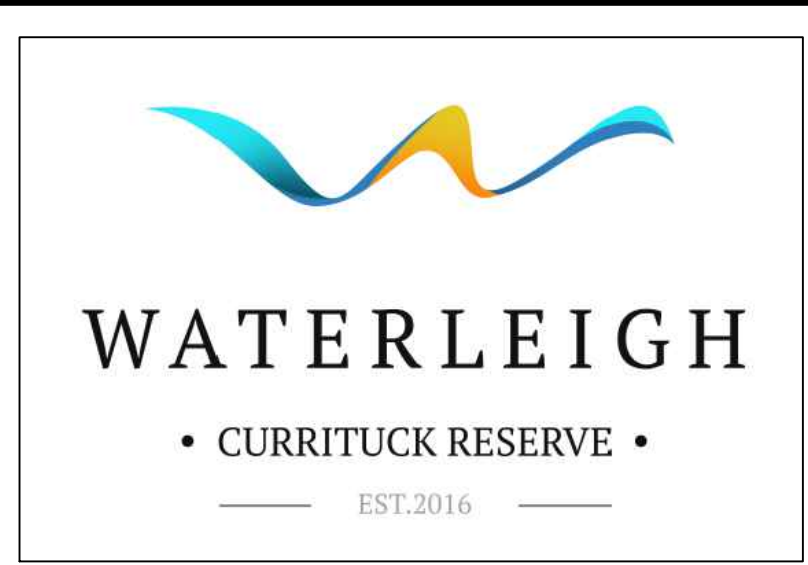


WATERLEIGH

CONSERVATION SUBDIVISION PHASE 5A

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA



GENERAL NOTES:

- PROJECT NAME: WATERLEIGH
- APPLICANT: ALLIED PROPERTIES, LLC
OWNER: ALLIED PROPERTIES, LLC
- PROPERTY DATA:
PARCEL ID NOS.: 0014-000-039B-0000
PRIMARY ADDRESS: MOORLAND WAY
MOYOCK, NC
- RECORDED REFERENCES: D.B. 1419, PG. 882; P.C. P. SL. 31; P.C. P. SL. 170
- PROPERTY ZONING: SFM
- VERTICAL DATUM IS NAVD 88.
- 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.
- 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.
- 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.
- THERE IS A 20' EASEMENT IS HEREBY ESTABLISHED ALONG ALL FRONT PROPERTY LINES FOR THE PLANTING AND MAINTENANCE OF STREET TREES.
- A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY DEDICATED ACROSS ALL OPEN SPACE AREAS FOR PURPOSES OF OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM.
- A 5' (2.5' EITHER SIDE OF THE CENTERLINE) PEDESTRIAN EASEMENT IS HEREBY DEDICATED ALONG ALL CONCRETE SIDEWALKS AND WALKING TRAILS.
- SUBDIVISION IS DESIGNED FOR SINGLE FAMILY DWELLINGS OF LESS THAN 4,800 S.F. AND NO GREATER THAN 2 STORIES.
- THE CURRITUCK U.D.O. SUBSTANTIALLY RESTRICTS DEVELOPMENT WITHIN A 30' WETLAND BUFFER.
- 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 27th

DAY OF JULY, A.D., 2022.

DocuSigned by:

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 27TH DAY OF JULY, 2025 ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP. REMAINING IMPROVEMENTS INCLUDE:

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

JULY 27, 2023
DATE

DocuSigned by:

REGISTERED LAND SURVEYOR/ENGINEER
C6DA34EC9CBF428...
L-1756
REGISTRATION NUMBER

DEVELOPMENT NOTES:

TOTAL TRACT AREA:	275.53 AC.
TOTAL AREA PHASE 5A:	25.88 AC.
TOTAL AREA LOTS PHASE 5A:	13.51 AC.
TOTAL R/W PHASE 5A:	1.90 AC.
TOTAL AREA PHASES 1, 2, 3 & 4:	169.94 AC.
TOTAL AREA PHASES 1, 2, 3, 4 & PHASE 5A:	195.82 AC.
REQUIRED OPEN SPACE PHASE 1, 2, 3, 4 & PHASE 5A (40%):	78.33 AC.

CONSERVATION OPEN SPACE PROVIDED:

SECONDARY OPEN SPACE PROVIDED PHASES 1, 2, 3 & 4:	67.97 AC.
SECONDARY OPEN SPACE PHASE 5A	10.47 AC.
TOTAL SECONDARY OPEN SPACE PROVIDED PHASES 1, 2, 3, 4 & 5A	78.44 AC.
TOTAL LOTS PHASE 5A:	29
AVERAGE LOT AREA PHASE 5A:	21,014± 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 5A:	2,102 L.F.±

LOT DEVELOPMENT CONFIGURATION:

LOT AREAS: VARY FROM 20,000 S.F. TO 21,157 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
2	OVERVIEW
3	LOT LAYOUT
4	LOT LAYOUT
5	LOT LAYOUT
6	TABLES & 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 SW170915 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 153A-331.

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

BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

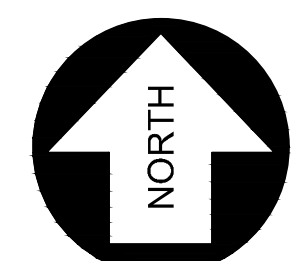
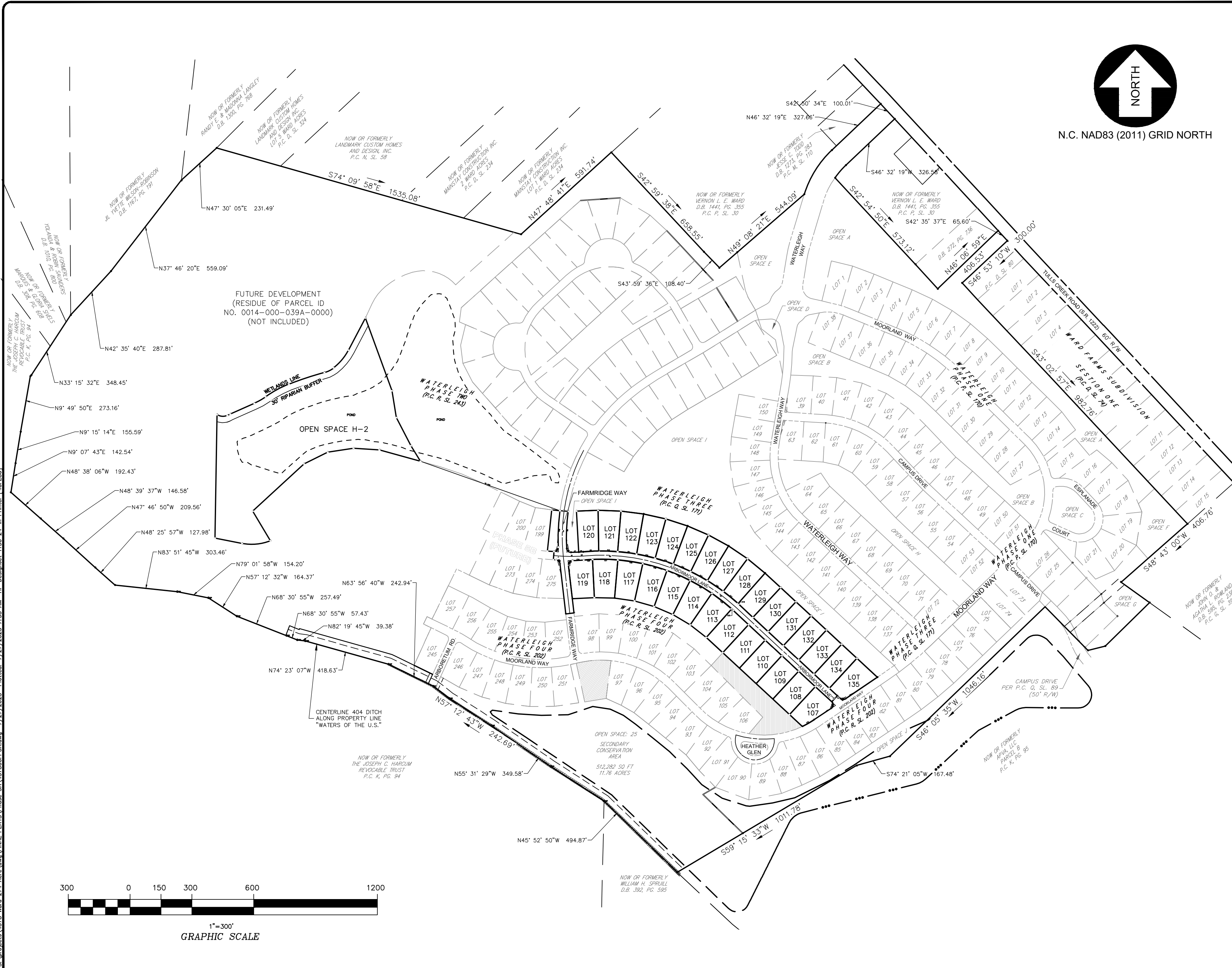
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PROJECT: WATERLEIGH PHASE 5A
COVER SHEET
NORTH CAROLINA
CURRITUCK COUNTY
MOYOCK TOWNSHIP
FINAL CONSERVATION SUBDIVISION PLAT

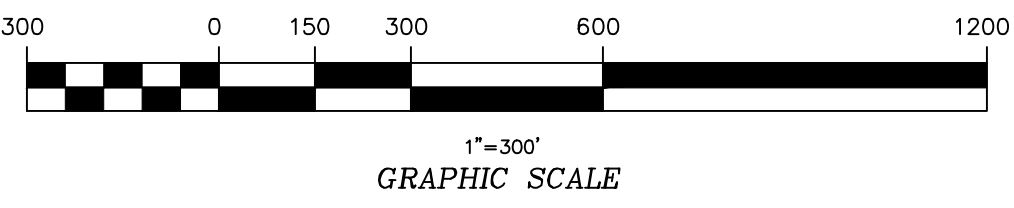
NO.	DATE	DESCRIPTION	BY



DATE:	06/27/23	SCALE:	N/A
DESIGNED:	BPG	CHECKED:	MDB
DRAWN:	AKM	APPROVED:	BPG
SHEET:	1 OF 6		
CAD FILE:	457800FP5A		
PROJECT NO:	4578		



N.C. NAD83 (2011) GRID NORTH



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PROJECT:
WATERLEIGH PHASE 5A
OVERVIEW
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
FINAL CONSERVATION SUBDIVISION PLAT

REVISIONS

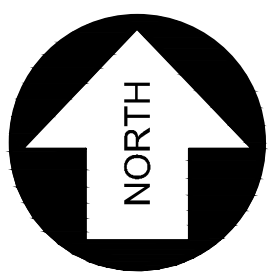
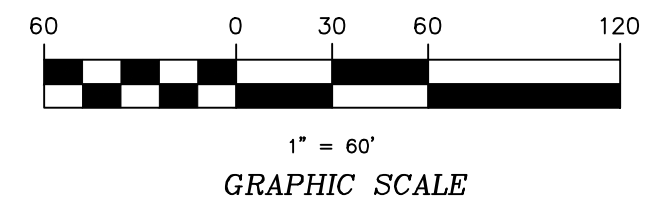
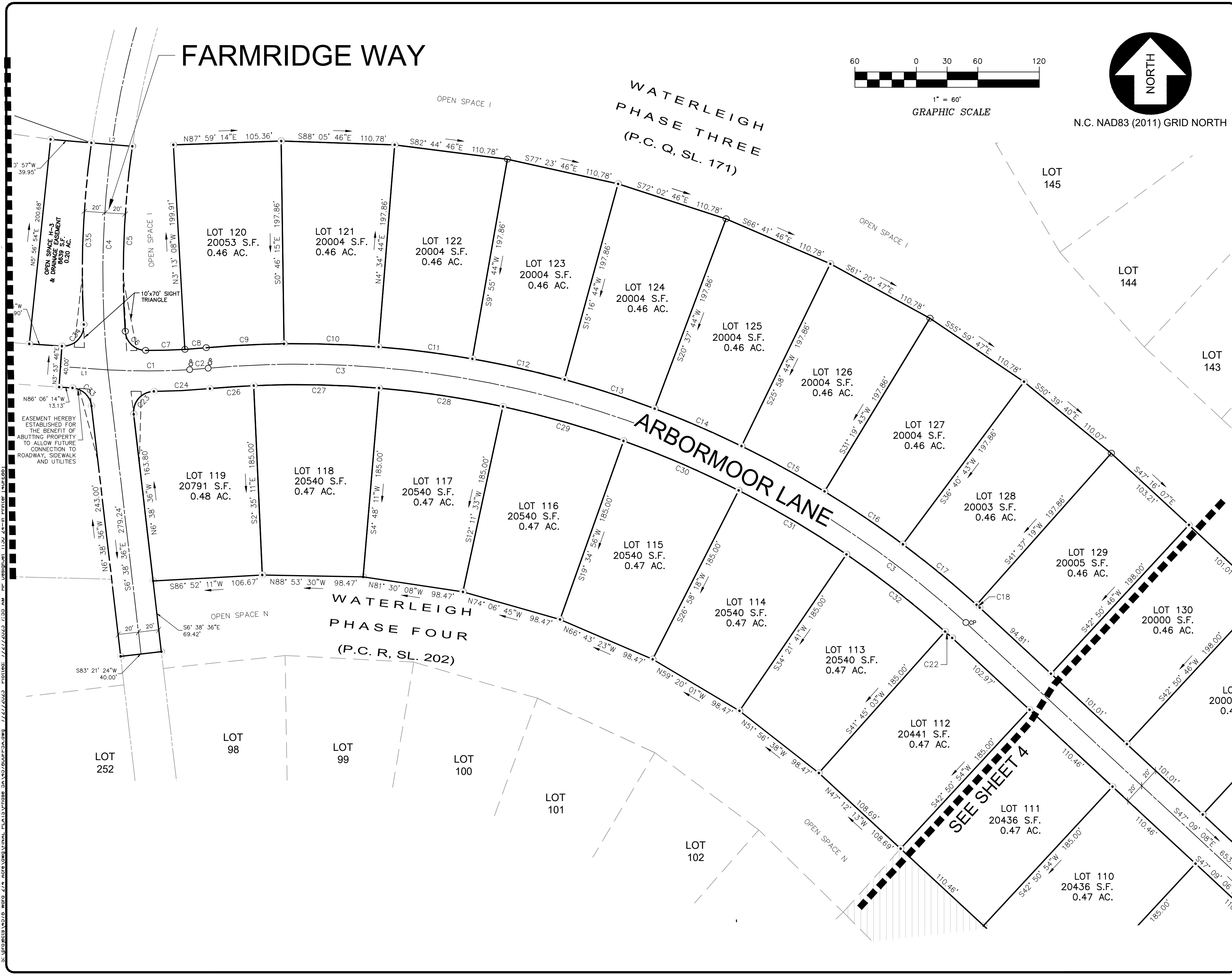
NO.	DATE	DESCRIPTION	BY



DATE:	06/27/23	SCALE:	1" = 300'
DRAWN:	BPG	CHECKED:	AKM
DESIGNED:	BPG	APPROVED:	BPG
SHEET:	2	OF	6
CAD FILE:	457800FP5A		
PROJECT NO.:	4578		

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FARMRIDGE WAY



BISSELL
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 ENGINEERS, PLANNERS, SURVEYORS
 AND ENVIRONMENTAL SPECIALISTS
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 10658
 Kitty Hawk, North Carolina 27949
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WATERLEIGH PHASE 5A
LOT LAYOUT
 MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
FINAL CONSERVATION SUBDIVISION PLAT

REVISIONS

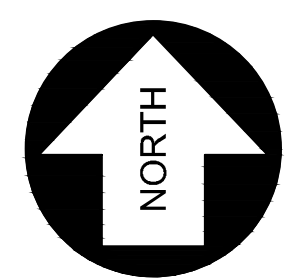
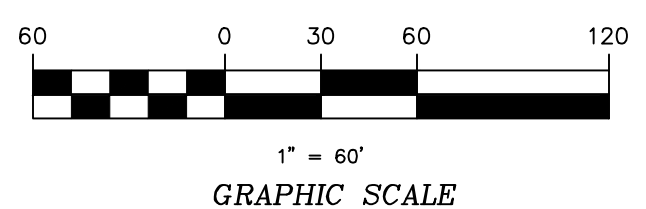
NO.	DATE	DESCRIPTION	BY

DESIGNED BY: **BPG**
 CHECKED BY: **MDB**
 DRAWN BY: **AKM**
 APPROVED BY: **BPG**

DATE: 06/27/23
 SCALE: 1"=60'

CAD FILE: 457800FP5A
 PROJECT NO: 4578

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N.C. NAD83 (2011) GRID NORTH

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PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

Bissell Professional Group
Firm License # C-956
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FAX (252) 261-1760

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PROJECT: **WATERLEIGH PHASE 5A LOT LAYOUT**
MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
FINAL CONSERVATION SUBDIVISION PLAT

NO.	DATE	DESCRIPTION	BY

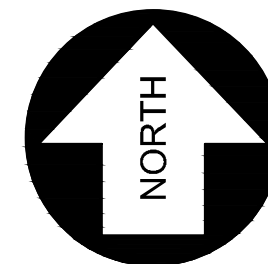
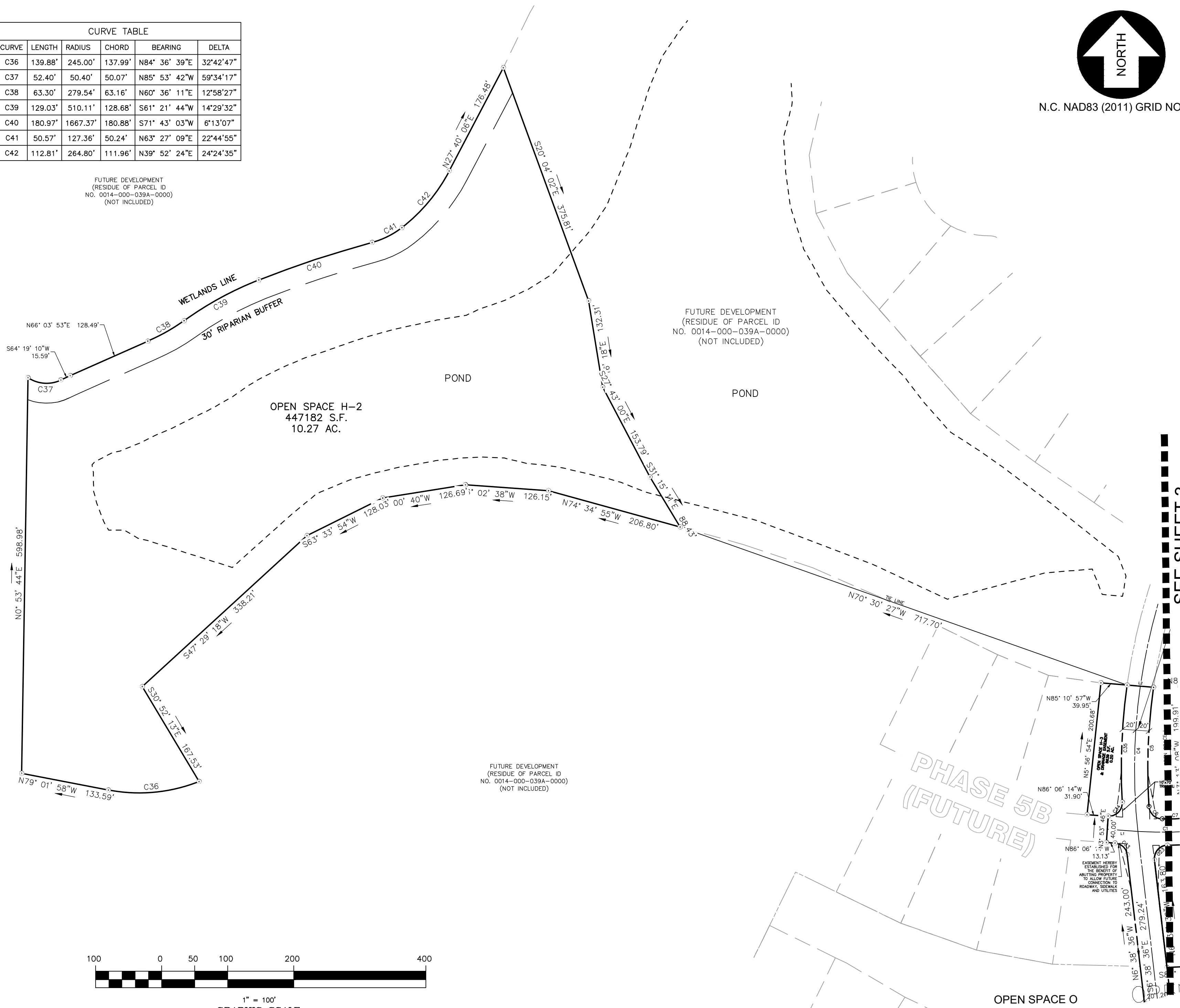
DocuSigned by:
Michael Baird
C6DA34EC9CBF428
07/27/23

DATE: 06/27/23 SCALE: 1"=60'
DESIGNED: BPG CHECKED: MDB
DRAWN: AKM APPROVED: BPG
SHEET: 4 OF 6
CAD FILE: 457800FP5A
PROJECT NO: 4578

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CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C36	139.88'	245.00'	137.99'	N84° 36' 39"E	32°42'47"
C37	52.40'	50.40'	50.07'	N85° 53' 42"W	59°34'17"
C38	63.30'	279.54'	63.16'	N60° 36' 11"E	12°58'27"
C39	129.03'	510.11'	128.68'	S61° 21' 44"W	14°29'32"
C40	180.97'	1667.37'	180.88'	S71° 43' 03"W	6°13'07"
C41	50.57'	127.36'	50.24'	N63° 27' 09"E	22°44'55"
C42	112.81'	264.80'	111.96'	N39° 52' 24"E	24°24'35"

FUTURE DEVELOPMENT
(RESIDUE OF PARCEL ID
NO. 0014-000-039A-0000)
(NOT INCLUDED)



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1" = 100'
GRAPHIC SCALE

SEE SHEET 3

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PROJECT: **WATERLEIGH PHASE 5A**
LOT LAYOUT
 MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
FINAL CONSERVATION SUBDIVISION PLAT

NO.	DATE	DESCRIPTION	BY

DocuSigned by

 MICHAEL BAIRD
 06/27/23

DATE: 06/27/23
 SCALE: 1"=60'
 DESIGNED: BPG
 CHECKED: MDB
 DRAWN: AKM
 APPROVED: BPG
 SHEET: 5 OF 6
 CAD FILE: 457800FP5A
 PROJECT NO: 4578

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LINE TABLE		
LINE	LENGTH	BEARING
L1	46.37	N86° 06' 14"W
L2	40.06	S85° 10' 57"E
L3	18.77	N47° 09' 07"W
L4	40.00	S42° 50' 53"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	79.70'	662.23'	79.65'	N89° 52' 35"E	6°53'43"
C2	18.12'	655.00'	18.12'	N85° 37' 02"E	1°35'07"
C3	803.08'	969.00'	780.30'	N71° 25' 58"W	47°29'08"
C4	220.42'	898.13'	219.87'	S1° 00' 02"W	14°03'42"
C5	181.02'	875.00'	180.70'	S2° 11' 28"W	11°51'13"
C6	30.05'	20.00'	27.31'	S46° 47' 05"E	86°05'54"
C7	38.32'	635.00'	38.31'	N88° 26' 14"E	3°27'27"
C8	20.88'	635.00'	20.88'	N85° 46' 00"E	1°53'02"
C9	76.01'	989.00'	76.01'	S87° 01' 37"W	4°24'16"
C10	92.35'	989.00'	92.31'	N88° 05' 46"W	5°21'00"
C11	92.35'	989.00'	92.31'	N82° 44' 46"W	5°21'00"
C12	92.35'	989.00'	92.31'	N77° 23' 46"W	5°21'00"
C13	92.35'	989.00'	92.31'	N72° 02' 46"W	5°21'00"
C14	92.35'	989.00'	92.31'	N66° 41' 46"W	5°21'00"
C15	92.35'	989.00'	92.31'	N61° 20' 47"W	5°21'00"
C16	92.35'	989.00'	92.31'	N55° 59' 47"W	5°21'00"
C17	93.04'	989.00'	93.00'	N50° 37' 35"W	5°23'23"
C18	4.17'	989.00'	4.17'	N47° 48' 39"W	0°14'30"
C19	26.81'	20.00'	24.84'	S85° 33' 03"E	76°47'36"
C20	36.03'	20.00'	31.35'	N4° 27' 01"E	103°12'15"
C21	66.32'	435.00'	66.26'	N60° 25' 14"E	8°44'09"
C22	9.26'	949.00'	9.26'	N47° 58' 10"W	0°33'33"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C23	33.55'	20.00'	29.75'	S41° 24' 49"W	96°06'49"
C24	54.73'	675.00'	54.72'	N87° 08' 51"E	4°38'45"
C26	42.88'	949.00'	42.88'	S86° 07' 09"W	2°35'20"
C27	122.39'	949.00'	122.31'	N88° 53' 30"W	7°23'22"
C28	122.39'	949.00'	122.31'	N81° 30' 08"W	7°23'22"
C29	122.39'	949.00'	122.31'	N74° 06' 45"W	7°23'22"
C30	122.39'	949.00'	122.31'	N66° 43' 23"W	7°23'22"
C31	122.39'	949.00'	122.31'	N59° 20' 01"W	7°23'22"
C32	122.39'	949.00'	122.31'	N51° 56' 38"W	7°23'22"
C33	27.74'	20.00'	25.57'	N46° 22' 25"W	79°27'38"
C34	33.88'	20.00'	29.97'	N45° 22' 06"E	97°03'21"
C35	177.79'	915.00'	177.51'	S2° 24' 25"W	11°07'59"

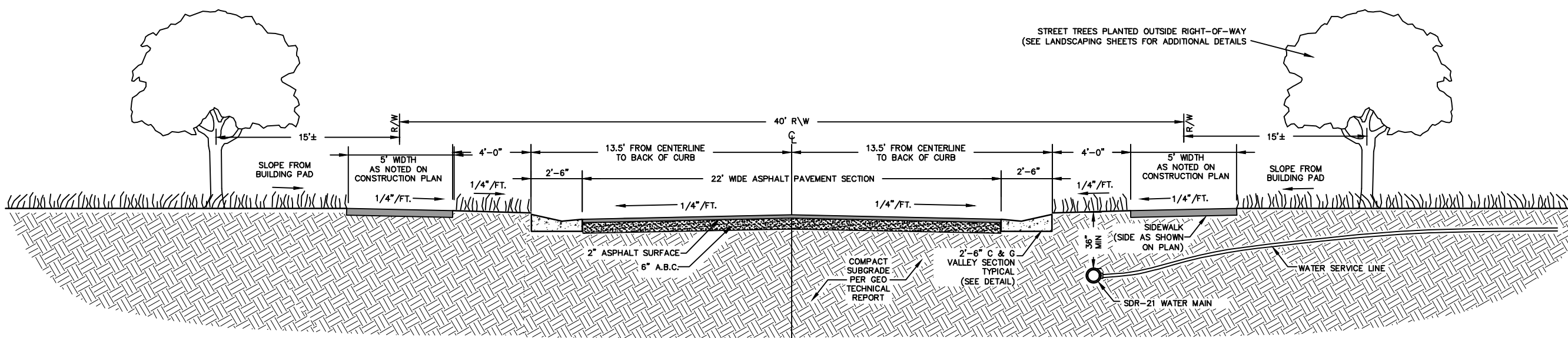
STREET ADDRESSES:

- LOT 107: 101 ARBORMOOR LANE
- LOT 108: 103 ARBORMOOR LANE
- LOT 109: 105 ARBORMOOR LANE
- LOT 110: 107 ARBORMOOR LANE
- LOT 111: 109 ARBORMOOR LANE
- LOT 112: 111 ARBORMOOR LANE
- LOT 113: 113 ARBORMOOR LANE
- LOT 114: 115 ARBORMOOR LANE
- LOT 115: 117 ARBORMOOR LANE
- LOT 116: 119 ARBORMOOR LANE
- LOT 117: 121 ARBORMOOR LANE
- LOT 118: 123 ARBORMOOR LANE
- LOT 119: 130 ARBORMOOR LANE
- LOT 120: 128 ARBORMOOR LANE
- LOT 121: 126 ARBORMOOR LANE
- LOT 122: 124 ARBORMOOR LANE
- LOT 123: 122 ARBORMOOR LANE
- LOT 124: 120 ARBORMOOR LANE
- LOT 125: 118 ARBORMOOR LANE
- LOT 126: 116 ARBORMOOR LANE
- LOT 127: 114 ARBORMOOR WAY
- LOT 128: 112 ARBORMOOR WAY
- LOT 129: 110 ARBORMOOR WAY
- LOT 130: 108 ARBORMOOR WAY
- LOT 131: 106 ARBORMOOR WAY
- LOT 132: 104 ARBORMOOR WAY
- LOT 133: 102 ARBORMOOR WAY
- LOT 134: 100 ARBORMOOR WAY
- LOT 135: 128 WATERLEIGH WAY

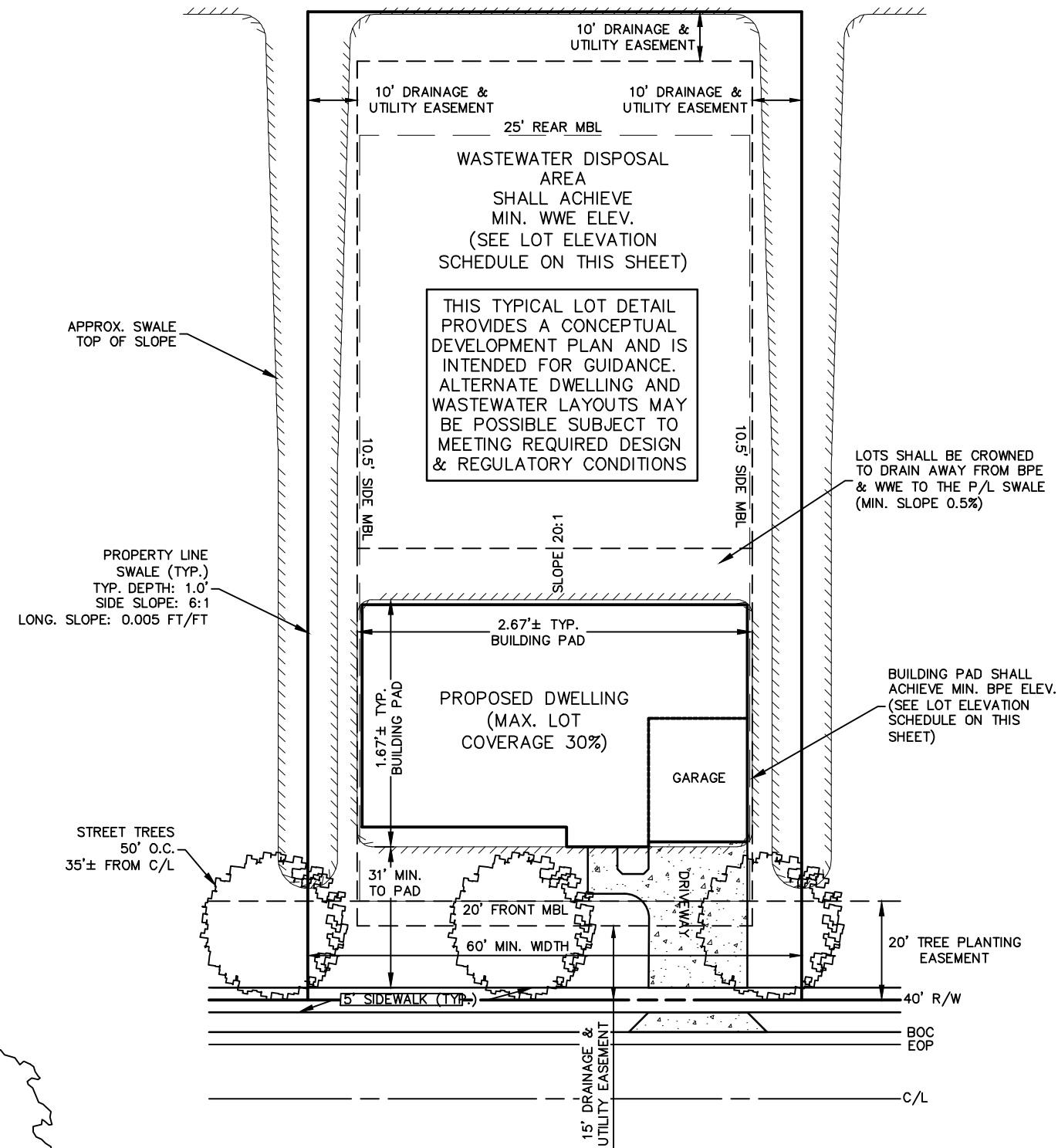
LOT ELEVATION SCHEDULE			
LOT	WWE	BPE	FFE
107	9.00	9.80	9.80
108	9.00	9.60	9.60
109	8.90	9.40	9.40
110	9.10	9.70	9.70
111	9.30	9.90	9.90
112	9.50	10.10	10.10
113	9.80	10.40	10.40
114	9.80	10.40	10.40
115	9.60	10.10	10.10
116	9.40	10.00	10.00
117	9.10	9.70	9.70
118	9.10	9.70	9.70

LOT ELEVATION SCHEDULE			
LOT	WWE	BPE	FFE
119	9.30	10.10	10.10
120	9.20	9.80	9.80
121	9.00	9.60	9.60
122	9.00	9.60	9.60
123	9.20	9.80	9.80
124	9.20	10.00	10.00
125	9.30	10.20	10.20
126	9.70	10.30	10.30
127	9.60	10.40	10.40
128	9.60	10.30	10.30
129	9.40	10.10	10.10
130	9.20	9.90	9.90

LOT ELEVATION SCHEDULE			
LOT	WWE	BPE	FFE
131	9.70	9.00	9.00
132	9.50	8.80	8.80
133	9.50	8.80	8.80
134	9.70	9.00	9.00
135	9.80	9.20	9.20



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
10650 North Carolina Highway
P.O. Box 10658
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760

WATERLEIGH PHASE 5A
TABLES & DETAILS
NORTH CAROLINA
CURRITUCK COUNTY
MOYOCK TOWNSHIP
FINAL CONSERVATION SUBDIVISION PLAN

REVISIONS	
NO.	DESCRIPTION

DocuSigned by:
Michael P. Baird
C8D434EC9CBE428
MICHAEL P. BAIRD

DATE:	06/27/23	SCALE:	N/A
DESIGNED:	BPG	CHECKED:	MDB
DRAWN:	AKM	APPROVED:	BPG
SHEET:	6 OF 6		
CAD FILE:	457800FP5A		
PROJECT NO.:	4578		

CONSTRUCTION RECORD DRAWINGS FOR

WATERLEIGH

PHASE 5A

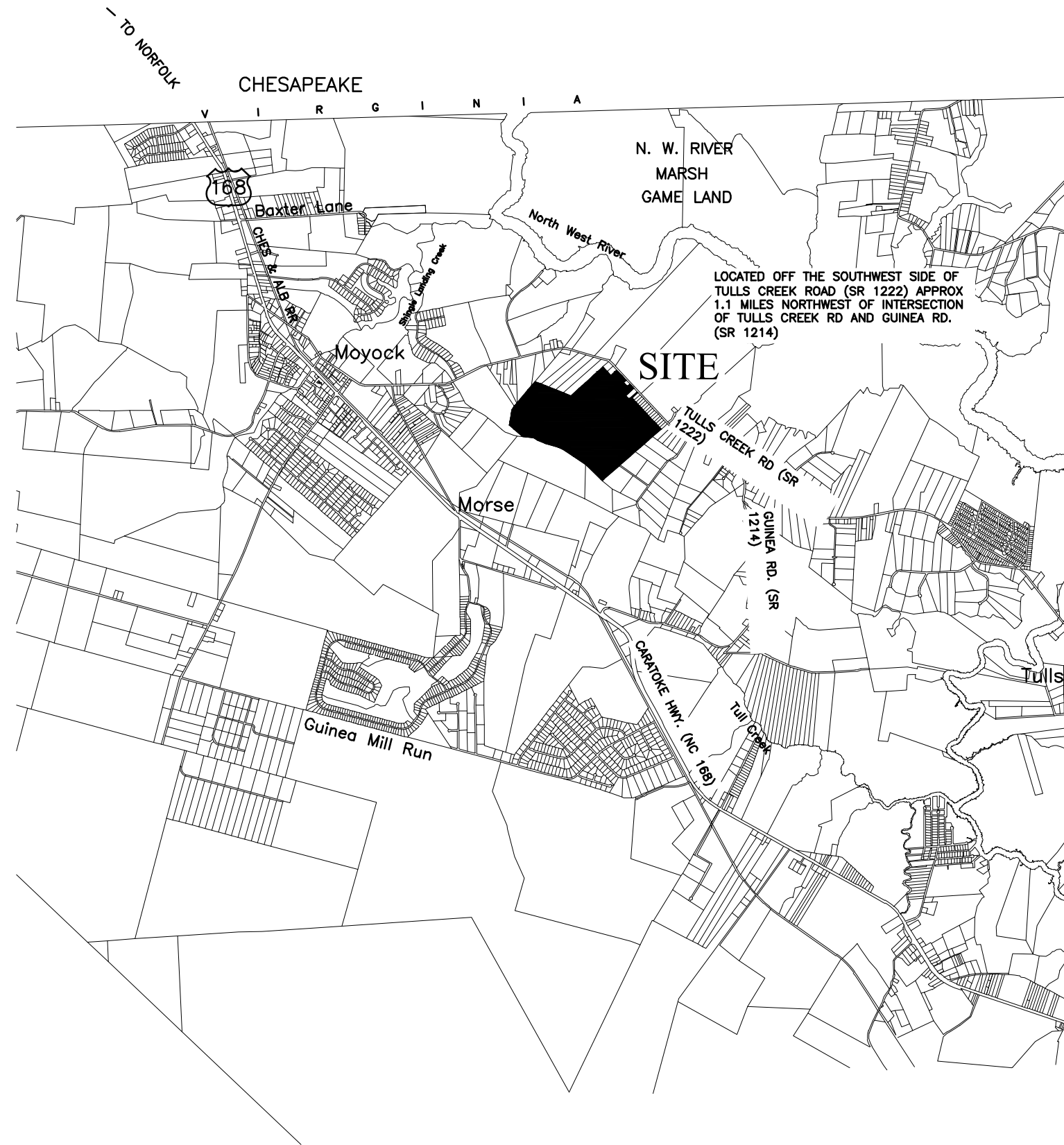
48 LOT CONSERVATION SUBDIVISION
 MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA



WATERLEIGH

• CURRITUCK RESERVE •

EST. 2016



GENERAL NOTES:

- PROJECT NAME: WATERLEIGH - PHASE 5A
- 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 11-05-2020 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 27TH DAY OF JULY, 2024 ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP. REMAINING IMPROVEMENTS INCLUDE:

- STREET TREES
- SIDEWALKS
- PAVEMENT MARKINGS
- STREET LIGHTS

DATE

REGISTERED LAND SURVEYOR/ENGINEER

REGISTRATION NUMBER

Sheet
Number

Sheet Title

1	1-COVER & SITE LOCATION
2	2-DEVELOPMENT OVERVIEW & PHASING PLAN
3	3-ROADWAY CONSTRUCTION & DRAINAGE PLAN
4	4-WATERMAIN EXTENSION & WATER SERVICE PLAN
5	STORMWATER DETENTION POND

LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	SWALE CENTERLINE
	SWALE/BMP TOP OF BANK
	CULVERT (SIZE, TYPE & INVERTS AS NOTED)
	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
	BUILDING PAD ELEVATION
	SPOT ELEVATION

Bissell Professional Group
 Firm License # C-948
 P.O. Box 1089
 Kitty Hawk, North Carolina 27949
 PAX (252) 281-1780



Engineers, Planners, Surveyors
 and Environmental Specialists

COVER SHEET, DEVELOPMENT
 NOTES AND SITE LOCATION

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PROJECT: WATERLEIGH - PHASE 5A
 CURRITUCK COUNTY
 MOYOCK TOWNSHIP
 NORTH CAROLINA

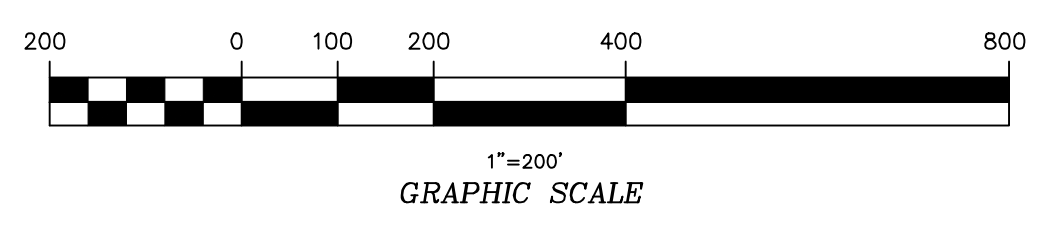
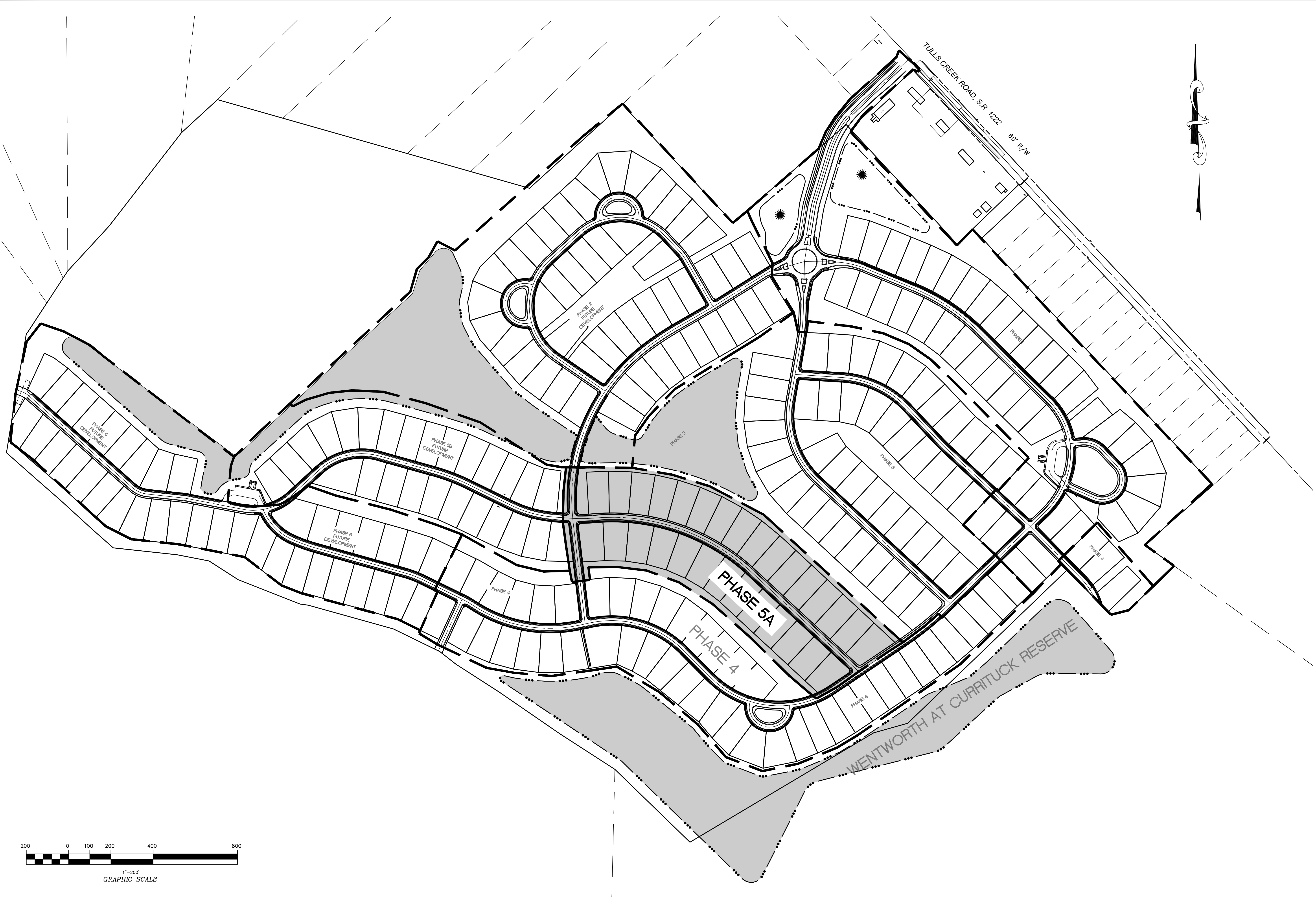
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 PURPOSES
 ONLY**

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 DRAWN: KFW APPROVED: BPG
 SHEET: 1 OF 5
 CAD FILE: 4578ASB5A
 PROJECT NO: 4578

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SHEET: 2 OF 5

CAD FILE: 4578ASB5A

PROJECT NO.: 4578

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PROJECT: WATERLEIGH - PHASE 5A
MUYOCK TOWNSHIP
CURRITUCK COUNTY
NORTH CAROLINA

DEVELOPMENT OVERVIEW & PHASING PLAN

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CONSTRUCTION RECORD DRAWINGS

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PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

Brsell Professional Group
Firm License # C-946
P.O. Box 1068
Kitty Hawk, North Carolina 27849
PAX (252) 281-1780

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**ROADWAY CONSTRUCTION
 & DRAINAGE PLAN**

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WATERLEIGH - PHASE 5A
 NORTH CAROLINA
 CURRITUCK COUNTY
 MOYOCK TOWNSHIP

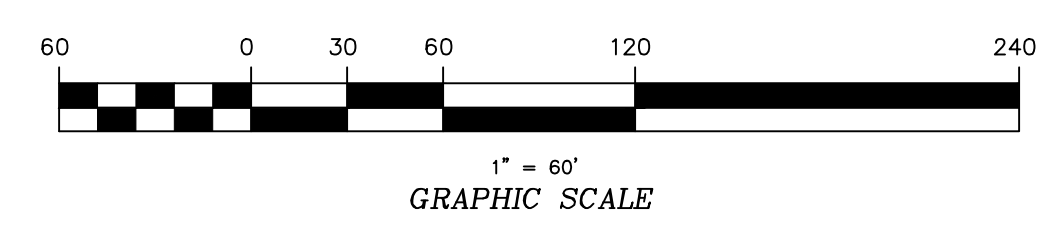
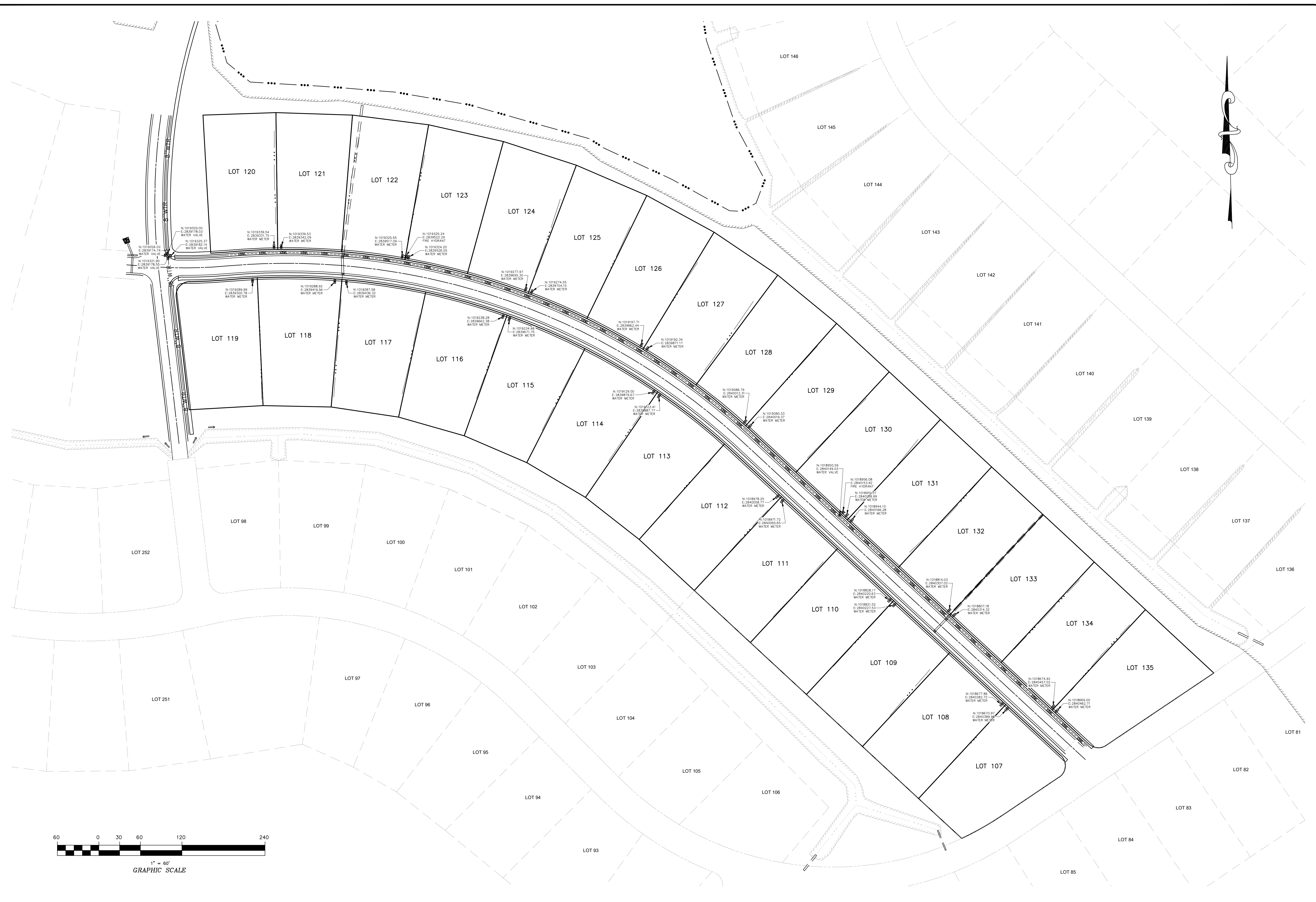
CONSTRUCTION RECORD DRAWINGS

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and Environmental Specialists

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**WATERMAIN EXTENSION &
WATER SERVICE PLAN**

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WATERLEIGH - PHASE 5A
NORTH CAROLINA
CURRITUCK COUNTY
MOYOCK TOWNSHIP

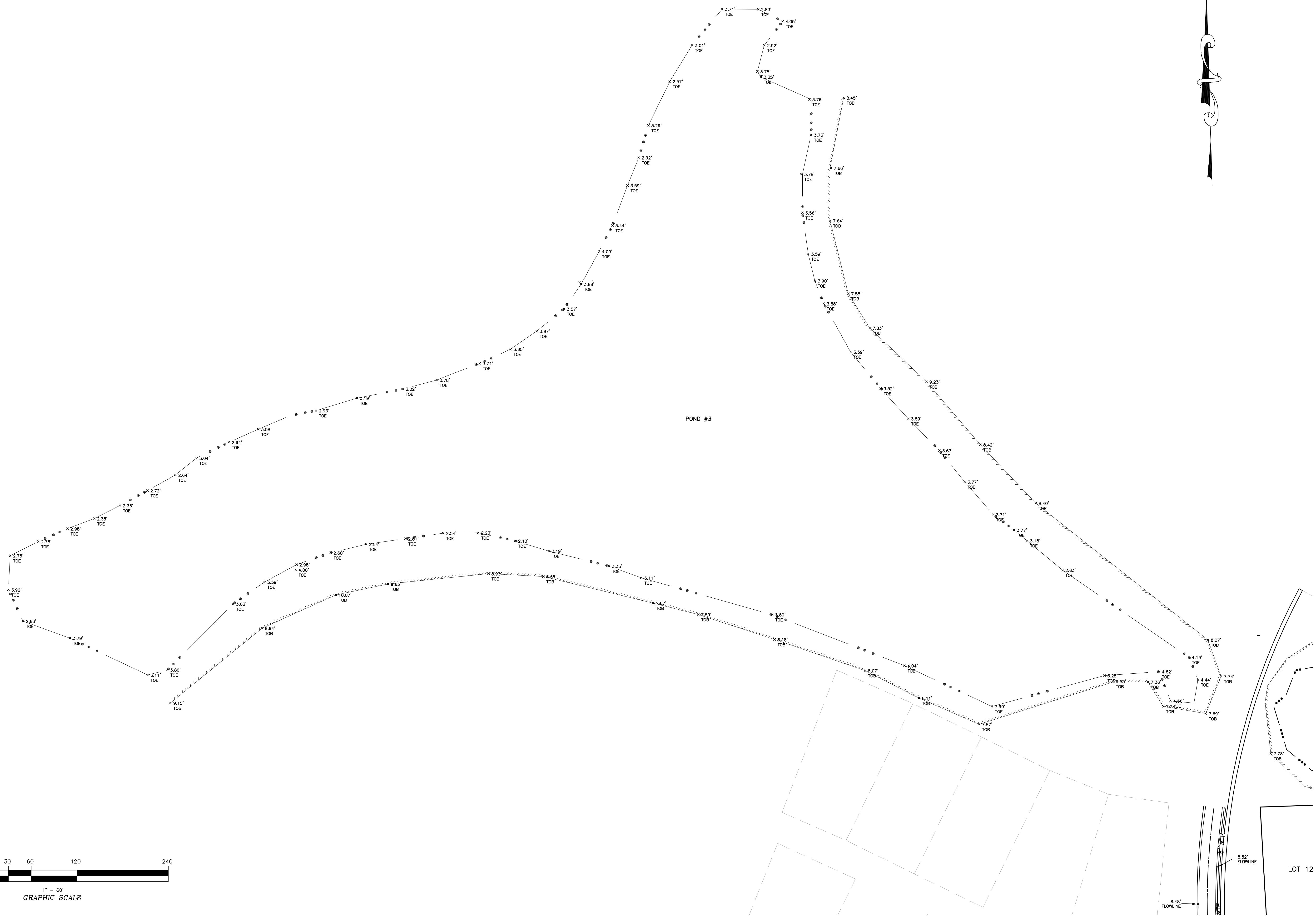
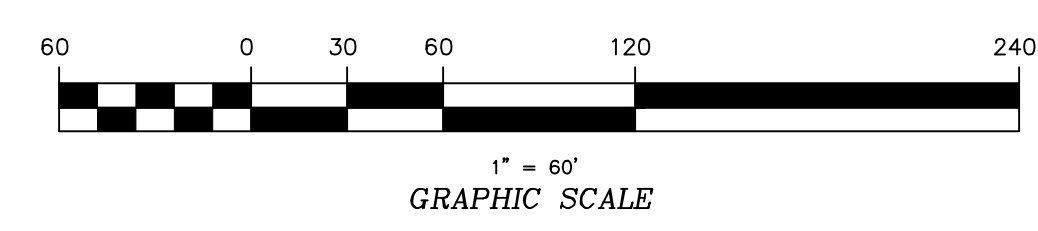
CONSTRUCTION RECORD DRAWINGS

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**STORMWATER DETENTION
 POND #3**

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WATERLEIGH - PHASE 5A
 NORTH CAROLINA
 CURRITUCK COUNTY
 MOYOCK TOWNSHIP

CONSTRUCTION RECORD DRAWINGS

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