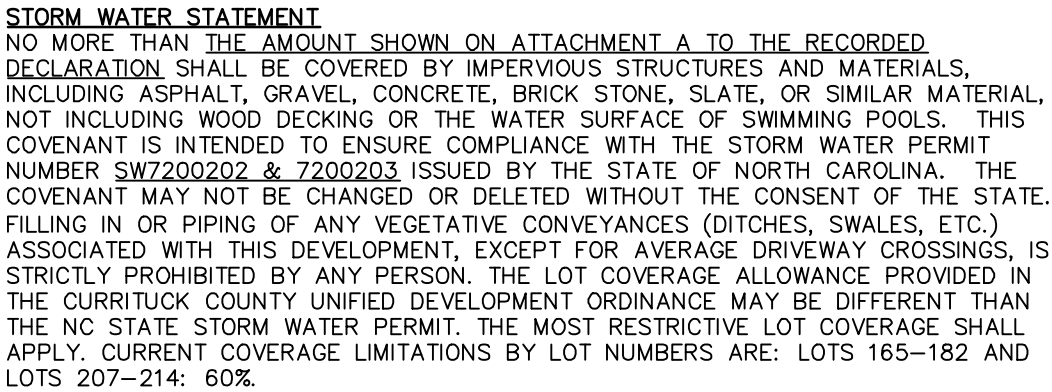




A PAYMENT IN LIEU OF RECREATION AND PARK AREA DEDICATION WILL BE PROVIDED IN ACCORDANCE WITH CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE. PAYMENT IN LIEU OF RECEIVED BY THE COUNTY SHALL BE USED ONLY FOR THE ACQUISITION AND DEVELOPMENT OF RECREATION PARK AREAS, AND OPEN SPACE SITES CONSISTENT WITH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

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.

REVIEW OFFICER CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF CURRITUCK

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

PUBLIC STREETS DIVISION OF HIGHWAY DISTRICT ENGINEER CERTIFICATE
I HEREBY CERTIFY THAT THE PUBLIC STREETS SHOWN ON THIS PLAN 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.

Sheet Number	Sheet Title
1	COVER
2	OVERALL
3	LOT LAYOUT
4	LOT LAYOUT
5	TABLES & DETAILS

2.	PROJECT NAME: THE FOST TRACT	3	LOT LAYOUT
	APPLICANT: MOYOCK DEVELOPMENT, LLC	4	LOT LAYOUT
	OWNERS: MOYOCK DEVELOPMENT, LLC 217 CARATOKE HWY. MOYOCK, NC 27958	5	TABLES & DETAILS
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.	THIS PROPERTY CONTAINS ACOE "404" JURISDICTIONAL WETLANDS AS SHOWN AND CONFIRMED BY USACOE ACTION ID# SAW 2018-00838, DATED APRIL 30, 2018, AND MAY REQUIRE U.S. CORP OF ENGINEERS APPROVAL PRIOR TO DEVELOPMENT OF THE PROPERTY.		
6.	A 10' EASEMENT FOR UTILITIES AND DRAINAGE ALONG REAR AND SIDE PROPERTY LINES. 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 4.		
7.	A 25' DRAINAGE EASEMENT SHALL BE ESTABLISHED ALONG ALL MAJOR DRAINAGE WAYS SERVING MORE THAN ACRES. A BLANKET DRAINAGE, UTILITY, AND PEDESTRIAN ACCESS EASEMENT IS HEREBY ESTABLISHED ACROSS ALL OPEN SPACE AREAS.		
8.	ALL UTILITIES ARE TO BE UNDERGROUND.		
9.	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.		

TOTAL TRACT AREA:	228.28 AC.
TOTAL AREA PHASE 1A, 1B, 2, 3A, 3B, 4, 5 & 6:	105.40 AC.
TOTAL AREA PHASE 6B PART 1:	15.58 AC.
TOTAL AREA PHASE 1A, 1B, 2, 3A, 3B, 4, 5 & 6B PART 1:	120.98 AC.
TOTAL AREA LOTS IN PHASE 6B PART 1:	6.23 AC.
PUBLIC R/W TOTAL AREA PHASE 6B PART 1:	1.64 AC.
PRIVATE R/W AREA PHASE 6B PART 1:	0.00 AC.
TOTAL AREA OF OPEN SPACE IN PHASE 6B PART 1:	7.71 AC.
REQUIRED OPEN SPACE PHASE 1A, 1B, 2, 3A, 3B, 4, 5 & 6B1 (30%):	36.29 AC.
<u>OPEN SPACE PROVIDED PHASE 1A, 1B, 2, 3A, 3B, 4, 5 & 6B PART 1:</u>	52.64 AC. (43.5%)
# OF PROPOSED LOTS PHASE 6B PART 1:	26 LOTS
PROPOSED RIGHT-OF-WAY WIDTH:	40'
PROPOSED PAVED ROADWAY WIDTH:	22'
LINEAR FEET OF ROADWAY PHASE 6B PART 1:	1,850'
<u>LOT DEVELOPMENT CONFIGURATION:</u>	

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
S.L.	SLIDE
D.B.	DEED BOOK
M.B.	MAP BOOK
P.G.	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
O.S.	OPEN SPACE
R/W	RIGHT-OF-WAY

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 AREAS SPECIFICALLY SET ASIDE FOR PRIVATE USE, 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.

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 _____

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 31st OF MARCH, 2027 ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP. REMAINING IMPROVEMENTS INCLUDE:

- SIDEWALKS & MULTI-USE PATH
- STREET TREES
- FLORA PORTION OF ROWLAND CREEK IMPROVEMENTS
- PERMANENT STREET SIGNS AND NO PARKING SIGNS
- PAVEMENT MARKINGS
- STREET LIGHTS HAVE BEEN PREPAID, BUT INSTALLATION IS NOT YET COMPLETE

04/03/25

DATE _____

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 4th

DAY OF APRIL, A.D., 2025.

DocuSigned by:

SIGNATURE
C6DA34EC9CBF428...

THE FOST TRACT-PD-R
PHASE 6B-PART 1

PROJECT:

MOYOCK TOWNSHIP **CURRITUCK COUNTY** **NORTH CAROLINA**

REVISIONS

NO.	DATE	DESCRIPTION	BY

FINAL SUBDIVISION PLAT

DATE:
12-30-24

DRAWN:
AKM

SHEET:
1

SCALE:
AS SHOWN

CHECKED:
MDB

APPROVED:
BPG

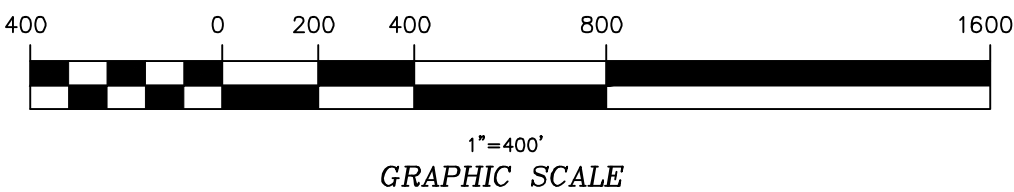
OF **5**

CAD FILE:
465100FP-PH6B-1

PROJECT NO:
4651

Bissell Professional Group
 Firm License # C-956
 3512 North Croatan Highway
 P.O. Box 1068
 Kitty Hawk, North Carolina 27949
 (252) 363-1066
 FAX (252) 261-1760

NC NAD 83(2011) GRID NORTH

[illegible]

DocuSigned by:

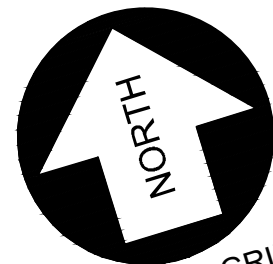
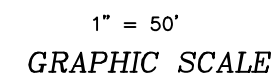
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BISSELL
PROFESSIONAL GROUP

Engineers, Planners, Surveyors
and Environmental Specialists

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3512 North Croatan Highway
P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 261-3266
Fax (252) 261-1760



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Bissell Professional Group
Firm License # C-956
3512 North Croatian Highway
P.O. Box 1068
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BRISFELL

PROFESSIONAL GROUP
Engineers, Planners, Surveyors
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THE FOST TRACT-PD-R
PHASE 6B-PART 1

MOYOCK TWSHP. CURRITUCK COUNTY NORTH CAROLINA

FINAL SUBDIVISION PLAT

[illegible]

DocuSigned by:
Michael D Barr
C6DA34EC9CBF428..

DATE: 12-30-24	SCALE: 1"=50'
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

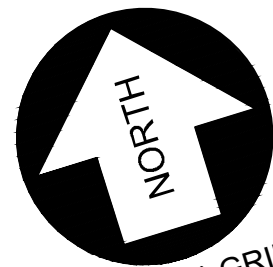
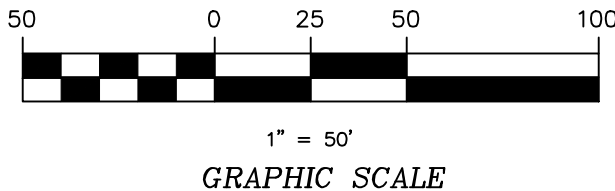
SHEET:

3 OF 5

CAD FILE:
465100FP-PH6B-1

PROJECT NO:

4651



NC NAD 83(2011) GRID NORTH

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Firm License # C-956
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P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760

BSF

PROFESSIONAL GROUP

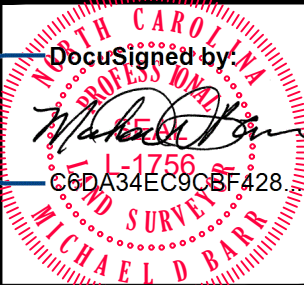
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THE FOST TRACT-PD-R

PHASE 6B-PART 1

MOYOCK TOWNSHIP, CURRITUCK COUNTY, NORTH CAROLINA

FINAL SUBDIVISION PLAT

[illegible]

DATE: 12-30-24	SCALE: 1"=50'
DESIGNED:	CHECKED: MDB
DRAWN: AKM	APPROVED: BPG

SHEET:

4 OF 5

CAD FILE:
465100FP-PH6B-1

PROJECT NO.

4651

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C21	65.86'	600.00'	65.83'	S16° 59' 24"E	6'17"23"
C22	40.06'	640.00'	40.05'	S15° 38' 18"E	3'35"10"
C23	11.445'	250.00'	11.445'	N15° 09' 26"W	2'37"25"
C24	15.69'	290.00'	15.68'	N15° 23' 42"W	3'05"57"
C25	55.20'	290.00'	55.11'	N22° 23' 49"W	10°54'19"
C26	96.02'	250.00'	95.43'	N27° 28' 19"W	22°00'21"
C27	59.56'	290.00'	59.46'	N33° 44' 02"W	11°46'05"
C28	58.23'	290.00'	58.13'	N45° 22' 12"W	11°30'16"
C29	102.09'	250.00'	101.39'	N45° 10' 26"W	23°23'53"
C30	54.41'	290.00'	54.33'	N56° 29' 51"W	10°45'02"
C31	11.47'	220.00'	11.47'	N63° 22' 02"W	2°59'18"
C32	42.06'	180.00'	41.96'	N68° 34' 00"W	13°23'16"
C33	62.55'	220.00'	62.34'	N73° 00' 21"W	16°17'21"
C34	8.42'	220.00'	8.42'	N82° 14' 49"W	21°11'35"
C35	19.37'	20.00'	18.62'	S55° 36' 03"E	55°29'07"
C36	49.00'	80.00'	48.23'	N45° 24' 12"W	35°05'25"
C37	18.30'	80.00'	18.26'	N69° 30' 10"W	13°06'30"
C38	21.91'	120.00'	21.88'	N81° 17' 12"W	12°07'34"
C39	41.59'	120.00'	41.38'	S83° 33' 21"W	19°51'21"
C40	41.59'	120.00'	41.38'	S63° 41' 59"W	19°51'21"

TYPICAL LOCAL ROADWAY

This diagram illustrates the cross-section of a typical local roadway, showing the relationship between various components and their dimensions. The total width of the right-of-way is 40.00'. The roadway is flanked by 20' front MBL single family lots on both sides. The central travel lane is 11.00' wide, flanked by 2.50' shoulders, and a 4.00' curb. The total width of the travel lane and shoulders is 16.00'. The roadway is flanked by 20' pedestrian, street tree, utility & drainage easements on both sides. The total width of the easements is 40.00'.

Dimensions and Layout:

- 20' FRONT MBL SINGLE FAMILY LOT
- 20' PEDESTRIAN, STREET TREE, UTILITY & DRAINAGE EASEMENT
- 14'±
- 3.50'±
- 5.00'
- 4.00'
- 13.50' TO BACK OF CURB
- 11.00' PAVEMENT
- 2.50'
- 11.00' PAVEMENT
- 13.50' TO BACK OF CURB
- 2.50'
- 4.00'
- 5.00'
- 3.50'±
- 14'±
- 20' PEDESTRIAN, STREET TREE, UTILITY & DRAINAGE EASEMENT
- 20' FRONT MBL SINGLE FAMILY LOT

Materials and Construction:

- 2% (Slopes on both sides of the roadway)
- 1/4" / FT. (Slopes on both sides of the roadway)
- 2" ASPHALT SURFACE
- 6" BASE COURSE
- COMPACT SUBGRADE PER GEOTECHNICAL

Utilities and Details:

- TYP. SEWER SERVICE CLEAN OUT (SEE TYP. DETAILS)
- TYP. SEWER SERVICE FROM DWELLING (SEE TYP. DETAILS)
- TYP. SIDEWALK (SEE PLANS FOR LOCATIONS AND ROAD SIDE) (SEE TYP. DETAILS)
- TYP. CROSS CULVERT (SEE DRAINAGE PLANS)
- TYP. SANITARY MANHOLE (SEE UTILITY PLANS FOR LOCATIONS) (SEE TYP. DETAILS)
- TYP. CATCH BASIN (SEE TYP. DETAILS)
- TYP. CURB INLET OR CURB & GUTTER (SEE DRAINAGE PLANS FOR TYPE AND LOCATION) (SEE TYP. DETAILS)
- TYP. SDR 21 WATER MAIN CENTERED IN SHOULDER (SEE UTILITY PLANS FOR LOCATIONS)
- TYP. SIDEWALK (SEE PLANS FOR LOCATIONS AND ROAD SIDE) (SEE TYP. DETAILS)
- TYP. WATER SERVICE TO DWELLING

BISSELL

PROFESSIONAL GROUP

**Engineers, Planners, Surveyors
and Environmental Specialists**

Bissell Professional Group
Firm License # C-956
3512 North Crotan Highway
P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 281-3266
FAX (252) 261-1760

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PHASE 6B-PART 1

MOYOCK TWNShP.
CURRITUCK COUNTY
NORTH CAROLINA

FINAL SUBDIVISION PLAT

DocuSigned by:
Michael Barr
C6DA34EC9CBF428

SHEET:

5 OF 5

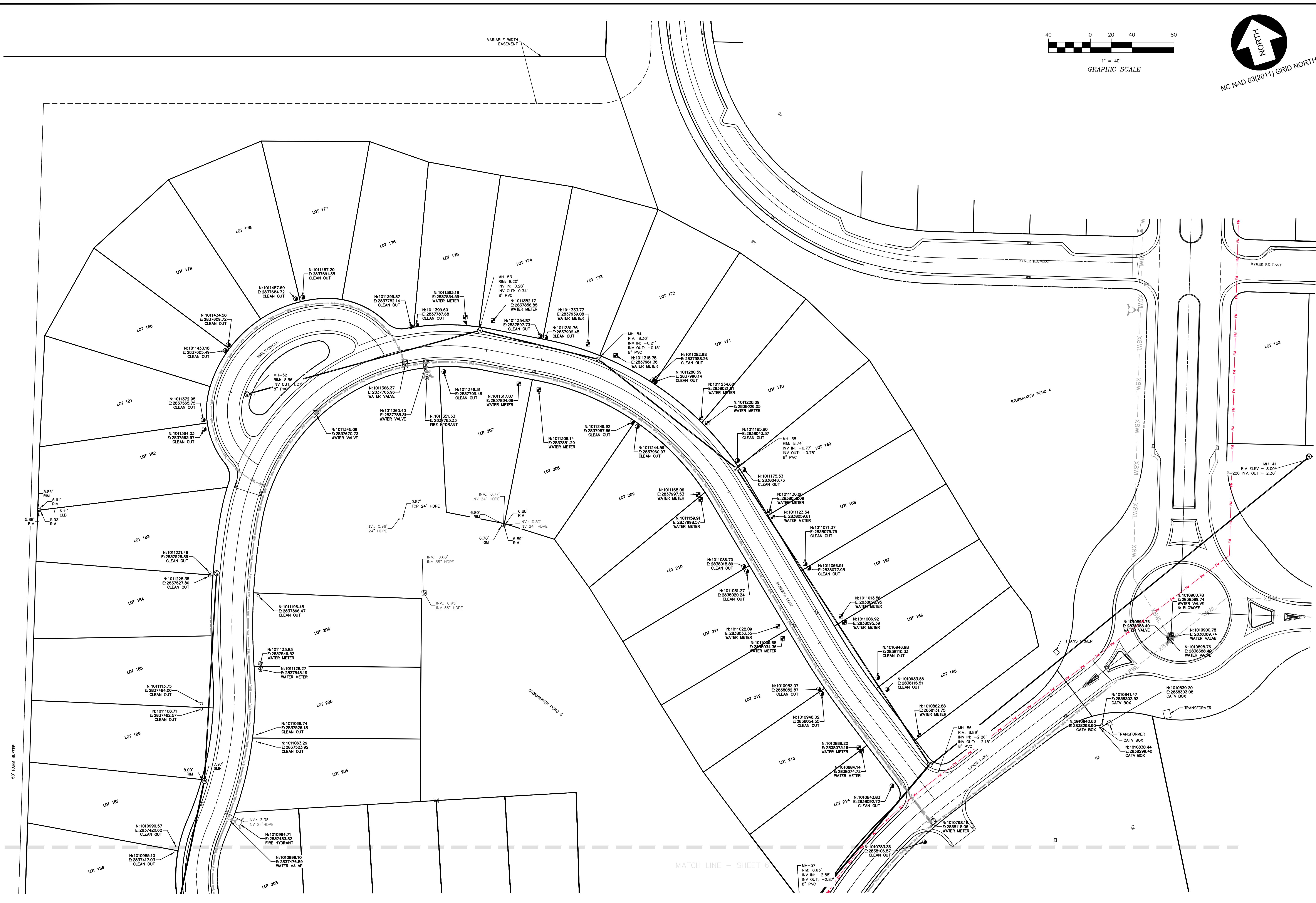
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PROJECT NO:

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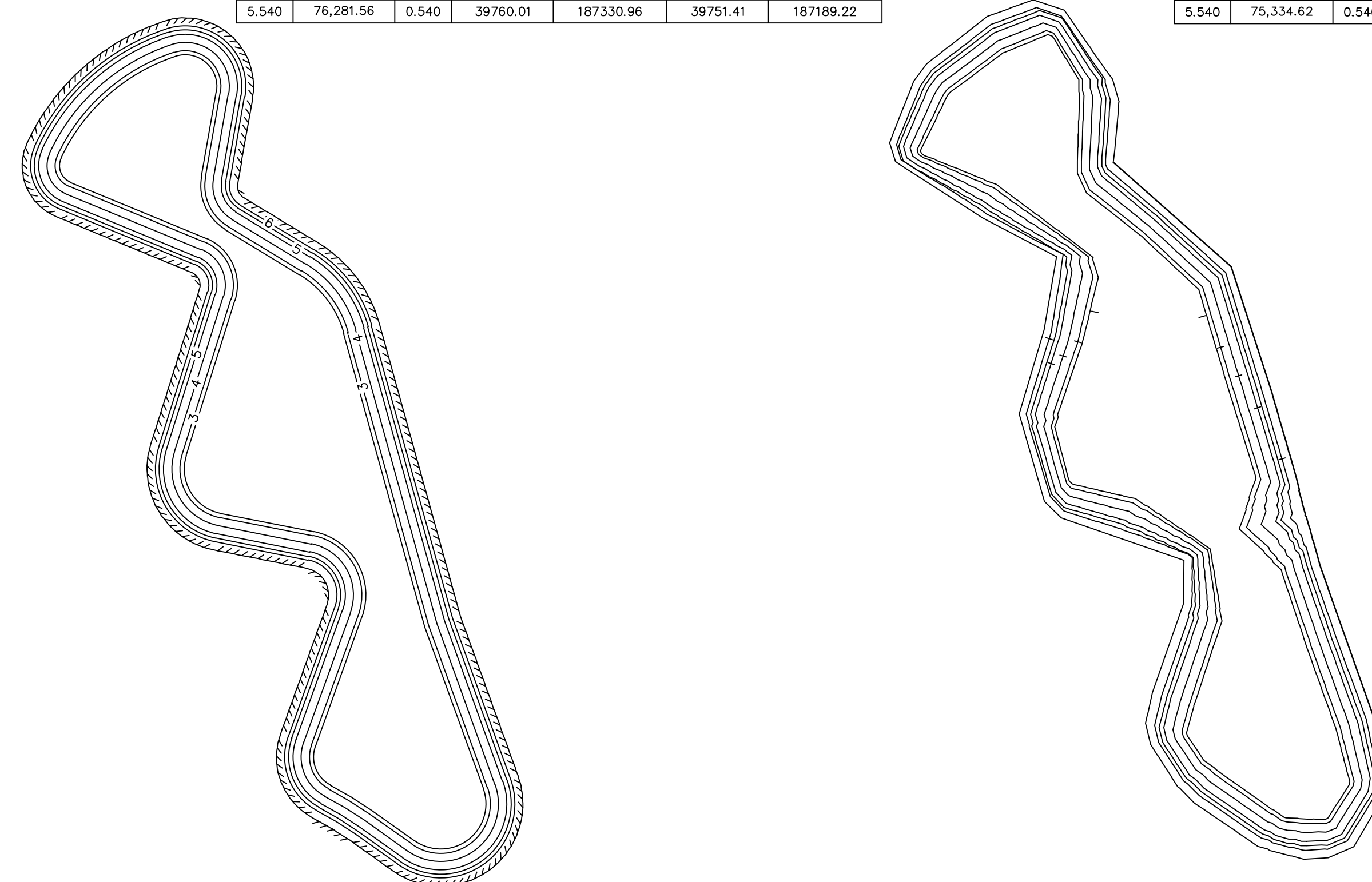
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Bissell Professional Group
Firm License # 0-956
3512 North Croatian Highway
P.O. Box 1008
Greenville, South Carolina 27949
(252) 281-3266
FAX (252) 261-1760

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POST-CONSTRUCTION BMP 5 STAGE STORAGE TABLE						
ELEV	AREA (sq. ft.)	DEPT H (ft)	AVG ENCL VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
2.500	47,184.50	N/A	N/A	0.00	N/A	0.00
3.000	51,706.05	0.500	24722.64	24722.64	24714.02	24714.02
4.000	60,877.06	1.000	56291.56	81014.19	56229.20	80943.52
5.000	70,218.63	1.000	65547.84	146562.04	65492.30	146435.52
5.500	75,334.62	0.540	39299.38	185861.42	39291.28	185726.80



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4651



THE FOREST TRACT PD-R - PHASE 6B
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
CONSTRUCTION RECORD DRAWING

ROBERTA LOOP
PROFILE (10+50 - 19+37.57)

BASSHELL
PROFESSIONAL GROUP

Engineers, Planners, Surveyors
and Environmental Specialists

Bissell Professional Group
Firm License # C-956
2101 North Clayton Highway
P.O. Box 10000
Kitty Hawk, North Carolina 27949
(252) 391-2661
FAX (252) 391-1760