

VICINITY MAP (MS)

**NOTES:**

- CURRENT OWNERS: HATTERAS VENTURES, LLC  
PO BOX 40  
KILL DEVIL HILLS, NC 27948  
PIN: 9544-0524-0642 & 9544-0514-8121  
PID: 016064000 & 016064001
- HATTERAS ISLAND OCEAN CENTER, INC  
PO BOX 276  
HATTERAS, NC 27943  
PIN: 9544-0524-3628 & 9544-0524-2875  
PID: 016060002 & 016060001
- ENGINEER: QUIBLE & ASSOCIATES, P.C.  
8466 CARATOKE HWY  
POWELL'S POINT, NC 27966
- TOTAL AREA = 228,513.88 sqft / 5.25 acres  
(AREAS BY COORDINATE METHOD)
- SUBJECT REFERENCES: DB 1845 PG 371 & 374; PG C, SL 184; PG I, SL 106;
- ADDITIONAL REFERENCES: MB 3, PG 52; PG D, SL 271; PG E, SL 307; PG F, SL 7; PG H, SL 317;
- FIELD SURVEY DATES: 01/27-28/2016
- DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- PROPERTY IS LOCATED IN NFIP FLOOD ZONES AS SHOWN AND SUBJECT TO CHANGES, BASED ON COMMUNITY CID NO. 315348; PANEL 4594; SUFFIX K. (MAP # 3120454400K) EFFECTIVE DATE: 06/19/2020
- THIS SURVEY SUBJECT TO ANY FACTS, INCLUDING BUILDING SETBACK RESTRICTIONS, EASEMENTS, COVENANTS, ETC., THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH.
- APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE SEPTIC APPROVAL ON ANY INDIVIDUAL LOT.
- MINIMUM BUILDING SETBACKS MAY BE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH A ZONING OFFICIAL.
- SUBJECT PARCEL ZONING: C2-H
- LOTS SHALL ACCESS FROM THE PROPOSED ACCESS EASEMENTS AND NOT HAVE ANY OTHER DIRECT ACCESS FROM NC 12.
- THE PROPERTIES WILL BE SUBJECT TO RESTRICTIVE COVENANTS WHICH AMONG OTHER ISSUES ADDRESS OBLIGATIONS FOR MAINTENANCE OF COMMON DRIVENWAYS.
- THE COMMON DRIVENWAYS SHALL BE CONSTRUCTED ACCORDING TO NCDOT PAVEMENT REQUIREMENTS, AND UPON SATISFACTORY COMPLETION, SHALL BE CERTIFIED BY THE PROJECT ENGINEER AS CONSTRUCTED AS APPROVED.

**OWNER'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF DARE, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER AND WATER LINES TO THE COUNTY OF DARE.

NAME (PRINTED/SIGNED) \_\_\_\_\_ DATE \_\_\_\_\_

**\*NOTARY CERTIFICATE**

STATE OF NORTH CAROLINA  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, A NOTARY PUBLIC OF THE ABOVE REFERENCED COUNTY AND STATE, DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, JOHN M. HURDLE, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (SEE REFERENCES IN NOTES); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AND ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE ADDITIONAL REFERENCES IN NOTES); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 41-30 AS AMENDED.

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 AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D.

JOHN M. HURDLE, PLS NC L-52094

**CERTIFICATE OF APPROVAL**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF DARE COUNTY AND THAT THIS PLAN HAS BEEN APPROVED BY DARE COUNTY FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF DARE COUNTY.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

**REVIEW OFFICER'S CERTIFICATE**

STATE OF NORTH CAROLINA  
COUNTY OF \_\_\_\_\_

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

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

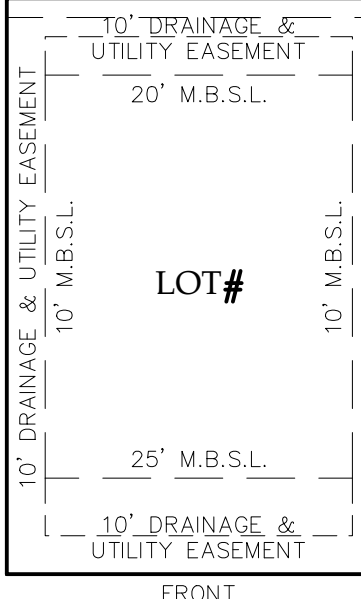
**CAMA STATEMENT**

SOME PORTIONS OF SOME LOTS IN THIS SUBDIVISION ARE LOCATED IN AREAS OF ENVIRONMENTAL CONCERN. INDIVIDUAL PERMITS MAY BE REQUIRED BEFORE DEVELOPMENT MAY TAKE PLACE IN THESE AREAS.

**FLOOD HAZARD AREA CERTIFICATE**

THIS PROPERTY, OR PORTIONS OF THIS PROPERTY, ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FLOOD INSURANCE RATE MAPS FOR DARE COUNTY. LOCATION IN A SPECIAL FLOOD HAZARD AREA REPRESENTS A ONE PERCENT (1%) OR GREATER CHANCE OF BEING FLOODED IN ANY GIVEN YEAR. FLOOD INSURANCE MAY BE REQUIRED BY LENDING INSTITUTIONS FOR STRUCTURES CONSTRUCTED ON PROPERTY LOCATED IN SPECIAL FLOOD HAZARD AREAS.

**5' REAR ACCESS EASEMENT**



**TYPICAL LOT SETBACKS & EASEMENTS**

- LEGEND:**
- EXISTING 4"x4" CONCRETE MONUMENT, ECM
  - EXISTING IRON PIPE, EIP
  - EXISTING IRON ROD, EIR
  - SET IRON ROD, SIR
  - FK NAIL
  - CALCULATED POINT
  - WATER METER
  - TELEPHONE PED
  - CABLE TV PED
  - FIBER OPTIC MARKER
  - UTILITY POLE
  - WATER VALVE
  - FIRE HYDRANT
  - AB - ABOVE GRADE
  - B6 - BELOW GRADE
  - EX. ASPHALT
  - EX. GRAVEL
  - EX. CONCRETE

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NC License# C-0208  
SINCE 1959  
**Quible & Associates, P.C.**  
ENGINEERING\*\* \* CONSULTING \* PLANNING  
ENVIRONMENTAL SCIENCES \* SURVEYING\*\*  
\*ENGINEERING/SURVEYING NOT OFFERED AT BLACK MTN. OFFICE\*\*  
8466 CARATOKE HWY 90 CHURCH STREET, SUITE B  
POWELL'S POINT, NC 27966 BLACK MOUNTAIN, NC 28711  
Phone: (252) 491-8147 Phone: (828) 783-0398  
Fax: (252) 491-8146 Fax: (828) 783-0398  
administrator@quible.com



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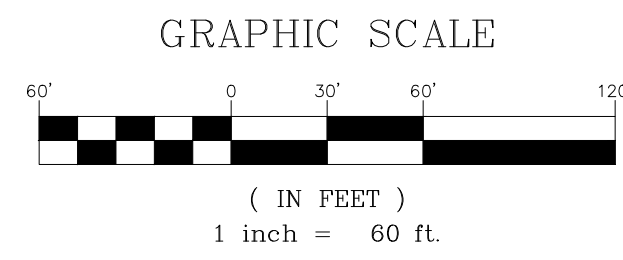
**PRELIMINARY PLAT (1 OF 4)**

**HATTERAS ISLAND RESERVE (PHASE 2)**

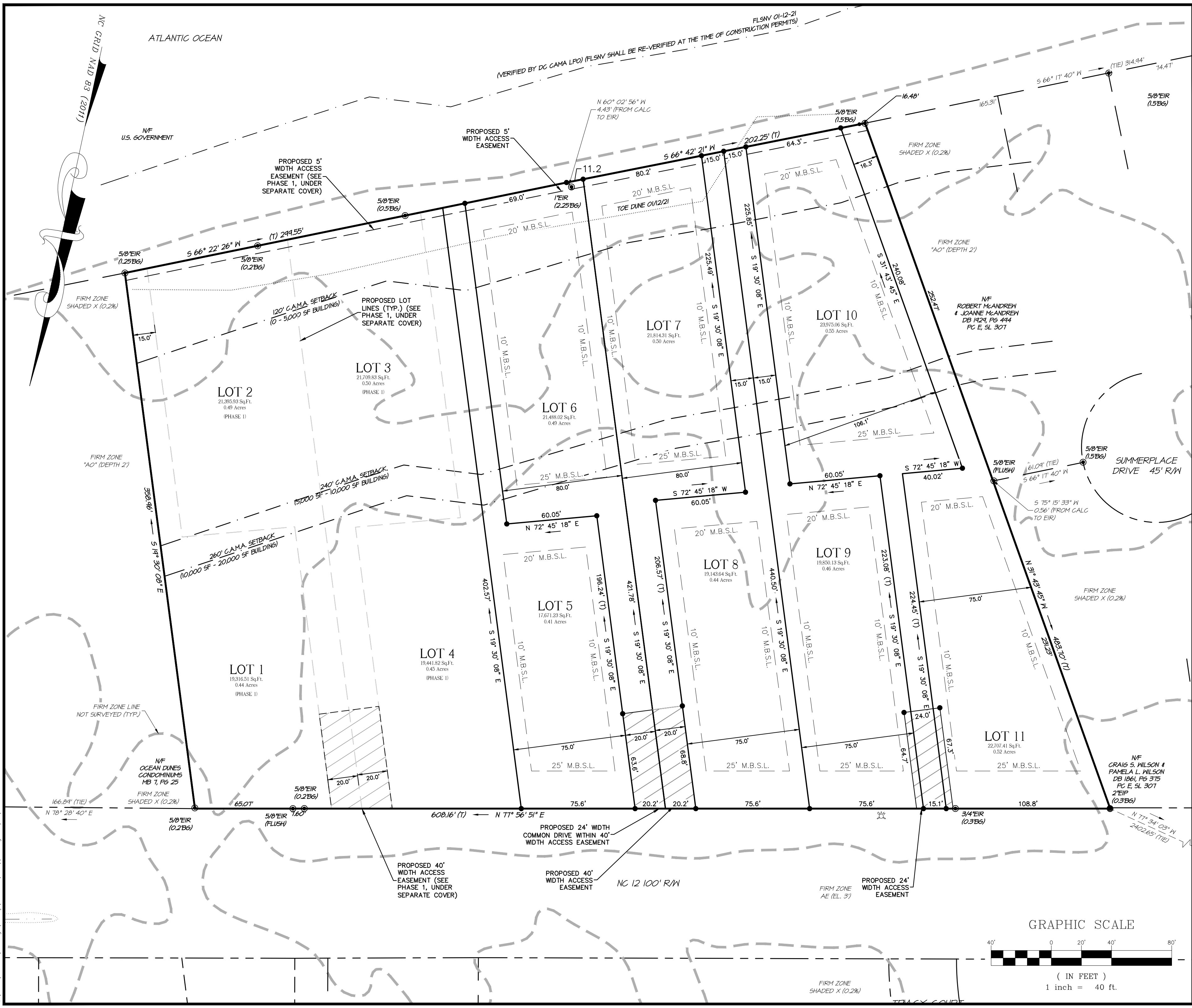
**56883 NC 12 HWY**

HATTERAS TOWNSHIP DARE COUNTY NORTH CAROLINA

PROJECT NO.	P15087
DRAWN BY	JMH/CMS
CHECKED BY	JMH/MWS
SCALE	1"=60'
ISSUE DATE	10/15/21



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CERTIFICATION

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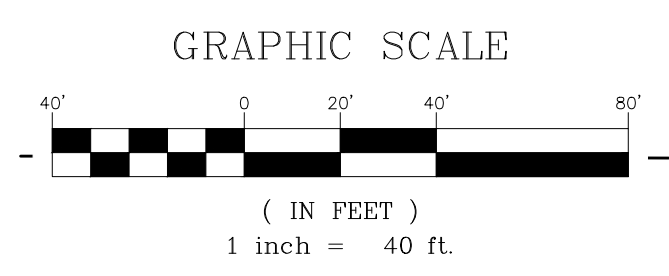
**PRELIMINARY PLAT (2 OF 4)**

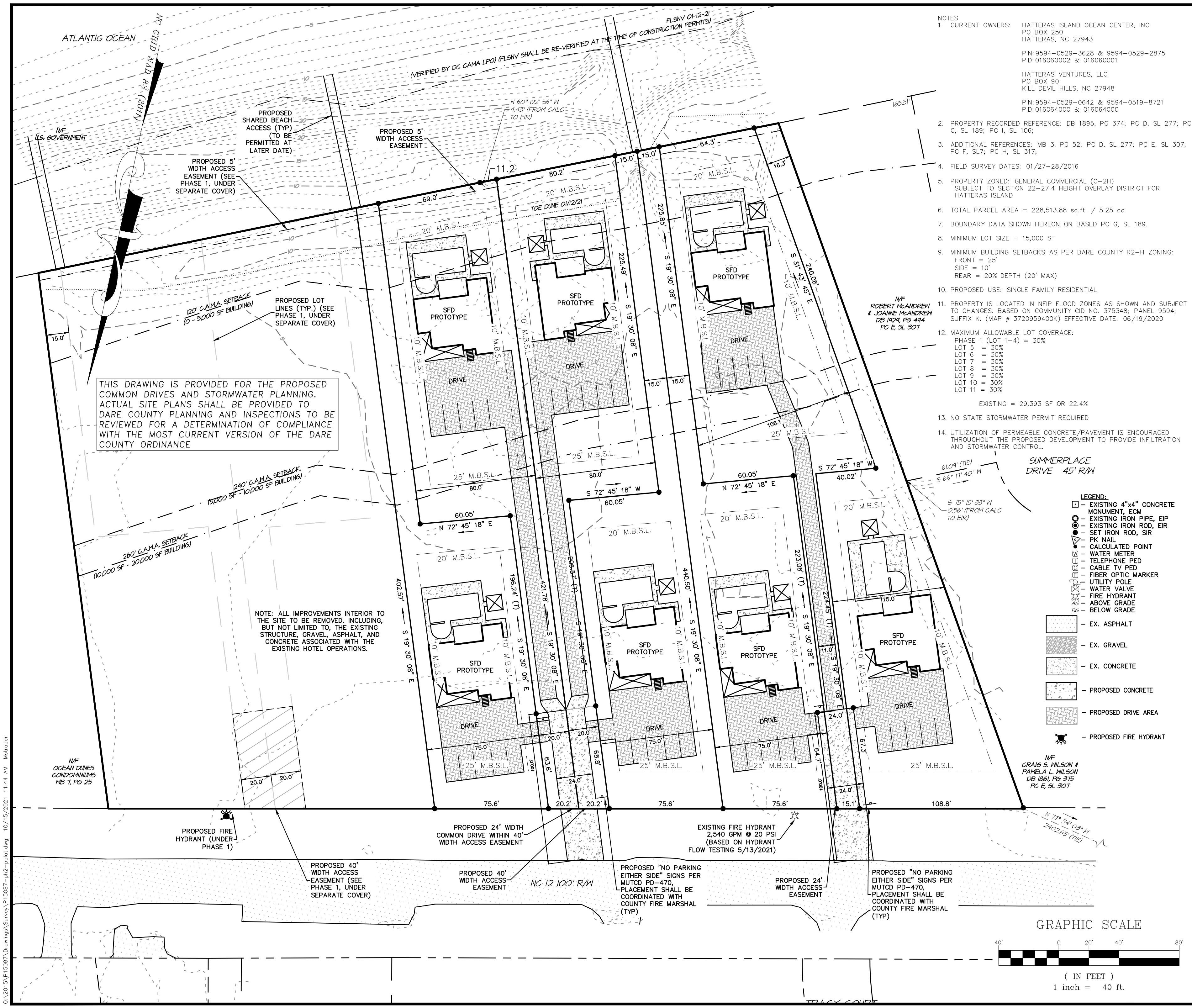
**HATTERAS ISLAND RESERVE (PHASE 2)**

**56883 NC 12 HWY**

HATTERAS TOWNSHIP  
DARE COUNTY  
NORTH CAROLINA

PROJECT NO.	P15087
DRAWN BY	JMH/CMS
CHECKED BY	JMH/MWS
SCALE	1" = 40'
ISSUE DATE	10/15/21



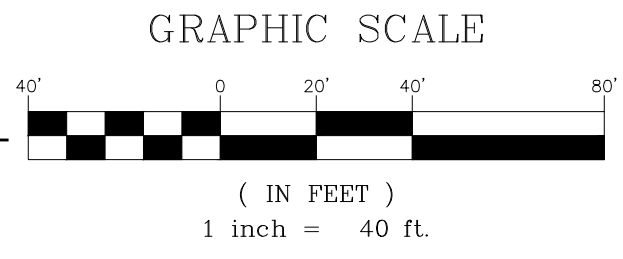


THIS DRAWING IS PROVIDED FOR THE PROPOSED COMMON DRIVES AND STORMWATER PLANNING. ACTUAL SITE PLANS SHALL BE PROVIDED TO DARE COUNTY PLANNING AND INSPECTIONS TO BE REVIEWED FOR A DETERMINATION OF COMPLIANCE WITH THE MOST CURRENT VERSION OF THE DARE COUNTY ORDINANCE

NOTE: ALL IMPROVEMENTS INTERIOR TO THE SITE TO BE REMOVED, INCLUDING, BUT NOT LIMITED TO, THE EXISTING STRUCTURE, GRAVEL, ASPHALT, AND CONCRETE ASSOCIATED WITH THE EXISTING HOTEL OPERATIONS.

- NOTES
- CURRENT OWNERS: HATTERAS ISLAND OCEAN CENTER, INC  
PO BOX 250  
HATTERAS, NC 27943  
PIN: 9594-0529-3628 & 9594-0529-2875  
PID: 016060002 & 016060001
  - PROPERTY RECORDED REFERENCE: DB 1895, PG 374; PC D, SL 277; PC G, SL 189; PC I, SL 106;
  - ADDITIONAL REFERENCES: MB 3, PG 52; PC D, SL 277; PC E, SL 307; PC F, SL7; PC H, SL 317;
  - FIELD SURVEY DATES: 01/27-28/2016
  - PROPERTY ZONED: GENERAL COMMERCIAL (C-2H) SUBJECT TO SECTION 22-27.4 HEIGHT OVERLAY DISTRICT FOR HATTERAS ISLAND
  - TOTAL PARCEL AREA = 228,513.88 sq.ft. / 5.25 ac
  - BOUNDARY DATA SHOWN HEREON ON BASED PC G, SL 189.
  - MINIMUM LOT SIZE = 15,000 SF
  - MINIMUM BUILDING SETBACKS AS PER DARE COUNTY R2-H ZONING: FRONT = 25' SIDE = 10' REAR = 20% DEPTH (20' MAX)
  - PROPOSED USE: SINGLE FAMILY RESIDENTIAL
  - PROPERTY IS LOCATED IN NFIP FLOOD ZONES AS SHOWN AND SUBJECT TO CHANGES. BASED ON COMMUNITY CID NO. 375348; PANEL 9594; SUFFIX K. (MAP # 3720959400K) EFFECTIVE DATE: 06/19/2020
  - MAXIMUM ALLOWABLE LOT COVERAGE:  
PHASE 1 (LOT 1-4) = 30%  
LOT 5 = 30%  
LOT 6 = 30%  
LOT 7 = 30%  
LOT 8 = 30%  
LOT 9 = 30%  
LOT 10 = 30%  
LOT 11 = 30%  
  
EXISTING = 29,393 SF OR 22.4%
  - NO STATE STORMWATER PERMIT REQUIRED
  - UTILIZATION OF PERMEABLE CONCRETE/PAVEMENT IS ENCOURAGED THROUGHOUT THE PROPOSED DEVELOPMENT TO PROVIDE INFILTRATION AND STORMWATER CONTROL.

- LEGEND:
- EXISTING 4"x4" CONCRETE MONUMENT, ECM
  - EXISTING IRON PIPE, EIP
  - EXISTING IRON ROD, EIR
  - SET IRON ROD, SIR
  - PK NAIL
  - CALCULATED POINT
  - WATER METER
  - TELEPHONE PED
  - CABLE TV PED
  - FIBER OPTIC MARKER
  - UTILITY POLE
  - WATER VALVE
  - FIRE HYDRANT
  - ABOVE GRADE
  - BELOW GRADE
  - EX. ASPHALT
  - EX. GRAVEL
  - EX. CONCRETE
  - PROPOSED CONCRETE
  - PROPOSED DRIVE AREA
  - PROPOSED FIRE HYDRANT



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**PRELIMINARY PLAT NOT FOR RECORDATION CONVEYANCE OR SALES**

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**PRELIMINARY PLAT (3 OF 4)**  
**HATTERAS ISLAND RESERVE (PHASE 2)**  
**56883 NC 12 HWY**  
HATTERAS TOWNSHIP  
DARE COUNTY  
NORTH CAROLINA

PROJECT NO.	P15087
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### PERMANENT VEGETATION

SEEDING DATES: APRIL 1 – AUGUST 31:

SEED MIXTURE	APPLICATION RATES/ACRE
REBEL II FESCUE	130 LBS.
COMMON BERMUDA 'SAHARA' (HULLED)	215 LBS.

SEEDING DATES: SEPT. 1 – MARCH 31:

SEED MIXTURE	APPLICATION RATES/ACRE
REBEL II FESCUE	250 LBS.
COMMON BERMUDA 'SAHARA' (UNHULLED)	215 LBS.

#### SEEDBED PREPARATION:

LOOSEN SOILS TO A DEPTH OF 6–8 INCHES USING A RIPPER, HARROW, OR CHISEL PLOW, BREAK UP CLOUDS, REMOVE UNACCEPTABLE GROWTH (STICKS, ROOTS), STONES (>3"), AND OTHER MATERIALS, AND WORK THE TOP 3–4 INCHES OF THE SOIL INTO A SEEDBED. THE AREA TO BE SEEDED SHALL BE RE-COMPACTED UTILIZING A CULTIPACKER ROLLER AND A SMOOTH EVEN SOIL SURFACE WITH A LOOSE, UNIFORMLY FINE TEXTURE SHALL BE THE FINISHED GRADE.

#### SOIL AMENDMENTS:

OBTAIN A SOIL TEST TO DETERMINE APPLICATION RATES AND FOLLOW RECOMMENDATIONS OF SOIL TESTS. WHEN A SOIL TEST IS NOT POSSIBLE, APPLY 3,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 1,000 LB/ACRE 10–10–10 STARTER FERTILIZER.

#### MULCHING:

APPLY 4,000 LB/ACRE GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, ROVING OR BY CRIMPING WITH A MULCH ANCHORING TOOL.

#### MAINTENANCE:

SATISFACTORY STABILIZATION AND EROSION CONTROL REQUIRES A COMPLETE VEGETATIVE COVER. EVEN SMALL BREACHES IN VEGETATIVE COVER CAN EXPAND RAPIDLY AND, IF LEFT UNATTENDED, CAN ALLOW SERIOUS SOIL LOSS FROM AN OTHERWISE STABLE SURFACE. A SINGLE HEAVY RAIN IS OFTEN SUFFICIENT TO GREATLY ENLARGE BARE SPOTS, AND THE LONGER REPAIRS ARE DELAYED, THE MORE COSTLY THEY BECOME. PROMPT ACTION WILL KEEP SEDIMENT LOSS AND REPAIR COST DOWN. NEW SEEDLINGS SHOULD BE INSPECTED FREQUENTLY AND MAINTENANCE PERFORMED AS NEEDED. IF RILLS AND GULLIES DEVELOP, THEY MUST BE FILLED IN, RE-SEEDED, AND MULCHED AS SOON AS POSSIBLE. DIVERSIONS MAY BE NEEDED UNTIL NEW PLANTS TAKE HOLD.

MAINTENANCE REQUIREMENTS EXTEND BEYOND THE SEEDING PHASE. (COMPLETE VEGETATIVE COVER IS REQUIRED REGARDLESS OF COUNTY ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND FINAL PAYMENT WILL NOT BE AWARDED UNTIL COMPLETE ESTABLISHMENT OF VEGETATIVE COVER.)

WEAK OR DAMAGED SPOTS MUST BE RELIMED, FERTILIZED, MULCHED, AND RESEEDED AS PROMPTLY AS POSSIBLE. REFERTILIZATION MAY BE NEEDED TO MAINTAIN PRODUCTIVE STANDS.

### TEMPORARY VEGETATION

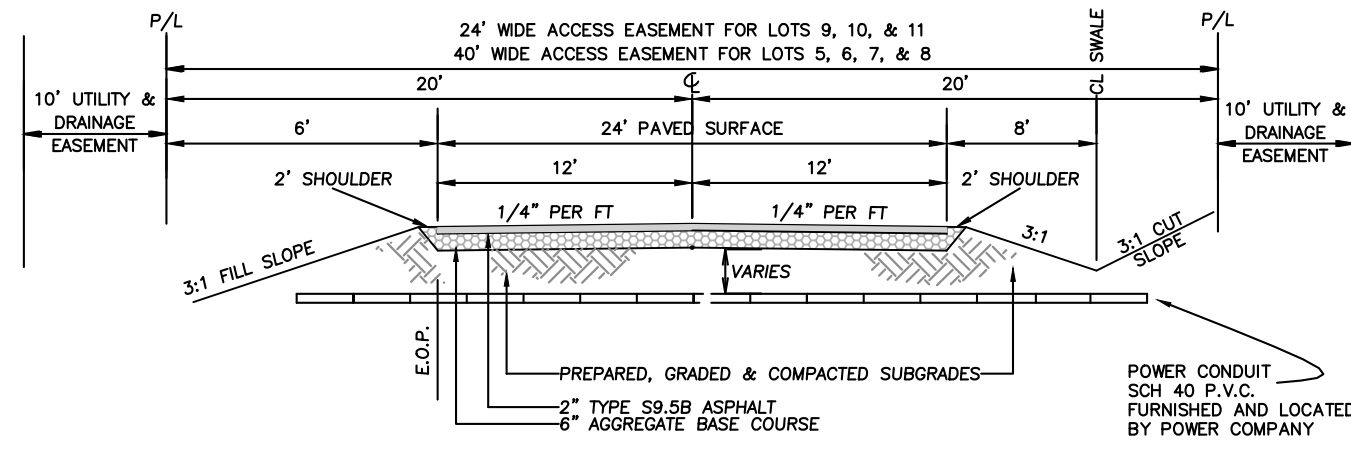
SEEDING DATES: AUG. 16 – APRIL 15:

SEED MIXTURE	APPLICATION RATES/ACRE
RYE GRAIN	120 LBS.

SEEDING DATES: APRIL 16 – AUG. 15:

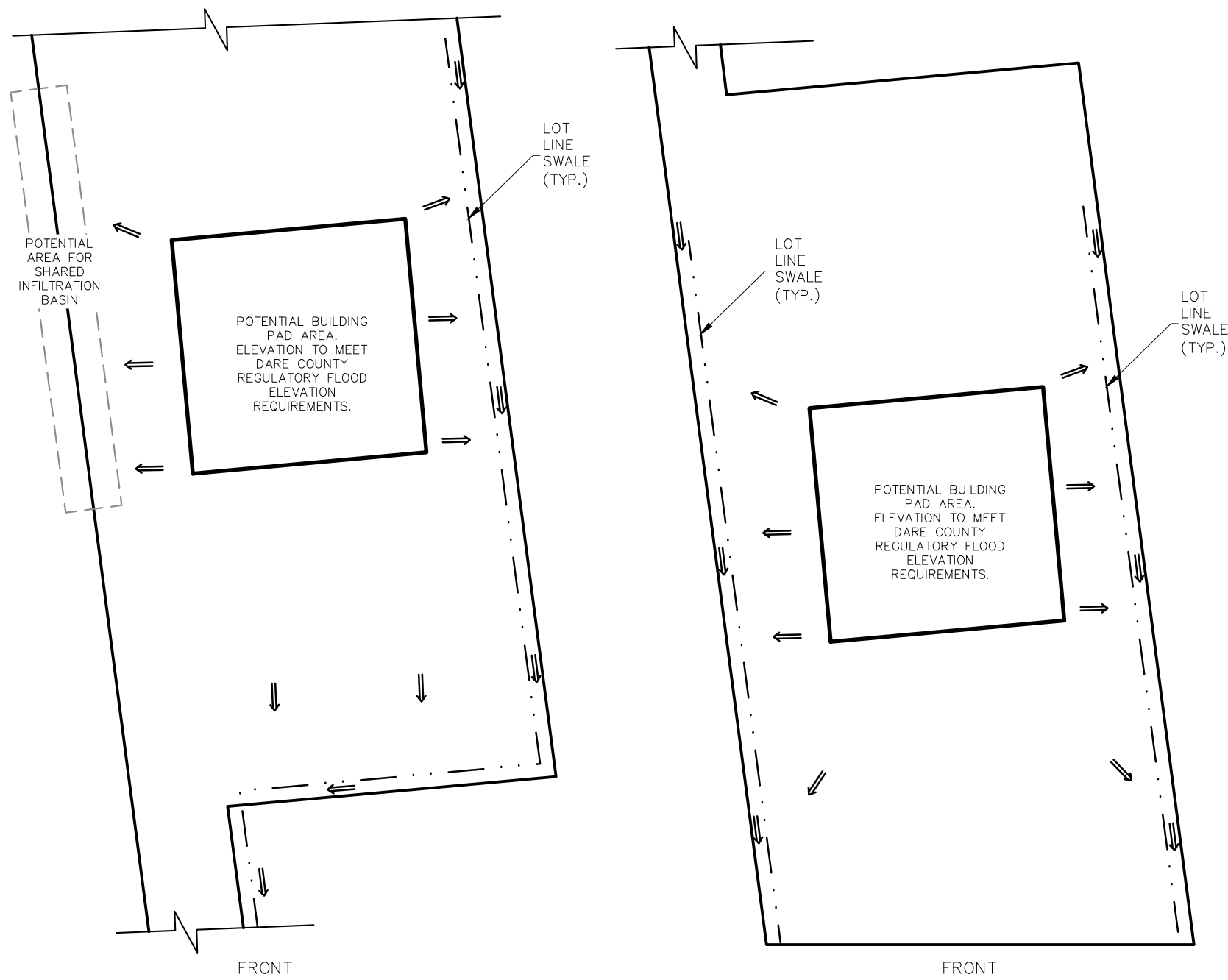
SEED MIXTURE	APPLICATION RATES/ACRE
GERMAN MILLET	40 LBS.

### SEEDING SPECIFICATIONS



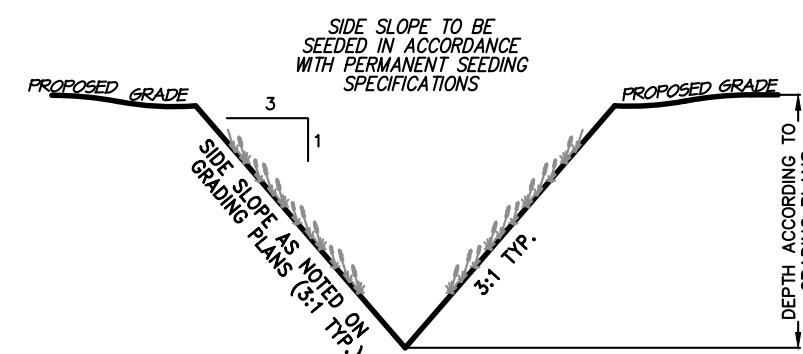
**COMMON DRIVEWAY TYPICAL CROSS SECTION**  
N.T.S.

- PAVEMENT DESIGN, INCLUDING THICKNESS, TO BE DETERMINED BY GEOTECHNICAL ENGINEERING.
- PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NCDOT STANDARDS.



**EXAMPLE FLAG LOT GRADING**

**EXAMPLE LOT GRADING**



**TYPICAL V-SWALE DETAIL**  
N.T.S.

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**PRELIMINARY PLAT (4 OF 4)**

**HATTERAS ISLAND RESERVE (PHASE 2)**

**56883 NC 12 HWY**

HATTERAS TOWNSHIP DARE COUNTY NORTH CAROLINA

PROJECT NO.	P15087
DRAWN BY	JMH/CMS
CHECKED BY	JMH/MWS
SCALE	NTS
ISSUE DATE	10/15/21