

NOTES:

- CURRENT OWNER:** CURRITUCK WAY, LLC FKA ITAC 423 L.L.C.
353 SOUNDVIEW DRIVE
KILL DEVL HILLS NC 27948
C/O JAMES M. ROSE, JR. 252-202-1292
EMAIL: JIMOBX@AOL.COM
- PROPERTY ADDRESS:** TRACT NO. 1-MARS HILL GALLOP
PIN: 9838-43-0208 PARCEL ID: 012300000950000
DB: 1480 PG. 301
AREA = 843,738 SQ.FT. (19.370 ACRES)
STREET ADDRESS: XX CAROTOKE HIGHWAY POWELLS POINT, NC
AND
ITAC 423 L.L.C.
353 SOUNDVIEW DRIVE
KILL DEVL HILLS NC 27948
HOME LOT PARCEL ID: 012300000950000
PIN: 9838-32-4886
DB: 1480 PG. 306
AREA = 32,203 SQ.FT. (0.739 ACRES)
STREET ADDRESS: 8149 CAROTOKE HIGHWAY POWELLS POINT, NC
PARCEL RECOMBINATION REQUIRED
- CURRENT ZONING:** AG
- PROPOSED ZONING:** PROPOSED ZONING: (C-MXR) MIXED RESIDENTIAL DISTRICT
CONDITIONAL REZONING UNDER UDO 2.4.4. PR
- TOTAL COMBINED LOT AREA** = 879,941.0 SQ.FT. / 20.1 AC (AREAS BY COORDINATE METHOD)
- PROPERTY IS LOCATED IN NFIP FLOOD ZONE X AND SUBJECT TO CHANGES.** BASED ON
COMMUNITY ID NO. 370078; PANEL 8986;
MAP NUMBER 3720898600K; EFFECTIVE DATE: 12/21/2018.
- THIS PLAN SUBJECT TO ANY FACTS, INCLUDING BUILDING SETBACK RESTRICTIONS,
EASEMENTS, COVENANTS, ETC., THAT MAY BE REVEALED BY A FULL AND
ACCURATE TITLE SEARCH.**
- PROPOSED USE:**
10 - 2 STORY RESIDENTIAL MULTIFAMILY BUILDINGS WITH
6 - 3 BEDROOM UNITS PER BUILDING INCLUDES COMMUNITY
CLUBHOUSE, COMMUNITY POOL, WALKWAYS, GARDEN AND PLAYGROUND AS SHOWN.
TOTAL NUMBER OF PROPOSED UNITS = 60
TOTAL TRACT AREA = 20.1 ACRES
GROSS RESIDENTIAL DENSITY (DWELLING UNITS/ACRES) = 3.0 TOTAL
NUMBER OF PROPOSED BEDROOMS = 180
LOT COVERAGE = 21.5% (SEE TABLE BELOW)
- WATER SERVICE TO BE PROVIDED BY CURRITUCK CO. WATER DEPT.**
- ALL AREA LUMINARIES SHALL COMPLY WITH THE CURRITUCK COUNTY U.D.O.**
- ALL UTILITIES TO BE PLACED UNDERGROUND.**
- HANDICAP SPACES SHALL BE MARKED WITH POLE MOUNT SIGNS.**
- ALL REQUIREMENTS OF THE U.D.O., BUILDING CODES, AND FIRE CODES MUST BE MET.**
- DRIVE AISLES TO WITHSTAND A 75,000# FIRE TRUCK LOAD.**
- PRIOR TO CONSTRUCTION ALL APPLICABLE PERMITS/APPROVALS SHALL BE OBTAINED
INCLUDING BUT NOT LIMITED TO: REZONING APPROVAL BY CURRITUCK COUNTY, SITE PLAN APPROVAL
BY CURRITUCK COUNTY STORMWATER MANAGEMENT PLAN PERMIT, SEDIMENTATION AND EROSION
CONTROL PLAN, WASTEWATER TREATMENT AND DISPOSAL PERMIT WATER MAIN EXTENSION PERMIT
NCDOT DRIVEWAY ACCESS PERMIT NCDOT ENCROACHMENT AGREEMENT BUILDING PERMIT SIGN PERMIT.**
- BUFFER YARD AND SHADE TREE PER CURRITUCK COUNTY U.D.O. CHAPTER 5 OR AS
SPECIFIED BY APPROVED SITE PLAN.**
- PROJECT PHASING: CONSTRUCTION WILL BEGIN AS SOON AS ALL THE REQUIRED PERMITS ARE OBTAINED.
THIS PROJECT WILL BE DIVIDED INTO THREE PHASES WITH THE FIRST CONSISTING OF THE
PRIMARY INFRASTRUCTURE, THREE RESIDENTIAL BUILDINGS, PAVILION AND OTHER INITIAL AMENITIES.

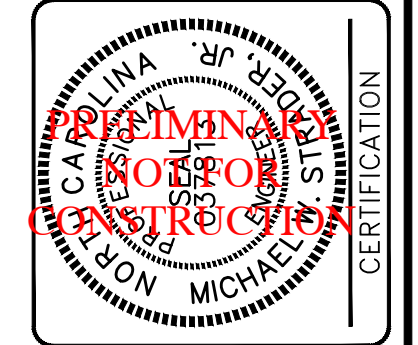
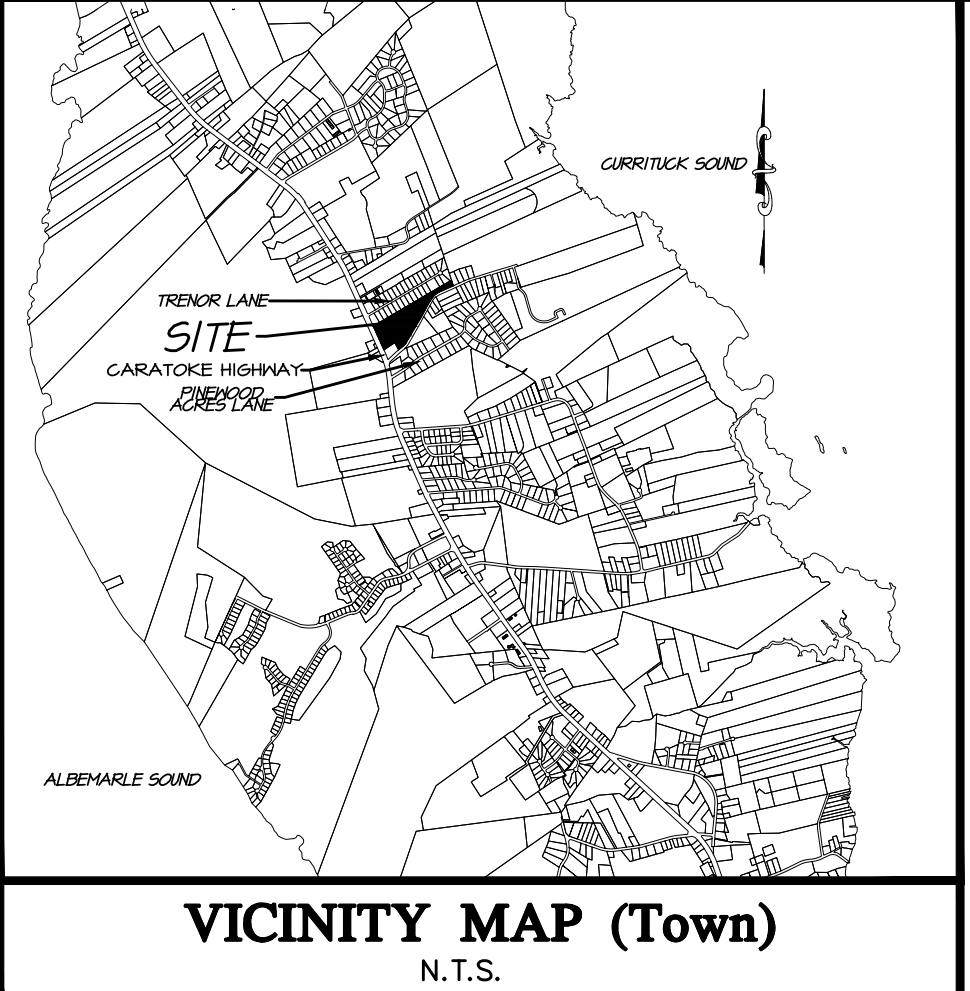
THE SECOND PHASE WILL CONSIST OF FOUR RESIDENTIAL BUILDINGS AND THE FINAL PHASE WILL
CONSIST OF THE LAST THREE RESIDENTIAL BUILDING. THE CLUBHOUSE AND SWIMMING SHALL BE
CONSTRUCTED IN EITHER PHASE 2 OR PHASE 3
EACH PHASE IS ESTIMATED TO TAKE 24 MONTHS FROM PERMITTING TO COMPLETION.**

OPEN SPACE TABLE

OPEN AREA: OPEN AREA = 264422.9 SQ.FT	ACTIVE OPEN AREAS: POOL & CLUBHOUSE = 6,573.5 SQ.FT. BASKETBALL COURT = 3,420.0 SQ.FT. WALKWAY - 1 = 52,827.7 SQ.FT. WALKWAY - 2 = 8,682.4 SQ.FT. SHUFFLEBOARD (3) = 1,560.0 SQ.FT. PUTTING GREEN = 2,024.9 SQ.FT. PAVILION = 1,408.2 SQ.FT. GRASS REC AREA = 17,774.0 SQ.FT. FENCED GARDEN = 8,137.9 SQ.FT. RIPARIAN REC AREA = 16,510.6 SQ.FT. TOTAL = 117,511.0 SQ.FT	PARCEL AREA = 879941.0 SQ.FT. OPEN AREA = 264422.9 SQ.FT. PERCENT OPEN AREA 30.1% (MIN 30%) 263,982.3 SQ.FT. ACTIVE OPEN SPACE = 117,511.0 SQ.FT. PERCENTAGE OF OPEN SPACE = 44.4% REQUIRED ACTIVE OPEN SPACES REQUIRED MIN. 35% OF OPEN SPACE = 92,548.0 SQ.FT
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LEGEND

	PROPOSED ASPHALT		EXIST GUY WIRE
	PROPOSED CONCRETE		EXIST UTILITY POLE
	PROPOSED VEGETATION		EXIST SPOT GRADE
	PROPOSED VEGETATION		EXIST FENCE
	PROPOSED OPEN SPACE		PROPOSED OPEN SPACE
	PROPOSED ACTIVE SPACE		EXIST TREE
			EXIST SHRUB

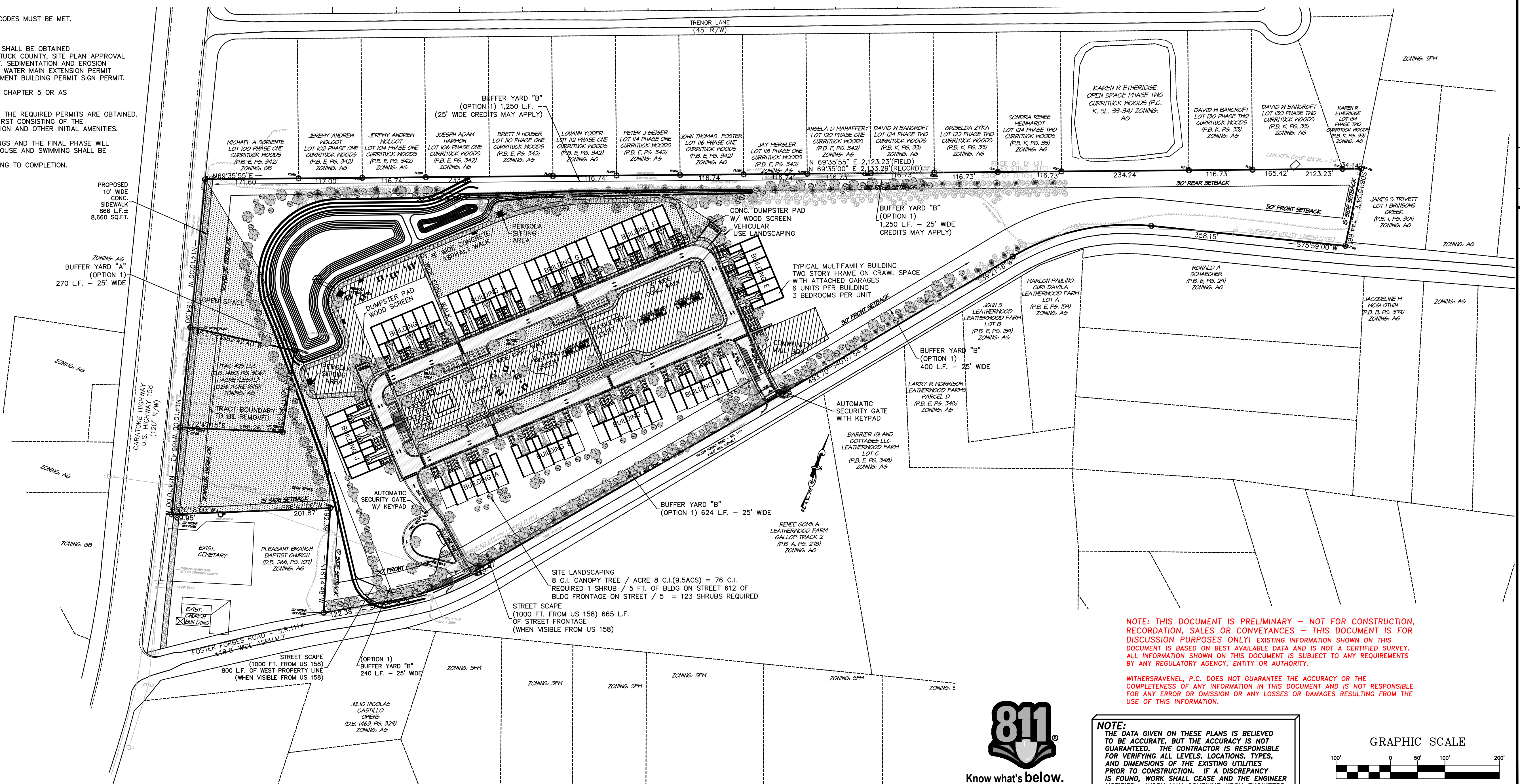


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BUILDING DENSITY TABLE

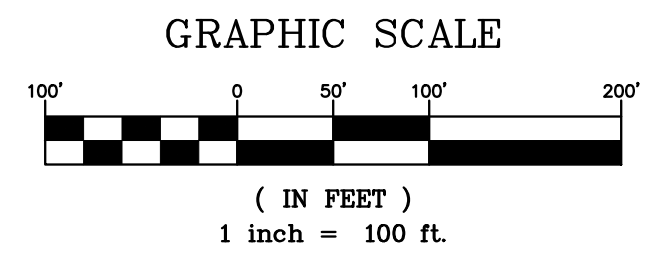
TOTAL ACRES	= 20.1 ACRES
NO. WETLAND AREA TO DEDUCT	= 0.0 ACRES
TOTAL	= 20.1 ACRES
TOTAL UNITS= 60	
PROPOSED UNITS PER ACRE=	2.985 DU/AC
(MAX ALLOWED= 3 DU/AC)	
UNITS PER BUILDING= 6	
BEDROOMS PER UNIT= 3	
BUILDING TOTAL= 10	



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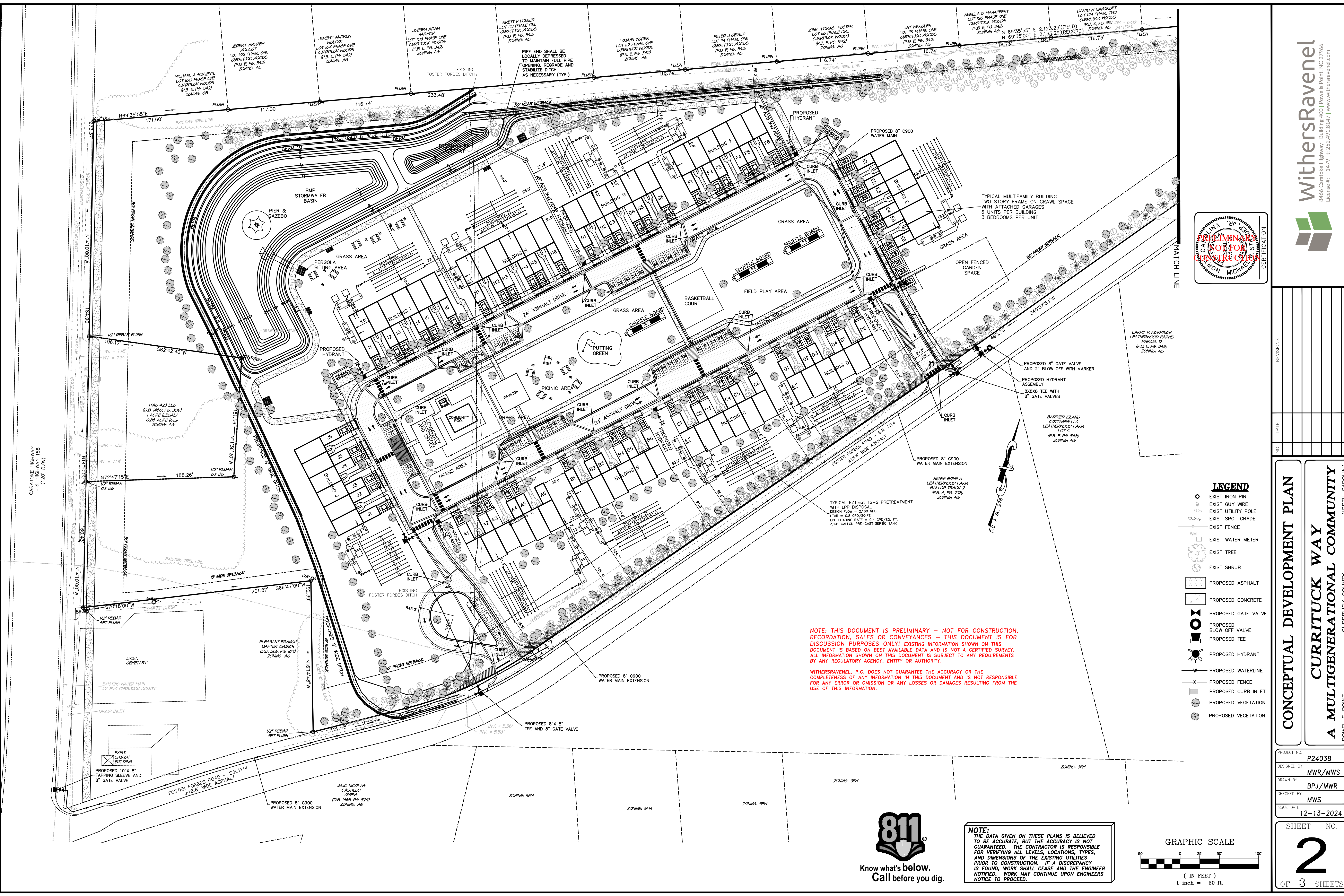
811
Know what's below.
Call before you dig.

NO.	DATE	REVISIONS

CONCEPTUAL DEVELOPEMENT PLAN
CURRITUCK WAY
A MULTIGENERATIONAL COMMUNITY
NORTH CAROLINA
CURRITUCK COUNTY
POWELLS POINT

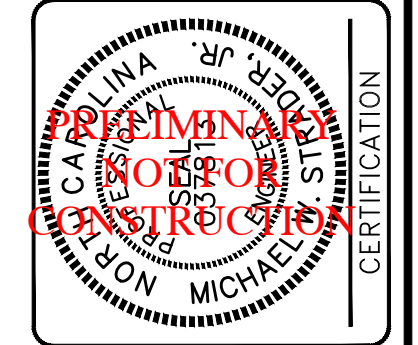
PROJECT NO.	P24038
DESIGNED BY	MWR
DRAWN BY	MWR/BPJ
CHECKED BY	MWS
ISSUE DATE	12-13-2024
SHEET NO.	1
OF 3 SHEETS	

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NO.	DATE	REVISIONS

- LEGEND**
- EXIST IRON PIN
 - EXIST GUY WIRE
 - EXIST UTILITY POLE
 - EXIST SPOT GRADE
 - EXIST FENCE
 - EXIST WATER METER
 - EXIST TREE
 - EXIST SHRUB
 - PROPOSED ASPHALT
 - PROPOSED CONCRETE
 - PROPOSED GATE VALVE
 - PROPOSED BLOW OFF VALVE
 - PROPOSED TEE
 - PROPOSED HYDRANT
 - PROPOSED WATERLINE
 - PROPOSED FENCE
 - PROPOSED CURB INLET
 - PROPOSED VEGETATION

CONCEPTUAL DEVELOPMENT PLAN

CURRITUCK WAY
A MULTIGENERATIONAL COMMUNITY

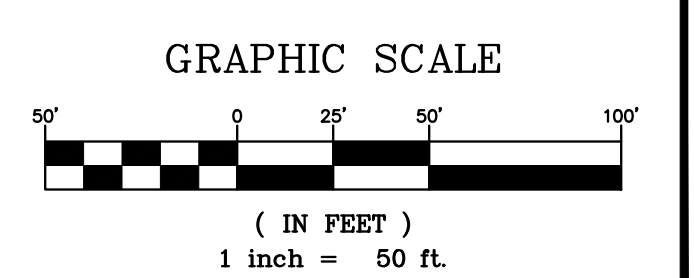
NORTH CAROLINA
 CURRITUCK COUNTY
 POWELLS POINT

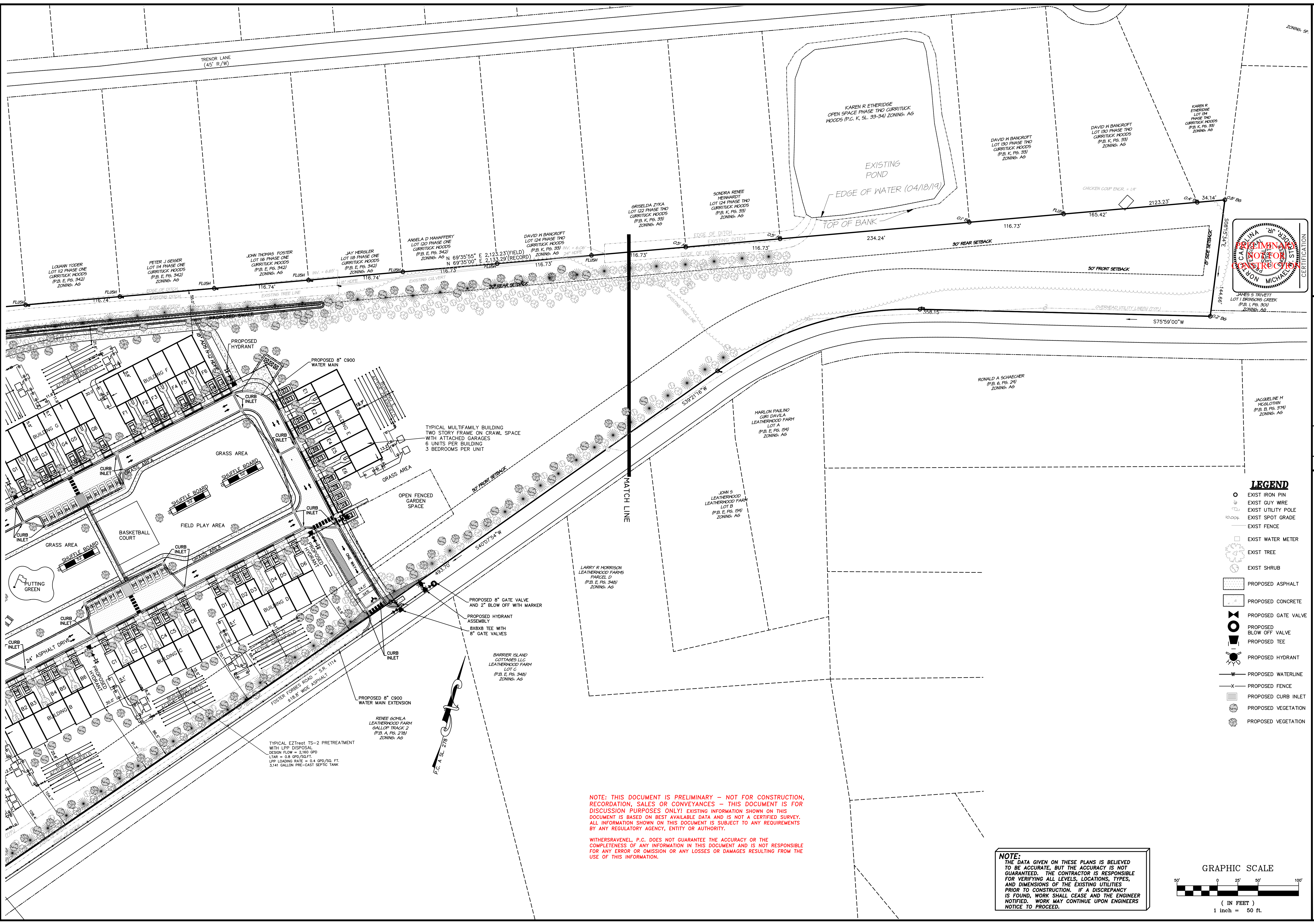
PROJECT NO.	P24038
DESIGNED BY	MWR/MWS
DRAWN BY	BPJ/MWR
CHECKED BY	MWS
ISSUE DATE	12-13-2024

SHEET NO.
2
 OF 3 SHEETS



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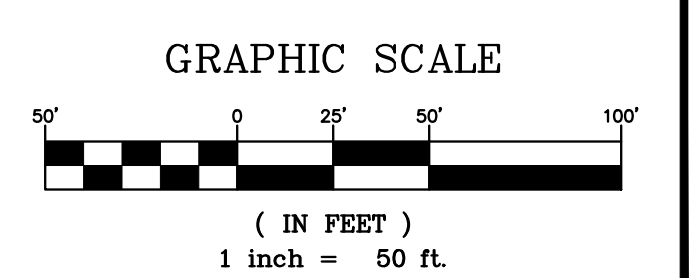
CONCEPTUAL DEVELOPMENT PLAN
CURRITUCK WAY
A MULTIGENERATIONAL COMMUNITY
 POWELLS POINT CURRITUCK COUNTY NORTH CAROLINA

- LEGEND**
- EXIST IRON PIN
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 - EXIST TREE
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 - PROPOSED CONCRETE
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 - X PROPOSED BLOW OFF VALVE
 - X PROPOSED TEE
 - X PROPOSED HYDRANT
 - PROPOSED WATERLINE
 - PROPOSED FENCE
 - PROPOSED CURB INLET
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SHEET NO.	3
OF 3 SHEETS	

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① Perspective A
12" = 1'-0"



② Perspective B
12" = 1'-0"



Project: **Currituck Way Townhouses**
Project No: **20007**
Location: **Caratoke Hwy Powells Point, NC**
Title: **Renderings**
Date: **May 10, 2023**
Scale: **12" = 1'-0"**

The designer shall not be responsible for any error, omission, defect or deficiency in the contract documents ("error") prepared by the designer or its consultants which in any way impacts the schedule of the project, results in a lack of coordination among the contract documents, delays the completion of the project or which in any other way causes any damage or loss to the owner, contractor, subcontractors, or other entity involved in the project, unless: (i) designer is promptly notified of such error, in any event within 14 days of the date such error was discovered or could reasonably have been discovered; and (ii) designer is given opportunity at the time of discovery to address such error, and, if appropriate, take such steps as are necessary to correct and resolve it. Failure to comply with the provisions of this paragraph shall constitute a waiver of any claim for damages, or a right to offset against designer by owner, contractor or others and shall in no event cause or allow a reduction in the fees otherwise due designer for services provided on the project.



Revisions:

No.	Description	Date

Designed: Designer
Drawn: Author
Reviewed: Checker
Cad File: **A000**



Project: **Currituck Way Townhouses**
Project No: **20007**
Location: **Caratoke Hwy Powells Point, NC**
Title: **First Floor Plan**
Date: **May 10, 2023**
Scale: **3/16" = 1'-0"**

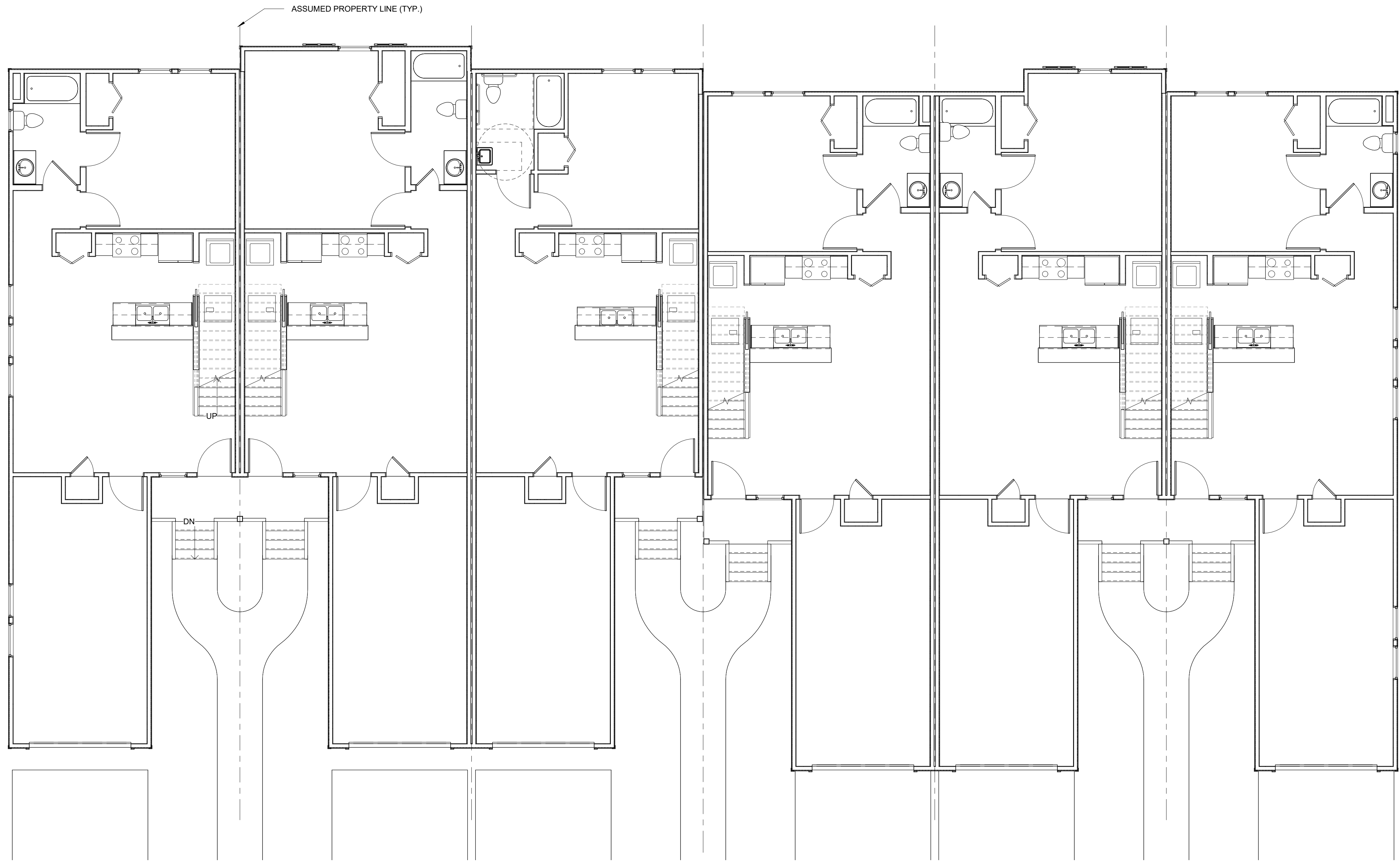
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Revisions:

No.	Description	Date

Designed: Designer
Drawn: Author
Reviewed: Checker
Cad File: **A101**

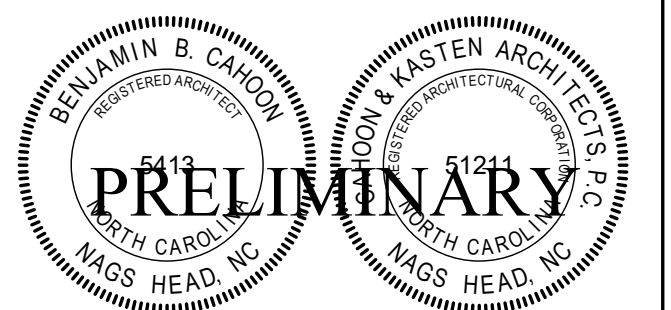


1 First Floor Plan
3/16" = 1'-0"



Project: **Currituck Way Townhouses**
Project No: **20007**
Location: **Caratoke Hwy Powells Point, NC**
Title: **Second Floor Plan**
Date: **May 10, 2023**
Scale: **3/16" = 1'-0"**

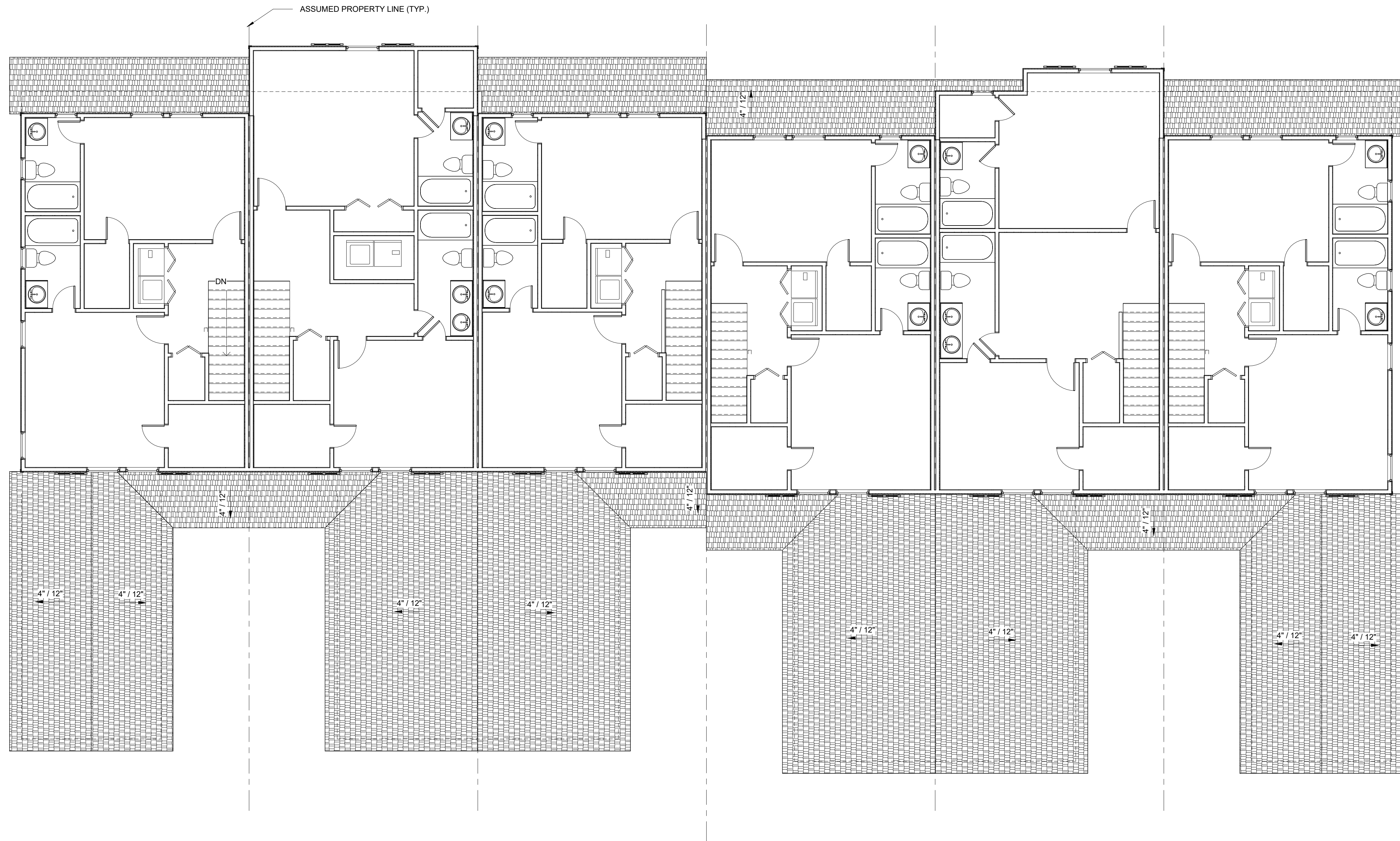
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Revisions:

No.	Description	Date

Designed: Designer
Drawn: Author
Reviewed: Checker
Cad File: **A102**



1 Second Floor Plan
3/16" = 1'-0"



① Front Elevations
3/16" = 1'-0"



② Rear Elevation
3/16" = 1'-0"



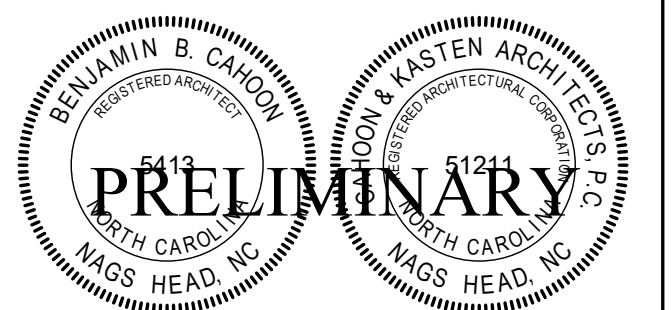
④ Left Side Elevation
3/16" = 1'-0"



③ Right Side Elevation
3/16" = 1'-0"

Project: **Currituck Way Townhouses**
Project No: **20007**
Location: **Caratoke Hwy Powells Point, NC**
Title: **Elevations**
Date: **May 10, 2023**
Scale: **3/16" = 1'-0"**

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Drawn: Author
Reviewed: Checker
Cad File: