

VICINITY MAP

SCALE: 1" = 5000'

GENERAL DEVELOPMENT NOTES

- OWNER/APPLICANT: NORTH SOUTH DEVELOPMENT GROUP, LLC
417-D CARATOKE HIGHWAY
MOYOCK, NC 27958
- PROPERTY DATA: ADDRESS: 320 SURVEY ROAD, MOYOCK, NC 27958

PIN: 0015-000-085E-0000
D.B. 1666, PG. 285
P.C. "R", SL. 182
202.19-ACRES (PER PLAT)

PIN: 0015-000-0085D-0000
D.B. 1666, PG. 285
P.C. "R", SL. 75
21.99-ACRES (PER PLAT)

SUBDIVISION TOTAL ACREAGE: 224.18 ACRES
(DOES NOT INCLUDE 1.47 ACRE R/W DEDICATION OF A 30' STRIP ALONG SURVEY ROAD)
- ZONING: EXISTING: C-MXR & C-GB
PROPOSED: C-MXR

FLORA FARM MXR DEVELOPMENT

AMENDED CONDITIONAL ZONING TO C-MXR

JUNE 27TH, 2024

MOYOCK TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

*Sheet
Number*

Sheet Title

1	COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION
2	EXISTING CONDITIONS & SITE FEATURES PLAN
3	PRELIMINARY MASTER PLAN - OVERALL
4	PRELIMINARY MULTI-FAMILY RESIDENTIAL DEVELOPMENT
5	PRELIMINARY STORMWATER MANAGEMENT PLAN
6	PRELIMINARY UTILITIES PLAN
7	PRELIMINARY PHASING PLAN

BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

**COVER SHEET, DEVELOPMENT
NOTES & SITE LOCATION**

THIS DOCUMENT IS THE SOLE PROPERTY OF BISS, INC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF BISS, INC., NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. BISS, INC. © 2008. ALL RIGHTS RESERVED.

FLORA FARM MXR SUBDIVISION
NORTH CAROLINA
MOYOCK TOWNSHIP
CURRITUCK COUNTY

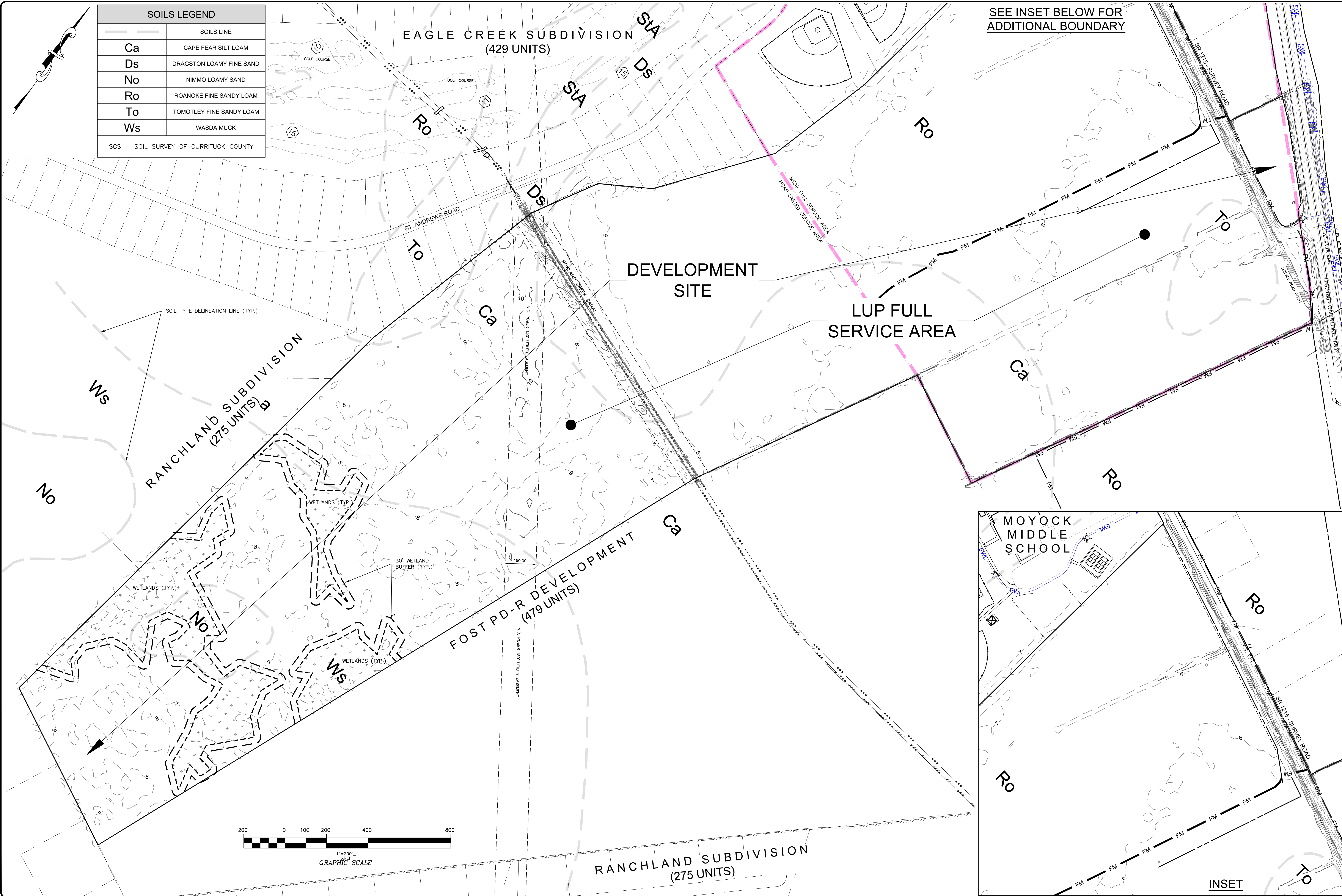
PRELIMINARY MASTER PLAN

NO.	DATE	DESCRIPTION	BY
1	1/29/21	TRC COMMENTS	TRC
2	8/27/24	AMENDED PLANS	TRC
3	8/27/24	CONTRACT COMMENTS	TRC
4	8/27/24	CORRECTED CONTRACT COMMENTS	TRC

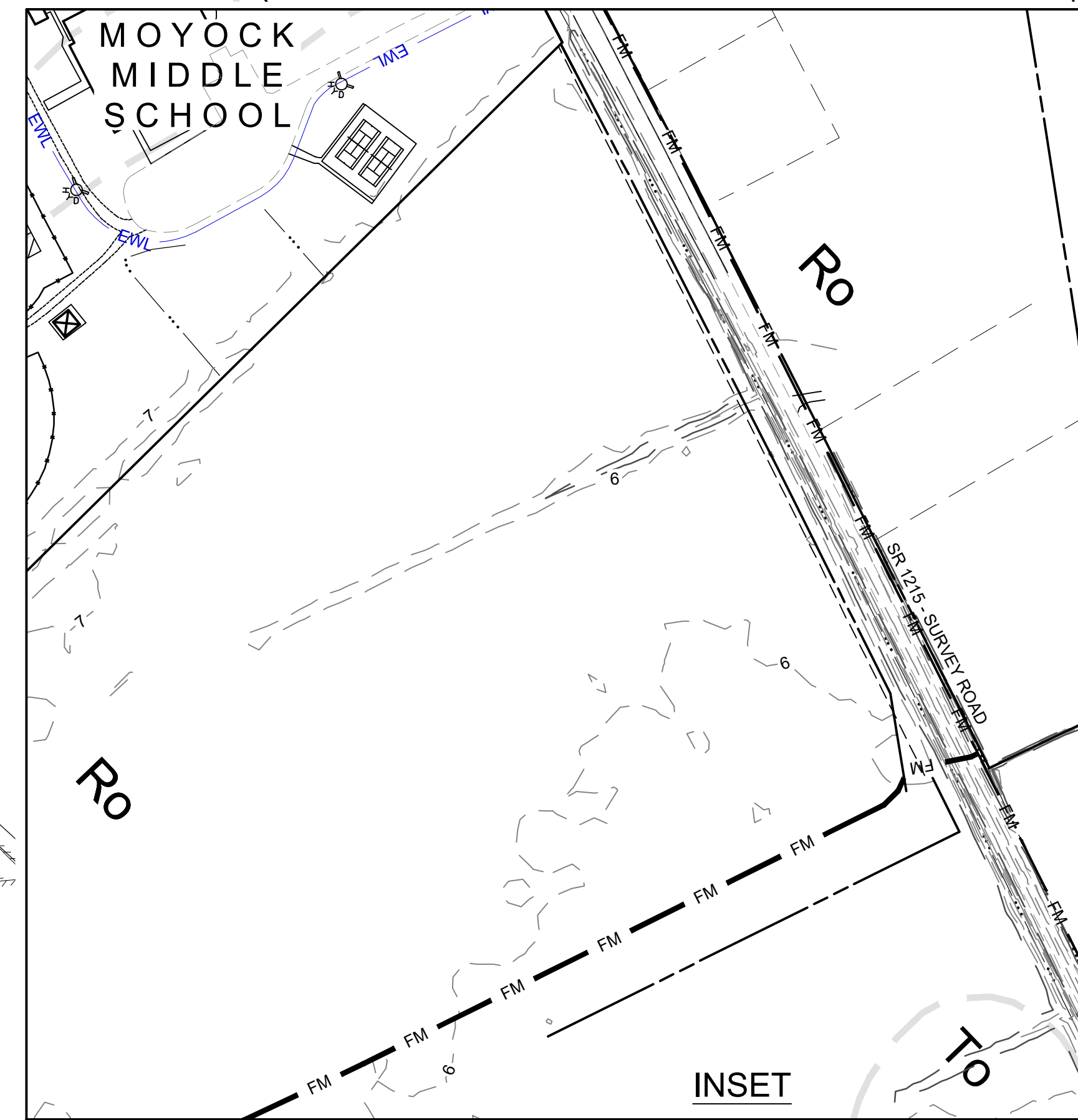
**PRELIMINARY
DO NOT USE FOR
CONSTRUCTION**

DATE: 12/17/20 SCALE: N/A
DESIGNED: BPG CHECKED: MSB
DRAWN: KFW:WGY APPROVED: BPG
SHEET: 1 OF 7
CAD FILE: 468000MP5
PROJECT NO: 4680

SOILS LEGEND	
SOILS LINE	
Ca	CAPE FEAR SILT LOAM
Ds	DRAGSTON LOAMY FINE SAND
No	NIMMO LOAMY SAND
Ro	ROANOKE FINE SANDY LOAM
To	TOMOTLEY FINE SANDY LOAM
Ws	WASDA MUCK
SCS - SOIL SURVEY OF CURRITUCK COUNTY	



SEE INSET BELOW FOR
ADDITIONAL BOUNDARY



BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

EXISTING CONDITIONS &
SITE FEATURES PLAN
THIS DOCUMENT IS THE SOLE PROPERTY OF BISS, INC. ANY REPRODUCTION, IN WHOLE OR IN PART, OR THE MODIFICATION OF ANY DETAIL OR DESIGN IS NOT TO BE MADE WITHOUT THE WRITTEN PERMISSION OF BISS, INC. BISS, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

PROJECT: **FLORA FARM MXR SUBDIVISION**
NORTH CAROLINA
CURRITUCK COUNTY
MOYOCK TOWNSHIP
PRELIMINARY MASTER PLAN

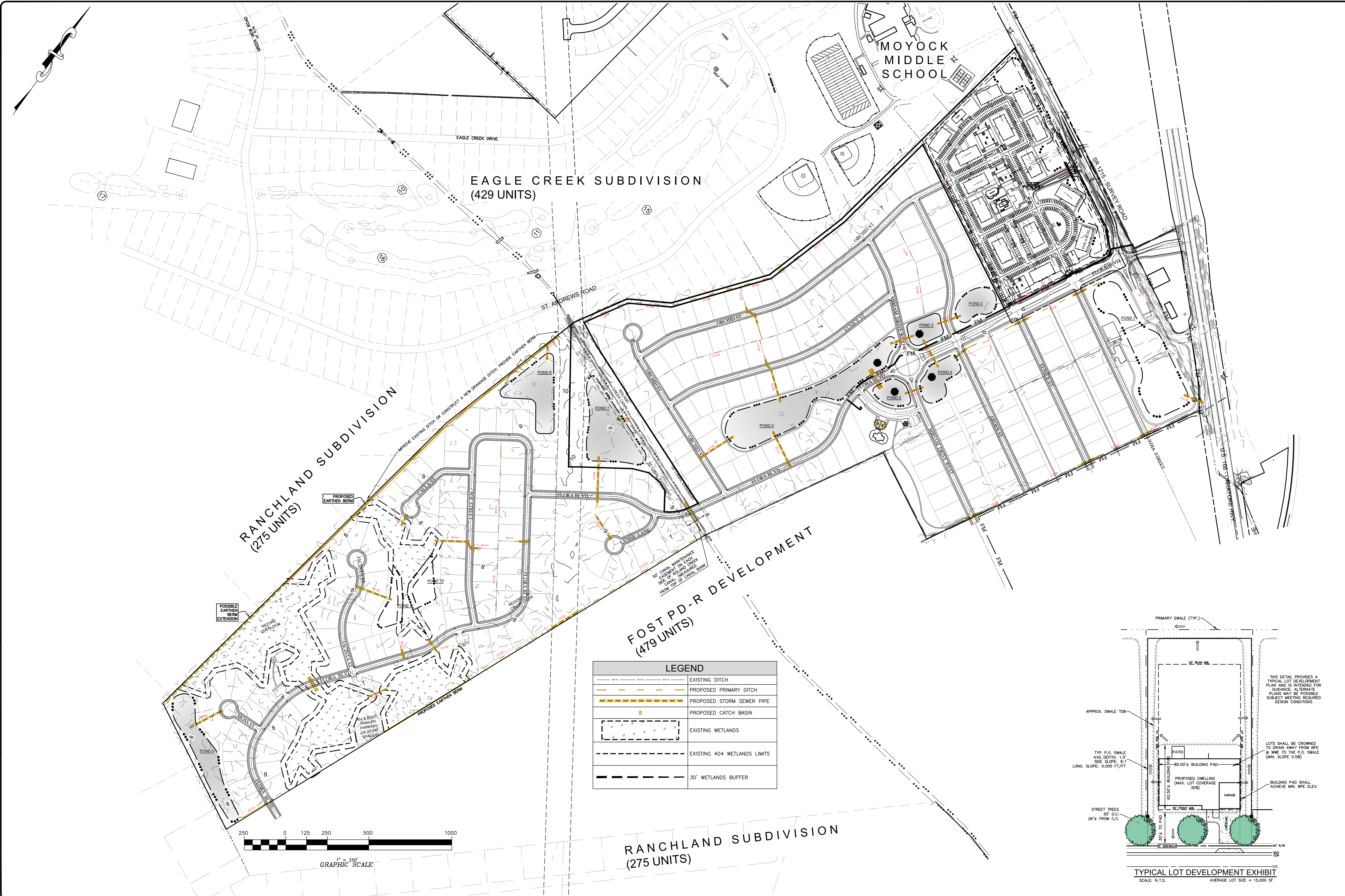
NO.	DATE	DESCRIPTION	BY

PRELIMINARY
DO NOT USE FOR
CONSTRUCTION

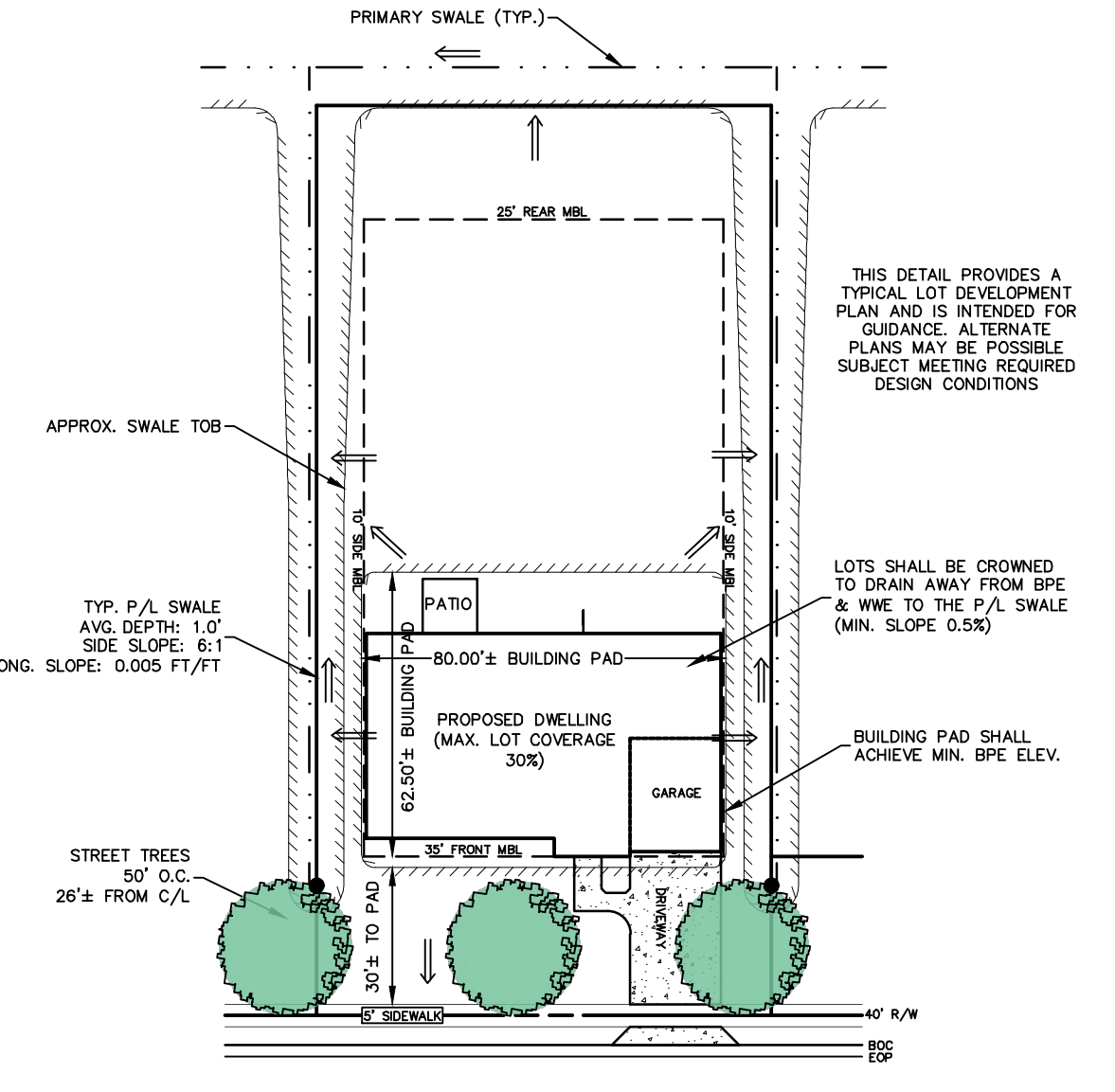
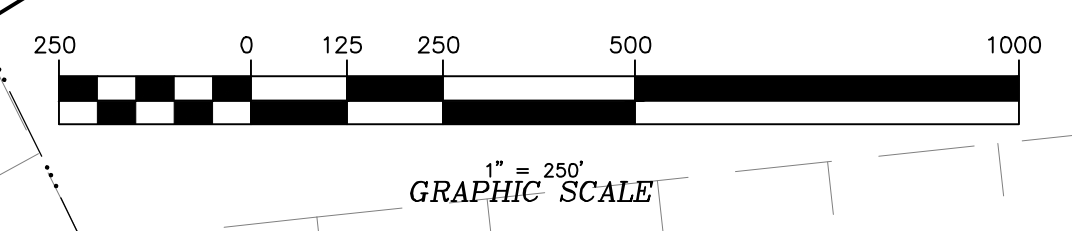
DATE: 12/17/20	SCALE: 1" = 200'
DRAWN: BPG	CHECKED: MSB
APPROVED: KFW	APPROVED: BPG
SHEET: 2	OF 7
CAD FILE: 468000MP5	
PROJECT NO: 4680	

S:\work\4680 Flora Farm\46800000.dwg 7/25/2024 10:02 AM HP Design 12500 BSS 10/23/2024

3: Woodloch 4680 Flora Farm MXR Masterplan.dwg 7/25/2024 10:02 AM HP: Designer: 12500 BPS 100x2.0pc3



LEGEND	
	EXISTING DITCH
	PROPOSED PRIMARY DITCH
	PROPOSED STORM SEWER PIPE
	PROPOSED CATCH BASIN
	EXISTING WETLANDS
	EXISTING 404 WETLANDS LIMITS
	30' WETLANDS BUFFER



TYPICAL LOT DEVELOPMENT EXHIBIT
 SCALE: N.T.S. AVERAGE LOT SIZE = 15,000 SF

BISSELL
 PROFESSIONAL GROUP
 Engineers, Planners, Surveyors
 and Environmental Specialists

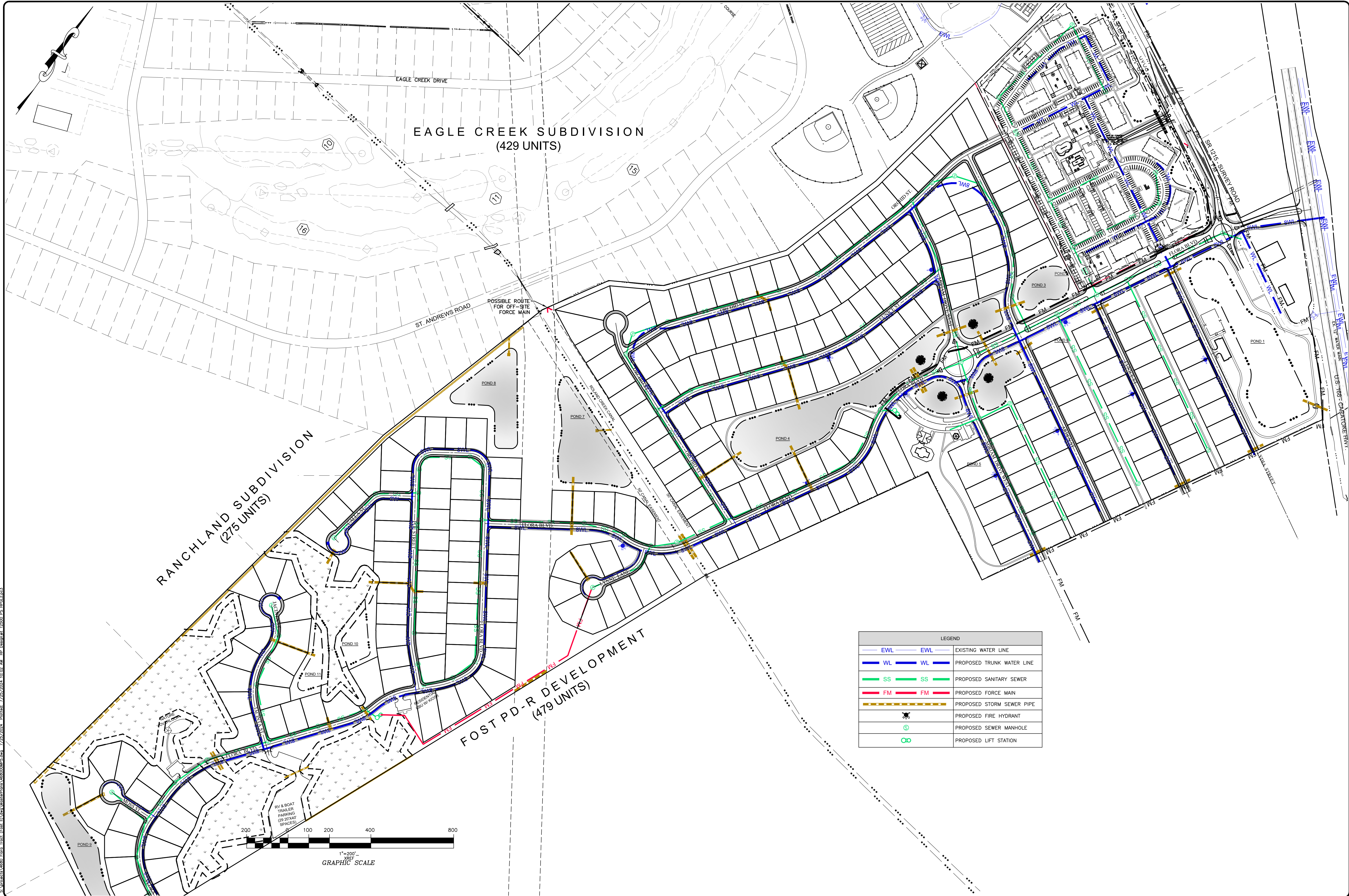
**PRELIMINARY STORMWATER
 MANAGEMENT PLAN**
THIS DRAWING IS THE SOLE PROPERTY OF BPS, INC. NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BPS, INC. COPYRIGHT 2005.

FLORA FARM MXR SUBDIVISION
 NORTH CAROLINA
 CURRITUCK COUNTY
 MOYOCK TOWNSHIP
PRELIMINARY MASTER PLAN

NO.	DATE	DESCRIPTION	BY	CHKD.
1	12/21/20	ISSUED FOR PERMITS	BPG	MSB
2	4/27/24	AMENDED PLANS	BPG	MSB

**PRELIMINARY
 DO NOT USE FOR
 CONSTRUCTION**

DATE: 12/17/20 SCALE: 1" = 200'
 DESIGNED: BPG CHECKED: MSB
 DRAWN: KFW, WGY APPROVED: BPG
 SHEET: 5 OF 7
 CAD FILE: 468000MP5
 PROJECT NO: 4680



S:\projects\4680 Flora Farm\Drawings\46800000MP5.dwg 7/25/2024 10:02 AM HP Designer 12500 B3 1003.pcs

BISSELL
 Engineers, Planners, Surveyors
 and Environmental Specialists

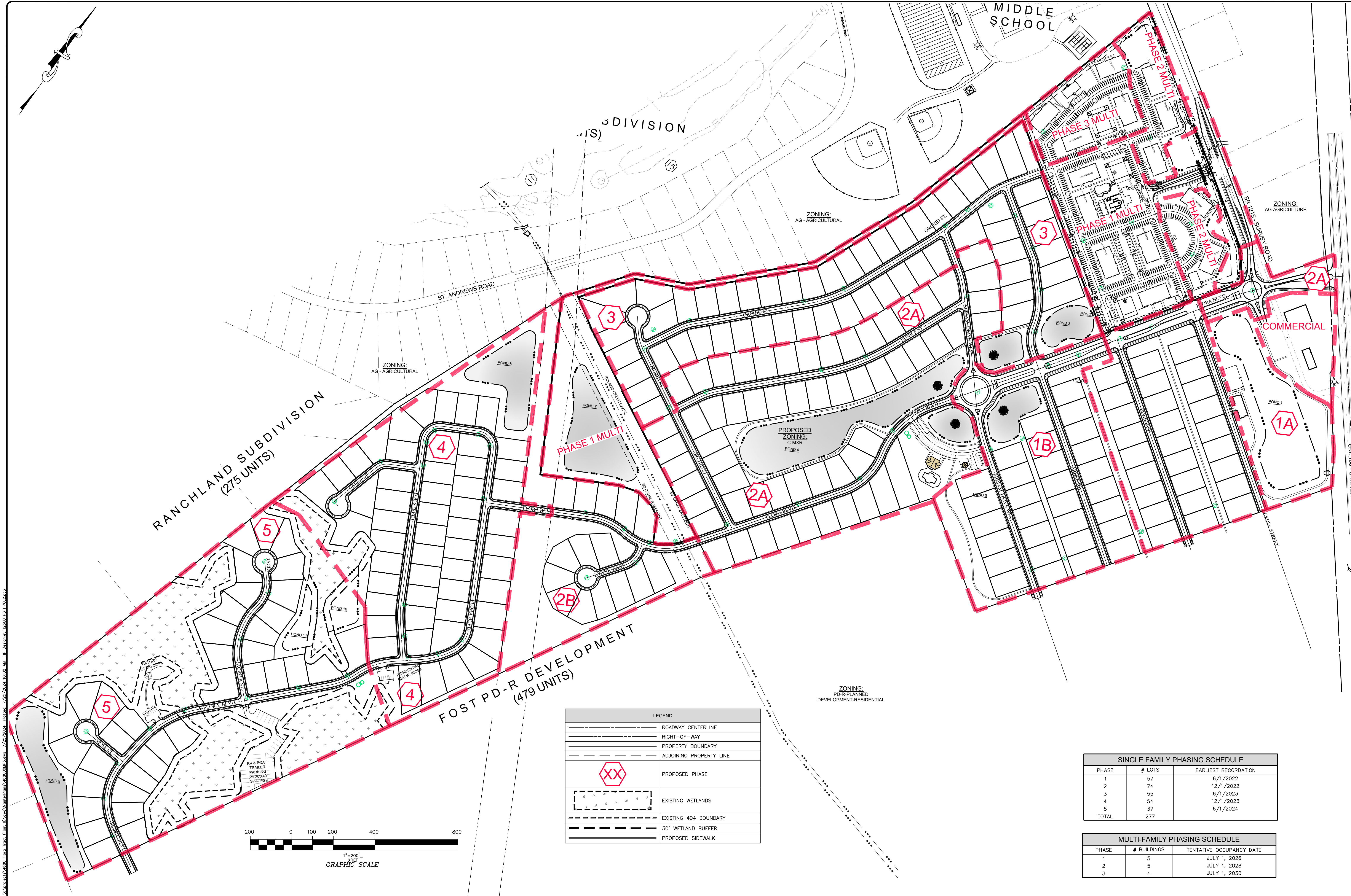
PRELIMINARY UTILITIES PLAN
THIS DOCUMENT IS THE PROPERTY OF BISSELL, INC. ANY REUSE, REPRODUCTION, OR MODIFICATION OF ANY DETAIL OR DESIGN IS NOT TO BE MADE WITHOUT THE WRITTEN PERMISSION OF BISSELL, INC. © 2024. ALL RIGHTS RESERVED.

FLORA FARM MXR SUBDIVISION
 PRELIMINARY MASTER PLAN
 CURRITUCK COUNTY
 MOYOCK TOWNSHIP
 NORTH CAROLINA

REVISIONS	
NO.	DESCRIPTION
1	12/21/20
2	06/27/24

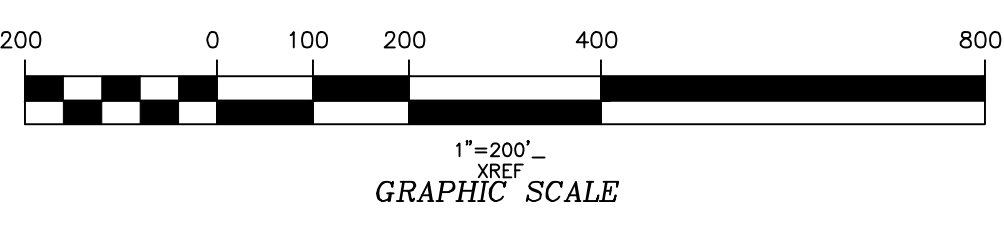
PRELIMINARY
 DO NOT USE FOR
 CONSTRUCTION

DATE: 12/17/20 SCALE: 1" = 200'
 DESIGNED: BPG CHECKED: MSB
 DRAWN: KFW, WGY APPROVED: BPG
 SHEET: 6 OF 7
 CAD FILE: 468000MP5
 PROJECT NO: 4680



3: Woodruff 4680 Flora Farm (Post 3) V:\Projects\4680MP5\Drawings\7/25/2024\10:02 AM HP Designer: 12500 BPS 10/23/2023

LEGEND	
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	PROPOSED PHASE
	EXISTING WETLANDS
	EXISTING 404 BOUNDARY
	30' WETLAND BUFFER
	PROPOSED SIDEWALK



SINGLE FAMILY PHASING SCHEDULE		
PHASE	# LOTS	EARLIEST RECORDATION
1	57	6/1/2022
2	74	12/1/2022
3	55	6/1/2023
4	54	12/1/2023
5	37	6/1/2024
TOTAL	277	

MULTI-FAMILY PHASING SCHEDULE		
PHASE	# BUILDINGS	TENTATIVE OCCUPANCY DATE
1	5	JULY 1, 2026
2	5	JULY 1, 2028
3	4	JULY 1, 2030

Bissell Professional Group
 Firm License # C-565
 1000 North Carolina Highway
 P.O. Box 1008
 Cary, NC 27513
 Phone: (919) 252-7900
 Fax: (919) 252-7901

BISSELL

ENGINEERS, ARCHITECTS,
 PLANNERS, SURVEYORS
 AND ENVIRONMENTAL SPECIALISTS

PRELIMINARY PHASING PLAN

THIS DOCUMENT IS THE SOLE PROPERTY OF BPS, INC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BPS, INC.

PROJECT: FLORA FARM MXR SUBDIVISION

NORTH CAROLINA

MYOYOCK TOWNSHIP

CURRITUCK COUNTY

PRELIMINARY MASTER PLAN

NO.	DATE	DESCRIPTION	BY	CHKD.
1	1/24/21	TRC COMMENTS		
2	1/28/21	GENERAL REVISIONS		
3	6/22/24	GENERAL REVISIONS		

DATE: 12/17/20

SCALE: 1" = 200'

DESIGNED: BPG

CHECKED: MSB

DRAWN: KFW, WGY

APPROVED: BPG

SHEET: 7 OF 7

CAD FILE: 468000MP5

PROJECT NO: 4680