GENERAL NOTES:

1. CONTACT INFORMATION:

   DEVELOPER: WINDANSEA2, LLC
   PO BOX 95
   POINT HARBOR, NC 27964

   PROPERTY OWNER: JAMES G. BARCO & MINNIE V. BARCO
   103 PINE STREET
   CAMDEN, NC 27921

2. PARCEL DATA:

   THE PROPERTY IS 51.7 ACRES AS SHOWN ON P.C. M, SL. 164 RECORDED IN D.B. 1247, PG. 509.
   CURRITUCK COUNTY PARCEL ID 005200000210000; PIN 8977-72-9651;
   PROPERTY ADDRESS: 51.7 ACRES ON SHORTCUT ROAD, BARCO, CRAWFORD TOWNSHIP.

   THE PROPERTY IS ZONED AG – AGRICULTURE: TO BE REZONED C-GB – CONDITIONAL USE GENERAL BUSINESS AND C-SFM – CONDITIONAL USE SINGLE FAMILY MAINLAND.

3. PROJECT DESCRIPTION:

   7.23 ACRES UNDER APPLICATION TO BE REZONED TO C-GB AND 44.47 ACRES UNDER APPLICATION TO BE REZONED TO C-SFM. A CONSERVATION SUBDIVISION IS PLANNED FOR THE C-SFM REZONED AREA.

4. FLOODPLAIN INFORMATION:

   THE SITE IS LOCATED IN FIRM ZONES X, SHADED X AND AE(4) PER FIRM MAP NUMBER 3720896600K, EFFECTIVE DATE DECEMBER 21, 2018. (SUBJECT TO CHANGE BY FEMA). USE OF LAND WITHIN A FLOODWAY OR FLOOD PLAIN IS SUBSTANTIALLY RESTRICTED BY CHAPTER 7 OF THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE.

5. SURVEY INFORMATION:

   BOUNDARY SURVEY TAKEN FROM SURVEY FOR LYNN B. GREENE, BY S. L. CARDWELL SURVEYING, SIGNED ON MARCH 14TH, 2013. RECORDED IN P.C. M, SL. 164
   TOPOGRAPHIC INFORMATION OBTAINED THRU NOAA.GOV 2019–2020 LIDAR DATA. EXISTING FEATURES AS SHOWN ON ORTHOIMAGERY DOWNLOADED FROM NCONEMAP.GOV, 2024.

   ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE SPECIFIED. ELEVATIONS SHOWN ARE HEREON PER NAVD88.

   AREAS SHOWN ARE BY COORDINATE METHOD.

6. PROJECT AREA AND WETLANDS:

   TOTAL PROPERTY AREA = 2,251,867.54 SF (51.696 ACRES)
   UPLAND AREA = ±2,231,455.61 SF (51.227 ACRES)
   POTENTIALLY JURISDICTIONAL WETLANDS AREA = ±20,411.93 SF (0.469 ACRES)

7. PROJECT SUMMARY:

   PROJECT AREA = 51.696 ACRES
   AREA TO BE REZONED CONDITIONAL GENERAL BUSINESS – 7.227 ACRES
   AREA TO BE REZONED CONDITIONAL SINGLE FAMILY MAINLAND – 44.469 ACRES

   PROPOSED C-SFM DEVELOPMENT
   UPLAND AREA – 44.000 ACRES;
   POTENTIAL JURISDICTIONAL WETLAND AREA – 0.469 ACRES

   PROPOSED DISTRIBUTION OF 44.000 ACRE C-SFM
   PRIMARY CONSERVATION AREA – 2.321 ACRES
   SECONDARY CONSERVATION AREA – 16.489 ACRES
   TOTAL CONSERVATION AREA – 18.810 ACRES (42.75%)
   MAX GROSS DENSITY FOR CONSERVATION SUBDIVISION
   = (44.000 ACRES) X (0.75 DU/ACRE) = 33 DWELLING UNITS
   (G-1 TRANSECT)
   PROPOSED DENSITY = 33 LOTS

   TOTAL AREA OF LOTS – 21.208 ACRES
   TOTAL AREA OF RIGHT OF WAY – 4.451 ACRES
   AVERAGE LOT SIZE – 27,995 SF

8. EASEMENTS:

   A 10' EASEMENT FOR UTILITIES AND DRAINAGE ALONG THE REAR AND SIDE PROPERTY LINES AND A 15' EASEMENT FOR UTILITIES AND DRAINAGE ALONG FRONT PROPERTY LINES IS HEREBY ESTABLISHED. PEDESTRIAN ACCESS AND STREET TREE EASEMENT ARE HEREBY PROVIDED PER TYPICAL LOT DETAIL / ROADWAY SECTION ON SHEET C103. ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO CURRITUCK COUNTY.

9. MINIMUM BUILDING SETBACKS:

   GB – GENERAL BUSINESS
   MAJOR ARTERIAL – 100' (G-1 TRANSECT)
   REAR – 25'
   SIDES – 15'
   CORNER – 20'
   AGRICULTURAL – 50'

   SFM – SINGLE FAMILY MAINLAND
   FRONT – 50'
   REAR – 25'
   SIDES – 10'
   CORNER – 50'
   AGRICULTURAL – 50'

10. UTILITIES:

    ALL UTILITIES SHALL BE PLACED UNDERGROUND.

11. LOT COVERAGE:

    THE ALLOWABLE COVERAGE IS:
    (ALLOWABLE LOT COVERAGE CALCULATION)

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINES
- EX. VEPCO EASEMENT
- PROPOSED LOTS WITHIN REQUESTED CONDITIONAL REZONING TO C-GB
- PROPOSED LOTS WITHIN REQUESTED CONDITIONAL REZONING TO C-SFM
- PROPOSED PRIMARY CONSERVATION AREA WITHIN REQUESTED CONDITIONAL REZONING TO C-SFM
- PROPOSED SECONDARY CONSERVATION AREA WITHIN REQUESTED CONDITIONAL REZONING TO C-SFM
- PROPOSED RIGHT OF WAY WITHIN REQUESTED CONDITIONAL REZONING TO C-SFM

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PRELIMINARY
Not For Recordation conveyances or sales

REVISIONS

NO.	DATE	DESCRIPTION	BY

CONSERVATION & DEVELOPMENT AREAS MAP
SHORTCUT FARMS
51.7 ACRE BARCO TRACT ON SHORTCUT ROAD

BARCO — CRAWFORD TOWNSHIP — CURRITUCK COUNTY — NORTH CAROLINA

DATE:	10/22/2025
SURVEYED:	SEE NOTES
DESIGNED:	MJM
DRAWN:	KCA
CHECKED:	MJM
FILE:	08879A

SCALE: 1" = 100'

C102

PROJ NO 08879A