



Currituck County

Planning and Inspections Department
153 Courthouse Road, Suite 110
Currituck, North Carolina 27929
252-232-3055
FAX 252-232-3026

MEMORANDUM

To: Justion Old, Allied Properties, LLC
Mark Bissell, Bissell Professional Group

From: Planning Staff

Date: March 14, 2024 3-28-24 Response to TRC Comments

Re: Baxter Station Phase 1 Final Plat (First Submittal)

The following comments were received for the March, 13, 2024, TRC meeting. Please address all comments and resubmit a corrected plan and documents as necessary. Revisions must be received before noon on March 28, 2024 to be included in the next TRC meeting agenda. TRC comments are valid for six months from the date of the TRC meeting.

Planning (Jennie Turner, 252-232-6031, Anna Cherry, 252-232-6066)

Reviewed with comments:

1. Please show street trees and driveways on typical lot detail.
[Street trees have been added to the typical lot detail.](#)
2. Please clearly label the 25' rear MBL.
[The rear MBL has been clarified.](#)
3. Provide USPS CBU detail
[The CBU detail has been added to the plat.](#)
4. What improvements have been made to the Open Space area B (Dog park and RV storage area)? Will you include these private site improvements in the performance guarantee?
[The RV storage lot has been improved \(and added to the plat\); the dog park improvements are being added to the LOC amount, according to the attached proposal.](#)
5. Please include the 50-foot drainage easement for maintenance of the Baxter Ditch in the easements statements note 7.
[The 50' easement has been added to note 7.](#)
6. Does the proposed 30% lot coverage match the state stormwater permit requirements for max lot coverage and agree with restrictive covenants statements of the state permit?
[The note has been corrected to match the stormwater permit BUA limit of 4,000 square feet per lot.](#)
7. Recreation and Park Fee-in-lieu for Phase 1 (41 lots * 0.0255 acres per unit = 1.0455 acres) 1.0455 acres x \$26,434.98 /acre = **\$27,637.77**, the remaining Recreation/Park dedication Fee-in-lieu will be \$26,289.59.
[Our calculations show \\$1,022,900/53.52 Ac per survey = \\$19,112.48/Ac x 1.0455 Ac = \\$19,982.10.](#)
8. Minimum BPE data missing on As-built for lots 1,2,43,44,45.
[These lots were staging areas at the time of survey; BPE data has now been added to the as-built.](#)
9. Please include minimum BPE and FFE on Final plat.
[A note has been added to the plat cover sheet \(all lots have the same minimum BPE and FFE\).](#)
10. Please provide an update on the status of the zoning comments if not addressed in the record drawings.
[The downstream culvert upgrades have been completed and added to the as-built drawing.](#)
[The other zoning conditions were satisfied though the stormwater modeling and improvements design & construction \(conditions 2a,b&e and 3\), or the covenants \(condition d\).](#)

11. POA/HOA documentation is still under review, separate comments will be sent if needed.

Please let us know if changes are necessary.

12. Please provide information on street lights including but not limited to location, detail, number, etc. in utility information. Illumination standards must be met prior to final plat approval (see Section 2.4.8) UDO Section 5.4.5.D. Street Lighting.)

Street lights (location, fixture type, etc.) were approved as part of the construction drawings for this project, and are not typically shown on a final plat. please advise us if something additional is needed.

Currituck County Building and Fire Inspections (Richard Godsey, 252-232-6020)

Reviewed.

Maintain turnarounds.

Turnarounds will be maintained by the developer until the phase 2 roads have been completed.

Currituck Stormwater - (McAdams)

Reviewed.

Please see the attached marked up plans and comments.

[Responses to the stormwater comments are attached.](#)

Currituck County Public Utilities - Water (Dave Spence 252-232-4152)

Reviewed with comments:

1. The bore details are no longer on the final plat. It was explained to the engineer in a phone call on 2/21/24 that Currituck Utilities would not approve final plat without the bore and tie in completed. Currituck County Utilities cannot approve this phase for final until the bore is complete. Please provide an updated plan with these changes.

[The work is currently in progress. It is agreed that the plat will not be submitted for recordation until the bore is complete and certified.](#)

2. Updated: Currituck County Utilities will approved the plans with the condition that the bore and tie in on Baxter Ln will be completed before the final plat is signed and the water system is put online.

[Agreed.](#)

2. The connection made to Shady Oaks is part of phase two and is not up for final plat approval. For this waterline to be used it must be part of the phase being brought for final plat. Currituck Utilities will not approved/be responsible for waterlines/water that is part of an unapproved phase. The valve at Shady Oaks will not be put in service until the whole of the attached waterline has been approved.

[Per the updated comment, and easement is being dedicated to allow this section of waterline to be used.](#)

3. The Construction drawings were approved with a 8" waterline going out to the east driveway that connects to Baxter Ln. I understand that Phase 1 is the only phase up for approval and this line is supposedly part of phase 2, we are just noting the absence of it on these plans.

[The connection to the 4" waterline at Baxter will be made with the phase 2 construction.](#)

4. Where phase 1 and phase 2 connect, there needs to be valves to isolate the phases from each other. If only phase one is being brought to final, no part of phase two can have county water. The County will not take responsibility for waterlines that have not been approved.

[The waterline on Tuscarora has been isolated with a valve; the line on Baxter Station Blvd is being placed into service per the updated comment in 2 above.](#)

5. Lot 72 shows the meter as being part of phase 1 approval. Please correct that on the plans.

[The meter box is part of the waterline apporves in 2 above, but the lot it serves will not be developed until phase 2.](#)

Currituck County GIS (Harry Lee 252-232-4039)

Due to a 5' Non-access easement for lot # 2 along Baxter Station Blvd, GIS needs to change some assigned lot addresses. I apologize. Below are the new addresses for the final plat:

Lot 2: 101 Tuscarora Ln

Lot 3: 103 Tuscarora Ln

Lot 4: 105 Tuscarora Ln

Lot 5: 107 Tuscarora Ln

Lot 6: 109 Tuscarora Ln

Lot 7: 111 Tuscarora Ln

Lot 8: 113 Tuscarora Ln

Lot 9: 115 Tuscarora Ln

Lot 10: 117 Tuscarora Ln

[the addresses have been updated accordingly on the plat.](#)

No comments received:

- Currituck Fire and Emergency Medical Services (Chief Ralph Melton, 252-232-7746)
- NC Division of Coastal Management (Ron Renaldi, 252-264-3901)
- NC DOT (Caitlyn Spear, 252-331-4737)
- Albemarle Regional Health Services (Kevin Carver, 252-232-6603)
- Currituck County Public Utilities – Water/Backflow (Chas Sawyer 252-202-1692)
- US Army Corps of Engineers (Anthony Scarbraugh, 910-251-4619)
- Currituck County Parks and Recreation (Jason Weeks, 252-232-3007)

The following items are necessary for resubmittal:

- 1- PDF digital copy of all revised documents and plans.

[A pdf of all revised documents and plans is included with this submittal.](#)

BAXTER STATION PHASE 1 BOND COMPUTATIONS

Updated 3-28-24

Phase 1 Amounts:

Sidewalk Bond: 5,148 l.f. in phase 1 = 2,860 sq. yd. @ \$46/ sq yd	
= \$131,560.00 x 115% =	\$151,294.00
Pavement Markings: \$4,750 x 115% =	\$ 5,462.5.00
Street Lights (prepaid to Dominion):	\$ 0.00
Street Trees, Buffer Trees & Shrubs: \$46,200.00 x 115% =	\$ 53,130.00
Dog Park Improvements: \$34,630.20 x 115% =	\$ 39,824.73
Mail Boxes: (Ordered)	<u> \$ 0.00</u>
Phase 1 Total =	\$249,711.23

From: [Mark Bissell](#)
To: "Christine Early"
Cc: [Dave Klebitz](#); "Marcie Coordinator"
Subject: 4671 RE: Baxter dog park
Date: Thursday, March 28, 2024 9:14:10 AM

Christine,

The LOC amount for this will be:

Fencing:	\$19,731.90 including tax
Installation:	\$ 4,725.00
Benches: 2@1,231.72 =	\$ 2,463.44 including tax
Trach cans: 2@829.98 =	\$ 829.98 including tax
Concrete work:	\$ 875.00
Dog stations: 4@251.22 =	\$ 1,004.88 including tax
Landscaping:	\$ 5,000.00
Total:	\$34,630.20 (plus 15% per UDO rules)

Thanks,

Mark S. Bissell, PE



The Coastal Experts

Celebrating Innovative Services Since 1985!

3512 N. Croatan Hwy. * PO Box 1068 * Kitty Hawk, NC 27949

O: (252) 261-3266 F: (252) 261-1760 C: (252) 216-1833

Firm License # C-0956

www.bissellprofessionalgroup.com

 Find us on Facebook "Like" Bissell Professional Group

From: Christine Early <cearly@qhoc.com>

Sent: Thursday, March 28, 2024 8:50 AM

To: Mark Bissell <mark@bissellprofessionalgroup.com>; Marcie Coordinator <admin@bissellprofessionalgroup.com>; keith@bissellprofessionalgroup.com

Subject: Fwd: Baxter monument sign

Mark,

Here's the pricing below - includes everything but landscaping/grading. I'd add \$5k for that.

Thanks,

Christine Early

757-619-0423

cearly@qhoc.com

Sent from my iPhone

Begin forwarded message:

From: Jesse Baker <jesse@idfpensign.com>

Date: March 18, 2024 at 9:01:56 AM EDT

To: cearly@qhoc.com

Subject: Re: Baxter monument sign

Good Morning Christine,

We can install 510 running feet of 4' tall powder coated black aluminum dog park fencing and posts – residential grade – with a double entry gate system for dogs and people + a double gate for vehicles and maintenance equipment.

Cost for Fencing - \$18,615.00 + tax

Installation - \$4,725.00 – to include all fencing, dog stations, benches and trash cans - complete

2 – 6' benches - 1,192.00 each + tax. Powder coated black ends with tan slats.

2 – 32-gallon black trash cans – powder coated steel – 783.00 each + tax.

Concrete pads - 42" x 7' concrete pad and a 42" x 10' pad for benches and 1 can. To include form, concrete and broom finish – 4" deep. \$875.00 – no tax.

Pad will be placed 2" below grade – removing grass, if there at time if install and 2" above grade – for ease of lawn maintenance.

Note other can to be by gate entrance area – placed on concrete by others.

4 dog stations – sign, post and bag holder – no trash can – green - \$237.00 each + tax.

Let me know if you are interested in any of these other options along with the fencing.

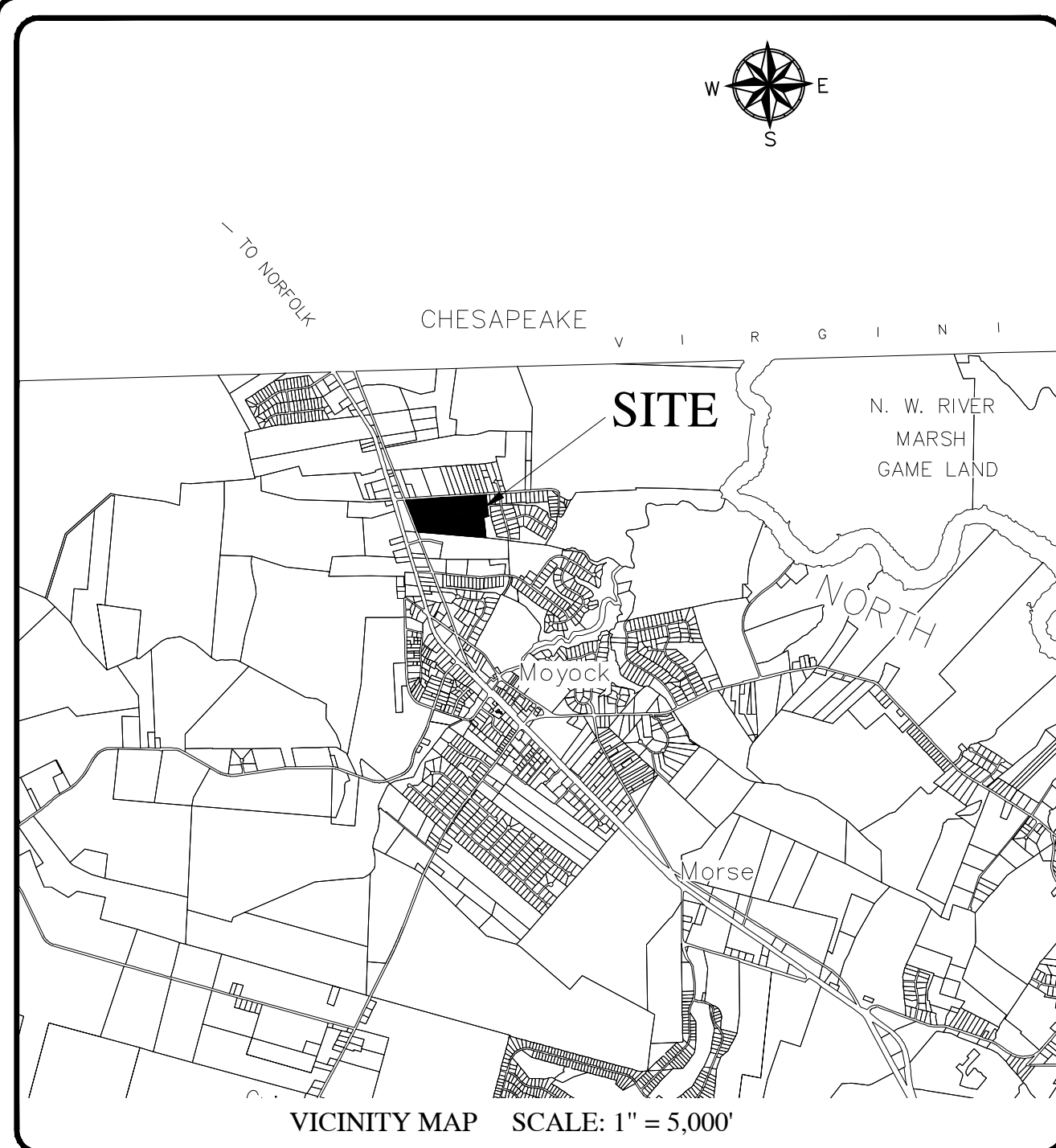
I will get you a formal proposal based on any of the items you choose!

Thanks,

Jesse Baker

Account Manager

Direct- 757-663-8707



BAXTER STATION

CONSTRUCTION RECORD DRAWINGS- PHASE 1

MOYOCK TOWNSHIP

CURRITUCK COUNTY

NORTH CAROLINA

GENERAL NOTES:

- PROJECT NAME: BAXTER STATION - PHASE 1
- APPLICANT: NORTH-SOUTH DEVELOPMENT GROUP, LLC.
417-D CARATOKE HIGHWAY
MOYOCK, NC 27958
- ALL SURVEY DATA IS REFERENCED TO NAD 83 NORTH CAROLINA STATE PLANE HORIZONTAL COORDINATE SYSTEM AND THE NAVD 1988 VERTICAL DATUM.
- F.I.R.M. DATA:
ZONE "X" PER F.I.R.M. MAP NOS. 3721802200 K, CID 370078, HAVING AN EFFECTIVE DATE DECEMBER 21, 2018. USE OF LAND WITHIN A FLOODWAY OR FLOOD PLAIN IS SUBSTANTIALLY RESTRICTED BY CHAPTER 7 OF THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE.
- EXISTING PAD ELEVATIONS SHOWN. MINIMUM BPE AND FFE ON ALL LOTS IS 9.60'
- THESE CONSTRUCTION RECORD DRAWINGS AREA BASED ON A COMBINATION OF ACTUAL FIELD SURVEYS AND FIELD OBSERVATIONS PERFORMED BY BISSELL PROFESSIONAL GROUP AS WELL AS INFORMATION PROVIDED BY THE PROJECT'S CONSTRUCTION CONTRACTORS AND THE CURRITUCK COUNTY WATER DEPARTMENT. ANY SITE MODIFICATIONS MADE AFTER THE LAST FIELD SURVEY ARE NOT REPRESENTED IN THESE DRAWINGS. CONTRIBUTING FIELD SURVEYS WERE CONDUCTED ON THE FOLLOWING DATES:
 - 10-12-23
 - 11-10-23
 - 11-20-23
 - 11-21-23
 - 11-27-23
 - 11-30-23
 - 12-04-23
 - 02-13-24
 - 02-20-24
 - 03-25-24
 - 03-26-24
 - 03-27-24

AS-BUILT SURVEY
I HEREBY CERTIFY THAT ALL IMPROVEMENTS FOR THIS SUBDIVISION HAVE BEEN INSTALLED ACCORDING TO THE PLANS PREPARED BY BISSELL PROFESSIONAL GROUP AND APPROVED BY CURRITUCK COUNTY, EXCEPT THAT A PERFORMANCE GUARANTEE HAS BEEN POSTED WITH CURRITUCK COUNTY GUARANTEEING THAT ALL REMAINING IMPROVEMENTS MUST BE COMPLETED BY THE 22ND DAY OF FEBRUARY, 2026 ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP. FINAL GROUND STABILIZATION OF THE SITE IS ONGOING AND IS NOT INCLUDED IN THIS CERTIFICATION.
REMAINING IMPROVEMENTS INCLUDE:

- SIDEWALKS
- STREET & BUFFER TREES & SHRUBS
- PAVEMENT MARKING
- STREET LIGHTS
- DOG PARK

03/28/2024 _____
DATE REGISTERED LAND SURVEYOR/ENGINEER

L-1756
REGISTRATION NUMBER

Sheet Number	Sheet Title
1	COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION
2	OVERALL DEVELOPMENT PLAN
3	ROADWAY & DRAINAGE PLAN
4	WATER MAIN & WATER SERVICE PLAN

LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	SWALE CENTERLINE
	SWALE/BMP TOP OF BANK
	CULVERT (SIZE, TYPE & INVERTS AS NOTED)
	RECORD WATER DISTRIBUTION MAIN (SIZE AS NOTED)
	EXISTING WATER LINE
	6" FIRE HYDRANT TYPICAL
	WATER VALVE TYPICAL (SIZE AS NOTED)
	WATER SERVICE METER BOX
	8" GRAVITY SEWER LINE & MANHOLE
	CATCH BASIN/DROP INLET & STORM PIPE
	DRAINAGE FLOW DIRECTION
	FLOWLINE
	EDGE OF CONCRETE
	BUILDING PAD ELEVATION
	SPOT ELEVATION

BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

Bissell Professional Group
Perm License # C-2496
P.O. Box 1088
1000 Highway 27949
Moyock, North Carolina 27958
(252) 261-3266
FAX (252) 261-1760

COVER SHEET, DEVELOPMENT
NOTES & SITE LOCATION

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PROJECT: BAXTER STATION - PHASE 1
MOYOCK
CURRITUCK COUNTY
NORTH CAROLINA

CONSTRUCTION RECORD DRAWINGS

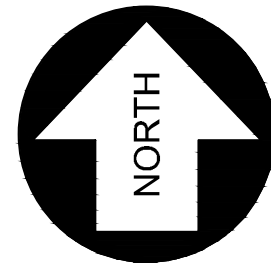
NO.	DATE	DESCRIPTION	BY	APP'D

DATE: 12-14-23
DESIGNED: N/A
CHECKED: MDB
DRAWN: AKM
APPROVED: BPG

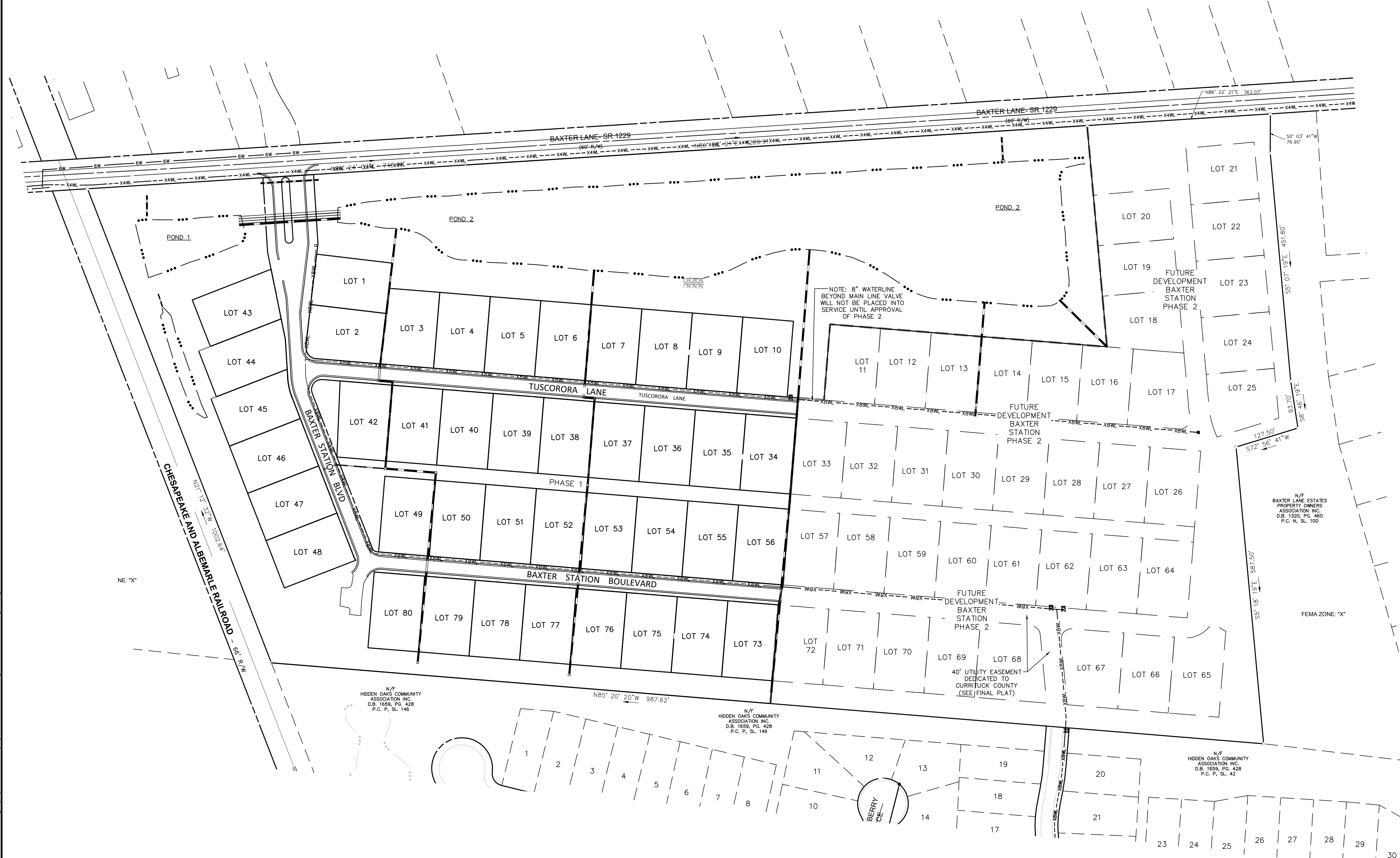
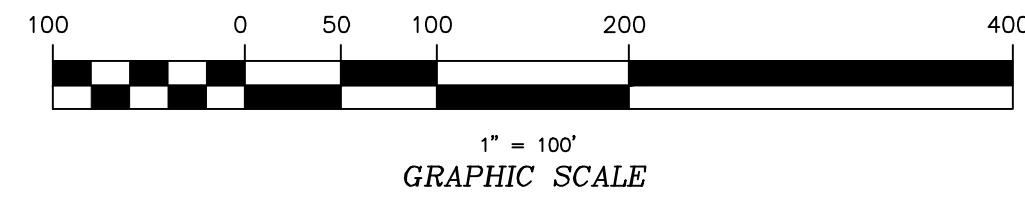
SHEET: 1 OF 4

CAD FILE: 467100ASB-PH1
PROJECT NO: 4671

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NC NAD 83(2011) GRID NORTH



S:\projects\4671_Baxter\4671_Baxter.dwg 3/28/2024 11:14 AM HP DesignJet 1130 24-in Printer L457561

BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

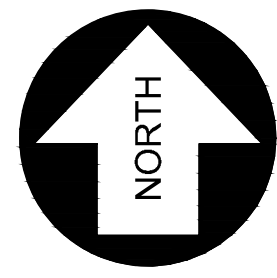
OVERALL DEVELOPMENT PLAN
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BAXTER STATION - PHASE 1
NORTH CAROLINA
CURRITUCK COUNTY
MOYOCK
CONSTRUCTION RECORD DRAWINGS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	03/28/24	ISSUED FOR PERMIT	AKM	

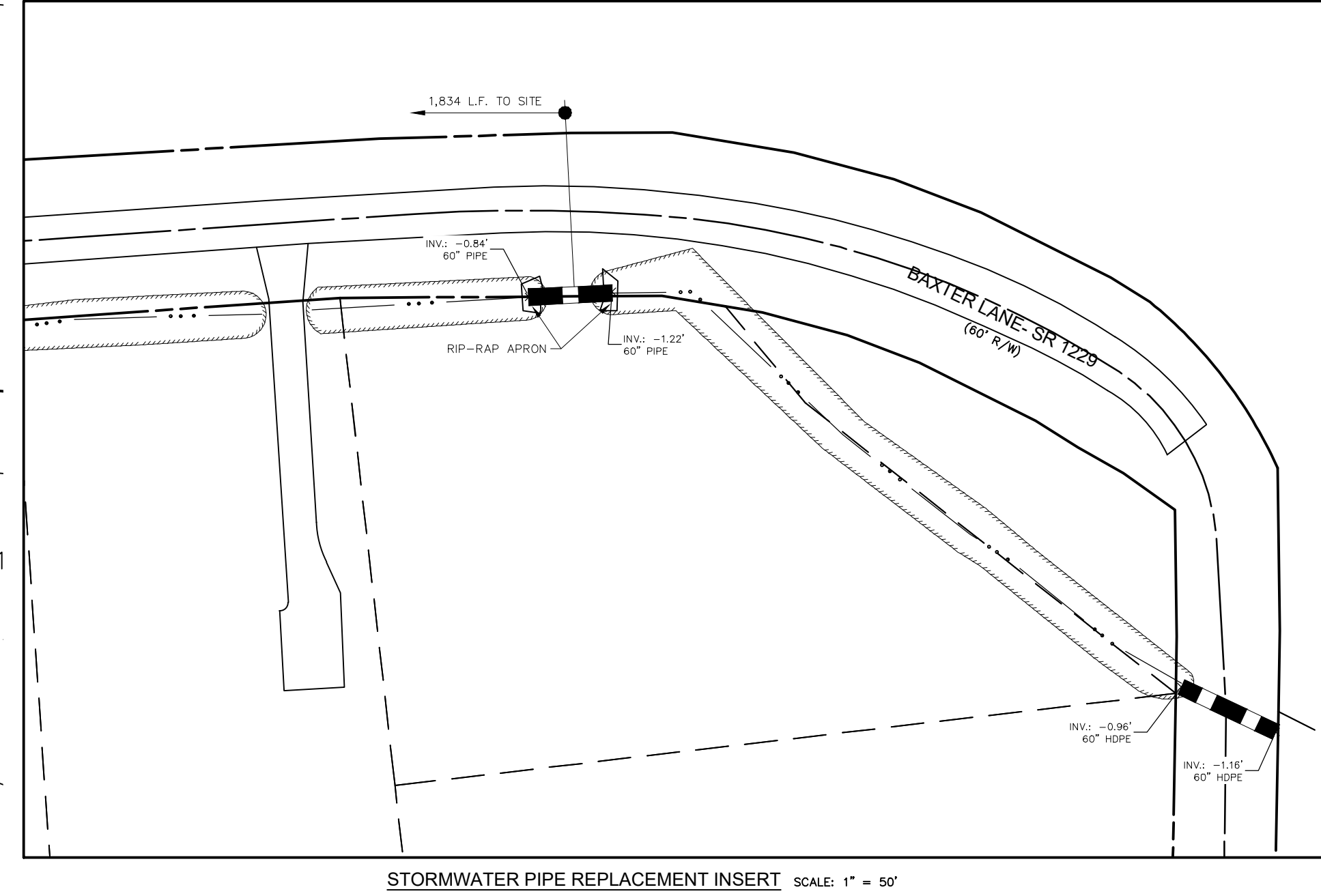
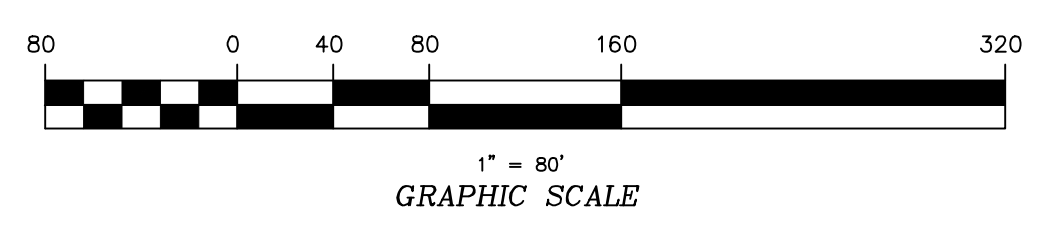
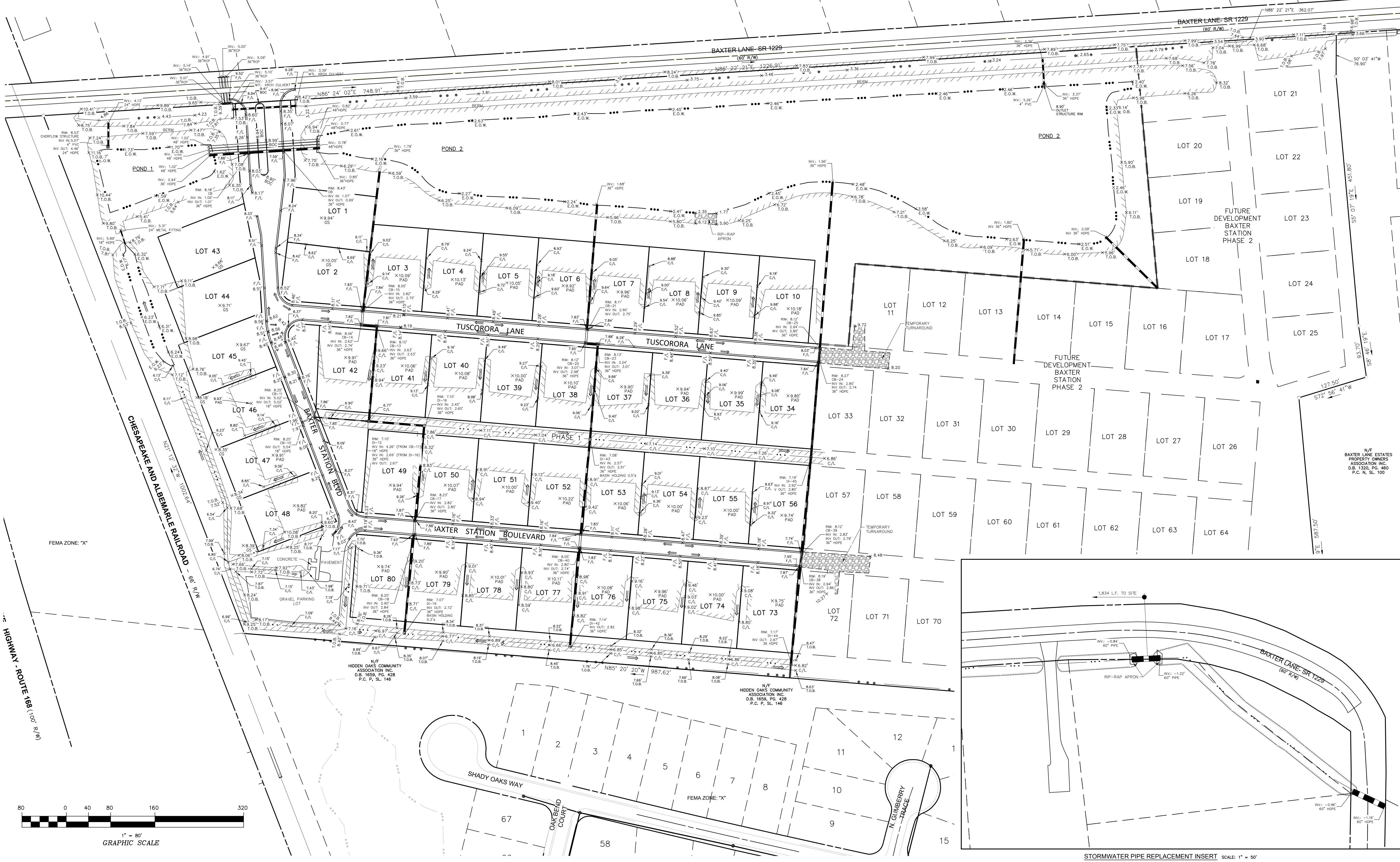


DATE	12-14-23	SCALE	1"=100'
DESIGNED	MDB	CHECKED	MDB
DRAWN	AKM	APPROVED	BPG
SHEET	2	OF	4
CAD FILE:	467100ASB-PH1		
PROJECT NO:	4671		



NC NAD 83(2011) GRID NORTH

PINES



BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

ROADWAY & DRAINAGE PLAN

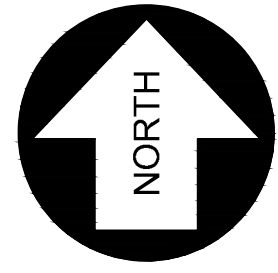
BAXTER STATION - PHASE 1
NORTH CAROLINA
CURRITUCK COUNTY
MOYOCK

NO.	DATE	DESCRIPTION	BY	CHK
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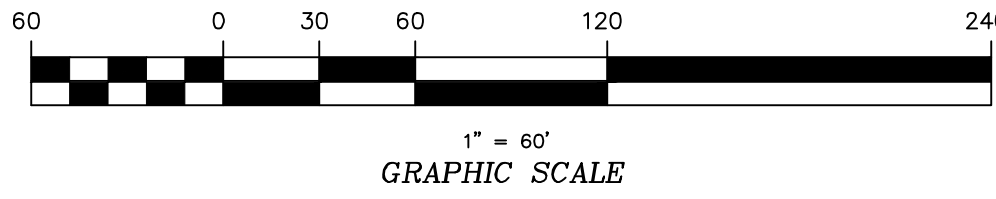


DATE: 12-14-23
 DESIGNED: MDB
 DRAWN: AKM
 SHEET: 3 OF 4
 CAD FILE: 467100ASB-PH1
 PROJECT NO: 4671

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NC NAD 83(2011) GRID NORTH



NOTE:
THE WATER METER FOR LOT 72
IS IN PLACE, BUT WILL NOT BE
PLACED IN SERVICE UNTIL THE
PHASE 2 PLANT HAS BEEN
APPROVED.

N/F
HIDDEN OAKS COMMUNITY
ASSOCIATION, INC.
D.B. 1659, PG. 428
P.C. P. 5L-146

Bissell Professional Group
3512 North Carolina Highway
P.O. Box 1088
Cary, North Carolina 27513
(252) 251-2366
FAX (252) 251-1760



**WATER MAIN &
WATER SERVICE PLAN**
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BAXTER STATION - PHASE 1
NORTH CAROLINA
CURRITUCK COUNTY
MOYOCK
CONSTRUCTION RECORD DRAWINGS

NO.	DATE	DESCRIPTION	BY	CHK
1	03/28/24	ISSUE FOR PERMITS	AKM	AKM



DATE	12-14-23	SCALE	1"=60'
DRAWN	BPG	CHECKED	MDB
APPROVED	AKM	APPROVED	BPG
SHEET:	4	OF	4
CAD FILE:	467100ASB-PH1		
PROJECT NO:	4671		

STORMWATER DEVELOPMENT REVIEW COMMENTS

APPLICATION MATERIALS

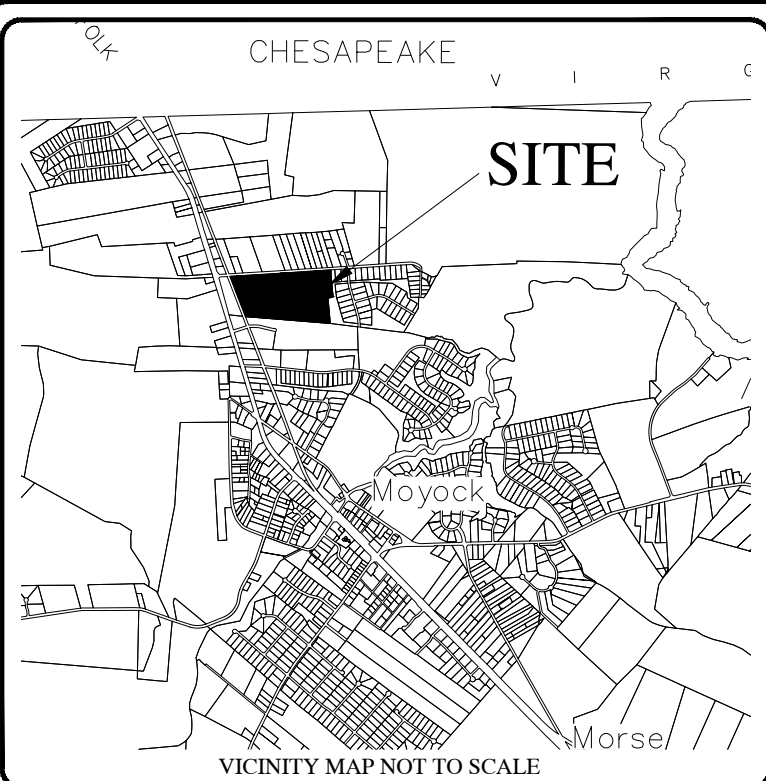
1. There were several items listed in the final plat checklist that were not found in the submittal package. Some of these may not be applicable to this project; however, these include: water/sewer district approvals (if applicable), street, stormwater, and open space performance bonds (if applicable), NCDEQ wastewater completion certificates or permit to authorize wastewater flows (if applicable), as-builts of landscaping, utilities, lighting. Please provide the applicable items and the as-builts of landscaping, utilities, and lighting. [Applicable items have been included with the final plat submittal.](#)

CONSTRUCTION DRAWINGS

2. (Pg 3/12) There are several pipes that appear to drain the wrong way or against the intended direction of flow. The pipes out of the outlet structures for both ponds both have inverts in the structure lower than the invert in the ditch they drain to. The pipe between ST-18 and ST-19 will flow south instead of north toward the pond, with approximately 0.2' of drop. Further north in this pipe network there are additional uphill stretches and places where the invert out of the structure is noted as above the invert into the structure, which when all summed together is approximately 0.5' increase in elevation against the intended direction of flow. The pipe between ST-43 and ST-23 will also flow south instead of north, with approximately 0.5' of drop. Please refer to the drawing markups. Please provide justification for the inconsistencies in pipe slopes and evidence that the pipe networks will still drain as intended. [The pipes are either within tolerance or are submerged and function is not impacted. Please refer to the attached drawing mark-up.](#)
3. (Pg 3/12) According to UDO Chapter 7, section 7.3.4.A.(7), lot line swales are supposed to have minimum average depth of 12" and maximum side slopes 3:1. Many of the lot line swales do not appear to be a minimum of 12" deep when compared against BPEs. Please provide a method for ensuring that water does not overtop the swales and cause flooding to nearby structures. [Lot line swales have been regraded \(it is noted that lots 43-45, which are a staging area, need additional work.](#)
4. (Pg 3/12) There are a couple of lot line ditches that are graded against the intended direction of flow. Please refer to the drawing markups for details. Please regrade the ditches to ensure positive drainage in the correct direction. [The contractor has regraded these ditches.](#)
5. (Pg 3/12) The top of both pond overflow structures is above the tops of the pond dams. This is according to approved plans but please note that this could result in a greater risk of overtopping the dams. Please provide 10-year 24-hour and 100-year 24-hour storm event water surface elevations in the ponds as they are constructed to show that the ponds will not overtop. [The system is designed to allow excess water from the Baxter Lane ditch to overtop and be stored in the pond, per agreements and approved plans.](#)
6. (Pg 5/12) Maximum lot coverage is listed as 30% but the low density state stormwater permit for this development limits BUA to 4,000 sf/lot, which is less than 30% if each lot is 15,000+ sf. Please revise the maximum lot coverage to align with the stormwater permit for the site. [The plat has been corrected to show the 4,000 sq ft.](#)
7. General: According to UDO Section 7.3.4.A(8), the minimum building pad elevations must be at least 18" above the 10-year 24-hour storm event elevation. Please provide the 10-year 24-hour water surface elevations in the ponds as they are constructed to compare against BPEs. [Water surface elevations were about 2.5' at the time of survey, but will eventually be controlled by the outlet control structure, which has been completed per the approved plans.](#)

8. General: Please ensure that final plat is sealed by the appropriate licensed professional. It is not clear why some of the sheets are sealed and some are not.

[The sheets have all been sealed on this updated submittal.](#)



BAXTER STATION PHASE 1

AGE RESTRICTED MXR DEVELOPMENT MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

LEGEND	
---	ROADWAY CENTERLINE
---	RIGHT-OF-WAY
---	PROPERTY BOUNDARY
---	ADJOINING PROPERTY LINE
□	EXISTING CONCRETE MONUMENT
□	SET CONCRETE MONUMENT
•	SET IRON ROD
○	EXISTING IRON ROD
○	EXISTING IRON PIPE
100	ADDRESS
N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
SL	SLIDE
SF	SQUARE FEET
AC	ACRES

Sheet Number	Sheet Title
1	COVER
2	OVERALL
3	LOT LAYOUT (A)
4	LOT LAYOUT (B)
5	LOT LAYOUT (C)
6	LOT LAYOUT (D)
7	LOT LAYOUT (E)
8	TABLES & DETAILS

GENERAL NOTES:

- PROJECT NAME: BAXTER STATION
- APPLICANT: NORTH-SOUTH DEVELOPMENT GROUP, LLC.
417-D CARATOKE HIGHWAY
MOYOCK, NC 27958
- OWNERS: BAXTER STATION, LLC
417-D
- PROPERTY DATA:
ADDRESS: BAXTER LANE, MOYOCK, NC 27958
PIN: 0009-000-025A-0000
RECORD DOCUMENT(S): D.B.1421, PG:801
ACREAGE: 53.52 ACRES
PROPERTY ZONING:
EXISTING: C-MXR
- F.I.R.M. DATA:
ZONE "X" PER F.I.R.M. MAP NOS. 3721802200 K, CID 370078, HAVING AN EFFECTIVE DATE DECEMBER 21, 2018. USE OF LAND WITHIN A FLOODWAY OR FLOOD PLAIN IS SUBSTANTIALLY RESTRICTED BY CHAPTER 7 OF THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE.
- THIS PROPERTY CONTAINS NO ACOE "404" JURISDICTIONAL WETLANDS.
- A 10' EASEMENT FOR UTILITIES AND DRAINAGE ALONG REAR AND SIDE PROPERTY LINES AND A 20' EASEMENT FOR UTILITIES AND DRAINAGE ALONG FRONT PROPERTY LINE IS HEREBY ESTABLISHED. STORMWATER EASEMENTS ARE HEREBY ESTABLISHED ACROSS ALL OPEN SPACE AREAS. THERE IS A 50' DRAINAGE EASEMENT CENTERED ALONG THE BAXTER ROAD DITCH FOR MAINTENANCE.
- EXISTING CONDITION INFORMATION BASED ON A COMBINATION OF THE FOLLOWING:
 - 2012 AERIAL IMAGERY OBTAINED FROM NCONEMAP.COM
 - FIELD TOPOGRAPHIC SURVEY DATA BY BISSELL PROFESSIONAL GROUP.
 - ELEVATIONS ARE REFERENCED TO NAVD 1988 VERTICAL DATUM.
- ALL UTILITIES ARE TO BE UNDERGROUND.
- NEAREST HYDRANT (MBL01) FLOW REPORTED AT 1,146 GPM. DESIGN FIRE FLOW IS 1,000 GPM FOR SINGLE FAMILY RESIDENCES BASED ON STRUCTURES HAVING LESS THAN 4,800 SQ. FT. AND NOT OVER 2-STORIES HIGH.
- MINIMUM BPE AND FFE FOR PHASE 1 LOTS IS 9.60'.

DEVELOPMENT NOTES:

TOTAL TRACT AREA:	53.52 AC.
TOTAL AREA PHASE 1:	33.77 AC.
TOTAL AREA LOTS PHASE 1:	14.17 AC.
TOTAL R/W PHASE 1:	2.69 AC.
REQUIRED OPEN SPACE PHASE 1 (30%):	10.13 AC.

OPEN SPACE PROVIDED:

TOTAL OPEN SPACE PROVIDED PHASE 1:	16.91 AC.
TOTAL LOTS PHASE 1:	41
AVERAGE LOT AREA PHASE 1:	15,066± S.F.
PROPOSED RIGHT-OF-WAY WIDTH:	VARIES
PROPOSED PAVED ROADWAY WIDTH:	SEE DETAIL SHEET
LINEAR FEET OF ROADWAY PHASE 1:	2,619 L.F.±

LOT DEVELOPMENT CONFIGURATION:

LOT AREAS: VARY FROM 15,000 S.F. TO 15,689 S.F.	
MINIMUM LOT WIDTH:	100 FT.
MAXIMUM LOT COVERAGE	30% OF LOT AREA

SETBACKS:	
FRONT:	20 FT.
SIDE:	10 FT.
REAR:	25 FT.
CORNER SIDE	20 FT.

LOT DEVELOPMENT CONFIGURATION:

LOT AREAS: VARY FROM APPROXIMATELY 15,000 TO 15,689 SQUARE FEET.

APPROVED ZONING CONDITIONS

- REGARDING AGE RESTRICTION: THE USE OF THE PROPERTY SHALL BE LIMITED TO AN AGE-RESTRICTED RESIDENTIAL COMMUNITY WHERE ALL UNITS ARE OCCUPIED BY ALL OCCUPANTS 55 YEARS OF AGE OR OLDER. NO ONE UNDER THE AGE OF 55 YEARS OLD IS PERMITTED TO LIVE IN THE COMMUNITY. BEFORE THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR THE FIRST DWELLING UNIT, DEVELOPER WILL RECORD A RESTRICTIVE COVENANT IN THE HOMEOWNERS' ASSOCIATION DOCUMENTS RESTRICTING THE USE ACCORDINGLY, REQUIRING OCCUPANTS TO CERTIFY THE AGE OF ALL HOUSEHOLD OCCUPANTS AT LEAST ONCE EVERY TWO YEARS, AND PROVIDING FOR ENFORCEMENT OF SUCH RESTRICTION.
- REGARDING DRAINAGE IMPROVEMENTS: DRAINAGE IMPROVEMENTS WILL BE PROVIDED AS FOLLOWS:
 - PERFORM MODELING OF THE BAXTER DITCH TO ITS OUTLET ON THE JARVIS (LANDING) PROPERTY.
 - BASED ON MODEL RESULTS, MAKE IMPROVEMENTS TO BAXTER LANE DITCH ALONG THE BAXTER STATION PROPERTY BOUNDARY, INCLUDING WIDENING, DEEPENING, LAYING BACK SIDE SLOPES AND PUTTING ON PROPER GRADE. IMPROVEMENTS TO BE COMPLETED PRIOR TO PUTTING FIRST PLAT PHASE OF SUBDIVISION TO RECORD.
 - RECORD AN EASEMENT ALONG THE BAXTER STATION PART OF THE DITCH TO PROVIDE ACCESS FOR ONGOING MAINTENANCE.
 - INCLUDE A PROVISION IN THE COVENANTS OF BAXTER STATION THAT CLARIFIES THAT THE HOA WILL HAVE THE RESPONSIBILITY TO MAINTAIN THE BAXTER LANE DITCH THROUGH THE SUBDIVISION AT LEAST ANNUALLY AND BUDGET FOR FUNDING WITHIN THE HOA DUES STRUCTURE TO ASSURE THAT ONGOING MAINTENANCE IS FUNDED.
 - MODEL THE BAXTER STATION TO MANAGE THE 100-YEAR STORM EVENT AND PROVIDE STORMWATER STORAGE, INCLUDING BERMS AND NECESSARY TO PREVENT RUNOFF FROM BAXTER STATION DURING THE 100-YEAR STORM EVENT FROM ADVERSELY IMPACTING OFFSITE PROPERTIES.
 - IF CURRITUCK COUNTY IS ABLE TO OBTAIN THE NECESSARY RIGHT OF ENTRY AGREEMENTS, THE EXISTING UNDERSIZED CULVERT AT BAXTER LANE EXTENSION WILL BE REPLACED WITH A PROPERLY SIZED CULVERT SET AT THE PROPER GRADE.
- THAT THE DEVELOPER WILL LOWER OR MOVE THE WATERLINE LOCATED AT THE END OF BAXTER LANE TO PROVIDE PROPER SEPARATION TO THE NEW DRAINAGE CULVERT. PUBLIC UTILITIES MUST APPROVE THE CONSTRUCTION PLAN PRIOR TO WORK BEGINNING ON THE CULVERT/WATERLINE.
- SHOULD DEVELOPMENT STOP PARTICIPATING IN THE VOLUNTARY FEDERALLY REGULATED AGE-RESTRICTED COMMUNITY PROGRAM, AN AMENDED CONDITIONAL ZONING REQUEST MUST BE APPROVED PRIOR TO THOSE LESS THAN 55 YEARS OLD OCCUPYING A DWELLING UNIT.
- THE 2006 LAND USE PLAN FUTURE LAND USE MAP MUST BE AMENDED TO IDENTIFY THE PROPERTY AS FULL-SERVICE AS PART OF THE MOTION FOR APPROVAL.

OWNERSHIP AND DEDICATION CERTIFICATE

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

DATE _____ OWNER _____

I, _____, A NOTARY PUBLIC

OF _____ COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT

ME THIS DATE AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

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 28th day of MARCH, A.D., 2024

DocuSigned by:

Signature
C6DA34EC9CBE428 L-1756

STORMWATER STATEMENT
NO MORE THAN 4,000 SQUARE FEET 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 SW7220914 ISSUED BY THE STATE OF NORTH CAROLINA. THE COVENANT MAY NOT BE CHANGED OR DELETED WITHOUT THE CONSENT OF THE STATE. FILLING IN OR PIPING OF ANY VEGETATIVE CONVEYANCES (DITCHES, SWALES, ETC.) ASSOCIATED WITH THIS DEVELOPMENT, EXCEPT FOR AVERAGE DRIVEWAY CROSSINGS, IS STRICTLY PROHIBITED BY ANY PERSON. THE LOT COVERAGE ALLOWANCE PROVIDED IN THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE MAY BE DIFFERENT THAN THE NC STATE STORMWATER PERMIT. THE MOST RESTRICTIVE LOT COVERAGE SHALL APPLY.

PUBLIC DEDICATION OF RECREATION AND PARK AREA STATEMENT

A PAYMENT-IN-LIEU OF RECREATION AND PARK AREA DEDICATION HAS BEEN PROVIDED IN ACCORDANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE. PAYMENTS-IN-LIEU RECEIVED BY THE COUNTY SHALL BE USED ONLY FOR THE ACQUISITION OR DEVELOPMENT OF RECREATION AND PARK AREAS, AND OPEN SPACE SITES CONSISTENT WITH THE REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES SECTION 160D-804.

PUBLIC STREETS DIVISION OF HIGHWAY DISTRICT ENGINEER CERTIFICATE

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

DATE _____ DISTRICT ENGINEER _____

APPROVAL CERTIFICATE

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

DATE _____ ADMINISTRATOR _____

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 _____

REQUIRED IMPROVEMENTS CERTIFICATE

I HEREBY CERTIFY THAT ALL OF THE IMPROVEMENTS REQUIRED BY THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE HAVE BEEN INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP, AND THAT SAID IMPROVEMENTS COMPLY WITH CURRITUCK COUNTY SPECIFICATIONS, EXCEPT THAT A PERFORMANCE GUARANTEE HAS BEEN POSTED WITH CURRITUCK COUNTY GUARANTEEING THAT ALL REMAINING IMPROVEMENTS MUST BE COMPLETED BY THE 22ND DAY OF FEBRUARY, 2026 ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP. REMAINING IMPROVEMENTS INCLUDE:

- PAVEMENT MARKINGS
- SIDEWALKS
- STREET TREES
- BUFFER TREES
- STREET LIGHTS
- DOG PARK

DocuSigned by:

C6DA34EC9CBE428
REGISTERED LAND SURVEYOR/ENGINEER

03-28-24
DATE

L-1756
REGISTRATION NUMBER

Bissell Professional Group
Firm License # C-956
3512 North Croatan Highway
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760

BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
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BAXTER STATION
PHASE 1
CURRITUCK COUNTY
MOYOCK

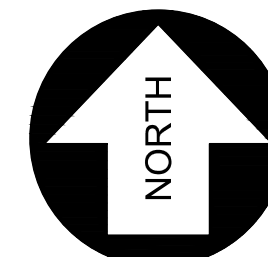
NORTH CAROLINA
FINAL SUBDIVISION PLAT

NO.	DATE	DESCRIPTION	BY
1	3/28/24	ADDRESS REC	MOB



DATE:	08-28-23	SCALE:	1"=30'
DESIGNED:		CHECKED:	MDB
DRAWN:	AKM	APPROVED:	BPG
SHEET:	1 OF 8		
CAD FILE:	467100FP1		
PROJECT NO:	4671		

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NC NAD 83(2011) GRID NORTH

MATCH LINE SHEET 2

BAXTER LANE- SR 1229
(60' R/W)

N86° 22' 21"E
1588.98' (TOTAL)

1226.91'

N86° 24' 02"E 748.91' (TOTAL)

346.81' DITCH

DITCH

BAXTER STATION BOULEVARD
(VARIABLE R/W)

POND 2

OPEN SPACE A
502,695 S.F.
11.54 AC.

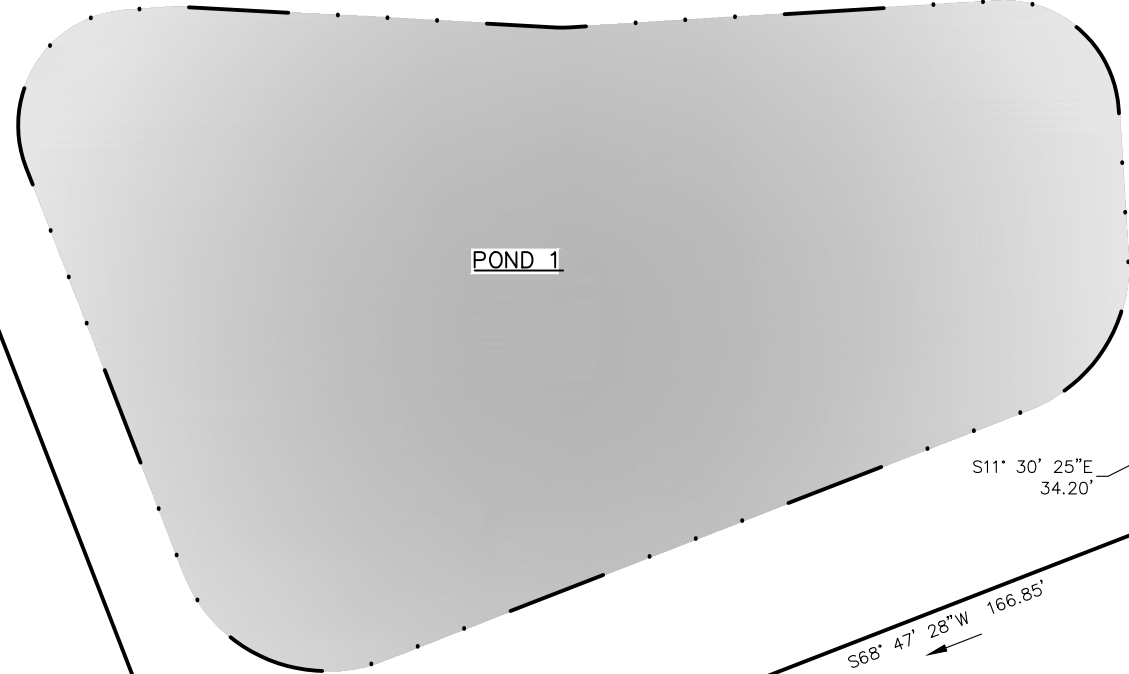
LOT 1
15000 S.F.
0.34 AC.
[101]

LOT 2
15289 S.F.
0.35 AC.
[101]

LOT 3
15416 S.F.
0.35 AC.
[103]

LOT 4
15000 S.F.
0.34 AC.
[105]

LOT 1500C
0.34
[10]



OPEN SPACE B
195,308 S.F.
4.48 AC.

LOT 43
15616 S.F.
0.36 AC.
[100]

LOT 44
15689 S.F.
0.36 AC.
[102]

LOT 45
15225 S.F.
0.35 AC.
[104]

LOT 42
15043 S.F.
0.35 AC.
[100]

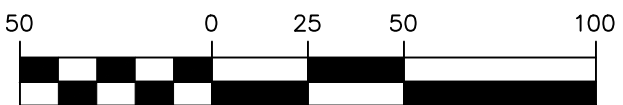
LOT 41
15000 S.F.
0.34 AC.
[102]

LOT 40
15000 S.F.
0.34 AC.
[104]

LOT 46
15000 S.F.
0.34 AC.
[106]

CHESAPEAKE AND ALBEMARLE RAILROAD - 66' R/W

N/F
CAM-CS MOYOCK, LLC
ATTN: RYAN HANKS
D.B. 1721, PG. 1
P.C. R, SL. 211



1" = 50'
GRAPHIC SCALE

MATCH LINE SHEET 4

BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists
Bissell Professional Group
Firm License # C-956
3512 North Croatan Highway
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760

BAXTER STATION
PHASE 1
CURRITUCK COUNTY NORTH CAROLINA
MOYOCK
FINAL SUBDIVISION PLAT

Table with 2 columns: NO. and DATE. The table is mostly empty, indicating no revisions were made.

DocuSigned by:
Michael B. Moore
C6DA34E69CBF428
MICHAEL B. MOORE
SURVEYOR
08/28/2024

Table with 2 columns: DATE and SCALE. DATE: 08-28-23, SCALE: 1"=50'. Other fields include DESIGNED, CHECKED, DRAWN, APPROVED, SHEET, CAD FILE, and PROJECT NO.

S:\projects\4671\Baxter.dwg\Final\467100FP1.dwg_3/28/2024_Plottee: 3/28/2024 10:05 AM HP DesignJet T130 24-in Printer [40FE68].pc3

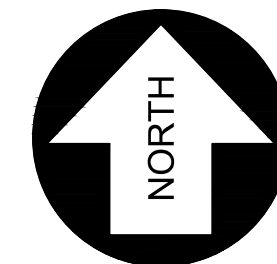
BAXTER LANE- SR 1229
(60' R/W)

N86° 22' 21"E 1588.98' (TOTAL)

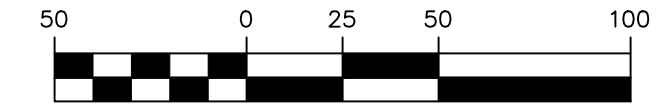
DITCH

362.07

DITCH



NC NAD 83(2011) GRID NORTH



1" = 50'
GRAPHIC SCALE

MATCH LINE SHEET 4

POND 2

FUTURE DEVELOPMENT
BAXTER STATION
PHASE 2

S5° 07' 19"E 436.00'

N/F
BAXTER LANE ESTATES
PROPERTY OWNERS
ASSOCIATION INC.
D.B. 1320, PG. 460
P.C. N. SL. 100

OPEN SPACE A
502,695 S.F.
11.54 AC.

N85° 20' 20"W 547.79'

FUTURE DEVELOPMENT
BAXTER STATION
PHASE 2

93.70'
S8° 46' 19"E

127.50'
S72° 56' 41"W

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Kitty Hawk, North Carolina 27949
(252) 261-3266
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PROJECT:
**BAXTER STATION
PHASE 1**
CURRITUCK COUNTY NORTH CAROLINA
MOYOCK
FINAL SUBDIVISION PLAT

NO.	DATE	DESCRIPTION	BY

DocuSigned by:

C6DA34EC9CB928...
MICHAEL J. BISSELL
SURVEYOR
8/28/24

DATE: 08-28-23
SCALE: 1"=50'
DESIGNED: MDB
DRAWN: AKM
APPROVED: BPG

SHEET:
5 OF **8**
CAD FILE:
467100FP1
PROJECT NO:
4671

MATCH LINE SHEET 3

CHESAPEAKE AND ALBEMARLE RAILROAD - 66' R/W

N/F ARSENAL ACQUISITIONS SERIES 11 SEPARATE SERIES OF BENNA VICTOR HOLDINGS ATTN: SANFORD COHEN D.B. 1706, PG. 338 P.C. R. SL. 211

LOT 46 15000 S.F. 0.34 AC. 106

LOT 47 15000 S.F. 0.34 AC. 108

LOT 48 15003 S.F. 0.34 AC. 110

OPEN SPACE B 195,308 S.F. 4.48 AC.

OPEN SPACE D 33,671 S.F. 0.77 AC.

LOT 49 15000 S.F. 0.34 AC. 113

LOT 50 15000 S.F. 0.34 AC. 115

LOT 51 15000 S.F. 0.34 AC. 117

LOT 80 15000 S.F. 0.34 AC. 114

LOT 79 15000 S.F. 0.34 AC. 116

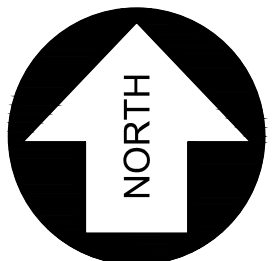
LOT 78 15000 S.F. 0.34 AC. 118

CBU AREA (SEE DETAIL)

GRAVEL RV PARKING LOT

33' DRAINAGE EASEMENT

N/F HIDDEN OAKS COMMUNITY ASSOCIATION INC. D.B. 1659, PG. 428 P.C. P. SL. 146

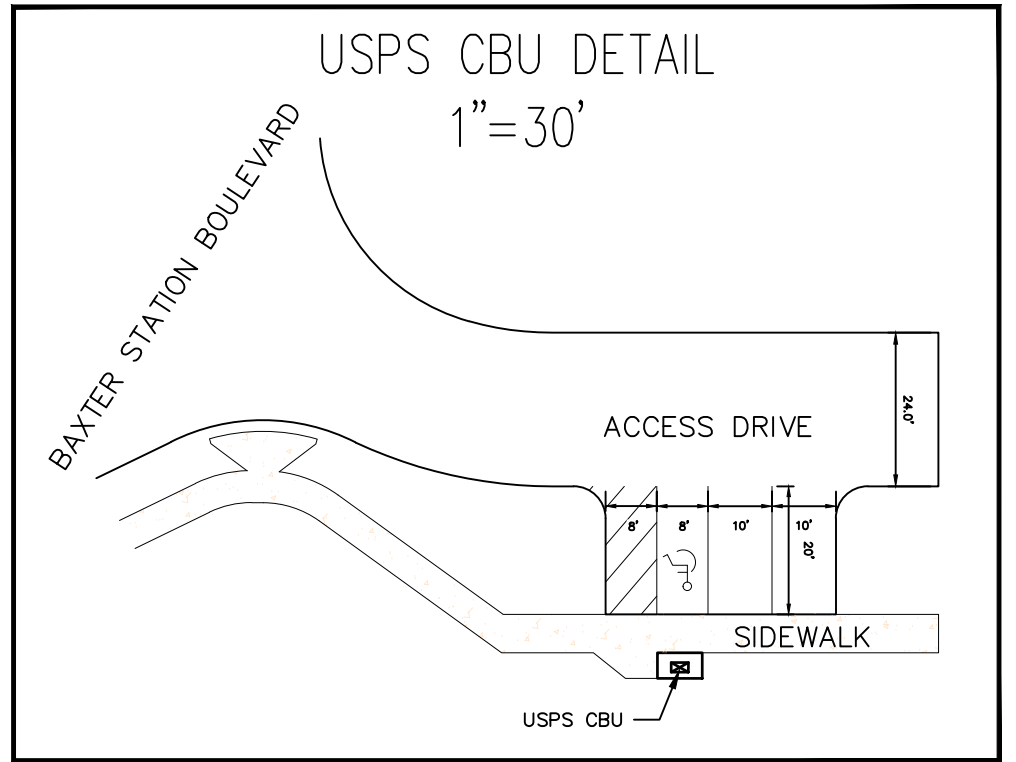


NC NAD 83(2011) GRID NORTH

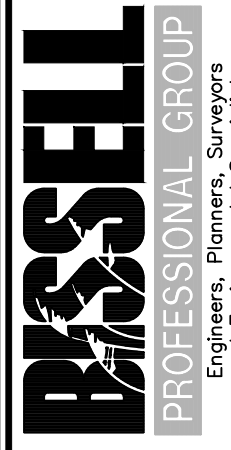


1" = 50' GRAPHIC SCALE

MATCH LINE SHEET 7



Blissell Professional Group
Firm License # C-956
3512 North Crotan Highway
Kitty Hawk, North Carolina 27949
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FAX (252) 261-1760



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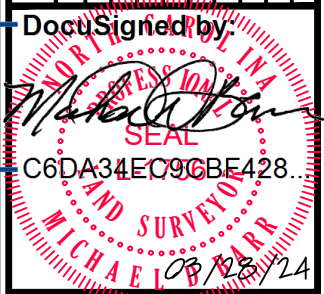
BAXTER STATION PHASE 1

CURRITUCK COUNTY NORTH CAROLINA

FINAL SUBDIVISION PLAT

MOYOCK

REVISIONS		
NO.	DATE	DESCRIPTION
1	8-18-24	CBU DETAIL

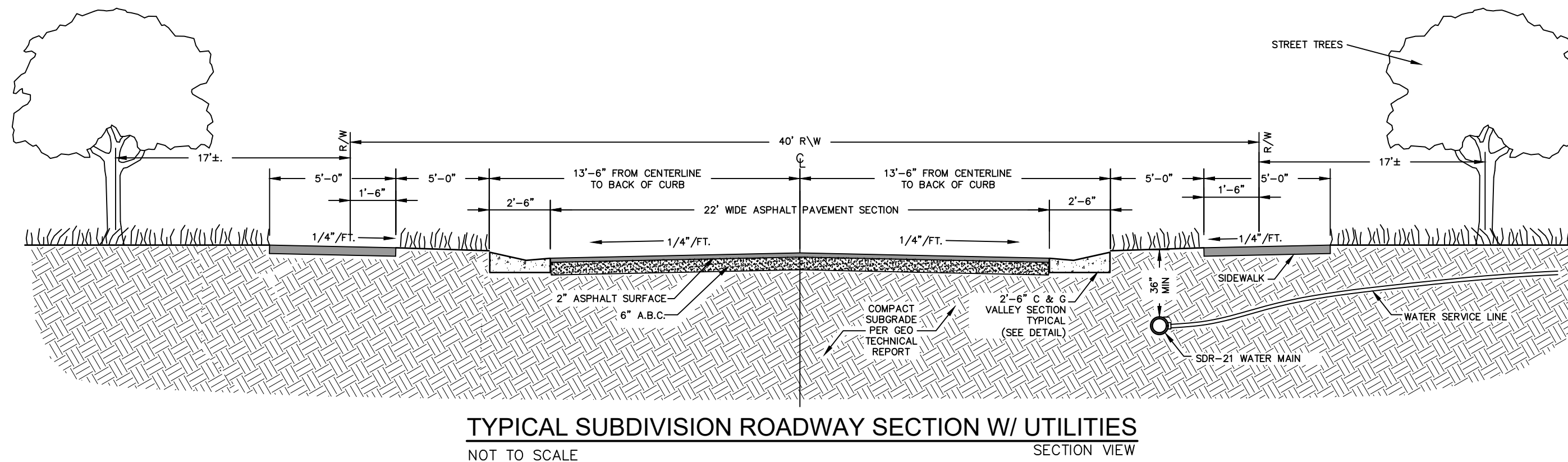
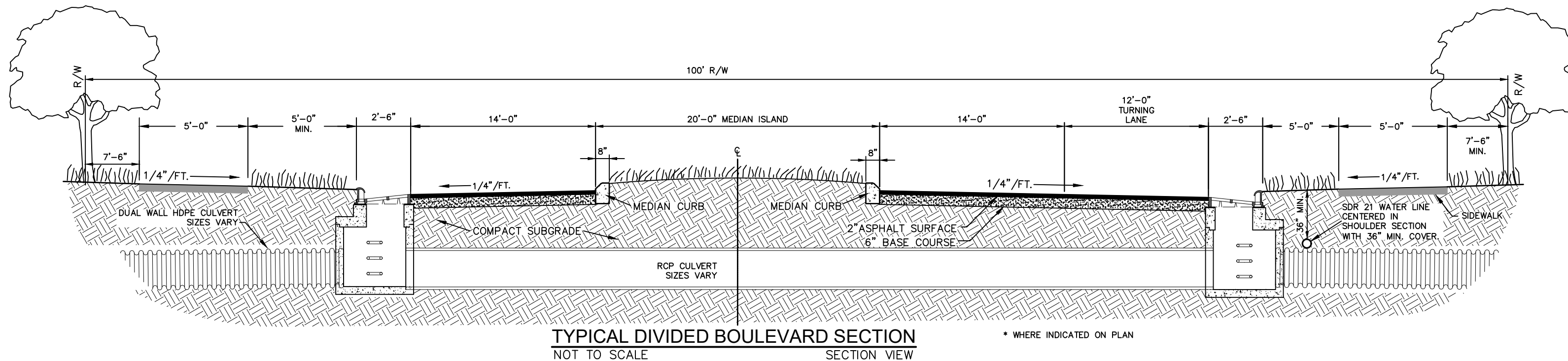
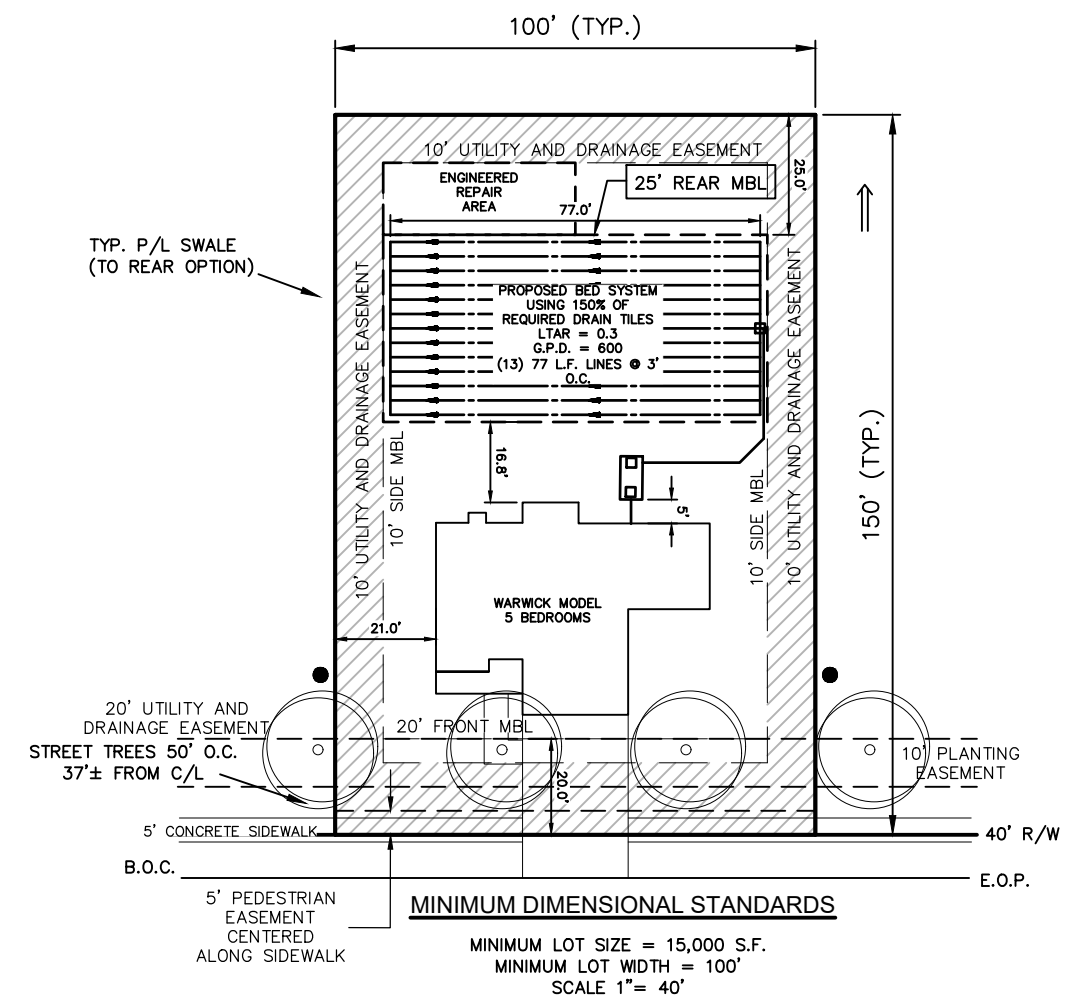


DATE:	08-28-23	SCALE:	1"=50'
DESIGNED:		CHECKED:	MDB
DRAWN:	AKM	APPROVED:	BPG
SHEET:	6 OF 8		
CAD FILE:	467100FP1		
PROJECT NO:	4671		

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CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	36.82'	120.00'	36.68'	S12° 25' 05"E	17°34'53"
C2	34.70'	31.00'	32.91'	S53° 16' 26"E	64°07'48"
C3	PURPOSELY OMITTED				
C4	28.52'	20.00'	26.17'	S44° 28' 59"E	81°42'41"
C5	40.45'	20.00'	33.90'	S36° 43' 34"W	115°52'12"
C6	42.96'	140.00'	42.79'	S12° 25' 05"E	17°34'53"
C7	12.31'	11.00'	11.68'	S53° 16' 26"E	64°07'48"
C8	46.94'	51.00'	45.30'	S58° 58' 27"E	52°43'46"
C9	2.49'	51.00'	2.49'	S83° 56' 29"E	2°47'42"
C10	10.15'	51.00'	10.13'	S26° 54' 33"E	11°24'03"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	9.900	N03° 37' 38.82"W
L2	15.728	S03° 37' 38.82"E
L3	PURPOSELY OMITTED	
L4	PURPOSELY OMITTED	
L5	3.240	N85° 20' 21.05"W



BISSELL
PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
 and Environmental Specialists

Bissell Professional Group
 Firm License # C-956
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BAXTER STATION
PHASE 1
 CURRITUCK COUNTY NORTH CAROLINA
 MOYOCK
FINAL SUBDIVISION PLAT

NO.	DATE	DESCRIPTION	BY

DocuSigned by:

 MICHAEL A. BISSELL
 SURVEYOR
 C6DA34E096BE428

DATE:	08-28-23	SCALE:	AS SHOWN
DESIGNED:	MDB	CHECKED:	MDB
DRAWN:	AKM	APPROVED:	BPG
SHEET:	8 OF 8		
CAD FILE:	467100FP1		
PROJECT NO:	4671		

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