

PRELIMINARY DEVELOPMENT PLANS FOR

BARCO RESERVE

A 45 PARCEL CONSERVATION SUBDIVISION

CONSERVATION THEME: WOODLAND AND FARMLAND PRESERVATION

CRAWFORD TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

GENERAL NOTES:

- PROJECT NAME: BARCO RESERVE
 APPLICANT: SEABOARD DEVELOPMENT ALLIANCE, LLC
 2875 FORGE ROAD
 TOANO, VA 23168
- OWNER: NINA S. & ALVIN L. SMITHSON JR.
 584 JUNIPER RIDGE ROAD
 SHAWBORO, NC 27973
- PROPERTY DATA:
 PARCEL ID#: 0060-000-0100-0000
 PRIMARY ADDRESS: SHORTCUT ROAD
 BARCO, NC
 RECORDED REFERENCES: D.B. 1250, PG. 844
 - PROPERTY ZONING: MXR & AG
 - F.I.R.M. DATA:
 ZONE X, SHADED X & AE (4'). F.E.M.A. F.I.R.M. MAP PANEL 3720898600 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.
 - A 10' EASEMENT FOR UTILITIES AND DRAINAGE ALONG REAR AND SIDE PROPERTY LINES AND A 20' EASEMENT ALONG FRONT PROPERTY LINES IS HEREBY ESTABLISHED.
 - A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY DEDICATED ACROSS ALL OPEN SPACE AREAS FOR PURPOSES OF OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM.
 - EXISTING CONDITION INFORMATION BASED ON A COMBINATION OF THE FOLLOWING:
 • 2024 FIELD SURVEY DATA OBTAINED BY BISSELL PROFESSIONAL GROUP
 • FIELD TOPOGRAPHIC SURVEY DATA BY BISSELL PROFESSIONAL GROUP
 • ELEVATIONS ARE REFERENCED TO NAVD 1988 VERTICAL DATUM.
 - DWELLINGS SHALL MEET RESIDENTIAL FIREFLOW STANDARDS (LESS THAN 4,800 S.F. AND NO GREATER THAN 2 STORIES) UNLESS FIREFLOW ANALYSIS IS PROVIDED PER ISO REQUIREMENTS.
 - 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 10 FT. EASEMENT IS HEREBY ESTABLISHED ALONG ALL LOTS ABUTTING A STREET RIGHT-OF-WAY FOR THE PLANTING AND MAINTENANCE OF STREET TREES. (SEE DETAILS SHEET 10)
 - ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.

DEVELOPMENT NOTES (MXR ZONE):

TOTAL TRACT AREA:	17.46 AC.
WETLANDS:	1.93 AC.
NET TRACT AREA:	15.53 AC.
PROPOSED LOT AREA:	6.12 AC.
PROPOSED R/W AREA:	1.75 AC.
REQUIRED OPEN SPACE (30%):	5.24 AC.
OPEN SPACE PROVIDED:	9.59 AC.
LUP CLASSIFICATION:	G-1
# OF PROPOSED LOTS:	15 LOTS
AVERAGE LOT AREA:	17,772 S.F.
DENSITY:	0.966 LOT/ACRE
MAXIMUM LOT COVERAGE:	30%
PROPOSED RIGHT-OF-WAY WIDTH:	50 FT.
PROPOSED PAVED ROADWAY WIDTH:	20 FT. E.O.P.-E.O.P.
LINEAR FEET OF ON-SITE ROADWAY:	1,611 L.F.±

LOT DEVELOPMENT CONFIGURATION:

LOT AREAS:	15,000 S.F. TO 18,244 S.F.
MINIMUM LOT WIDTH:	100 FT.
SETBACKS:	
FRONT:	20 FT.
SIDE:	10 FT.
BACK:	25 FT.
CORNER SIDE YARD:	20 FT.

DEVELOPMENT NOTES (AG ZONE):

TOTAL TRACT AREA:	77.38 AC.
WETLANDS:	2.35 AC.
NET TRACT AREA:	75.03 AC.
PROPOSED LOT AREA:	21.87 AC.
PROPOSED R/W AREA:	3.75 AC.
REQUIRED OPEN SPACE (60%):	46.43 AC.
OPEN SPACE PROVIDED:	51.76 AC.
LUP CLASSIFICATION:	G-1
# OF PROPOSED LOTS:	30 LOTS
AVERAGE LOT AREA:	31,755 S.F.
DENSITY:	0.40 LOT/ACRE
MAXIMUM LOT COVERAGE:	30%
PROPOSED RIGHT-OF-WAY WIDTH:	50 FT.
PROPOSED PAVED ROADWAY WIDTH:	20 FT. E.O.P.-E.O.P.
LINEAR FEET OF ON-SITE ROADWAY:	2,982 L.F.±

LOT DEVELOPMENT CONFIGURATION:

LOT AREAS:	30,000 S.F. TO 40,000 S.F.
MINIMUM LOT WIDTH:	125 FT. (EXCEPT CUL-DE-SAC LOTS)
SETBACKS:	
FRONT:	50 FT.
SIDE:	15 FT.
BACK:	25 FT.
CORNER SIDE YARD:	50 FT.

Sheet
Number

Sheet
Title

- | | |
|----|---|
| 1 | COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION |
| 2 | EXISTING SITE FEATURES & SITE CONDITIONS PLAN |
| 3 | PLANNED DEVELOPMENT OVERVIEW @ LEGAL DESCRIPTIONS |
| 4 | PLAN OF SUBDIVISION METES AND BOUNDS |
| 5 | PLAN OF SUBDIVISION METES AND BOUNDS |
| 6 | PLAN OF SUBDIVISION METES AND BOUNDS |
| 7 | PLAN OF SUBDIVISION METES AND BOUNDS |
| 8 | DRAINAGE & STORMWATER MANAGEMENT PLAN |
| 9 | WATER MAIN EXTENSION & POTABLE SERVICE PLAN |
| 10 | LANDSCAPING, BUFFERING, SIGNAGE & LIGHTING PLAN |
| 11 | TYPICAL CONSTRUCTION DETAILS & LOT CONFIGURATIONS |

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 PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREA SHOWN ON THIS PLAN 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 PLAN 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____

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

PUBLIC DEDICATION OF RECREATION AND PARK AREA STATEMENT
 A PAYMENT IN LIEU OF RECREATION AND PARK AREA DEDICATION WILL BE PROVIDED IN ACCORDANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE. PAYMENT IN LIEU OF RECEIVED BY THE COUNTY SHALL ONLY BE USED FOR THE ACQUISITION AND DEVELOPMENT OF PARK AREAS AND OPEN SPACE SITES CONSISTENT WITH THE REQUIREMENTS OF THE NORTH CAROLINA GENERAL STATUTES SECTION 153A-331.

DATE _____ REGISTERED LAND SURVEYOR/ENGINEER _____
 REGISTRATION NUMBER _____

REQUIRED 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.

DATE _____ REGISTERED LAND SURVEYOR/ENGINEER _____
 REGISTRATION NUMBER _____

APPROVAL CERTIFICATE
 I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAN IS IN ALL RESPECTS IN COMPLIANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE AND, THEREFORE, THIS PLAN 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 _____

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 _____ 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.

DATE _____ DISTRICT ENGINEER _____

PUBLIC STREETS DIVISION OF HIGHWAY DISTRICT ENGINEER CERTIFICATE
 I HEREBY CERTIFY THAT THE PUBLIC STREETS SHOWN ON THIS PLAN 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 _____

REVIEW OFFICER CERTIFICATE
 STATE OF NORTH CAROLINA
 COUNTY OF CURRITUCK

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

DATE _____ REVIEW OFFICER _____

LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING DITCH CENTERLINE
	PROPOSED SWALE W/ FLOW ARROW
	PROPOSED SWALE HIGH POINT
	EXISTING GRADE CONTOUR
	EXISTING CULVERT
	PROPOSED CULVERT
	PROPOSED DRAINAGE STRUCTURE

UTILITY LEGEND	
	EXISTING WATER LINE
	PROPOSED WATER LINE (SIZE AS NOTED)
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED WATER SERVICE
	PROPOSED VALVE
	PROPOSED BLOW-OFF ASSEMBLY
	UTILITY POLE + GUY WIRE

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 _____ DAY OF _____, A.D., 2024.

 SIGNATURE L-1756

Bissell Professional Group
 Firm License # C-956
 P.O. Box 1008
 2200 Highway 101
 Currituck County, North Carolina 27949
 (252) 766-3666
 FAX (252) 761-1760

BISSELL
 PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
 and Environmental Specialists

EXISTING SITE FEATURES
& SITE CONDITIONS PLAN

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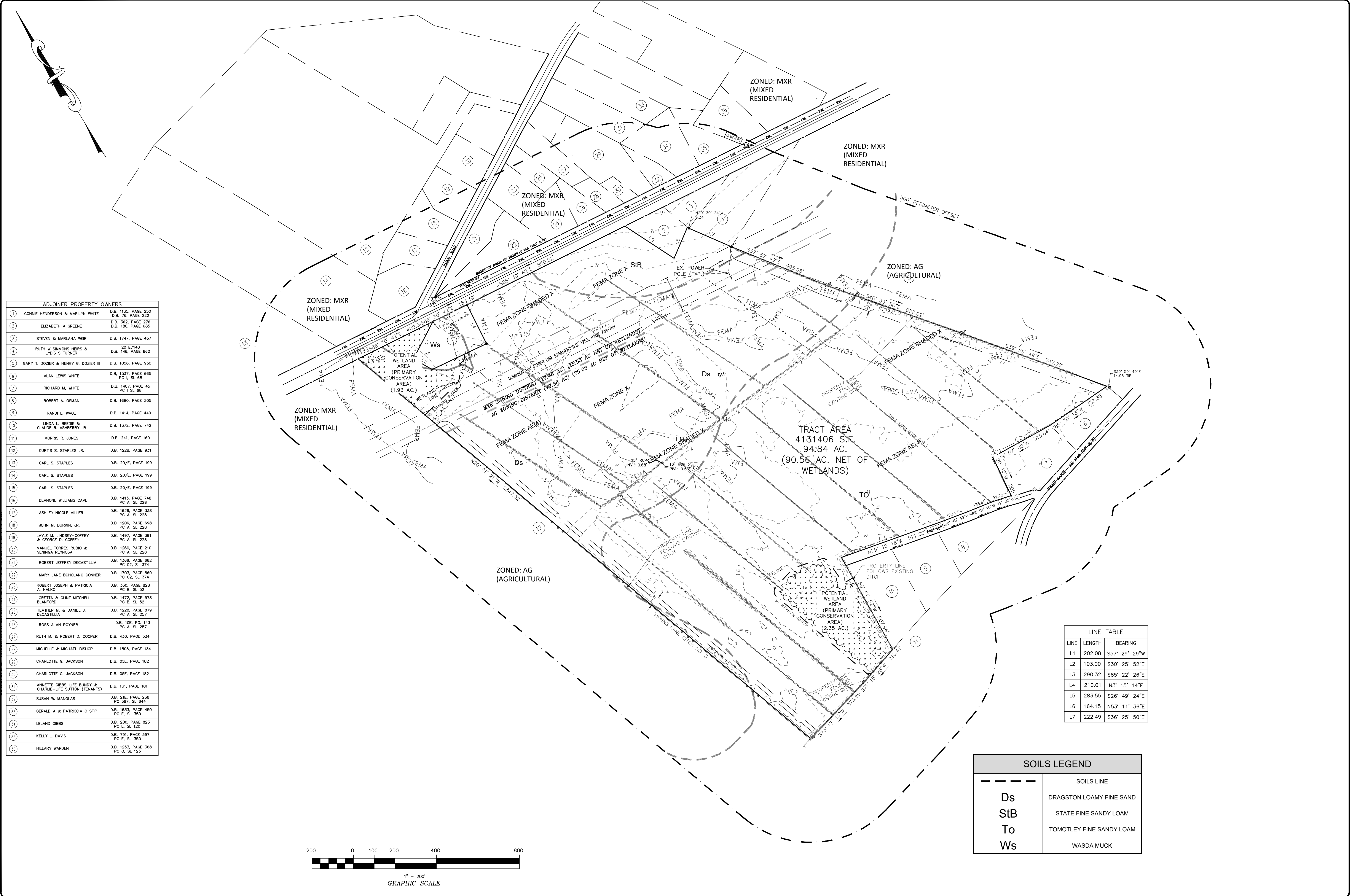
SMITHSON TRACT
 CURRITUCK COUNTY
 NORTH CAROLINA

PRELIMINARY LAND DEVELOPMENT PLANS

NO.	DATE	DESCRIPTION	BY	CHK.	DATE
1	11/14/24	ISS. COMMENTS			
2	11/27/24	ISS. COMMENTS			

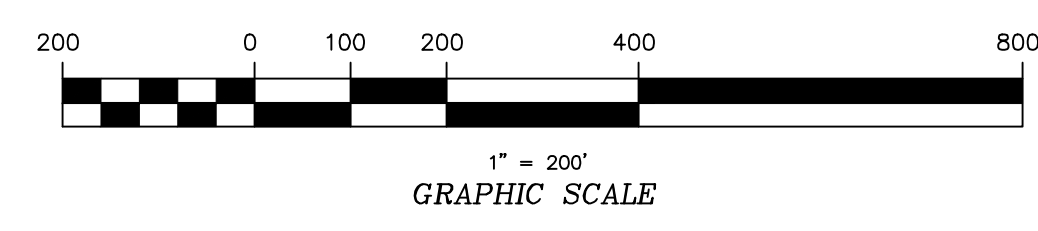
PRELIMINARY FOR REVIEW PURPOSES ONLY

DATE: 09/09/24 SCALE: 1" = 200'
 DRAWN: BFG CHECKED: MSB
 REVIEWED: KFW APPROVED: BFG
 SHEET: 1 OF 11
 CAD FILE: 48530PP1
 PROJECT NO: 4853



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 I, SL 68
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 BOHOLAND 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 BLANKFORD	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 239 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 I, SL 120
35	KELLY L. DAHS	D.B. 791, PAGE 397 PC E, SL 350
36	HILLARY WARDEN	D.B. 1253, PAGE 368 PC O, SL 125



LINE TABLE

LINE	LENGTH	BEARING
L1	202.08	S57° 29' 29"W
L2	103.00	S30° 25' 52"E
L3	290.32	S85° 22' 26"E
L4	210.01	N3° 15' 14"E
L5	283.55	S26° 49' 24"E
L6	164.15	N53° 11' 36"E
L7	222.49	S36° 25' 50"E

SOILS LEGEND

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

BISSSELL PROFESSIONAL GROUP
 Firm License # C-956
 P.O. Box 1008
 12327 W. 26th St
 Raleigh, North Carolina 27619
 FAX (252) 281-1790

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 PROFESSIONAL GROUP

Engineers, Planners, Surveyors
 and Environmental Specialists

EXISTING SITE FEATURES
 & SITE CONDITIONS PLAN

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PROJECT: SMITHSON TRACT
 CRAWFORD TOWNSHIP
 CURRITUCK COUNTY
 NORTH CAROLINA

PRELIMINARY LAND DEVELOPMENT PLANS

NO.	DATE	BY	DESCRIPTION
1	11/14/24	KFW	ISSUE FOR REVIEW

PRELIMINARY FOR REVIEW PURPOSES ONLY

DATE: 09/09/24 SCALE: 1" = 200'

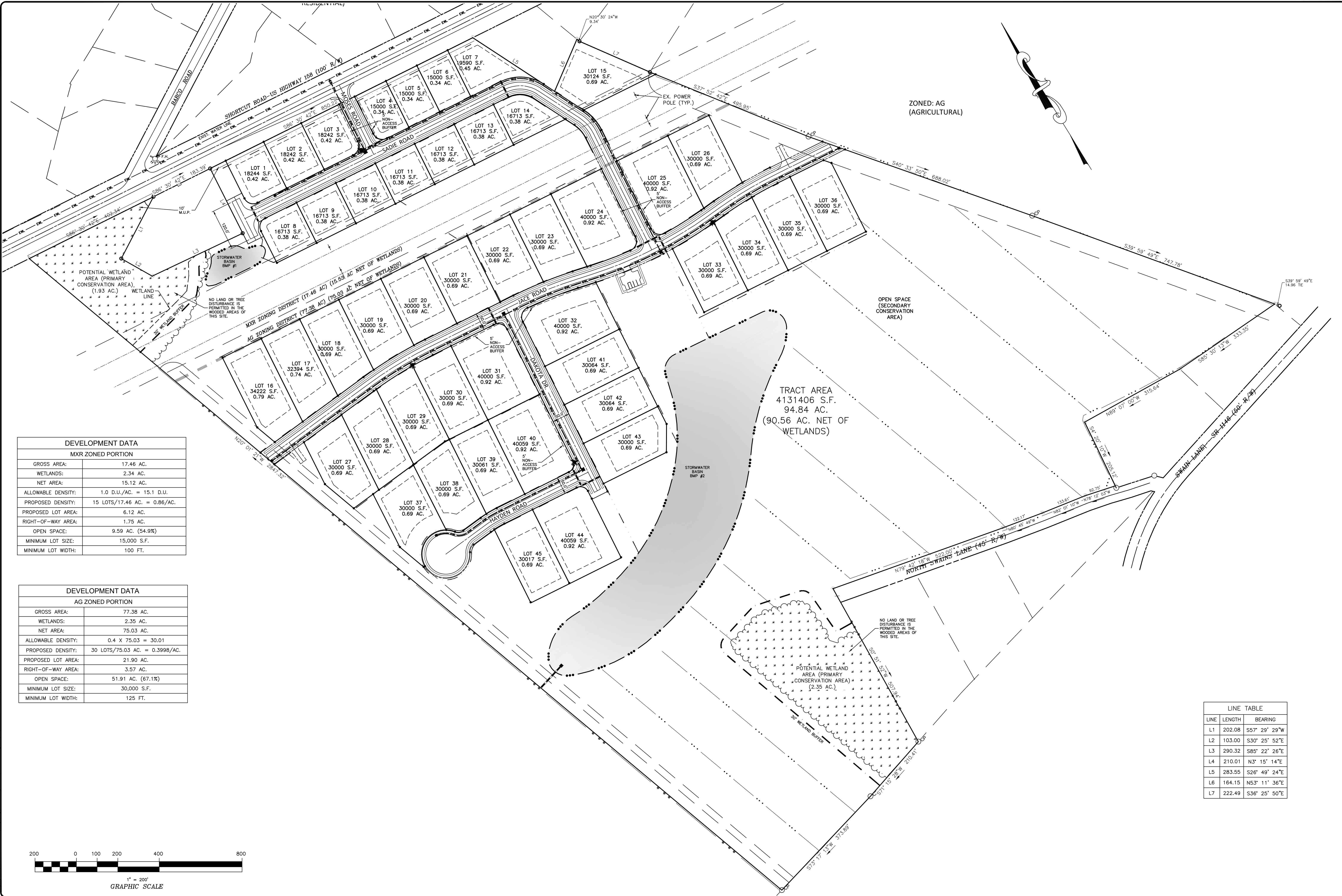
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DRAWN: KFW APPROVED: BPG

SHEET: 2 OF 11

CAD FILE: 48530PP1

PROJECT NO: 4853

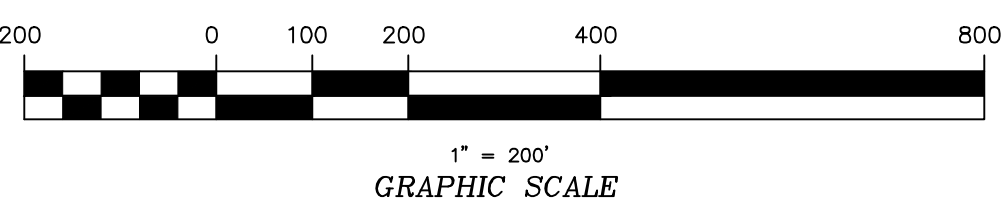


ZONED: AG
(AGRICULTURAL)

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. (67.1%)
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.

LINE TABLE		
LINE	LENGTH	BEARING
L1	202.08	S57° 29' 29"W
L2	103.00	S30° 25' 52"E
L3	290.32	S85° 22' 26"E
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L5	283.55	S26° 49' 24"E
L6	164.15	N53° 11' 36"E
L7	222.49	S36° 25' 50"E



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 Firm License # C-956
 P.O. Box 1008
 1008 Highway 2789
 Raleigh, North Carolina 27619
 TEL (919) 796-1008
 FAX (919) 796-1790

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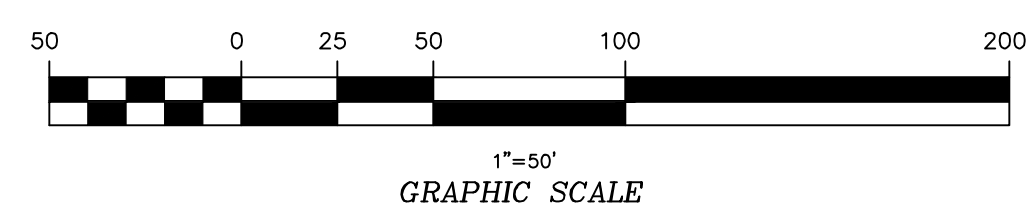
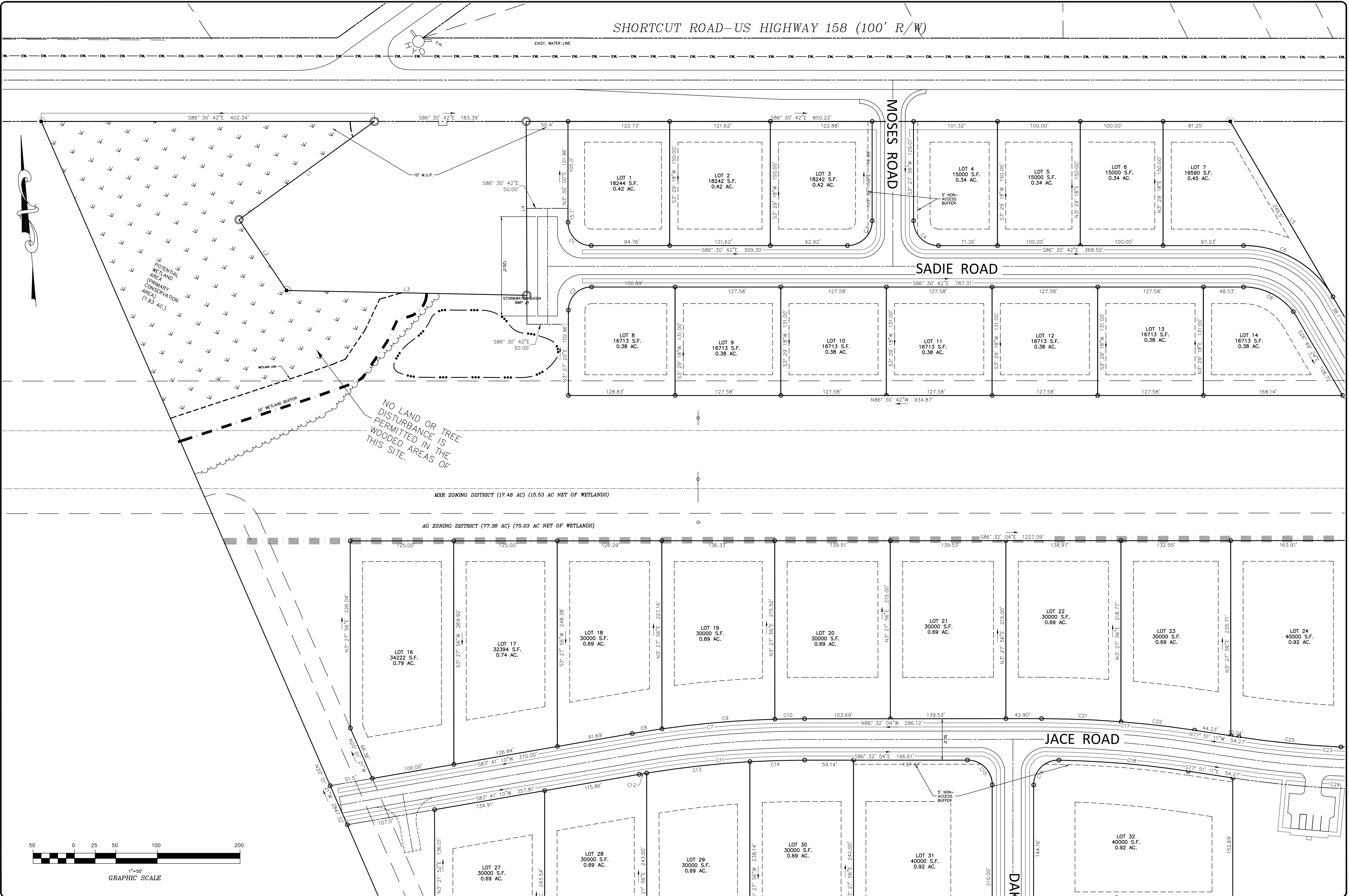
PROJECT: **SMITHSON TRACT**
 CRAWFORD TOWNSHIP
 CURRITUCK COUNTY
 NORTH CAROLINA

NO.	DATE	DESCRIPTION	BY	CHK
1	11/14/24	ISSUE COMMENTS	KFW	MSB
2	11/27/24	ISSUE COMMENTS	KFW	MSB

PRELIMINARY FOR REVIEW PURPOSES ONLY

DATE: 09/09/24 SCALE: 1" = 120'
 DESIGNED: BPG CHECKED: MSB
 DRAWN: KFW APPROVED: BPG
 SHEET: **3** OF **11**
 CAD FILE: 48530PP1
 PROJECT NO: 4853

SHORTCUT ROAD- US HIGHWAY 158 (100' R/W)



Bissell Professional Group
 Firm License # C-595
 P.O. Box 1008
 2500 Highway 27949
 Currituck County, North Carolina 27949
 (252) 766-1000
 FAX (252) 281-1760

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PLAN OF SUBDIVISION
 METES AND BOUNDS
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SMITHSON TRACT
 CURRITUCK COUNTY
 NORTH CAROLINA
 CRAWFORD TOWNSHIP

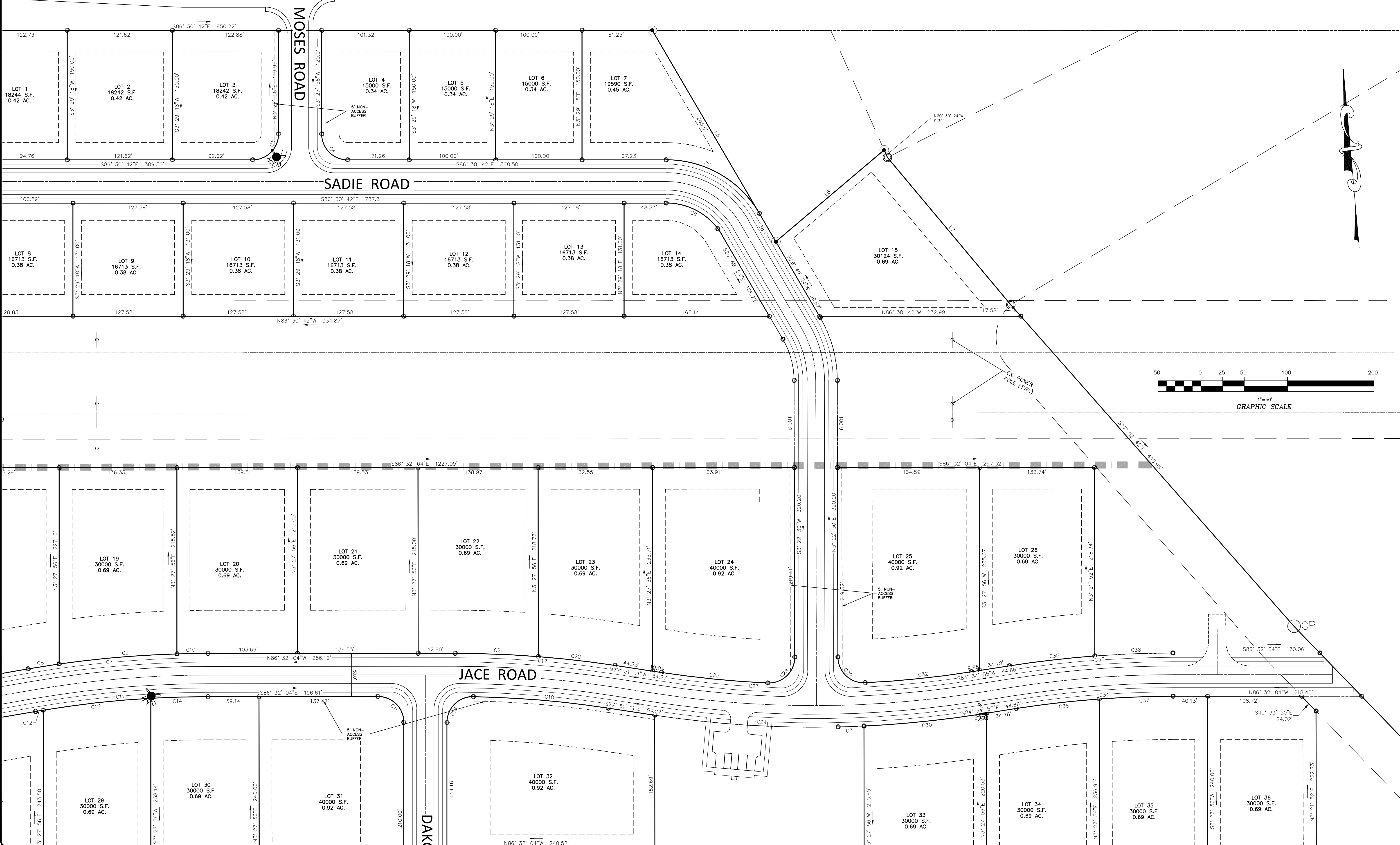
PRELIMINARY LAND DEVELOPMENT PLANS

NO.	DATE	DESCRIPTION	BY

REVISIONS FOR REVIEW PURPOSES ONLY

DATE: 09/09/24	SCALE: 1" = 50'
DRAWN: BPG	CHECKED: MSB
INCHES: KFW	APPROVED: BPG
SHEET: 4 OF 11	CAD FILE: 48530PP1
PROJECT NO: 4853	

SHORTCUT ROAD-US HIGHWAY 158 (100' R/W)



Bissell Professional Group
 Firm License # C-565
 P.O. Box 1008
 2525 W. 26th St.
 Raleigh, North Carolina 27619
 TEL (919) 876-1760
 FAX (919) 876-1760

BISSELL
 PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
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PLAN OF SUBDIVISION
 METES AND BOUNDS
 SMITHSON TRACT
 CURRITUCK COUNTY
 NORTH CAROLINA
 CRAWFORD TOWNSHIP

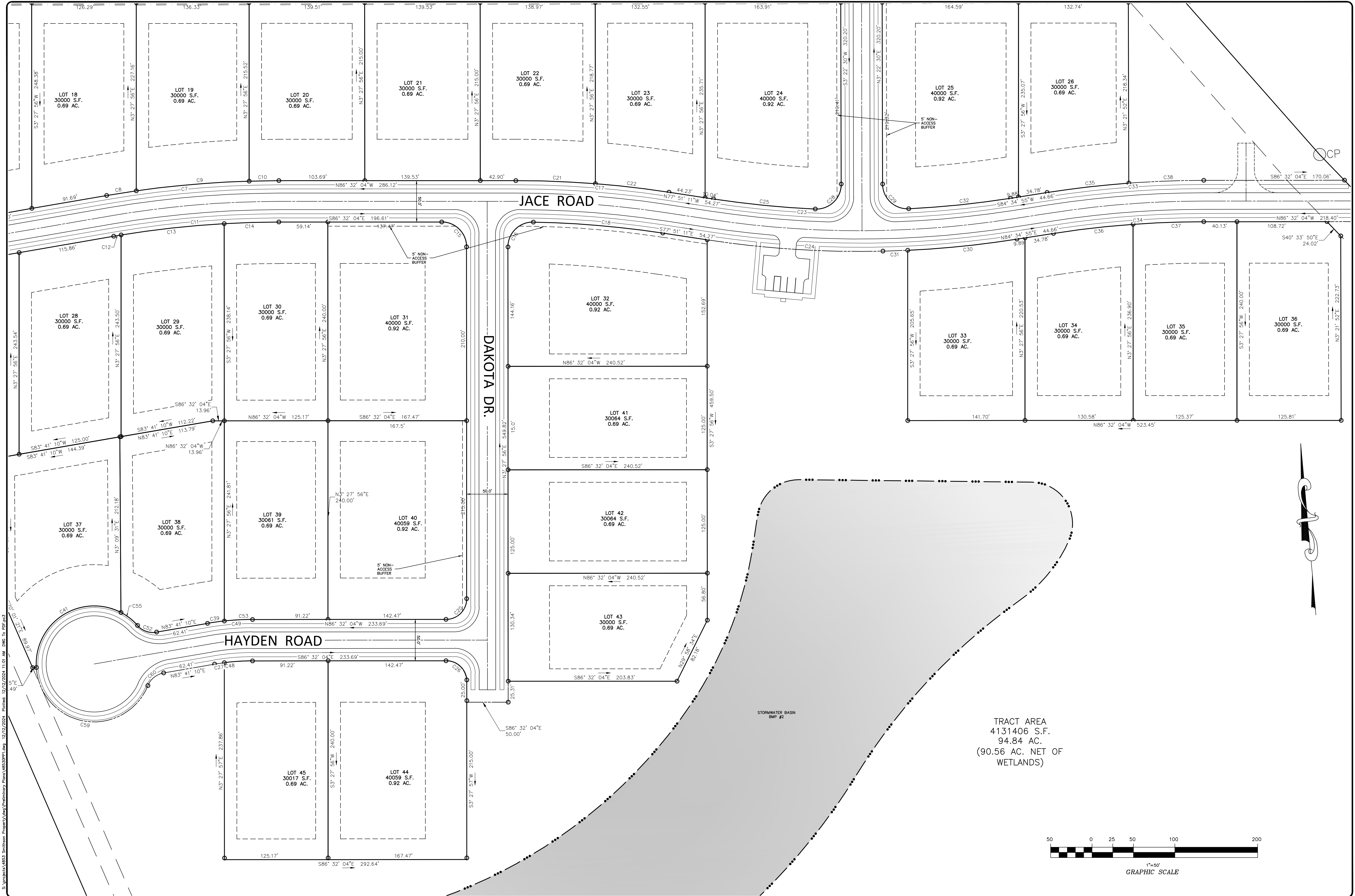
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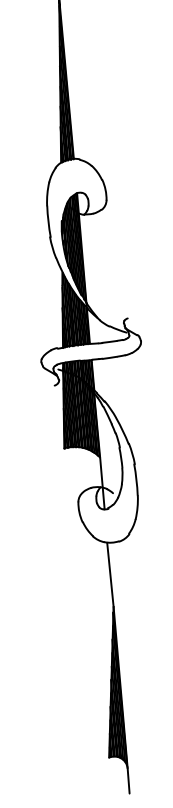
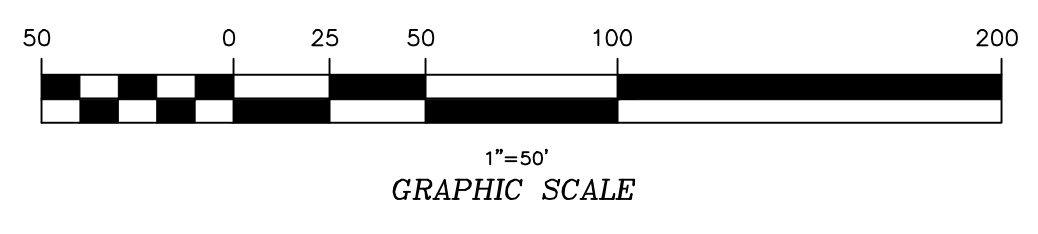
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DRAWN: BPG	CHECKED: MSB
BY: KFW	APPROVED: BPG
SHEET: 5	OF 11
CAD FILE: 48530PP1	PROJECT NO: 4853

S:\Projects\4853_Smithson\Project\Drawings\48530PP1.dwg 12/17/2024 11:01 AM DWG To PDF.pc3



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



BISSELL
 PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
 and Environmental Specialists

**PLAN OF SUBDIVISION
 METES AND BOUNDS**

SMITHSON TRACT
 CRAWFORD TOWNSHIP
 CURRITUCK COUNTY
 NORTH CAROLINA

REVISIONS

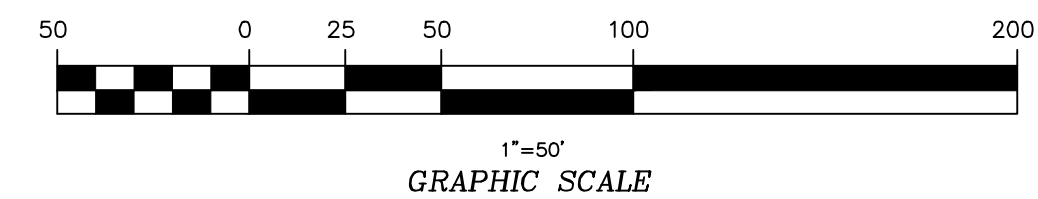
NO.	DATE	DESCRIPTION	BY

**PRELIMINARY
 FOR REVIEW
 PURPOSES ONLY**

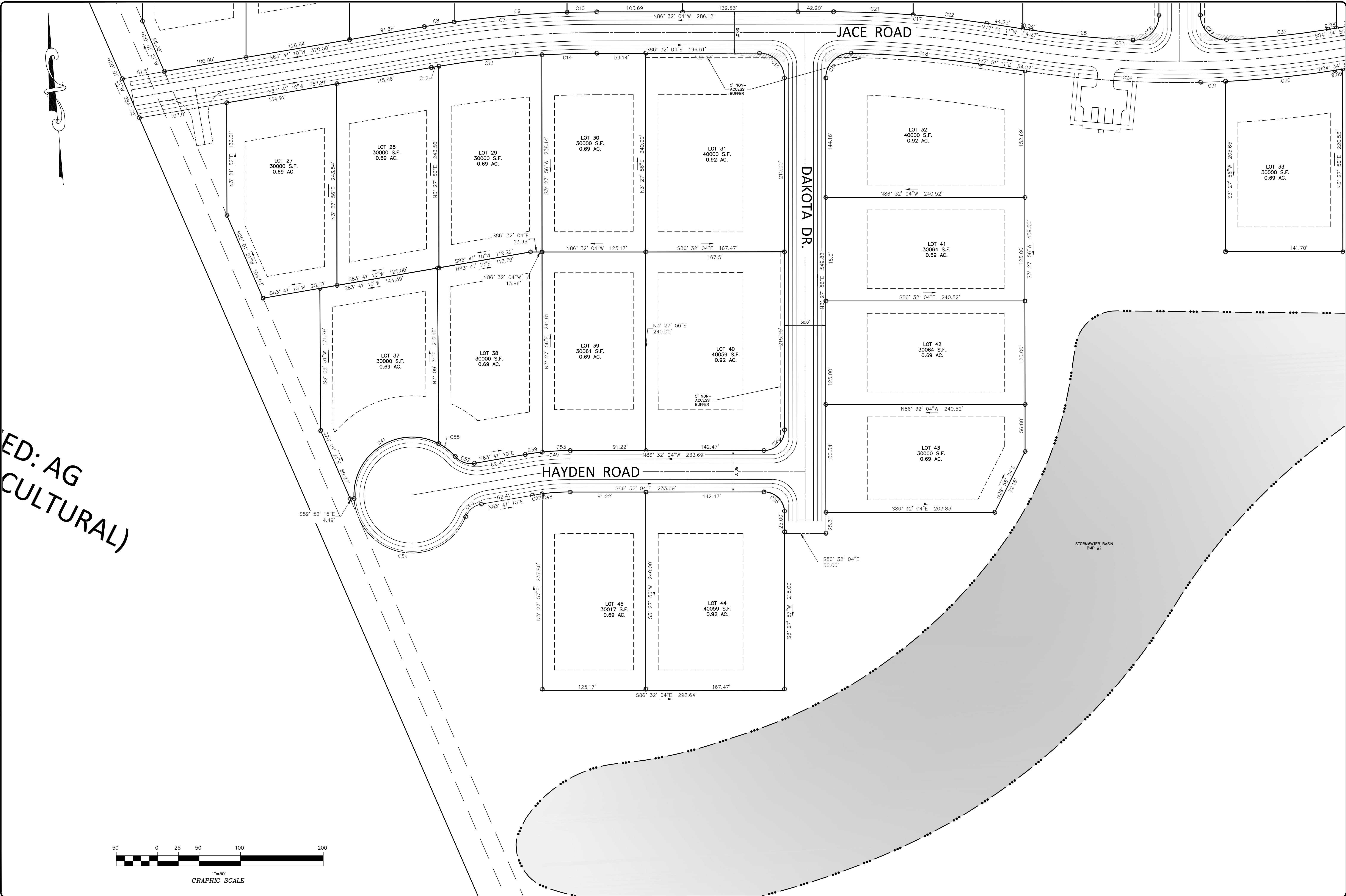
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 SHEET: **6** OF **11**
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 PROJECT NO: 4853

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ED: AG
CULTURAL)



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 CRAWFORD TOWNSHIP CURRITUCK COUNTY

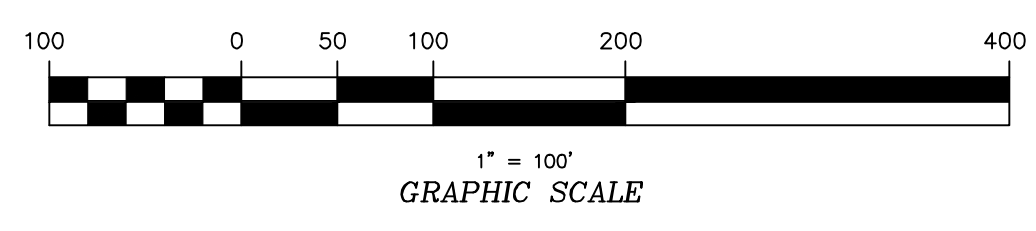
PRELIMINARY LAND DEVELOPMENT PLANS

NO.	DATE	DESCRIPTION

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 FAX (252) 381-1760

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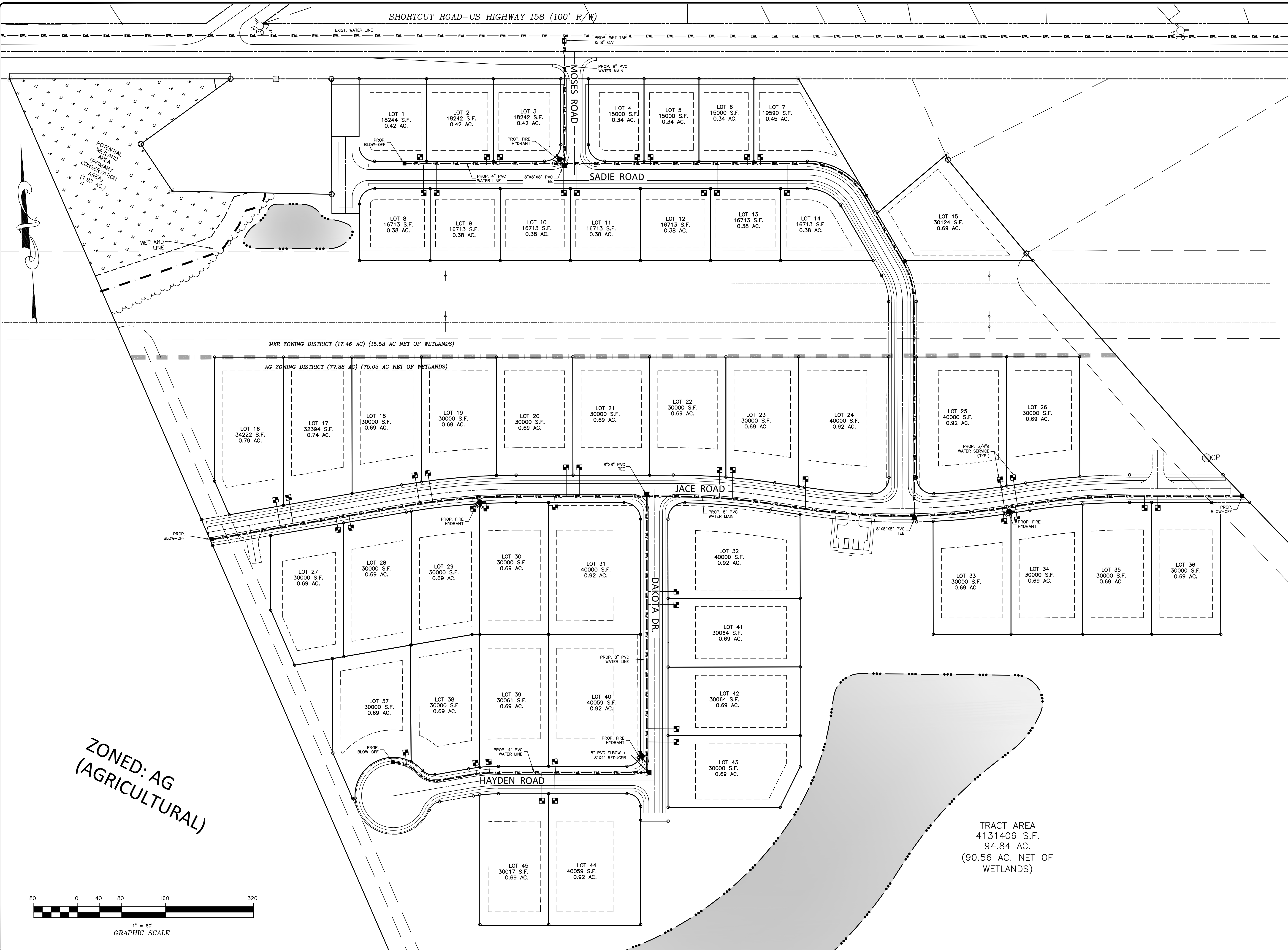
SMITHSON TRACT
 CURRITUCK COUNTY
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 NORTH CAROLINA

PRELIMINARY LAND DEVELOPMENT PLANS

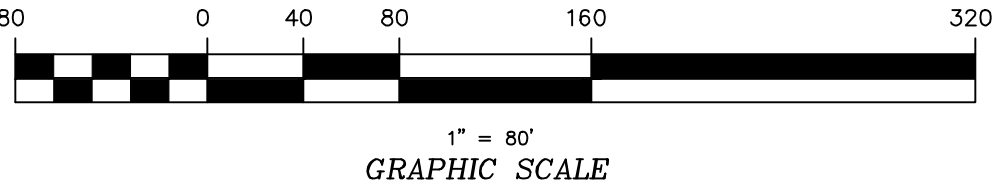
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 SHEET: 8 OF 11
 CAD FILE: 48530PP1
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**ZONED: AG
(AGRICULTURAL)**



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

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**WATER MAIN EXTENSION &
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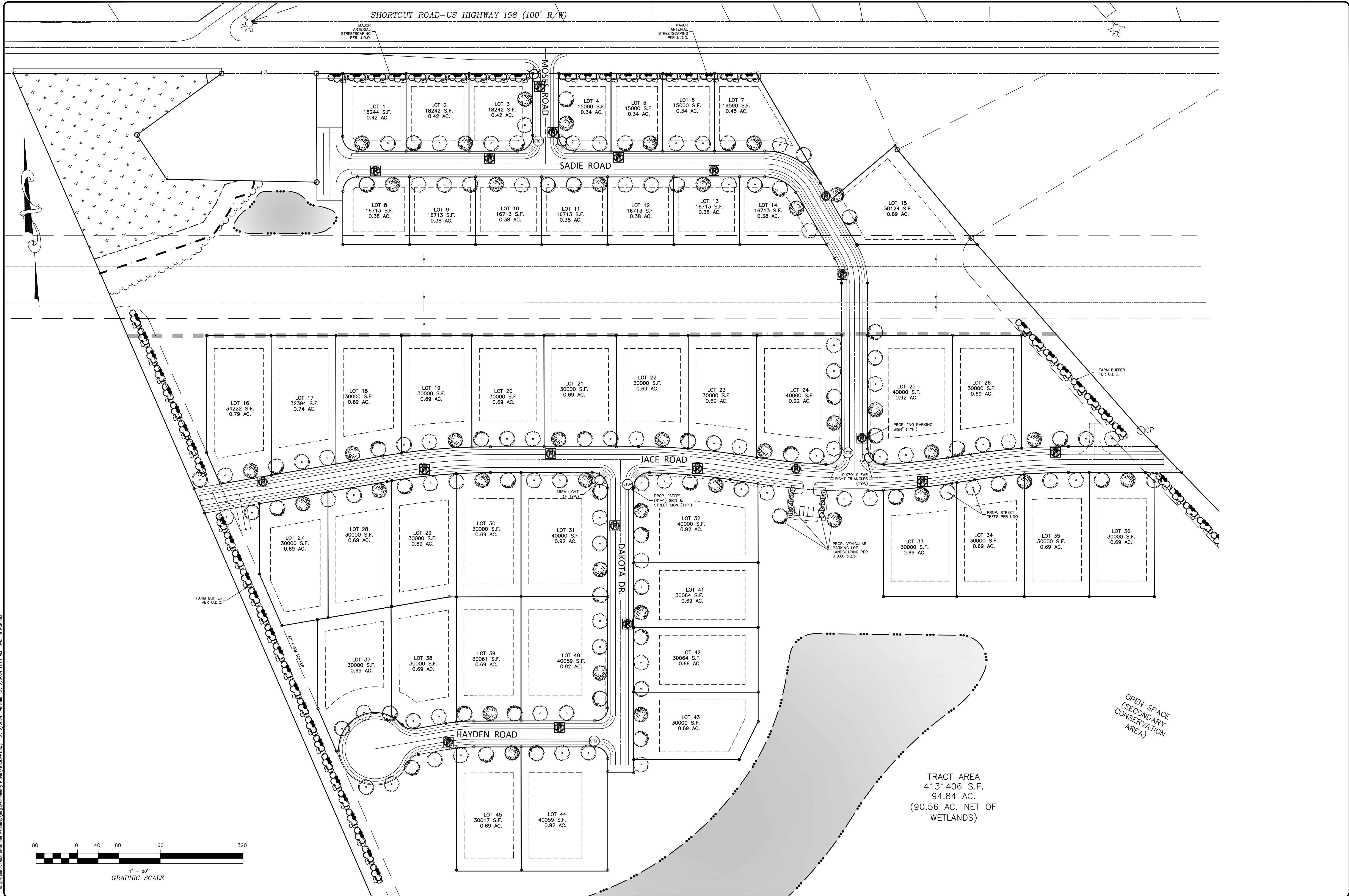
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PRELIMINARY LAND DEVELOPMENT PLANS

NO.	DATE	DESCRIPTION	BY

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DESIGNED:	BPG	APPROVED:	BPG
SHEET: 9 OF 11			
CAD FILE: 48530PP1			
PROJECT NO: 4853			



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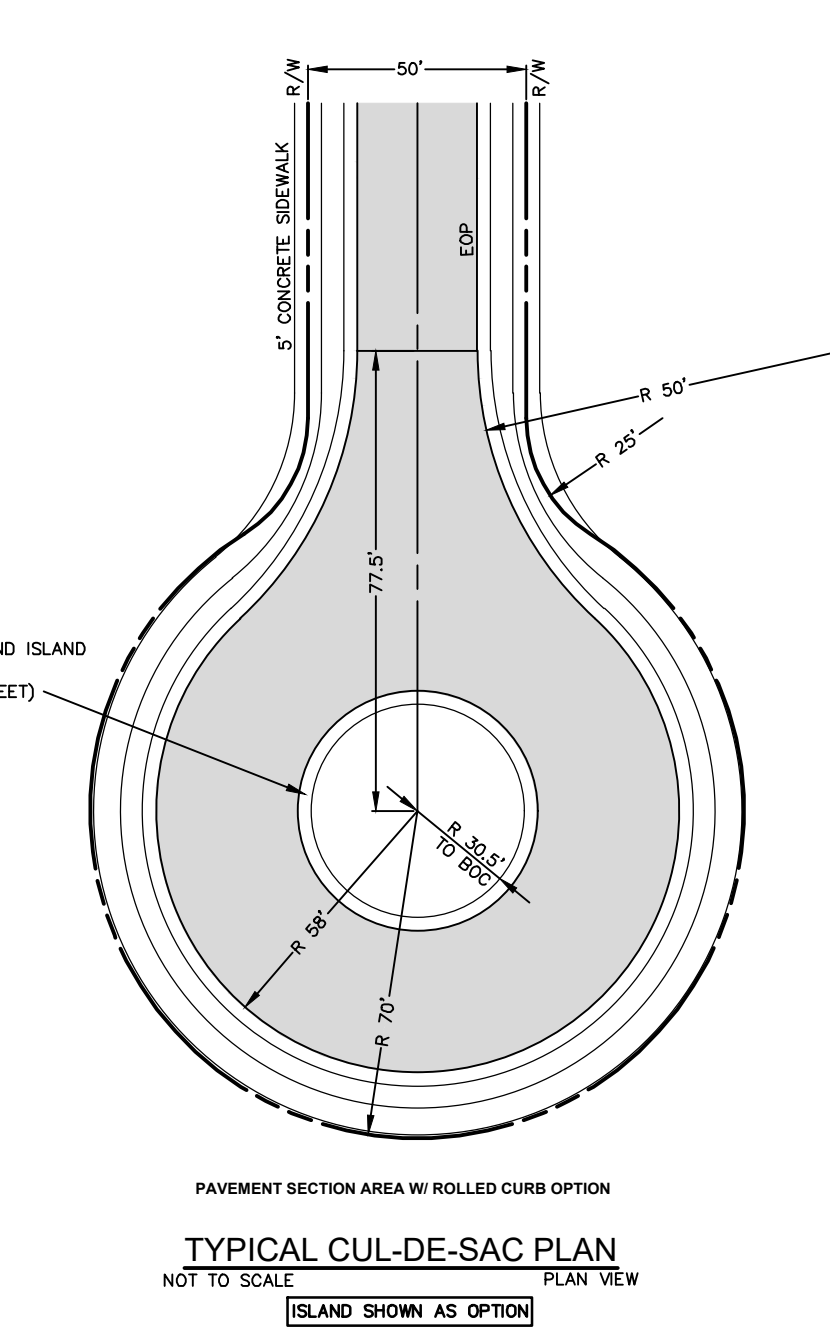
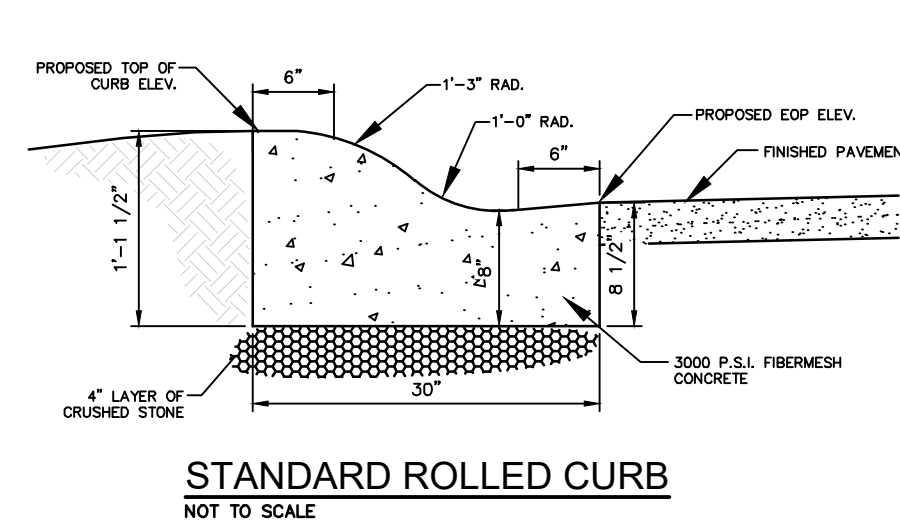
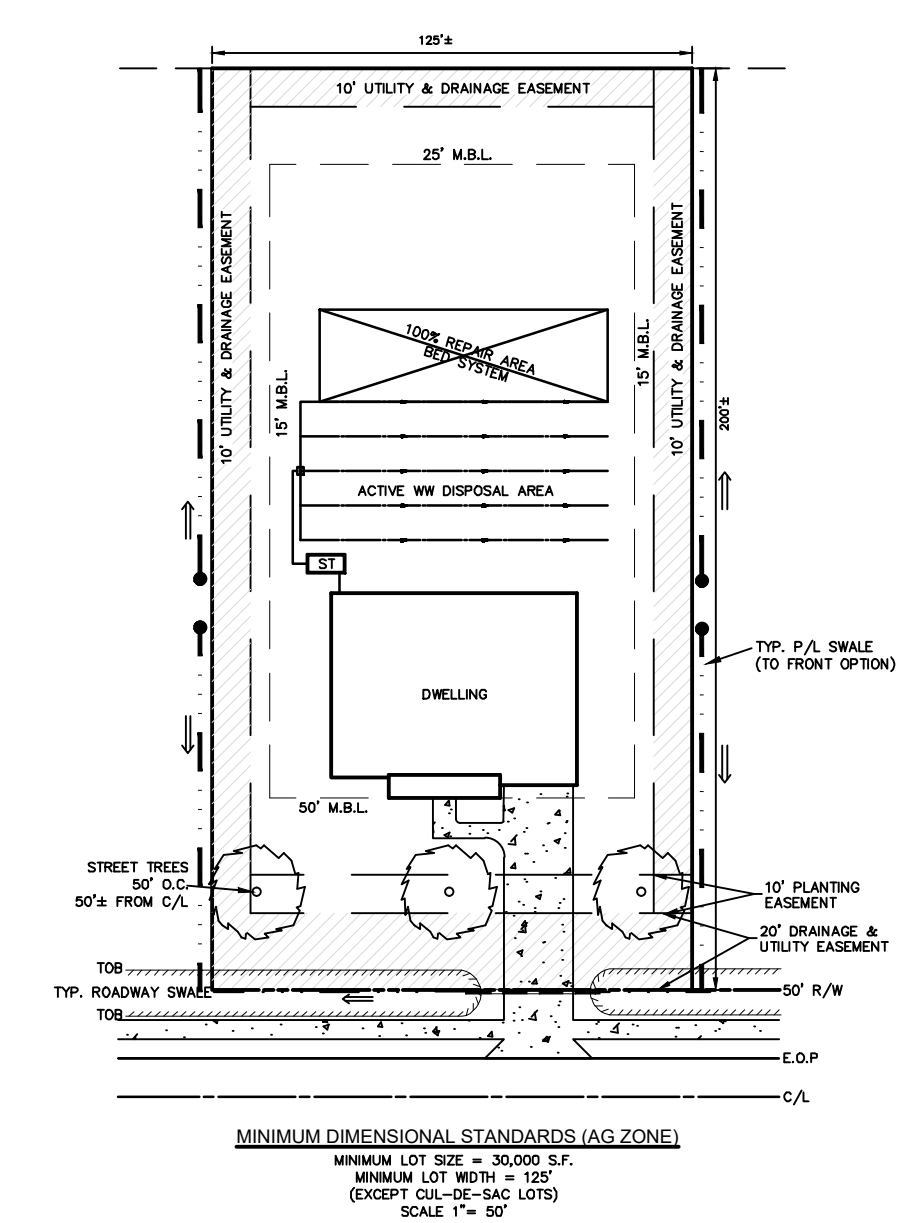
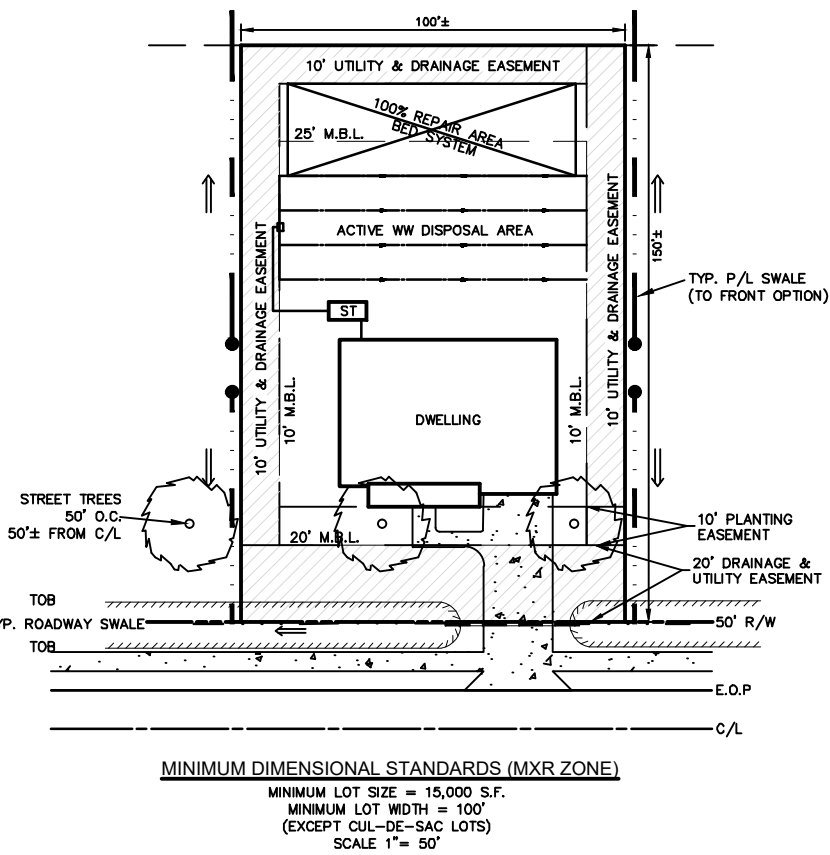
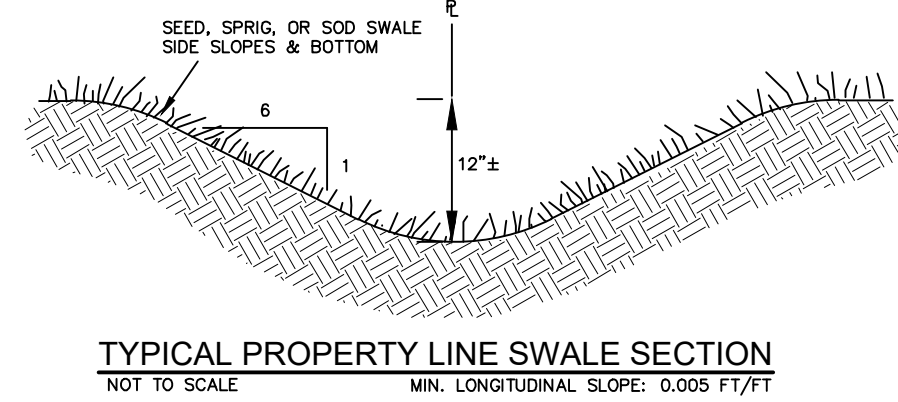
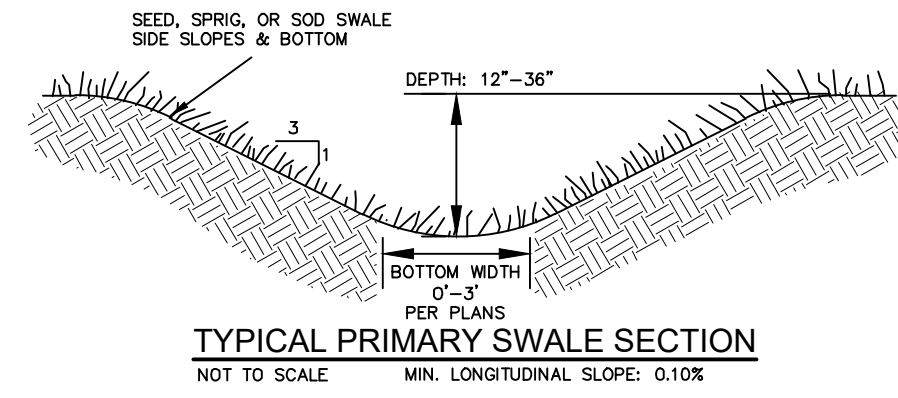
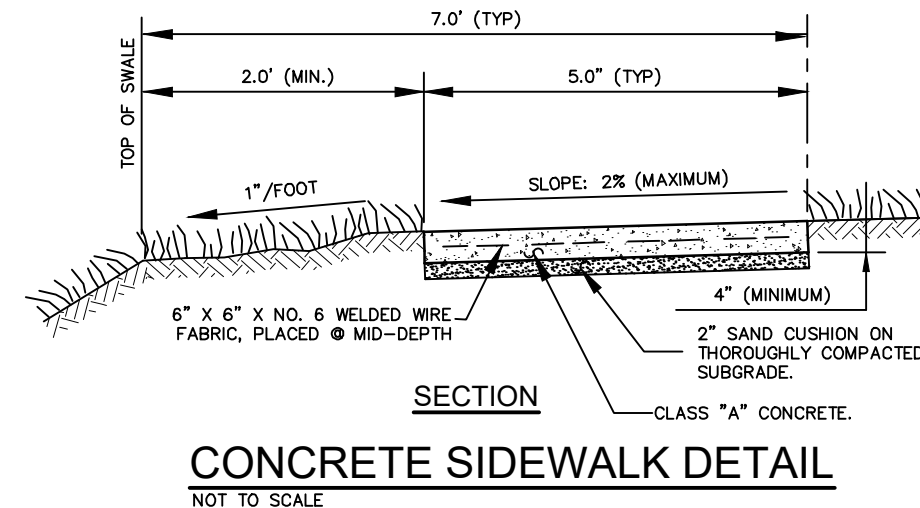
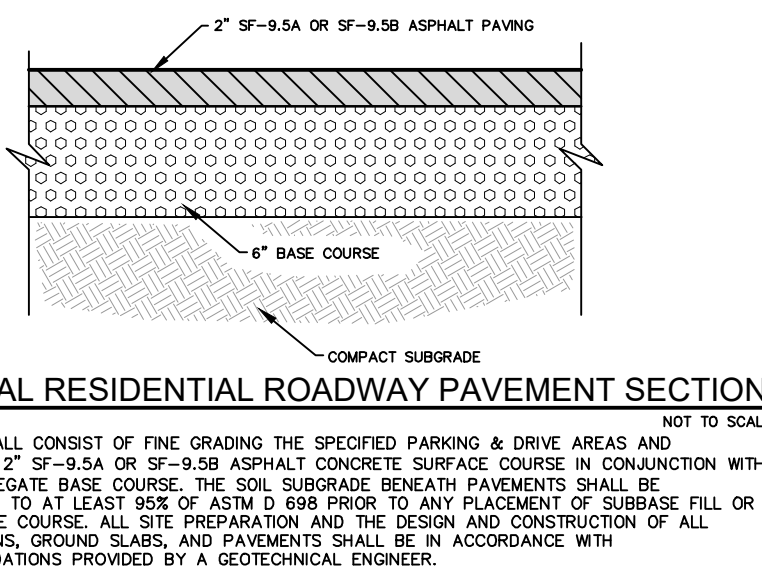
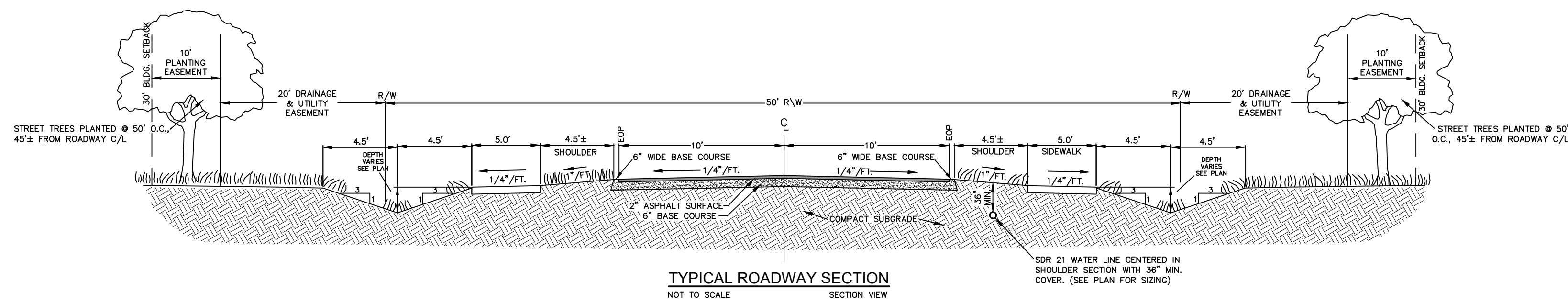
PROJECT: SMITHSON TRACT
CRAWFORD TOWNSHIP
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NORTH CAROLINA

PRELIMINARY LAND DEVELOPMENT PLANS

NO.	DATE	DESCRIPTION	BY

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DATE: 09/09/24 SCALE: 1" = 80'
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SHEET: 10 OF 11
CAD FILE: 48530PP1
PROJECT NO: 4853



CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	44.02'	28.00'	39.63'	N41° 28' 10\"/>	

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C25	123.64'	1175.00'	123.59'	S80° 52' 04\"/>	

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**TYPICAL CONSTRUCTION
 DETAILS & LOT CONFIGURATIONS**

SMITHSON TRACT
 CRAWFORD TOWNSHIP
 CURRITUCK COUNTY
 NORTH CAROLINA

NO.	DATE	REVISIONS	DESCRIPTION

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DATE: 09/09/24 SCALE: AS NOTED
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 SHEET: 11 OF 11
 CAD FILE: 48530PP1
 PROJECT NO: 4853