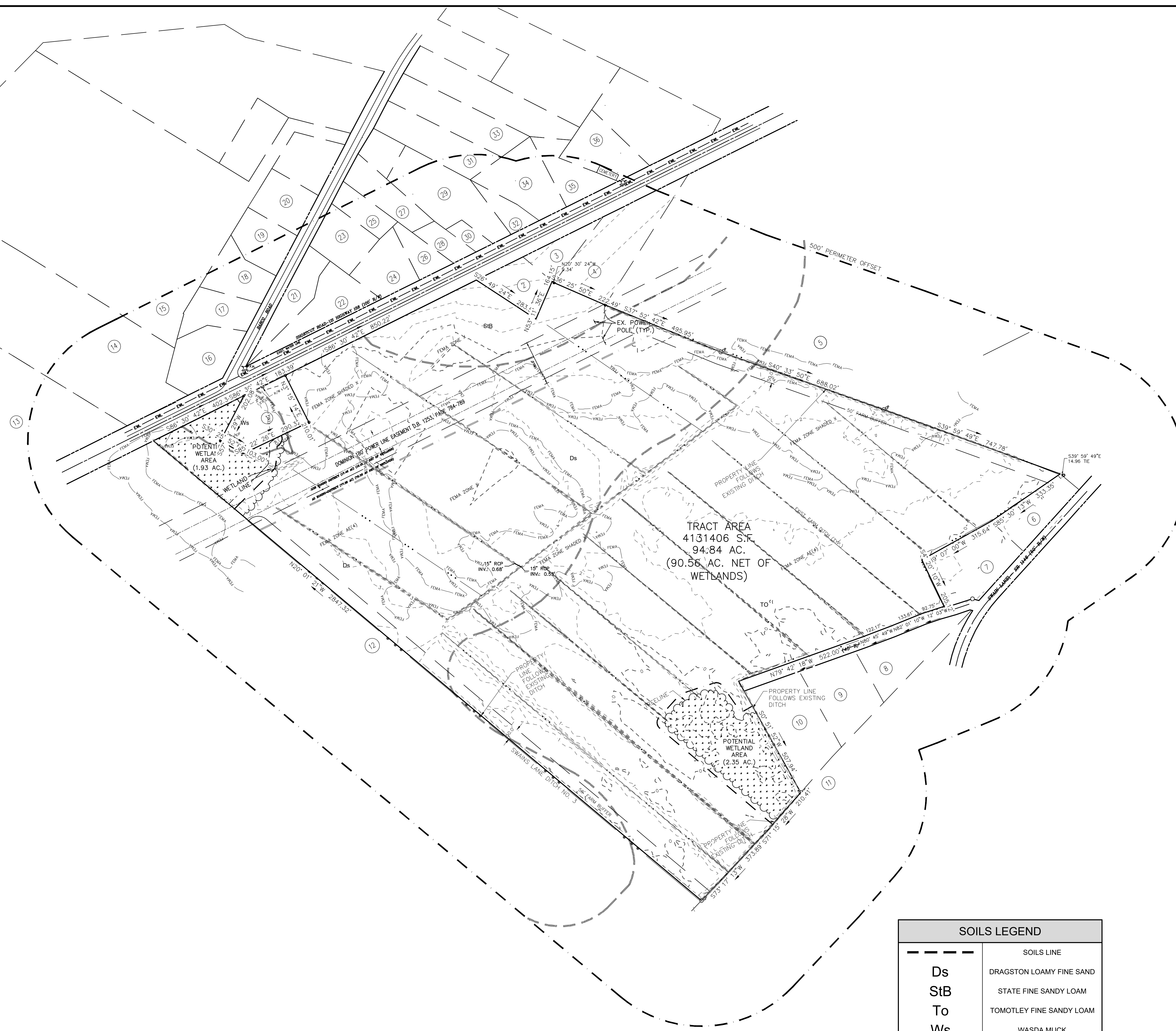
SHEET: 1 OF 11

CAD FILE: 48530PP1

PROJECT NO: 4853



ADJOINER PROPERTY OWNERS		
1	CONNIE HENDERSON & MARILYN WHITE	D.B. 1135, PAGE 250 D.B. 76, PAGE 222
2	ELIZABETH A GREENE	D.B. 362, PAGE 276 D.B. 180, PAGE 685
3	STEVEN & MARLANA WEIR	D.B. 1747, PAGE 457
4	RUTH W. SIMMONS HERS & LYDIA S. TURNER	20 E/740 D.B. 146, PAGE 660
5	GARY T. DOZIER & HENRY G. DOZIER III	D.B. 1058, PAGE 950
6	ALAN LEWIS WHITE	D.B. 1537, PAGE 665 PC A, SL 228
7	RICHARD M. WHITE	D.B. 1407, PAGE 45 PC I, SL 68
8	ROBERT A. OSMAN	D.B. 1680, PAGE 205
9	RANDI L. WAGE	D.B. 1414, PAGE 440
10	LINDA L. BEEDIE & CLAUDE R. ASHBERRY JR.	D.B. 1372, PAGE 742
11	MORRIS R. JONES	D.B. 241, PAGE 160
12	CURTIS S. STAPLES JR.	D.B. 1228, PAGE 931
13	CARL S. STAPLES	D.B. 20/E, PAGE 199
14	CARL S. STAPLES	D.B. 20/E, PAGE 199
15	CARL S. STAPLES	D.B. 20/E, PAGE 199
16	DEANONE WILLIAMS CAVE	D.B. 1413, PAGE 748 PC A, SL 228
17	ASHLEY NICOLE MILLER	D.B. 1626, PAGE 338 PC A, SL 228
18	JOHN M. DURKIN, JR.	D.B. 1206, PAGE 698 PC A, SL 228
19	LAYLE M. LINDSEY-COFFEY & GEORGE D. COFFEY	D.B. 1497, PAGE 391 PC A, SL 228
20	MANUEL TORRES RUBIO & VENINGA REYNOSA	D.B. 1260, PAGE 210 PC A, SL 228
21	ROBERT JEFFREY DECASTILIA	D.B. 1366, PAGE 662 PC C2, SL 374
22	MARY JANE BOHOLAND CONNER	D.B. 1703, PAGE 560 PC C2, SL 374
23	ROBERT JOSEPH & PATRICIA A. HALKO	D.B. 330, PAGE 828 PC B, SL 52
24	LORETTA & CLINT MITCHELL BLANKFORD	D.B. 1472, PAGE 578 PC B, SL 52
25	HEATHER M. & DANIEL J. DECASTILIA	D.B. 1228, PAGE 879 PC A, SL 257
26	ROSS ALAN FOYNER	D.B. 106, PG. 143 PC A, SL 257
27	RUTH M. & ROBERT D. COOPER	D.B. 430, PAGE 534
28	MICHELLE & MICHAEL BISHOP	D.B. 1505, PAGE 134
29	CHARLOTTE G. JACKSON	D.B. 05E, PAGE 182
30	CHARLOTTE G. JACKSON	D.B. 05E, PAGE 182
31	ANNETTE GIBBS-LIFE BUNDY & CHARLIE-LIFE SUTTON (TENANTS)	D.B. 131, PAGE 181
32	SUSAN W. MANOLAS	D.B. 21E, PAGE 238 PC 367, SL 644
33	GERALD A. & PATRICIA C. STIP	D.B. 1633, PAGE 450 PC E, SL 350
34	LELAND GIBBS	D.B. 200, PAGE 823 PC L, SL 120
35	KELLY L. DAVIS	D.B. 791, PAGE 397 PC E, SL 350
36	HILLARY WARDEN	D.B. 1253, PAGE 368 PC O, SL 125



SOILS LEGEND	
	SOILS LINE
Ds	DRAGSTON LOAMY FINE SAND
StB	STATE FINE SANDY LOAM
To	TOMOTLEY FINE SANDY LOAM
Ws	WASDA MUCK

Bissell Professional Group
 Firm License # C-966
 P.O. Box 1008
 2500 Highway 279
 Raleigh, North Carolina 27619
 TEL (252) 281-1760
 FAX (252) 281-1760

BISSELL
 PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
 and Environmental Specialists

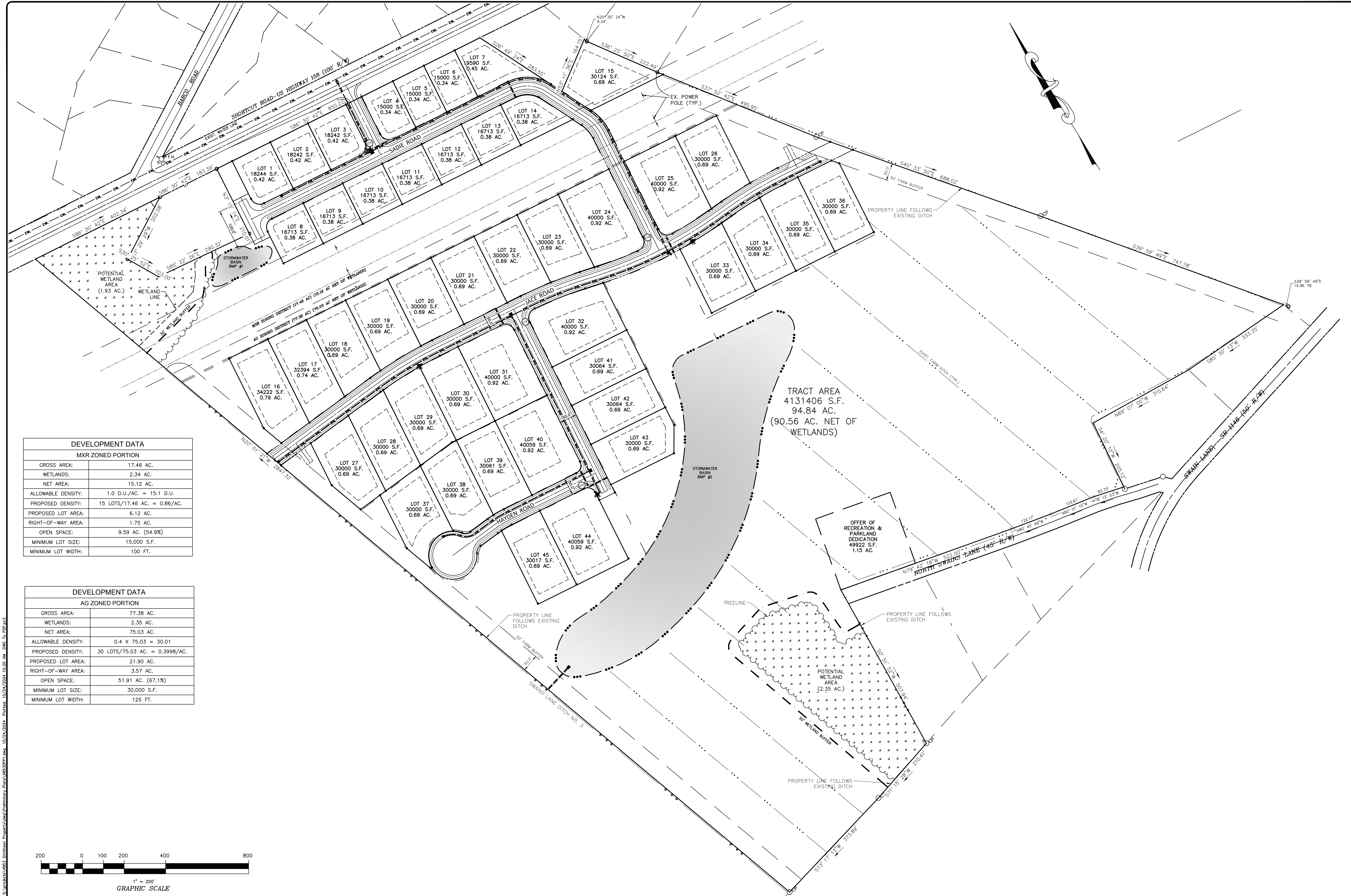
EXISTING SITE FEATURES
 & SITE CONDITIONS PLAN
 THIS DRAWING IS THE SOLE PROPERTY OF BISSELL PROFESSIONAL GROUP. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BISSELL PROFESSIONAL GROUP. COPYRIGHT 2006.

PROJECT: SMITHSON TRACT
 CRAWFORD TOWNSHIP NORTH CAROLINA
 PRELIMINARY LAND DEVELOPMENT PLANS

REVISIONS	
NO.	DATE

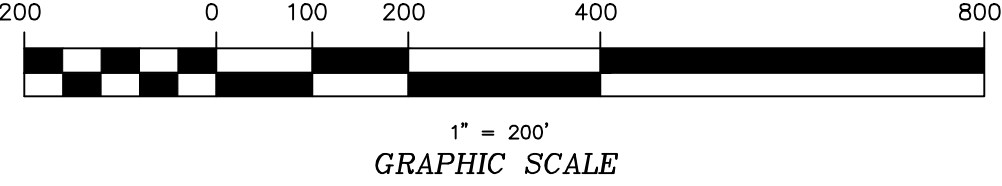
PRELIMINARY FOR REVIEW PURPOSES ONLY

DATE: 09/09/24 SCALE: 1" = 200'
 DESIGNED: BPG CHECKED: MSB
 DRAWN: KFW APPROVED: BPG
 SHEET: 2 OF 11
 CAD FILE: 48530PP1
 PROJECT NO: 4853



DEVELOPMENT DATA	
MXR ZONED PORTION	
GROSS AREA:	17.46 AC.
WETLANDS:	2.34 AC.
NET AREA:	15.12 AC.
ALLOWABLE DENSITY:	1.0 D.U./AC. = 15.1 D.U.
PROPOSED DENSITY:	15 LOTS/17.46 AC. = 0.86/AC.
PROPOSED LOT AREA:	6.12 AC.
RIGHT-OF-WAY AREA:	1.75 AC.
OPEN SPACE:	9.59 AC. (64.9%)
MINIMUM LOT SIZE:	15,000 S.F.
MINIMUM LOT WIDTH:	100 FT.

DEVELOPMENT DATA	
AG ZONED PORTION	
GROSS AREA:	77.38 AC.
WETLANDS:	2.35 AC.
NET AREA:	75.03 AC.
ALLOWABLE DENSITY:	0.4 X 75.03 = 30.01
PROPOSED DENSITY:	30 LOTS/75.03 AC. = 0.3998/AC.
PROPOSED LOT AREA:	21.90 AC.
RIGHT-OF-WAY AREA:	3.57 AC.
OPEN SPACE:	51.91 AC. (67.1%)
MINIMUM LOT SIZE:	30,000 S.F.
MINIMUM LOT WIDTH:	125 FT.



Bissell Professional Group
 Firm License # C-956
 P.O. Box 1008
 25257, North Carolina 27149
 (703) 766-1000
 FAX (703) 766-1790

BISSELL
 PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
 and Environmental Specialists

PROJECT: **SMITHSON TRACT**
 CRAWFORD TOWNSHIP
 CURRITUCK COUNTY
 NORTH CAROLINA

NO.	DATE	DESCRIPTION

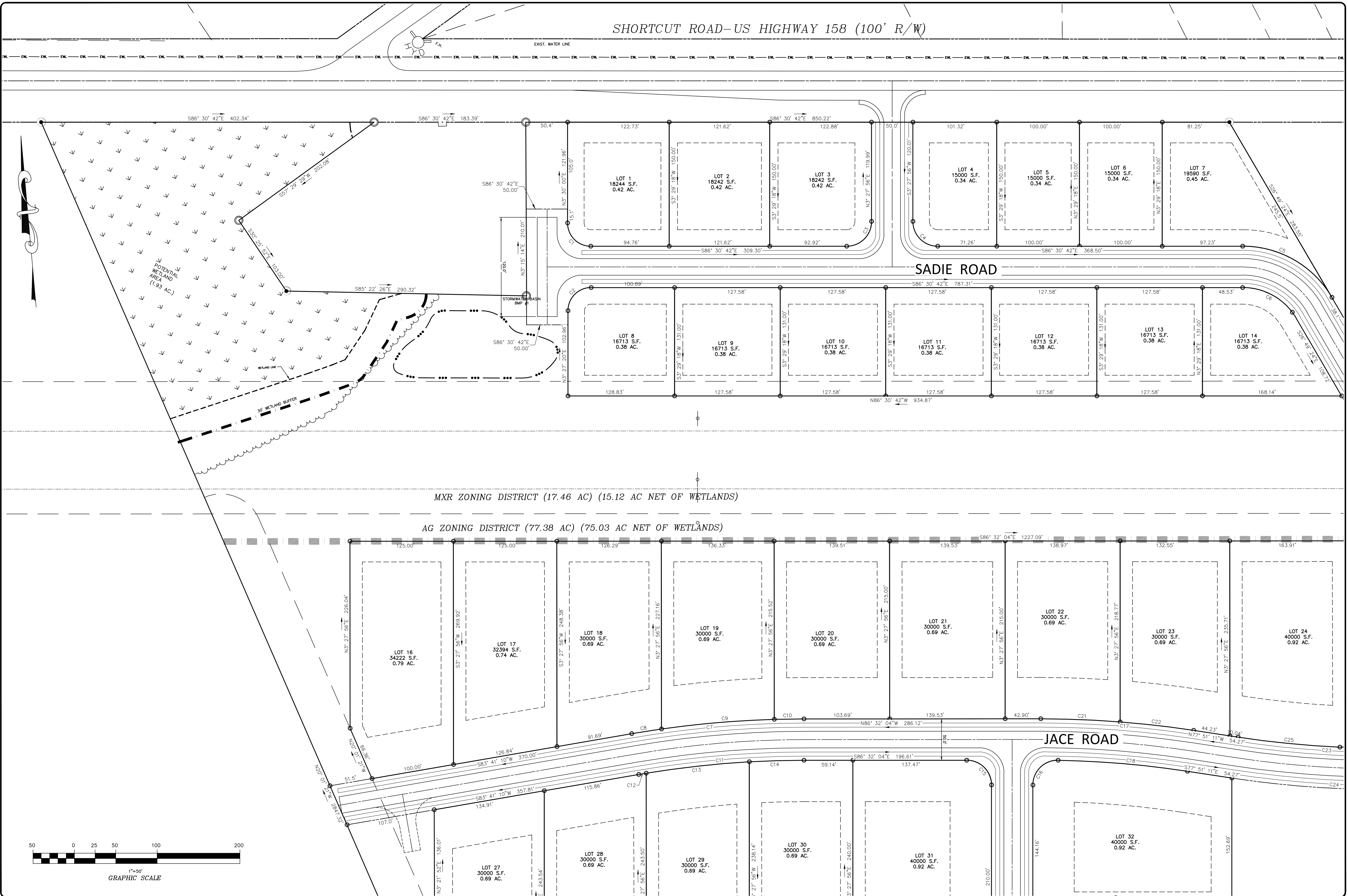
PRELIMINARY
 FOR REVIEW
 PURPOSES ONLY

DATE: 09/09/24 SCALE: 1" = 120'
 DRAWN: BPG CHECKED: MSB
 SHEET: 3 OF 11
 CAD FILE: 48530PP1
 PROJECT NO: 4853

PLANNED DEVELOPMENT
 OVERVIEW & LEGAL DESCRIPTION
 THIS DRAWING IS THE PROPERTY OF BISSELL PROFESSIONAL GROUP, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BISSELL PROFESSIONAL GROUP, INC. COPYRIGHT 2024.

PRELIMINARY LAND DEVELOPMENT PLANS

SHORTCUT ROAD-US HIGHWAY 158 (100' R/W)



BISSELL
 PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
 and Environmental Specialists

**PLAN OF SUBDIVISION
 METES AND BOUNDS**

THIS PLAN IS THE SOLE PROPERTY OF BISSELL PROFESSIONAL GROUP, INC. NO PART OF THIS PLAN OR THE INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BISSELL PROFESSIONAL GROUP, INC.

SMITHSON TRACT
 CURRITUCK COUNTY
 NORTH CAROLINA
 CRAWFORD TOWNSHIP

PRELIMINARY LAND DEVELOPMENT PLANS

PROJECT: 48530PP1

NO.	DATE	DESCRIPTION	BY

**PRELIMINARY
 FOR REVIEW
 PURPOSES ONLY**

DATE: 09/09/24	SCALE: 1" = 50'
DRAWN: BPG	CHECKED: MSB
BY: KFW	APPROVED: BPG
SHEET: 4 OF 11	
CAD FILE: 48530PP1	
PROJECT NO: 4853	

S:\Projects\4853 Smithson Property\4853 Preliminary Plans\48530PP1.dwg 10/24/2024 10:29 AM DWG to PDF.pc3

SHORTCUT ROAD-US HIGHWAY 158 (100' R/W)



S:\Projects\4853_Smithson\4853_Smithson_Preliminary_Plan_V48530PP1.dwg 10/24/2024 10:29 AM DWG to PDF.plt

BISSELL
 PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
 and Environmental Specialists

**PLAN OF SUBDIVISION
 METES AND BOUNDS**

THIS PLAN IS THE SOLE PROPERTY OF BISSELL PROFESSIONAL GROUP, INC. ANY REPRODUCTION, IN WHOLE OR IN PART, OR THE MODIFICATION OF ANY DETAIL OR DESIGN IS NOT TO BE MADE WITHOUT THE WRITTEN CONSENT OF BISSELL PROFESSIONAL GROUP, INC. COPYRIGHT 2005.

SMITHSON TRACT
 CURRITUCK COUNTY
 NORTH CAROLINA
 CRAWFORD TOWNSHIP

PRELIMINARY LAND DEVELOPMENT PLANS

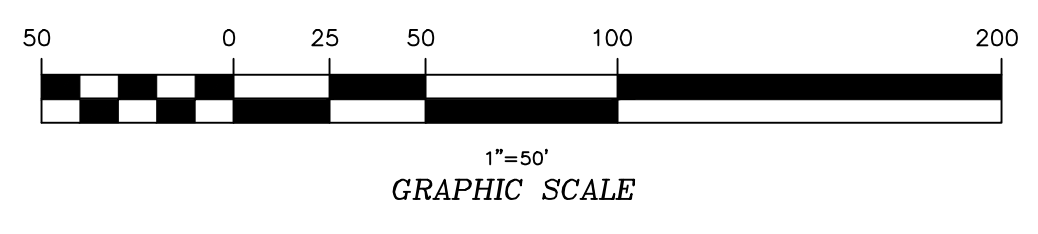
NO.	DATE	DESCRIPTION	BY

**PRELIMINARY
 FOR REVIEW
 PURPOSES ONLY**

DATE: 09/09/24 SCALE: 1" = 50'
 DESIGNED: BPG CHECKED: MSB
 DRAWN: KFW APPROVED: BPG
 SHEET: 5 OF 11
 CAD FILE: 48530PP1
 PROJECT NO: 4853



TRACT AREA
4131406 S.F.
94.84 AC.
(90.56 AC. NET OF
WETLANDS)



BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

**PLAN OF SUBDIVISION
METES AND BOUNDS**

SMITHSON TRACT
CRAWFORD TOWNSHIP
CURRITUCK COUNTY
NORTH CAROLINA

REVISIONS

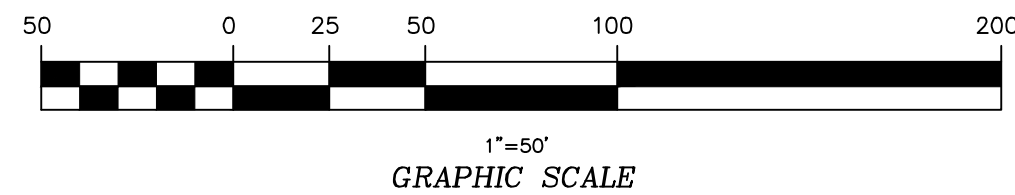
NO.	DATE	DESCRIPTION	BY

**PRELIMINARY
FOR REVIEW
PURPOSES ONLY**

DATE: 09/09/24 SCALE: 1" = 50'
DESIGNED: BPG CHECKED: MSB
DRAWN: KFW APPROVED: BPG
SHEET: 6 OF 11
CAD FILE: 48530PP1
PROJECT NO: 4853

S:\Projects\4853_Smithson\Project\4853_Preliminary\Plan\48530PP1.dwg 10/24/2024 10:29 AM DWG to PDF.pc3

S:\Projects\4853_Smithson\Property\4853_Smithson_Preliminary\4853_Smithson.dwg 10/24/2024 10:29 AM DWG to PDF.pc3



TRACT /
4131406
94.84
(90.56 AC.
WETLAND

Bissell Professional Group
Firm License # C-566
P.O. Box 1008
1000 North Carolina 27149
TEL: (252) 281-1760
FAX: (252) 281-1760

BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

PLAN OF SUBDIVISION
METES AND BOUNDS

THIS PLAN IS THE SOLE PROPERTY OF BISS, INC. ANY CITY, COUNTY, STATE, FEDERAL OR FOREIGN REPRODUCTION IN WHOLE OR IN PART OR THE MODIFICATION OF ANY DETAIL OR DESIGN IS NOT TO BE MADE WITHOUT THE WRITTEN CONSENT OF BISS, INC.

SMITHSON TRACT
CRAWFORD TOWNSHIP
CURRITUCK COUNTY
NORTH CAROLINA

NO.	DATE	DESCRIPTION	BY

PRELIMINARY
FOR REVIEW
PURPOSES ONLY

DATE: 09/09/24 SCALE: 1" = 50'
DESIGNED: BPG CHECKED: MSB
DRAWN: KFW APPROVED: BPG
SHEET: 7 OF 11
CAD FILE: 48530PP1
PROJECT NO: 4853



S:\Projects\MS3_Smithson\Projects\MS3_Smithson.dwg 10/24/2024 10:29 AM DWG to PDF.plt

Bissell Professional Group
 Firm License # C-566
 P.O. Box 1008
 1509 S. Beaufort Highway
 Currituck County, North Carolina 27849
 Phone: (252) 755-1796
 Fax: (252) 381-1790



DRAINAGE & STORMWATER MANAGEMENT PLAN

THIS DRAWING IS THE SOLE PROPERTY OF BISS, INC. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THIS DRAWING IN WHOLE OR IN PART, OR THE MODIFICATION OF ANY DETAIL OR DESIGN IS NOT TO BE MADE WITHOUT THE WRITTEN PERMISSION OF BISS, INC. COPYRIGHT 2005.

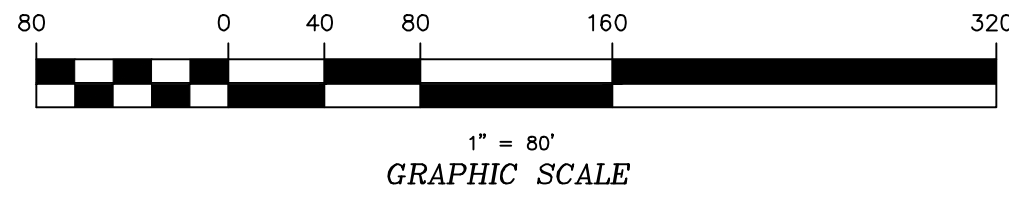
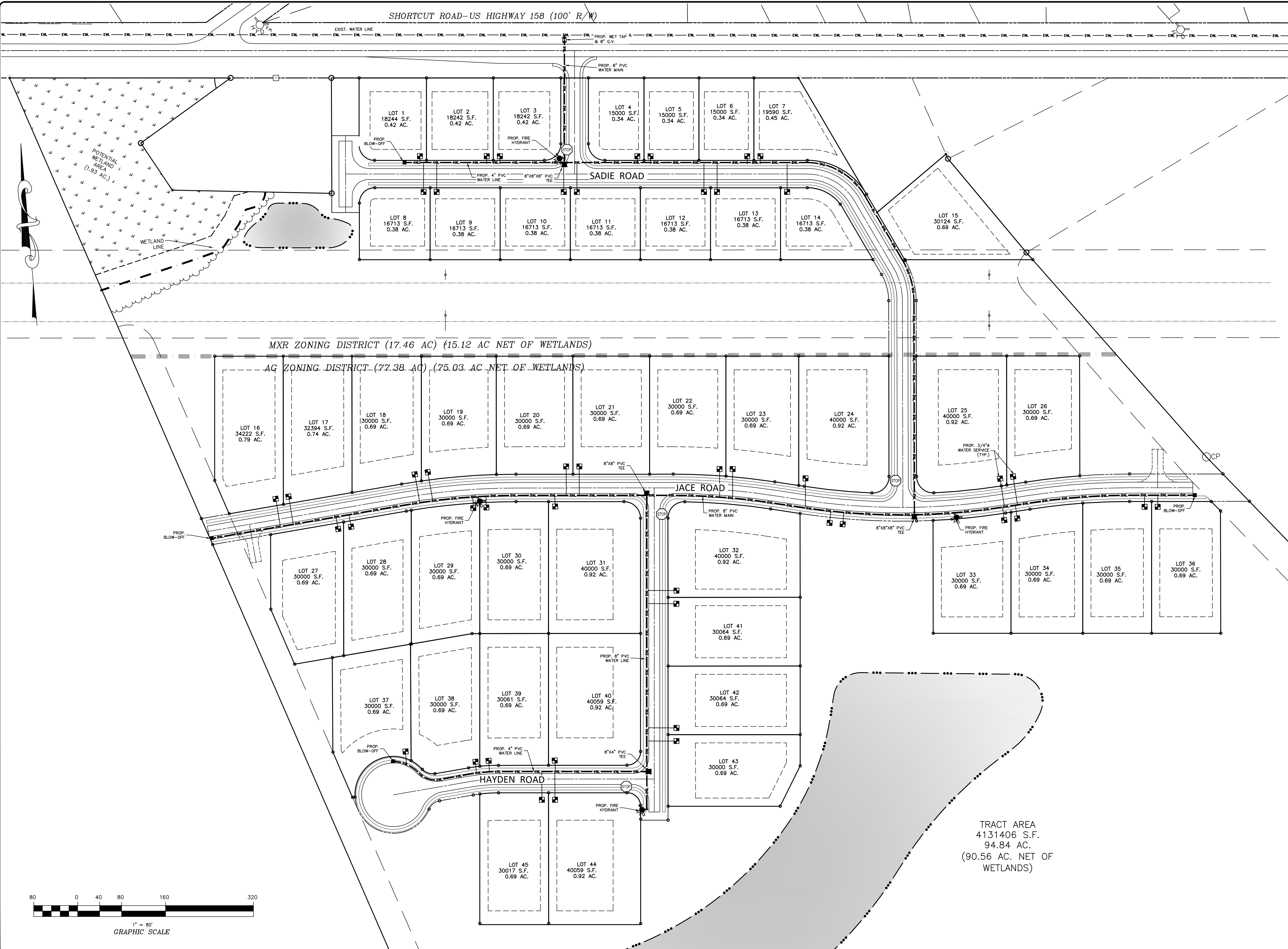
SMITHSON TRACT
 CURRITUCK COUNTY
 NORTH CAROLINA

PRELIMINARY LAND DEVELOPMENT PLANS

NO.	DATE	DESCRIPTION	BY

PRELIMINARY FOR REVIEW PURPOSES ONLY

DATE: 09/09/24 SCALE: 1" = 100'
 DESIGNED: BPG CHECKED: MSB
 DRAWN: KFW APPROVED: BPG
 SHEET: 8 OF 11
 CAD FILE: 48530PP1
 PROJECT NO: 4853



Bissell Professional Group
 Firm License # C-566
 10000 US Highway
 P.O. Box 1008
 Raleigh, North Carolina 27619
 (919) 781-1700
 FAX (919) 781-1790

BISSELL
 PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
 and Environmental Specialists

WATER MAIN EXTENSION & POTABLE SERVICE PLAN

THIS PLAN IS THE SOLE PROPERTY OF BISSELL PROFESSIONAL GROUP. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO REPRODUCTION, IN WHOLE OR IN PART, OR THE MODIFICATION OF ANY DETAIL OR DESIGN IS NOT TO BE MADE WITHOUT THE WRITTEN PERMISSION OF BISSELL PROFESSIONAL GROUP.

SMITHSON TRACT
 CRAWFORD TOWNSHIP
 CURRITUCK COUNTY
 NORTH CAROLINA

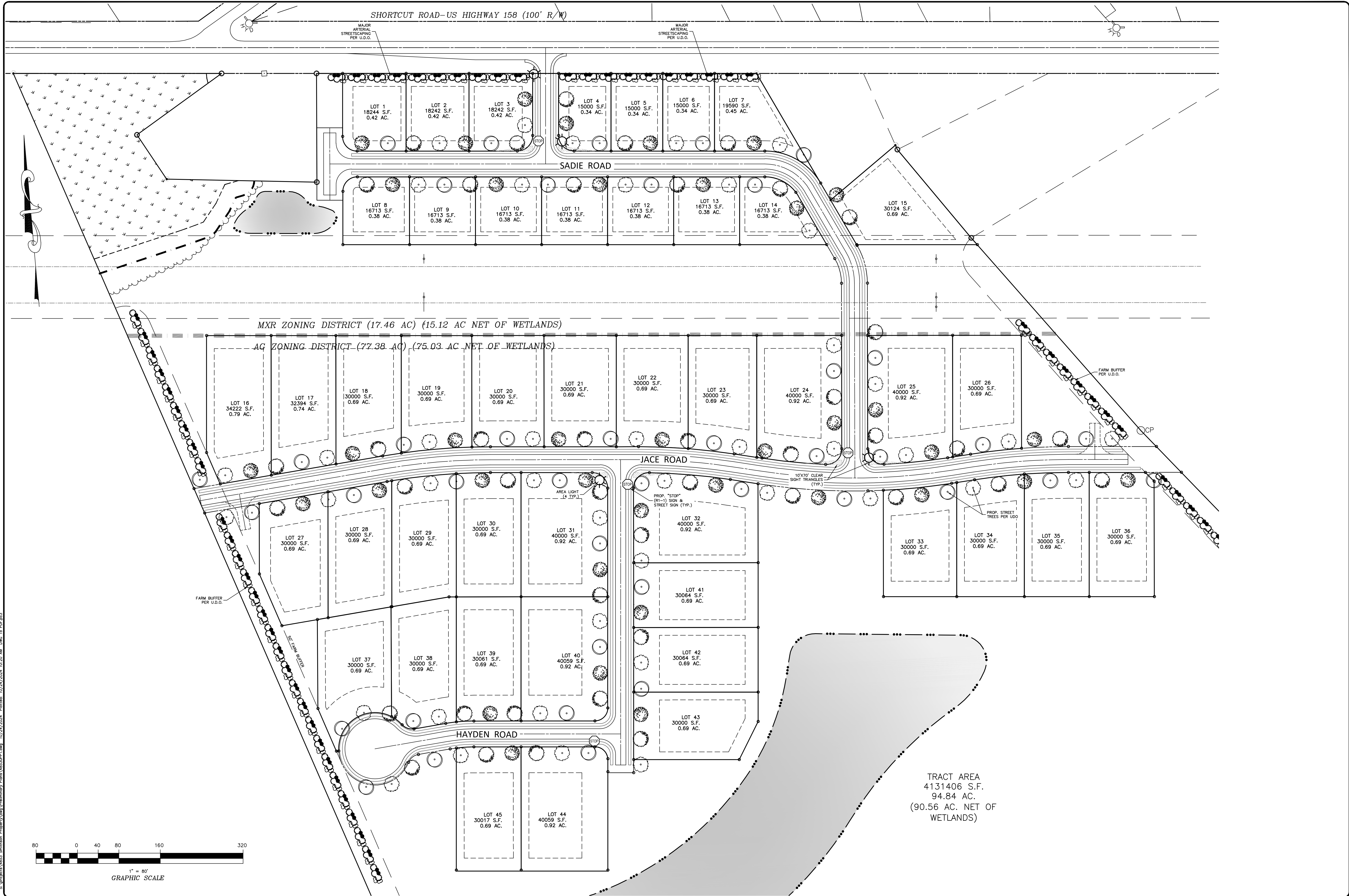
PRELIMINARY LAND DEVELOPMENT PLANS

NO.	DATE	DESCRIPTION

PRELIMINARY FOR REVIEW PURPOSES ONLY

DATE: 09/09/24	SCALE: 1" = 80'
DRAWN: BPG	CHECKED: MSB
APPROVED: KFW	APPROVED: BPG
SHEET: 9 OF 11	CAD FILE: 48530PP1
PROJECT NO: 4853	

S:\projects\4853_Smithson\Project\13_Smithson_Preliminary\Drawings\48530PP1.dwg 10/24/2024 10:29 AM DWG to PDF.pc3



S:\projects\4853_Smithson\4853_Smithson_Preliminary\Drawings\48530PP1.dwg 10/24/2024 10:29 AM DWG to PDF.pc3

BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

Bissell Professional Group
Firm License # C-565
P.O. Box 1008
1000 North Carolina Highway
150, Raleigh, North Carolina 27619
TEL: (919) 781-1700
FAX: (919) 781-1790

LANDSCAPING, BUFFERING,
SIGNAGE & LIGHTING PLAN

THIS PLAN IS THE SOLE PROPERTY OF BISS, INC. ANY REPRODUCTION, IN WHOLE OR IN PART, OR THE MODIFICATION OF ANY DETAIL OR DESIGN IS NOT TO BE MADE WITHOUT THE WRITTEN PERMISSION OF BISS, INC. COPYRIGHT 2005.

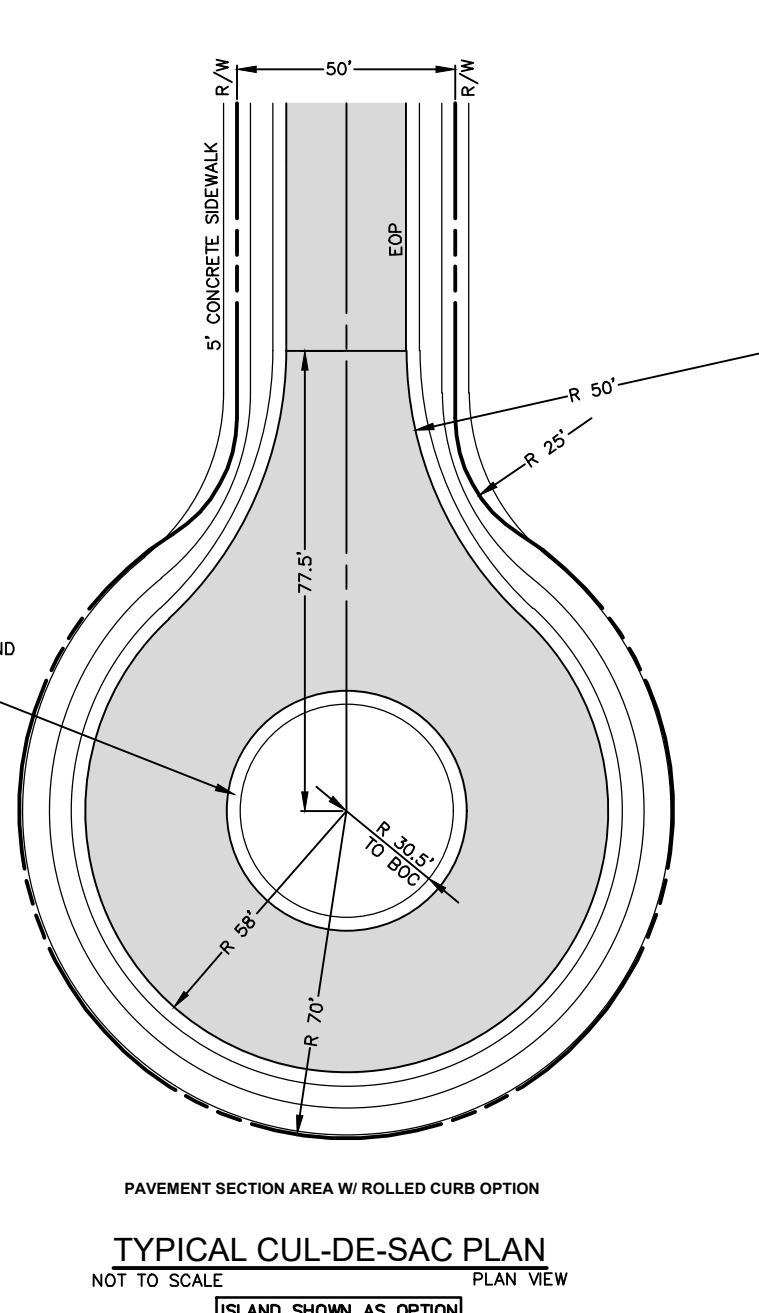
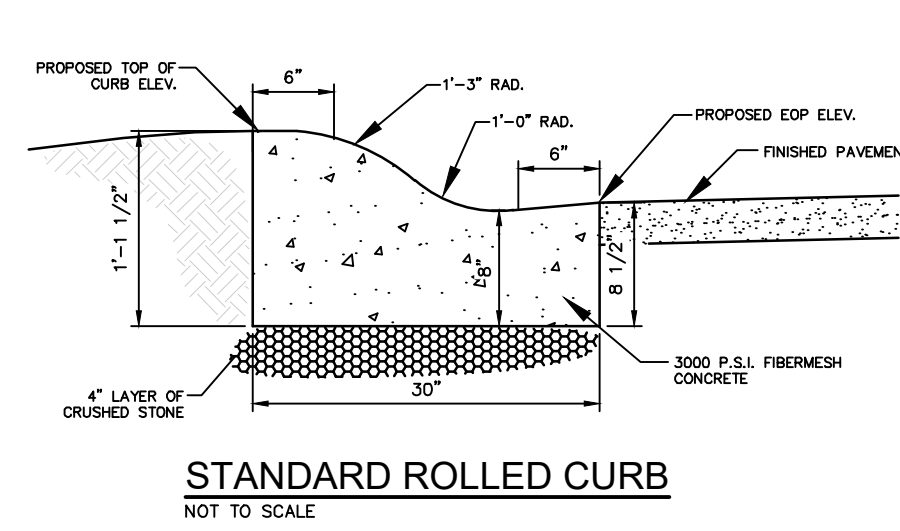
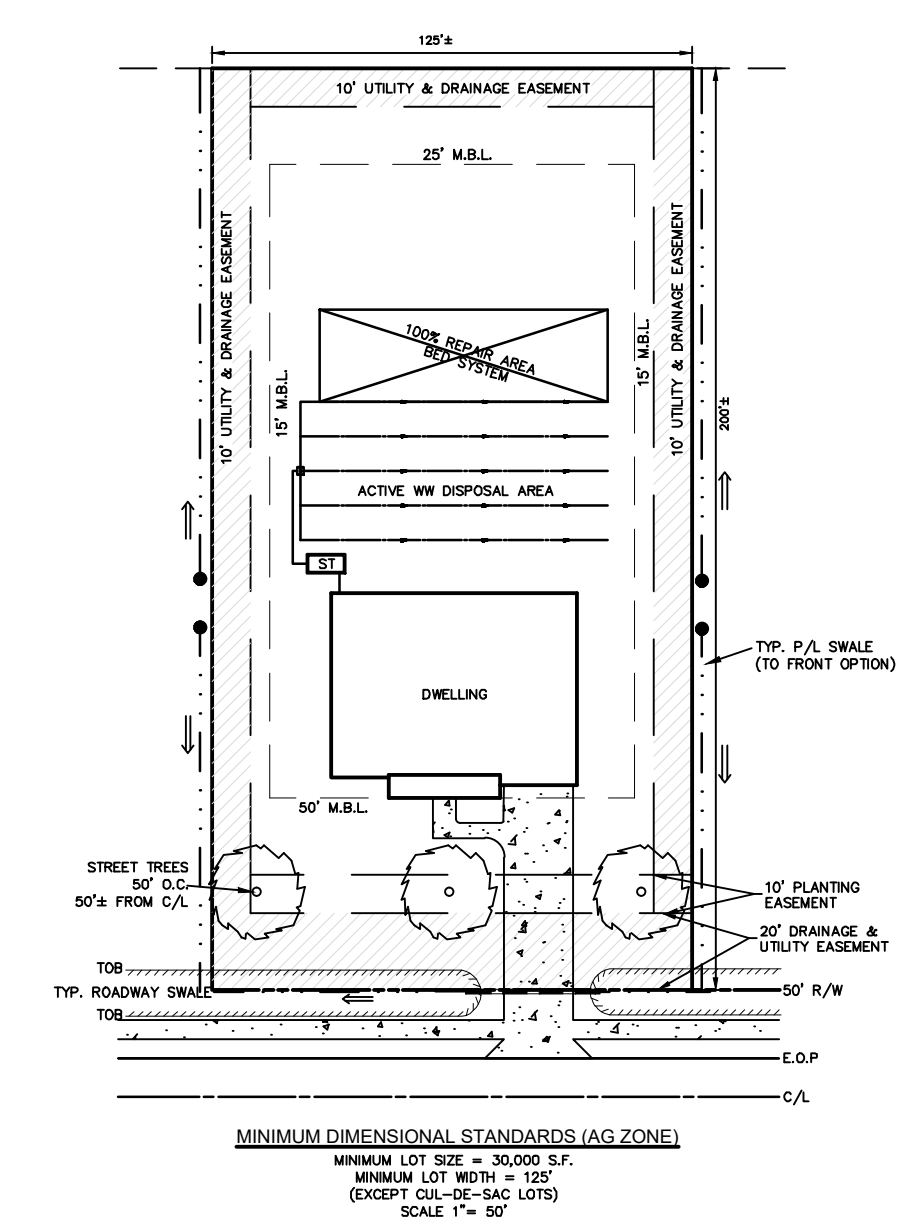
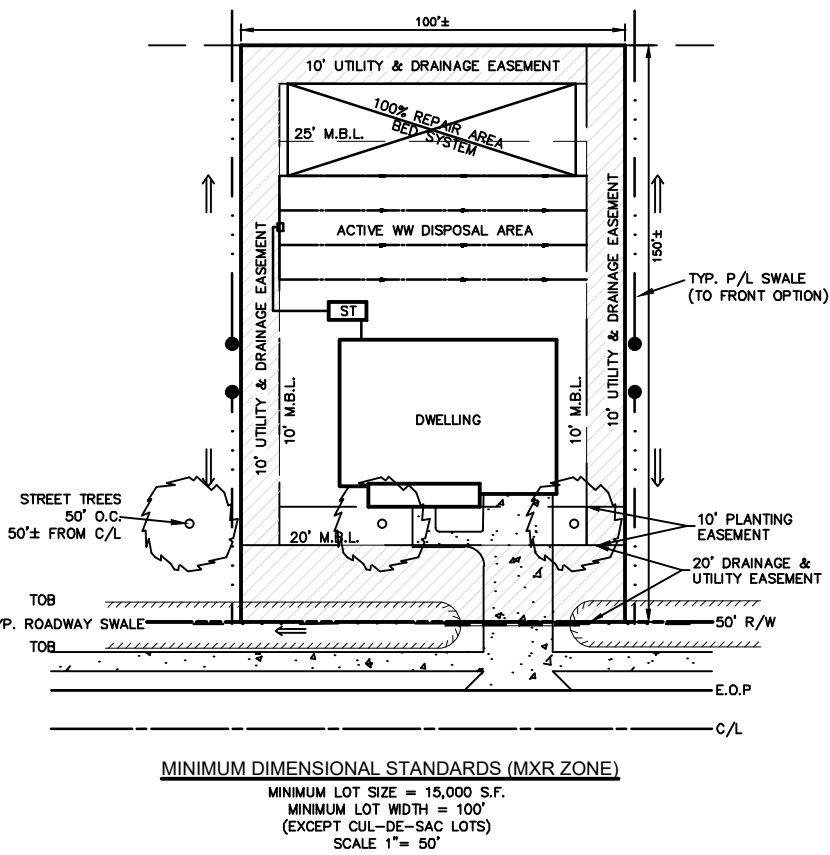
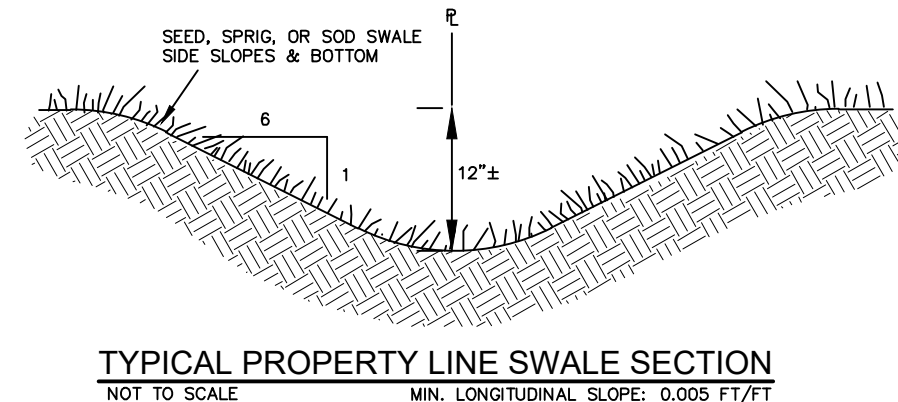
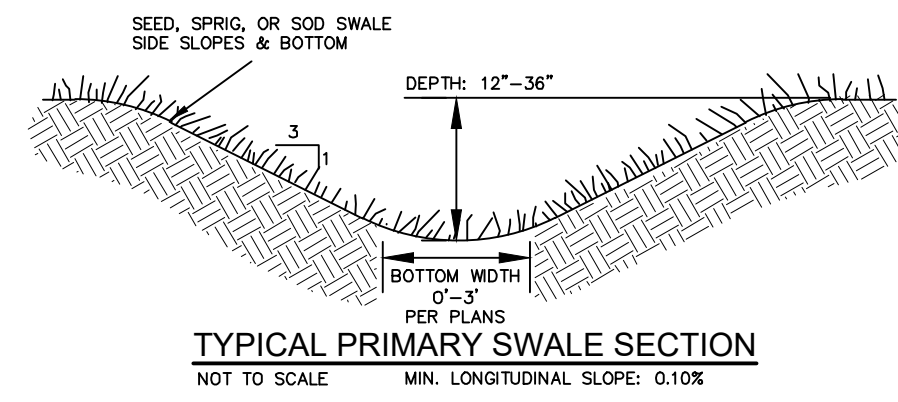
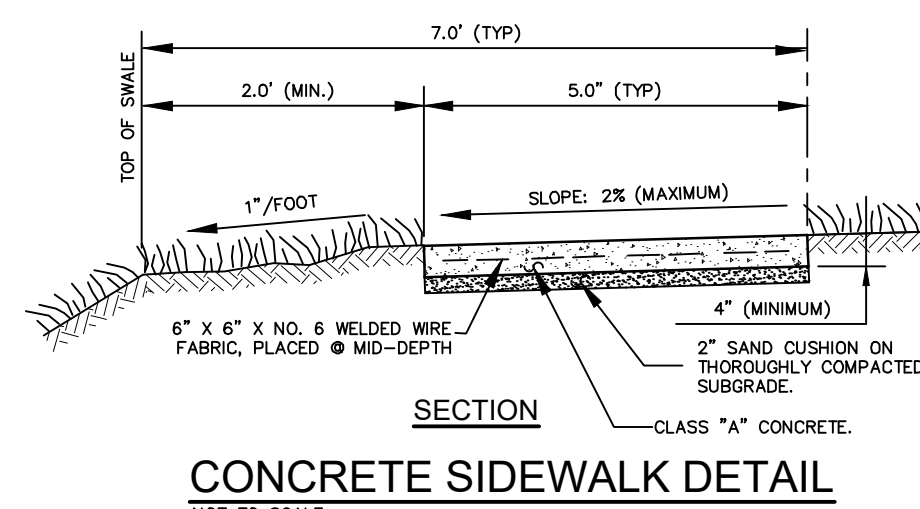
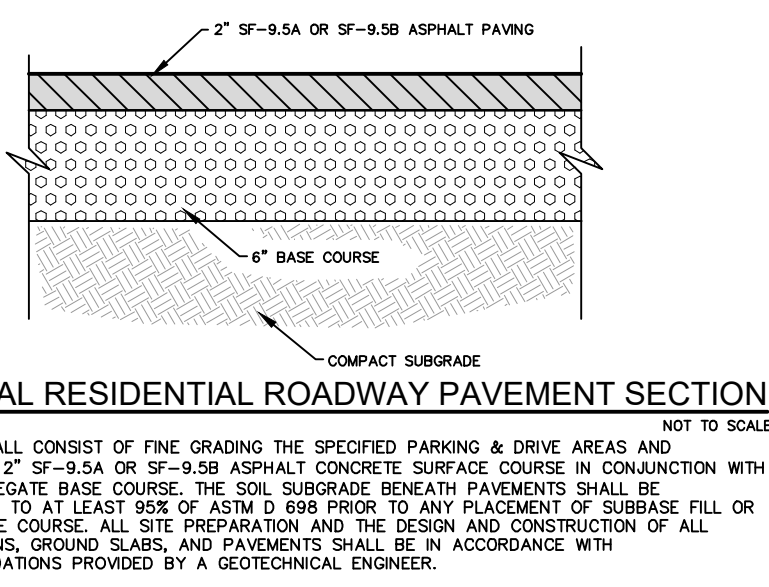
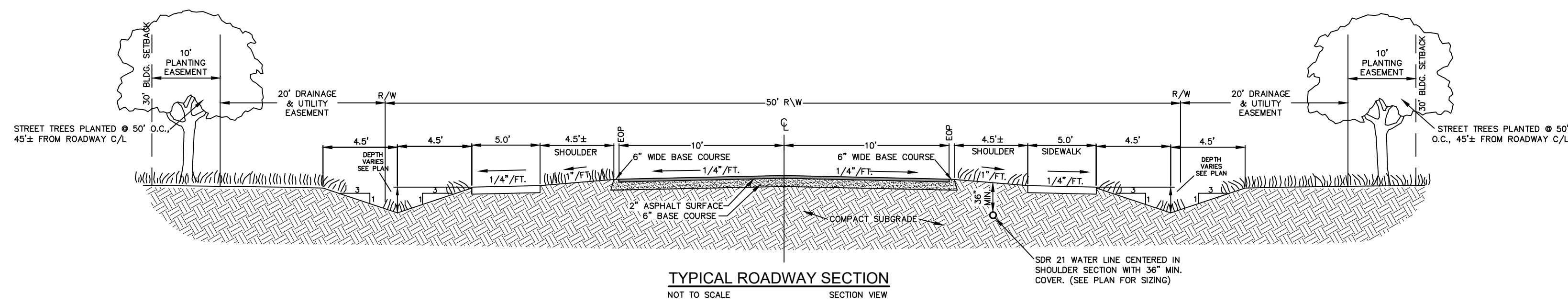
PROJECT: SMITHSON TRACT
CRAWFORD TOWNSHIP
CURRITUCK COUNTY
NORTH CAROLINA

PRELIMINARY LAND DEVELOPMENT PLANS

NO.	DATE	DESCRIPTION

**PRELIMINARY
FOR REVIEW
PURPOSES ONLY**

DATE: 09/09/24 SCALE: 1" = 80'
DESIGNED: BPG CHECKED: MSB
DRAWN: KFW APPROVED: BPG
SHEET: 10 OF 11
CAD FILE: 48530PP1
PROJECT NO: 4853



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	44.02'	28.00'	39.63'	N41° 28' 10\"/>	

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C25	123.64'	1175.00'	123.59'	S80° 52' 04\"/>	

BISSELL
 PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
 and Environmental Specialists

**TYPICAL CONSTRUCTION
 DETAILS & LOT CONFIGURATIONS**

SMITHSON TRACT
 CRAWFORD TOWNSHIP
 CURRITUCK COUNTY
 NORTH CAROLINA

NO.	DATE	REVISIONS	DESCRIPTION

PRELIMINARY FOR REVIEW PURPOSES ONLY

DATE: 09/09/24 SCALE: AS NOTED
 DRAWN: BPG CHECKED: MSB
 SHEET: 11 OF 11
 CAD FILE: 48530PP1
 PROJECT NO: 4853