

WATERSIDE VILLAGES OF CURRITUCK

RESIDENTIAL SUBDIVISION
PHASE 2
FINAL PLAT

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY
NORTH CAROLINA

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 _____, 2024.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

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

ENGINEER CERTIFICATE FOR PRIVATE STREETS

I HEREBY CERTIFY THAT THE PRIVATE STREETS SHOWN ON THIS PLAT ARE INTENDED FOR PRIVATE USE AND WILL REMAIN UNDER CONTROL, MAINTENANCE AND RESPONSIBILITY OF THE DEVELOPER AND/OR A HOMEOWNER'S ASSOCIATION AND THAT THEY HAVE BEEN COMPLETED IN ACCORDANCE WITH AT LEAST THE MINIMUM SPECIFICATIONS AND STANDARDS OF THE STATE DEPARTMENT OF TRANSPORTATION.

DATE LICENSED ENGINEER

ENGINEER CERTIFICATE OF STORM WATER IMPROVEMENTS

IN THE SUBDIVISION ENTITLED WATERSIDE VILLAGES, STORMWATER DRAINAGE IMPROVEMENTS HAVE BEEN INSTALLED IN SUBSTANTIAL CONFORMANCE WITH PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP, AND APPROVED BY THE CURRITUCK COUNTY PLANNING BOARD. CURRITUCK COUNTY ASSUMES NO RESPONSIBILITY FOR THE DESIGN, MAINTENANCE OR THE GUARANTEED PERFORMANCE OF THE STORM WATER DRAINAGE IMPROVEMENTS AND THEIR EFFECTS.

REGISTERED LAND SURVEYOR/CIVIL ENGINEER

DATE

REGISTRATION NUMBER

STORMWATER MANAGEMENT SYSTEMS SHALL BE MAINTAINED BY THE WATERSIDE VILLAGES PROPERTY OWNERS ASSOCIATION.

GENERAL NOTES:

- PROJECT NAME: WATERSIDE VILLAGES OF CURRITUCK
- APPLICANT: WSV HOLDINGS, LLC
OWNER: WSV HOLDINGS, LLC
- PROPERTY DATA:
PARCEL ID NO: 0108-000-022J-0000
PRIMARY ADDRESS: WATERFRONT DRIVE GRANDY, NC
- VERTICAL DATUM IS NAVD 88
- IRON PINS AT ALL LOT CORNERS UNLESS OTHERWISE NOTED HEREON.
- PROPERTY ZONING: AG
- FIRM DATA:
SUBJECT PROPERTY IS LOCATED IN F.I.R.M. ZONE "X" AS SHOWN. REFERENCE F.I.R.M PANEL # 3720992100K, EFFECTIVE DATE: DECEMBER 21, 2018. (SUBJECT TO CHANGE BY F.E.M.A.)
- RECORDED REFERENCES:
DB 202, PG 151 DB 204, PG 199
DB 203, PG 55 DB 207, PG 892
DB 203, PG 367 DB 392, PG 355
DB 124, PG 256, DB 118, PG 494
DB 327, PG 98 PC E, SL 131
DB 1710, PG 174 PC M, SL 153
DB 1741, PG 818
- THE SUBJECT PROPERTY SHOWN HEREON IS ENCUMBERED BY EASEMENTS AND AGREEMENTS FOR ELECTRIC AND TELEPHONE RIGHTS OF WAYS AS RECORDED IN:
DB 51, PG 255 DB 179, PG 207
DB 66, PG 204 DB 125, PG 395
DB 211, PG 65
- THE CURRITUCK SOUND NATURAL WATER BOUNDARY IS SUBJECT TO CHANGE BY NATURAL CAUSES.
- SUBJECT TO TITLE SEARCH AND TO ANY AND/OR ALL RIGHTS OF WAYS, ENFORCEABLE RESTRICTIONS, AND/OR EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.
- UNDERGROUND UTILITIES, IF ANY, WERE NOT LOCATED BY THIS SURVEY.
- TOTAL SITE AREA: 13.680 ACRES; (PHASE 2 AREA: 7.961 ACRES)
- AREA IN R/W PHASE 2: 1.236 ACRES
LINEAR FEET OF PROPOSED 30' ROADWAY PHASE 2: 2,034.71 FEET
- OPEN SPACE IN PHASE 2: 2.392 ACRES
- TOTAL LOT AREA PHASE 2: 3.991 ACRES
- PORTION OF YACHT CLUB LANE SOUTH AND LOTS 92 AND 93 PREVIOUSLY DEDICATED: 0.342 ACRES (P.C. O, SL. 188 & P.C. M, SL. 153)
- MINIMUM LOT SIZE: 5,200.00 SQ.FT.
TOTAL NUMBER OF LOTS PHASE 2: 32 LOTS
- A 6' EASEMENT FOR UTILITIES AND DRAINAGE ALONG SIDE LOT LINES AND A 15' EASEMENT FOR UTILITIES AND DRAINAGE ALONG THE FRONT AND REAR LOT LINES IS HEREBY ESTABLISHED.
- USE OF LAND WITHIN A FLOODWAY OR FLOODPLAIN IS SUBSTANTIALLY RESTRICTED BY ARTICLE 16 OF THE CURRITUCK UNIFIED DEVELOPMENT ORDINANCE.
- CAMA MINOR PERMITS ARE REQUIRED FOR ANY DEVELOPMENT ACTIVITIES WITHIN THE ESTUARINE SHORELINE AEC. OPEN SPACE, PONDS AND DRAINAGE FACILITIES REQUIRED TO BE PROVIDED BY THE DEVELOPER IN ACCORDANCE WITH THIS ORDINANCE SHALL NOT BE DEDICATED TO PUBLIC USE AND SHALL REMAIN UNDER THE OWNERSHIP AND CONTROL OF THE DEVELOPER (OR HIS SUCCESSOR) OR THE ASSOCIATION OF OWNERS OF PROPERTY SHOWN ON THIS SUBDIVISION PLAT THAT SATISFIES THE CRITERIA ESTABLISHED IN THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE.
- ALL PARCELS AND OTHER AREAS IDENTIFIED AS "COMMON AREA" ARE LIMITED TO THE USE AND ENJOYMENT BY THE OWNERS OF LOTS AND ARE NOT FOR PUBLIC USE. NO PARCELS OR AREAS ON THIS SUBDIVISION PLAT ARE OFFERED TO PUBLIC USE, EXCEPT AS SPECIFICALLY DESIGNATED, AND THE RECORDING OF THE SUBDIVISION PLAT DOES NOT CONSTITUTE AN OFFER OF DEDICATION TO PUBLIC USE OF ANY PROPERTY SHOWN HEREON EXCEPT THAT PROPERTY SPECIFICALLY DESIGNATED AS "PUBLIC."

TABLE OF CONTENTS	
Sheet Number	Sheet Title
1	COVER
2	OVERALL
3	LOT LAYOUT (A)
4	LOT LAYOUT (B)

LEGEND	
---	ROADWAY CENTERLINE
---	RIGHT-OF-WAY
---	PROPERTY BOUNDARY
---	ADJOINING PROPERTY LINE
---	SHORELINE
□	EXISTING CONCRETE MONUMENT
○	SET IRON ROD
○	EXISTING IRON ROD
○	EXISTING IRON PIPE
100	STREET ADDRESS
N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
SL	SLIDE
(T)	TOTAL
(COMP)	COMPUTED PHASE LINE
SF / SQ.FT.	SQUARE FEET
AC	ACRES

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

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 10TH

DAY OF DECEMBER, A.D., 2024.

DocuSigned by:

SIGNATURE L-1756
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 10TH DAY OF DECEMBER, 2026 ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP. REMAINING IMPROVEMENTS INCLUDE:

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

12/10/2024
DATE

DocuSigned by:

SIGNATURE C6DA34EC9CBF428...
REGISTERED LAND SURVEYOR/ENGINEER L-1756

REGISTRATION NUMBER

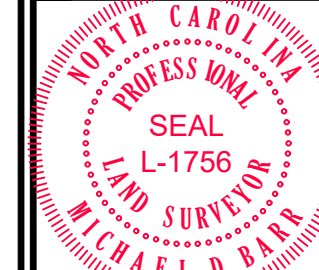
BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

Bissell Professional Group
Firm License # C-956
3512 North Croatan Highway
P.O. Box 1088
Windsor, North Carolina 27949
(252) 934-2026
(252) 934-2026
FAX (252) 261-1760

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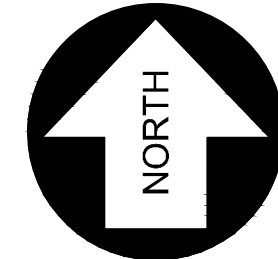
PROJECT: WATERSIDE VILLAGES OF CURRITUCK PHASE 2
POPULAR BRANCH CURRITUCK COUNTY NORTH CAROLINA
FINAL SUBDIVISION PLAT

NO.	DATE	DESCRIPTION	BY

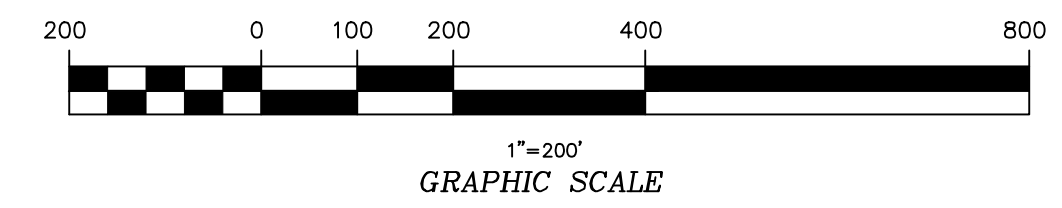
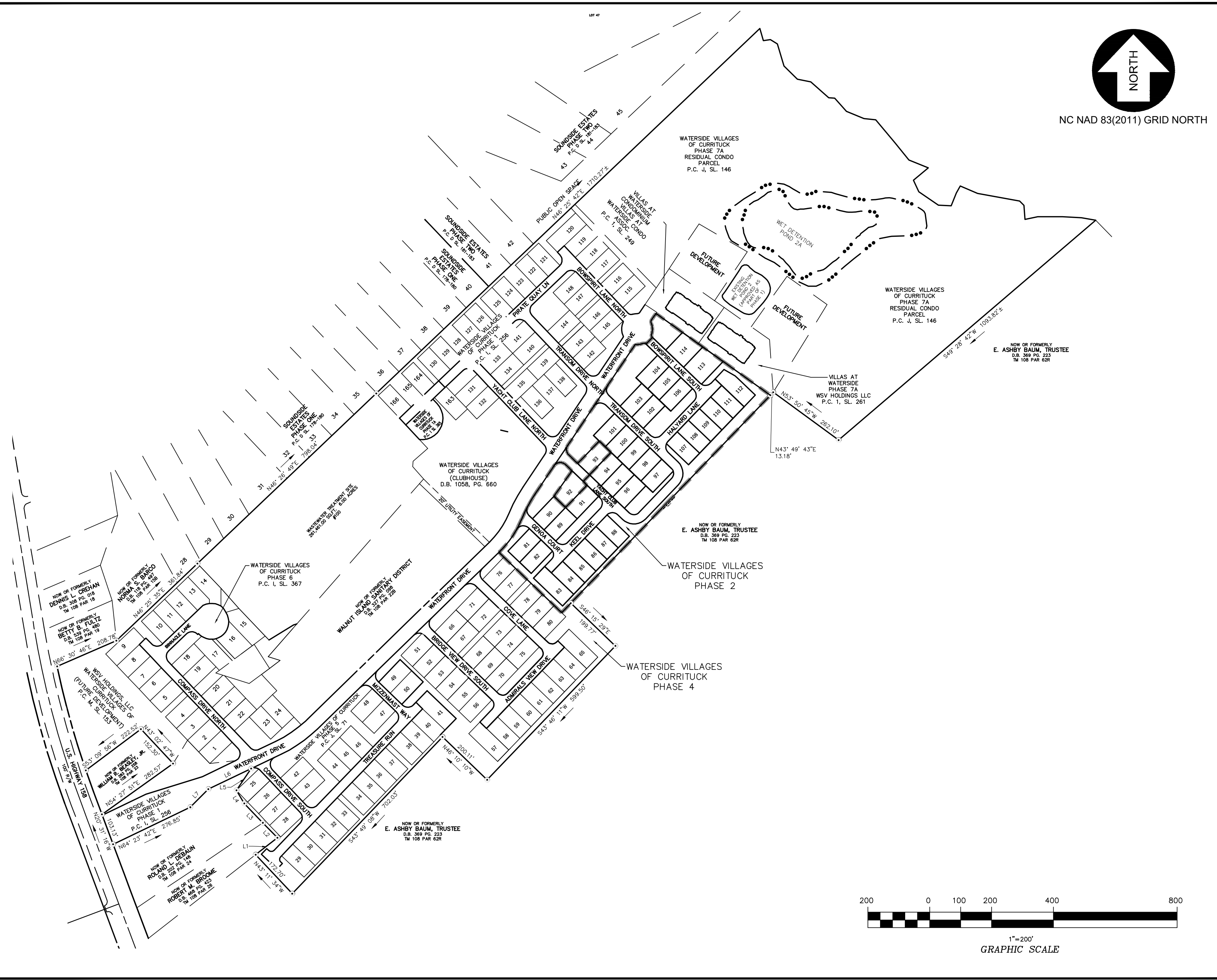


DATE:	06-20-24	SCALE:	AS SHOWN
DESIGNED:		CHECKED:	MDB
DRAWN:	AKM	APPROVED:	BPG
SHEET:	1 OF 4		
CAD FILE:	401800FPPH2		
PROJECT NO:	4018		

S:\projects\4018 Waterside Villages of Currituck.dwg\final Plot.dwg 401800FPPH2.dwg 12/10/2024 7:51:51 AM HP DesignJet T130 24-in Printer [40FE86].pc3



NC NAD 83(2011) GRID NORTH

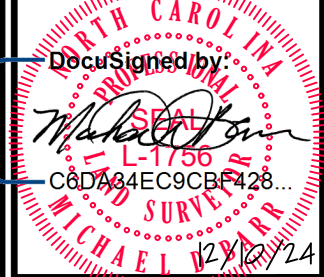


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and Environmental Specialists
Bissell Professional Group
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**WATERSIDE VILLAGES
PHASE 2**
NORTH CAROLINA
CURRITUCK COUNTY
POPLAR BRANCH
FINAL SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

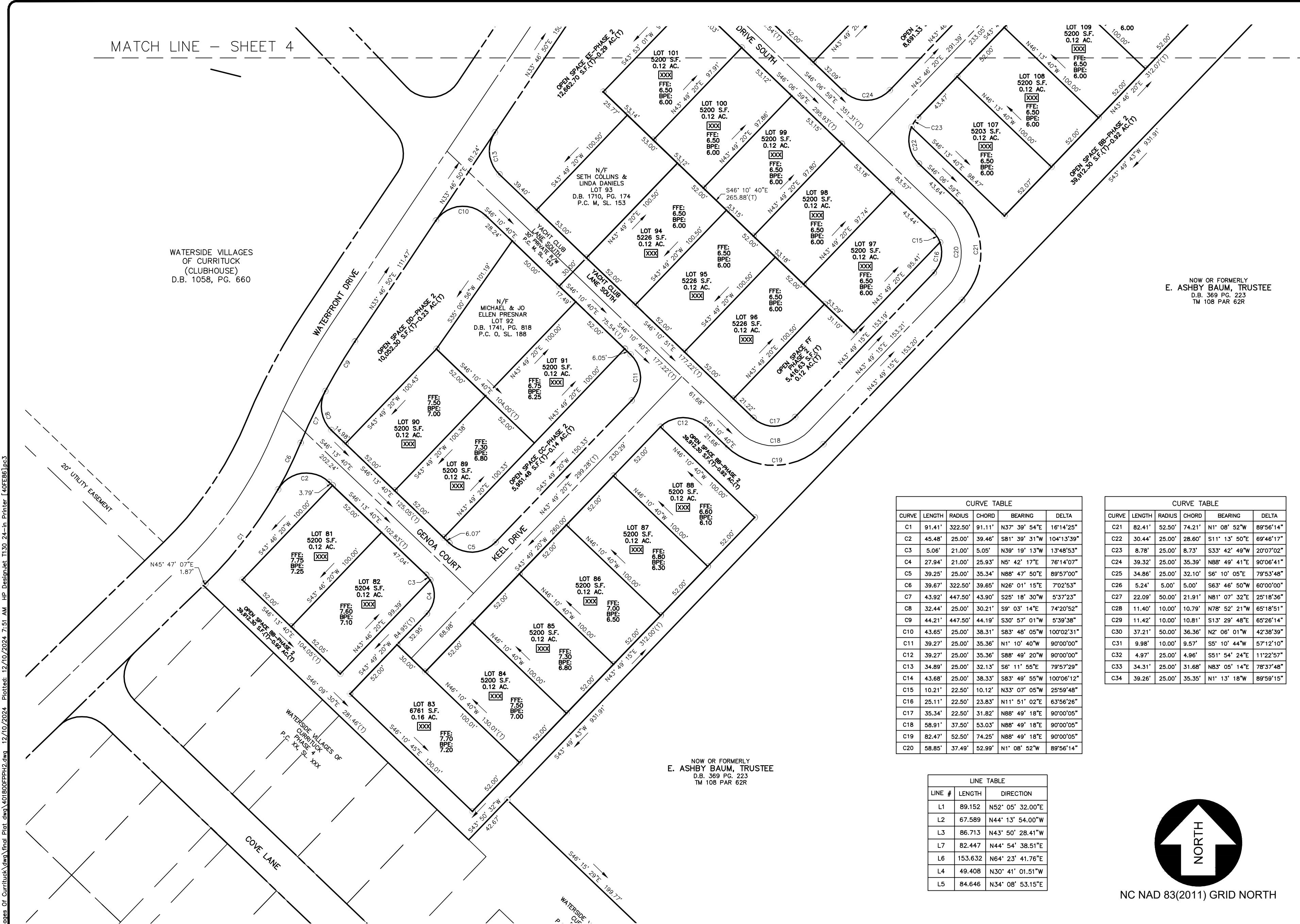


DATE: 06-20-24
SCALE: 1" = 200'
DRAWN: AKM
CHECKED: MDB
APPROVED: BPG
SHEET: 2 OF 4
CAD FILE: 401800FPPH2
PROJECT NO: 4018

MATCH LINE - SHEET 4

WATERSIDE VILLAGES OF CURRITUCK (CLUBHOUSE)
D.B. 1058, PG. 660

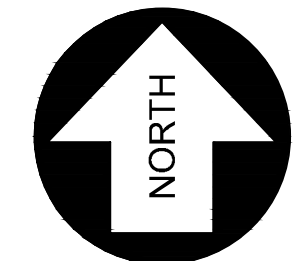
NOW OR FORMERLY
E. ASHBY BAUM, TRUSTEE
D.B. 369 PG. 223
TM 108 PAR 62R



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	91.41'	322.50'	91.11'	N37° 39' 54"E	16°14'25"
C2	45.48'	25.00'	39.46'	S81° 39' 31"W	104°13'39"
C3	5.06'	21.00'	5.05'	N39° 19' 13"W	13°48'53"
C4	27.94'	21.00'	25.93'	N5° 42' 17"E	76°14'07"
C5	39.25'	25.00'	35.34'	N88° 47' 50"E	89°57'00"
C6	39.67'	322.50'	39.65'	N26° 01' 15"E	7°02'53"
C7	43.92'	447.50'	43.90'	S25° 18' 30"W	5°37'23"
C8	32.44'	25.00'	30.21'	S9° 03' 14"E	74°20'52"
C9	44.21'	447.50'	44.19'	S30° 57' 01"W	5°39'38"
C10	43.65'	25.00'	38.31'	S83° 48' 05"W	100°02'31"
C11	39.27'	25.00'	35.36'	N1° 10' 40"W	90°00'00"
C12	39.27'	25.00'	35.36'	S88° 49' 20"W	90°00'00"
C13	34.89'	25.00'	32.13'	S6° 11' 55"E	79°57'29"
C14	43.68'	25.00'	38.33'	S83° 49' 55"W	100°06'12"
C15	10.21'	22.50'	10.12'	N33° 07' 05"W	25°59'48"
C16	25.11'	22.50'	23.83'	N11° 51' 02"E	63°56'26"
C17	35.34'	22.50'	31.82'	N88° 49' 18"E	90°00'05"
C18	58.91'	37.50'	53.03'	N88° 49' 18"E	90°00'05"
C19	82.47'	52.50'	74.25'	N88° 49' 18"E	90°00'05"
C20	58.85'	37.49'	52.99'	N1° 08' 52"W	89°56'14"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C21	82.41'	52.50'	74.21'	N1° 08' 52"W	89°56'14"
C22	30.44'	25.00'	28.60'	S11° 13' 50"E	69°46'17"
C23	8.78'	25.00'	8.73'	S33° 42' 49"W	20°07'02"
C24	39.32'	25.00'	35.39'	N88° 49' 41"E	90°06'41"
C25	34.86'	25.00'	32.10'	S6° 10' 05"E	79°53'48"
C26	5.24'	5.00'	5.00'	S63° 46' 50"W	60°00'00"
C27	22.09'	50.00'	21.91'	N81° 07' 32"E	25°18'36"
C28	11.40'	10.00'	10.79'	N78° 52' 21"W	65°18'51"
C29	11.42'	10.00'	10.81'	S13° 29' 48"E	65°26'14"
C30	37.21'	50.00'	36.36'	N2° 06' 01"W	42°38'39"
C31	9.98'	10.00'	9.57'	S5° 10' 44"W	57°12'10"
C32	4.97'	25.00'	4.96'	S51° 54' 24"E	11°22'57"
C33	34.31'	25.00'	31.68'	N83° 05' 14"E	78°37'48"
C34	39.26'	25.00'	35.35'	N1° 13' 18"W	89°59'15"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	89.152	N52° 05' 32.00"E
L2	67.589	N44° 13' 54.00"W
L3	86.713	N43° 50' 28.41"W
L7	82.447	N44° 54' 38.51"E
L6	153.632	N64° 23' 41.76"E
L4	49.408	N30° 41' 01.51"W
L5	84.646	N34° 08' 53.15"E



NC NAD 83(2011) GRID NORTH



1" = 50'
GRAPHIC SCALE

BISSELL
PROFESSIONAL GROUP
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and Environmental Specialists

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Kitty Hawk, North Carolina 27949
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WATERSIDE VILLAGES
PHASE 2
FINAL SUBDIVISION PLAT

CURRITUCK COUNTY
NORTH CAROLINA
POPLAR BRANCH

PROJECT: 401800FPPH2

NO.	DATE	DESCRIPTION	BY

DocuSigned by:
Michael R. Bissell
C69A34EC9CBF428

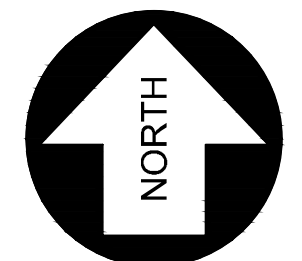
DATE: 06-20-24
SCALE: 1" = 50'

DESIGNED: MDB
CHECKED: MDB

DRAWN: AKM
APPROVED: BPG

SHEET: 3 OF 4
CAD FILE: 401800FPPH2
PROJECT NO: 4018

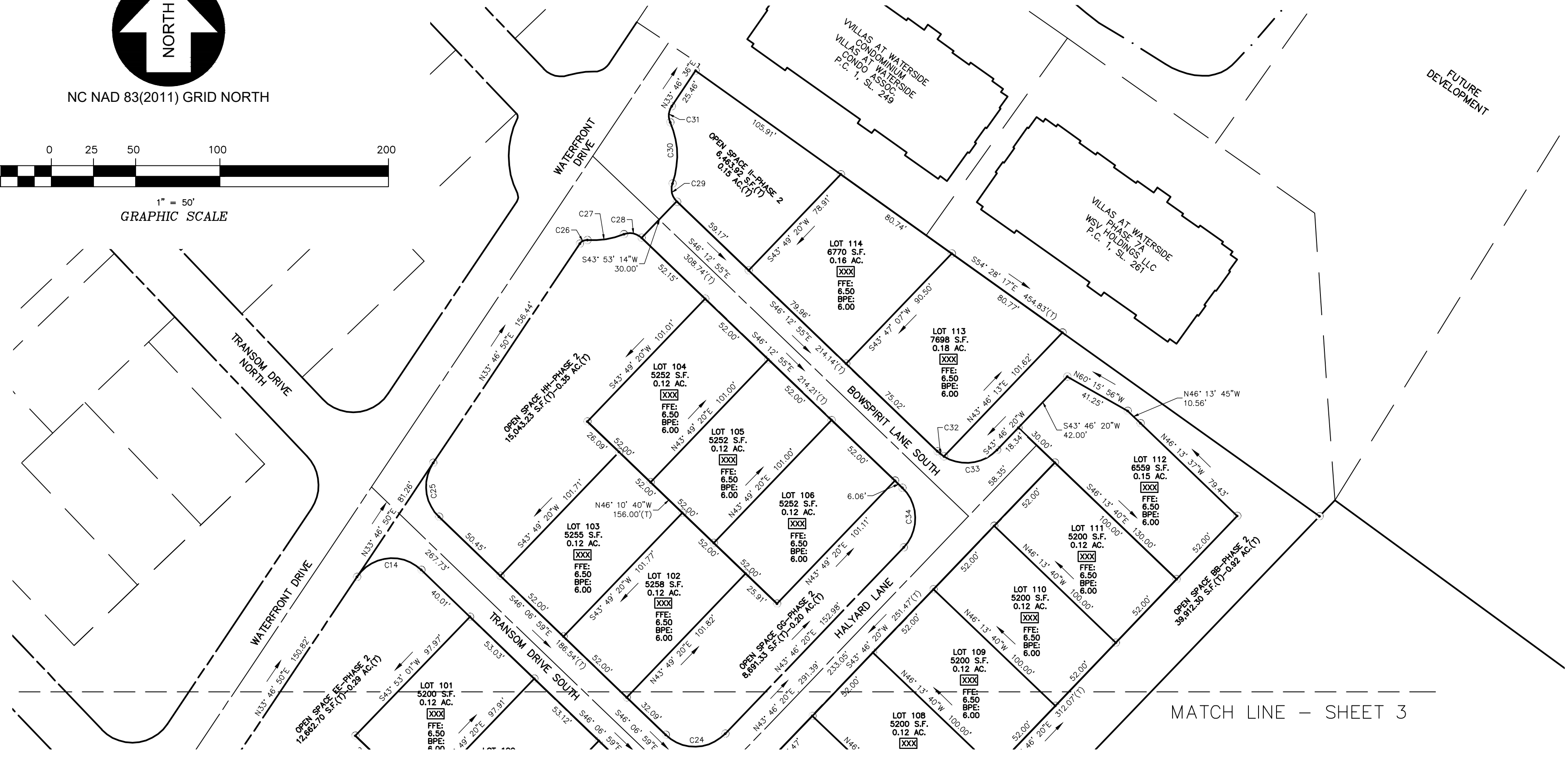
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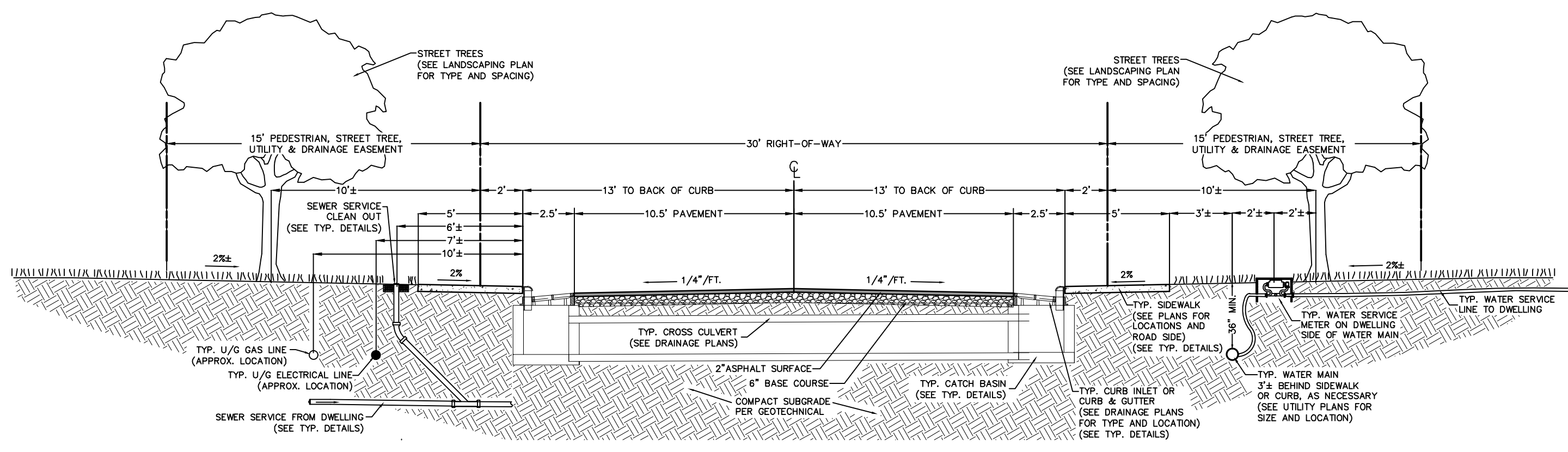
NC NAD 83(2011) GRID NORTH



1" = 50'
GRAPHIC SCALE



MATCH LINE - SHEET 3



TYPICAL LOCAL ROADWAY SECTION
SCALE: 1" = 5'
SECTION VIEW

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Engineers, Planners, Surveyors
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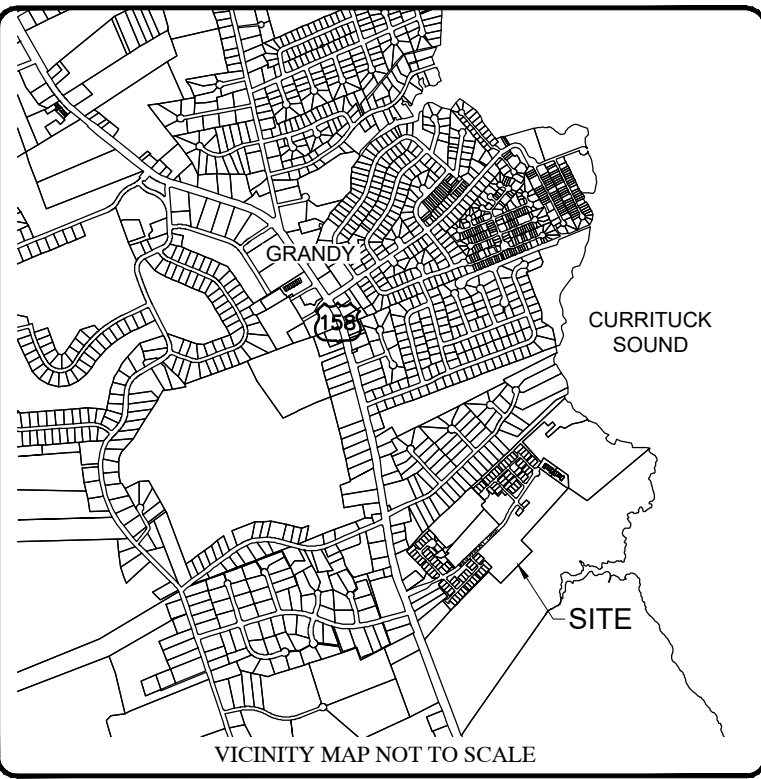
PROJECT: **WATERSIDE VILLAGES PHASE 2**
POPULAR BRANCH CURRITUCK COUNTY NORTH CAROLINA
FINAL SUBDIVISION PLAT

NO.	DATE	DESCRIPTION	BY

DocuSigned by:
Michael Bissell
C6DA34EC9CBF428

DATE: 06-20-24	SCALE: 1" = 50'
DRAWN: AKM	CHECKED: MDB
APPROVED: BPG	
SHEET: 4 OF 4	
CAD FILE: 401800FPPH2	
PROJECT NO: 4018	

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WATERSIDE VILLAGES OF CURRITUCK

RESIDENTIAL SUBDIVISION PHASE 4 FINAL PLAT POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

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 _____, 2024.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

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 _____

ENGINEER CERTIFICATE FOR PRIVATE STREETS

I HEREBY CERTIFY THAT THE PRIVATE STREETS SHOWN ON THIS PLAT ARE INTENDED FOR PRIVATE USE AND WILL REMAIN UNDER CONTROL, MAINTENANCE AND RESPONSIBILITY OF THE DEVELOPER AND/OR A HOMEOWNER'S ASSOCIATION AND THAT THEY HAVE BEEN COMPLETED IN ACCORDANCE WITH AT LEAST THE MINIMUM SPECIFICATIONS AND STANDARDS OF THE STATE DEPARTMENT OF TRANSPORTATION.

DATE _____
LICENSED ENGINEER _____

ENGINEER CERTIFICATE OF STORM WATER IMPROVEMENTS

IN THE SUBDIVISION ENTITLED WATERSIDE VILLAGES, STORMWATER DRAINAGE IMPROVEMENTS HAVE BEEN INSTALLED IN SUBSTANTIAL CONFORMANCE WITH PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP, AND APPROVED BY THE CURRITUCK COUNTY PLANNING BOARD. CURRITUCK COUNTY ASSUMES NO RESPONSIBILITY FOR THE DESIGN, MAINTENANCE OR THE GUARANTEED PERFORMANCE OF THE STORM WATER DRAINAGE IMPROVEMENTS AND THEIR EFFECTS.

REGISTERED LAND SURVEYOR/CIVIL ENGINEER _____
DATE _____
REGISTRATION NUMBER _____

STORMWATER MANAGEMENT SYSTEMS SHALL BE MAINTAINED BY THE WATERSIDE VILLAGES PROPERTY OWNERS ASSOCIATION.

GENERAL NOTES:

- PROJECT NAME: WATERSIDE VILLAGES OF CURRITUCK
- APPLICANT: WSV HOLDINGS, LLC
OWNER: WSV HOLDINGS, LLC
- PROPERTY DATA:
PARCEL ID NO: 0108-000-022J-0000
PRIMARY ADDRESS: WATERFRONT DRIVE
GRANDY, NC
- VERTICAL DATUM IS NAVD 88
- IRON PINS AT ALL LOT CORNERS UNLESS OTHERWISE NOTED HEREON.
- PROPERTY ZONING: AG
- FIRM DATA:
SUBJECT PROPERTY IS LOCATED IN F.I.R.M. ZONE "X" AS SHOWN. REFERENCE F.I.R.M PANEL # 3720992100K, EFFECTIVE DATE: DECEMBER 21, 2018. (SUBJECT TO CHANGE BY F.E.M.A.)
- RECORDED REFERENCES:
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DB 203, PG 55 DB 207, PG 892
DB 203, PG 367 DB 392, PG 355
DB 124, PG 256, DB 118, PG 494
DB 327, PG 98 PC E, SL 131
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DB 211, PG 65
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- SUBJECT TO TITLE SEARCH AND TO ANY AND/OR ALL RIGHTS OF WAYS, ENFORCEABLE RESTRICTIONS, AND/OR EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.
- UNDERGROUND UTILITIES, IF ANY, WERE NOT LOCATED BY THIS SURVEY.
- TOTAL SITE AREA PHASE 4: 6.062 ACRES
- AREA IN R/W PHASE 4: 0.748 ACRES
LINEAR FEET OF PROPOSED 30' ROADWAY PHASE 4: 1,080.20 FEET
- OPEN SPACE IN PHASE 4: 1.661 ACRES
- TOTAL LOT AREA PHASE 4: 3.653 ACRES
- MINIMUM LOT SIZE: 5,200.00 SQ.FT.
TOTAL NUMBER OF LOTS PHASE 4: 30 LOTS
- A 6' EASEMENT FOR UTILITIES AND DRAINAGE ALONG SIDE LOT LINES AND A 15' EASEMENT FOR UTILITIES AND DRAINAGE ALONG THE FRONT AND REAR LOT LINES IS HEREBY ESTABLISHED.
- USE OF LAND WITHIN A FLOODWAY OR FLOODPLAIN IS SUBSTANTIALLY RESTRICTED BY ARTICLE 16 OF THE CURRITUCK UNIFIED DEVELOPMENT ORDINANCE.
- CAMA MINOR PERMITS ARE REQUIRED FOR ANY DEVELOPMENT ACTIVITIES WITHIN THE ESTUARINE SHORELINE AEC. OPEN SPACE, PONDS AND DRAINAGE FACILITIES REQUIRED TO BE PROVIDED BY THE DEVELOPER IN ACCORDANCE WITH THIS ORDINANCE SHALL NOT BE DEDICATED TO PUBLIC USE AND SHALL REMAIN UNDER THE OWNERSHIP AND CONTROL OF THE DEVELOPER (OR HIS SUCCESSOR) OR THE ASSOCIATION OF OWNERS OF PROPERTY SHOWN ON THIS SUBDIVISION PLAT THAT SATISFIES THE CRITERIA ESTABLISHED IN THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE.
- ALL PARCELS AND OTHER AREAS IDENTIFIED AS "COMMON AREA" ARE LIMITED TO THE USE AND ENJOYMENT BY THE OWNERS OF LOTS AND ARE NOT FOR PUBLIC USE. NO PARCELS OR AREAS ON THIS SUBDIVISION PLAT ARE OFFERED TO PUBLIC USE, EXCEPT AS SPECIFICALLY DESIGNATED, AND THE RECORDING OF THE SUBDIVISION PLAT DOES NOT CONSTITUTE AN OFFER OF DEDICATION TO PUBLIC USE OF ANY PROPERTY SHOWN HEREON EXCEPT THAT PROPERTY SPECIFICALLY DESIGNATED AS "PUBLIC."

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

LEGEND	
---	ROADWAY CENTERLINE
---	RIGHT-OF-WAY
---	PROPERTY BOUNDARY
---	ADJOINING PROPERTY LINE
---	SHORELINE
□	EXISTING CONCRETE MONUMENT
○	SET IRON ROD
○	EXISTING IRON ROD
○	EXISTING IRON PIPE
100	STREET ADDRESS
N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
SL	SLIDE
(T)	TOTAL
(COMP)	COMPUTED PHASE LINE
SF / SQ.FT.	SQUARE FEET
AC	ACRES

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 _____

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 10TH DAY OF DECEMBER, A.D., 2024.

DocuSigned by:
Michael D. Barr L-1756
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 10TH DAY OF DECEMBER, 2026 ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP. REMAINING IMPROVEMENTS INCLUDE:

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

12/10/2024
DATE

DocuSigned by:
Michael D. Barr
C6DA34EC9CBF428...
REGISTERED LAND SURVEYOR/ENGINEER
L-1756

REGISTRATION NUMBER

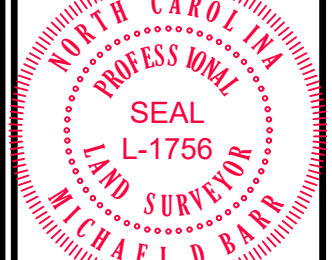
BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

Bissell Professional Group
Firm License # C-956
3512 North Croatan Highway
P.O. Box 1088
Kitty Hawk, North Carolina 27949
(252) 394-2046
(252) 394-2046
FAX (252) 361-1760

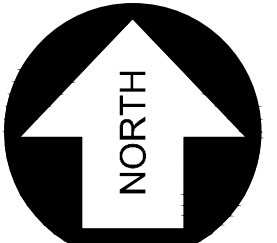
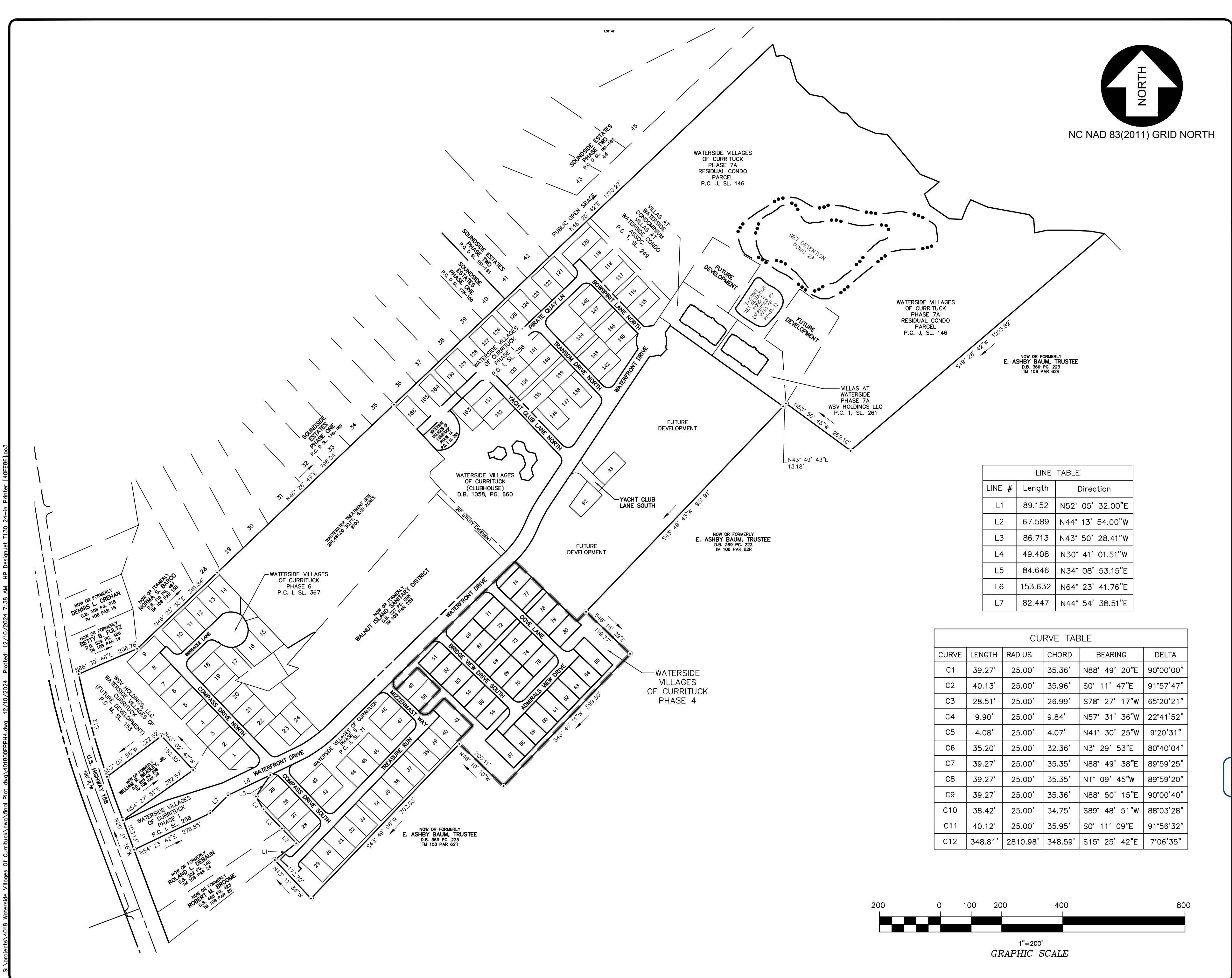
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PROJECT: WATERSIDE VILLAGES OF CURRITUCK PHASE 4
CURRITUCK COUNTY NORTH CAROLINA
POPLAR BRANCH FINAL SUBDIVISION PLAT

NO.	DATE	DESCRIPTION	BY



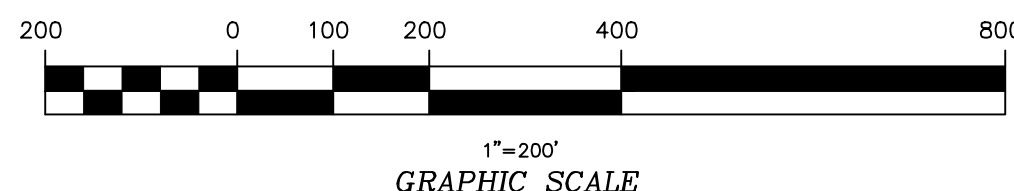
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DESIGNED: MDB CHECKED: MDB
DRAWN: AKM APPROVED: BPG
SHEET: 1 OF 4
CAD FILE: 401800FPPH4
PROJECT NO: 4018



NC NAD 83(2011) GRID NORTH

LINE TABLE		
LINE #	Length	Direction
L1	89.152	N52° 05' 32.00"E
L2	67.589	N44° 13' 54.00"W
L3	86.713	N43° 50' 28.41"W
L4	49.408	N30° 41' 01.51"W
L5	84.646	N34° 08' 53.15"E
L6	153.632	N64° 23' 41.76"E
L7	82.447	N44° 54' 38.51"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	39.27'	25.00'	35.36'	N88° 49' 20"E	90°00'00"
C2	40.13'	25.00'	35.96'	S0° 11' 47"E	91°57'47"
C3	28.51'	25.00'	26.99'	S78° 27' 17"W	65°20'21"
C4	9.90'	25.00'	9.84'	N57° 31' 36"W	22°41'52"
C5	4.08'	25.00'	4.07'	N41° 30' 25"W	9°20'31"
C6	35.20'	25.00'	32.36'	N3° 29' 53"E	80°40'04"
C7	39.27'	25.00'	35.35'	N88° 49' 38"E	89°59'25"
C8	39.27'	25.00'	35.35'	N1° 09' 45"W	89°59'20"
C9	39.27'	25.00'	35.36'	N88° 50' 15"E	90°00'40"
C10	38.42'	25.00'	34.75'	S89° 48' 51"W	88°03'28"
C11	40.12'	25.00'	35.95'	S0° 11' 09"E	91°56'32"
C12	348.81'	2810.98'	348.59'	S15° 25' 42"E	7°06'35"

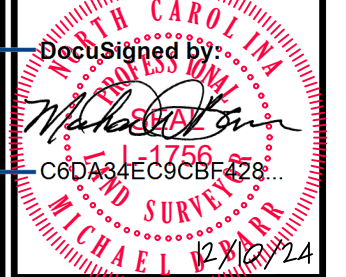


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 Kitty Hawk, North Carolina 27949
 (252) 398-2365
 (252) 398-2365
 FAX (252) 261-1760

WATERSIDE VILLAGES
PHASE 4
 CURRITUCK COUNTY NORTH CAROLINA
 POPLAR BRANCH
FINAL SUBDIVISION PLAT

REVISIONS	
NO.	DATE / DESCRIPTION / BY



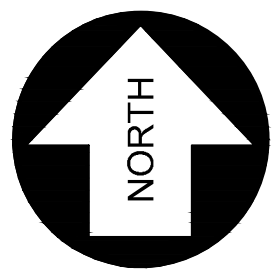
DocuSigned by:
 Michael J. Bissell
 C6D8A34EC9CBF428...

DATE: 06-12-24
 SCALE: 1" = 200'

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

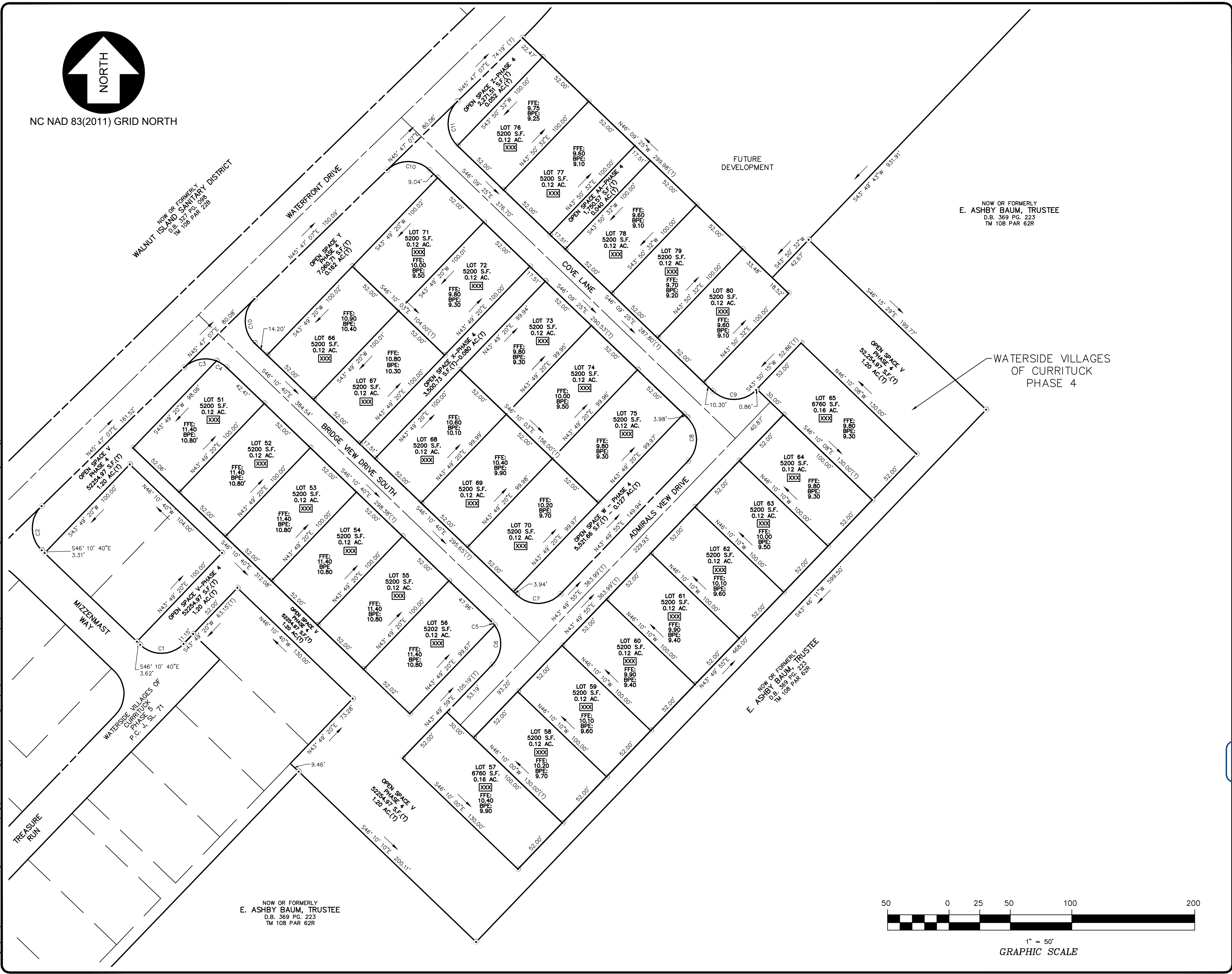
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NOW OR FORMERLY
E. ASHBY BAUM, TRUSTEE
D.B. 369 PG. 223
TM 108 PAR 62R

NOW OR FORMERLY
E. ASHBY BAUM, TRUSTEE
D.B. 369 PG. 223
TM 108 PAR 62R

NOW OR FORMERLY
E. ASHBY BAUM, TRUSTEE
D.B. 369 PG. 223
TM 108 PAR 62R



1" = 50'
GRAPHIC SCALE

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Bissell Professional Group
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FAX (252) 261-1760

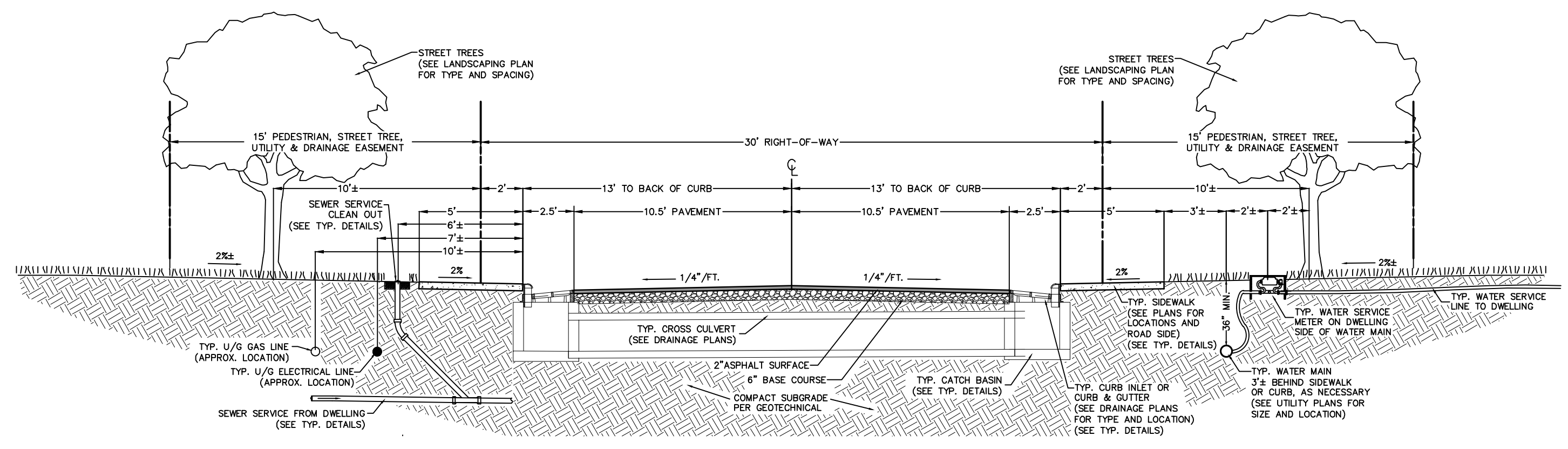
WATERSIDE VILLAGES
PHASE 4
CURRITUCK COUNTY
NORTH CAROLINA
POPULAR BRANCH
FINAL SUBDIVISION PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY

DocuSigned by:
Michael J. Bissell
C0DA34E00B428
MICHAEL J. BISSELL
SURVEYOR

DATE: 06-12-24
SCALE: 1" = 50'
DESIGNED: MDB
CHECKED: MDB
DRAWN: AKM
APPROVED: BPG
SHEET: 3 OF 4
CAD FILE: 401800FPPH4
PROJECT NO: 4018



TYPICAL LOCAL ROADWAY SECTION
SCALE: 1" = 5' SECTION VIEW

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PROJECT:
WATERSIDE VILLAGES
PHASE 4
NORTH CAROLINA
POPULAR BRANCH CURRITUCK COUNTY

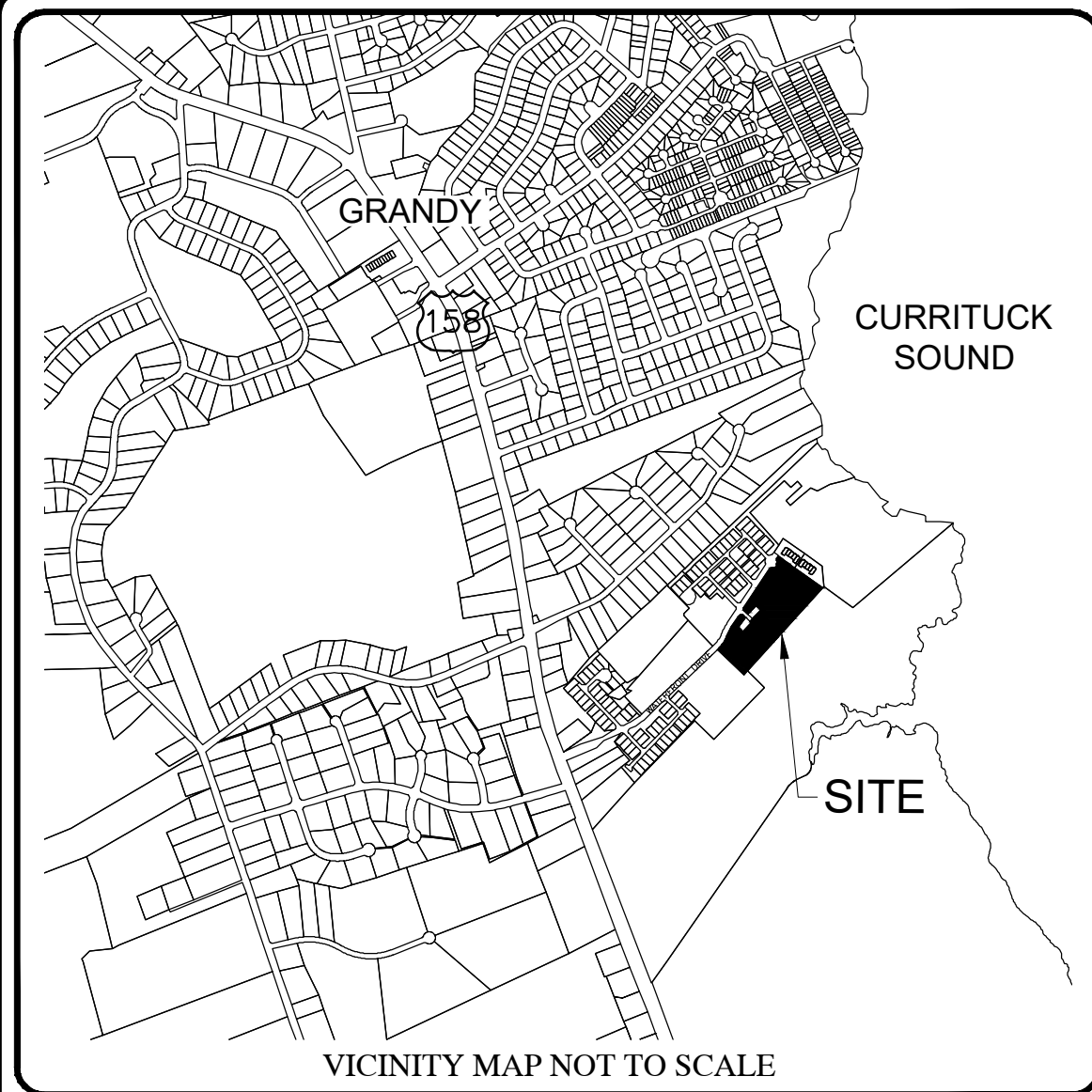
FINAL SUBDIVISION PLAT

NO.	DATE	DESCRIPTION	BY

DESIGNED BY: *Michael J. Bissell*

 G6DA34EC9CBF428

DATE:	06-12-24	SCALE:	1" = 50'
DESIGNED:	AKM	CHECKED:	MDB
DRAWN:	AKM	APPROVED:	BPG
SHEET:	4 OF 4		
CAD FILE:	401800FPPH4		
PROJECT NO.:	4018		



CONSTRUCTION RECORD DRAWINGS FOR WATERSIDE VILLAGES OF CURRITUCK PHASES 2 & 4

POLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

GENERAL NOTES:

- PROJECT NAME: WATERSIDE VILLAGES OF CURRITUCK - PHASES 2 & 4
- OWNER/APPLICANT: WSV HOLDINGS, LLC
P.O. BOX 90
KILL DEVIL HILLS, NC 27948
- 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:
ZONES X, SHADED X AND AE (4') PER F.E.M.A. F.I.R.M. MAP PANEL # 3721803200K 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.
- THESE CONSTRUCTION RECORD DRAWINGS AREA BASED ON A COMBINATION OF ACTUAL FIELD SURVEYS AND FIELD OBSERVATIONS PERFORMED BY BISSELL PROFESSIONAL GROUP AS WELL AS INFORMATION PROVIDED BY THE PROJECT'S CONSTRUCTION CONTRACTORS AND THE CURRITUCK COUNTY WATER DEPARTMENT. ANY SITE MODIFICATIONS MADE AFTER THE LAST FIELD SURVEY ARE NOT REPRESENTED IN THESE DRAWINGS. CONTRIBUTING FIELD SURVEYS WERE CONDUCTED ON THE FOLLOWING DATES:
 - 03-20-24
 - 12-11-24
 - 05-03-24
 - 05-17-24
 - 05-20-24
 - 05-21-24
 - 07-02-24
 - 09-09-24
 - 09-11-24
 - 09-12-24
 - 09-16-24
 - 11-11-24
 - 12-10-24

AS-BUILT SURVEY
I HEREBY CERTIFY THAT ALL IMPROVEMENTS FOR THIS SUBDIVISION HAVE BEEN INSTALLED IN SUBSTANTIAL CONFORMANCE WITH 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 _____ DAY OF _____, 20____ ACCORDING TO THE PLANS AND SPECIFICATIONS PREPARED BY BISSELL PROFESSIONAL GROUP. FINAL GROUND STABILIZATION OF THE SITE IS ONGOING AND IS NOT INCLUDED IN THIS CERTIFICATION. REMAINING IMPROVEMENTS INCLUDE:

- STREET TREES
- STREET LIGHTS
- PROPERTY LINE SWALES

12-11-2024
DATE

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

PERFORMANCE GUARANTEE
SHOULD THE OWNER OR DEVELOPER FAIL TO COMPLETE INSTALLATION OF THE GUARANTEED IMPROVEMENTS PER APPROVED PLAN WITHIN THE TERM OF THE PERFORMANCE (AS MAY BE EXTENDED), THE DIRECTOR SHALL GIVE THE OWNER OR DEVELOPER 30 DAYS WRITTEN NOTICE OF THE DEFAULT BY CERTIFIED MAIL. AFTER THE 30-DAY NOTICE PERIOD EXPIRES, THE COUNTY MAY DRAW ON THE GUARANTEE AND USE THE FUNDS TO PERFORM WORK NECESSARY TO COMPLETE INSTALLATION OF THE GUARANTEED IMPROVEMENTS. UPON COMPLETION OF SAID WORK, THE COUNTY SHALL PROVIDE AN ACCOUNTING STATEMENT OF THE EXPENDITURES TO THE OWNER OR DEVELOPER AND AS APPLICABLE, THE OWNER OR DEVELOPER SHALL REIMBURSE THE COUNTY IN ORDER TO BE RELEASED OF BOND AND AVOID A WARRANT OF INDEBTEDNESS.

TABLE OF CONTENTS	
Sheet Number	Sheet Title
1	COVER SHEET
2	OVERALL
3	ROAD & DRAINAGE RECORD
4	ROAD & DRAINAGE RECORD
5	WATER DISTRIBUTION & SANITARY SEWER RECORD
6	WATER DISTRIBUTION & SANITARY SEWER RECORD
7	BRIDGE VIEW DRIVE SOUTH SANITARY SEWER - PLAN & PROFILE
8	ADMIRALS VIEW DRIVE SANITARY SEWER - PLAN & PROFILE
9	COVE LANE SANITARY SEWER - PLAN & PROFILE

LEGEND

	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	SWALE CENTERLINE
	SWALE/BMP TOP OF BANK
	CULVERT (SIZE, TYPE & INVERTS AS NOTED)
	RECORD WATER DISTRIBUTION MAIN (SIZE AS NOTED)
	EXISTING WATER LINE
	6" FIRE HYDRANT TYPICAL
	WATER VALVE TYPICAL (SIZE AS NOTED)
	WATER SERVICE METER BOX
	8" GRAVITY SEWER LINE & MANHOLE
	CATCH BASIN/DROP INLET & STORM PIPE
	SEWER SERVICE CLEANOUT
	DRAINAGE FLOW DIRECTION
	FLOWLINE
	EDGE OF CONCRETE
	BUILDING PAD ELEVATION
	SPOT ELEVATION

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Carolina 27949
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COVER SHEET

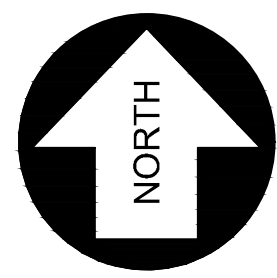
PROJECT: **WATERSIDE VILLAGES OF CURRITUCK - PH 2 & 4**
NORTH CAROLINA
CURRITUCK COUNTY
POLAR BRANCH

CONSTRUCTION RECORD DRAWING

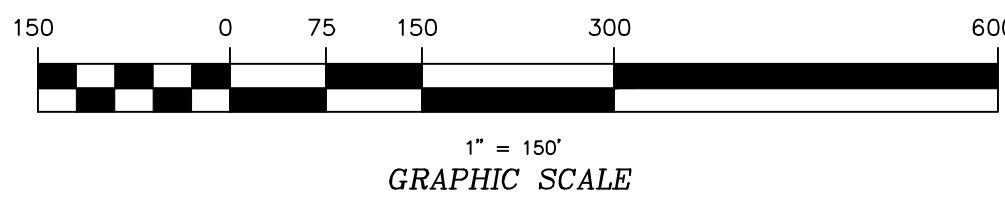
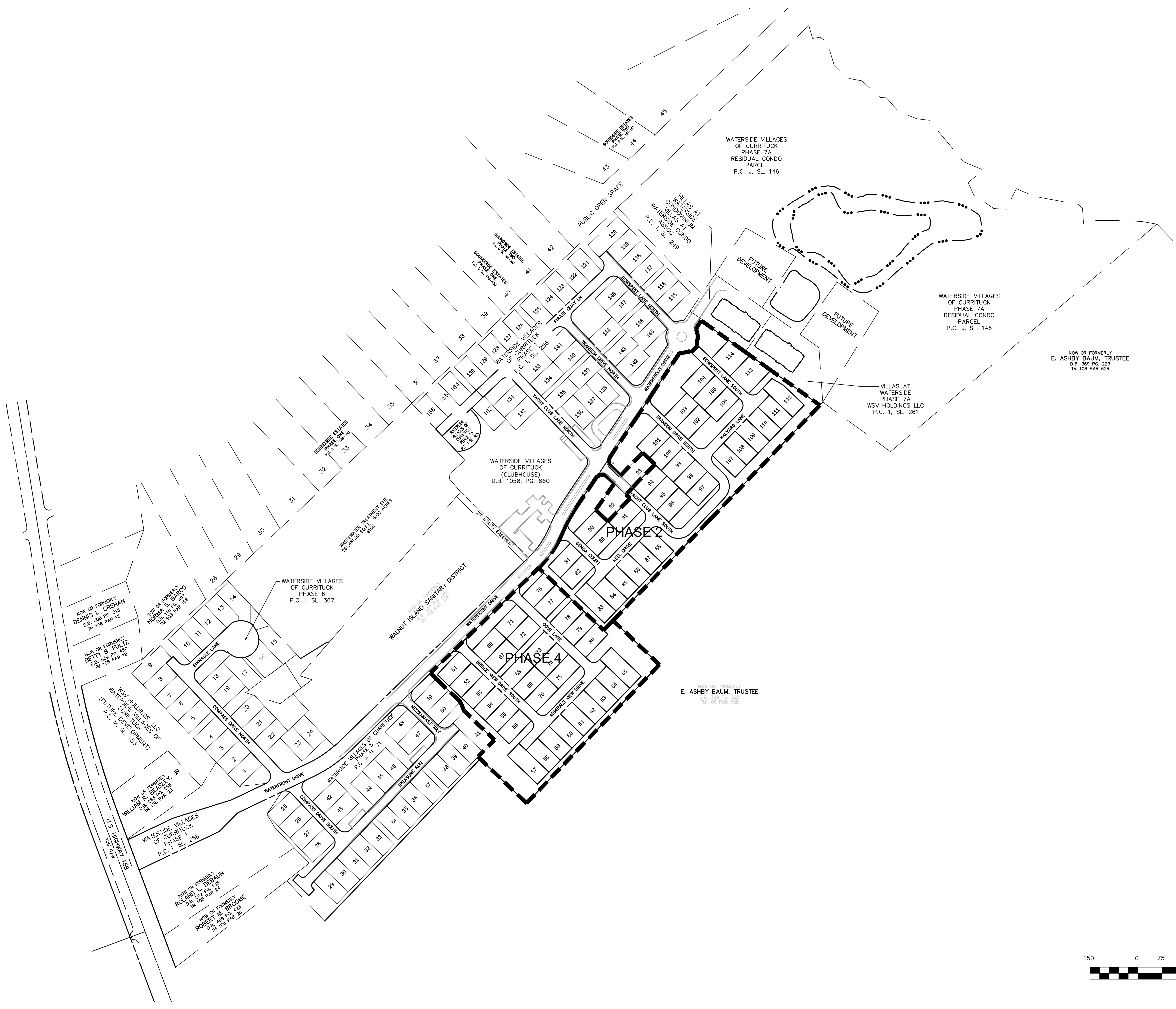
NO.	DATE	DESCRIPTION	BY

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DESIGNED:	DMK	CHECKED:	MDB
DRAWN:	DMK	APPROVED:	BPG
SHEET:	1	OF	9
CAD FILE:	401800ASBP12-4	PROJECT NO:	4018

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NC NAD 83(2011) GRID NORTH



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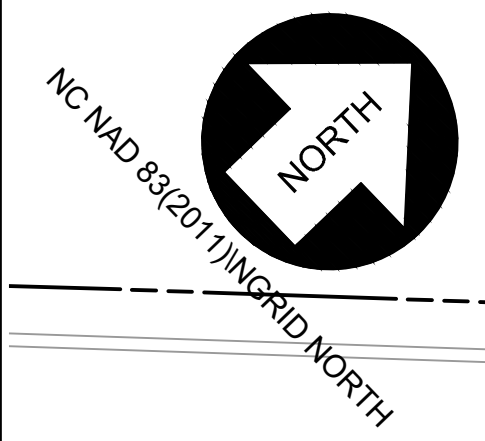
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 APPROVED: BPG

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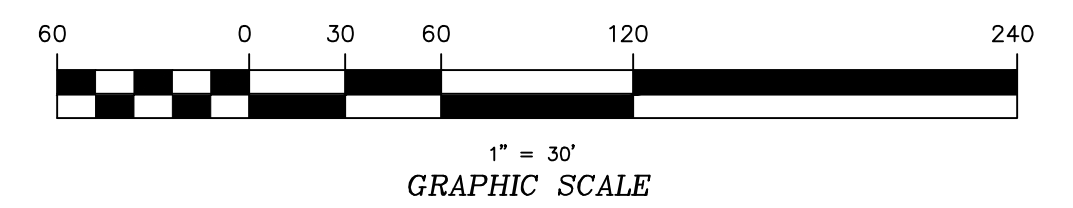
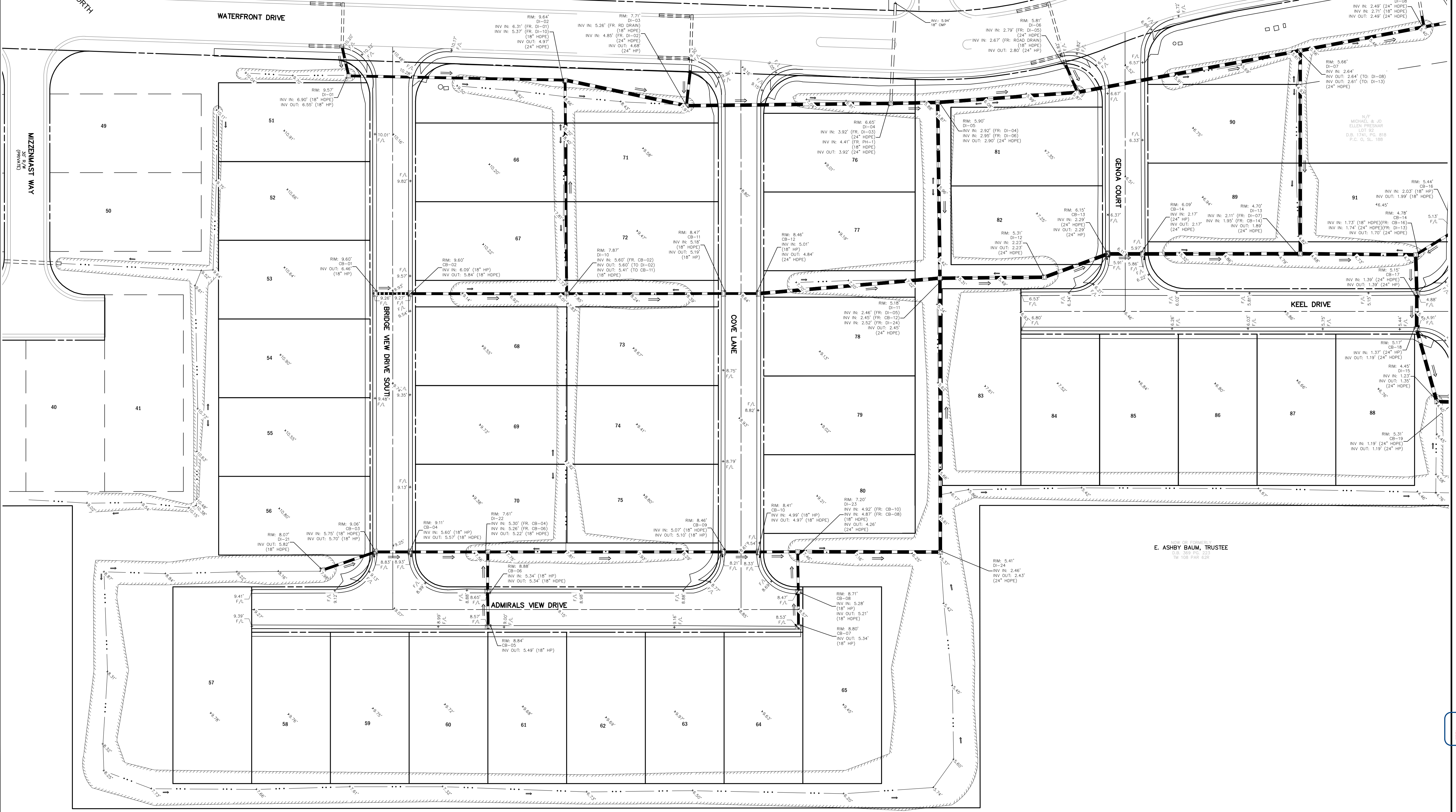
PROJECT: **WATERSIDE VILLAGES OF CURRITUCK - PH 2 & 4**
 POPLAR BRANCH
 CURRITUCK COUNTY
 NORTH CAROLINA

DEVELOPMENT OVERVIEW
 AND PHASING PLAN
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WALNUT ISLAND SANITARY DISTRICT
D.B. 327 PC 098
TM 108 PAR 228



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ROADWAY & DRAINAGE RECORD

WATERSIDE VILLAGES OF CURRITUCK - PH 2 & 4
NORTH CAROLINA
CURRITUCK COUNTY
POPLAR BRANCH

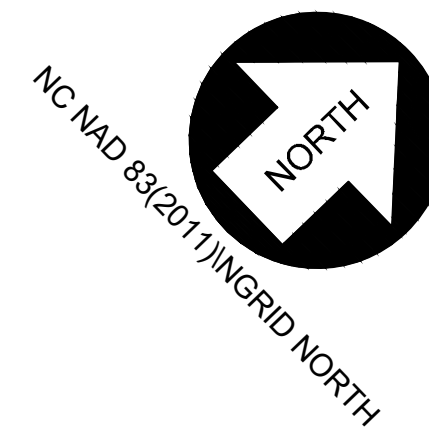
REVISIONS

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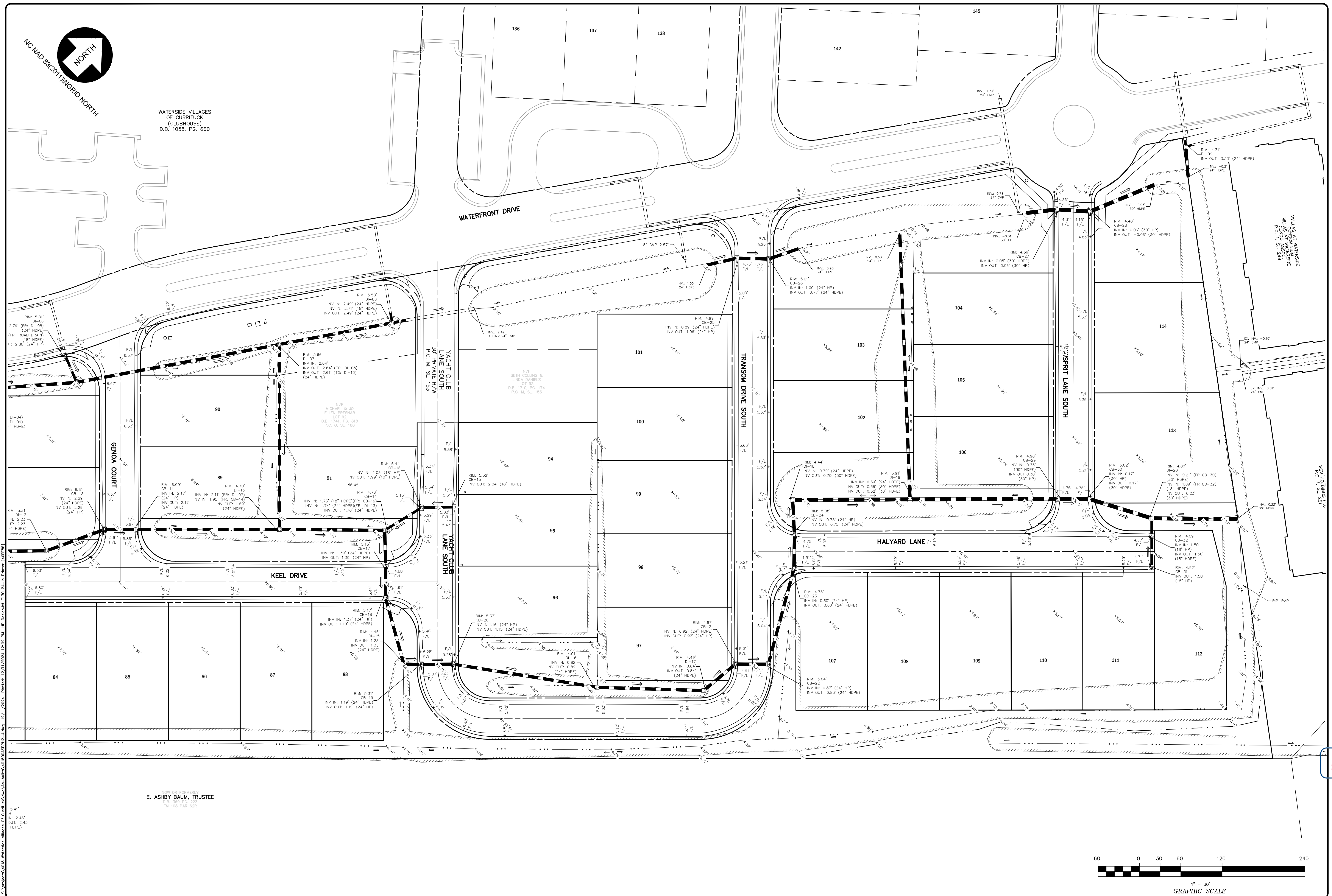
Designed by
Michael J. ...
1756
CDD/ACE/CSB/428
12-11-24

DATE: 12-11-24 SCALE: 1" = 30'
DESIGNED: DMK CHECKED: MDB
DRAWN: DMK APPROVED: BPG
SHEET: 3 OF 9

CAD FILE: 401800ASBPH2-4
PROJECT NO: 4018



WATERSIDE VILLAGES OF CURRITUCK (CLUBHOUSE)
D.B. 1058, PG. 660



E. ASHBY BAUM, TRUSTEE
S.B. 309 PG. 223
TR 108 PAR. 62R

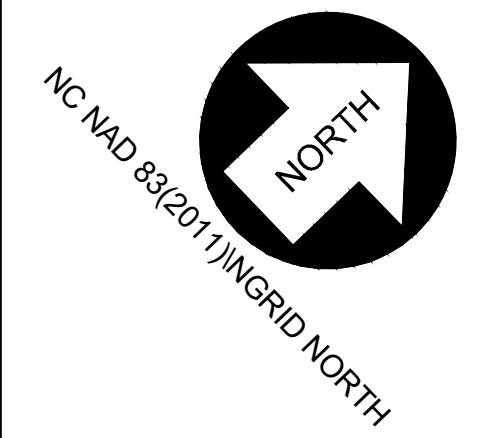
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and Environmental Specialists

ROADWAY & DRAINAGE RECORD
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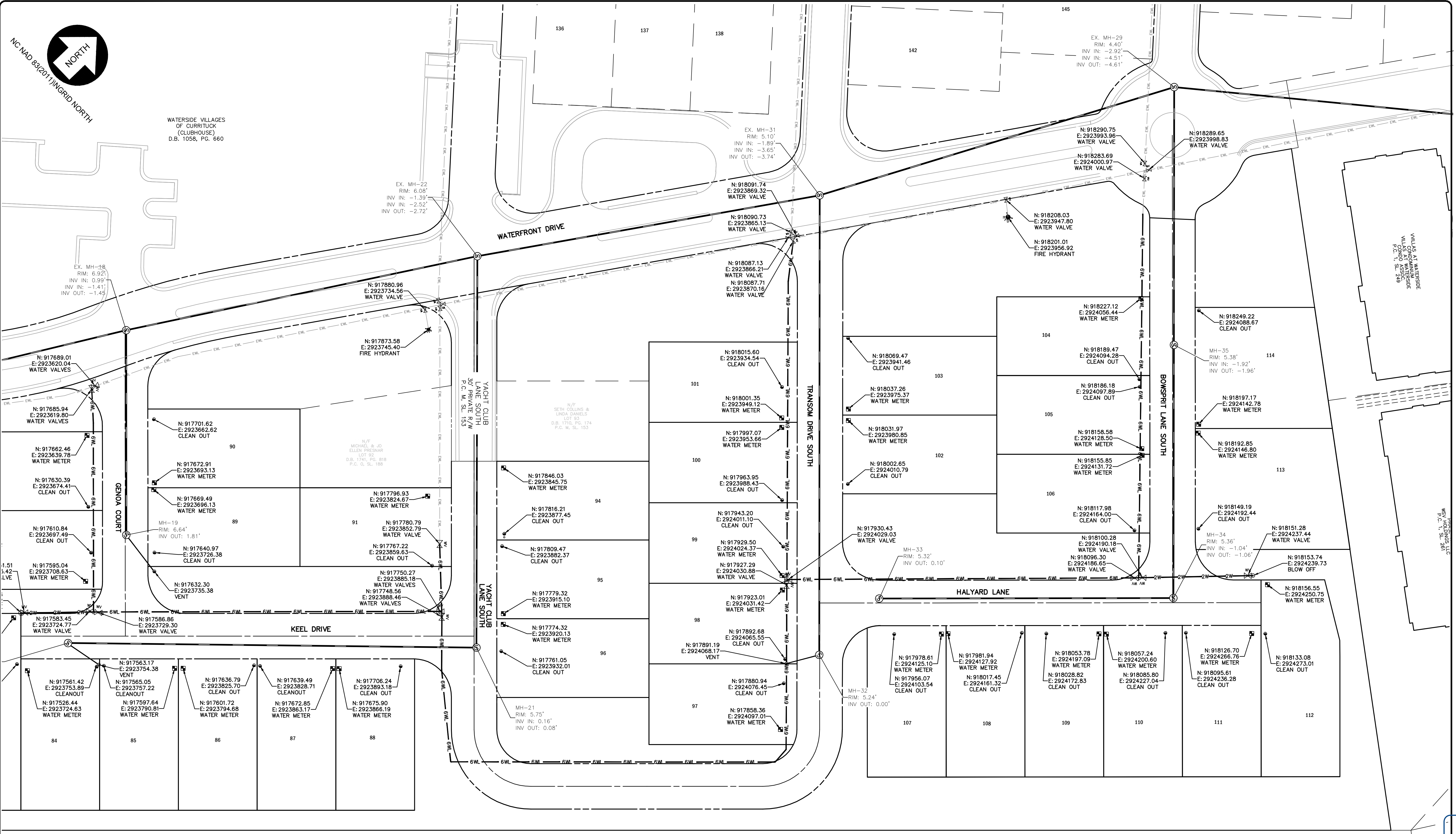
WATERSIDE VILLAGES OF CURRITUCK - PH 2 & 4
NORTH CAROLINA
CURRITUCK COUNTY
POPLAR BRANCH

NO.	DATE	REVISIONS	DESCRIPTION	BY

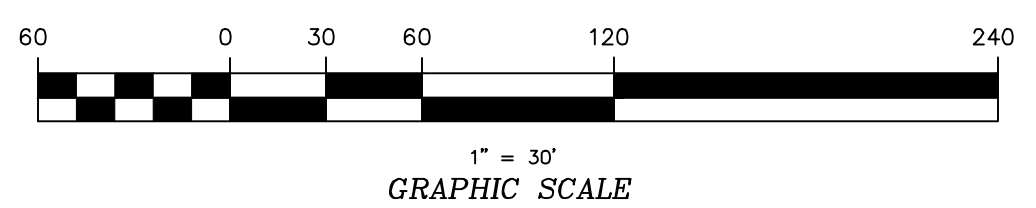
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3/11/20
CDDA44EC9CBP428
12-11-24
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CHECKED: MDB
DRAWN: DMK
APPROVED: BPG
SHEET: 4 OF 9
CAD FILE: 401800ASBP2-4
PROJECT NO: 4018



WATERSIDE VILLAGES OF CURRITUCK (CLUBHOUSE)
D.B. 1058, PG. 660



E. ASHBY BAUM, TRUSTEE
100 S. 10TH ST. SUITE 200
MARTINEZ, GA 30122



BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

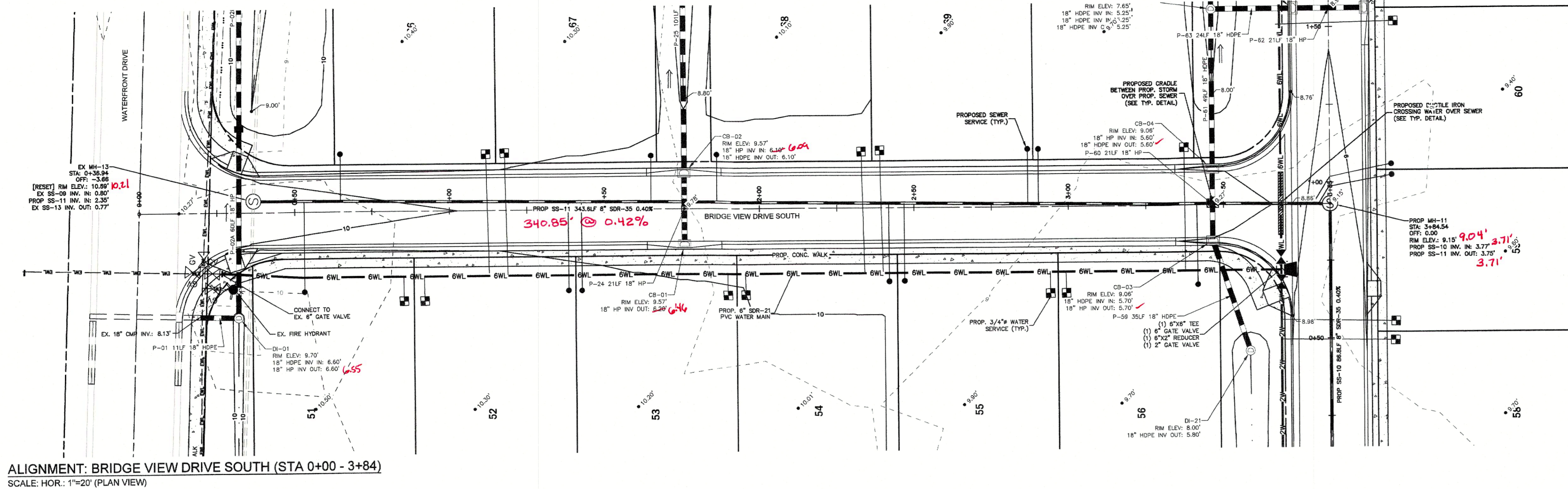
Bissell Professional Group
Firm License # 6-995
10000 Highway 101
P.O. Box 1008
Charlotte, Carolina 27949
(704) 261-3266
FAX (704) 261-1760

WATER DISTRIBUTION & SANITARY SEWER RECORD

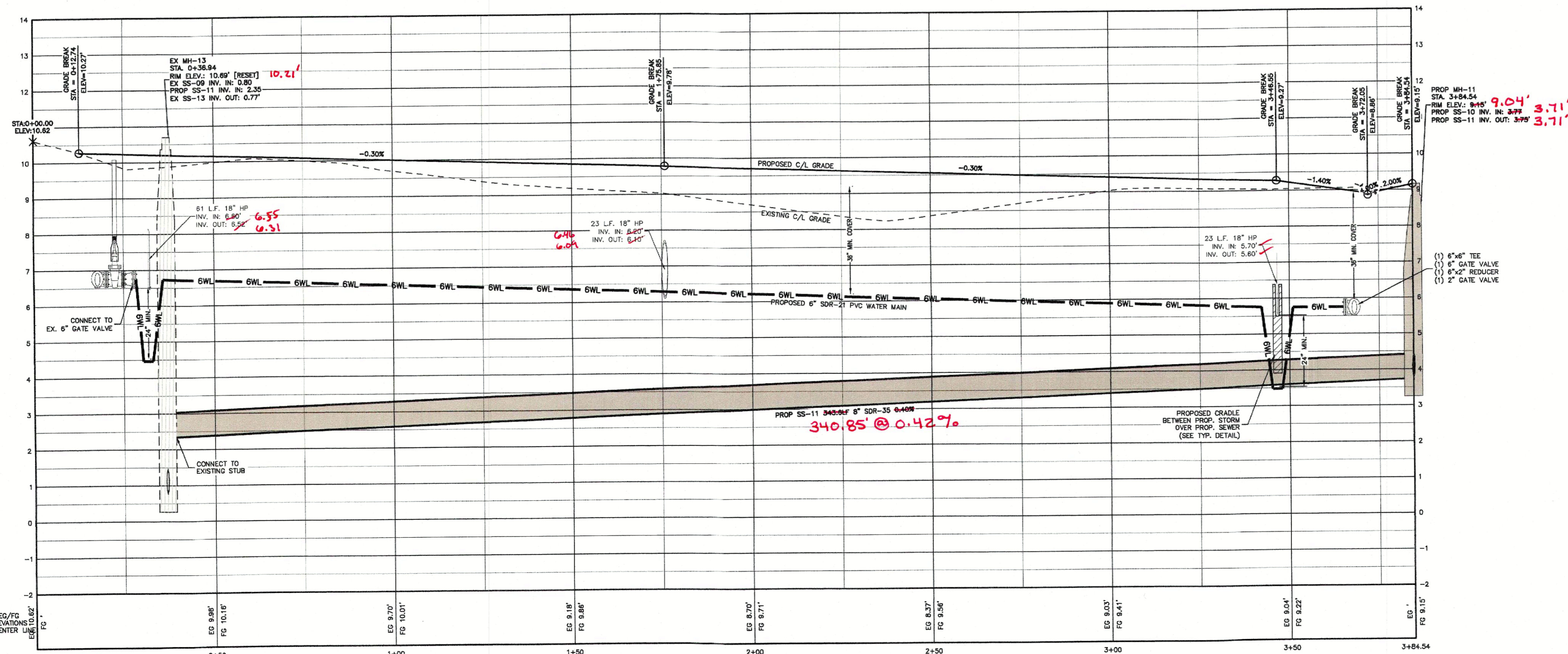
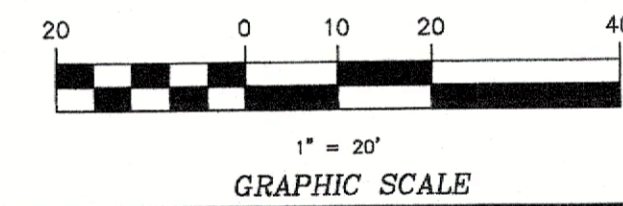
WATERSIDE VILLAGES OF CURRITUCK - PH 2 & 4
NORTH CAROLINA
CURRITUCK COUNTY
POPLAR BRANCH

CONSTRUCTION RECORD DRAWING

DESIGNED BY: *Michael J. ...*
DATE: 12-11-24
DRAWN: DMK
CHECKED: MDB
APPROVED: BPG
SHEET: 6 OF 9
CAD FILE: 401800ASBP2-4
PROJECT NO: 4018



ALIGNMENT: BRIDGE VIEW DRIVE SOUTH (STA 0+00 - 3+84)
SCALE: HOR.: 1"=20' (PLAN VIEW)



ALIGNMENT: BRIDGE VIEW DRIVE SOUTH (STA 0+00 - 3+84)
SCALE: HOR.: 1"=20' VERT.: 1"=2' (PROFILE VIEW)

FINAL DRAWING
NOT RELEASED FOR
CONSTRUCTION

NO.	DATE	DESCRIPTION

DATE: 9-26-22
 DESIGNED: BPG
 DRAWN: KPW/DMK
 SHEET: 9 OF 23

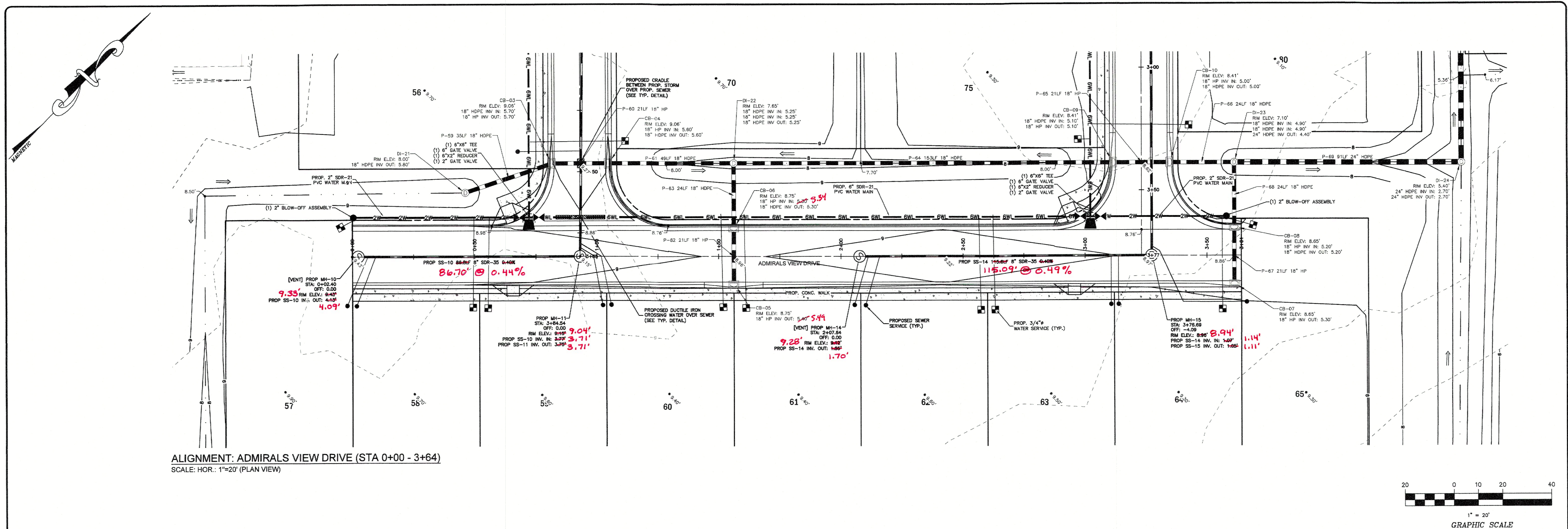
CAD FILE: 4018 PH 2-4
 PROJECT NO: 4018

PROFESSIONAL SEAL
 ENGINEER
 FIDELITY & BOND

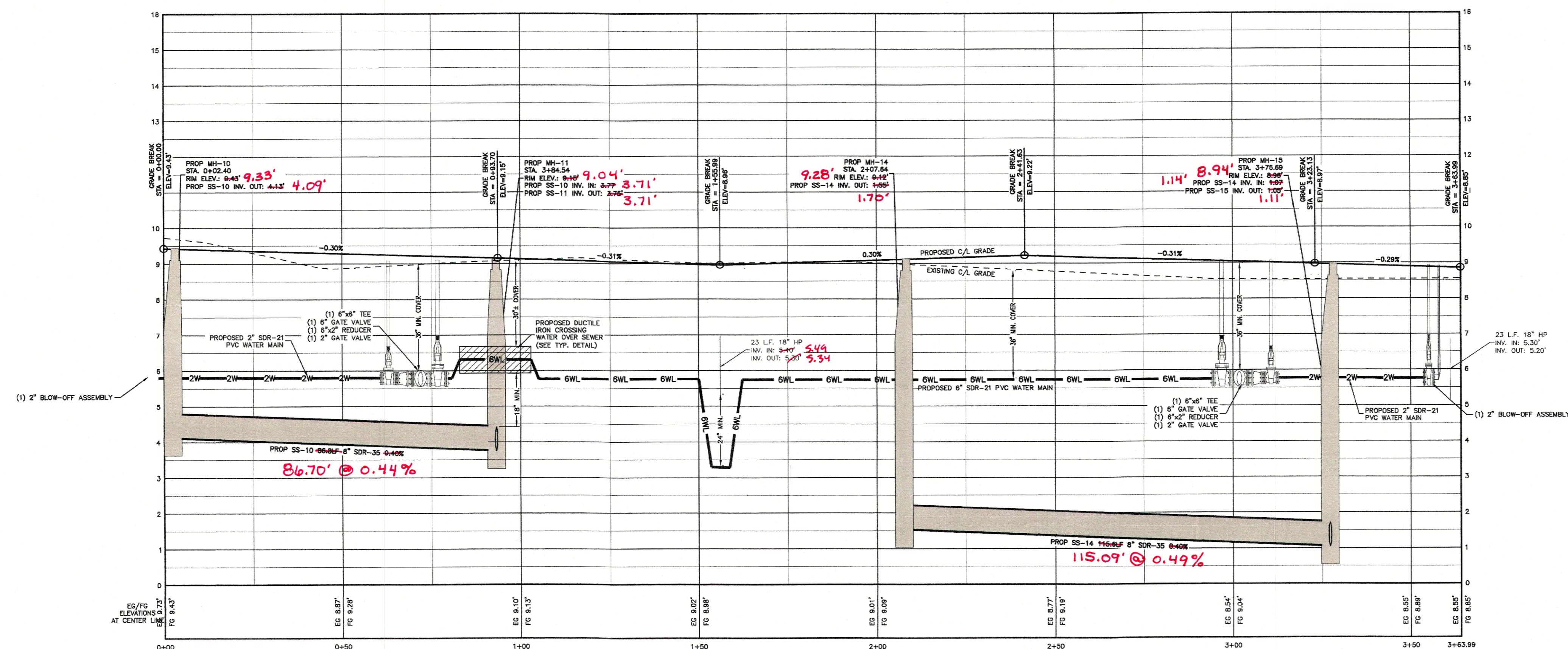
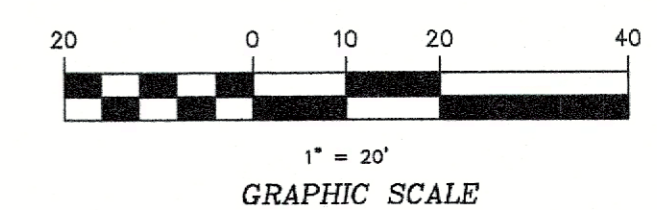
PROJECT: WATERSIDE VILLAGES OF CURRITUCK
 CURRITUCK COUNTY
 POPLAR BRANCH TOWNSHIP
 NORTH CAROLINA

BRIDGE VIEW DRIVE SOUTH
 PLAN & PROFILE (STATION 0+00 - 3+84)

RUSSELL
 Engineers, Planners, Surveyors
 and Environmental Specialists
 Russell Professional Group
 Firm License # C-958
 P.O. Box 10400
 Cary, NC 27513
 Phone: (919) 261-1790
 Fax: (919) 261-1790



ALIGNMENT: ADMIRALS VIEW DRIVE (STA 0+00 - 3+64)
SCALE: HOR.: 1"=20' (PLAN VIEW)



ALIGNMENT: ADMIRALS VIEW DRIVE (STA 0+00 - 3+64)
SCALE: HOR.: 1"=20' VERT.: 1"=2' (PROFILE VIEW)

FINAL DRAWING
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Bigsell Professional Group
202 North Carolina Highway
C-960
Cary, N.C. 27513
Tel: (919) 286-1100
Fax: (919) 286-1190

BSSELL

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Engineers, Planners, Surveyors
and Environmental Specialists

ADMIRALS VIEW DRIVE
PLAN & PROFILE (STATION 0+00 - 3+64)

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PROJECT: WATERSIDE VILLAGES OF CURRITUCK
POPULAR BRANCH TOWNSHIP
CURRITUCK COUNTY
NORTH CAROLINA

CONSTRUCTION DRAWINGS PHASES 2 & 4

NO.	DATE	DESCRIPTION

DATE: 9-26-22

DESIGNED: BPG

DRAWN: KFW/DMK

SHEET: 10 OF 23

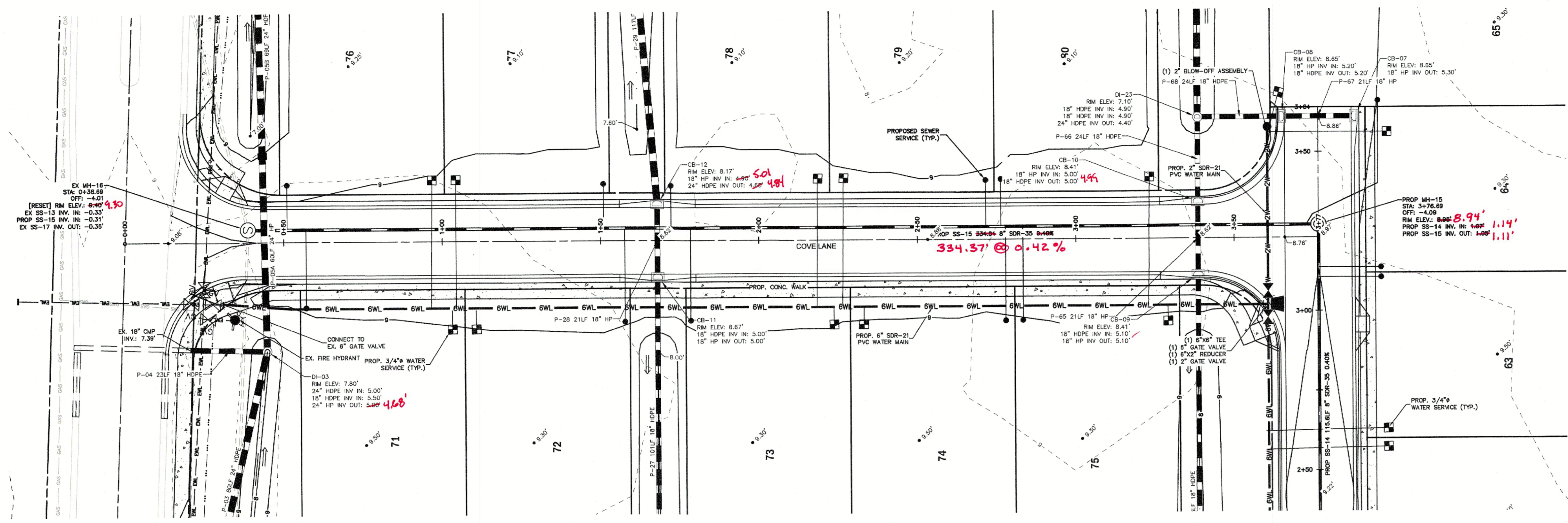
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PROJECT NO: 4018

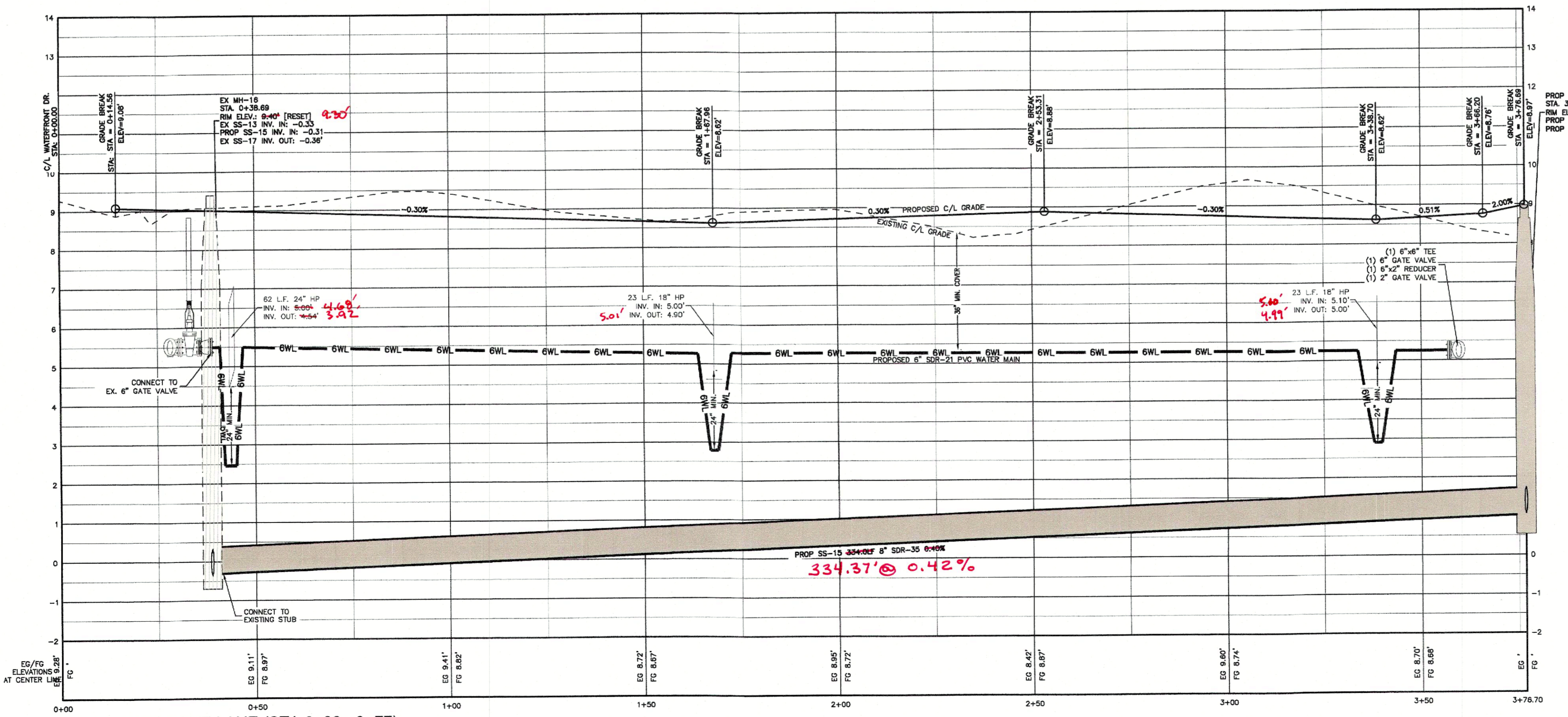
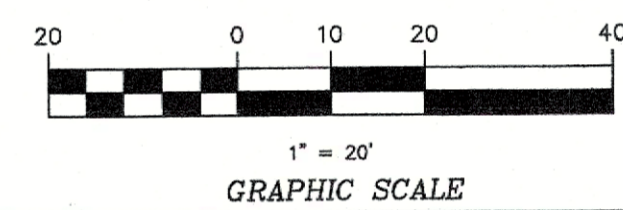
SCALE: 1" = 20', 1" = 2'

CHECKED: MSB

APPROVED: BPG



ALIGNMENT: COVE LANE (STA 0+00 - 3+77)
SCALE: HOR.: 1"=20' (PLAN VIEW)



ALIGNMENT: COVE LANE (STA 0+00 - 3+77)
SCALE: HOR.: 1"=20' VERT.: 1"=2' (PROFILE VIEW)

FINAL DRAWING
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CONSTRUCTION

NO.	DATE	DESCRIPTION

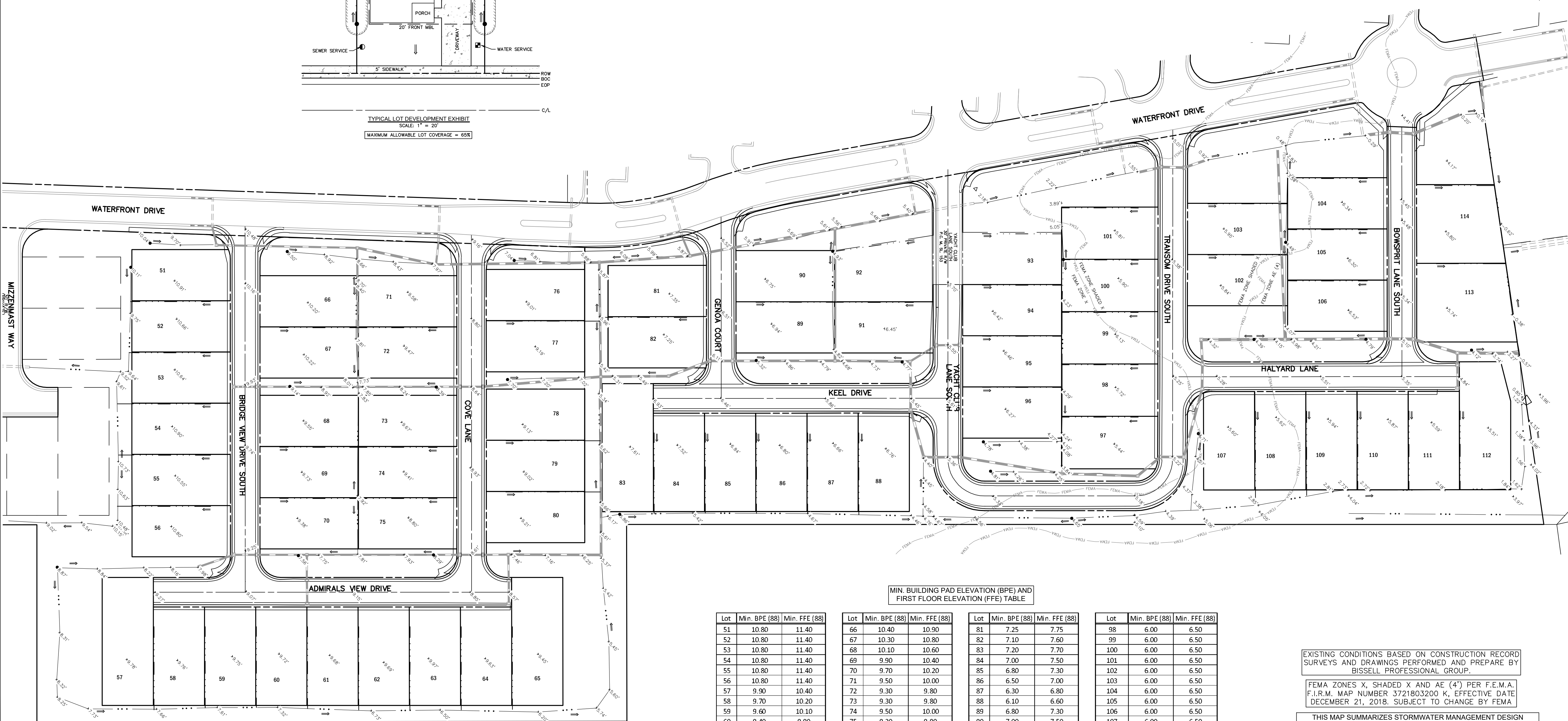
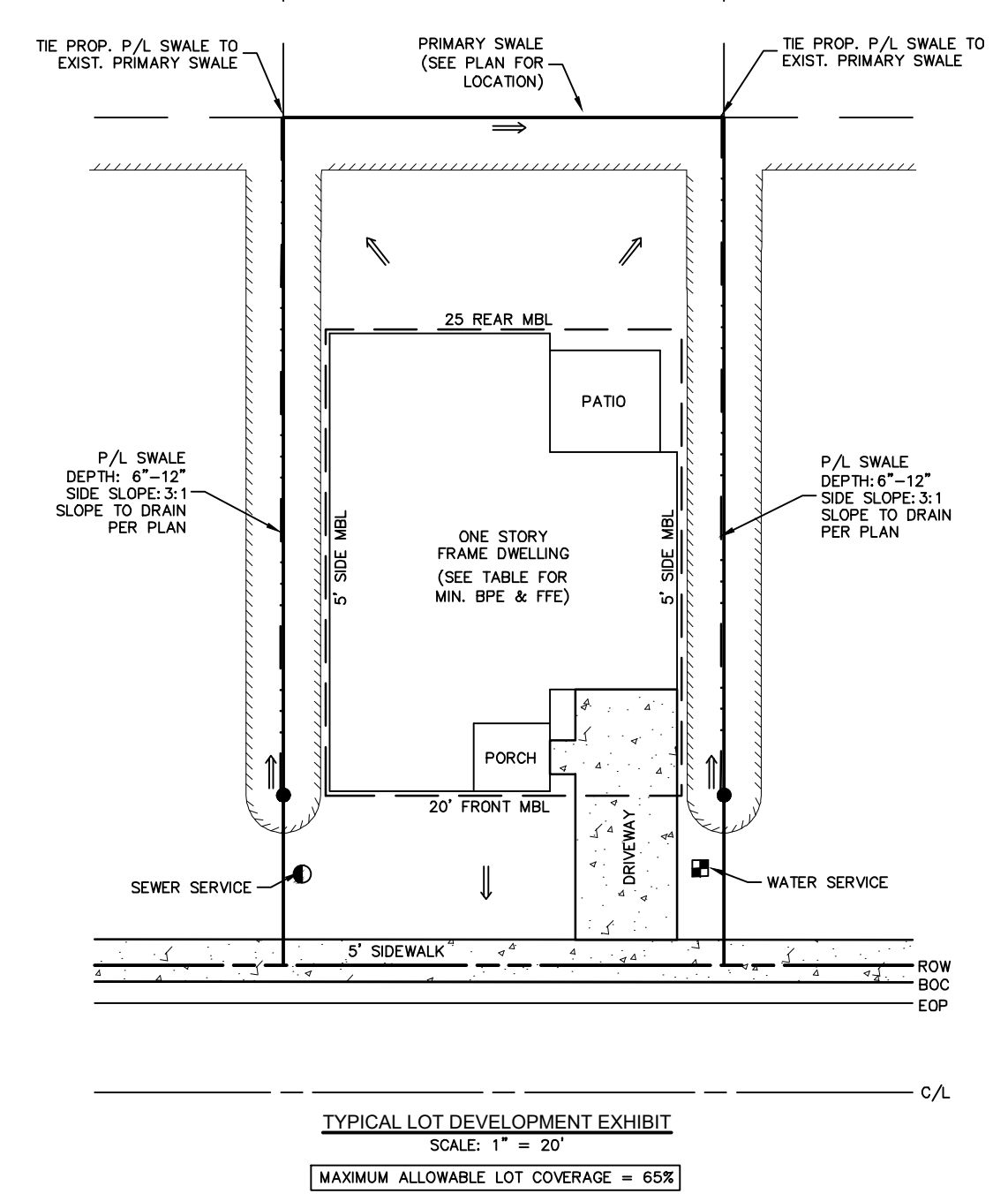
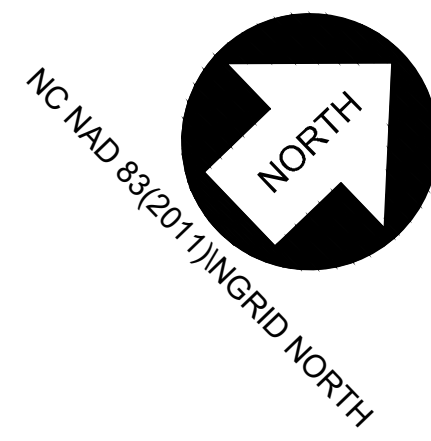


DATE:	9-26-22	SCALE:	1" = 20', 1" = 2'
DRAWN:	KFW/DMK	APPROVED:	BPG
SHEET:	11	OF	23
CAD FILE:	4018_PH_2-4		
PROJECT NO.:	4018		

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COVE LANE
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PROJECT:
WATERSIDE VILLAGES OF CURRITUCK
NORTH CAROLINA
CURRITUCK COUNTY
POPLAR BRANCH TOWNSHIP
CONSTRUCTION DRAWINGS PHASES 2 & 4



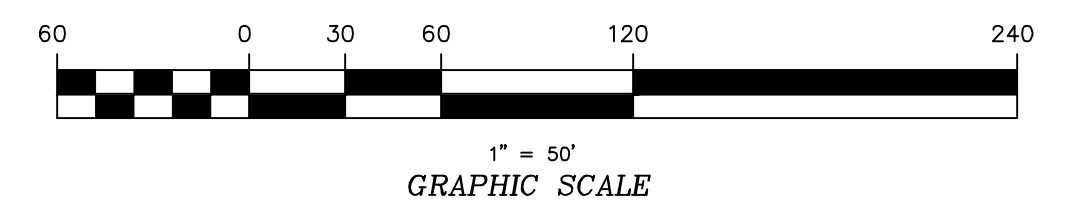
MIN. BUILDING PAD ELEVATION (BPE) AND FIRST FLOOR ELEVATION (FFE) TABLE

Lot	Min. BPE (88)	Min. FFE (88)	Lot	Min. BPE (88)	Min. FFE (88)	Lot	Min. BPE (88)	Min. FFE (88)	Lot	Min. BPE (88)	Min. FFE (88)
51	10.80	11.40	66	10.40	10.90	81	7.25	7.75	98	6.00	6.50
52	10.80	11.40	67	10.30	10.80	82	7.10	7.60	99	6.00	6.50
53	10.80	11.40	68	10.10	10.60	83	7.20	7.70	100	6.00	6.50
54	10.80	11.40	69	9.90	10.40	84	7.00	7.50	101	6.00	6.50
55	10.80	11.40	70	9.70	10.20	85	6.80	7.30	102	6.00	6.50
56	10.80	11.40	71	9.50	10.00	86	6.50	7.00	103	6.00	6.50
57	9.90	10.40	72	9.30	9.80	87	6.30	6.80	104	6.00	6.50
58	9.70	10.20	73	9.30	9.80	88	6.10	6.60	105	6.00	6.50
59	9.60	10.10	74	9.50	10.00	89	6.80	7.30	106	6.00	6.50
60	9.40	9.90	75	9.30	9.80	90	7.00	7.50	107	6.00	6.50
61	9.40	9.90	76	9.25	9.75	91	6.25	6.75	108	6.00	6.50
62	9.60	10.10	77	9.10	9.60	94	6.00	6.50	109	6.00	6.50
63	9.50	10.00	78	9.10	9.60	95	6.00	6.50	110	6.00	6.50
64	9.30	9.80	79	9.20	9.70	96	6.00	6.50	111	6.00	6.50
65	9.30	9.80	80	9.10	9.60	97	6.00	6.50	112	6.00	6.50
									113	6.00	6.50

EXISTING CONDITIONS BASED ON CONSTRUCTION RECORD SURVEYS AND DRAWINGS PERFORMED AND PREPARE BY BISSELL PROFESSIONAL GROUP.

FEMA ZONES X, SHADED X AND AE (4') PER F.E.M.A. F.I.R.M. MAP NUMBER 3721803200 K, EFFECTIVE DATE DECEMBER 21, 2018. SUBJECT TO CHANGE BY FEMA

THIS MAP SUMMARIZES STORMWATER MANAGEMENT DESIGN REQUIREMENTS FOR THE SUBDIVISION AND IS INTENDED TO BE UTILIZED AS A GUIDANCE DOCUMENT FOR FUTURE DEVELOPMENT OF THE INDIVIDUAL RESIDENTIAL LOTS. INCLUDED ARE TABLES OF MINIMUM REQUIRED BUILDING PAD ELEVATIONS (BPE) AND MINIMUM REQUIRED FIRST FLOOR ELEVATIONS (FFE)



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RESIDENTIAL LOT DEVELOPMENT MAP & TABLES

WATERSIDE VILLAGES OF CURRITUCK - PH 2 & 4
 NORTH CAROLINA
 CURRITUCK COUNTY
 POPLAR BRANCH

LOT DEVELOPMENT GUIDANCE MAP

NO. DATE DESCRIPTION BY

PRELIMINARY PLAN
 For Review Purposes Only

DATE: 12-11-24 SCALE: 1" = 50'
 DESIGNED: BPG CHECKED: MDB
 DRAWN: DMK APPROVED: BPG

SHEET: 1 OF 1
 CAD FILE: PH 2 & 4
 PROJECT NUMBER: 4018

S:\projects\2024\Waterside Villages of Currituck\Phase 2&4\PH 2 & 4\Guidance Map.dwg 12/11/2024 12:17:20 PM 12/11/2024 6:10 PM LP Designated 1130 24-in Printer (4/25/24)