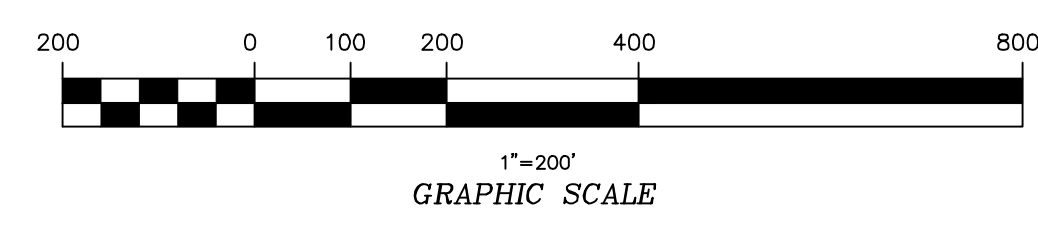


ADJOINER PROPERTY OWNERS		
1	CONNIE HENDERSON & MARILYN WHITE	D.B. 1135, PAGE 250 D.B. 76, PAGE 222
2	ELIZABETH A GREENE	D.B. 362, PAGE 276 D.B. 180, PAGE 685
3	STEVEN & MARLANA WEIR	D.B. 1747, PAGE 457
4	RUTH W. SIMMONS HERS & LYDIA S. TURNER	20 E/740 D.B. 146, PAGE 660
5	GARY T. DOZIER & HENRY G. DOZIER III	D.B. 1058, PAGE 950
6	ALAN LEWIS WHITE	D.B. 1537, PAGE 665 PC A, SL 228
7	RICHARD M. WHITE	D.B. 1407, PAGE 45 PC I, SL 68
8	ROBERT A. OSMAN	D.B. 1680, PAGE 205
9	RANDI L. WAGE	D.B. 1414, PAGE 440
10	LINDA L. BEEDIE & CLAUDE R. ASHBERRY JR.	D.B. 1372, PAGE 742
11	MORRIS R. JONES	D.B. 241, PAGE 160
12	CURTIS S. STAPLES JR.	D.B. 1228, PAGE 931
13	CARL S. STAPLES	D.B. 20/E, PAGE 199
14	CARL S. STAPLES	D.B. 20/E, PAGE 199
15	CARL S. STAPLES	D.B. 20/E, PAGE 199
16	DEANONE WILLIAMS CAVE	D.B. 1413, PAGE 748 PC A, SL 228
17	ASHLEY NICOLE MILLER	D.B. 1626, PAGE 338 PC A, SL 228
18	JOHN M. DURKIN, JR.	D.B. 1206, PAGE 698 PC A, SL 228
19	LAYLE M. LINDSEY-COFFEY & GEORGE D. COFFEY	D.B. 1497, PAGE 391 PC A, SL 228
20	MANUEL TORRES RUBIO & VENINGA REYNOSA	D.B. 1260, PAGE 210 PC A, SL 228
21	ROBERT JEFFREY DECASTILLIA	D.B. 1366, PAGE 662 PC C2, SL 374
22	MARY JANE BOHOLANO CONNER	D.B. 1703, PAGE 560 PC C2, SL 374
23	ROBERT JOSEPH & PATRICIA A. HALKO	D.B. 330, PAGE 828 PC B, SL 52
24	LORETTA & CLINT MITCHELL BLANFORD	D.B. 1472, PAGE 578 PC B, SL 52
25	HEATHER M. & DANIEL J. DECASTILLIA	D.B. 1228, PAGE 879 PC A, SL 257
26	ROSS ALAN POYNER	D.B. 106, PG. 143 PC A, SL 257
27	RUTH M. & ROBERT D. COOPER	D.B. 430, PAGE 534
28	MICHELLE & MICHAEL BISHOP	D.B. 1505, PAGE 134
29	CHARLOTTE G. JACKSON	D.B. 05E, PAGE 182
30	CHARLOTTE G. JACKSON	D.B. 05E, PAGE 182
31	ANNETTE GIBBS-LIFE BUNDY & CHARLIE-LIFE SUTTON (TENANTS)	D.B. 131, PAGE 181
32	SUSAN W. MANOLAS	D.B. 21E, PAGE 238 PC 367, SL 644
33	GERALD A. & PATRICIA C. STIP	D.B. 1633, PAGE 450 PC E, SL 350
34	LELAND GIBBS	D.B. 200, PAGE 823 PC L, SL 120
35	KELLY L. DAVIS	D.B. 791, PAGE 397 PC E, SL 350
36	HILLARY WARDEN	D.B. 1253, PAGE 368 PC O, SL 125

LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	SHORELINE
	EXISTING GRADE CONTOUR
	EXISTING TREELINE
	FEMA BOUNDARY LINE
	EXISTING DITCH CENTERLINE
	EXISTING WETLANDS
	EXISTING CONCRETE MONUMENT
	SET CONCRETE MONUMENT
	SET IRON ROD
	EXISTING IRON ROD
	EXISTING IRON PIPE
	PINCHED PIPE
	NOT TO SCALE
	PLAT CABINET
	DEED BOOK
	SQUARE FEET
	ACRES



TRACT AREA
4131406 S.F.
94.84 AC.
(90.56 AC. NET OF WETLANDS)

CONSERVATION THEME: WOODLAND AND FARMLAND PRESERVATION

SOILS LEGEND	
	SOILS LINE
Ds	DRAGSTON LOAMY FINE SAND
StB	STATE FINE SANDY LOAM
To	TOMOTLEY FINE SANDY LOAM
Ws	WASDA MUCK

Bissell Professional Group
Firm License # C-956
P.O. Box 1008
12507 Highway 101
Barco, North Carolina 27819
FAX (252) 381-1760

BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
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SMITHSON TRACT
CRAWFORD TOWNSHIP
CURRITUCK COUNTY
NORTH CAROLINA

NO.	DATE	BY	DESCRIPTION

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

DATE: 09/09/24 SCALE: 1" = 200'
DESIGNED: BPG CHECKED: MSB
DRAWN: KFW APPROVED: BPG
SHEET: 1 OF 3
CAD FILE: 48530CD1
PROJECT NO: 4853

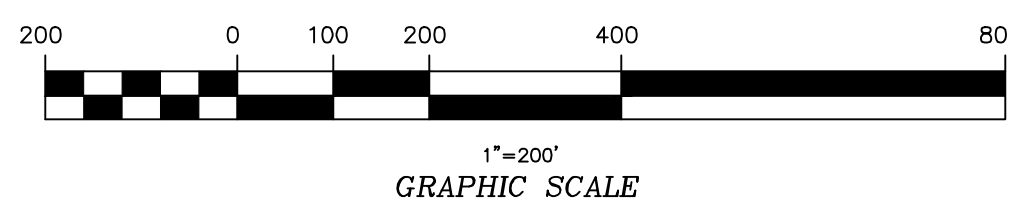


CONSERVATION AND DEVELOPMENT PLAN APPROVED
SEPTEMBER 25, 2024

DEVELOPMENT DATA	
MXR ZONED PORTION	
GROSS AREA:	17.46 AC.
WETLANDS:	2.34 AC.
NET AREA:	15.12 AC.
ALLOWABLE DENSITY:	1.0 D.U./AC. = 15.1 D.U.
PROPOSED DENSITY:	15 LOTS/17.46 AC. = 0.86/AC.
PROPOSED LOT AREA:	6.12 AC.
RIGHT-OF-WAY AREA:	1.75 AC.
OPEN SPACE:	9.59 AC. (64.9%)
MINIMUM LOT SIZE:	15,000 S.F.
MINIMUM LOT WIDTH:	100 FT.

DEVELOPMENT DATA	
AG ZONED PORTION	
GROSS AREA:	77.38 AC.
WETLANDS:	2.35 AC.
NET AREA:	75.03 AC.
ALLOWABLE DENSITY:	0.4 X 75.03 = 30.01
PROPOSED DENSITY:	30 LOTS/75.03 AC. = 0.3998/AC.
PROPOSED LOT AREA:	21.90 AC.
RIGHT-OF-WAY AREA:	3.57 AC.
OPEN SPACE:	51.91 AC. (67.1%)
MINIMUM LOT SIZE:	30,000 S.F.
MINIMUM LOT WIDTH:	125 FT.

CONSERVATION AREA TABULATIONS		
	SQUARE FOOTAGE	ACRES
TOTAL OPEN SPACE AREA:	2,678,918.97	61.500
PRIMARY CONSERVATION AREA (WETLANDS):	275,413.83	6.32
SECONDARY CONSERVATION AREA:	2,403,505.14	55.18



Bissell Professional Group
Firm License # C-565
P.O. Box 1008
1000 North Carolina Highway
1000, Raleigh, North Carolina 27619
TEL: (919) 782-1100
FAX: (919) 782-1190

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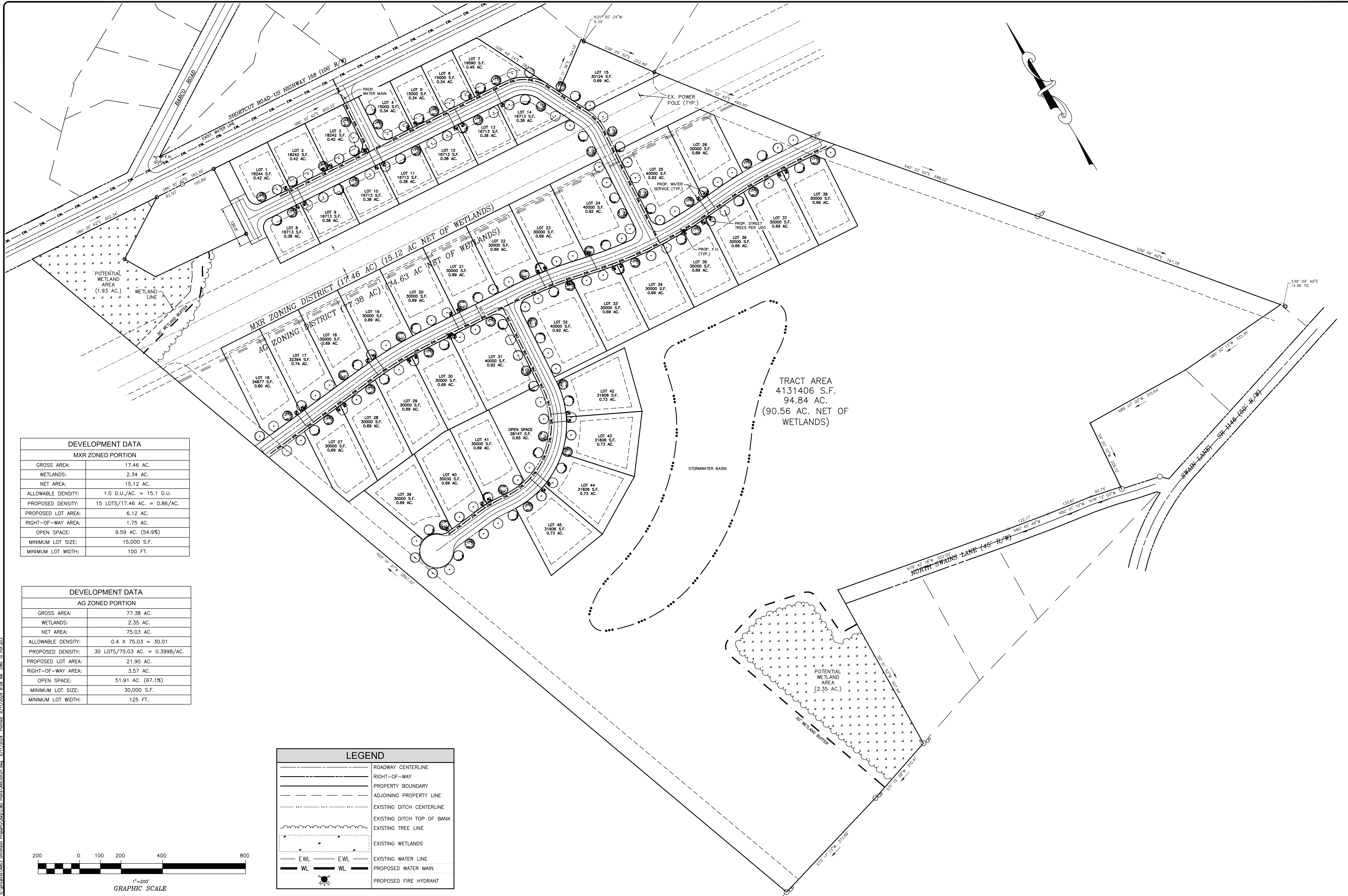
PROJECT: SMITHSON TRACT
CRAWFORD TOWNSHIP
NORTH CAROLINA

NO.	DATE	DESCRIPTION

PRELIMINARY
DO NOT USE FOR
CONSTRUCTION

DATE: 09/09/24 SCALE: 1" = 120'
DESIGNED: BPG CHECKED: MSB
DRAWN: KFW APPROVED: BPG
SHEET: 1 OF 2
CAD FILE: 48530CD1
PROJECT NO: 4853

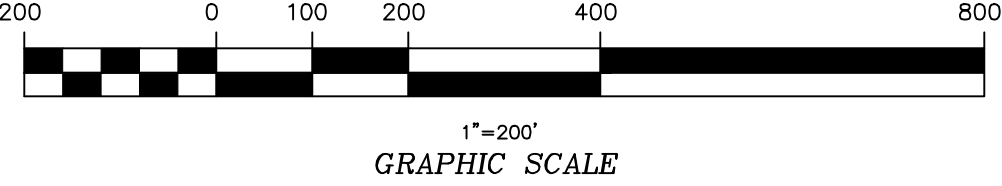
CONSERVATION THEME: WOODLAND AND FARMLAND PRESERVATION



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PROPOSED DENSITY:	30 LOTS/75.03 AC. = 0.3998/AC.
PROPOSED LOT AREA:	21.90 AC.
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LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING DITCH CENTERLINE
	EXISTING DITCH TOP OF BANK
	EXISTING TREE LINE
	EXISTING WETLANDS
	EXISTING WATER LINE
	PROPOSED WATER MAIN
	PROPOSED FIRE HYDRANT



TRACT AREA
4131406 S.F.
94.84 AC.
(90.56 AC. NET OF
WETLANDS)

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PROJECT: SMITHSON TRACT
CRAWFORD TOWNSHIP NORTH CAROLINA
PRELIMINARY LAND DEVELOPMENT PLANS

NO.	DATE	DESCRIPTION

**PRELIMINARY
DO NOT USE FOR
CONSTRUCTION**

DATE: 09/09/24	SCALE: 1" = 120'
DRAWN: BPG	CHECKED: MSB
DATE: KFW	DATE: BPG
SHEET: 3	OF 3
CAD FILE: 48530CD1	PROJECT NO: 4853

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