DEVELOPMENT DATA:

1. PROJECT NAME: GRANDY VILLAGE TOWNHOMES
2. DEVELOPER: W&J LAND DEVELOPMENT, LLC
   103 43RD STREET
   VIRGINIA BEACH, VA 23451
   (757) 477-1469
   wgs@cox.net
3. PROPERTY OWNERS: W&J LAND DEVELOPMENT, LLC
   PAMELA K. AUSTIN-YOUNGER
   PATRICIA B. AUSTIN
4. PROPERTY ADDRESS: 6477 CARATOKE HIGHWAY
   GRANDY, NC 27939
5. PROPERTY DATA:
   PIN #'S: 0107-000-051D-0000, 0107-000-051E-0000,
   0107-000-0053-0000 & 0107-000-054A-0000
   RECORDED REFERENCES: D.B. 1559, PG. 358; D.B. 19, PG. E/2
   PL. L, SL. 66; PL. I, SL. 4
   PROPERTY ZONING:
   EXISTING: GB & SFM
   PROPOSED: C-MXR
   ACREAGE: 13.43 AC.± (12.52 AC. NET OF WATERWAY)
6. PROPOSED DEVELOPMENT:
   COMMERCIAL: USES PERMITTED IN MXR DISTRICT
   RESIDENTIAL: 50 TOWNHOMES
   RESIDENTIAL DENSITY: 4.0 D.U. PER NET ACRE.
7. OPEN SPACE:

LAND USE	NET AREA	PERCENT	REQUIRED	PROPOSED
COMMERCIAL	3.0 AC.±	10%	0.30 AC.	0.67 AC.±
MULTI-FAMILY	9.5 AC.±	30%	2.85 AC.	4.19 AC.±

8. AMENITIES
   - PICNIC AREA
   - WILDLIFE OBSERVATION DECK
   - WALKWAYS

Bissell Professional Group
Firm License # C-0910
3512 North Croatan Highway
P.O. Box 390
Kitty Hawk, North Carolina 27949
(252) 261-3300
FAX (252) 261-1760
BISSELL PROFESSIONAL GROUP
Engineers, Planners, Surveyors and Environmental Specialists

RENDERED CONCEPTUAL SKETCH PLAN

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PROJECT:
GRANDY VILLAGE TOWNHOMES
TOWN OF GRANDY — CURRITUCK COUNTY — NORTH CAROLINA

CONDITIONAL REZONING EXHIBIT

REVISIONS

NO.	DATE	DESCRIPTION	BY

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

DATE: 04/24/23	SCALE: 1"=60'
DESIGNED: BPG	CHECKED: MSB
DRAWN: KFW	APPROVED: BPG

SHEET: 1 OF 1
CAD FILE: 421500XHB1
PROJECT NO: 4215

S:\projects\4215 W & J Development\dwg\Exhibits\421500XHB1.dwg 4/27/2023 Plotted: 4/27/2023 9:14 AM HP Designjet T2500 PS HPGL2.pc3