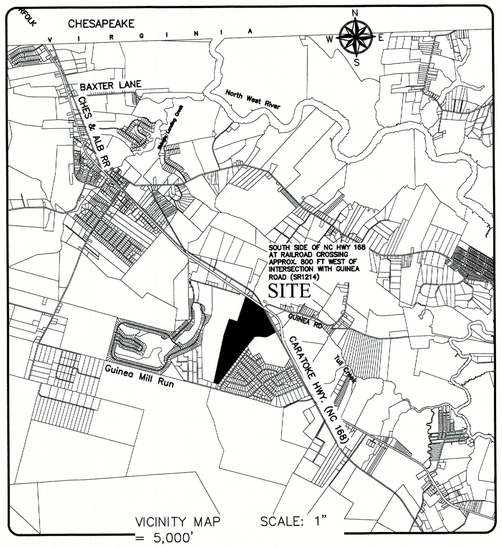


VICINITY MAP SCALE: 1" = 5,000'

THE FOST TRACT

PLANNED DEVELOPMENT - RESIDENTIAL

CONSTRUCTION RECORD DRAWINGS- PHASE 3B

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

GENERAL NOTES:

1. PROJECT NAME: THE FOST TRACT – PLANNED DEVELOPMENT – RESIDENTIAL – CONSTRUCTION PHASE 3B
2. APPLICANT: FOST TRACT, LLC
   417–D CARATOKE HIGHWAY
   MOYOCK, NC 27958
3. ALL SURVEY DATA IS REFERENCED TO NAD 83 NORTH CAROLINA STATE PLANE HORIZONTAL COORDINATE SYSTEM AND THE NAVD 1988 VERTICAL DATUM.
4. F.I.R.M. DATA:
   ZONE X PER F.I.R.M. MAP NO.S 3721803100 K, 37218030000 K, & 3721804000 K ALL HAVING AN EFFECTIVE DATE OF DECEMBER 21, 2018. USE OF LAND WITHIN A FLOODWAY OR FLOOD PLAIN IS SUBSTANTIALLY RESTRICTED BY CHAPTER 7 OF CURRITUCK COUNTY'S UNIFIED DEVELOPMENT ORDINANCE.
5. 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:
   - 8–17–23

Sheet Number	Sheet Title
1	COVER SHEET
2	SITE
3	SITE
4	WATER & SEWER
5	WATER & SEWER
6	SEWER PROFILE

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 27TH DAY OF JULY, 2025 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 AND MULTI–USE PATH
- STREET TREES
- FARM BUFFER
- FLORA PORTION OF ROWLAND CREEK IMPROVEMENTS
- PERMANENT STREET SIGNS AND NO PARKING SIGNS
- PAVEMENT MARKING

PRELIMINARY
For Review Purposes Only

DATE

REGISTERED LAND SURVEYOR/ENGINEER

REGISTRATION NUMBER

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)
EWL EWL	EXISTING WATER LINE
	6" FIRE HYDRANT TYPICAL
WTR	WATER VALVE TYPICAL (SIZE AS NOTED)
	WATER SERVICE METER BOX
S	8" GRAVITY SEWER LINE & MANHOLE
D	CATCH BASIN/DROP INLET & STORM PIPE
o	SEWER SERVICE CLEANOUT
	DRAINAGE FLOW DIRECTION
X 0.00 BPE	BUILDING PAD ELEVATION
X 0.00	SPOT ELEVATION

BISSELL PROFESSIONAL GROUP
Bissell Professional Group
firm License # C-0178
3813 Ocean View Highway
P.O. Box 1088
Elizabeth City, North Carolina 27949
(252) 261–2368
(252) 261–2369
FAX (252) 261–1760
Engineers, Pioneers, Surveyors and Environmental Specialists

COVER SHEET

THIS DOCUMENT IS THE SOLE PROPERTY OF BPG, INC. OF KITTY HAWK, NORTH CAROLINA. THE REPRODUCTION, IN WHOLE OR PART, OR THE MODIFICATION OF ANY DETAIL OR DESIGN IS NOT TO BE MADE WITHOUT WRITTEN CONSENT OF BISSELL, PRINCIPAL OF BPG, INC., COPYRIGHT 2005.

PROJECT: THE FOST TRACT PD–R – PHASE 3B
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
RECORD DRAWINGS – PHASE 3B

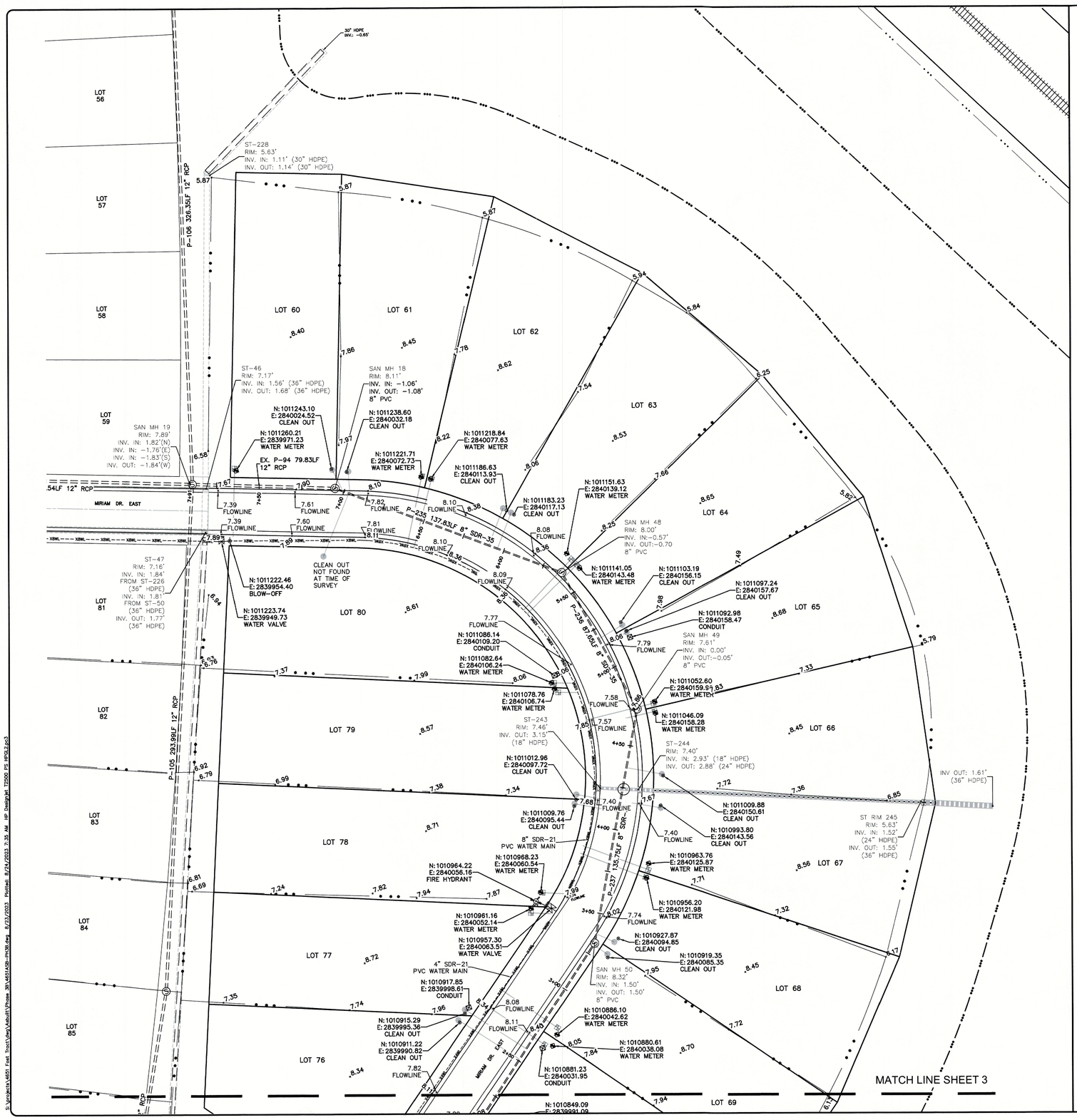
REVISIONS

NO.	DATE	DESCRIPTION	BY

PRELIMINARY
For Review Purposes Only

DATE: 08–21–23
SCALE: 1" = 30'
DESIGNED:
CHECKED: KFW
DRAWN: AKM
APPROVED: BPG
SHEET: 1 OF 6
CAD FILE: 4651ASB–PH3B
PROJECT NO: 4651

S:\projects\4651 Fost Tract\dwg\Adbuilt\Phase 3B\4651ASB-PH3B.dwg 8/23/2023 Plotted: 8/24/2023 7:34 AM HP Designjet T2500 PS HPGL2.pc3



60 0 30 60 120 240

1" = 30'

GRAPHIC SCALE

BISSELL PROFESSIONAL GROUP

Bissell Professional Group
Firm License # C-0910
3512 North Croatan Highway
P.O. Box 1088
Kitty Hawk, North Carolina 27949
(252) 261-3266
(252) 261-1728
FAX (252) 261-1760

Engineers, Planners, Surveyors and Environmental Specialists

SITE AND STORMWATER

THIS DOCUMENT IS THE SOLE PROPERTY OF BPG, INC. OF KITTY HAWK, NORTH CAROLINA. THE REPRODUCTION, IN WHOLE OR PART, OR THE MODIFICATION OF THIS DOCUMENT IN ANY WAY, WITHOUT THE WRITTEN CONSENT OF MARK S. BISSELL, PRINCIPAL OF BPG, INC., COPYRIGHT 2005.

PROJECT:

THE FOST TRACT PD-R - PHASE 3B

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

RECORD DRAWINGS - PHASE 3B

REVISIONS

NO.	DATE	DESCRIPTION	BY

PRELIMINARY
For Review Purposes Only

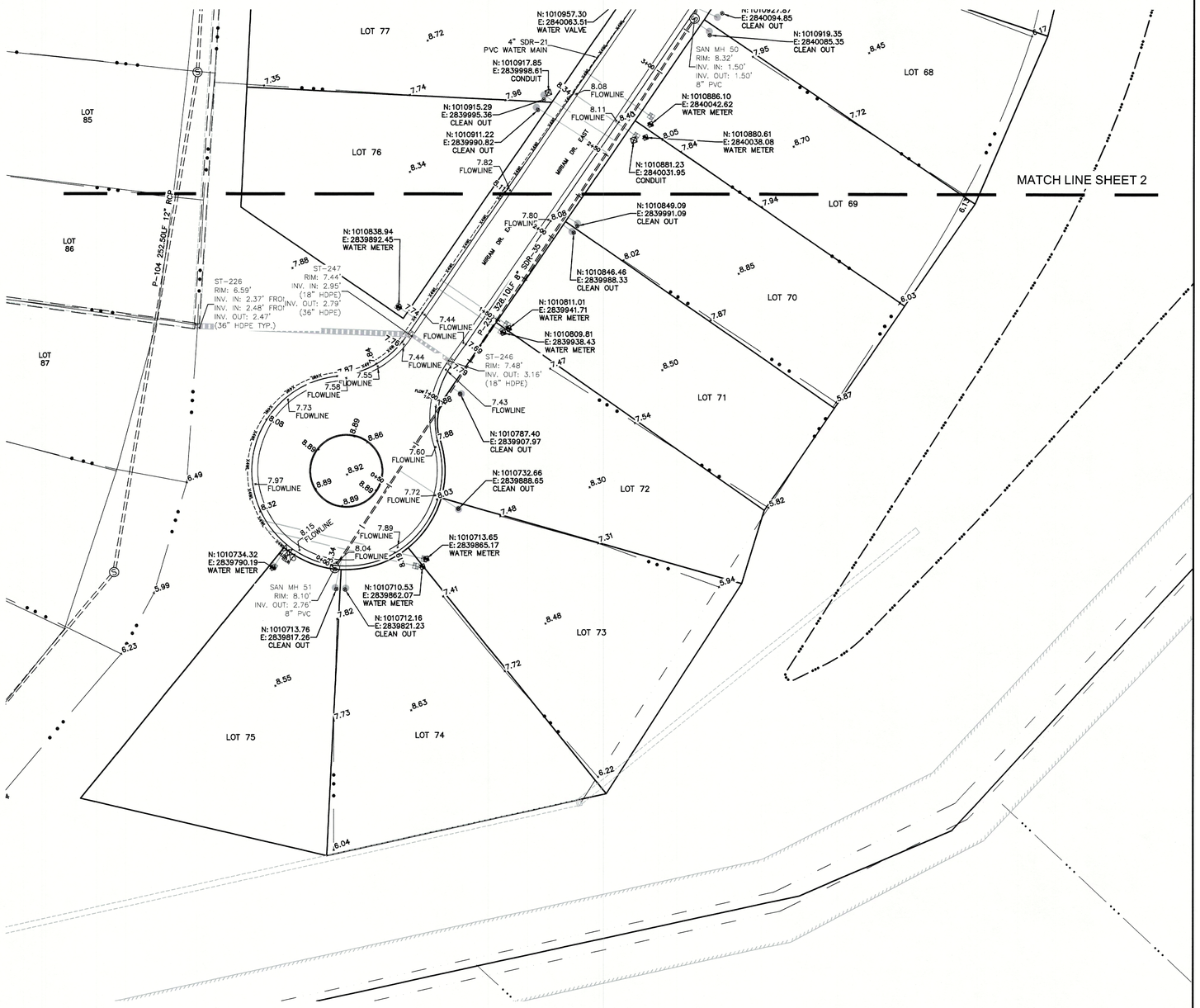
DATE: 08-21-23	SCALE: 1" = 30'
DESIGNED:	CHECKED: KFW
DRAWN: AKM	APPROVED: BPG

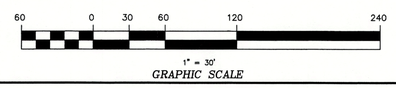
SHEET: 2 OF 6

CAD FILE: 4651ASB-PH3B

PROJECT NO: 4651

S:\projects\4651 Fost Tract\dwg\shelvill\Phase 3B\4651ASB-PH3B.dwg 8/23/2023 Plotted: 8/24/2023 7:35 AM HP Designjet T2500 PS HPGL2.pc3





Bissell Professional Group
Firm License # C-856
5301 Wrightsville Avenue
P.O. Box 1968
Wilmington, North Carolina 28403
(910) 256-1693
FAX (910) 256-1555
BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

SITE AND STORMWATER

THIS DOCUMENT IS THE SOLE PROPERTY OF BPG, INC. OF KITTY HAWK, NORTH CAROLINA. THE REPRODUCTION, IN WHOLE OR PART, OR THE MODIFICATION OF ANY DETAIL OR DESIGN IS NOT TO BE MADE WITHOUT THE WRITTEN CONSENT OF MARK S. BISSELL, PRINCIPAL OF BPG, INC., COPYRIGHT 2005.

PROJECT:

THE FOST TRACT PD-R - PHASE 3B

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

RECORD DRAWINGS - PHASE 3B

REVISIONS

NO.	DATE	DESCRIPTION	BY

PRELIMINARY PLAT
For Review Purposes Only

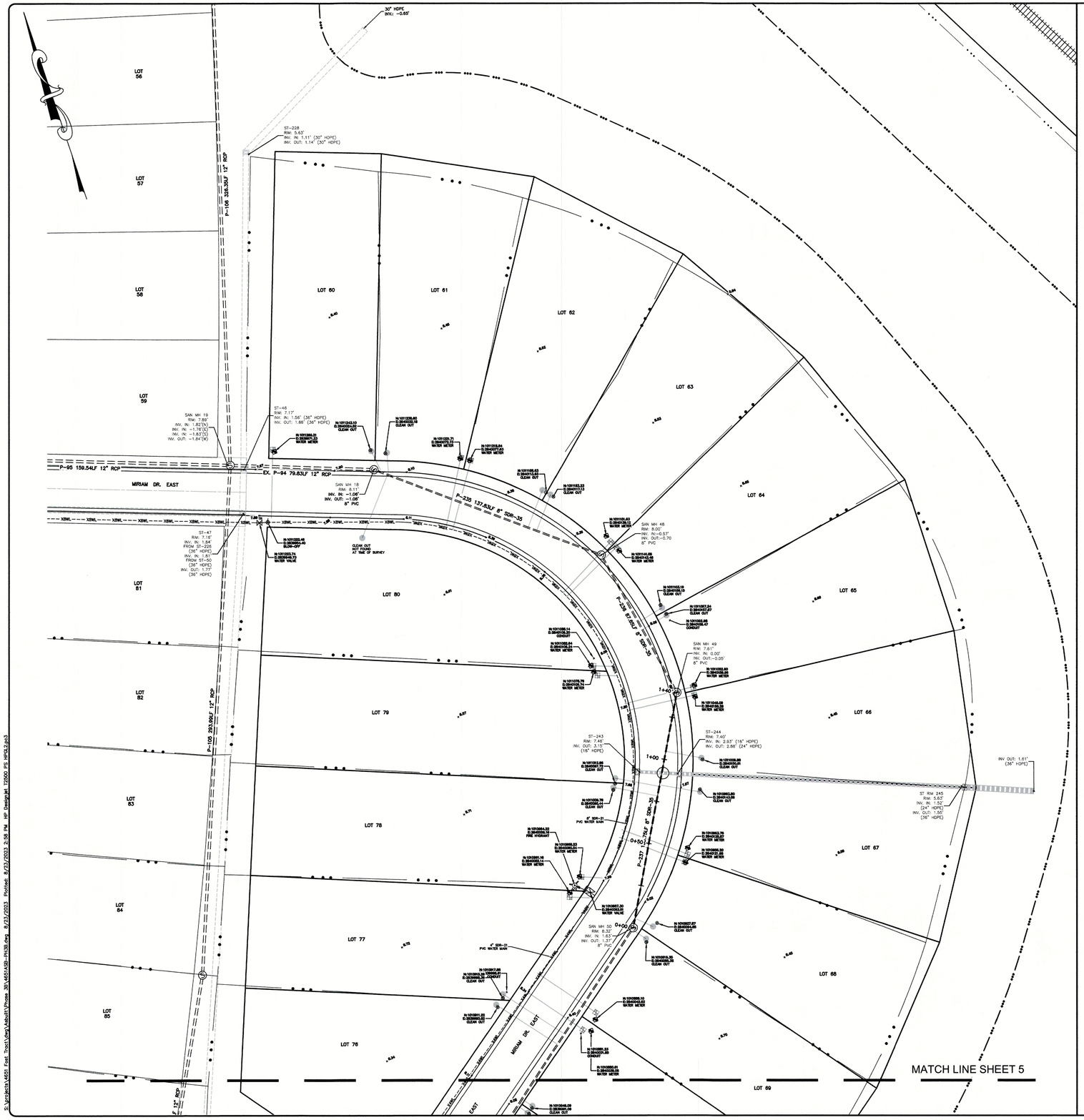
DATE: 07-24-23	SCALE: 1" = 30'
DESIGNED:	CHECKED: KFW
DRAWN: AKM	APPROVED: BPG

SHEET: 3 OF 6

CAD FILE: 4651ASB-PH3B

PROJECT NO: 4651

S:\projects\4651 Fost Tract\dwg\Moyock\Phase 3B\4651ASB-PH3B.dwg 8/24/2023 Plotted: 8/24/2023 7:36 AM HP Designjet T2500 PS HPGL2.pc3



60 0 30 60 120 240

1" = 30'

GRAPHIC SCALE

BISSELL PROFESSIONAL GROUP

Bissell Professional Group
Firm License # C-958
303 Blue Ridge Boston Highway
P.O. Box 1088
Kitty Hawk, North Carolina 27949
(252) 261-2101
FAX (252) 261-1760

Engineers, Planners, Surveyors and Environmental Specialists

WATER AND SEWER

THIS DOCUMENT IS THE SOLE PROPERTY OF BPG, INC. OF KITTY HAWK, NORTH CAROLINA. THE REPRODUCTION, IN WHOLE OR PART, OR THE MODIFICATION OF ANY DETAIL OR DESIGN IS NOT TO BE MADE WITHOUT THE EXPRESS, WRITTEN CONSENT OF MARK S. BISSELL, PRINCIPAL OF BPG, INC., COPYRIGHT 2005.

PROJECT:

THE FOST TRACT PD-R – PHASE 3B

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

RECORD DRAWINGS – PHASE 3B

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL 10362 ENGINEER MARK S. BISSELL
8-15-23

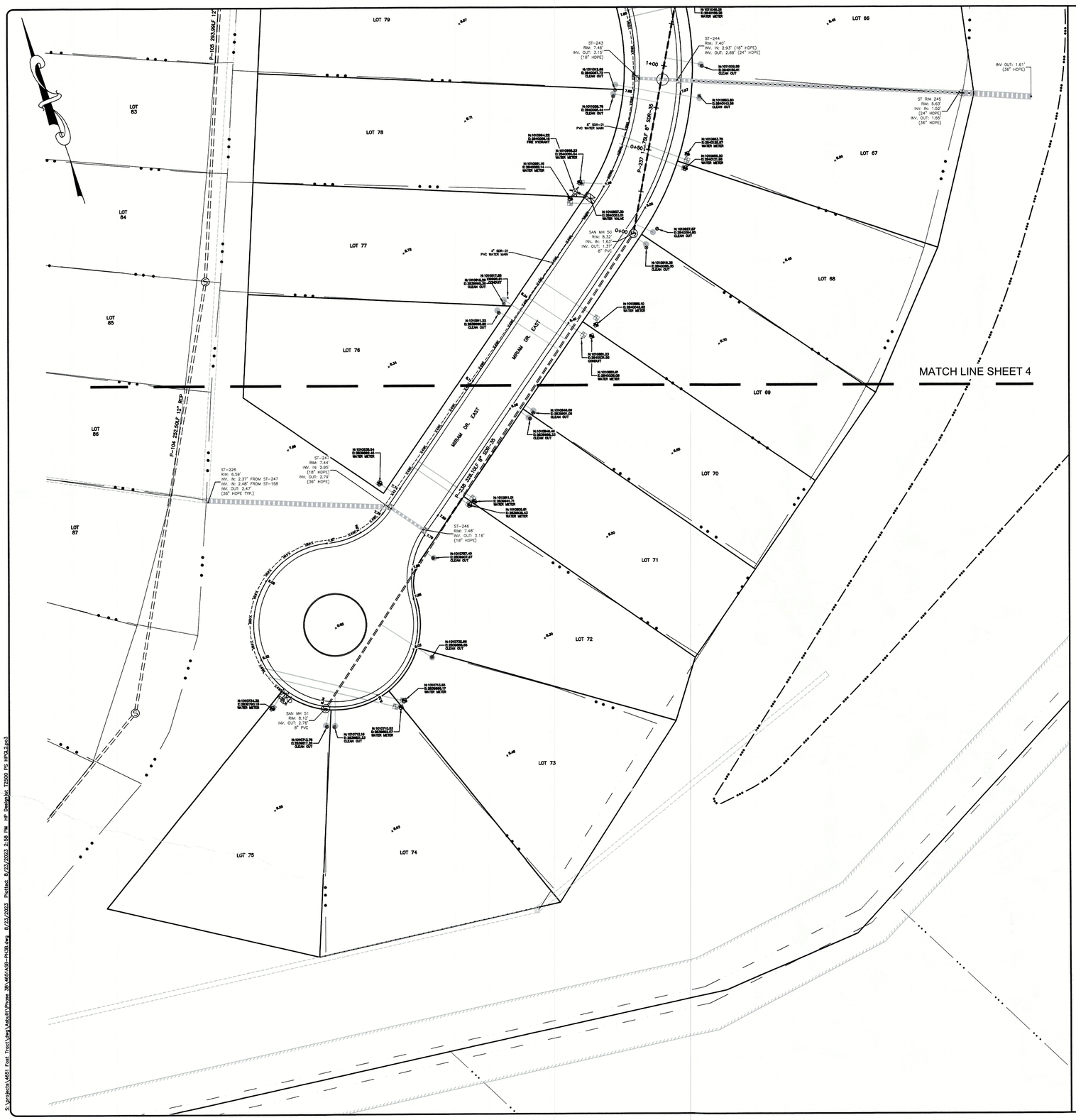
DATE: 07-24-23	SCALE: 1" = 30'
DESIGNED:	CHECKED: KFW
DRAWN: AKM	APPROVED: BPG

SHEET: 4 OF 6

CAD FILE: 4651ASB-PH3B

PROJECT NO: 4651

S:\projects\4651 Fost Tract\dwg\Abbott\Phase 3B\4651ASB-PH3B.dwg 8/23/2023 2:58 PM HP Designjet T2500 PS HPGL2.pc3 Plotted: 8/23/2023



60 0 30 60 120 240

1" = 30'

GRAPHIC SCALE

BISSELL PROFESSIONAL GROUP
Firm License # C-958
3512 North Croatan Highway
P.O. Box 1088
Kitty Hawk, North Carolina 27949
(252) 261-3696
FAX (252) 261-1760
Engineers, Planners, Surveyors and Environmental Specialists

WATER AND SEWER

THIS DOCUMENT IS THE SOLE PROPERTY OF BPG, INC. OF KITTY HAWK, NORTH CAROLINA. THE REPRODUCTION, IN WHOLE OR PART, OR THE MODIFICATION OF ANY DETAIL OR DESIGN IS NOT TO BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF MARK S. BISSELL, PRINCIPAL OF BPG, INC., COPYRIGHT 2005.

PROJECT:

THE FOST TRACT PD-R

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

RECORD DRAWINGS - PHASE 3B

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL 19342 MARK S. BISSELL

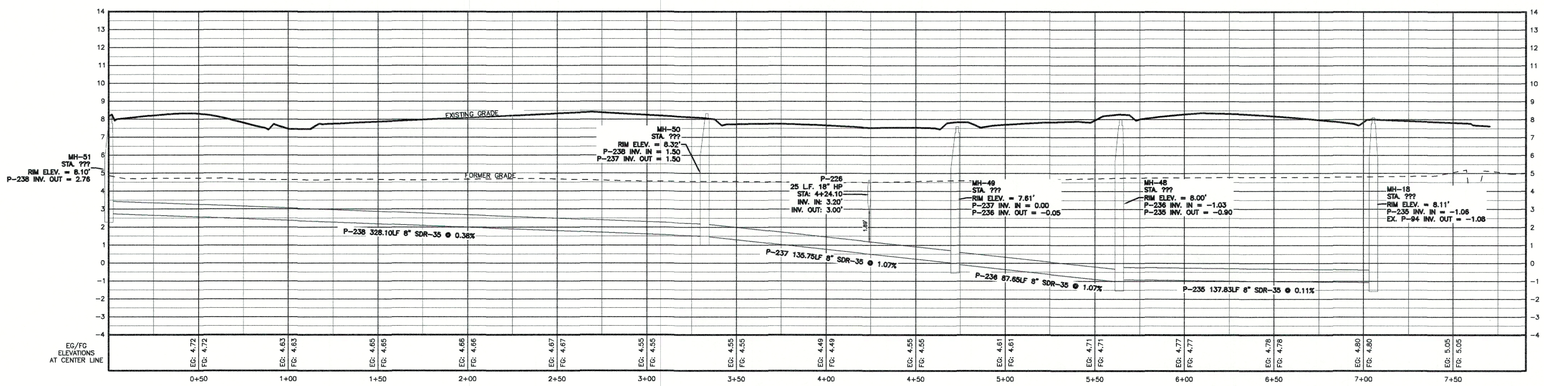
DATE: 07-24-23	SCALE: 1" = 30'
DESIGNED:	CHECKED: KFW
DRAWN: AKM	APPROVED: BPG

SHEET: 5 OF 6

CAD FILE: 4651ASB-PH3B

PROJECT NO: 4651

S:\projects\4651 Fost Tract\dwg\4651ASB-PH3B.dwg 8/23/2023 Plotted: 8/23/2023 2:58 PM HP DesignJet T2500 PS HPGL2.pc3



ALIGNMENT: MIRIAM DRIVE EAST (STA 0+00 - 1+39.74)

SCALE: HOR.: 1"=40' (PLAN VIEW)

BISSELL PROFESSIONAL GROUP

Bissell Professional Group
Firm License # C-0910
3512 North Croatan Highway
P.O. Box 1088
EDENTON, North Carolina 27949
(252) 482-3266
FAX (252) 261-3267
FAX (252) 261-7163

Engineers, Planners, Surveyors and Environmental Specialists

SEWER PROFILE

THIS DOCUMENT IS THE SOLE PROPERTY OF BPG, INC. OF KITTY HAWK, NORTH CAROLINA. THE REPRODUCTION, IN WHOLE OR PARTS, OR IMPRESSION OF THIS DOCUMENT BY ANY PERSON OR ENTITY IS NOT TO BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF MARK S. BISSELL, PRINCIPAL OF BPG, INC., COPYRIGHT 2005.

PROJECT:

THE FOST TRACT PD-R PHASE 3B

MOYOCK TOWNSHIP — CURRITUCK COUNTY — NORTH CAROLINA

RECORD DRAWINGS - PHASE 3B

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL 11652 ENGINEER MARK S. BISSELL

DATE: 07-25-23	SCALE: 1"=40', 1"=4
DESIGNED:	CHECKED: MSB
DRAWN: AKM	APPROVED: BPG

SHEET: 6 OF 6

CAD FILE: 4651ASB-PH3B

PROJECT NO: 4651

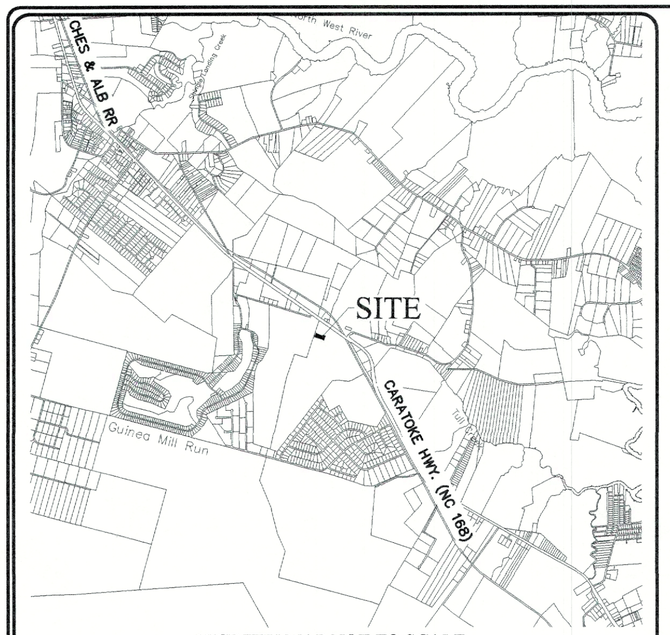
G:\projects\4651 Fost Tract\dwg\4651ASB-ph3B.dwg 8/23/2023 Plotted: 8/23/2023 6:57 PM HP Designjet T2500 PS HPGL2.pc3

THE FOST TRACT

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

PHASE 3B

FINAL PLAT



VICINITY MAP NOT TO SCALE

STORMWATER STATEMENT
NO MORE THAN THE AMOUNT SHOWN ON ATTACHMENT A TO THE RECORDED DECLARATION 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 SW7200202 & 7200203 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. CURRENT COVERAGE LIMITATIONS BY LOT NUMBERS ARE: LOTS 1–16 & 38–106, 45%; LOTS 17–37 & 107–113, 60%; LOTS T1–T44, 100%.

PUBLIC DEDICATION OF RECREATION AND PARK AREA STATEMENT
A PAYMENT IN LIEU OF RECREATION AND PARK AREA DEDICATION WILL BE PROVIDED IN ACCORDANCE WITH CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE. PAYMENT IN LIEU OF RECEIVED BY THE COUNTY SHALL BE USED ONLY FOR THE ACQUISITION AND DEVELOPMENT OF RECREATION PARK AREAS, AND OPEN SPACE SITES CONSISTENT WITH THE REQUIREMENTS OF THE NORTH CAROLINA GENERAL STATUTES SECTION 153A–331.

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 _____

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 _____

PRIVATE STREETS OWNER CERTIFICATE
I HEREBY CERTIFY THAT THE PRIVATE STREETS SHOWN ON THIS PLAT ARE INTENDED FOR PRIVATE USE AND WILL REMAIN UNDER THE CONTROL, MAINTENANCE AND RESPONSIBILITY OF THE DEVELOPER AND/OR A HOMEOWNER'S ASSOCIATION AND ACKNOWLEDGE THAT SOME PUBLIC SERVICES MAY NOT BE PROVIDED DUE TO THE PRIVATE NATURE OF THE ROAD.

DATE _____ OWNER _____

GENERAL NOTES:

1. PROJECT NAME: THE FOST TRACT
2. APPLICANT: MOYOCK DEVELOPMENT, LLC

   OWNERS: MOYOCK DEVELOPMENT, LLC
   417–D CARATOKE HWY.
   MOYOCK, NC 27958
3. PROPERTY DATA:
   ADDRESS: FOST BLVD., MOYOCK, NC 27958
   PARCEL ID: 0015–000–0086–0000
   RECORD DOCUMENT(S): D.B.13, PG:E/12; D.B. 1524, PG. 456
   ACREAGE: 228.83 ACRES
   PROPERTY ZONING: PD–R (PLANNED DEVELOPMENT – RESIDENTIAL)
4. F.I.R.M. DATA:
   ZONE X PER F.I.R.M. MAP NOS. 3721803100 K, 3721803000 K, & 3721804000 K ALL 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.
5. THERE ARE NO WETLANDS IN PHASE 3B.
6. A 10' EASEMENT FOR UTILITIES AND DRAINAGE ALONG REAR AND SIDE PROPERTY LINES (EXCLUDING TOWNHOME LOTS WHICH HAVE A 15' DRAINAGE & UTILITY EASEMENTS ALONG REAR PROPERTY LINES ADJACENT TO PRIVATE STREETS). EASEMENTS FOR UTILITIES AND DRAINAGE ALONG FRONT PROPERTY LINES AND PEDESTRIAN ACCESS AND STREET TREE EASEMENTS ARE HEREBY PROVIDED PER TYPICAL SECTIONS SHOWN ON SHEET 5.
7. A 25' DRAINAGE EASEMENT SHALL BE ESTABLISHED ALONG ALL MAJOR DRAINAGE WAYS SERVING MORE THAN 5 ACRES. A BLANKET DRAINAGE, UTILITY, AND PEDESTRIAN ACCESS EASEMENT IS HEREBY ESTABLISHED ACROSS ALL OPEN SPACE AREAS.
8. SECTION 7.6.5 OF THE CURRITUCK U.D.O. SUBSTANTIALLY RESTRICTS DEVELOPMENT WITHIN A 30' RIPARIAN BUFFER.
9. ALL UTILITIES ARE TO BE UNDERGROUND.
10. THIS SUBDIVISION CONTAINS RIGHTS–OF–WAY THAT ARE PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED TO AND FROM ADJOINING PROPERTIES. ACCESS WITHIN THE RIGHTS–OF–WAY FOR STREETS AND UTILITIES SHALL NOT BE RESTRICTED.
11. ALL STREETS NOT LABELED PRIVATE ARE PUBLIC RIGHT OF WAY.

DEVELOPMENT NOTES:

TOTAL TRACT AREA:	228.28 AC.
TOTAL AREA PHASE 1A, 1B, 2 & 3A	71.55 AC.
TOTAL AREA PHASE 3B:	6.39 AC.
TOTAL AREA PHASE 1A, 1B, 2, 3A & 3B	77.94 AC.
TOTAL AREA LOTS IN PHASE 3B:	5.61 AC.
PUBLIC R/W TOTAL AREA PHASE 3B:	0.78 AC.
REQUIRED OPEN SPACE PHASE 1A, 1B, 2, 3A & 3B (30%):	23.38 AC.
OPEN SPACE PROVIDED PHASE 1A, 1B, 2 & 3A & 3B:	34.77 AC. (48.60%)
# OF PROPOSED LOTS PHASE 3B:	21 LOTS
RIGHT–OF–WAY WIDTH:	40'
PROPOSED PAVED ROADWAY WIDTH:	22'
LINEAR FEET OF ROADWAY PHASE 3B:	700.00'

LOT DEVELOPMENT CONFIGURATION:

LOT AREAS: VARY FROM 10,337 S.F. TO 13,705 S.F.

SURVEY LEGEND

	RIGHT–OF–WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EASEMENT LINE
	CENTERLINE OF ROADWAY
	TOP OF BANK
⊙	SET IRON ROD
○	EXISTING IRON ROD
●	EXISTING IRON PIPE
⊡	EXISTING CONCRETE MONUMENT
N/F	NOW OR FORMERLY
TWP.	TOWNSHIP
(T)	TOTAL
P.C.	PLAT CABINET
SL.	SLIDE
D.B.	DEED BOOK
M.B.	MAP BOOK
PG.	PAGE
SQ.FT. or S.F.	SQUARE FEET
M.B.L.	MAXIMUM BUILDING LINE
AC or AC.	ACRES
P/O	PART OF
TYP.	TYPICAL
N.T.S.	NOT TO SCALE
○CP	CALCULATED POINT
O.S.	OPEN SPACE
R/W	RIGHT–OF–WAY

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

_____ 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____

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

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 21ST OF AUGUST, 2025 ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP. REMAINING IMPROVEMENTS INCLUDE:

- SIDEWALKS AND MULTI–USE PATH
- STREET TREES
- FARM BUFFER
- FLORA PORTION OF ROWLAND CREEK IMPROVEMENTS
- PERMANENT STREET SIGNS AND NO PARKING SIGNS
- PAVEMENT MARKINGS

8-24-2023 _____
DATE REGISTERED LAND SURVEYOR/ENGINEER

L-1756
REGISTRATION NUMBER

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 23RD DAY OF AUGUST, A.D., 2023.

_____ L–1756
SIGNATURE

Sheet Number	Sheet Title
1	COVER SHEET
2	OVERALL
3	LOT LAYOUT
4	LOT LAYOUT

BISSELL PROFESSIONAL GROUP
Bissell Professional Group
Firm License # C–956
3512 North Croatan Highway
P.O. Box 1085
Kitty Hawk, North Carolina 27949
(252) 261–3266
FAX (252) 261–1760
Engineers, Planners, Surveyors and Environmental Specialists

This document is the sole property of BPG, Inc., of Kitty Hawk, North Carolina. The reproduction, in whole or part, or the modification of any detail or design is not to be made without the express written consent of Mark S. Bissell, Principal of BPG, Inc., Copyright 2005.

PROJECT:
THE FOST TRACT PD-R
PHASE 3B
MOYOCK TWSP. CURRITUCK COUNTY NORTH CAROLINA
FINAL SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL L-1756 LAND SURVEYOR MICHAEL D. BARR

DATE: 08-16-2023	SCALE: AS SHOWN
DESIGNED:	CHECKED: MSB
DRAWN: AKM	APPROVED: MSB

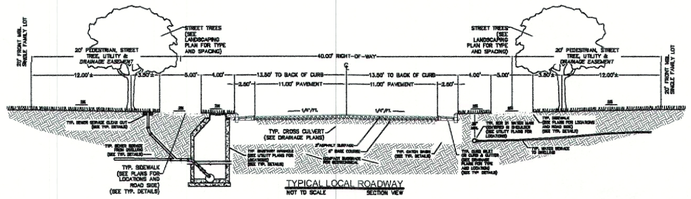
SHEET: 1 OF 4

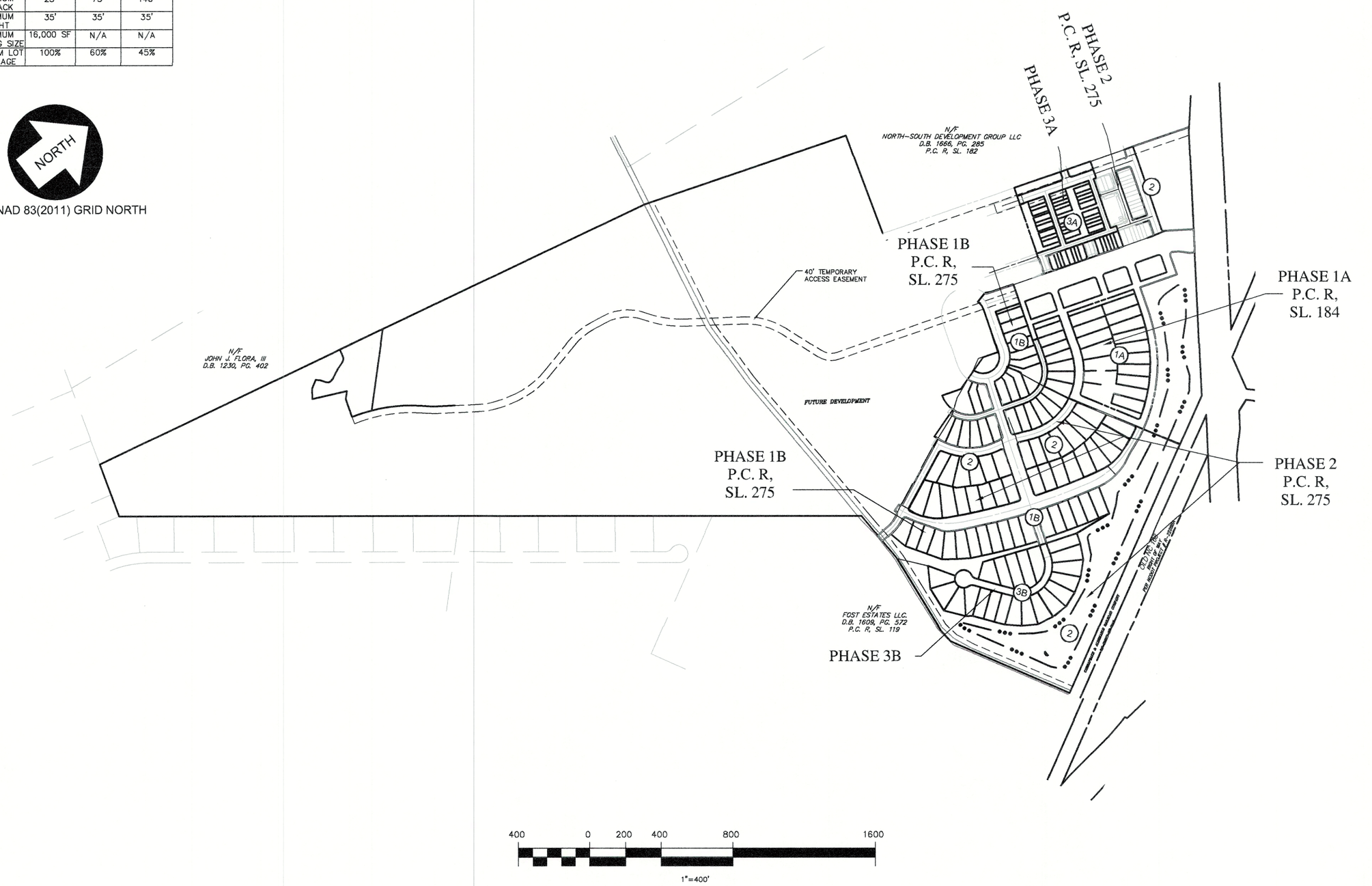
CAD FILE: 465100FP3B

PROJECT NO: 4651

S:\projects\4651 Fost Tract\dwg\Final Plats\Phase 3B\465100FP3B.dwg 8/24/2023 Plotted: 8/24/2023 8:16 AM HP Designjet T130 24-in Printer [40FE86].pc3

DEVELOPMENT STANDARDS & SETBACKS			
STYLE			
	TND T.H.	TND S.F. LOT	CONV. S.F. LOT
MIN. LOT SIZE	1,800 SF	6,900 SF	9,500 SF
TYPICAL LOT SIZE	1,800 – 3,000 SF	7,000 – 9,000 SF	10,000 – 15,000 SF
MIN. LOT WIDTH	20'	35'	35'
TYPICAL LOT WIDTH	20'–25'	50'–60'	62'
FRONT SETBACK	15'	20'	20'
SIDE SETBACK	0	10'	10'
REAR SETBACK	20'	20'	25'
CORNER SIDE SETBACK	15'	15'	15'
MAXIMUM SETBACK	25'	75'	140'
MAXIMUM HEIGHT	35'	35'	35'
MAXIMUM BUILDING SIZE	16,000 SF	N/A	N/A
MAXIMUM LOT COVERAGE	100%	60%	45%





Bissell Professional Group
Firm License # C-956
3512 North Croatan Highway
P.O. Box 1088
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760
BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

This document is the sole property of BPG, Inc. of Kitty Hawk, North Carolina. The reproduction, in whole or part, or the modification of any detail or design is not to be made without the express written consent of Mark S. Bissell, President of BPG, Inc., Copyright 2005.

PROJECT:
THE FOST TRACT PD-R
PHASE 3B
CURRITUCK COUNTY NORTH CAROLINA
MOYOCK TWSP.
FINAL SUBDIVISION PLAT

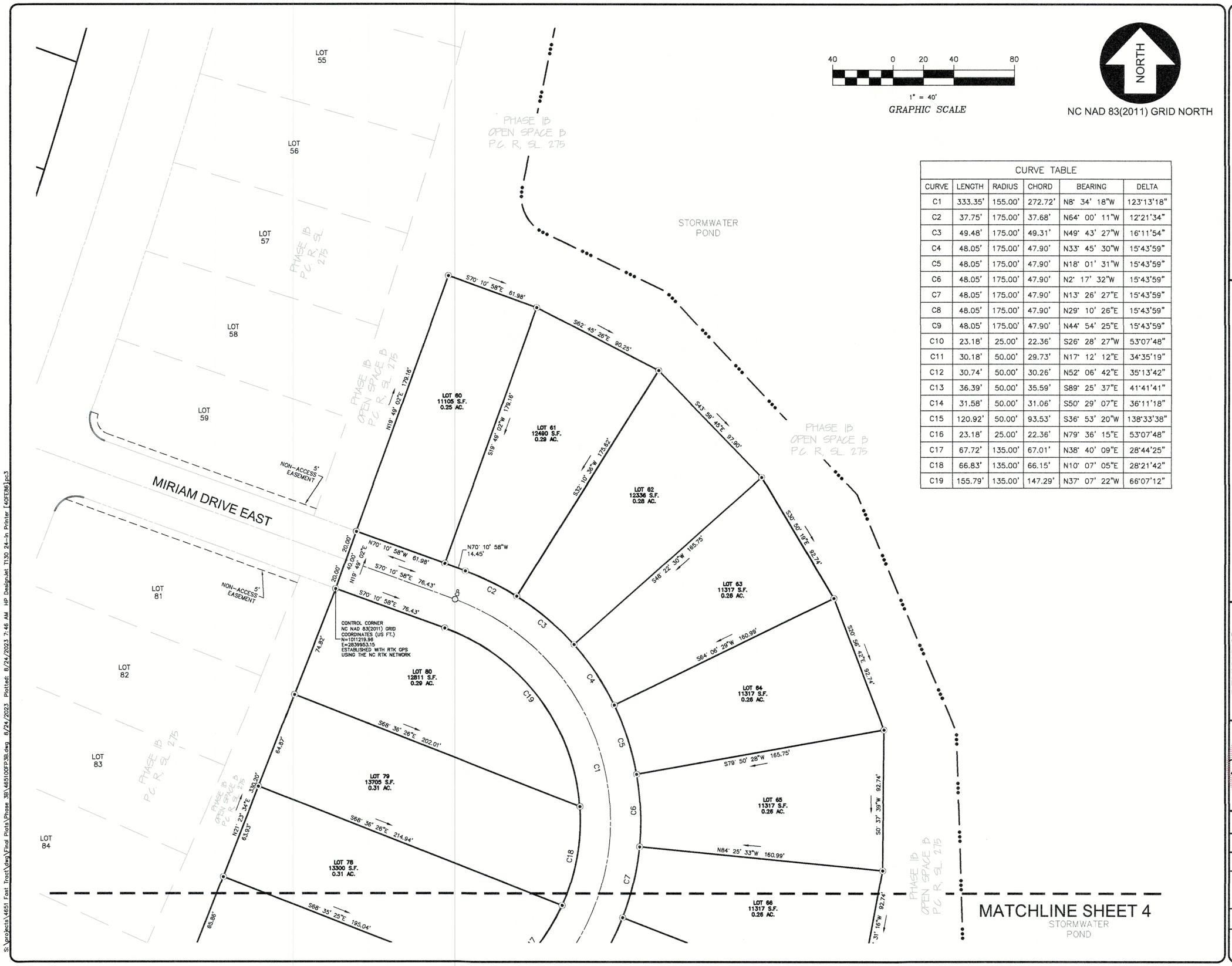
REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL L-1756 LAND SURVEYOR MICHAEL S. BAKER
8-24-23

DATE: 08-16-2023	SCALE: 1"=400'
DESIGNED:	CHECKED: MSB
DRAWN: AKM	APPROVED: MSB
SHEET: 2 OF 4	
CAD FILE: 465100FP3B	
PROJECT NO: 4651	

S:\projects\4651 Fost Tract\dwg\Final Plats\Phase 3B\465100FP3B.dwg 8/24/2023 Plotted: 8/24/2023 7:46 AM HP DesignJet T130 24-in Printer [40TE86]pc3



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	333.35'	155.00'	272.72'	N8° 34' 18"W	123°13'18"
C2	37.75'	175.00'	37.68'	N64° 00' 11"W	12°21'34"
C3	49.48'	175.00'	49.31'	N49° 43' 27"W	16°11'54"
C4	48.05'	175.00'	47.90'	N33° 45' 30"W	15°43'59"
C5	48.05'	175.00'	47.90'	N18° 01' 31"W	15°43'59"
C6	48.05'	175.00'	47.90'	N2° 17' 32"W	15°43'59"
C7	48.05'	175.00'	47.90'	N13° 26' 27"E	15°43'59"
C8	48.05'	175.00'	47.90'	N29° 10' 26"E	15°43'59"
C9	48.05'	175.00'	47.90'	N44° 54' 25"E	15°43'59"
C10	23.18'	25.00'	22.36'	S26° 28' 27"W	53°07'48"
C11	30.18'	50.00'	29.73'	N17° 12' 12"E	34°35'19"
C12	30.74'	50.00'	30.26'	N52° 06' 42"E	35°13'42"
C13	36.39'	50.00'	35.59'	S89° 25' 37"E	41°41'41"
C14	31.58'	50.00'	31.06'	S50° 29' 07"E	36°11'18"
C15	120.92'	50.00'	93.53'	S36° 53' 20"W	138°33'38"
C16	23.18'	25.00'	22.36'	N79° 36' 15"E	53°07'48"
C17	67.72'	135.00'	67.01'	N38° 40' 09"E	28°44'25"
C18	66.83'	135.00'	66.15'	N10° 07' 05"E	28°21'42"
C19	155.79'	135.00'	147.29'	N37° 07' 22"W	66°07'12"

BISSELL PROFESSIONAL GROUP
Bissell Professional Group
Firm License # C-1515
3512 North Croatan Highway
P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 261-3266
(252) 261-1760
FAX (252) 261-1760
Engineers, Planners, Surveyors and Environmental Specialists

This document is the sole property of BPG, Inc. of Kitty Hawk, North Carolina. The reproduction, in whole or part, or the modification of any detail or design is not to be made without the express written consent of Mark S. Bissell, Principal of BPG, Inc., Copyright 2005.

PROJECT:
THE FOST TRACT PD-R
PHASE 3B
MOYOCK TWSP. CURRITUCK COUNTY NORTH CAROLINA
FINAL SUBDIVISION PLAT

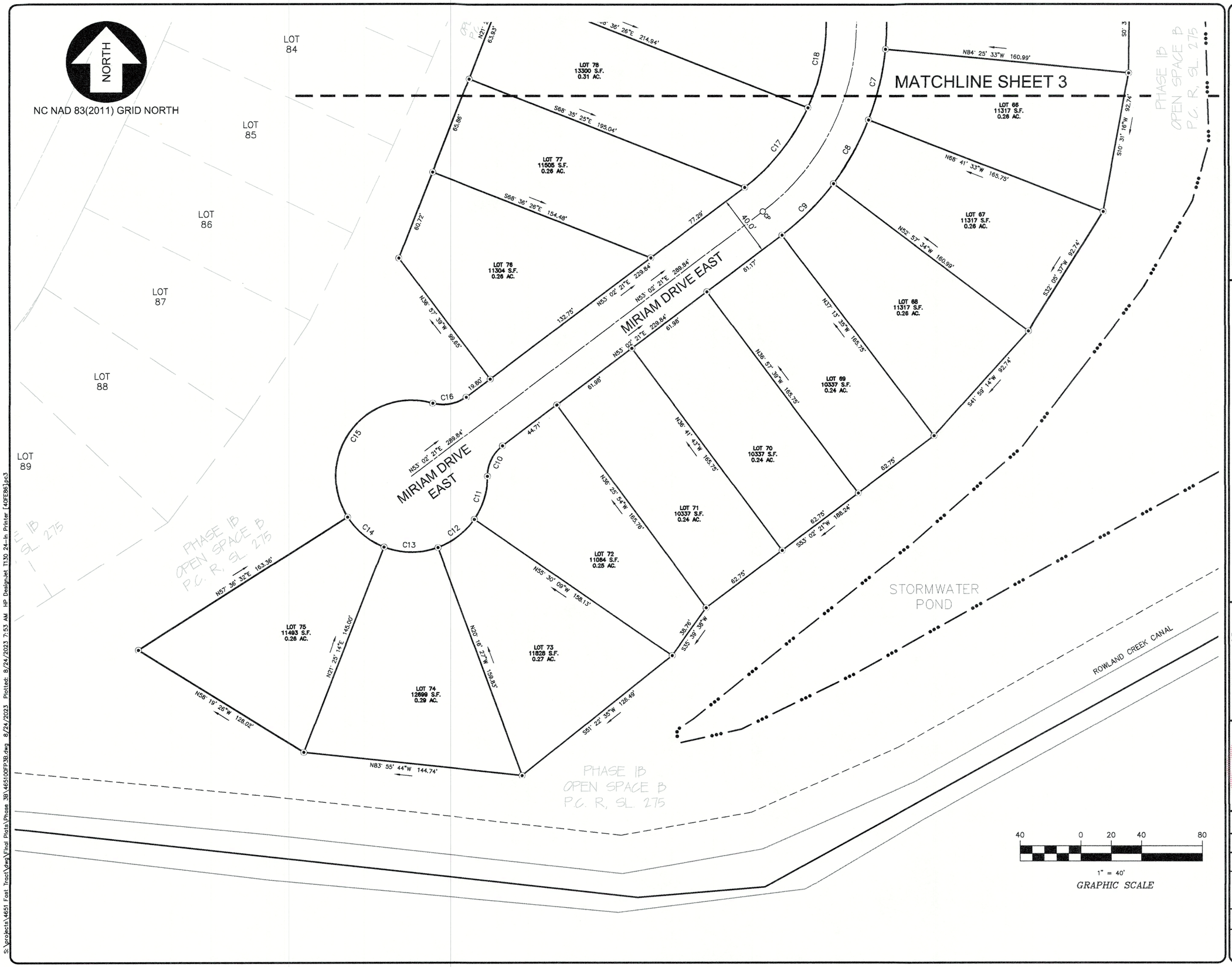
REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL SEAL L-1756 LAND SURVEYOR MICHAEL S. BISSELL
8-24-23

DATE: 08-16-2023	SCALE: 1"=40'
DESIGNED:	CHECKED: MSB
DRAWN: AKM	APPROVED: MSB
SHEET: 3 OF 4	
CAD FILE: 465100FP3B	
PROJECT NO: 4651	

S:\projects\4651 Fost Tract\dwg\Final Plats\Phase 3B\465100FP3B.dwg 8/24/2023 Plotted: 8/24/2023 7:46 AM HP DesignJet T130 24-in Printer [40FE86]pc3



S:\projects\4651 Fost Tract\dwg\Final Plats\Phase 3B\465100FP3B.dwg 8/24/2023 Plotted: 8/24/2023 7:53 AM HP Designjet T130 24-in Printer [40FE86].pc3

Bissell Professional Group
Firm License # C-0566
3512 North Croatan Highway
P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 261-3266
(252) 261-1760
FAX (252) 261-1760
BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

This document, the data proper and all reproductions are the property of BPG, Inc. of Kitty Hawk, North Carolina. The reproduction, in whole or part, or modification of any detail or design is not to be made without the express written consent of Mark S. Bissell, Principal of BPG, Inc., Copyright 2005.

PROJECT:

THE FOST TRACT PD-R

PHASE 3B

MOYOCK TWSP. CURRITUCK COUNTY NORTH CAROLINA

FINAL SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR L-1756 MICHAEL S. BISSELL

8-24-23

DATE: 08-16-2023	SCALE: 1"=40'
DESIGNED:	CHECKED: MSB
DRAWN: AKM	APPROVED: MSB

SHEET: 4 OF 4

CAD FILE: 465100FP3B

PROJECT NO: 4651