

VICINITY MAP NOT TO SCALE

THE FOST TRACT

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

PHASE 3A

FINAL PLAT

GENERAL NOTES:

- PROJECT NAME: THE FOST TRACT
- APPLICANT: MOYOCK DEVELOPMENT, LLC
OWNERS: MOYOCK DEVELOPMENT, LLC
417-D CARATOKE HWY.
MOYOCK, NC 27958
- 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)
- 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.
- 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.
- 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.
- 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.
- SECTION 7.6.5 OF THE CURRITUCK U.D.O. SUBSTANTIALLY RESTRICTS DEVELOPMENT WITHIN A 30' RIPARIAN BUFFER.
- ALL UTILITIES ARE TO BE UNDERGROUND.
- 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.
- LOTS T45 -T87 ARE TOWNHOME LOTS, WITH A MINIMUM BUILDING PAD ELEVATION OF 8.50' AND A MINIMUM FIRST FLOOR ELEVATION OF 10.50'.
- ALL STREETS NOT LABELED PRIVATE ARE PUBLIC RIGHT OF WAY.

DEVELOPMENT NOTES:

TOTAL TRACT AREA:	228.28 AC.
TOTAL AREA PHASE 1A,1B & 2	66.12 AC.
TOTAL AREA PHASE 3A:	5.43 AC.
TOTAL AREA PHASE 1A, 1B, 2 & 3A	71.55 AC.
TOTAL AREA LOTS IN PHASE 3A:	1.59 AC.
PRIVATE R/W TOTAL AREA PHASE 3A:	0.74 AC.
PUBLIC R/W TOTAL AREA PHASE 3A:	0.93 AC.
REQUIRED OPEN SPACE PHASE 1A, 1B, 2, 3A (30%):	28.62 AC.
OPEN SPACE PROVIDED PHASE 1A, 1B, 2 & 3A:	34.77 AC. (48.60%)
# OF PROPOSED LOTS PHASE 3A:	43 LOTS
PROPOSED RIGHT-OF-WAY WIDTH:	VARIES
PROPOSED PAVED ROADWAY WIDTH:	VARIES
LINEAR FEET OF ROADWAY PHASE 3A:	1,867.39'

LOT DEVELOPMENT CONFIGURATION:

LOT AREAS: VARY FROM 1,808 S.F. TO 3,337 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
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 27TH OF JULY, 2025 ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP. REMAINING IMPROVEMENTS INCLUDE:

- SIDEWALKS
- STREET TREES
- STREET LIGHTS
- FLORA PORTION OF ROWLAND CREEK IMPROVEMENTS
- MULTI-USE PATH
- PAVEMENT MARKINGS

DATE _____

DocuSigned by:
Michael D. Barr
REGISTERED LAND SURVEYOR/ENGINEER
C6DA34EC9CBF428...
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 27TH

DAY OF JULY, A.D., 2023.

DocuSigned by:
Michael D. Barr
SIGNATURE L-1756
C6DA34EC9CBF428...

SHEET INDEX	
Sheet Number	Sheet Title
1	COVER SHEET
2	PLAT OVERVIEW
3	LOT LAYOUT
4	DETAILS

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 _____

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

BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

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

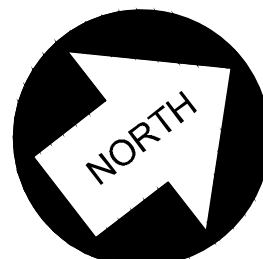
REVISIONS			
NO.	DATE	DESCRIPTION	BY

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

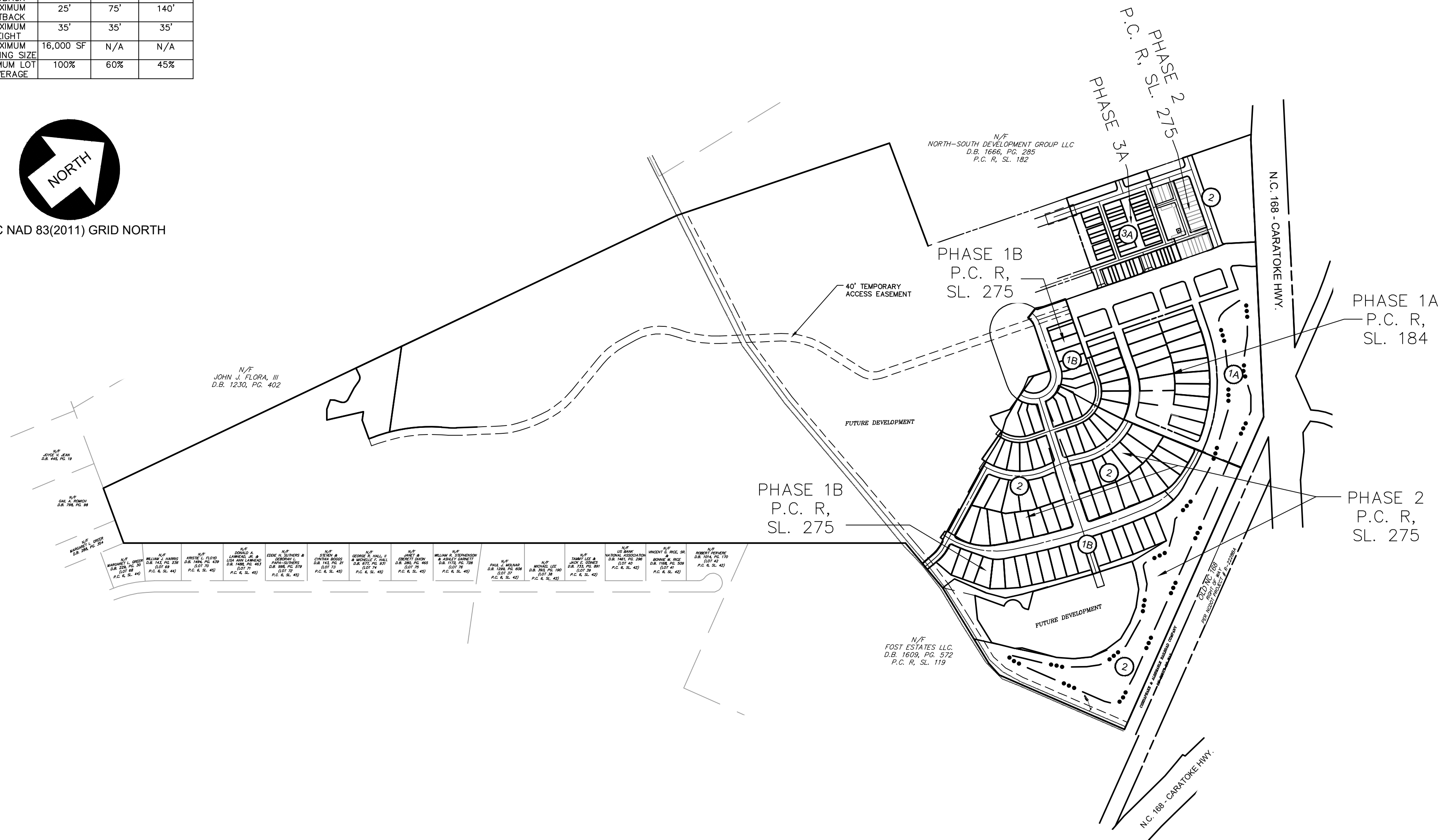
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DESIGNED: MSB
DRAWN: AKM APPROVED: MSB
SHEET: 1 OF 5
CAD FILE: 465100FP3A
PROJECT NO: 4651

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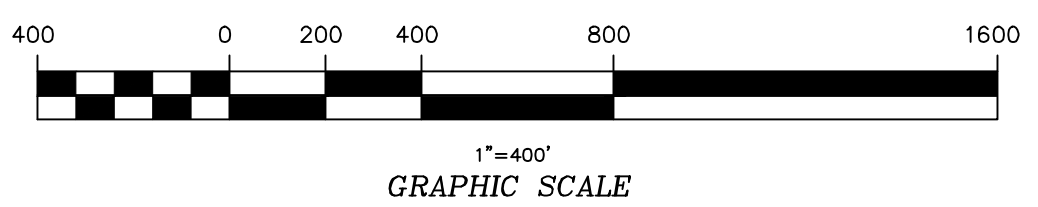
DEVELOPMENT STANDARDS & SETBACKS			
STYLE	TND T.H.	TND S.F. LOT	CONV. S.F. LOT
MIN. LOT SIZE	1,800 SF	6,900 SF	9,500 SF
TYPICAL LOT SIZE	1,800 - 3,000 SF	7,000 - 9,000 SF	10,000 - 15,000 SF
MIN. LOT WIDTH	20'	35'	35'
TYPICAL LOT WIDTH	20'-25'	50'-60'	62'
FRONT SETBACK	15'	20'	20'
SIDE SETBACK	0	10'	10'
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%



NC NAD 83(2011) GRID NORTH



N/F MARGARET L. O'BRYEN D.B. 308, PG. 30 P.C. & S.L. 40	N/F MELVIN J. HARRIS D.B. 742, PG. 29 P.C. & S.L. 40	N/F KENTON L. O'NEAL D.B. 742, PG. 29 P.C. & S.L. 40	N/F DONALD A. LAMAR, JR. & LISA ANN LAMAR D.B. 308, PG. 30 P.C. & S.L. 40	N/F DOUGLAS GILBERT & PARA-GILBERT D.B. 308, PG. 30 P.C. & S.L. 40	N/F STEPHEN M. CUTLER BOGGS D.B. 143, PG. 31 P.C. & S.L. 40	N/F GEORGE D. HALL, II & MARILYN L. HALL D.B. 872, PG. 23 P.C. & S.L. 40	N/F JERRY B. HERRITT BOON D.B. 280, PG. 46 P.C. & S.L. 40	N/F MELBA L. THOMPSON & DAVID D. THOMPSON D.B. 772, PG. 73 P.C. & S.L. 40	N/F PAUL W. MELAND D.B. 706, PG. 48 P.C. & S.L. 40	N/F MICHAEL LEE D.B. 368, PG. 190 P.C. & S.L. 40	N/F TAMM LEE & JACQUELLE SOMER D.B. 222, PG. 81 P.C. & S.L. 42	N/F NATIONAL ASSOCIATION D.B. 146, PG. 29 P.C. & S.L. 40	N/F VINCEY W. HIGGINS D.B. 175, PG. 73 P.C. & S.L. 40	N/F ROBERTY PHELPS D.B. 105, PG. 73 P.C. & S.L. 42
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BISSELL
PROFESSIONAL GROUP
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 and Environmental Specialists
 3512 North Croatan Highway
 P.O. Box 1068
 Kitty Hawk, North Carolina 27949
 Phone: (252) 261-1760
 Fax: (252) 261-1760

THE FOST TRACT PD-R
PHASE 3A
FINAL SUBDIVISION PLAT
 CURRITUCK COUNTY NORTH CAROLINA
 MOYOCK TWP.

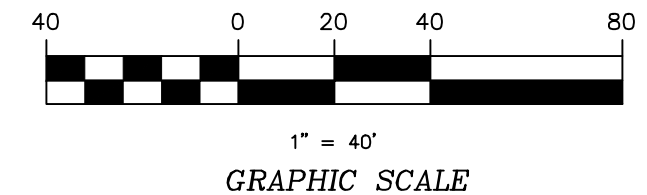
REVISIONS	NO.	DATE	DESCRIPTION	BY

DocuSigned by:

 Michael D. Birney
 C6DA24EC9CBF428

DATE: 07-21-2023 SCALE: 1"=40'
 DESIGNED: MSB
 DRAWN: AKM APPROVED: MSB
 SHEET: 2 OF 5
 CAD FILE: 465100FP3A
 PROJECT NO: 4651

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C6	23.56'	15.00'	21.21'	N63° 36' 57"E	90°00'00"
C7	23.56'	15.00'	21.21'	N26° 23' 03"W	90°00'00"
C8	23.56'	15.00'	21.21'	N26° 23' 12"W	90°00'18"
C9	23.56'	15.00'	21.21'	N63° 36' 48"E	89°59'42"
C10	23.56'	15.00'	21.21'	N63° 36' 57"E	90°00'00"
C11	23.56'	15.00'	21.21'	N26° 23' 03"W	90°00'00"
C12	23.56'	15.00'	21.21'	N26° 23' 03"W	90°00'00"
C13	23.56'	15.00'	21.21'	N63° 36' 57"E	90°00'00"

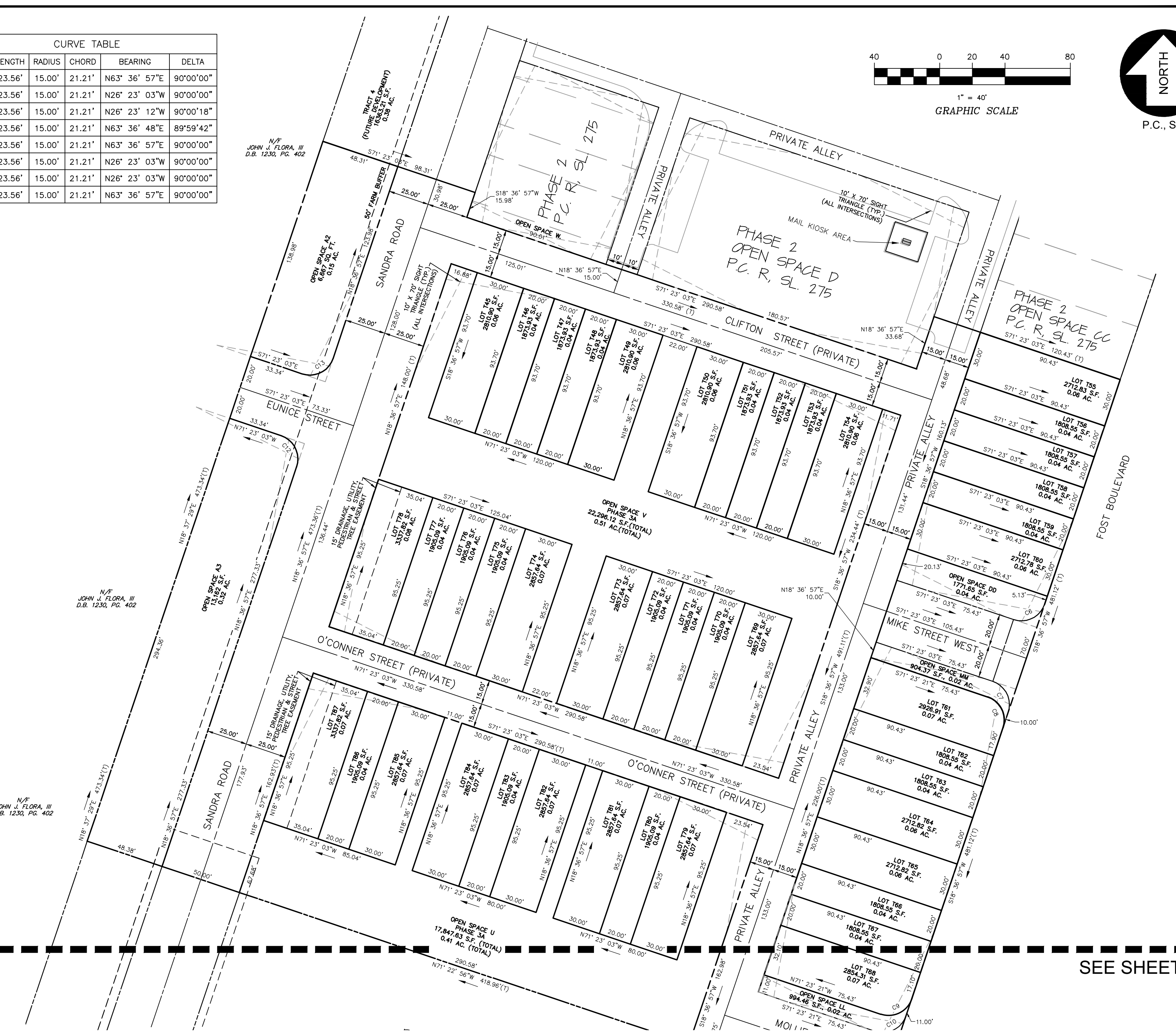


P.C., S.L

N/F
JOHN J. FLORA, III
D.B. 1230, PG. 402

N/F
JOHN J. FLORA, III
D.B. 1230, PG. 402

N/F
JOHN J. FLORA, III
D.B. 1230, PG. 402



SEE SHEET 4

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 P.O. Box 1068
 Kitty Hawk, North Carolina 27949
 FAX (252) 261-1760

THE FOST TRACT PD-R
PHASE 3A
FINAL SUBDIVISION PLAT

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

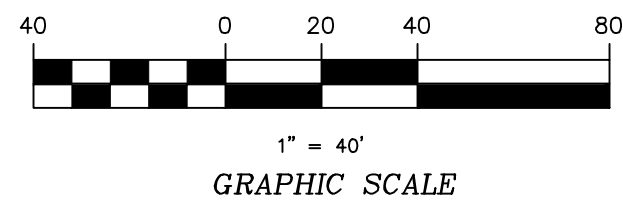
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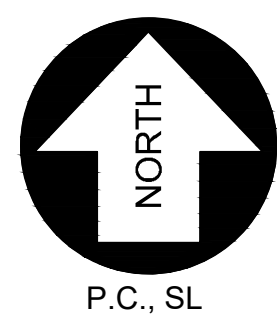
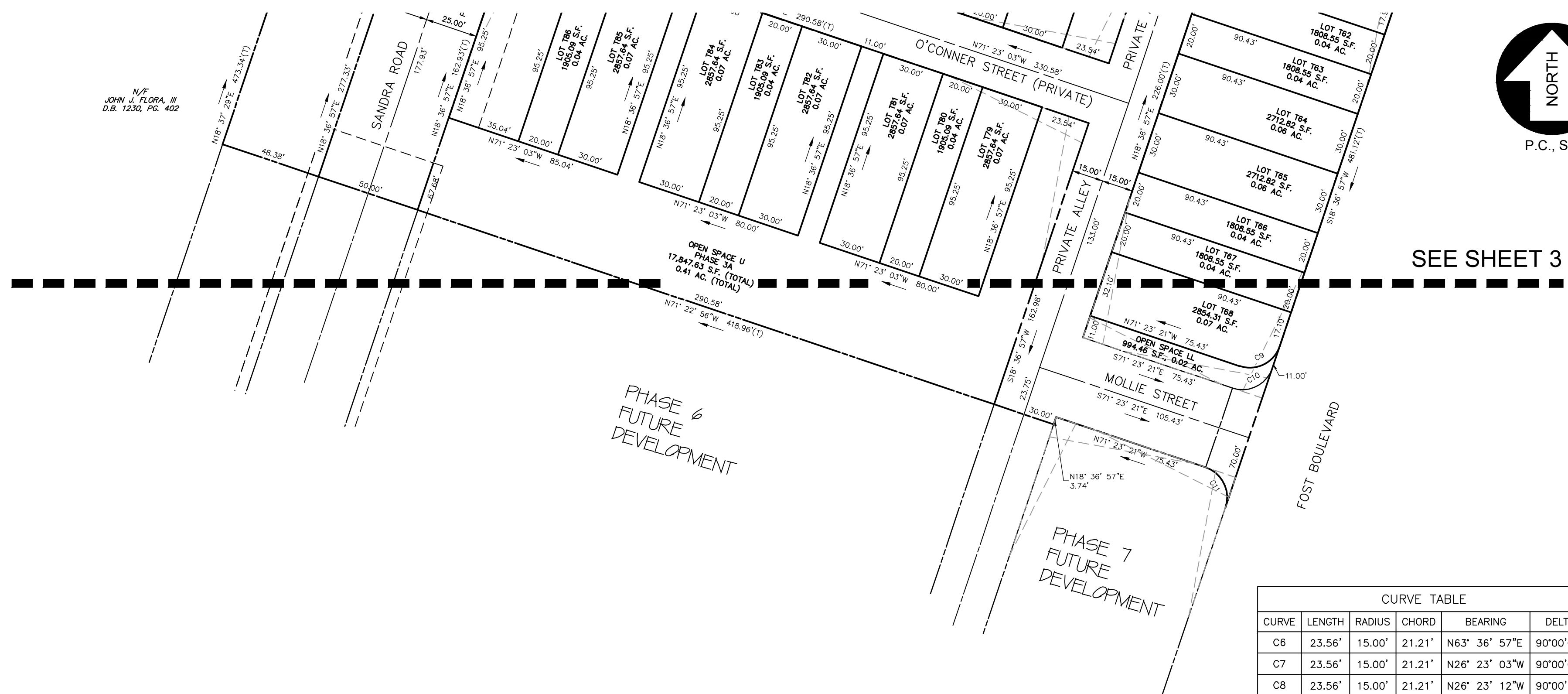
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DRAWN:	AKM	CHECKED:	MSB
DESIGNED:		APPROVED:	MSB
SHEET:	3	OF	5
CAD FILE:	465100FP3A		
PROJECT NO.:	4651		

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N/F
JOHN J. FLORA, III
D.B. 1230, PG. 402



SEE SHEET 3

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C6	23.56'	15.00'	21.21'	N63° 36' 57"E	90°00'00"
C7	23.56'	15.00'	21.21'	N26° 23' 03"W	90°00'00"
C8	23.56'	15.00'	21.21'	N26° 23' 12"W	90°00'18"
C9	23.56'	15.00'	21.21'	N63° 36' 48"E	89°59'42"
C10	23.56'	15.00'	21.21'	N63° 36' 57"E	90°00'00"
C11	23.56'	15.00'	21.21'	N26° 23' 03"W	90°00'00"
C12	23.56'	15.00'	21.21'	N26° 23' 03"W	90°00'00"
C13	23.56'	15.00'	21.21'	N63° 36' 57"E	90°00'00"

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 FAX (252) 261-1780

PROJECT
 THE FOST TRACT PD-R
 PHASE 3A
 CURRITUCK COUNTY NORTH CAROLINA
 MOYOCK TOWNSHIP
 FINAL SUBDIVISION PLAT

REVISIONS		NO.	DATE	DESCRIPTION	BY

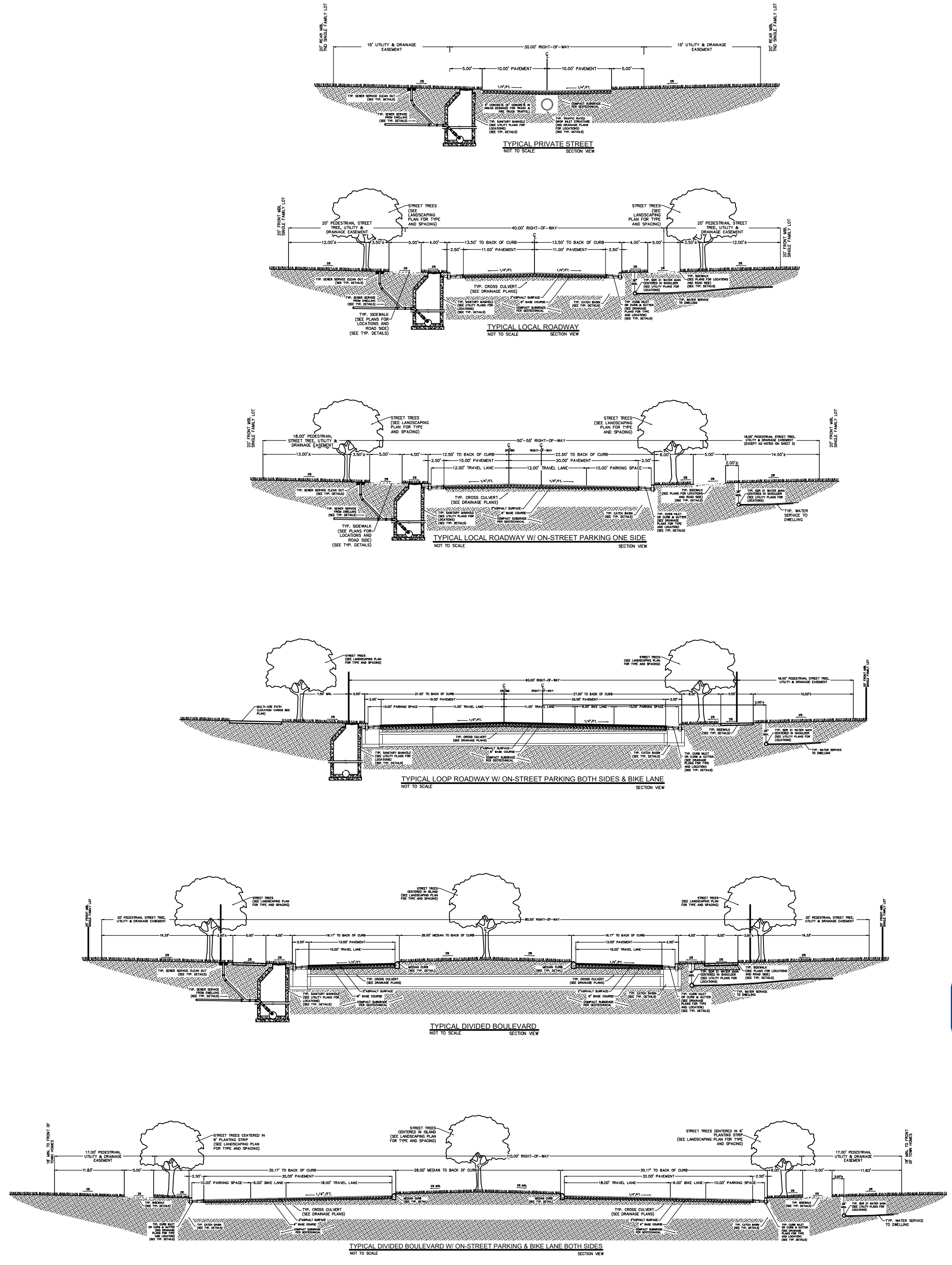
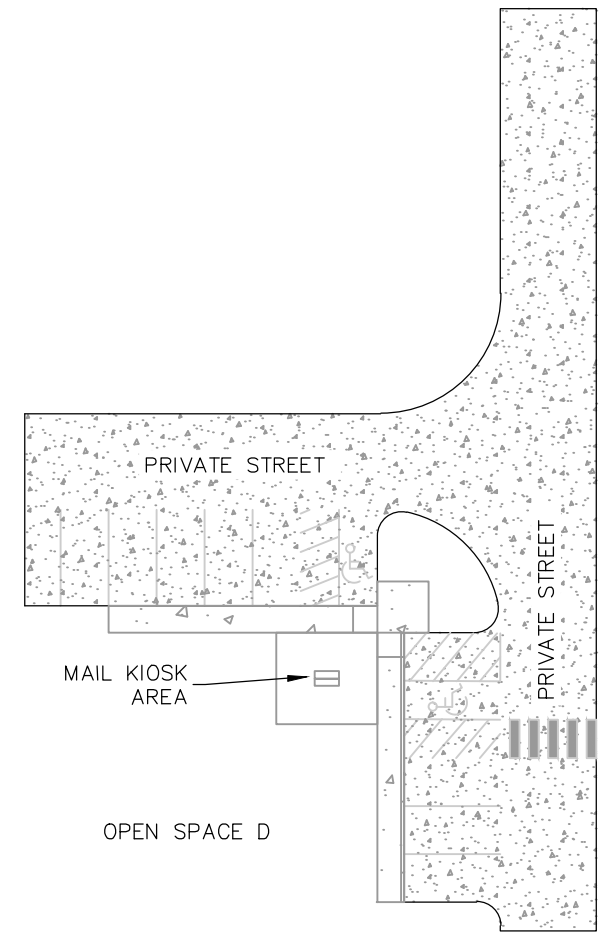
DocuSigned by:

 C6DA34EC9CBE428...
 MICHAEL D. BARR

DATE: 07-21-2023 SCALE: 1"=40'
 DESIGNED: AKM CHECKED: MSB
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SHEET:
 4 OF 5
 CAD FILE:
 465100FP3A
 PROJECT NO:
 4651

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PROJECT: THE FOST TRACT PD-R
PHASE 3A
CARRIUTUCK COUNTY NORTH CAROLINA
MOYOCK TWP. FINAL SUBDIVISION PLAT

REVISIONS	NO.	DATE	DESCRIPTION	BY

DocuSigned by
Mark S. Bissell
C6DA34EC9CBF428

DATE: 07-21-2023 SCALE: 1"=40'
DESIGNED: AKM CHECKED: MSB
DRAWN: AKM APPROVED: MSB
SHEET: 5 OF 5
CAD FILE: 465100FP3A
PROJECT NO: 4651

THE FOST TRACT

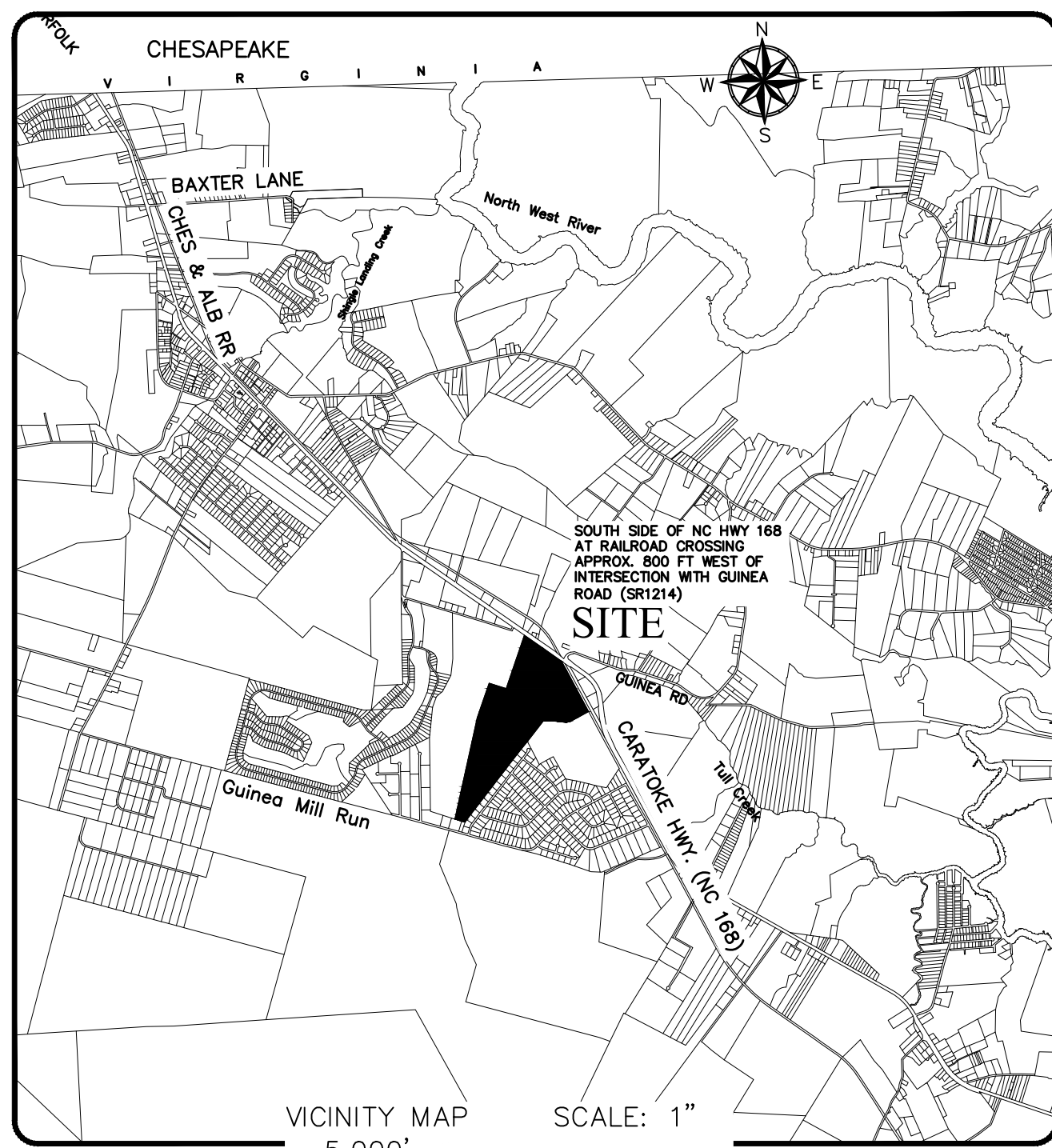
PLANNED DEVELOPMENT - RESIDENTIAL

CONSTRUCTION RECORD DRAWINGS- PHASE 3A

MOYOCK TOWNSHIP

CURRITUCK COUNTY

NORTH CAROLINA



GENERAL NOTES:

1. PROJECT NAME: THE FOST TRACT – PLANNED DEVELOPMENT – RESIDENTIAL – CONSTRUCTION PHASE 1A
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:
 - 6-13-23
 - 7-17-23
 - 7-21-23
 - 7-24-23
 - 7-25-23

Sheet Number	Sheet Title
1	4651ASB-PH3A - 1-COVER
2	4651ASB-PH3A - 2-SITE
3	4651ASB-PH3A - 3-ROAD
4	4651ASB-PH3A - 4-SEWER-PROF

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
 - STREET TREES
 - FARM BUFFER
 - STREET LIGHTS
 - FLORA PORTION OF ROWLAND CREEK IMPROVEMENTS

LEGEND	
(--- --- ---)	ROADWAY CENTERLINE
(--- --- ---)	RIGHT-OF-WAY
(--- --- ---)	PROPERTY BOUNDARY
(--- --- ---)	ADJOINING PROPERTY LINE
(--- --- ---)	SWALE CENTERLINE
(--- --- ---)	SWALE/BMP TOP OF BANK
(--- --- ---)	CULVERT (SIZE, TYPE & INVERTS AS NOTED)
WL WL	8" RECORD WATER DISTRIBUTION MAIN
EWL EWL	EXISTING WATER LINE
(---)	6" FIRE HYDRANT TYPICAL
WTR	WATER VALVE TYPICAL (SIZE AS NOTED)
(---)	WATER SERVICE METER BOX
(---)	DRAINAGE FLOW DIRECTION
X 0.00	BUILDING PAD ELEVATION
BPE	SPOT ELEVATION
X 0.00	SPOT ELEVATION

DATE _____ REGISTERED LAND SURVEYOR/ENGINEER _____
REGISTRATION NUMBER _____

Bisstell Professional Group
Firm License # C-505
P.O. Box 1008
1000 S. Park Road, Suite 200
Cary, NC 27513
Tel: (919) 348-0800
Fax: (919) 348-1760

BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

PROJECT: THE FOST TRACT PD-R – PHASE 3A
MOYOCK TOWNSHIP
CURRITUCK COUNTY
NORTH CAROLINA

REVISIONS

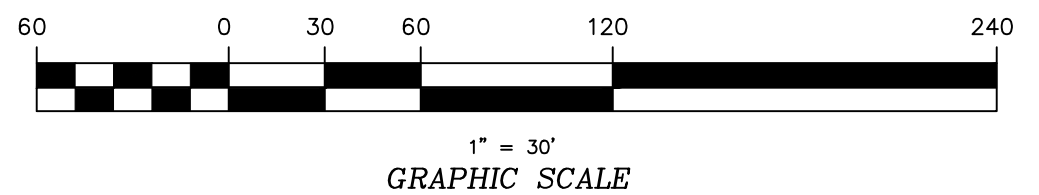
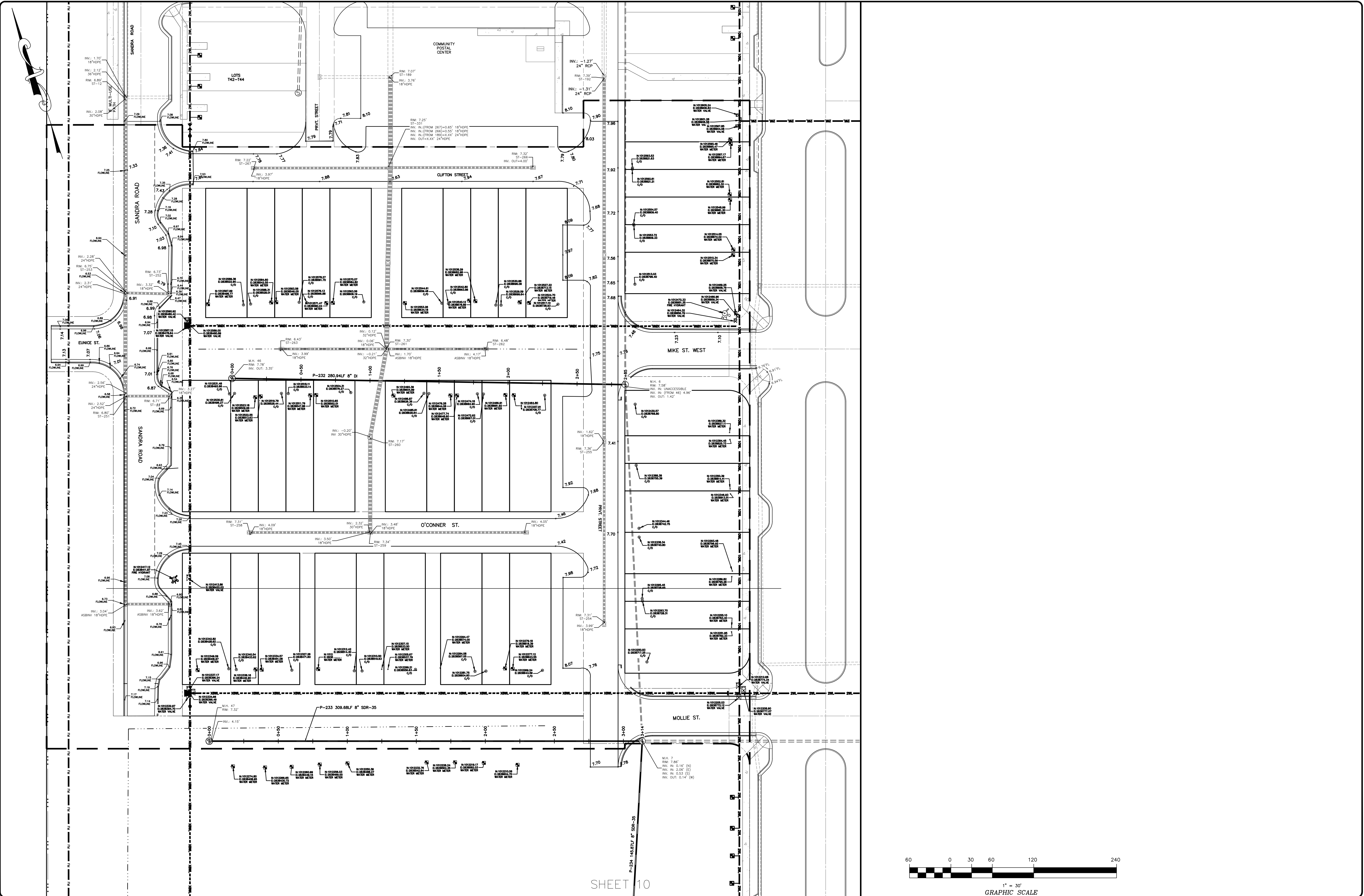
NO.	DATE	DESCRIPTION

PRELIMINARY PLAT
For Review Purposes
Only

DATE: 07-24-23 SCALE: 1" = 30'
DESIGNED: KFW CHECKED:
DRAWN: AKM APPROVED: BPG
SHEET: 1 OF 4
CAD FILE: 4651ASB-PH3A
PROJECT NO: 4651

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SHEET 10

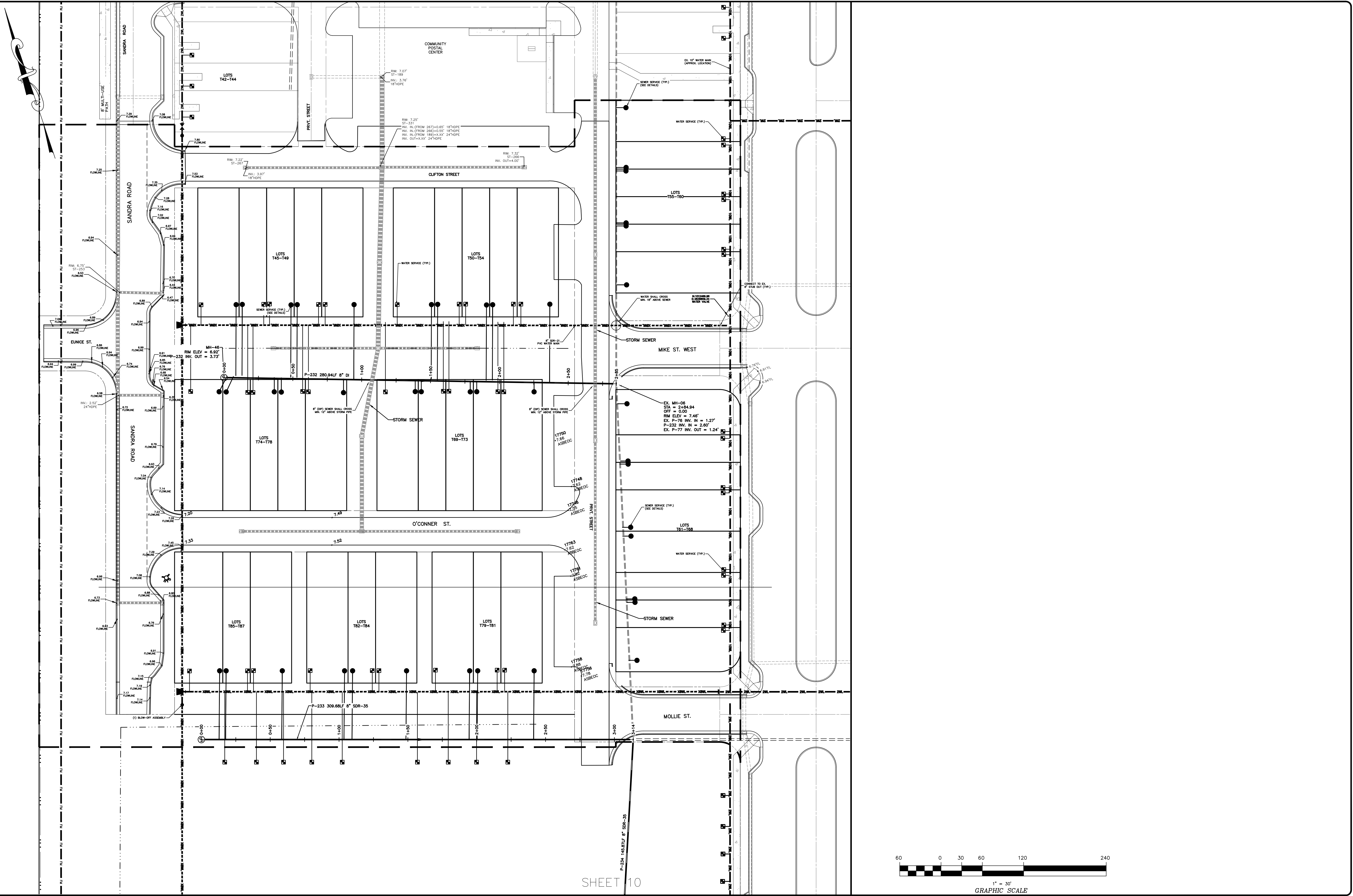
PROJECT: THE FOST TRACT PD-R - PHASES 3-5
 WATER MAIN EXTENSION PLAN
 NORTH CAROLINA
 CURRITUCK COUNTY
 MOYOCK TOWNSHIP
 CONSTRUCTION DRAWINGS - PHASE 2

NO.	DATE	BY	DESCRIPTION

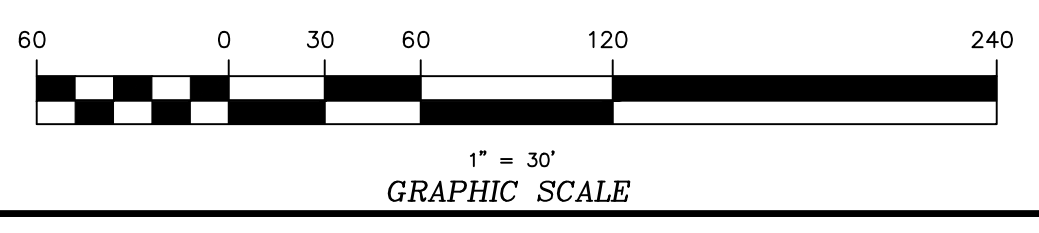
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 For Review Purposes Only
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 DESIGNED: KFW CHECKED: KFW
 DRAWN: AKM APPROVED: BPG
 SHEET: 2 OF 4
 CAD FILE: 4651ASB-PH3A
 PROJECT NO: 4651

BISSELL PROFESSIONAL GROUP
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 and Environmental Specialists
 Bissell Professional Group
 Firm License # C-96
 P.O. Box 1058
 2200 Highway
 Cary, NC 27513
 Phone: (919) 236-1170
 Fax: (919) 236-1760

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SHEET 10



NO.	DATE	REVISIONS DESCRIPTION

DATE: 07-24-23	SCALE: 1" = 30'
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SHEET: 3	OF 4
CAD FILE: 4651ASB-PH3A	
PROJECT NO: 4651	

PRELIMINARY PLAT
For Review Purposes Only

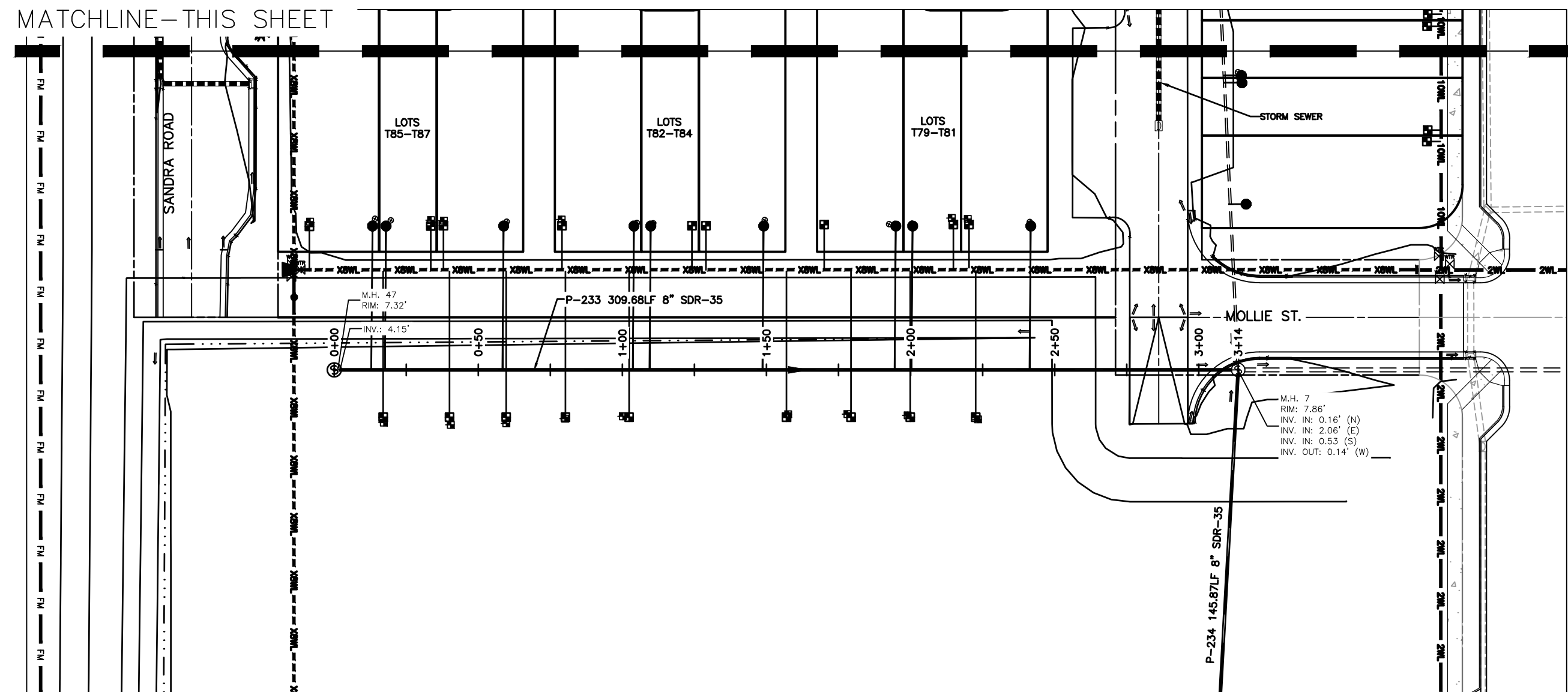
PROJECT: THE FOST TRACT PD-R - PHASES 3-5
NORTH CAROLINA
CURRITUCK TOWNSHIP
MOYOCK TOWNSHIP

CONSTRUCTION DRAWINGS - PHASE 2

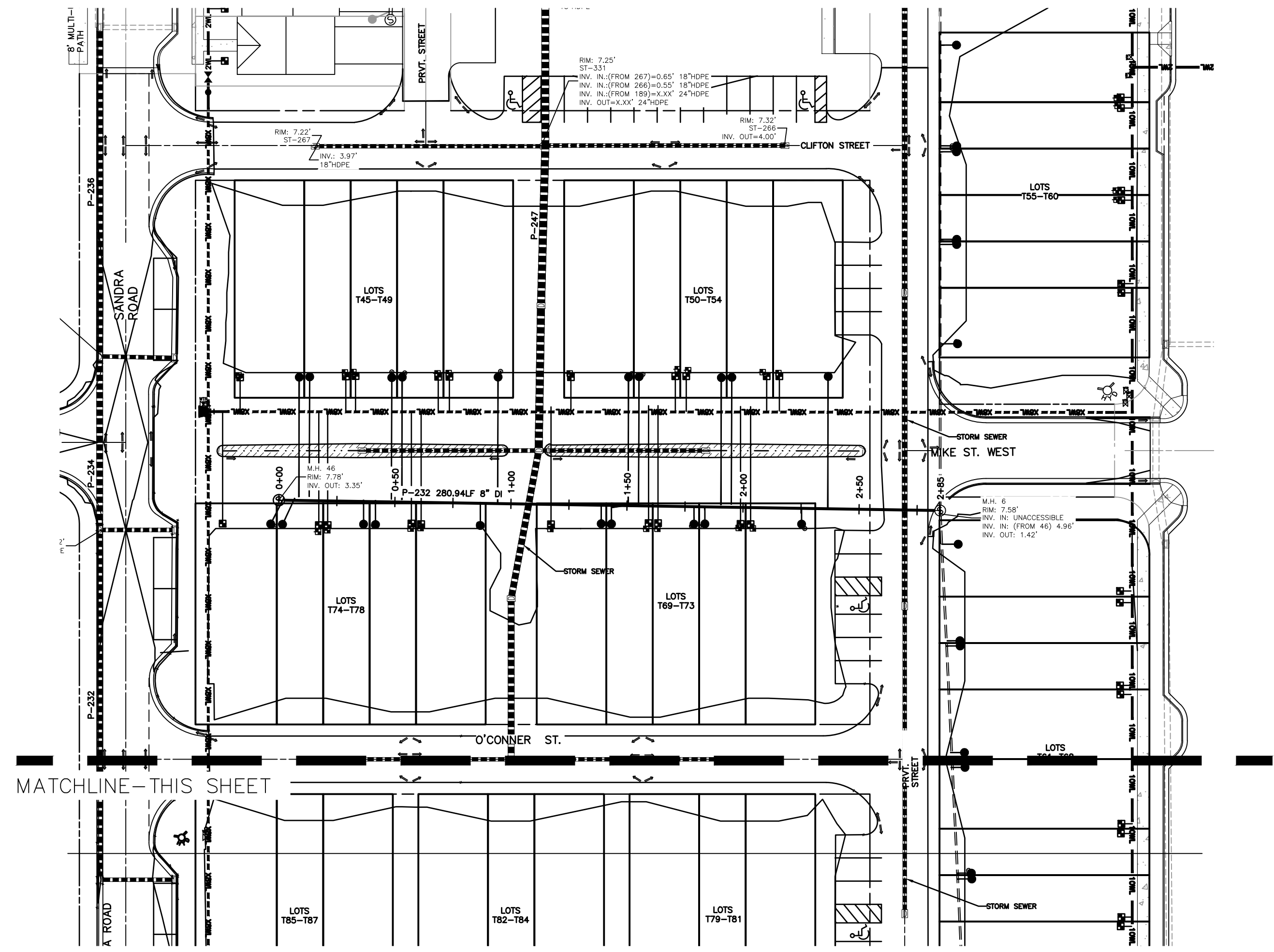
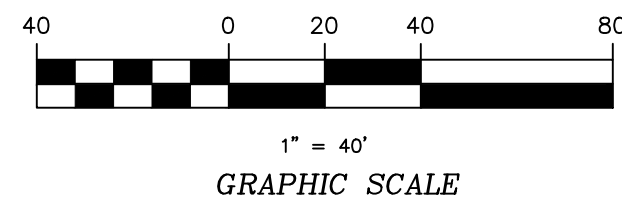
WASTE WATER COLLECTION
WATER MAIN EXTENSION PLAN

BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

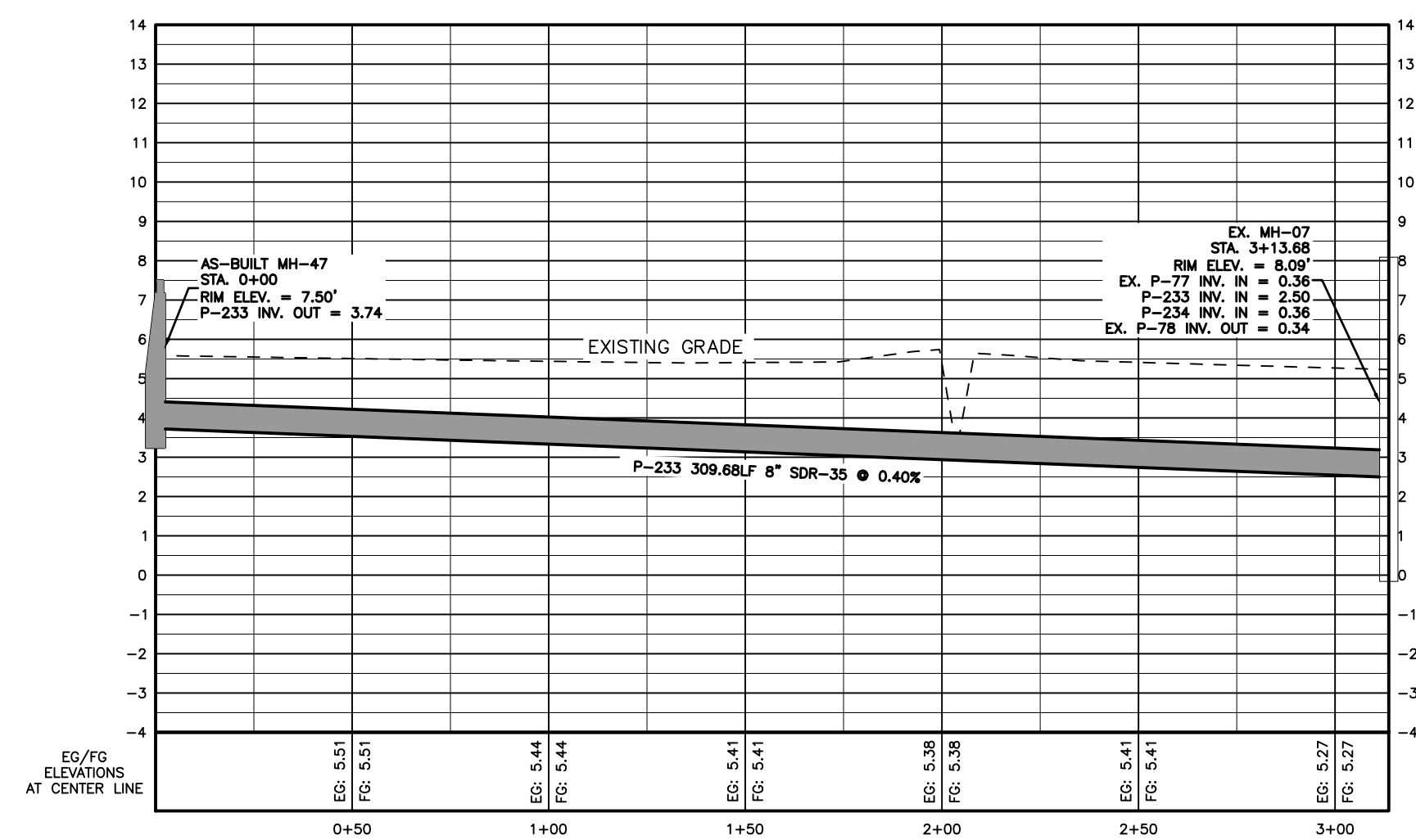
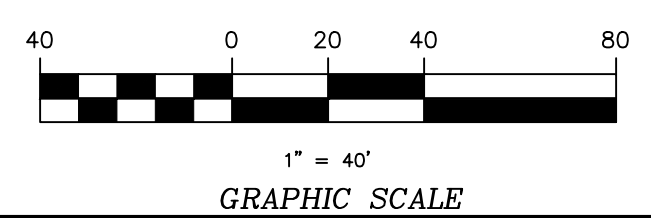
Bissell Professional Group
Firm License # C-966
P.O. Box 1058
1100 North Carolina Highway
Cary, NC 27513
Phone: (919) 252-0000
Fax: (919) 252-1760



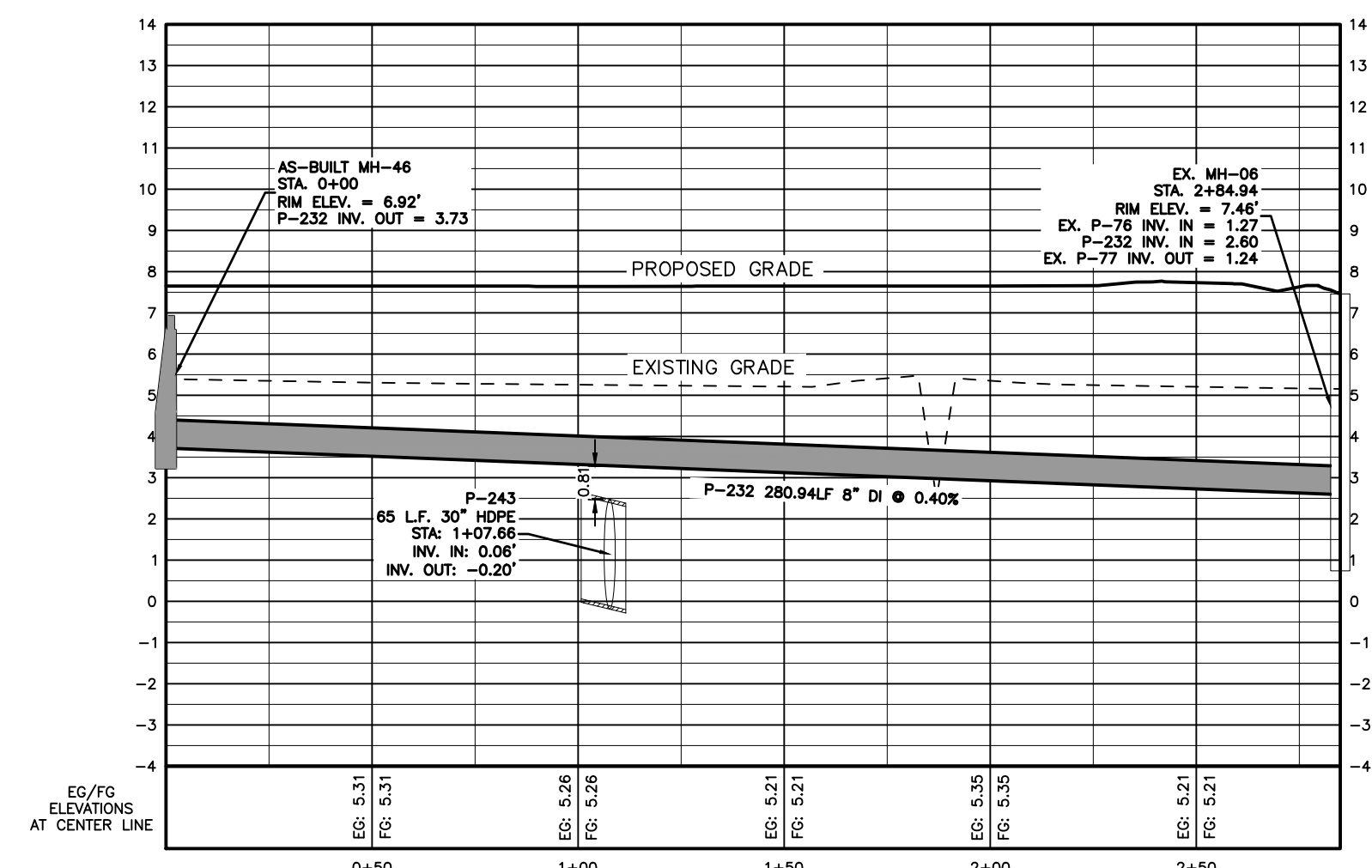
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SCALE: HOR.: 1"=40' (PLAN VIEW)



ALIGNMENT: MIKE STREET WEST COMPLETION (STA 0+00 - 2+85)
SCALE: HOR.: 1"=40' (PLAN VIEW)



ALIGNMENT: MOLLIE STREET (STA 0+00 - 3+14)
SCALE: VERT.: 1"=4' (PROFILE VIEW)



ALIGNMENT: MIKE STREET WEST COMPLETION (STA 0+00 - 2+85)
SCALE: VERT.: 1"=4' (PROFILE VIEW)

NO.	DATE	REVISIONS	DESCRIPTION

PRELIMINARY PLAT
For Review Purposes
Only

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