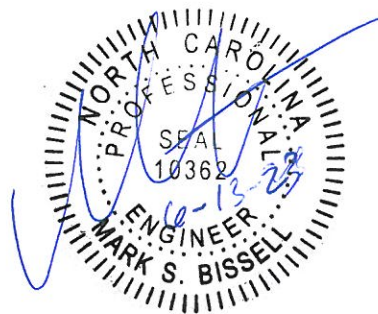


ENGINEERING REPORT
FOR
WINDSWEPT PINES SUBDIVISION
FOR
COMMON AREA TURNOVER

January 30, 2022

Updated March 24, 2023

Updated June 13, 2023



ENGINEERING REPORT

for

WINDSWEPT PINES COMMON AREAS

January 30, 2022

Updated March 24, 2023

Updated June 13, 2023

PURPOSE OF THE REPORT

The Currituck County Unified Development Ordinance provides specific procedures for the transfer of maintenance responsibility from a developer to a homeowners' association. Section 6.1.4 of the UDO indicates that "the subdivider shall cede maintenance responsibility for common areas, rate common features, regulatory permits (e.g., stormwater permits), and private infrastructure to the association upon sale of 75% of the lots in a subdivision." It further provides that maintenance responsibility not be transferred until all of the following occur:

1. At least 75% of the total number of lots in the subdivision are sold; and
2. The subdivider commissions a report prepared by a registered engineer indicating that all common areas, common features and infrastructure elements comply with the minimum standards in the UDO and the County Code of Ordinances.

The report shall also include verification of the reserve fund balance in accordance with the standards of Section 6 of the UDO.

The purpose of this report is to review the common areas and common elements in Windswept Pines Phases 1 and 2, report on their condition, to review the reserve fund balance requirements and current status, and report findings to Currituck County for the purpose of obtaining County concurrence on the transfer of maintenance responsibility for common elements to the Windswept Pines Community Association, Inc.

OUTLINE OF COMMON ELEMENTS & COMMON INFRASTRUCTURE IN WINDSWEPT PINES PHASES 1 & 2

Overall maps of Windswept Pines Phases 1 and 2 are attached as Attachment "A". The following common areas, common features and private infrastructure have been identified from the approved subdivision plans for Windswept Pines and from a recent site visit that documents those elements:

- Entrance Area
- Pedestrian Sidewalks and Crossings

- Mail Area
- Stormwater Retention Ponds
- Swales and Culverts that are not subject to maintenance by NCDOT

SITE VISIT TO REVIEW CONDITION OF COMMON ELEMENTS & COMMON INFRASTRUCTURE

A site visit was conducted for the purpose of observing the condition of the common elements and common infrastructure outlined above. In general, the condition of the subdivision and its common elements was very good. Photographic evidence is included showing the condition of each of these elements as follows:

Entrance Area: Photos 1 thru 5 show the subdivision entrance features

Photo #1 - North side of Western Entrance Sign, Facing West



Photo #2 - Western Entrance Landscaping, Facing Southwest



Photo #3 - Swale behind Western Entrance Landscaping, Facing West



Photo #4 - South side of Western Entrance Landscaping, Facing Southwest



Photo #5 - West side of Entrance Sign, Facing East



Sidewalks: Photos 6 thru 16 show the condition of the sidewalks. Not all sections of the sidewalk are depicted in the images. Some of these images show the sections of sidewalk that are cracked. Some of the cracks shown are minor and may not warrant action at this time. Other than the depicted cracks, the sidewalks within Windswept Pines are in excellent condition.

Photo #6 - Sidewalk in front of Lot 21, Facing East



Photo #7 - Sidewalk in front of Lot 21, Facing West



Photo #8 - Sidewalk in front of Lot 19, Facing West



Photo #10 - Sidewalk in front of Lot 15, Facing West



Photo #11 - Sidewalk in front of Lot 10, Facing Southwest



Photo #12 - Sidewalk on the South side of Lot 8, Facing West



Photo #13 - Sidewalk between Lot 5 and Lot 6, Facing North



Photo #15 - Sidewalk in front of Lot 56, Facing South



Pedestrian Crossings: Photos 17 thru 33 show the state of the pedestrian crossing ramps of Windswept Pines. Several of the taper sections or wings adjacent to the ramps are cracked and/or unlevel. Otherwise, the crossings appear to be in good condition.

Photo #17 - Pedestrian Crossing between Lot 19 and Lot 20, Facing Northwest



Photo #18 - Pedestrian Crossing in front of Lot 15, Facing North



Photo #19 - Pedestrian Crossing of the corner of Lot 8, Facing South



Photo #20 - Pedestrian Crossing of the corner of Lot 8, Facing South



Photo #21 - Pedestrian Crossing in front of Lot 57, Facing Southeast



Photo #22 - Pedestrian Crossing between Mail Area and Entrance Area, Facing East



Photo #23 - Pedestrian Crossing on the Southwest side of Stormwater BMP 2, Facing East



Photo #24 - Southern Pedestrian Crossing by Lot 46, Facing West



Photo #25 - Southern Pedestrian Crossing by Lot 46, Facing West



Photo #26 - Northern Pedestrian Crossing by Lot 46, Facing Northwest



Photo #27 - Northern Pedestrian Crossing by Lot 46, Facing Northwest



Photo #28 - Western Pedestrian Crossing on Anvil Bend, Facing East

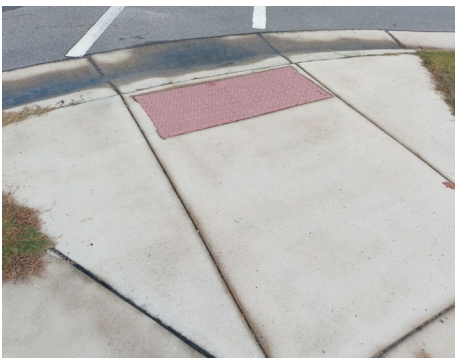


Photo #29 - Southern Pedestrian Crossing at Lot 32, Facing Northwest



Photo #30 - Northern Pedestrian Crossing at Lot 32, Facing Northwest



Photo #31 - Pedestrian Crossing on Lot 31, Facing East



Photo #32 - Southern Pedestrian Crossing on Lot 22, Facing West



Photo #33 - Northern Pedestrian Crossing on Lot 22, Facing Northwest



Mail Area: Photos 34 and 35 show the sets of mail boxes in Windswept Pines. The Mail Area is in excellent condition. Neither the sidewalk nor the mail boxes have any discoloration or disfiguring.

Photo #34 - Mailboxes, Facing Southwest



Photo #35 - Mailboxes, Facing Southwest



Stormwater Management Ponds: Photos 36 thru 42 show all of the stormwater BMPs/retention ponds within the Windswept Pines developed and undeveloped areas. The retention ponds appear to be well-maintained. Water levels appear to be appropriate, surrounding vegetation is at the correct height and density, entry and exit culverts appear to be draining properly, and control structures are clear.

Photo #36 - South side of Stormwater BMP 2, Facing East



Photo #37 - North side of Stormwater BMP 2, Facing Northeast



Photo #38 - North side of Stormwater BMP 2, Facing Northeast



Photo #39 - West edge of BMP 4B, Facing Southeast



Photo #40 - North corner of BMP 4B, Facing East



Photo #41 - West side of BMP 4A, Facing North



Photo #42 - East side of BMP 4A, Facing Northeast



Swales and Culverts: Photos 43 thru 50 show a select few swales and culverts that represent the overall condition of most swales and culverts in the Windswept Pines subdivision. These appear to be properly maintained.

Photo #43 - Swale between Lot 12 and Lot 13, Facing North



Photo #44 - Swale on West side of Lot 9, Facing North



Photo #45 - Outgoing Swale between Lot 2 and Lot 3, Facing West



Photo #46 – Outlet Ditch and Culverts under Baxter Lane, Facing South appears to need some vegetation removal



Photo #47 - Swale between Lot 50 and Lot 51, Facing East



Photo #48 - Swale on West side of Lot 45, Facing Southeast



Photo #49 - Swale between Lot 41 and Lot 42, Facing South



Photo #50 - Swale between Lot 31 and Lot 32, Facing Southeast



Planned Construction Area: Photo 51 shows the undeveloped land that is being prepared to for Phase 3 to the east. Two connected ponds that form a stormwater BMP are located in this area.

Photo #51 - East end of Alden Run, Facing Northeast



These facilities appear to comply with applicable ordinances, subject to completing the punch list items at the end of the report.

RESERVE FUND REVIEW

The approved reserve fund calculations for the subdivision show a minimum fund balance requirement of \$10,344.16 for the permanent reserve fund (Attachment “B”). This amount is based on proposal for maintenance of the common areas including the stormwater system, open space landscaping, and insurance premiums for a two period. The current fund balance has been reported at \$10,991.98 (Copy of ABNB Bank balance is Attachment “C”), which exceeds the required amount.

ROADS

The NC Department of Transportation has accepted all roads within Windswept Pines subdivision, Phases 1 and 2, to be taken into the State system for maintenance; therefore, no roadway allocation is included in the required fund balance. The Acceptance Package is attachment "D".

PUNCH LIST ITEMS

Upon completion of the punch list below, it is believed that the common areas and the common facilities serving Windswept Pines are ready for turn-over to the Association:

- Vegetation removal of excess vegetation from the outlet ditch that drains to Baxter Lane
- Repair of several sidewalk sections
- Repair of broken concrete at handicap ramps at several pedestrian crossings as documented in the photographs.

3-24-23 Update: Concrete repairs have been made and inspected by NCDOT and the engineering firm and appear to be ready for turnover, with the exception of the main outlet ditch, which needs to have vegetation removed.

6-13-23 Update: Vegetation has been removed and photographs have been provided and are included below. The subdivision now appears to be ready for HOA turnover.



CURRITUCK COUNTY NORTH CAROLINA

WINDSWEEP PINES PHASE 1

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

GENERAL NOTES:

- 1. PROJECT NAME: WINDSWEEP PINES SUBDIVISION
2. APPLICANT: ALLIED PROPERTIES, LLC
3. OWNER: OWNER: ALLIED PROPERTIES, LLC
4. PROPERTY DATA: PARCEL ID#: 0009-000-0006-0000
5. F.I.R.M. DATA: ZONES X & SHADED X F.E.M.A. F.I.R.M. MAP# 3721802200 J, CID 370078, EFFECTIVE DATE DECEMBER 16, 2005.
6. THIS PROPERTY CONTAINS ACOE "404" JURISDICTIONAL WETLANDS AS SHOWN AND CONFIRMED BY USACOE ACTION ID# SAW 2014-02217, DATED 12-04-2014 AND MAY REQUIRE U.S. CORP OF ENGINEERS APPROVAL PRIOR TO DEVELOPMENT OF THE PROPERTY.
7. A 10' EASEMENT FOR UTILITIES AND DRAINAGE ALONG REAR AND SIDE PROPERTY LINES AND A 15' EASEMENT ALONG FRONT PROPERTY LINE IS HEREBY ESTABLISHED, EXCEPT LOT 51, WHICH HAS A 12' EASEMENT ALONG THE SOUTH PROPERTY LINE. THERE IS ALSO A 20' EASEMENT HEREBY ESTABLISHED ALONG ALL FRONT PROPERTY LINES FOR THE PLANTING AND MAINTENANCE OF STREET TREES.
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. A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY DEDICATED ACROSS ALL OPEN SPACE AREAS. A 25' DRAINAGE EASEMENT IS HEREBY ESTABLISHED FROM THE TOP OF BANK OF ALL DITCHES DRAINING 5 OR MORE ACRES, WHICH MAY EXTEND BEYOND DEDICATED OPEN SPACE AREAS ONTO SOME LOTS, AS SHOWN.
11. A 5' (2.5' EITHER SIDE OF THE CENTERLINE) PEDESTRIAN EASEMENT IS HEREBY DEDICATED ALONG ALL CONCRETE SIDEWALKS AND WALKING TRAILS.
12. DWELLINGS UP TO 4,800 SQ.FT. AND NO GREATER THAN 2 STORIES MAY USE SETBACKS AS INDICATED IN THE ISO METHOD TO DETERMINE NEEDED FIRE FLOW.

DEVELOPMENT NOTES:

TOTAL TRACT AREA: 62.89 AC
(EXCLUDING THE 1.48 AC HIGHWAY RESIDUAL PARCEL & THE 2.50 AC. MCCRARY PARCEL)

TOTAL AREA PHASE 1: 26.16 AC.
PHASE 1 LOT AREA: 13.41 AC.
PHASE 1 R/W AREA: 2.29 AC.
REQUIRED OPEN SPACE (30%): 7.85 AC.
PHASE 1 OPEN SPACE PROVIDED: 10.46 AC.

TOTAL PHASE 1 LOTS: 29 (1.1085 LOTS/ACRE)
AVERAGE LOT AREA: 20,139 SQ. FT.

PROPOSED RIGHT-OF-WAY WIDTH: 40 FT.
PROPOSED PAVED ROADWAY WIDTH: 22 FT. (TYPICAL), 27 FT. B.O.C. - B.O.C.

LINEAR FEET OF ONSITE ROADWAY: 2,247 L.F.±

LOT DEVELOPMENT CONFIGURATION:

LOT AREAS: VARY FROM 20,000 TO 21,177 SQUARE FEET.
MINIMUM LOT WIDTH (CORNER OR INTERIOR LOTS): 100'

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

OWNERSHIP AND DEDICATION CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION 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.

5-24-18 DATE
Kerry W Boldt OWNER

I, Kerry W Boldt, A NOTARY PUBLIC

OF Currituck COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT

JUSTIN OLD PERSONALLY APPEARED BEFORE ME THIS DATE AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24 DAY OF May 2018

Kerry W Boldt NOTARY PUBLIC

MY COMMISSION EXPIRES Nov. 17, 2018

APPROVAL CERTIFICATE
I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN FULL 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.

5/23/2018 DATE
Dawn Willet ADMINISTRATOR

IMPROVEMENTS CERTIFICATE

I HEREBY CERTIFY THAT ALL 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 SAID IMPROVEMENTS COMPLY WITH CURRITUCK COUNTY SPECIFICATIONS, EXCEPT THAT PERFORMANCE GUARANTEE HAS BEEN POSTED WITH CURRITUCK COUNTY GUARANTEEING THAT ALL REMAINING IMPROVEMENTS MUST BE COMPLETED BY THE

18TH DAY OF MAY, 2020, ACCORDING TO PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP.

5-23-18 DATE
10362 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 23

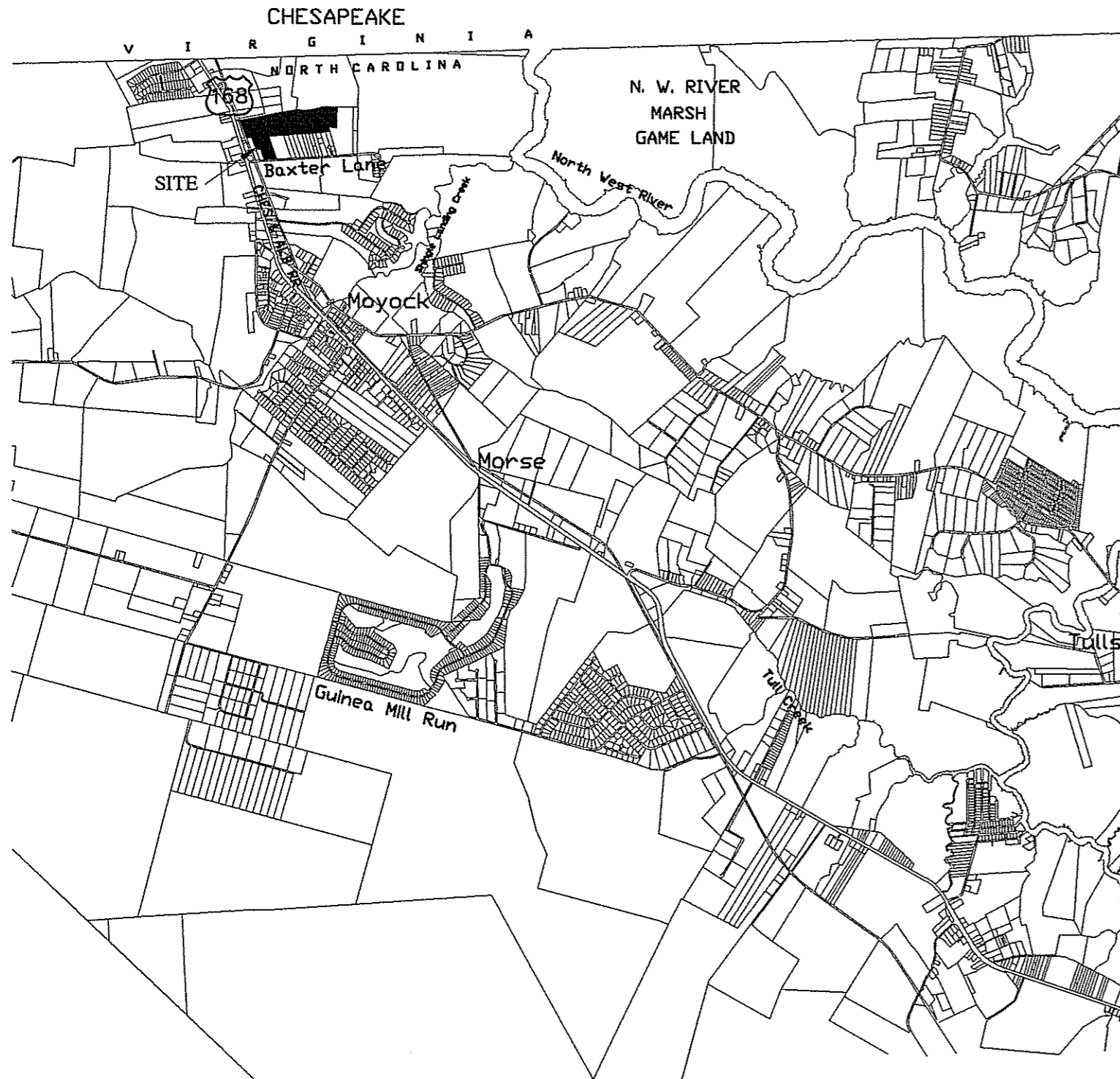
DATE OF May 23, 2018
MICHAEL D. BARR L-1756 SIGNATURE

ADJACENT ACTIVE FARMLAND STATEMENT

AS OF THE RECORDED DATE OF THIS PLAT, SOME PORTIONS OF THIS DEVELOPMENT ADJOIN LAND USED FOR ACTIVE AGRICULTURE PURPOSES THAT IS ANTICIPATED TO GENERATE NOISE, LIGHT, DUST, OR VIBRATION AS PART OF ITS NORMAL OPERATION.

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.



VICINITY MAP SCALE: 1" = 5000'

STORMWATER STATEMENT

NO MORE THAN 27.5% 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 SW 7160208 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 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.

25-MAY-18 DATE
Fall Willet DISTRICT ENGINEER

REVIEW OFFICER CERTIFICATE STATE OF NORTH CAROLINA COUNTY OF CURRITUCK

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

5/21/2018 DATE
Dawn Willet REVIEW OFFICER

CONDITIONAL ZONING CONDITIONS:

- 1. USE: SUBDIVISION
2. ALL LOTS TO BE GREATER THAN OR EQUAL TO 20,000 SQUARE FEET.
3. INSTALL A NEW CULVERT UNDER BAXTER'S LANE TO IMPROVE OFF-SITE DRAINAGE, SIZE TO BE DETERMINED AFTER ENGINEERING EVALUATION.
4. PERFORM AN EVALUATION OF EXISTING MAIN DITCH ALONG TURAN/WARD PROPERTY LINE FROM SITE TO BAXTER'S LANE AND IF WARRANTED, SEEK PERMISSION TO IMPROVE DITCH CROSS-SECTION.
5. EXPLORE THE POSSIBILITY OF ROUTING A PORTION OF STORMWATER RUNOFF TO THE NORTHEAST.
6. ALL RESIDENTIAL DEVELOPMENT WILL BE SINGLE FAMILY AND WILL CONFORM TO SAMPLE BUILDING ELEVATIONS PROVIDED.

Bissell Professional Group
Firm License # C-956
3512 North Croatan Highway
P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 281-1780
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Engineers, Planners, Surveyors and Specialists
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WINDSWEEP PINES PHASE 1
CURRITUCK COUNTY NORTH CAROLINA
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
FINAL PLAT

REVISIONS

Table with columns: NO., DATE, DESCRIPTION, BY, NEW



Table with columns: DATE, SCALE, DESIGNED, CHECKED, DRAWN, APPROVED

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PROJECT NO: 0000

Doc No: 455800
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Fee Amt: \$84.00 Page 1 of 4
Currituck County North Carolina
Denise A. Hall, Register of Deeds
BK P PG 113 - 116 (4)

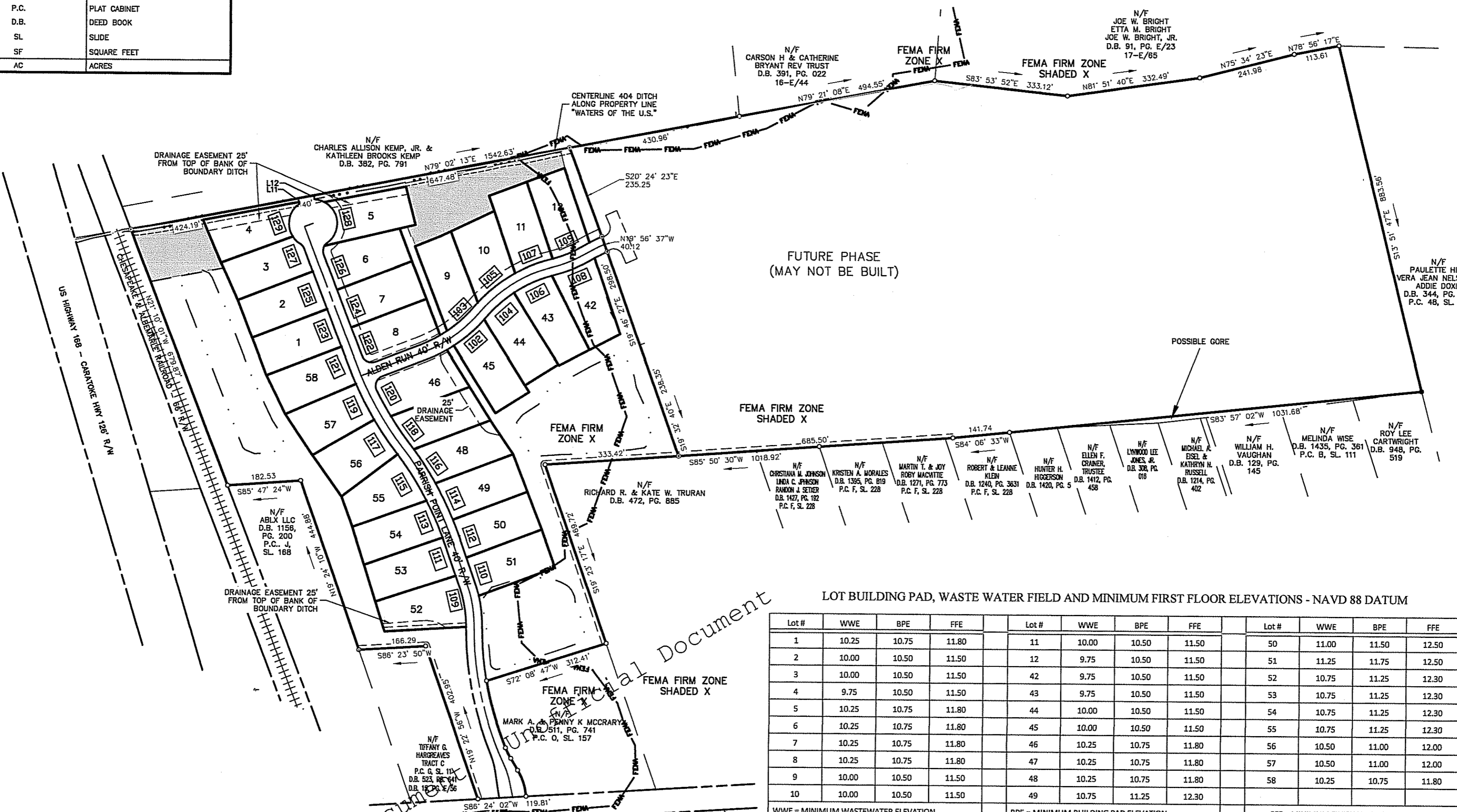
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Unofficial Document

P/114

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



NC GRID NAD83(2011)



LOT BUILDING PAD, WASTE WATER FIELD AND MINIMUM FIRST FLOOR ELEVATIONS - NAVD 88 DATUM

Lot #	WWE	BPE	FFE	Lot #	WWE	BPE	FFE	Lot #	WWE	BPE	FFE
1	10.25	10.75	11.80	11	10.00	10.50	11.50	50	11.00	11.50	12.50
2	10.00	10.50	11.50	12	9.75	10.50	11.50	51	11.25	11.75	12.50
3	10.00	10.50	11.50	42	9.75	10.50	11.50	52	10.75	11.25	12.30
4	9.75	10.50	11.50	43	9.75	10.50	11.50	53	10.75	11.25	12.30
5	10.25	10.75	11.80	44	10.00	10.50	11.50	54	10.75	11.25	12.30
6	10.25	10.75	11.80	45	10.00	10.50	11.50	55	10.75	11.25	12.30
7	10.25	10.75	11.80	46	10.25	10.75	11.80	56	10.50	11.00	12.00
8	10.25	10.75	11.80	47	10.25	10.75	11.80	57	10.50	11.00	12.00
9	10.00	10.50	11.50	48	10.25	10.75	11.80	58	10.25	10.75	11.80
10	10.00	10.50	11.50	49	10.75	11.25	12.30				

WWE = MINIMUM WASTEWATER ELEVATION BPE = MINIMUM BUILDING PAD ELEVATION FFE = MINIMUM FINISHED FLOOR ELEVATION
 NOTE: BPE'S ARE SET TO MEET ARHS FILL REQUIREMENTS AND TO ALLOW FOR POSSIBLE SLAB CONSTRUCTION



1" = 200'
 GRAPHIC SCALE

BRSSELL
PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
 and Environmental Specialists

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WINDSWEPT PINES
 PHASE 1
 FINAL PLAT

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK
1	5/14/18	TRC COMMENTS	MSB	DMK

DATE:	04-18-18	SCALE:	1"=200'
DESIGNED:	MSB	CHECKED:	DMK
DRAWN:	MDB	APPROVED:	MSB

SHEET: **2** OF **4**

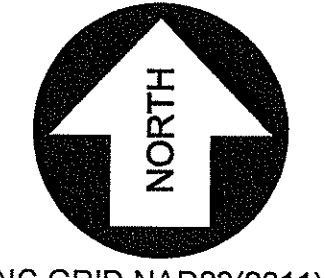
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Unofficial Document

PH15

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	48.98'	200.00'	48.85'	N18° 13' 00"W	14°01'51"
C2	355.72'	812.07'	352.88'	S12° 40' 59"E	25°05'52"
C3	102.66'	305.00'	102.18'	N9° 45' 37"W	19°17'06"
C4	258.35'	805.00'	257.24'	N28° 35' 48"W	18°23'16"
C5	205.90'	795.00'	205.33'	S30° 22' 16"E	14°50'22"
C6	24.76'	795.00'	24.76'	S22° 03' 33"E	1°47'04"
C7	178.12'	355.00'	176.26'	N54° 27' 31"E	28°44'55"
C8	215.68'	345.00'	212.18'	S57° 59' 37"W	35°49'07"
C9	85.89'	305.00'	85.61'	N67° 50' 07"E	16°08'08"
C10	55.25'	545.00'	55.23'	S62° 40' 18"W	5°48'31"
C11	45.16'	190.93'	45.05'	N15° 46' 49"W	13°33'03"
C12	322.75'	832.07'	320.73'	S11° 24' 14"E	22°13'27"
C13	2.30'	832.07'	2.30'	S0° 12' 46"E	0°09'29"
C14	95.93'	285.00'	95.48'	N9° 45' 37"W	19°17'06"
C15	9.56'	785.00'	9.56'	N19° 45' 08"W	0°41'51"
C16	100.18'	785.00'	100.11'	N23° 45' 23"W	7°18'44"
C17	136.53'	785.00'	136.35'	N32° 23' 42"W	9°57'53"
C18	5.66'	785.00'	5.66'	N37° 35' 02"W	0°24'48"
C19	97.68'	815.00'	97.62'	S34° 21' 26"E	6°52'01"
C20	100.06'	815.00'	100.00'	S27° 24' 24"E	7°02'04"
C21	38.72'	815.00'	38.72'	S22° 31' 41"E	2°43'20"
C22	16.33'	25.00'	16.04'	N39° 52' 52"W	37°25'41"
C23	26.53'	60.00'	26.32'	S45° 55' 36"E	25°20'12"
C24	91.81'	60.00'	83.11'	S10° 34' 37"W	87°40'16"
C25	24.90'	60.00'	24.72'	N74° 35' 57"W	23°46'23"
C26	121.68'	60.00'	101.87'	N4° 36' 52"W	116°11'45"
C27	9.94'	25.00'	9.88'	S42° 05' 29"W	22°47'03"
C28	22.63'	25.00'	21.87'	S4° 45' 58"W	51°51'59"
C29	39.27'	25.00'	35.36'	S66° 10' 01"E	90°00'00"
C30	56.66'	335.00'	56.59'	N83° 58' 17"E	9°41'24"
C31	20.41'	335.00'	20.41'	N57° 23' 52"E	3°29'26"
C32	91.02'	335.00'	90.74'	N47° 52' 06"E	15°34'05"
C33	13.10'	365.00'	13.10'	S41° 08' 46"W	2°03'24"
C34	119.02'	365.00'	118.49'	S51° 28' 57"W	18°40'58"
C35	96.06'	365.00'	95.78'	S68° 21' 48"W	15°04'45"
C36	4.35'	285.00'	4.35'	N75° 27' 55"E	0°52'32"
C37	75.91'	285.00'	75.88'	N67° 23' 51"E	15°15'36"
C38	24.41'	565.00'	24.41'	S61° 00' 18"W	2°28'30"
C39	34.44'	565.00'	34.43'	S63° 59' 20"W	3°29'32"
C40	35.10'	525.00'	35.10'	S63° 29' 22"W	3°49'52"
C41	16.55'	525.00'	16.55'	S60° 40' 15"W	1°48'23"
C42	91.53'	325.00'	91.22'	N67° 50' 07"E	16°08'08"
C43	7.42'	325.00'	7.42'	S75° 14' 55"W	1°18'32"
C44	104.19'	325.00'	103.74'	S85° 24' 36"W	18°22'05"
C45	91.56'	325.00'	91.26'	S48° 09' 19"W	16°08'30"
C46	8.66'	375.00'	8.66'	N40° 44' 47"E	1°19'26"
C47	100.42'	375.00'	100.12'	N49° 04' 46"E	15°20'33"
C48	20.00'	375.00'	20.00'	N58° 16' 44"E	3°03'23"
C49	59.07'	375.00'	59.01'	N64° 19' 12"E	9°01'33"
C50	41.60'	25.00'	36.96'	S21° 09' 53"W	95°20'11"
C51	73.51'	775.00'	73.48'	S29° 13' 15"E	5°26'05"
C52	79.16'	775.00'	79.13'	S34° 51' 52"E	5°51'09"
C53	20.85'	825.00'	20.85'	N37° 04' 00"W	1°26'54"
C54	100.13'	825.00'	100.06'	N32° 51' 56"W	6°57'13"
C55	100.01'	825.00'	99.94'	N25° 54' 58"W	6°56'43"
C56	43.78'	825.00'	43.78'	N20° 55' 23"W	3°02'26"
C57	33.51'	325.00'	33.49'	N16° 26' 58"W	5°54'25"
C58	75.89'	325.00'	75.71'	N6° 48' 25"W	13°22'42"
C59	136.77'	790.00'	136.60'	S5° 04' 38"E	9°55'09"
C60	173.74'	789.96'	173.39'	S16° 20' 13"E	12°36'03"
C61	29.42'	200.00'	29.39'	S26° 51' 04"E	8°25'38"
C62	34.23'	1016.38'	34.23'	S31° 03' 53"E	1°55'47"
C63	69.10'	140.17'	68.40'	N17° 54' 27"W	28°14'38"

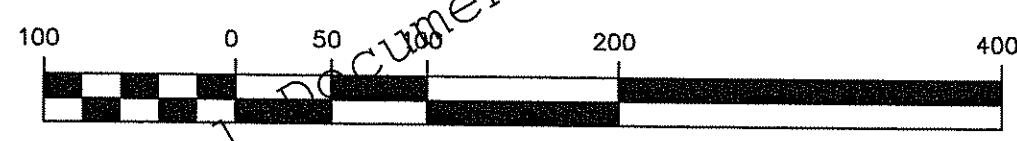


NC GRID NAD83(2011)

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



LINE TABLE		
LINE	LENGTH	BEARING
L1	35.11	N11° 12' 04"W
L2	123.26	S19° 24' 10"E
L3	163.01	S68° 49' 59"W
L4	22.50	S68° 49' 59"W
L5	3.99	N10° 57' 47"W
L7	32.39	N19° 24' 10"W
L8	90.87	N19° 24' 10"W
L9	66.55	S19° 24' 10"E
L10	56.71	S19° 24' 10"E
L11	13.68	S10° 57' 47"E
L12	10.13	S10° 57' 47"E



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BISSELL
 PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
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WINDSWEEP PINES
 PHASE 1
 FINAL PLAT

PROJECT: WINDSWEEP PINES NORTH CAROLINA
 CURRITUCK COUNTY
 MOYOCK TOWNSHIP

NO.	DATE	DESCRIPTION	BY
1	5/23/2018	TRC COMMENTS	REW

DATE:	04-18-18	SCALE:	1"=100'
DESIGNED:	MSB	CHECKED:	DMK
DRAWN:	MDB	APPROVED:	MSB

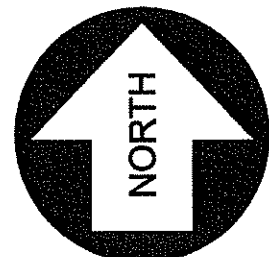
SHEET: 3 OF 4
 CAD FILE: 455800FP1
 PROJECT NO: 4558

S:\projects\4558 Windswep Pines at Currituck.dwg Survey\455800FP1.dwg 5/23/2018 3:58 PM KONICA MINOLTA C280

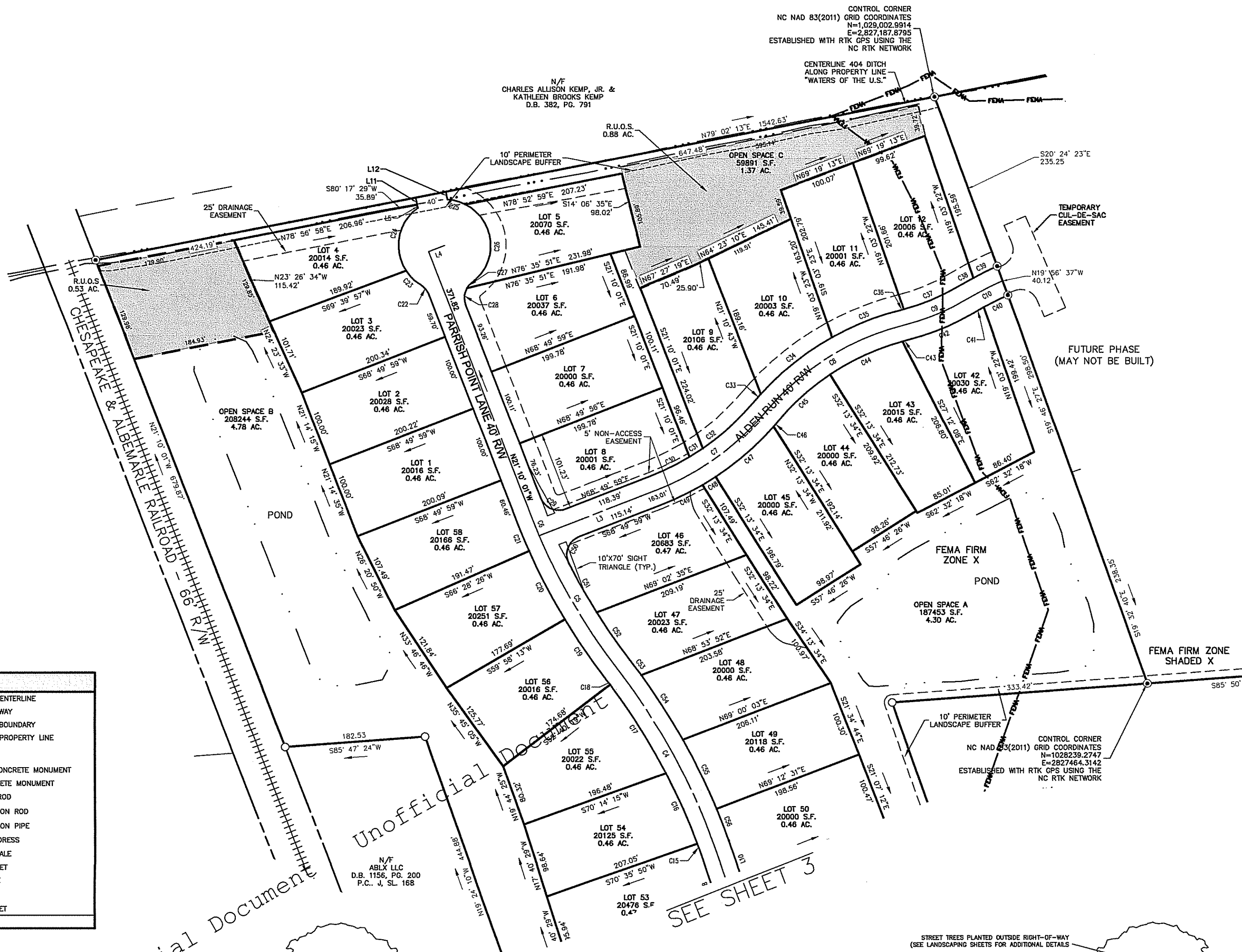
Unofficial Document

Unofficial Document

Unofficial Document



NC GRID NAD83(2011)



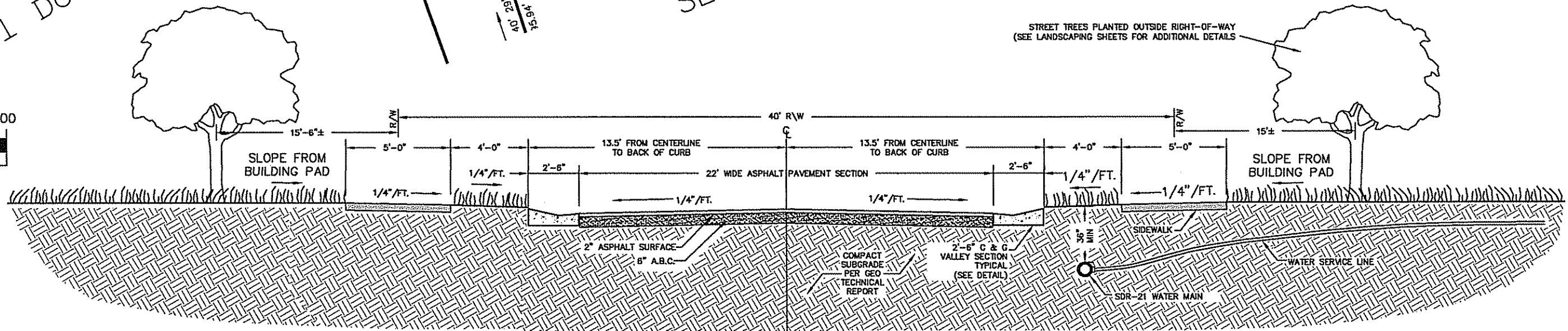
LEGEND

	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	SHORELINE
	EXISTING CONCRETE MONUMENT
	SET CONCRETE MONUMENT
	SET IRON ROD
	EXISTING IRON ROD
	EXISTING IRON PIPE
	STREET ADDRESS
	123
	N.T.S.
	P.C.
	D.B.
	SL
	SF
	AC
	ACRES

SEE SHEET 3 FOR CURVE AND LINE TABLE



1" = 40' GRAPHIC SCALE



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

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WINDSWEEP PINES
 PHASE 1
 FINAL PLAN

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

PROJECT: WINDSWEEP PINES PHASE 1

NO.	DATE	DESCRIPTION	BY	REV
1	5/14/18	TRC COMMENTS	MSB	

REVISIONS

NO.	DATE	DESCRIPTION	BY	REV

DATE: 04-18-18	SCALE: 1"=100'
DRAWN: MSB	CHECKED: DMK
APPROVED: MDB	APPROVED: MSB

SHEET: 4 OF 4
 CAD FILE: 455800FP1
 PROJECT NO: 4558

C:\projects\4558 Windswep Pines at Currituck County\Drawings\455800FP1.dwg 5/23/2018 3:55 PM KONICA MINOLTA C280

CURRITUCK COUNTY
NORTH CAROLINA

WINDSWEPT PINES PHASE 2

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

GENERAL NOTES:

- PROJECT NAME: WINDSWEPT PINES SUBDIVISION
- APPLICANT: ALLIED PROPERTIES, LLC
- OWNER: OWNER: ALLIED PROPERTIES, LLC
417-D CARATOKE HIGHWAY
MOYOCK, NC 27958
- PROPERTY DATA:
PARCEL ID#: 0009-000-006A-0000
PRIMARY ADDRESS: 209 CARATOKE HWY, MOYOCK, NC
RECORDED REFERENCES: D.B. 1391, PG. 861; P.C. G, SL. 11;
P.C. O, SL. 157; P.C. P, SL.113.
PROPERTY ZONING: C-MXR - MIXED RESIDENTIAL
- F.I.R.M. DATA:
ZONES X, F.I.R.M. MAP# 3721802200 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.
- THIS PROPERTY CONTAINS ACOE "404" JURISDICTIONAL WETLANDS AS SHOWN AND CONFIRMED BY USACOE ACTION ID# SAW 2014-02217, DATED 12-04-2014 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 AND A 15' EASEMENT ALONG FRONT PROPERTY LINE IS HEREBY ESTABLISHED. THERE IS ALSO A 20' EASEMENT HEREBY ESTABLISHED ALONG ALL FRONT PROPERTY LINES FOR THE PLANTING AND MAINTENANCE OF STREET TREES.
- SECTION 7.6.5 OF THE CURRITUCK U.D.O. SUBSTANTIALLY RESTRICTS DEVELOPMENT WITHIN A 30' RIPARIAN BUFFER.
- ALL UTILITIES ARE TO BE UNDERGROUND.
- A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY DEDICATED ACROSS ALL OPEN SPACE AREAS. A 25' DRAINAGE EASEMENT IS HEREBY ESTABLISHED FROM THE TOP OF BANK OF ALL DITCHES DRAINING 5 OR MORE ACRES, WHICH MAY EXTEND BEYOND DEDICATED OPEN SPACE AREAS ONTO SOME LOTS, AS SHOWN.
- A 5' (2.5' EITHER SIDE OF THE CENTERLINE) PEDESTRIAN EASEMENT IS HEREBY DEDICATED ALONG ALL CONCRETE SIDEWALKS AND WALKING TRAILS.
- DWELLINGS UP TO 4,800 SQ.FT. AND NO GREATER THAN 2 STORIES MAY USE SETBACKS AS INDICATED IN THE ISO METHOD TO DETERMINE NEEDED FIRE FLOW.

DEVELOPMENT NOTES:

TOTAL TRACT AREA: 62.89 AC
(EXCLUDING THE 1.48 AC HIGHWAY RESIDUAL PARCEL & THE 2.50 AC. MCCRARY PARCEL)

TOTAL AREA PHASE 2: 22.66 AC.
PHASE 2 LOT AREA: 14.20 AC.
PHASE 2 R/W AREA: 1.87 AC.
PHASE 2 OPEN SPACE PROVIDED: 6.59 AC.
REQUIRED OPEN SPACE PH 1& PH 2 (30%): 14.65 AC.
PHASE 1 & 2 OPEN SPACE PROVIDED: 17.05 AC.

TOTAL PHASE 2 LOTS: 29 (1.2798 LOTS/ACRE)
AVERAGE LOT AREA: 21,322 SQ. FT.

PROPOSED RIGHT-OF-WAY WIDTH: 40 FT.
PROPOSED PAVED ROADWAY WIDTH: 27 FT. (W/C&G),

LINEAR FEET OF ONSITE ROADWAY: 2,256 L.F.±

LOT DEVELOPMENT CONFIGURATION:

LOT AREAS: VARY FROM 20,000 TO 25,316 SQUARE FEET.
MINIMUM LOT WIDTH (CORNER OR INTERIOR LOTS): 100'.

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

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.

7-2-19 DATE OWNER

I, Keely W Boldt, A NOTARY PUBLIC
OF Currituck COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT

Justin Old PERSONALLY APPEARED BEFORE ME THIS DATE AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2 DAY OF July, 2019

MY COMMISSION EXPIRES Nov. 15, 2023

APPROVAL CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS 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.

7-2-19 DATE Michael D Barr ADMINISTRATOR

IMPROVEMENTS CERTIFICATE

I HEREBY CERTIFY THAT ALL 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 SAID IMPROVEMENTS COMPLY WITH CURRITUCK COUNTY SPECIFICATIONS, EXCEPT THAT PERFORMANCE GUARANTEE HAS BEEN POSTED WITH CURRITUCK COUNTY GUARANTEEING THAT ALL REMAINING IMPROVEMENTS MUST BE COMPLETED BY THE

18TH DAY OF August 2019 ACCORDING TO PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP.

6-27-19 DATE Mark S. Bissell REGISTERED LAND SURVEYOR/ENGINEER
10362 SEAL
10362 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 18TH DAY OF JUNE, A.D., 2019.

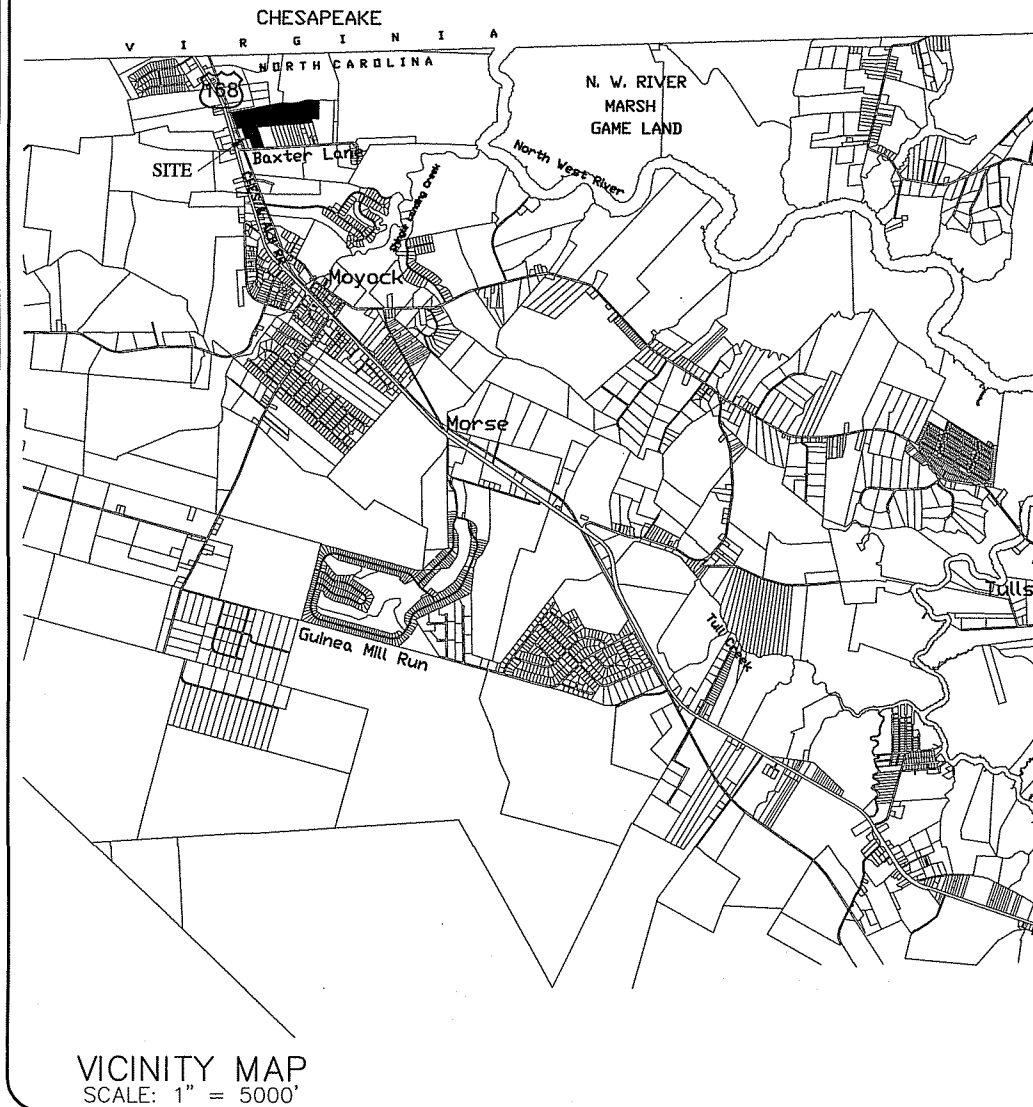
Michael D Barr SIGNATURE L-1756

ADJACENT ACTIVE FARMLAND STATEMENT

AS OF THE RECORDED DATE OF THIS PLAT, SOME PORTIONS OF THIS DEVELOPMENT ADJOIN LAND USED FOR ACTIVE AGRICULTURE PURPOSES THAT IS ANTICIPATED TO GENERATE NOISE, LIGHT, DUST, OR VIBRATION AS PART OF ITS NORMAL OPERATION.

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.



VICINITY MAP
SCALE: 1" = 5000'

STORMWATER STATEMENT

NO MORE THAN 23.52% 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 SW 7170605 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 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.

7-1-19 DATE M. B. Barr DISTRICT ENGINEER

REVIEW OFFICER CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF CURRITUCK

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

7-2-19 DATE Donna W. Voliva REVIEW OFFICER

CONDITIONAL ZONING CONDITIONS:

- USE: SUBDIVISION
- ALL LOTS TO BE GREATER THAN OR EQUAL TO 20,000 SQUARE FEET.
- INSTALL A NEW CULVERT UNDER BAXTER'S LANE TO IMPROVE OFF-SITE DRAINAGE, SIZE TO BE DETERMINED AFTER ENGINEERING EVALUATION.
- EXPLORE THE POSSIBILITY OF ROUTING A PORTION OF STORMWATER RUNOFF TO THE NORTHEAST.
- ALL RESIDENTIAL DEVELOPMENT WILL BE SINGLE FAMILY AND WILL CONFORM TO SAMPLE BUILDING ELEVATIONS PROVIDED.

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Moyock, North Carolina 27949
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(252) 261-2958
FAX (252) 261-1760



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WINDSWEPT PINES
PHASE 2
CURRITUCK COUNTY
MOYOCK TOWNSHIP
NORTH CAROLINA
FINAL PLAT

NO.	DATE	DESCRIPTION	BY
1			
2	6-18-19	TRC COMMENTS	MSB



DATE	SCALE
05-22-19	NONE

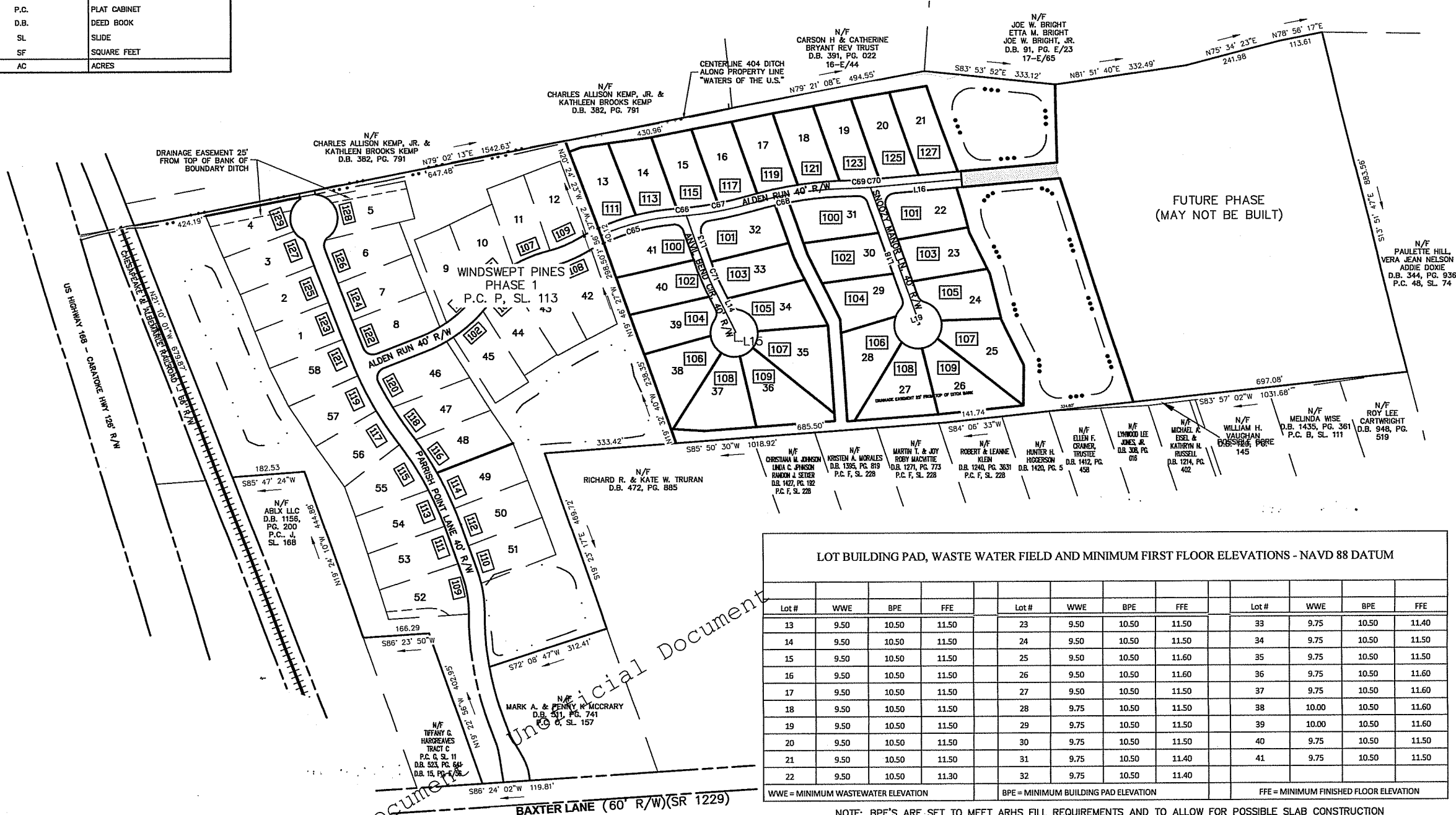
DESIGNED: MSB CHECKED: DMK
DRAWN: MDB APPROVED: MSB

SHEET: 1 OF 4
CAD FILE: 455800FP2
PROJECT NO: 0000

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



NC GRID NAD83(2011)



LOT BUILDING PAD, WASTE WATER FIELD AND MINIMUM FIRST FLOOR ELEVATIONS - NAVD 88 DATUM

Lot #	WWE	BPE	FFE	Lot #	WWE	BPE	FFE	Lot #	WWE	BPE	FFE
13	9.50	10.50	11.50	23	9.50	10.50	11.50	33	9.75	10.50	11.40
14	9.50	10.50	11.50	24	9.50	10.50	11.50	34	9.75	10.50	11.50
15	9.50	10.50	11.50	25	9.50	10.50	11.60	35	9.75	10.50	11.50
16	9.50	10.50	11.50	26	9.50	10.50	11.60	36	9.75	10.50	11.60
17	9.50	10.50	11.50	27	9.50	10.50	11.50	37	9.75	10.50	11.60
18	9.50	10.50	11.50	28	9.75	10.50	11.50	38	10.00	10.50	11.60
19	9.50	10.50	11.50	29	9.75	10.50	11.50	39	10.00	10.50	11.60
20	9.50	10.50	11.50	30	9.75	10.50	11.50	40	9.75	10.50	11.50
21	9.50	10.50	11.50	31	9.75	10.50	11.40	41	9.75	10.50	11.50
22	9.50	10.50	11.30	32	9.75	10.50	11.40				

WWE = MINIMUM WASTEWATER ELEVATION BPE = MINIMUM BUILDING PAD ELEVATION FFE = MINIMUM FINISHED FLOOR ELEVATION

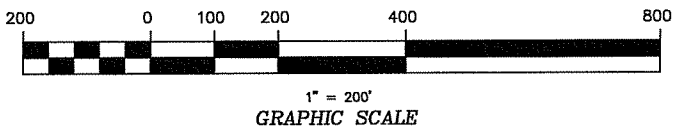
NOTE: BPE'S ARE SET TO MEET ARHS FILL REQUIREMENTS AND TO ALLOW FOR POSSIBLE SLAB CONSTRUCTION

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C65	199.46'	545.00'	198.35'	S76° 03' 38" W	20° 58' 08"
C66	23.60'	855.00'	23.60'	N85° 45' 15" E	1° 24' 34"
C67	162.36'	855.00'	162.12'	N79° 31' 24" E	1° 52' 49"
C68	258.21'	967.18'	257.45'	S81° 30' 42" W	15° 17' 47"
C69	52.05'	1000.63'	52.04'	N87° 30' 11" E	2° 58' 49"
C70	16.27'	1000.63'	16.27'	N85° 32' 49" E	0° 55' 55"
C71	41.31'	343.09'	41.29'	S23° 12' 18" E	6° 51' 41"

CENTERLINE LINE TABLE

LINE	LENGTH	BEARING
L13	149.59	N19° 46' 27" W
L14	129.66	N26° 38' 08" W
L15	5.00	N63° 21' 52" E
L16	215.27	S85° 04' 52" W
L17	243.61	S85° 04' 52" W
L18	367.45	N19° 46' 27" W
L19	5.00	N70° 13' 33" E



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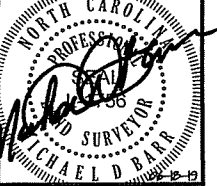
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**WINDSWEEP PINES
 PHASE 2
 FINAL PLAT**

CURRITUCK COUNTY
 MOYOCK TOWNSHIP
 NORTH CAROLINA

REVISIONS

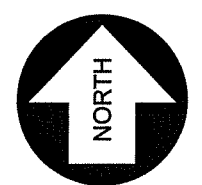
NO.	DATE	DESCRIPTION	BY
1	05-22-19	TRC COMMENTS	MSB
2	05-22-19	TRC COMMENTS	MSB



DATE: 05-22-19
 SCALE: 1"=200'
 DESIGNED: MSB
 CHECKED: DMK
 DRAWN: MSB
 APPROVED: MSB

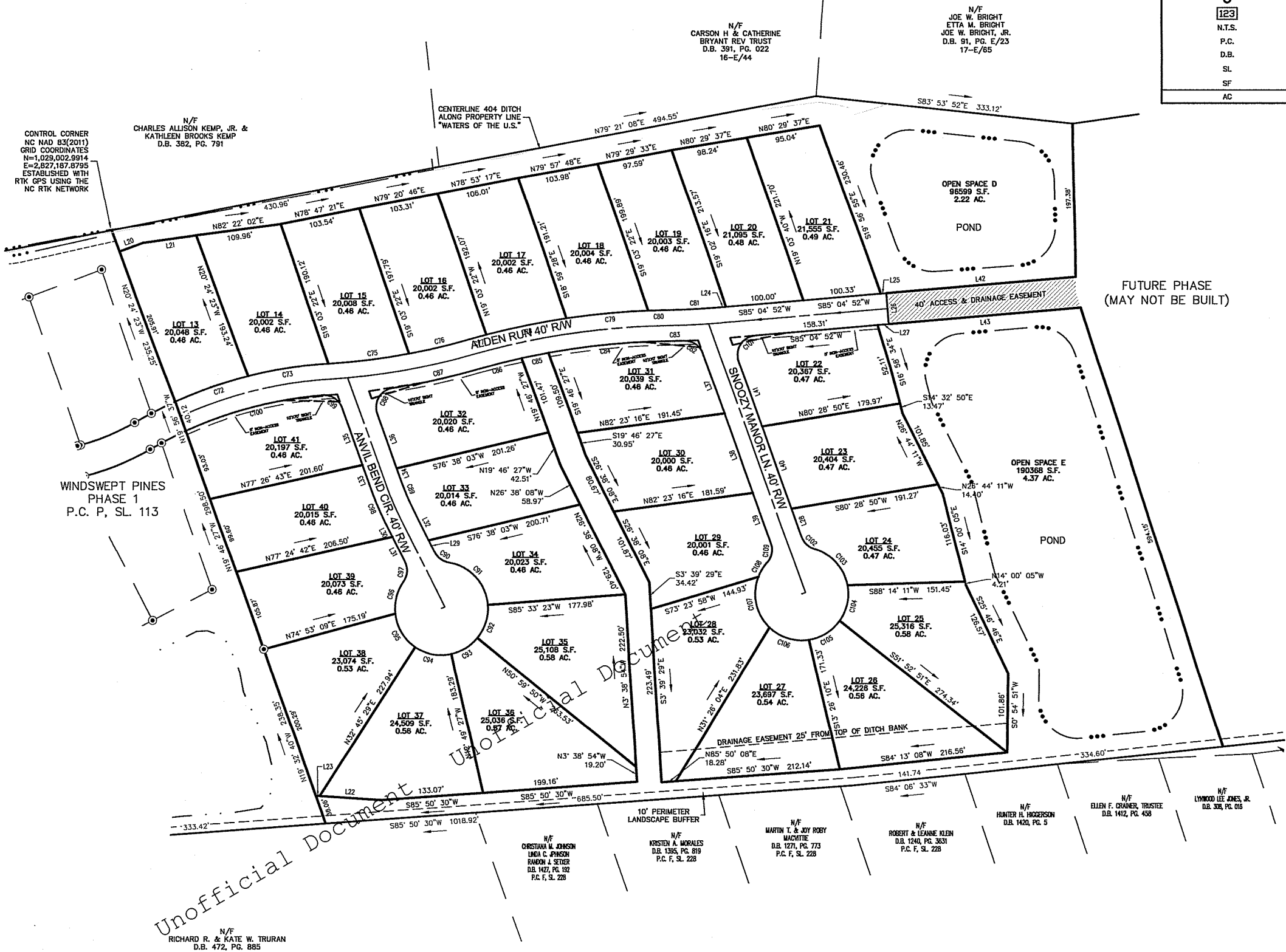
SHEET: 2 OF 4
 CAD FILE: 455800FP2
 PROJECT NO: 4558

S:\projects\4558 Windswept Pines of Currituck\final PLATS\455800FP2.dwg 6/19/2019 11:21 AM KONICA MINOLTA C290



NC GRID NAD83(2011)

LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	SHORELINE
	EXISTING CONCRETE MONUMENT
	SET CONCRETE MONUMENT
	SET IRON ROD
	EXISTING IRON ROD
	EXISTING IRON PIPE
	STREET ADDRESS
	NOT TO SCALE
	PLAT CABBET
	DEED BOOK
	SLIDE
	SQUARE FEET
	ACRES



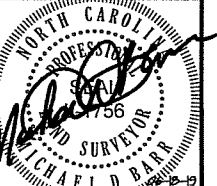
Bissell Professional Group
 Firm License # C-956
 3512 North Croatan Highway
 O. Box 1089
 Kinston, North Carolina 27949
 (252) 261-3266
 (252) 261-1760
 FAX (252) 261-1760

BISSELL
 PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
 and Environmental Specialists

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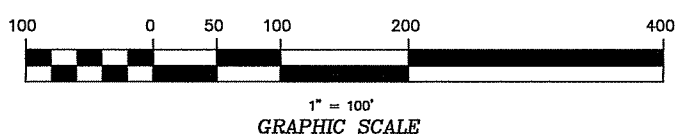
PROJECT: WINDSWEEP PINES PHASE 2
 CURRITUCK COUNTY NORTH CAROLINA
 MOYOCK TOWNSHIP
 FINAL PLAT

NO.	DATE	DESCRIPTION	BY
1	8/24/20	TRC COMMENTS	KRW
2	8-18-19	TRC COMMENTS	MDP



DATE:	05-22-19	SCALE:	1"=100'
DESIGNED:	MSB	CHECKED:	DMK
DRAWN:	MDB	APPROVED:	MSB

SHEET: 3 OF 4
 CAD FILE: 455800FP2
 PROJECT NO: 4558



SEE SHEET 4 FOR LINE AND CURVE TABLES

S:\projects\4558 Windswept Pines at Currituck\final PLATS\455800FP2.dwg 6/19/2019 11:21 AM KONICA MINOLTA C280

N/F RICHARD R. & KATE W. TRURAN D.B. 472, PG. 885

N/F CRISTINA M. JOHNSON LINDA C. PHARSON RANDON J. SENTER D.B. 1427, PG. 192 P.C. F. S. 228

N/F KRISTEN A. MORALES D.B. 1305, PG. 819 P.C. F. S. 228

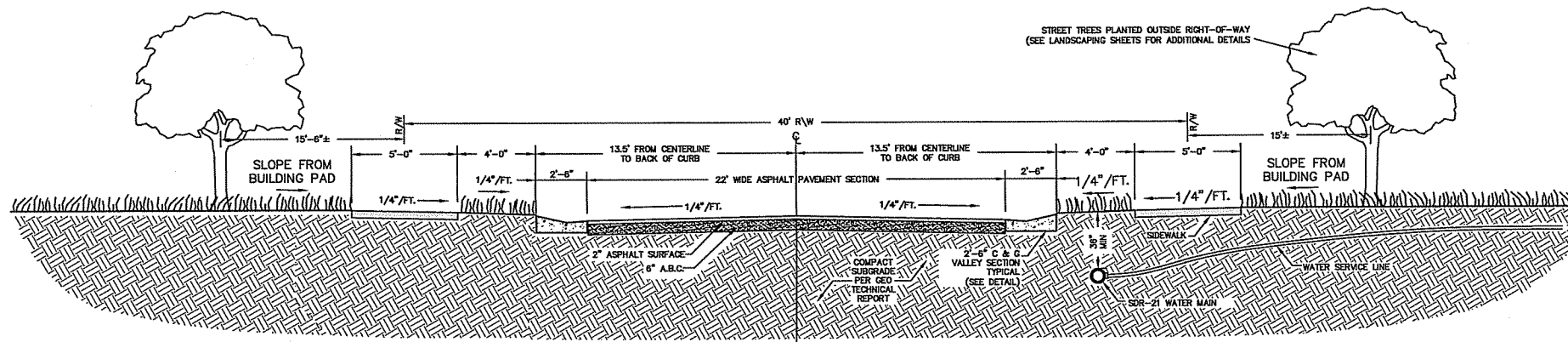
N/F MARTIN T. & JOY ROBY WACHTE D.B. 1271, PG. 773 P.C. F. S. 228

N/F ROBERT & LEANNE KLEIN D.B. 1240, PG. 3631 P.C. F. S. 228

N/F HUNTER H. ROGERSON D.B. 1420, PG. 5

N/F ELLEN F. CRAMER, TRUSTEE D.B. 1412, PG. 458

N/F LYNNWOOD LEE JONES, JR. D.B. 304, PG. 005



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

LINE TABLE		
LINE	LENGTH	BEARING
L20	31.83	N69° 28' 17"E
L21	69.77	S81° 53' 39"W
L22	78.21	S86° 04' 43"E
L23	5.00	S86° 04' 43"E
L24	7.79	N85° 04' 52"E
L25	7.15	S85° 04' 52"W
L26	40.00	S4° 55' 08"E
L27	14.71	N85° 04' 52"E
L28	38.78	S19° 46' 27"E
L29	16.84	S26° 38' 08"E
L30	18.98	N26° 38' 08"W
L31	35.67	N26° 38' 08"W

LINE TABLE		
LINE	LENGTH	BEARING
L32	44.08	S26° 38' 08"E
L33	37.65	N19° 46' 27"W
L34	18.54	S19° 46' 27"E
L35	77.79	N19° 46' 27"W
L36	74.61	S19° 46' 27"E
L37	81.58	N19° 46' 27"W
L38	108.97	N19° 46' 27"W
L39	68.45	N19° 46' 27"W
L40	112.50	S19° 46' 27"E
L41	88.81	S19° 46' 27"E
L42	244.84	S85° 04' 52"W
L43	248.24	S85° 04' 52"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C60	173.74'	789.96'	173.39'	S16° 20' 13"E	12°36'03"
C61	29.42'	200.00'	29.39'	S26° 51' 04"E	8°25'38"
C62	34.23'	1016.38'	34.23'	S31° 03' 53"E	1°55'47"
C63	69.10'	140.17'	68.40'	N17° 54' 27"W	28°14'38"
C72	100.15'	565.00'	100.02'	S70° 48' 44"W	10°09'23"
C73	105.06'	565.00'	104.91'	S81° 13' 05"W	10°39'13"
C75	104.93'	835.00'	104.86'	N82° 56' 42"E	7°12'00"
C76	76.66'	835.00'	76.66'	N76° 42' 51"E	5°15'43"
C77	26.07'	987.18'	26.07'	S74° 37' 11"W	1°30'46"
C78	105.73'	987.18'	105.68'	S78° 26' 41"W	6°08'12"
C79	105.95'	987.18'	105.89'	S84° 35' 15"W	6°08'57"
C80	25.78'	987.18'	25.78'	S88° 24' 36"W	1°29'46"
C81	66.93'	980.63'	66.91'	N87° 02' 11"E	3°54'37"
C82	31.56'	25.00'	29.51'	N55° 56' 37"W	72°20'19"
C83	19.73'	1020.63'	19.73'	N88° 26' 28"E	1°06'27"
C84	155.94'	947.18'	155.77'	S84° 26' 43"W	9°25'59"
C85	35.38'	947.18'	35.38'	S78° 39' 30"W	2°08'26"
C86	61.61'	947.18'	61.60'	S75° 43' 29"W	3°43'38"
C87	109.89'	875.00'	109.82'	N77° 40' 42"E	7°11'44"
C88	44.09'	25.00'	38.60'	S30° 45' 03"W	101°03'01"
C89	38.92'	325.00'	38.90'	S23° 12' 18"E	6°51'40"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C90	23.55'	25.00'	22.69'	S53° 37' 10"E	53°58'05"
C91	79.75'	60.00'	74.01'	N42° 31' 25"W	76°09'36"
C92	45.50'	60.00'	44.41'	N17° 16' 46"E	43°26'47"
C93	39.97'	60.00'	39.24'	N58° 05' 21"E	38°10'23"
C94	48.87'	60.00'	47.53'	S79° 29' 19"E	46°40'18"
C95	52.04'	60.00'	50.43'	S31° 18' 16"E	49°41'48"
C96	43.72'	60.00'	42.76'	S14° 25' 05"W	41°44'53"
C97	27.02'	25.00'	25.72'	N4° 19' 42"E	61°55'39"
C98	43.71'	365.00'	43.68'	S23° 12' 18"E	6°51'40"
C99	32.65'	25.00'	30.39'	N57° 11' 13"W	74°49'32"
C100	183.22'	525.00'	182.29'	S75° 24' 09"W	19°59'43"
C101	45.75'	25.00'	39.83'	S32° 39' 12"W	104°51'19"
C102	23.55'	25.00'	22.69'	S46° 45' 30"E	53°58'05"
C103	65.99'	60.00'	62.71'	N42° 14' 03"W	63°00'59"
C104	48.26'	60.00'	46.97'	N12° 18' 51"E	46°04'51"
C105	47.68'	60.00'	46.44'	N58° 07' 18"E	45°32'03"
C106	55.19'	60.00'	53.26'	S72° 45' 42"E	52°41'57"
C107	70.97'	60.00'	66.90'	S12° 31' 43"E	67°46'02"
C108	21.78'	60.00'	21.66'	S31° 45' 15"W	20°47'54"
C109	27.02'	25.00'	25.72'	N11° 11' 22"E	61°55'39"

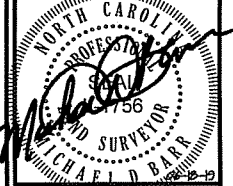
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Engineers, Planners, Surveyors
and Environmental Specialists

Bissell Professional Group
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PROJECT: **WINDSWEEP PINES**
PHASE 2
CURRITUCK COUNTY NORTH CAROLINA
MOYOCK TOWNSHIP
FINAL PLAN

REVISIONS	
NO.	DATE / DESCRIPTION / BY
2	1-18-19 TRC COMMENTS MSB



DATE: 05-22-19
SCALE: 1"=100'
DESIGNED: MSB
DRAWN: MSB
CHECKED: DMK
APPROVED: MSB

SHEET: **4** OF **4**
CAD FILE: 455800FP2
PROJECT NO: 4558

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Unofficial Document

ATTACHMENT "B"

Windswept Pines

Phase 1 & 2 Reserve Fund Calculations

A. Temporary Reserve Fund Calculation:

1. Phase 1: Roadway Base Course Construction Cost:	\$37,845.00
Roadway Surface Course Construction Cost:	<u>\$62,376.00</u>
Phase 1 Subtotal:	\$100,221.00
2. Phase 2: Roadway Base Course Construction Cost:	\$33,018.00
Roadway Surface Course Construction Cost:	<u>\$53,360.00</u>
Phase 2 Subtotal:	\$86,378.00
Total:	\$186,599.00

Temporary Fund Amount: 10% of \$186,599.00= \$18,659.90

B. Permanent Reserve Fund Calculation:

1. Annual Cost of Common Area & Stormwater Maint.:	\$3,984.00
2. Annual Cost of Common Area Insurance:	\$1,187.60
3. Annual Cost of Taxes on Common Area Property:	<u>\$ 0.48</u>
Permanent Reserve Fund Subtotal:	\$5,172.08

Permanent Reserve Fund Amount: 2 x \$5,172.08= \$10,344.16

ATTACHMENT "C"

INFUSION PROPERTY MANAGEMENT LLC
 PO BOX 132
 MOYOCK NC 27958

----- Transaction History Account Number 4200322115 -----
 03-01-2023 to 04-12-2023 -----

Description	Eff Date	Post Date	Due Date	Balance Type	Amount	Running Bal
External Deposit INTUIT 213106	03-15-2023	03-15-2023		Note Balance		
Ext W/d DOMINION ENERGY BILLPA	03-15-2023	03-15-2023		Note Balance	1264.00	3334.46
Ext W/d INTUIT 11366745 - TRA	03-15-2023	03-15-2023		Note Balance	-175.57	3158.89
External Deposit INTUIT 219119	03-16-2023	03-16-2023		Note Balance	-46.64	3112.25
Ext W/d DOMINION ENERGY BILLPA	03-16-2023	03-16-2023		Note Balance	632.00	3744.25
Ext W/d INTUIT 11936355 - TRA	03-16-2023	03-16-2023		Note Balance	-1301.92	2442.33
Descriptive Deposit Mobile Dep	03-17-2023	03-17-2023		Note Balance	-20.49	2421.84
External Deposit INTUIT 480241	03-20-2023	03-20-2023		Note Balance	158.00	2579.84
External Deposit INTUIT 323689	03-20-2023	03-20-2023		Note Balance	316.00	2895.84
Ext W/d INTUIT 21819805 - TRA	03-20-2023	03-20-2023		Note Balance	632.00	3527.84
Ext W/d INTUIT 38098275 - TRA	03-20-2023	03-20-2023		Note Balance	-20.49	3507.35
Descriptive Deposit Mobile Dep	03-20-2023	03-20-2023		Note Balance	-11.66	3495.69
External Deposit INTUIT 504224	03-21-2023	03-21-2023		Note Balance	158.00	3653.69
Ext W/d INTUIT 40880315 - TRA	03-21-2023	03-21-2023		Note Balance	158.00	3811.69
External Deposit INTUIT 574336	03-22-2023	03-22-2023		Note Balance	-5.83	3805.86
Ext W/d INTUIT 47734735 - TRA	03-22-2023	03-22-2023		Note Balance	158.00	3963.86
External Deposit WePay - PAYM	03-23-2023	03-23-2023		Note Balance	-5.83	3958.03
External Deposit INTUIT 666634	03-24-2023	03-24-2023		Note Balance	158.00	4116.03
Ext W/d INTUIT 56811695 - TRA	03-24-2023	03-24-2023		Note Balance	158.00	4274.03
Check	03-24-2023	03-24-2023		Note Balance	-5.83	4268.20
External Deposit INTUIT 844155	03-27-2023	03-27-2023		Note Balance	-886.91	3381.29
Ext W/d INTUIT 74635685 - TRA	03-27-2023	03-27-2023		Note Balance	158.00	3539.29
External Deposit INTUIT 861892	03-28-2023	03-28-2023		Note Balance	-5.83	3533.46
Ext W/d INTUIT 76077545 - TRA	03-28-2023	03-28-2023		Note Balance	158.00	3691.46
External Deposit INTUIT 931580	03-29-2023	03-29-2023		Note Balance	-5.83	3685.63
Ext W/d INTUIT 83594075 - TRA	03-29-2023	03-29-2023		Note Balance	316.00	4001.63
External Deposit WePay - PAYM	03-30-2023	03-30-2023		Note Balance	-11.66	3989.97
External Deposit INTUIT 995890	03-30-2023	03-30-2023		Note Balance	158.00	4147.97
Ext W/d INTUIT 90026315 - TRA	03-30-2023	03-30-2023		Note Balance	474.00	4621.97
Ext W/d INTUIT 97804505 - TRA	03-31-2023	03-31-2023		Note Balance	-17.49	4604.48
External Deposit INTUIT 074704	03-31-2023	03-31-2023		Note Balance	-5.83	4598.65
Credit Dividends	03-31-2023	03-31-2023		Note Balance	158.00	4756.65
Withdrawal #20432263# Transfer	04-01-2023	04-01-2023		Note Balance	0.12	4756.77
External Deposit WEPAY - PAYM	04-03-2023	04-03-2023		Note Balance	-670.00	4086.77
External Deposit WEPAY - PAYM	04-03-2023	04-03-2023		Note Balance	158.00	4244.77
External Deposit INTUIT 256221	04-03-2023	04-03-2023		Note Balance	158.00	4402.77
Ext W/d INTUIT-17379915 - TRA	04-03-2023	04-03-2023		Note Balance	316.00	4718.77
External Deposit INTUIT 302757	04-04-2023	04-04-2023		Note Balance	-11.66	4707.11
External Deposit WePay - PAYM	04-04-2023	04-04-2023		Note Balance	158.00	4865.11
Ext W/d INTUIT 22273775 - TRA	04-04-2023	04-04-2023		Note Balance	158.00	5023.11
Descriptive Deposit Mobile Dep	04-04-2023	04-04-2023		Note Balance	-5.83	5017.28
Descriptive Deposit Mobile Dep	04-04-2023	04-04-2023		Note Balance	158.00	5175.28
Descriptive Deposit Mobile Dep	04-04-2023	04-04-2023		Note Balance	158.00	5333.28
Deposit #20507403# Transfer Fr	04-05-2023	04-05-2023		Note Balance	158.00	5491.28
Deposit #20507425# Transfer Fr	04-05-2023	04-05-2023		Note Balance	4000.00	9491.28
				Note Balance	1500.00	10991.28

ABNB FEDERAL CREDIT UNION

Jana Fittl MSR



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

March 8, 2023

QHOC Homes
417 Caratoke Hwy Unit D
Moyock NC 27958

County: Currituck

Subject: Addition of Roads in Windswept Pines
SR 1573 – Parrish Point Lane
SR 1574 – Alden Run
SR 1575 – Anvil Bend Circle
SR 1576 – Snoozy Manor Lane

Dear Mr. Old,

Your name was listed as the contact person on the received petition for State Maintenance, and we are pleased to inform you that the above roads have been approved for addition to the State Highway System. These additions were approved by the North Carolina Board of Transportation at the Board Meeting on February 2, 2023.

Division of Highways field forces will begin maintaining these roads just as soon as it can be worked into their schedule. Any improvement programmed for these roads must be accomplished within the needs for existing State Maintained Roads located in this county.

Sincerely,

A handwritten signature in black ink, appearing to read "David B. Otts".

David B. Otts, P.E.
District Engineer

Attachments

Cc: Allen Moran
C. Win Bridgers, PE
Jim Hoadley
Ike McRee, Jr., County Manager
Dr. Matt Lutz, Superintendent



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

DATE: February 10, 2023
TO: C.W. "Win" Bridgers, PE
 Division Engineer
 Division 1
FROM: Erin Lesh, GISP
 Supervisor, Spatial Data Operations Group
 Geographic Information Systems Unit
SUBJECT: 2023 District 1 Road System Changes

The GIS Unit's Spatial Data Operations Group has been authorized to make the changes indicated below to the state road system. We request that you update the related maps and files in your offices and install appropriate road number signs, if necessary. If our system changes do not conform to the actual conditions in the field, please return this memorandum with recommendations.

Document Number	County	Approval Date
Currituck 2023 02 52681	CURRITUCK	02/07/2023

Questions or comments about changes should be referred to the GIS Help Desk at GISHelp@ncdot.gov.

Thank you for your assistance.

EAL

cc: BSIP
 Bridge Maintenance
 Division Right of Way
 IMG
 Pavement Management
 Permit Unit
 State Road Maintenance
 Traffic Engineering
 Traffic Surveys

MAILING ADDRESS:
 NC DEPARTMENT OF TRANSPORTATION
 GEOGRAPHIC INFORMATION SYSTEMS UNIT
 1521 MAIL SERVICE CENTER
 RALEIGH, NC 27699-1521

Telephone: (919) 707-2165
 FAX: 919-707-2210
 Customer Service: 1-877-368-4968
 Website: www.ncdot.gov

LOCATION:
 4101 CAPITAL BLVD.
 RALEIGH, NC 27604

2023 Road System Changes

Petition Name: Currituck_2023_02_52681
Date: 02/07/2023
County: CURRITUCK

Additions

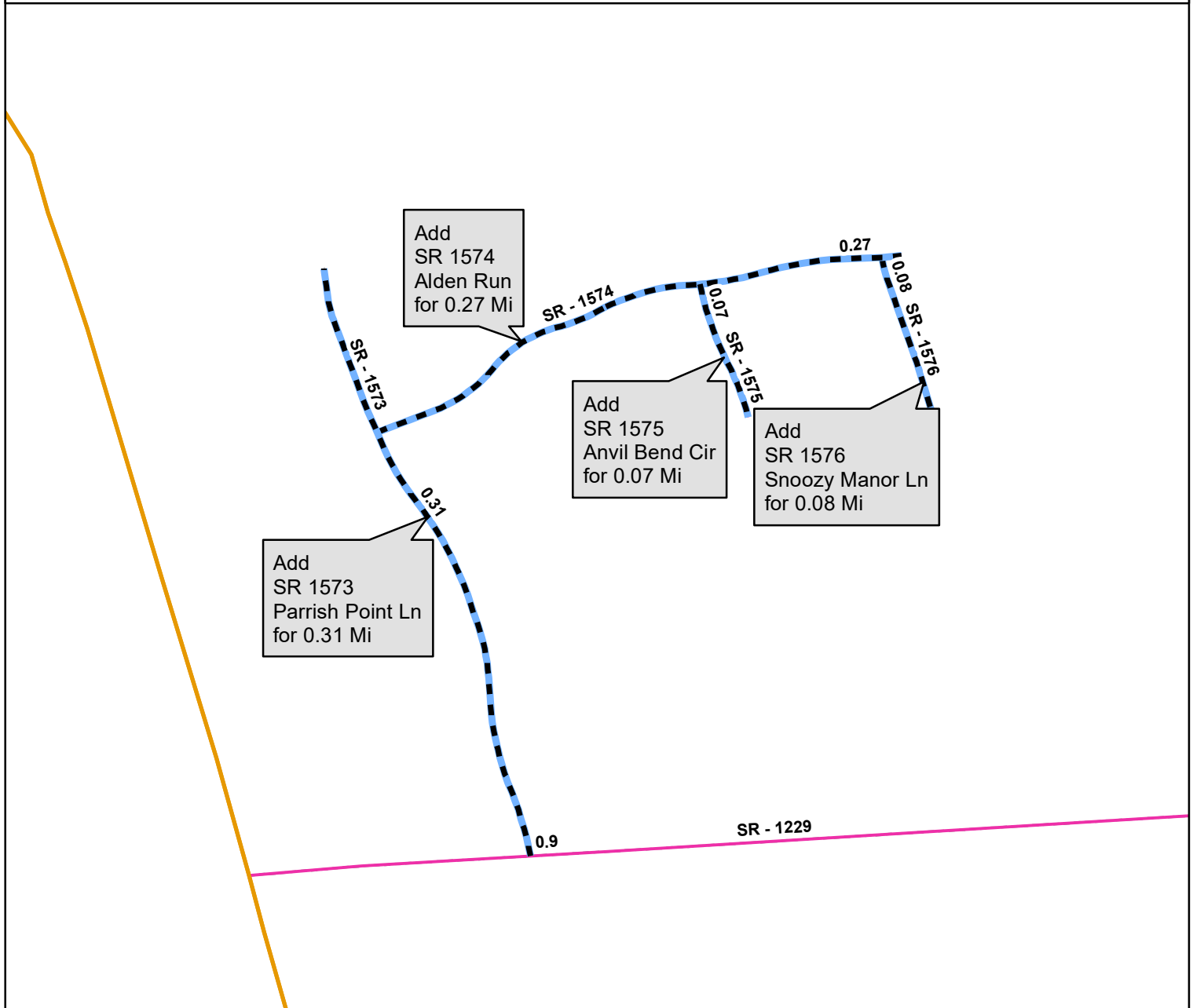
Route	Street Name	Mileage	Map
SR 1573	PARRISH POINT LN	0.31	
SR 1574	ALDEN RUN	0.27	
SR 1575	ANVIL BEND CIR	0.07	
SR 1576	SNOOZY MANOR LN	0.08	

Deletions











Route	Street Name	Mileage	Map
None			

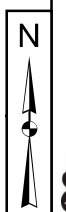
Reassignments

Existing Route	New Route	Street Name	Mileage	Map
None				

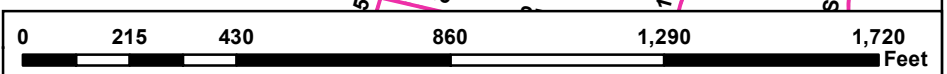


Legend

-  Addition
-  Deletion
-  Reassignment
-  SR
-  NC
-  US
-  Interstate
-  Ramp
-  Non-System
-  Obliterated



18.33
NC - 168



0.45
1572
1570
SR - 1568