

WATERLEIGH

CONSERVATION SUBDIVISION PHASE 6

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA



GENERAL NOTES:

1. PROJECT NAME: WATERLEIGH
2. APPLICANT: ALLIED PROPERTIES, LLC
OWNER: ALLIED PROPERTIES, LLC
3. PROPERTY DATA:
PARCEL ID NOS.: 0014-000-039A-0000
PRIMARY ADDRESS: MOORLAND WAY
MOYOCK, NC
4. RECORDED REFERENCES: D.B. 1419, PG. 882; P.C. P, SL. 31; P.C. P, SL. 170; PC R, SL. 295; PC S, SL. 20; PC S, SL. 35-40
5. PROPERTY ZONING: SFM
6. VERTICAL DATUM IS NAVD 88.
7. F.I.R.M. DATA:
ALL LANDS SHOWN HEREON LIE IN F.E.M.A. F.I.R.M. ZONE X, PER F.E.M.A. F.I.R.M. MAP PANEL NOS. 3721803200 K, 3721804200 K, 3721804000 K, & 3721803100 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.
8. THIS PROPERTY CONTAINS USACOE "404" JURISDICTIONAL WETLANDS AS SHOWN AND CONFIRMED BY USACOE ACTION ID# SAW 2016-00684, DATED JUNE 10, 2016 AND MAY REQUIRE U.S. CORP OF ENGINEERS APPROVAL PRIOR TO DEVELOPMENT OF THE PROPERTY.
9. A 10' EASEMENT FOR UTILITIES AND DRAINAGE ALONG ALL REAR AND SIDE PROPERTY LINES AND A 15' EASEMENT FOR UTILITIES AND DRAINAGE ALONG ALL FRONT PROPERTY LINES IS HEREBY ESTABLISHED. A STORMWATER MAINTENANCE EASEMENT IS HEREBY ESTABLISHED ACROSS ALL OPEN SPACE AREAS.
10. THERE IS A 20' EASEMENT IS HEREBY ESTABLISHED ALONG ALL FRONT PROPERTY LINES FOR THE PLANTING AND MAINTENANCE OF STREET TREES.
11. A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY DEDICATED ACROSS ALL OPEN SPACE AREAS FOR PURPOSES OF OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM.
12. A 5' (2.5' EITHER SIDE OF THE CENTERLINE) PEDESTRIAN EASEMENT IS HEREBY DEDICATED ALONG ALL CONCRETE SIDEWALKS AND WALKING TRAILS.
13. SUBDIVISION IS DESIGNED FOR SINGLE FAMILY DWELLINGS OF LESS THAN 4,800 S.F. AND NO GREATER THAN 2 STORIES.
14. THE CURRITUCK U.D.O. SUBSTANTIALLY RESTRICTS DEVELOPMENT WITHIN A 30' WETLAND BUFFER.
15. THE LANDS DESCRIBED IN D.B. 1471, PG. 688 & P.C. P, SL. 31-32 CAME INTO COMMON OWNERSHIP VIA D.B. 1471, PG. 697. THIS COMMON OWNERSHIP VOIDS THE NEED FOR THE DRAINAGE EASEMENT(S) SHOWN HEREON.

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 _____

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 _____

SURVEY AND ACCURACY CERTIFICATE

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 15th

DAY OF NOVEMBER, A.D., 2023.

DocuSigned by:

Michael D. Barr L-1756
SIGNATURE
C6DA34EC9CBF428...

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 15TH DAY OF NOVEMBER, 2025 ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP. REMAINING IMPROVEMENTS INCLUDE:
• PAVEMENT MARKINGS
• SIDEWALKS
• STREET TREES
• BUFFER TREES
• STREET LIGHTS

11/15/23 DATE
DocuSigned by:
Michael D. Barr
REGISTERED LAND SURVEYOR/ENGINEER
C6DA34EC9CBF428...
L-1756
REGISTRATION NUMBER

DEVELOPMENT NOTES:

TOTAL TRACT AREA:	275.53 AC.
TOTAL AREA PHASE 6:	56.80 AC.
TOTAL AREA LOTS PHASE 6:	17.90 AC.
TOTAL R/W PHASE 6:	2.10 AC.
TOTAL AREA PHASES 1, 2, 3, 4, 5A	195.82 AC.
TOTAL AREA PHASES 1, 2, 3, 4, 5A, 6:	252.62 AC.
REQUIRED OPEN SPACE PHASE 1, 2, 3, 4, 5A, & 6 (40%):	101.05 AC.

CONSERVATION OPEN SPACE PROVIDED:

TOTAL SECONDARY OPEN SPACE PROVIDED PHASES 1, 2, 3, 4, & 5A :	79.10 AC.
PRIMARY OPEN SPACE PHASE 6	34.49 AC
SECONDARY OPEN SPACE PHASE 6	2.31 AC
TOTAL OPEN SPACE PHASE 6	36.80 AC
TOTAL OPEN SPACE PROVIDED PHASES 1, 2, 3, 4, 5A, & 6	115.90 AC

TOTAL LOTS PHASE 6:	38
AVERAGE LOT AREA PHASE 6:	22,633± S.F.
PROPOSED RIGHT-OF-WAY WIDTH:	40 FT.
PROPOSED PAVED ROADWAY WIDTH:	27 FT. B.O.C.-B.O.C.
LINEAR FEET OF ROADWAY PHASE 6:	2,303 L.F.±

LOT DEVELOPMENT CONFIGURATION:

LOT AREAS: VARY FROM 20,000 S.F. TO 25,330 S.F.	
MINIMUM LOT WIDTH:	60 FT.
MAXIMUM LOT COVERAGE	30% OF LOT AREA
SETBACKS:	
FRONT:	20 FT.
SIDE:	10.5 FT.
REAR:	25 FT.

Sheet Number	Sheet Title
1	COVER SHEET
2	OVERALL
3	LOT LAYOUT
4	LOT LAYOUT
5	LOT LAYOUT
6	LOT LAYOUT
7	NOTES & DETAILS

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
N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
SL	SLIDE
SF	SQUARE FEET
AC	ACRES

STORMWATER STATEMENT

NO MORE THAN 30% OF ANY LOT SHALL BE COVERED BY IMPERVIOUS STRUCTURES AND MATERIALS, INCLUDING ASPHALT, GRAVEL, CONCRETE, BRICK STONE, SLATE, OR SIMILAR MATERIAL, NOT INCLUDING WOOD DECKING OR THE WATER SURFACE OF SWIMMING POOLS. THIS COVENANT IS INTENDED TO ENSURE COMPLIANCE WITH THE STORMWATER PERMIT NUMBER SW7170915 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.

PROPERTY ADJACENT TO ACTIVE FARMLAND STATEMENT

AS OF THE RECORDED DATE OF THIS PLAT, SOME PORTIONS OF THIS DEVELOPMENT ADJOIN LAND USED FOR ACTIVE AGRICULTURE PURPOSES WHICH MAY INCLUDE, BUT NOT BE LIMITED TO ACTIVITIES SUCH AS DUST GENERATION, SPRAYING OF CHEMICALS, ETC., THEREFORE, FURTHER INVESTIGATION MAY BE DESIRED BY PROSPECTIVE PURCHASERS.

INTERCONNECTIVITY STATEMENT

THIS SUBDIVISION CONTAINS A RIGHT-OF-WAY THAT IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED TO AND FROM ADJOINING PROPERTIES. ACCESS WITHIN THE RIGHT-OF-WAY FOR STREETS AND UTILITIES SHALL NOT BE RESTRICTED.

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 _____

BISSELL
Professional Group
Firm License # C-956
3512 North Croatan Highway
P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 796-2966
FAX (252) 261-1760

PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

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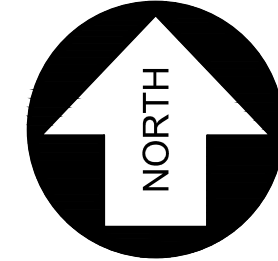
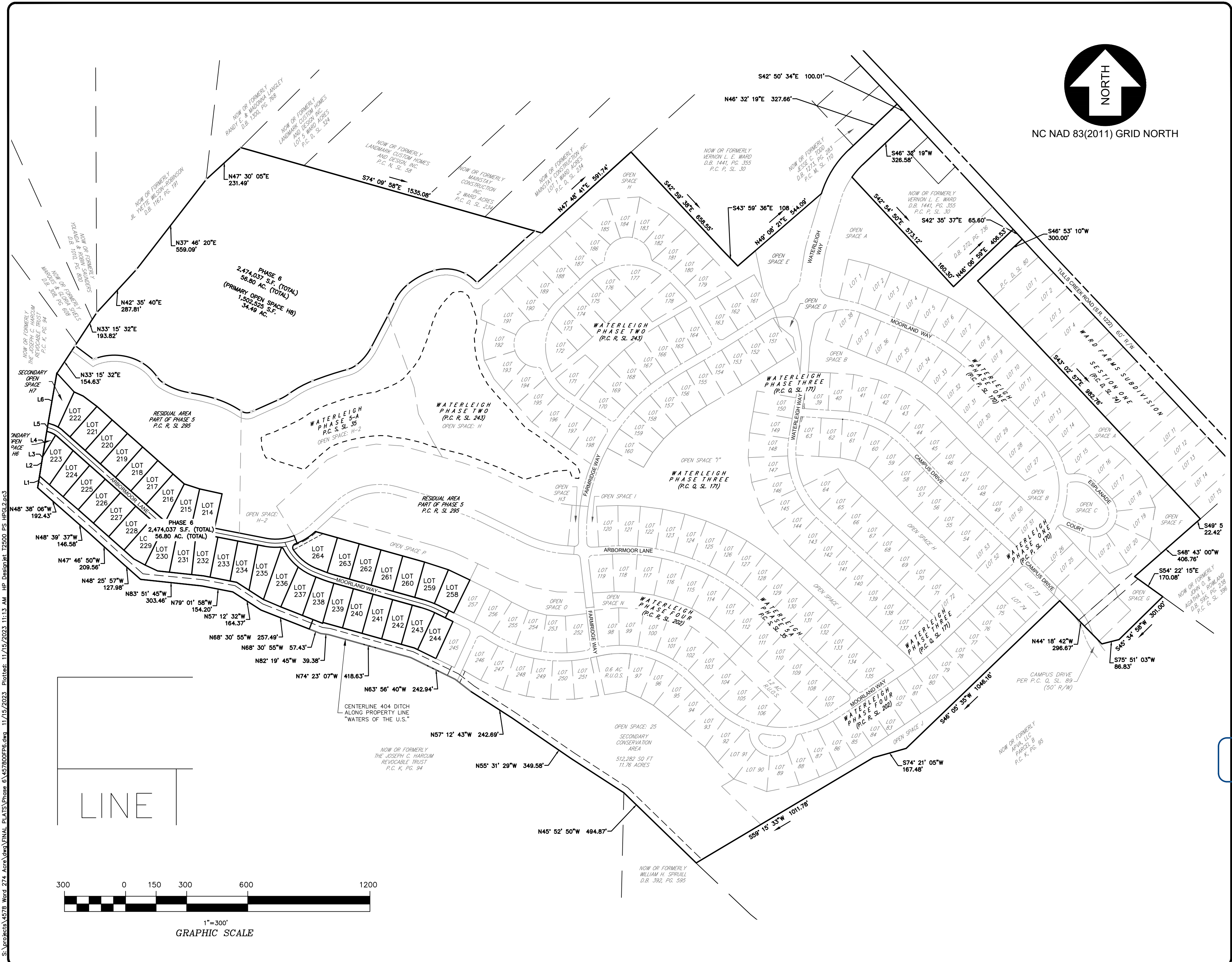
PROJECT: WATERLEIGH - PHASE 6
COVER SHEET
CURRITUCK COUNTY
MOYOCK TOWNSHIP
NORTH CAROLINA
FINAL CONSERVATION SUBDIVISION PLAT

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1	10-25-23	REVISIONS	MDB
2	11/15/23	TRC COMMENTS	MDB

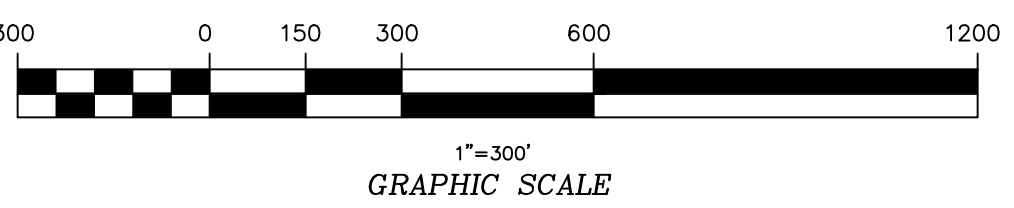


DATE:	08-15-23	SCALE:	AS SHOWN
DESIGNED:		CHECKED:	
DRAWN:	AKM	APPROVED:	BPG
SHEET:	1 OF 7		
CAD FILE:	457800FP6		
PROJECT NO:	4578		

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NC NAD 83(2011) GRID NORTH



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WATERLEIGH - PHASE 6
OVERALL
 CURRITUCK COUNTY NORTH CAROLINA
 MOYOCK TOWNSHIP
FINAL CONSERVATION SUBDIVISION PLAT

PROJECT: 11/15/2023

NO.	DATE	DESCRIPTION	BY
1	11/15/23	TRC COMMENTS	MDB

DocuSigned by:
 Michael L. B. BPG
 L-1756
 C6DA3A4EC9CBF428

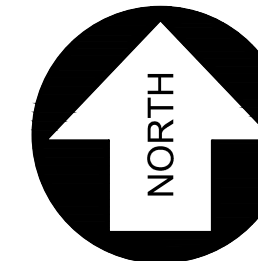
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SHEET:	2 OF 7		
CAD FILE:	457800FP6		
PROJECT NO.:	4578		

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WATERLEIGH
PHASE
5 - A
(P.C. S, SL. 35)

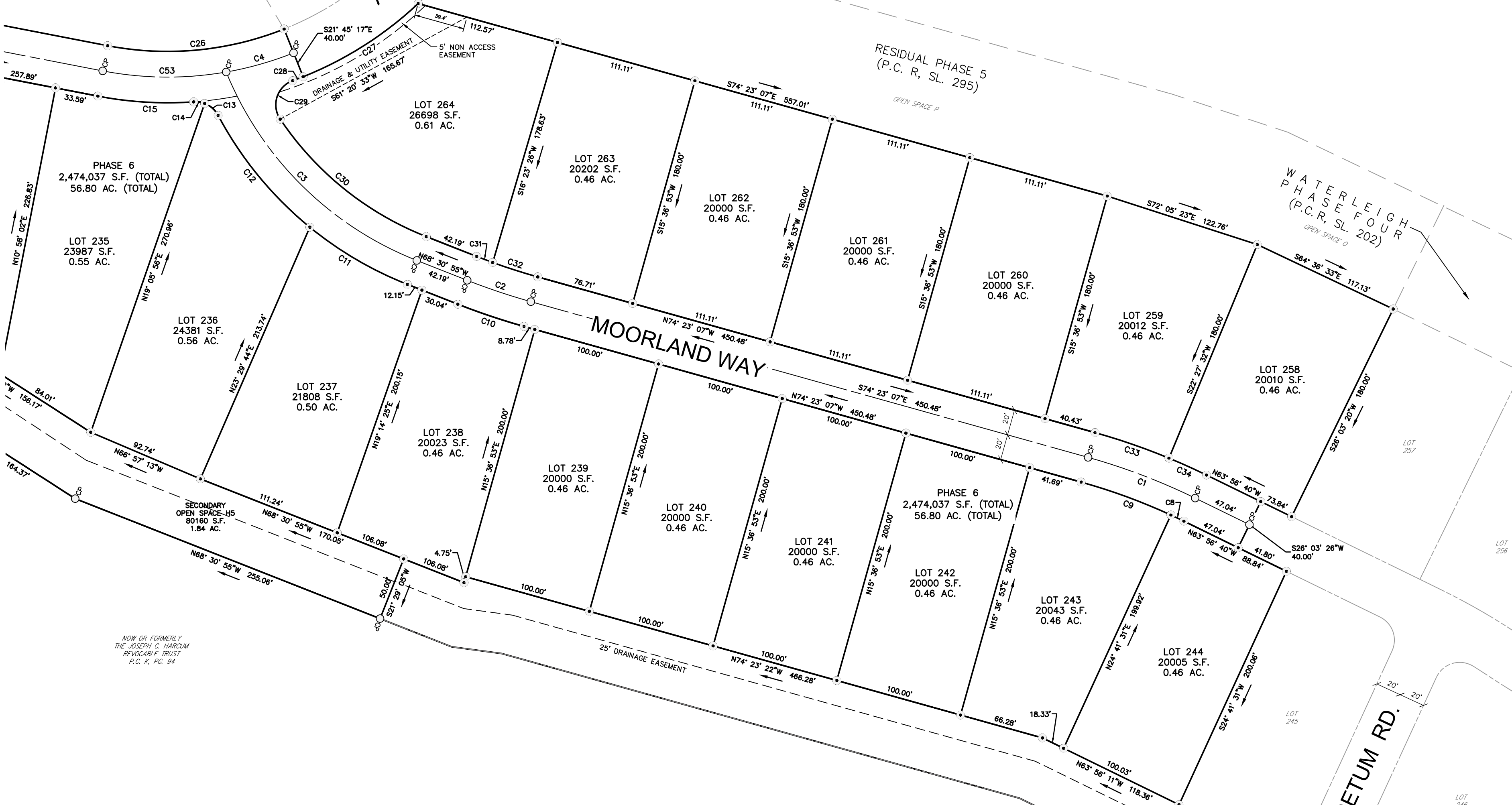
OPEN SPACE
H-2

ARBORMOOR LANE



NC NAD 83(2011) GRID NORTH

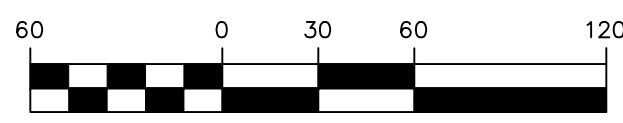
RESIDUAL PHASE 5
(P.C. R, SL. 295)



SECONDARY
OPEN SPACE H5
80160 S.F.
1.84 AC.

NOW OR FORMERLY
THE JOSEPH C. HARCUM
REVOCABLE TRUST
P.C. K, PG. 94

NOW OR FORMERLY
THE JOSEPH C. HARCUM
REVOCABLE TRUST
P.C. K, PG. 94



1" = 60'
GRAPHIC SCALE

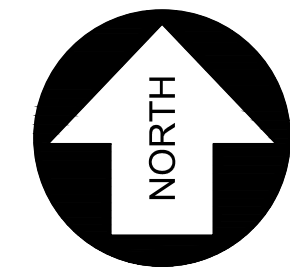
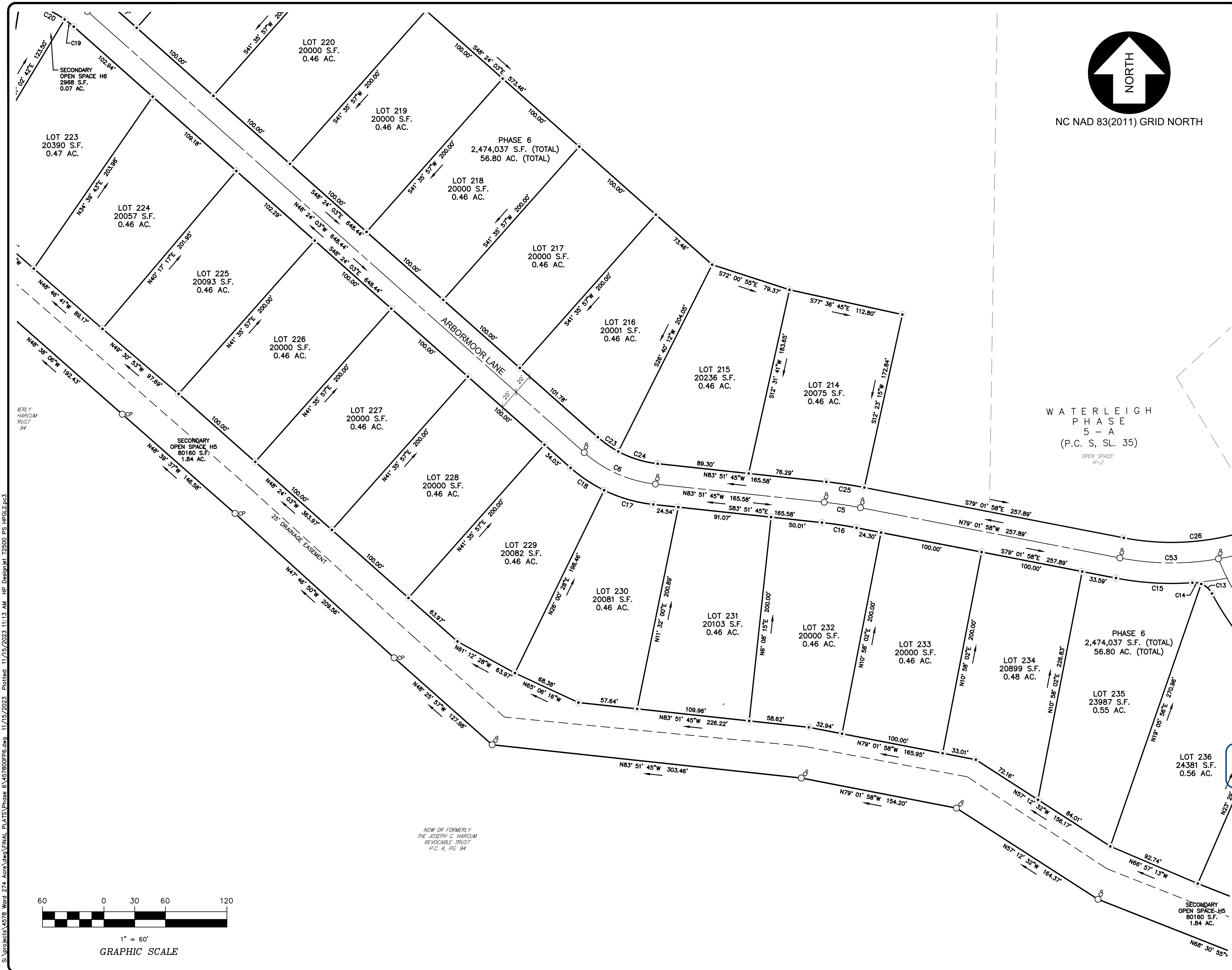
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Engineers, Planners, Surveyors
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PROJECT:
WATERLEIGH - PHASE 6
LOT LAYOUT
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
FINAL CONSERVATION SUBDIVISION PLAT

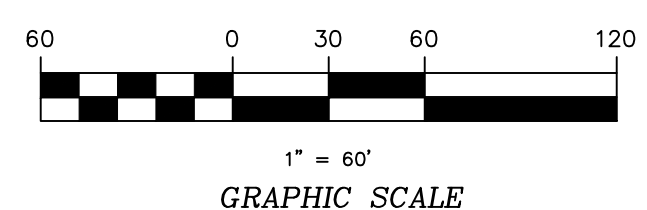
NO.	DATE	DESCRIPTION	BY
1	10-25-23	REVISIONS	MDB
2	11-15-23	TRC COMMENTS	MDB

DocuSigned by:
Michael J. Bissell
L-1756
C6DA34EC9CBF428

DATE: 08-15-23
SCALE: 1" = 60'
DESIGNED: MDB
DRAWN: AKM
CHECKED: BPG
APPROVED:
SHEET: 3 OF 7
CAD FILE: 457800FP6
PROJECT NO: 4578



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WATERLEIGH - PHASE 6
 LOT LAYOUT
 CURRITUCK COUNTY NORTH CAROLINA
 MOYOCK TOWNSHIP
 FINAL CONSERVATION SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	11/15/23	TRC COMMENTS	MBB

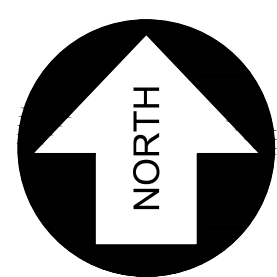
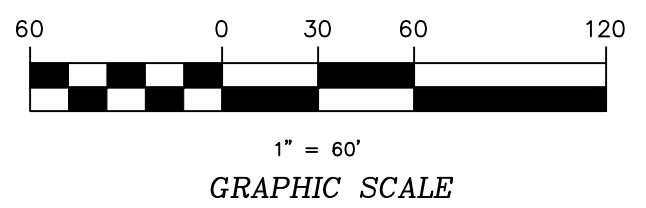
DocuSigned by:

 L-1756
 C6DA84EC9C8F428
 MARY ELLEN BISSSELL
 PROFESSIONAL SURVEYOR

DATE: 08-15-23 SCALE: 1" = 60'
 DESIGNED: MBB CHECKED: MBB
 DRAWN: AKM APPROVED: BPG
 SHEET: 4 OF 7
 CAD FILE: 457800FP6
 PROJECT NO: 4578

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NOW OR FORMERLY
THE JOSEPH C. HARCUM
REVOCABLE TRUST
P.C. N. PG. 94

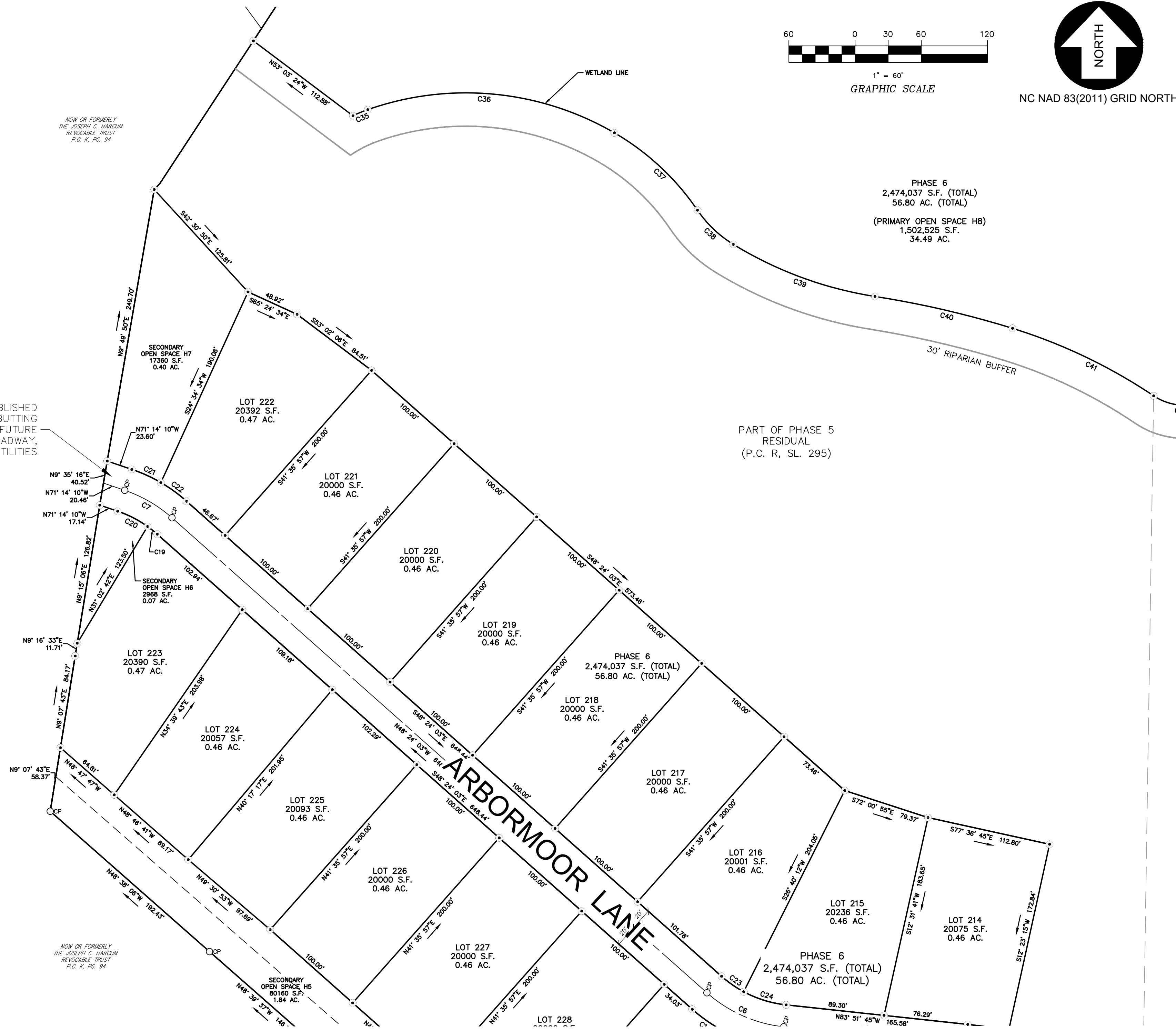


NC NAD 83(2011) GRID NORTH

PHASE 6
2,474,037 S.F. (TOTAL)
56.80 AC. (TOTAL)

(PRIMARY OPEN SPACE H8)
1,502,525 S.F.
34.49 AC.

EASEMENT HEREBY ESTABLISHED
FOR THE BENEFIT OF ABUTTING
PROPERTY TO ALLOW FUTURE
CONNECTION TO ROADWAY,
SIDEWALK AND UTILITIES



NOW OR FORMERLY
THE JOSEPH C. HARCUM
REVOCABLE TRUST
P.C. N. PG. 94

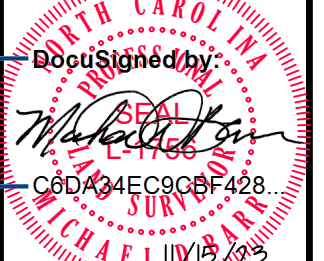
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and Environmental Specialists
1512 North Carolina Highway
P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 261-2266
FAX (252) 261-1760



PROJECT:
WATERLEIGH - PHASE 6
LOT LAYOUT
FINAL CONSERVATION SUBDIVISION PLAT

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

NO.	DATE	DESCRIPTION	BY
1	11/15/23	TRC COMMENTS	MDB



DocuSigned by:
Michael Bissell
C6D744EC9CBF428

DATE: 08-15-23 SCALE: 1" = 60'

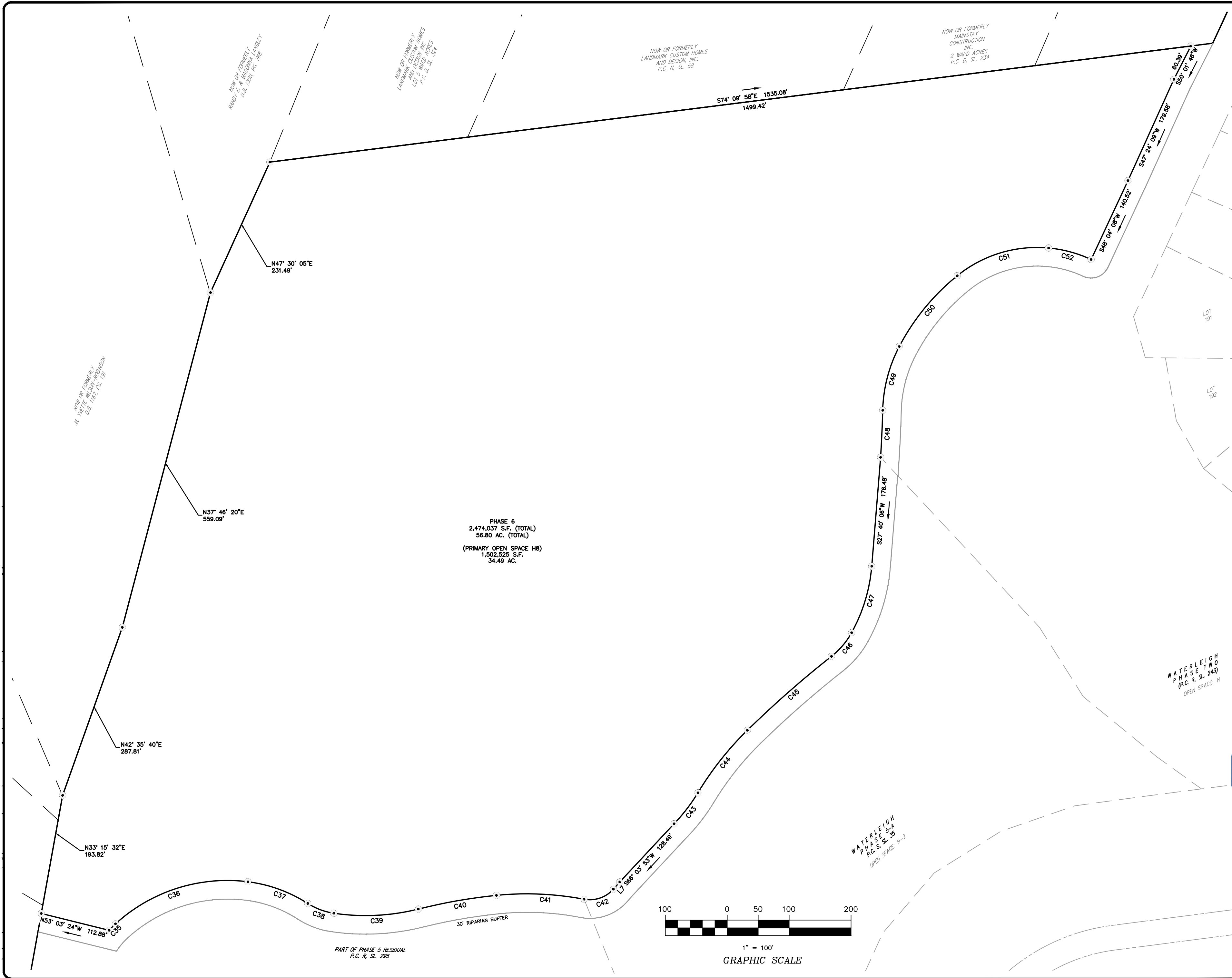
DRAWN: AKM CHECKED: MDB

APPROVED: BPG

SHEET: 5 OF 7

CAD FILE: 457800FP6

PROJECT NO: 4578



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PROJECT:
WATERLEIGH - PHASE 6 LOT LAYOUT
 MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
FINAL CONSERVATION SUBDIVISION PLAT

REVISIONS		NO.	DATE	DESCRIPTION	BY
1	07/15/24	TRC COMMENTS	MDB		

DocuSigned by

 MICHAEL L. BLAIN
 PROFESSIONAL SURVEYOR
 STATE OF NORTH CAROLINA
 License No. 11756
 C6DA34EC9CBF428

DATE:	08-15-23	SCALE:	1" = 100'
DESIGNED:	MDB	CHECKED:	MDB
DRAWN:	AKM	APPROVED:	BPG

6 OF **7**
 CAD FILE: 457800FP6
 PROJECT NO: 4578

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	89.29'	490.00'	89.17'	N69° 09' 54"W	10°26'27"
C2	52.25'	510.00'	52.23'	S71° 27' 01"E	5°52'12"
C3	214.54'	265.00'	208.73'	S45° 19' 21"E	46°23'09"
C4	54.65'	265.00'	54.55'	N74° 09' 42"E	11°48'58"
C5	35.82'	425.00'	35.81'	N81° 26' 51"W	4°49'47"
C6	77.37'	125.00'	76.14'	S66° 07' 54"E	35°27'41"
C7	49.82'	125.00'	49.49'	N59° 49' 07"W	22°50'07"
C8	11.19'	470.00'	11.19'	N64° 37' 35"W	1°21'49"
C9	74.46'	470.00'	74.38'	N69° 50' 48"W	9°04'38"
C10	54.30'	530.00'	54.28'	S71° 27' 01"E	5°52'12"
C11	88.42'	285.00'	88.07'	S59° 37' 38"E	17°46'33"
C12	113.29'	285.00'	112.55'	S39° 21' 05"E	22°46'33"
C13	14.35'	20.00'	14.05'	N48° 31' 30"W	41°07'23"
C14	8.73'	20.00'	8.66'	N81° 35' 29"W	25°00'35"
C15	74.93'	285.00'	74.71'	S86° 33' 52"E	15°03'49"
C16	34.14'	405.00'	34.13'	N81° 26' 51"W	4°49'47"
C17	50.29'	145.00'	50.03'	S73° 55' 38"E	19°52'13"
C18	39.46'	145.00'	39.34'	S56° 11' 47"E	15°35'29"
C19	11.33'	105.00'	11.33'	N51° 29' 33"W	6°11'01"
C20	30.52'	105.00'	30.41'	N62° 54' 37"W	16°39'07"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C21	28.89'	145.00'	28.85'	N65° 31' 39"W	11°25'04"
C22	28.89'	145.00'	28.85'	N54° 06' 35"W	11°25'04"
C23	24.47'	105.00'	24.42'	S55° 04' 42"E	13°21'19"
C24	40.51'	105.00'	40.26'	S72° 48' 33"E	22°06'23"
C25	37.51'	445.00'	37.50'	N81° 26' 51"W	4°49'47"
C26	139.88'	245.00'	137.99'	N84° 36' 39"E	32°42'47"
C27	106.82'	285.00'	106.20'	N57° 30' 57"E	21°28'31"
C28	8.64'	285.00'	8.63'	N69° 06' 48"E	1°44'10"
C29	36.25'	20.00'	31.49'	S18° 03' 44"W	103°51'38"
C30	148.15'	245.00'	145.91'	S51° 11' 30"E	34°38'50"
C31	13.35'	490.00'	13.35'	S69° 17' 45"E	1°33'39"
C32	36.85'	490.00'	36.84'	S72° 13' 51"E	4°18'33"
C33	60.92'	510.00'	60.89'	N70° 57' 48"W	6°50'39"
C34	32.01'	510.00'	32.01'	N65° 44' 34"W	3°35'48"
C35	14.54'	147.65'	14.54'	S67° 45' 45"W	5°38'37"
C36	231.68'	267.84'	224.53'	N84° 38' 09"W	49°33'36"
C37	103.78'	232.08'	102.92'	N47° 02' 42"W	25°37'19"
C38	45.25'	106.82'	44.92'	S46° 22' 15"E	24°16'26"
C39	137.64'	348.63'	136.75'	S69° 49' 05"E	22°37'14"
C40	128.13'	880.14'	128.01'	N76° 57' 29"W	8°20'27"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C41	142.22'	488.59'	141.72'	N64° 26' 54"W	16°40'42"
C42	52.40'	50.40'	50.07'	N85° 53' 42"W	59°34'17"
C43	63.30'	279.54'	63.16'	N60° 36' 11"E	12°58'27"
C44	129.03'	510.11'	128.68'	S61° 21' 44"W	14°29'32"
C45	180.97'	1667.37'	180.88'	S71° 43' 03"W	6°13'07"
C46	50.57'	127.36'	50.24'	N63° 27' 09"E	22°44'55"
C47	112.81'	264.80'	111.96'	N39° 52' 24"E	24°24'35"
C48	76.07'	2044.71'	76.07'	N25° 34' 37"E	2°07'54"
C49	107.35'	234.97'	106.42'	S37° 36' 00"W	26°10'39"
C50	148.84'	365.47'	147.82'	S62° 21' 22"W	23°20'06"
C51	158.02'	204.74'	154.13'	N83° 51' 54"W	44°13'23"
C52	71.47'	207.79'	71.11'	N51° 54' 03"W	19°42'19"
C53	96.65'	265.00'	96.12'	S89° 28' 53"E	20°53'51"

LINE TABLE		
LINE	LENGTH	BEARING
L1	58.37	N9° 07' 43"E
L2	84.17	N9° 07' 43"E
L3	11.71	N9° 16' 33"E
L4	126.82	N9° 15' 06"E
L5	40.52	N9° 35' 16"E
L6	249.70	N9° 49' 50"E
L7	15.59	S64° 19' 10"W

STREET ADDRESSES:

Lot 214: 308 Arbormoor Lane
 Lot 215: 310 Arbormoor Lane
 Lot 216: 312 Arbormoor Lane
 Lot 217: 314 Arbormoor Lane
 Lot 218: 316 Arbormoor Lane
 Lot 219: 318 Arbormoor Lane
 Lot 220: 320 Arbormoor Lane
 Lot 221: 322 Arbormoor Lane
 Lot 222: 324 Arbormoor Lane
 Lot 223: 325 Arbormoor Lane
 Lot 224: 323 Arbormoor Lane
 Lot 225: 321 Arbormoor Lane
 Lot 226: 319 Arbormoor Lane
 Lot 227: 317 Arbormoor Lane
 Lot 228: 315 Arbormoor Lane
 Lot 229: 313 Arbormoor Lane
 Lot 230: 311 Arbormoor Lane
 Lot 231: 309 Arbormoor Lane
 Lot 232: 307 Arbormoor Lane
 Lot 233: 305 Arbormoor Lane

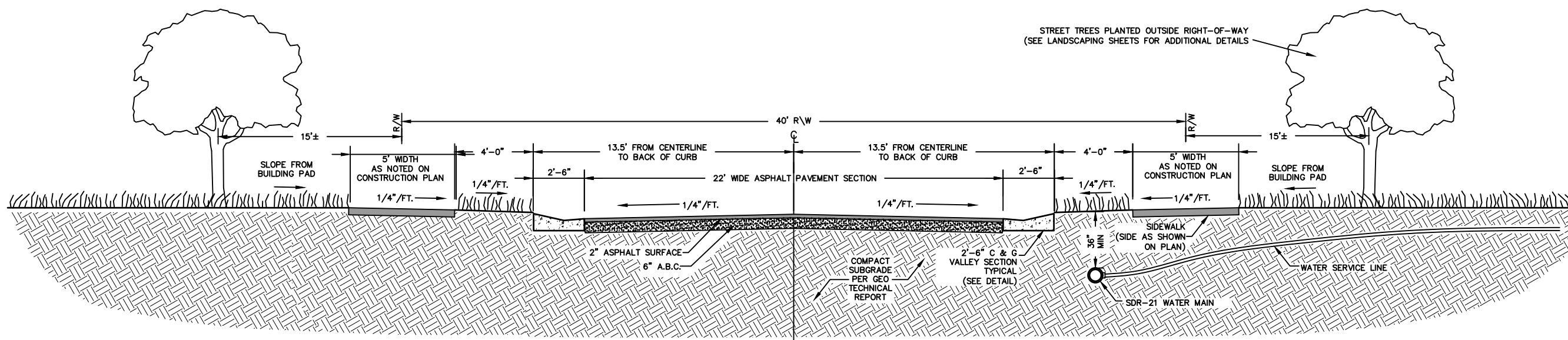
Lot 234: 303 Arbormoor Lane
 Lot 235: 301 Arbormoor Lane
 Lot 236: 431 Arbormoor Lane
 Lot 237: 429 Moorland Way
 Lot 238: 427 Moorland Way
 Lot 239: 425 Moorland Way
 Lot 240: 423 Moorland Way
 Lot 241: 421 Moorland Way
 Lot 242: 419 Moorland Way
 Lot 243: 417 Moorland Way
 Lot 244: 415 Moorland Way

Lot 258: 412 Moorland Way
 Lot 259: 414 Moorland Way
 Lot 260: 416 Moorland Way
 Lot 261: 418 Moorland Way
 Lot 262: 420 Moorland Way
 Lot 263: 422 Moorland Way
 Lot 264: 424 Moorland Way

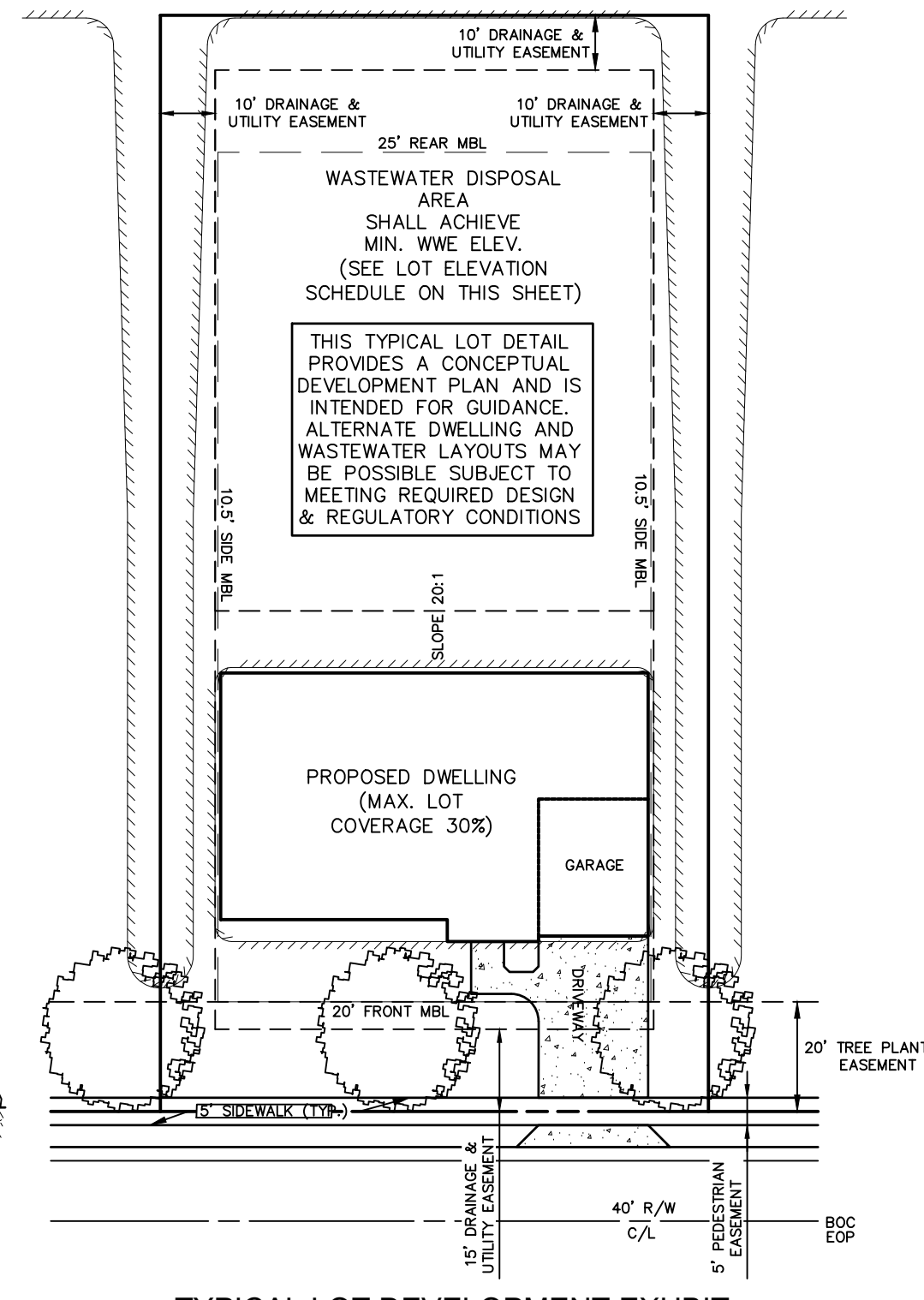
LOT ELEVATION SCHEDULE			
LOT	WWE	BPE	FFE
214	9.30	9.90	9.90
215	9.40	10.20	10.20
216	9.40	10.20	10.20
217	9.30	9.90	9.90
218	9.10	9.70	9.70
219	8.90	9.50	9.50
220	8.90	9.50	9.50
221	9.10	9.70	9.70
222	9.20	9.90	9.90
223	8.90	9.80	9.80
224	8.60	9.60	9.60
225	8.80	9.40	9.40
226	9.00	9.70	9.70
227	9.20	9.70	9.70
228	9.40	10.10	10.10
229	9.50	10.20	10.20

LOT ELEVATION SCHEDULE			
LOT	WWE	BPE	FFE
230	9.50	10.20	10.20
231	9.40	10.10	10.10
232	9.20	9.90	9.90
233	9.00	9.70	9.70
234	9.00	9.80	9.80
235	9.00	9.80	9.80
236	9.00	10.00	10.00
237	9.60	10.20	10.20
238	9.70	10.40	10.40
239	9.50	10.40	10.40
240	9.50	10.10	10.10
241	9.30	9.90	9.90
242	9.00	9.70	9.70
243	9.10	9.70	9.70
244	9.20	9.90	9.90

LOT ELEVATION SCHEDULE			
LOT	WWE	BPE	FFE
258	9.30	9.90	9.90
259	9.30	9.80	9.80
260	9.40	9.80	9.80
261	9.60	10.10	10.10
262	9.80	10.20	10.20
263	9.90	10.40	10.40
264	9.90	10.40	10.40



TYPICAL SUBDIVISION ROADWAY SECTION W/ UTILITIES
 NOT TO SCALE SECTION VIEW



TYPICAL LOT DEVELOPMENT EXHIBIT
 SCALE: 1"=30' TYP. LOT SIZE = 20,000 SF

BISSELL
 PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
 and Environmental Specialists

Bissell Professional Group
 Firm License # C-956
 3512 North Croatan Highway
 Box 106 North Carolina 27949
 Kitty Hawk, North Carolina 27949
 (252) 261-3266
 FAX (252) 261-1760

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WATERLEIGH - PHASE 6
 NOTES & DETAILS
 CURRITUCK COUNTY NORTH CAROLINA
 MOYOCK TOWNSHIP
FINAL CONSERVATION SUBDIVISION PLAT

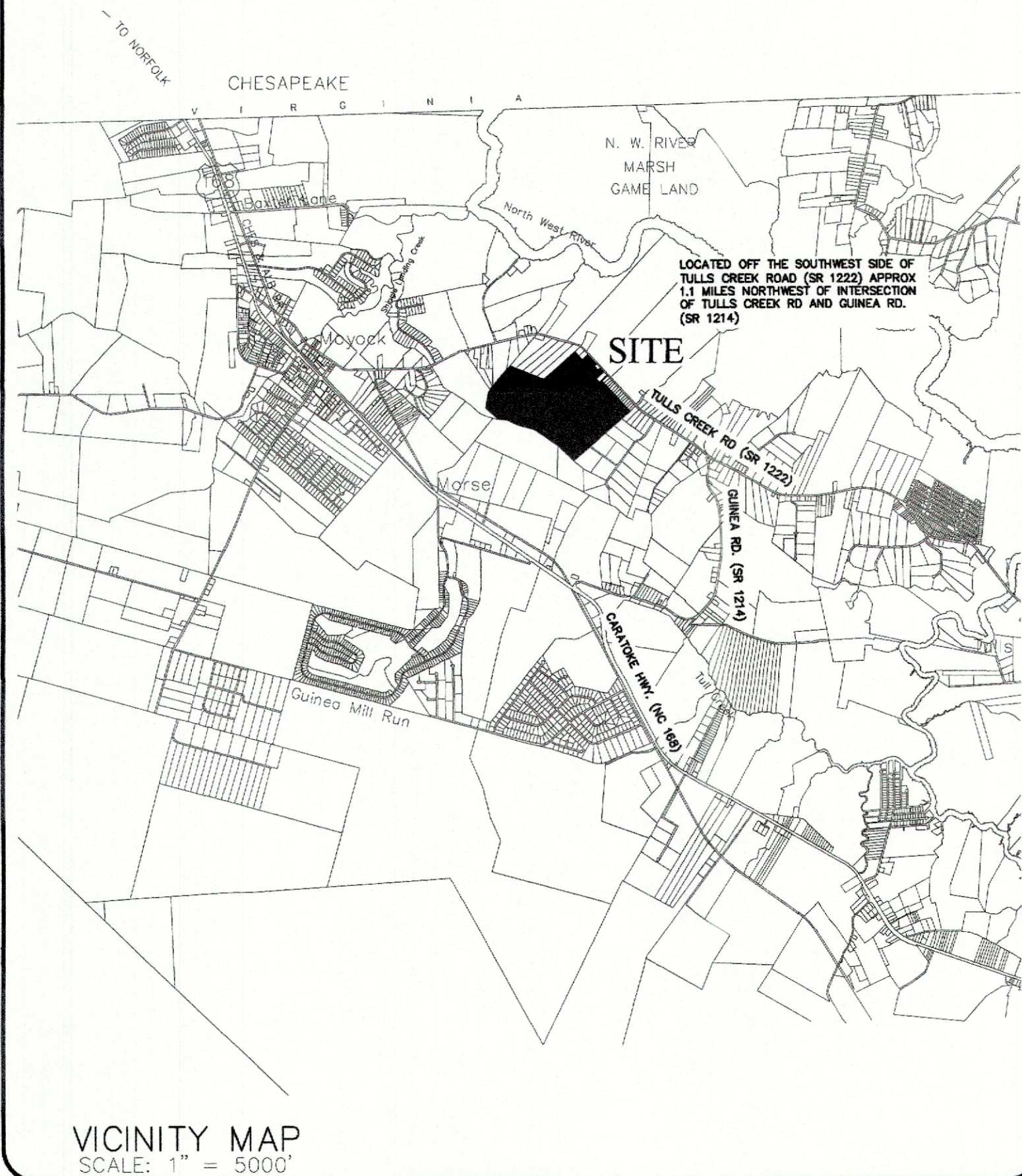
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NO.	DESCRIPTION
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3	BY: MJB
4	BY: MJB
5	BY: MJB
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7	BY: MJB
8	BY: MJB
9	BY: MJB
10	BY: MJB

DocuSigned by:
 Mark S. Bissell
 L-1750
 C6D7A34EC9CBF428
 M. CHAELLY 12/23

DATE: 08-15-23 SCALE: N/A
 DESIGNED: MJB
 DRAWN: AKM APPROVED: BPG
 SHEET: 7 OF 7
 CAD FILE: 457800FP6
 PROJECT NO: 4578

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CURRITUCK COUNTY
NORTH CAROLINA



CONSTRUCTION RECORD DRAWINGS FOR
WATERLEIGH
PHASE 6
38 LOT CONSERVATION SUBDIVISION
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA



BISSELL
Professional Group
200 North Carolina Highway
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Engineers, Planners, Surveyors
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COVER

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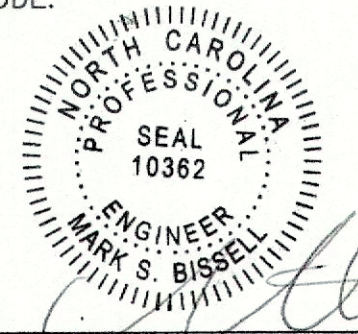
PROJECT: **WATERLEIGH - PHASE 6**
NORTH CAROLINA
MOYOCK CURRITUCK COUNTY
CONSTRUCTION RECORD DRAWINGS

GENERAL NOTES:

- PROJECT NAME: WATERLEIGH - PHASE 6
- APPLICANT: ALLIED PROPERTIES, LLC
417-D CARATOKE HIGHWAY
MOYOCK, NC 27958
- OWNER: ALLIED PROPERTIES, 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, F.E.M.A. F.I.R.M. MAP PANEL 372180400 K, 3721804200 K, 3721803100 K, & 3721803200 K, CID 370078, EFFECTIVE DATE DECEMBER 21, 2018. USE OF LAND WITHIN A FLOODWAY OR FLOOD PLAIN IS SUBSTANTIALLY RESTRICTED BY CHAPTER 7 OF THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE.
- CONSTRUCTION RECORD DATA BASED ON A COMBINATION OF ACTUAL FIELD SURVEYS PERFORMED THROUGH 10-24-2023 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 ON THIS AS-BUILT.

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 26TH DAY OF OCTOBER, 2025 ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP. REMAINING IMPROVEMENTS INCLUDE:

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



REGISTERED LAND SURVEYOR/ENGINEER

10362
REGISTRATION NUMBER

11/30/23
DATE

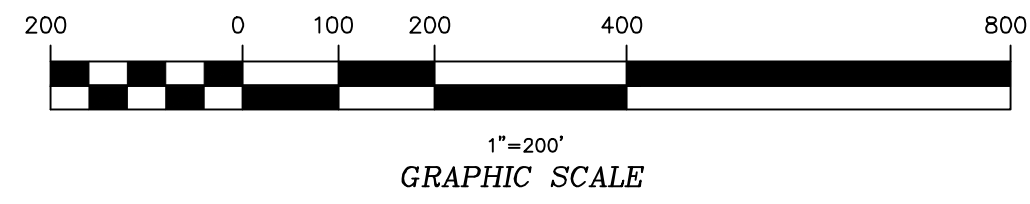
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2	OVERALL
3	ROADWAY & DRAINAGE
5	ROADWAY & DRAINAGE
4	ROADWAY & DRAINAGE
6	WATERMAIN & WATER SERVICE
7	WATERMAIN & WATER SERVICE
8	WATERMAIN & WATER SERVICE

LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	SWALE CENTERLINE
	SWALE/BMP TOP OF BANK
	8" RECORD WATER DISTRIBUTION MAIN
	EXISTING WATER LINE
	6" FIRE HYDRANT TYPICAL
	WATER VALVE TYPICAL (SIZE AS NOTED)
	WATER SERVICE METER BOX
	DRAINAGE FLOW DIRECTION
	TELEPHONE PEDESTAL
	GAS MARKER POST
	FLOW LINE
	BUILDING PAD ELEVATION
	SPOT ELEVATION

REVISIONS	
NO.	DATE

DATE:	10-26-23	SCALE:	AS SHOWN
DESIGNED:	AKM	CHECKED:	MDB
DRAWN:	AKM	APPROVED:	BPG
SHEET:	1	OF	8
CAD FILE:	457800PH6ASB		
PROJECT NO.:	4578		

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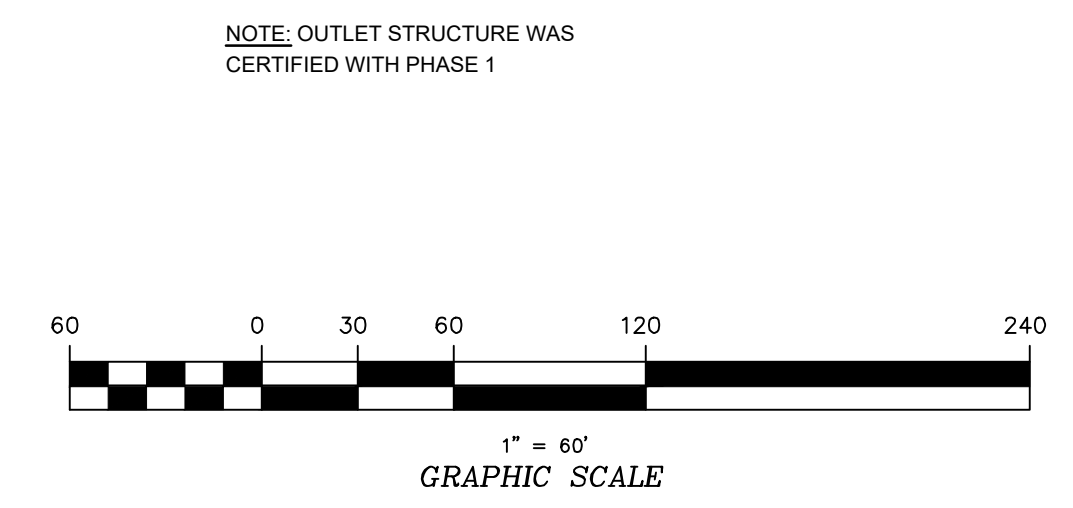
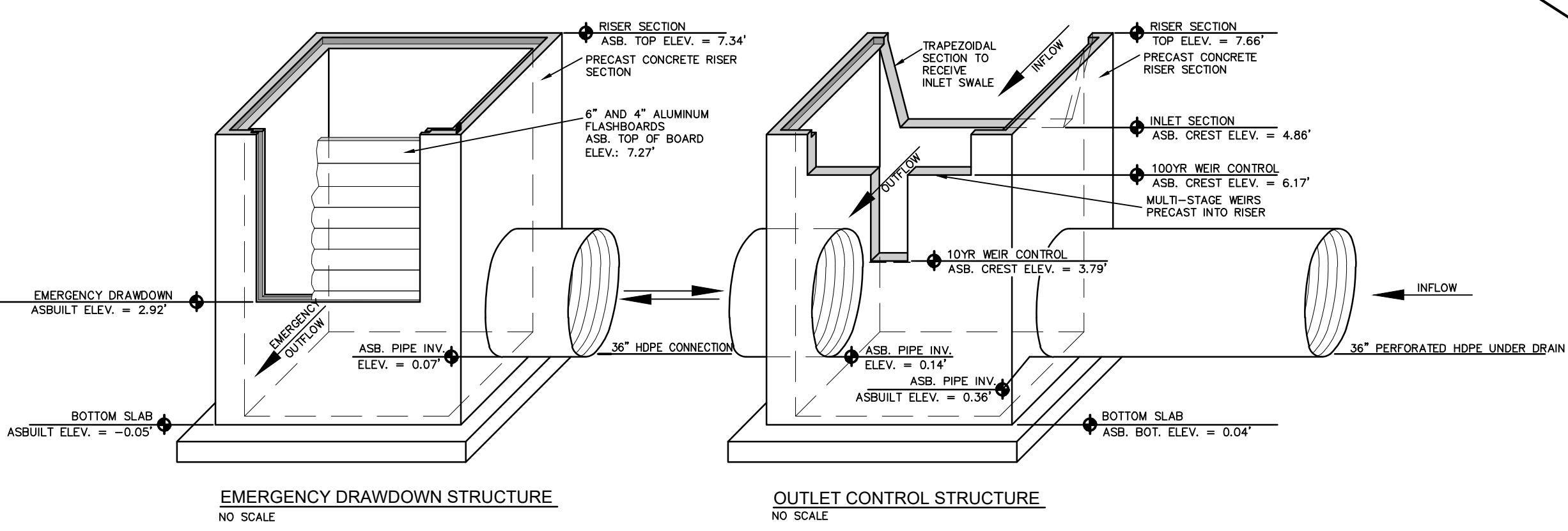
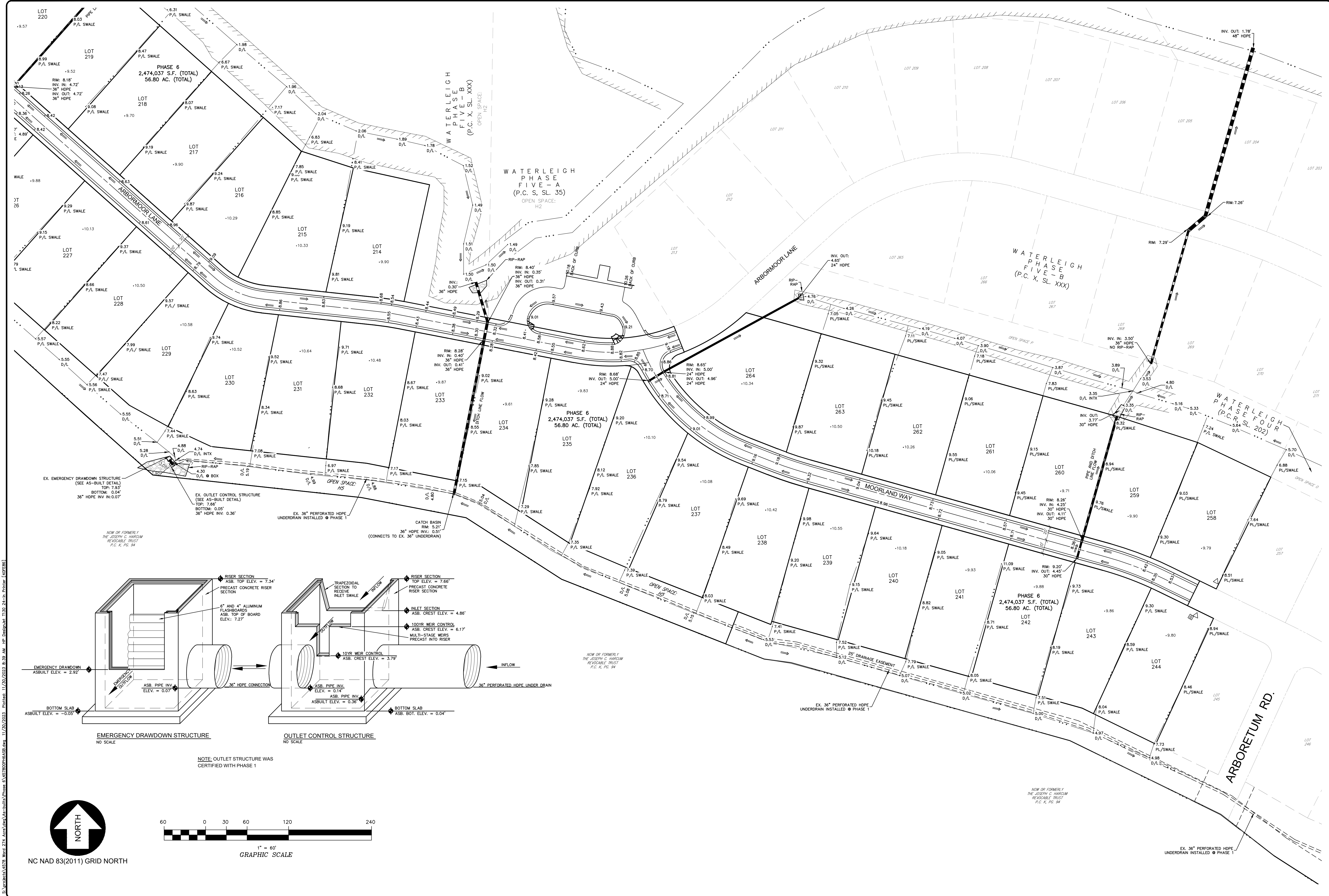
NO.	DATE	DESCRIPTION	BY

DATE: 11-29-23 SCALE: 1"=200'
 DESIGNED: MDB CHECKED: MDB
 DRAWN: AKM APPROVED: BPG
 SHEET: 2 OF 8
 CAD FILE: 457800PH6ASB
 PROJECT NO:

PROJECT: WATERLEIGH - PHASE 6 NORTH CAROLINA
 CURRITUCK COUNTY
 MOYOCK
 CONSTRUCTION RECORD DRAWINGS

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 BISSSELL PROFESSIONAL GROUP
 5870 LITTLETON RD. S.W.
 P.O. BOX 1008
 CORONA, NC 27949
 (252) 261-2868
 FAX (252) 261-1760
 Engineers, Planners, Surveyors
 and Environmental Specialists



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 Professional Group
 5000 S. Carolina Highway
 P.O. Box 1088
 Currituck County, North Carolina 27949
 Phone: (252) 261-1760
 Fax: (252) 261-1760

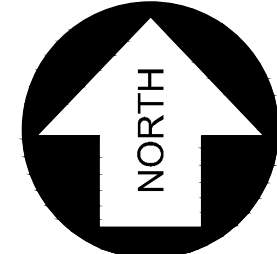
ROADWAY CONSTRUCTION & DRAINAGE PLAN

WATERLEIGH - PHASE 6
 CURRITUCK COUNTY
 NORTH CAROLINA
 MOYOCK

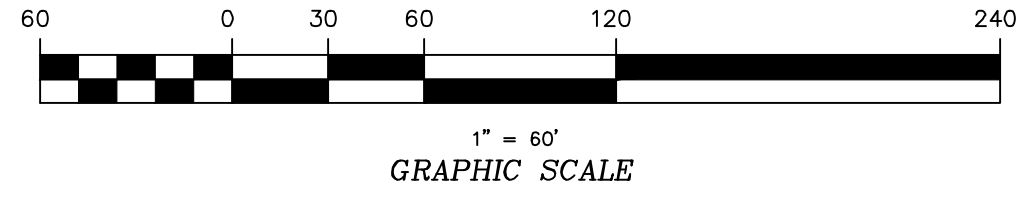
CONSTRUCTION RECORD DRAWINGS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/29/23	ISSUE FOR CONSTRUCTION		

DATE: 10-26-23 SCALE: 1"=60'
 DESIGNED: MDB
 DRAWN: AKM APPROVED: BPG
 SHEET: 3 OF 8
 CAD FILE: 457800PH6ASB
 PROJECT NO: 4578



NC NAD 83(2011) GRID NORTH



NOW OR FORMERLY
THE JOSEPH C. HARCUM
REVOCABLE TRUST
P.C. K, PG. 94

PHASE 6
2,474,037 S.F. (TOTAL)
56.80 AC. (TOTAL)

WETLANDS
30' RIPARIAN BUFFER

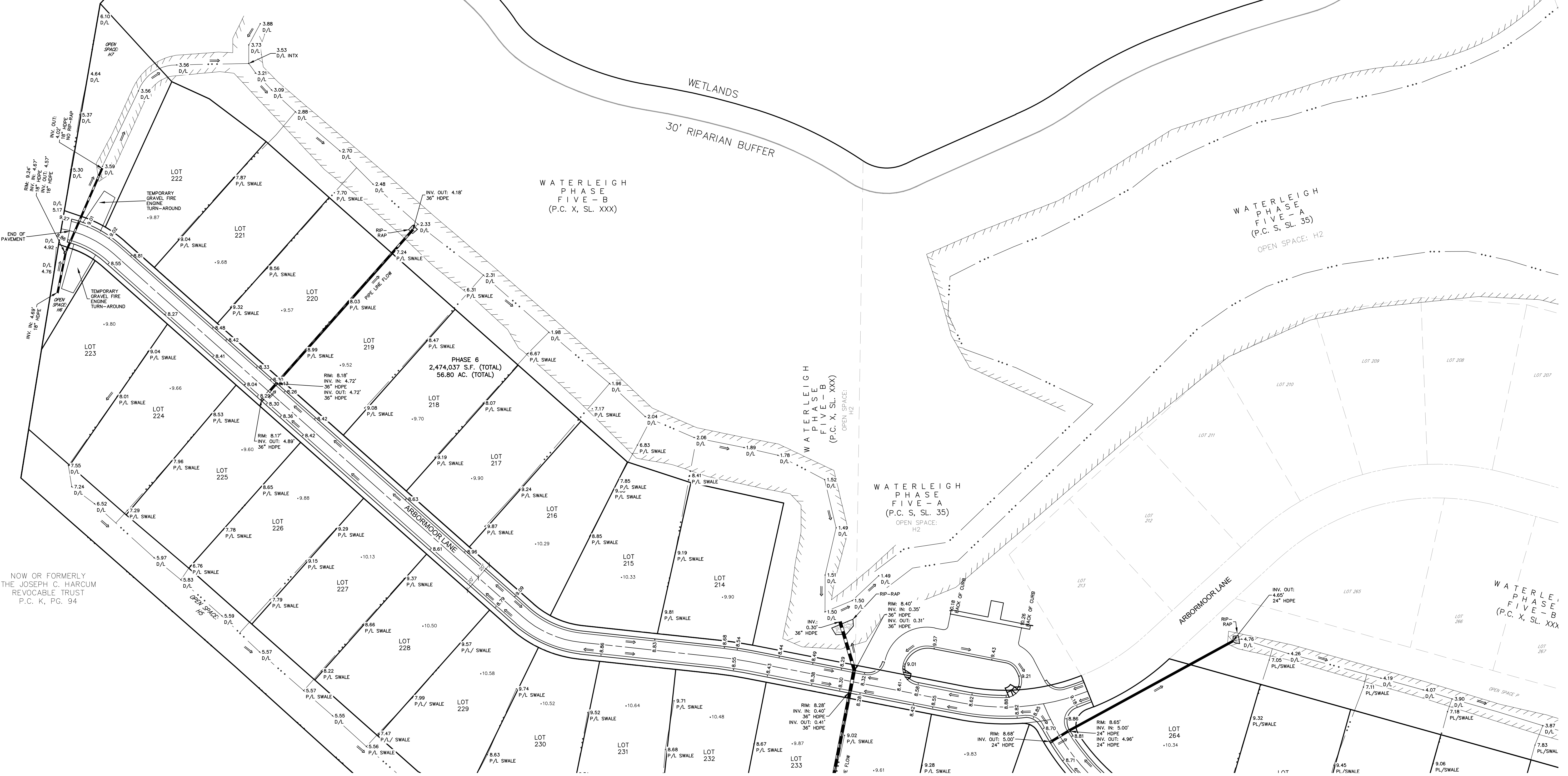
WATERLEIGH
PHASE
FIVE - B
(P.C. X, SL. XXX)

WATERLEIGH
PHASE
FIVE - A
(P.C. S, SL. 35)
OPEN SPACE: H2

WATERLEIGH
PHASE
FIVE - A
(P.C. S, SL. 35)
OPEN SPACE: H2

WATERLEIGH
PHASE
FIVE - B
(P.C. X, SL. XXX)

NOW OR FORMERLY
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REVOCABLE TRUST
P.C. K, PG. 94



BISSELL
PROFESSIONAL GROUP

Bissell Professional Group
3512 Homecroft Highway
P.O. Box 1088
Cary, NC 27513
(919) 251-3268
(919) 251-3269
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ROADWAY CONSTRUCTION &
DRAINAGE PLAN

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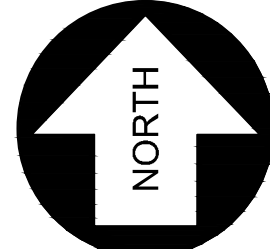
PROJECT: WATERLEIGH - PHASE 6 NORTH CAROLINA
MOYOCK CURRITUCK COUNTY

CONSTRUCTION RECORD DRAWINGS

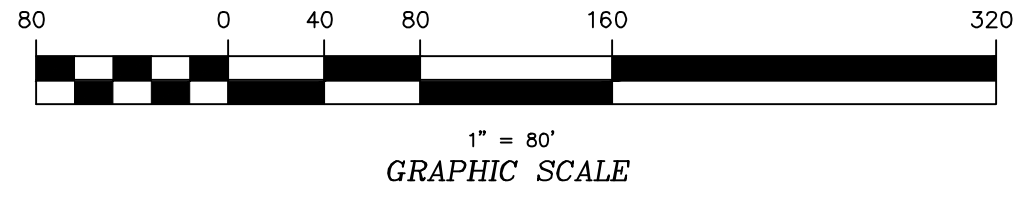
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APPROVED: BPG	
SHEET: 4	OF 8
CAD FILE: 457800PHGASB	
PROJECT NO: 4578	

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NC NAD 83(2011) GRID NORTH



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D.B. 1500, PG. 788

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AND DESIGN, INC.
LOT 5 WARD ACRES
P.C. D. SL. 324

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LANDMARK CUSTOM HOMES
AND DESIGN, INC.
P.C. N. SL. 58

NOW OR FORMERLY
MAINSTAY CONSTRUCTION INC.
2 WARD ACRES
P.C. D. SL. 234

NOW OR FORMERLY
JILL YVETTE WILSON ROBINSON
D.B. 1167, PG. 191

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YOLANDA & ROBIN SAUNDERS
D.B. 1010, PG. 800

NOW OR FORMERLY
MARJUS & GIOIA SYELS
D.B. 308, PG. 608

PHASE 6
2,474,037 S.F. (TOTAL)
56.80 AC. (TOTAL)

WETLANDS
30' RIPARIAN BUFFER

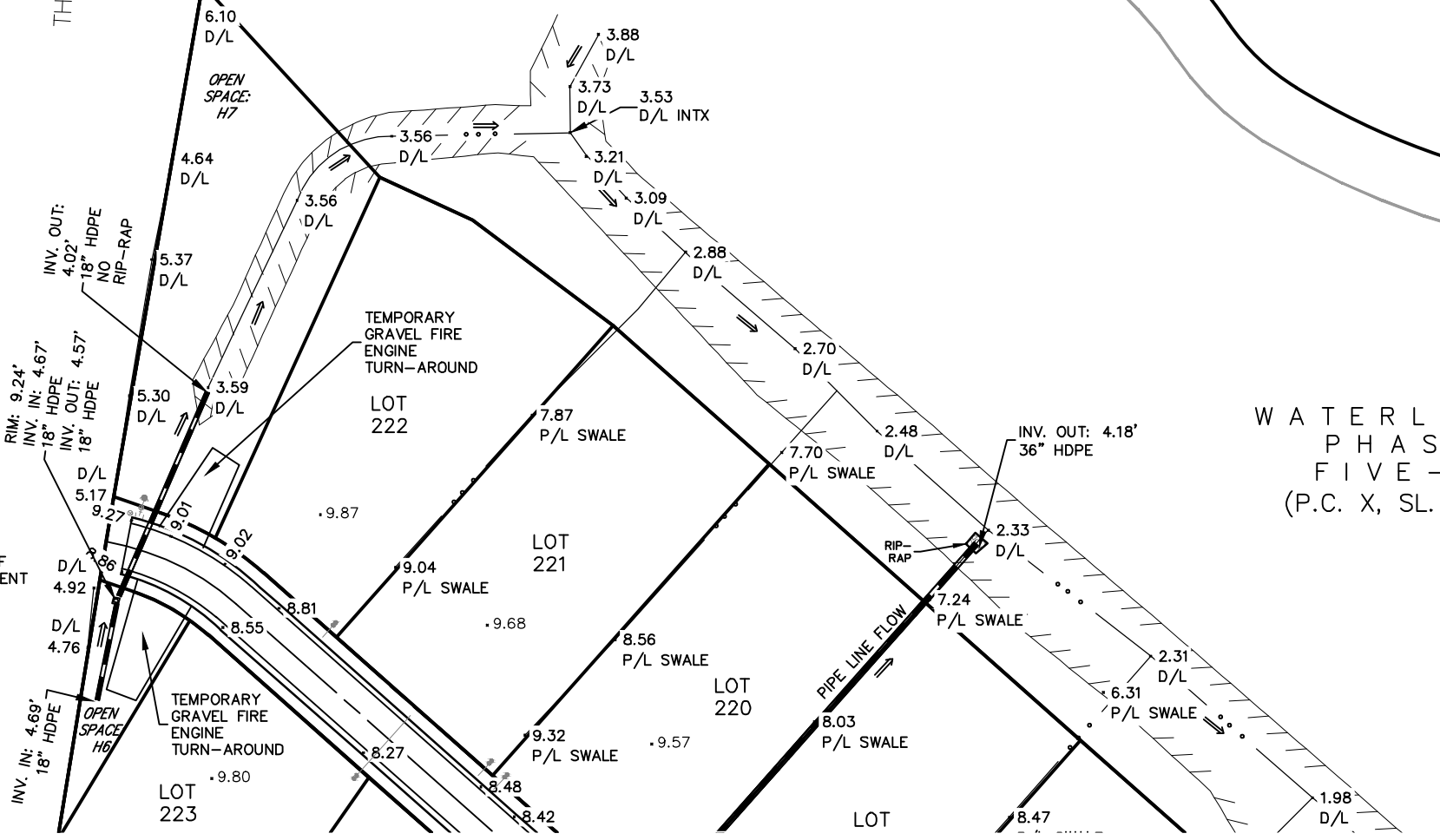
WATERLEIGH
PHASE FIVE-B
(P.C. X, SL. XXX)

WATERLEIGH
PHASE FIVE-A
(P.C. S, SL. 35)
OPEN SPACE: H2

WATERLEIGH
PHASE TWO
(P.C. R, SL. 243)
OPEN SPACE: H1

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and Environmental Specialists

Bissell Professional Group
500
License # 0-99
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Cary, NC 27513
(919) 261-1266
FAX (919) 261-1760

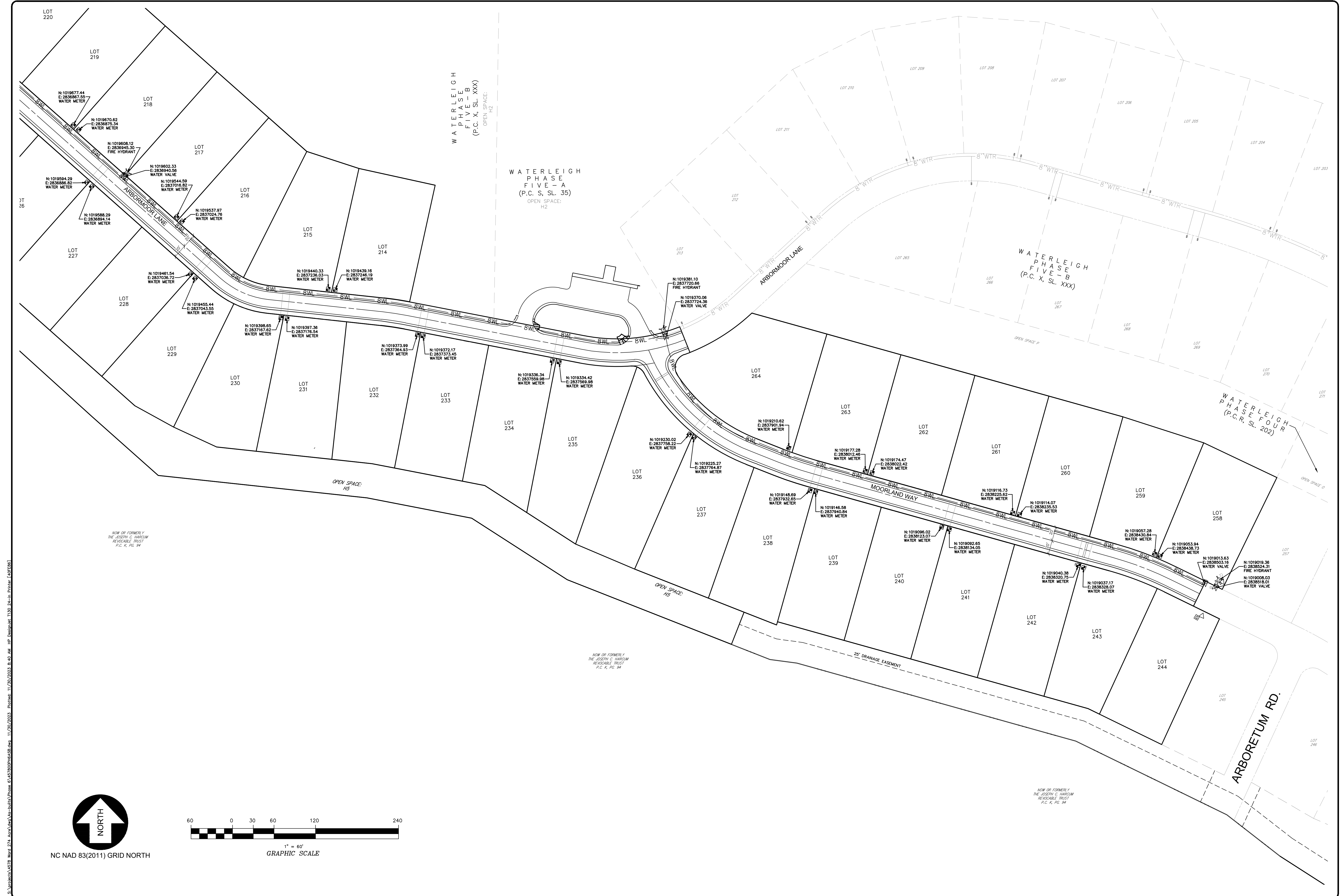
ROADWAY CONSTRUCTION & DRAINAGE PLAN

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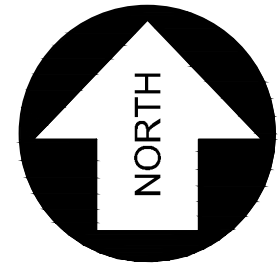
WATERLEIGH - PHASE 6
NORTH CAROLINA
CURRITUCK COUNTY
MOYOCK
CONSTRUCTION RECORD DRAWINGS

NO.	DATE	DESCRIPTION	BY	CHK.
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DATE:	10-26-23	SCALE:	1"=80'
DESIGNED:	AKM	CHECKED:	MDB
DRAWN:	AKM	APPROVED:	BPG
SHEET:	5	OF	8
CAD FILE:	457800PH6ASB		
PROJECT NO.:	4578		



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NC NAD 83(2011) GRID NORTH



1" = 60'
GRAPHIC SCALE

BISSELL
PROFESSIONAL GROUP

Bissell Professional Group
3572 Homecroft Highway
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Cary, NC 27513
(919) 271-1234
(919) 271-1235
FAX (919) 271-1790

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**WATERMAIN EXTENSION &
WATER SERVICE PLAN**

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WATERLEIGH - PHASE 6
NORTH CAROLINA
CURRITUCK COUNTY
MOYOCK

CONSTRUCTION RECORD DRAWINGS

NO.	DATE	DESCRIPTION

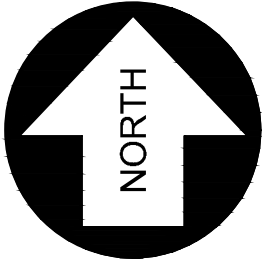
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DRAWN: AKM CHECKED: MDB

APPROVED: BPG

SHEET: **6** OF **8**

CAD FILE: 457800PH6ASB
PROJECT NO: 4578



NC NAD 83(2011) GRID NORTH



1" = 80'
GRAPHIC SCALE

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D.B. 1300, PG. 788

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LANDMARK CUSTOM HOMES
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AND DESIGN, INC.
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2 WARD ACRES
P.C. D. SL. 234

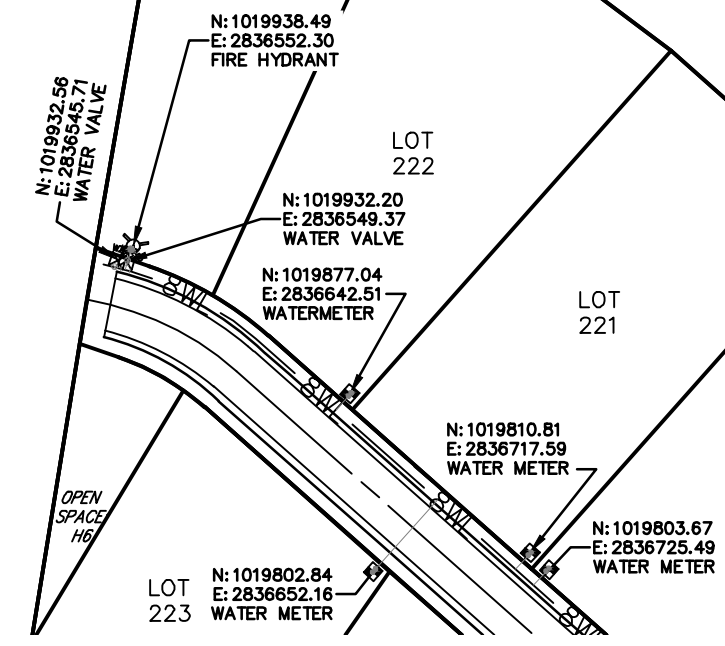
NOW OR FORMERLY
JILL YETTE WILSON ROBINSON
D.B. 1167, PG. 197

NOW OR FORMERLY
YOLANDA & ROBIN SAUNDERS
D.B. 1010, PG. 800

NOW OR FORMERLY
MARJIE & GLOVIA SYELS
D.B. 308, PG. 608

PHASE 6
2,474,037 S.F. (TOTAL)
56.80 AC. (TOTAL)

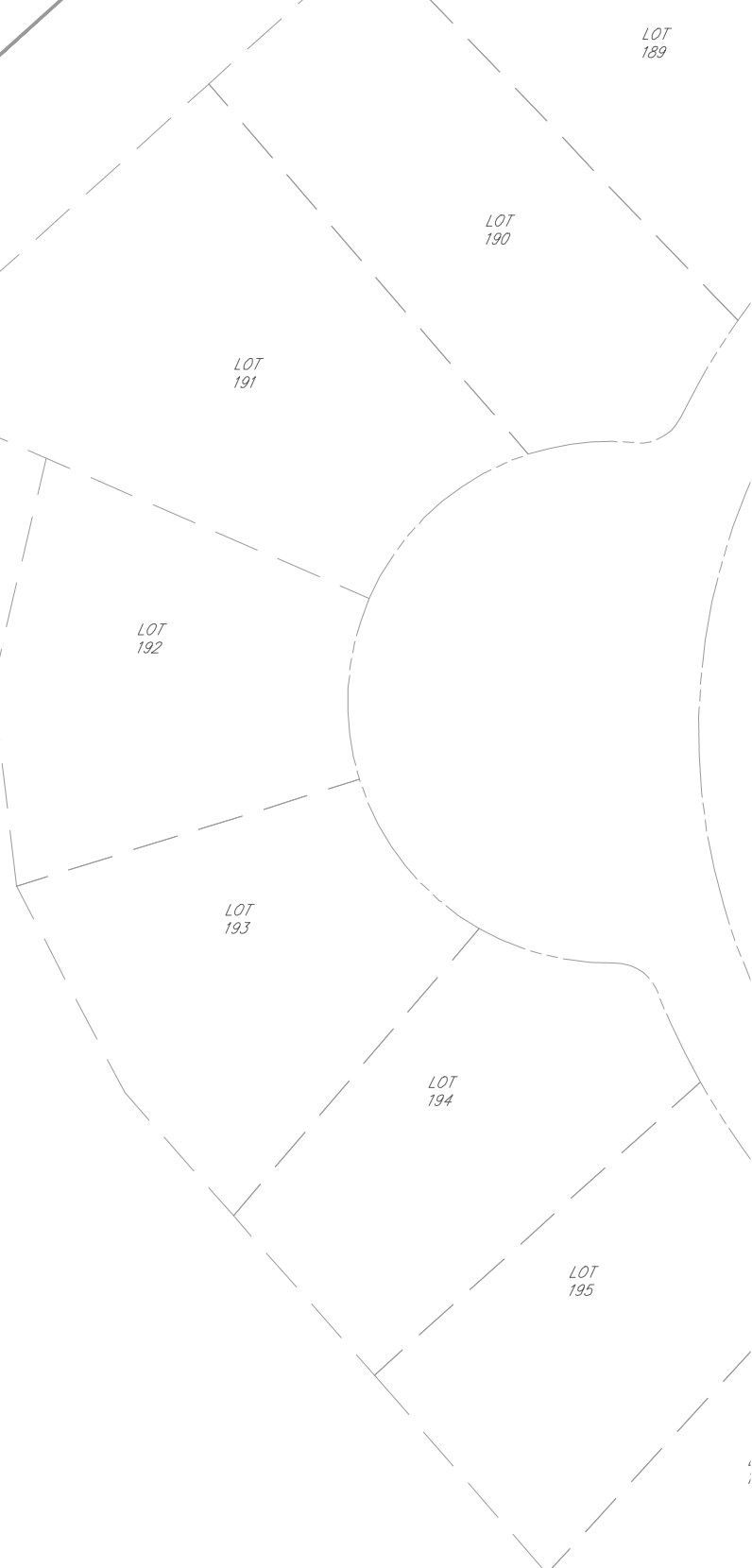
NOW OR FORMERLY
THE JOSEPH C. HARCUM
REVOCABLE TRUST
P.C. K, PG. 94



WATERLEIGH
PHASE FIVE - B
(P.C. X, SL. XXX)

WATERLEIGH
PHASE FIVE - A
(P.C. S, SL. 35)
OPEN SPACE: H2

WATERLEIGH
PHASE TWO
(P.C. R, SL. 243)
OPEN SPACE: H1



S:\projects\4578\11-26-23\457800PH6ASB.dwg 11/29/2023 8:40 AM HP Desktop 1130 24-in. Printer (50756)

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and Environmental Specialists

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License # C-59
3512 W. Highway
P.O. Box 1088
Cary, NC 27513
(252) 261-2266
Fax (252) 261-1780

**WATERMAIN EXTENSION &
WATER SERVICE PLAN**

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WATERLEIGH - PHASE 6
MOYOCK CURRITUCK COUNTY NORTH CAROLINA

CONSTRUCTION RECORD DRAWINGS

REVISIONS		BY	DATE	DESCRIPTION

DATE: 10-26-23 SCALE: 1"=80'

DESIGNED: MDB CHECKED: MDB

DRAWN: AKM APPROVED: BPG

SHEET: 8 OF 8

CAD FILE: 457800PH6ASB

PROJECT NO: 4578