



- OWNER/DEVELOPER  
HOWARD LAND DEVELOPMENT, INC.  
2854 A KARATOKE HIGHWAY  
CURRITUCK, NC 27929  
252-202-3500  
CAHOWARDJR@HOTMAIL.COM
2. SITE INFORMATION  
PIN: 009400016180000  
POPLAR BRANCH ROAD, GRANDY, NC 27939  
D.B. 1743, PG. 778  
P.C. R, SLD. 398  
ZONING: SFM  
8.27 AC  
EXISTING USE: VACANT  
PROPOSED USE: RESIDENTIAL  
  
PIN: 0094000161C0000  
KARATOKE HIGHWAY, GRANDY, NC 27939  
D.B. 1718, SLD. 224  
P.C. M, SLD. 89  
ZONING: SFM  
19.82 AC (NOT INCLUDING PENDING NON-RESIDENTIAL SUBDIVISION)  
EXISTING USE: VACANT  
PROPOSED USE: RESIDENTIAL  
  
PIN: 00940001660000  
KARATOKE HIGHWAY, GRANDY, NC 27939  
D.B. 1743, SLD. 778  
P.C. R, SLD. 936  
ZONING: AG  
0.79 AC  
EXISTING USE: VACANT  
PROPOSED USE: OPEN SPACE & R/W  
  
EXISTING 24' R/W  
P.C. R, SLD. 936  
ZONING: SFM  
0.19 AC  
EXISTING USE: R/W  
PROPOSED USE: R/W
3. THIS SITE IS LOCATED IN FLOOD ZONE X AS SHOWN ON FIRM PANEL 3720999020K, DATED DECEMBER 21, 1988. SUBJECT TO CHANGE BY FEMA.
4. THERE ARE NO JURISDICTIONAL WETLANDS PRESENT ON THE SITE. REFER TO USAGE ACTION ID. SAW-2022-01949 DATED 02-02-2023.
5. SITE AREA: 1,003.994 SF / 23.04 AC

LOT AREA: 500,618 SF / 11.47 AC (49.80%)  
RIGHT-OF-WAY AREA: 102,229 SF / 2.34 AC (10.18%)  
TOTAL AREA: 401,747 SF / 9.22 AC (40.02%)  
TOTAL AREA: 1,003,994 SF = 23.04 AC (100.0%)

CONSERVATION THEME: WOODLANDS AND OPEN SPACE

CONSERVATION AREA REQUIRED:  
40% OF TOTAL ACREAGE TO BE OPEN SPACE SET-ASIDE  
0.40 X 23.04 = 9.21 AC OPEN SPACE REQUIRED

PRIMARY CONSERVATION AREA PROVIDED = 0 AC  
SECONDARY CONSERVATION AREA PROVIDED = 9.22 AC  
TOTAL CONSERVATION AREA PROVIDED = 9.22 AC

OVERALL DENSITY CALCULATION PER UDO SECTION 3.3.2

THE PROPERTY IS CLASSIFIED AS G-2 AND G-3 IN THE GRANDY SUB-AREA OF THE IMAGINE CURRITUCK 2040 VISION PLAN.

PROPOSED NUMBER OF CONSERVATION SUBDIVISION LOTS  
G2 = ±1.0 UNIT / AC = 23 UNITS

PROPOSED NUMBER OF CONSERVATION SUBDIVISION LOTS: 20

6. MINIMUM REQUIRED BUILDING SETBACKS:  
FRONT: 50'  
SIDE: 10'  
REAR: 25'

7. MINIMUM DIMENSIONAL STANDARDS:  
MINIMUM LOT SIZE: 25,000 SF  
SMALLEST LOT SHOWN: 25,000 SF  
AVERAGE LOT SIZE: 25,000 SF  
MAXIMUM LOT COVERAGE: 30%  
MINIMUM LOT WIDTH AT FRONT SETBACK: 80'

8. PROPOSED STREET: 50' RW, 1,880 LF

9. A 20' DRAINAGE, LANDSCAPE, UTILITY, & PEDESTRIAN EASEMENT IS HEREBY ESTABLISHED ALONG ALL RIGHT OF WAYS. A 10' DRAINAGE & UTILITY EASEMENT ALONG SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED.

10. ANY EXCAVATED MATERIAL REMOVED FROM SITE MUST BE TRANSPORTED TO AN APPROVED LOCATION THAT IS PERMITTED BY NCDCE. ANY FILL MATERIAL TRANSPORTED TO SITE MUST BE FROM AN APPROVED LOCATION THAT IS PERMITTED BY NCDCE.

11. SOIL TYPES PRESENT ON SITE:  
CNA (CONOTE), DS (DRAGSTON), & PT (PORTSMOUTH)

12. NO STREET LIGHTING IS PROPOSED.

DATE SUBMITTED March 26, 2025

☒ Approved as is

☐ Approved as noted on plat

☐ Denied/Resubmit

March 27, 2025      Millicent Ott, Planner 2  
Date Approved      Name & Title



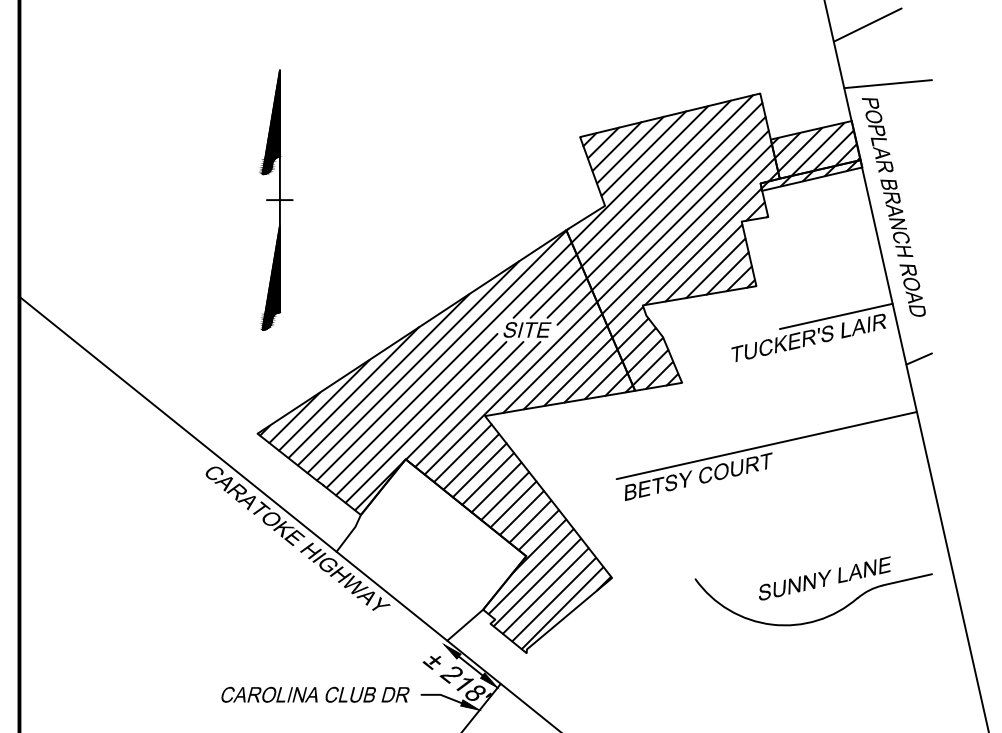
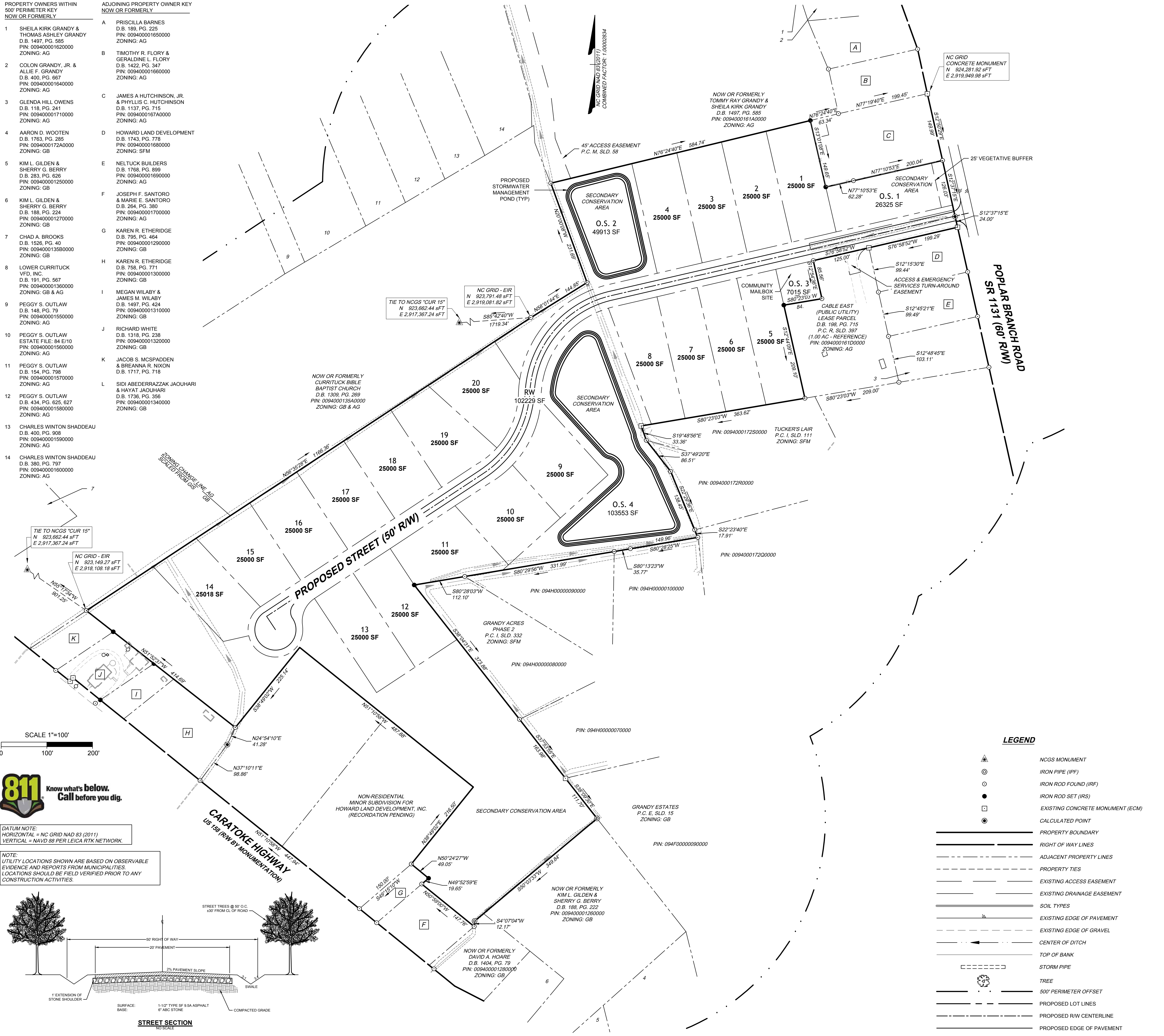
S:\10954649 - Grandy Manor - Poplar Branch, NC\DWG\Sheet\G & D Plan.dwg | Plotted on 3/26/2025 1:15 PM | by John Sawyer

PROPERTY OWNERS WITHIN 500' PERIMETER KEY NOW OR FORMERLY

1	SHEILA KIRK GRANDY & THOMAS ASHLEY GRANDY D.B. 1497, PG. 585 PIN: 009400001620000 ZONING: AG	A	PRISCILLA BARNES D.B. 189, PG. 225 PIN: 009400001650000 ZONING: AG
2	COLON GRANDY, JR. & ALLIE F. GRANDY D.B. 400, PG. 667 PIN: 009400001640000 ZONING: AG	B	TIMOTHY R. FLORY & GERALDINE L. FLORY D.B. 1422, PG. 347 PIN: 009400001660000 ZONING: AG
3	GLENDIA HILL OWENS D.B. 118, PG. 241 PIN: 009400001710000 ZONING: AG	C	JAMES A HUTCHINSON, JR. & PHYLLIS C. HUTCHINSON D.B. 1137, PG. 715 PIN: 00940000167A0000 ZONING: AG
4	AARON D. WOOTEN D.B. 1763, PG. 285 PIN: 00940000172A0000 ZONING: GB	D	HOWARD LAND DEVELOPMENT D.B. 1743, PG. 776 PIN: 009400001680000 ZONING: SFM
5	KIM L. GILDEN & SHERRY G. BERRY D.B. 283, PG. 626 PIN: 009400001290000 ZONING: GB	E	NELTUCK BUILDERS D.B. 1768, PG. 899 PIN: 009400001690000 ZONING: GB
6	KIM L. GILDEN & SHERRY G. BERRY D.B. 188, PG. 224 PIN: 009400001270000 ZONING: GB	F	JOSEPH F. SANTORO & MARIE E. SANTORO D.B. 264, PG. 380 PIN: 009400001700000 ZONING: AG
7	CHAD A. BROOKS D.B. 1526, PG. 40 PIN: 009400001580000 ZONING: GB	G	KAREN R. ETHERIDGE D.B. 795, PG. 464 PIN: 009400001290000 ZONING: GB
8	LOWER CURRITUCK VFD, INC. D.B. 191, PG. 567 PIN: 009400001360000 ZONING: GB & AG	H	KAREN R. ETHERIDGE D.B. 758, PG. 771 PIN: 009400001300000 ZONING: GB
9	PEGGY S. OUTLAW D.B. 148, PG. 79 PIN: 009400001550000 ZONING: AG	I	MEGAN WILABY & JAMES M. WILABY D.B. 1497, PG. 424 PIN: 009400001310000 ZONING: GB
10	PEGGY S. OUTLAW ESTATE FILE: 84 E/10 PIN: 009400001560000 ZONING: AG	J	RICHARD WHITE D.B. 1318, PG. 238 PIN: 009400001320000 ZONING: GB
11	PEGGY S. OUTLAW D.B. 154, PG. 798 PIN: 009400001570000 ZONING: AG	K	JACOB S. MCSADDEN & BREANNA R. NIXON D.B. 1717, PG. 718 PIN: 00940000135A0000 ZONING: GB
12	PEGGY S. OUTLAW D.B. 434, PG. 625, 627 PIN: 009400001580000 ZONING: AG	L	SIDI ABEDERRAZZAK JACUHARI & HAYAT JACUHARI D.B. 1308, PG. 356 PIN: 009400001340000 ZONING: GB
13	CHARLES WINTON SHADDEAU D.B. 400, PG. 908 PIN: 009400001590000 ZONING: AG		
14	CHARLES WINTON SHADDEAU D.B. 360, PG. 787 PIN: 009400001600000 ZONING: AG		

ADJOINING PROPERTY OWNER KEY NOW OR FORMERLY

A	PRISCILLA BARNES D.B. 189, PG. 225 PIN: 009400001650000 ZONING: AG
B	TIMOTHY R. FLORY & GERALDINE L. FLORY D.B. 1422, PG. 347 PIN: 009400001660000 ZONING: AG
C	JAMES A HUTCHINSON, JR. & PHYLLIS C. HUTCHINSON D.B. 1137, PG. 715 PIN: 00940000167A0000 ZONING: AG
D	HOWARD LAND DEVELOPMENT D.B. 1743, PG. 776 PIN: 009400001680000 ZONING: SFM
E	NELTUCK BUILDERS D.B. 1768, PG. 899 PIN: 009400001690000 ZONING: GB
F	JOSEPH F. SANTORO & MARIE E. SANTORO D.B. 264, PG. 380 PIN: 009400001700000 ZONING: AG
G	KAREN R. ETHERIDGE D.B. 795, PG. 464 PIN: 009400001290000 ZONING: GB
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L	SIDI ABEDERRAZZAK JACUHARI & HAYAT JACUHARI D.B. 1308, PG. 356 PIN: 009400001340000 ZONING: GB



## VICINITY MAP

NO SCALE

### SITE DATA:

- OWNER/DEVELOPER  
HOWARD LAND DEVELOPMENT, INC.  
2854 A CARATOKES HIGHWAY  
CURRITUCK, NC 27929  
252-202-3500  
CAHOWARDJR@HOTMAIL.COM
- SITE INFORMATION  
PIN: 009400001680000  
CARATOKES HIGHWAY, GRANDY, NC 27939  
D.B. 1743, PG. 778  
P.C. R. SLD. 398  
ZONING: SFM  
EXISTING USE: VACANT  
PROPOSED USE: RESIDENTIAL  
  
PIN: 00940000161C0000  
CARATOKES HIGHWAY, GRANDY, NC 27939  
D.B. 1718, SLD. 224  
P.C. M. SLD. 58  
ZONING: SFM  
13.82 AC (NOT INCLUDING PENDING NON-RESIDENTIAL SUBDIVISION)  
EXISTING USE: VACANT  
PROPOSED USE: RESIDENTIAL  
  
PIN: 009400001680000  
CARATOKES HIGHWAY, GRANDY, NC 27939  
D.B. 1743, SLD. 778  
P.C. R. SLD. 936  
ZONING: AG  
0.76 AC  
EXISTING USE: VACANT  
PROPOSED USE: OPEN SPACE & RW  
  
EXISTING 24' RW  
P.C. R. SLD. 936  
ZONING: SFM  
0.18 AC  
EXISTING USE: RW  
PROPOSED USE: RW
- THIS SITE IS LOCATED IN FLOOD ZONE X AS SHOWN ON FIRM PANEL 3720990200K, DATED DECEMBER 21, 2018. SUBJECT TO CHANGE BY FEMA.
- THERE ARE NO JURISDICTIONAL WETLANDS PRESENT ON THE SITE. REFER TO USACE ACTION ID. SAW-2022-01949 DATED 02-02-2023.
- SITE AREA: 1,003,994 SF / 23.04 AC  
  
LOT AREA: 500,018 SF / 11.47 AC (49.80%)  
RIGHT-OF-WAY AREA: 102,229 SF / 2.34 AC (10.18%)  
OPEN SPACE AREA: 401,747 SF / 9.22 AC (40.02%)  
TOTAL AREA: 1,003,994 SF = 23.04 AC (100.0%)  
  
CONSERVATION THEME: WOODLANDS AND OPEN SPACE  
  
CONSERVATION AREA REQUIRED:  
40% OF TOTAL ACREAGE TO BE OPEN SPACE SET-ASIDE  
0.40 X 23.04 = 9.21 AC OPEN SPACE REQUIRED  
  
PRIMARY CONSERVATION AREA PROVIDED = 0 AC  
SECONDARY CONSERVATION AREA PROVIDED = 9.22 AC  
TOTAL CONSERVATION AREA PROVIDED = 9.22 AC  
  
OVERALL DENSITY CALCULATION PER UDO SECTION 3.3.2  
  
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PROPOSED NUMBER OF CONSERVATION SUBDIVISION LOTS  
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- MINIMUM REQUIRED BUILDING SETBACKS:  
FRONT: 50'  
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REAR: 25'
- MINIMUM DIMENSIONAL STANDARDS:  
MINIMUM LOT SIZE: 25,000 SF  
SMALLEST LOT SHOWN: 25,000 SF  
AVERAGE LOT SIZE: 25,000 SF  
MAXIMUM LOT COVERAGE: 30%  
MINIMUM LOT WIDTH AT FRONT SETBACK: 80'
- PROPOSED STREET: 50' RW, 1,880 LF
- A 20' DRAINAGE, LANDSCAPE, UTILITY, & PEDESTRIAN EASEMENT IS HEREBY ESTABLISHED ALONG ALL RIGHT OF WAYS, A 10' DRAINAGE & UTILITY EASEMENT ALONG SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED.
- ANY EXCAVATED MATERIAL REMOVED FROM SITE MUST BE TRANSPORTED TO AN APPROVED LOCATION THAT IS PERMITTED BY NCDEQ. ANY FILL MATERIAL TRANSPORTED TO SITE MUST BE FROM AN APPROVED LOCATION THAT IS PERMITTED BY NCDEQ.
- SOIL TYPES PRESENT ON SITE:  
CNA (CONETOE), DS (DRAGSTON), & PT (PORTSMOUTH)
- NO STREET LIGHTING IS PROPOSED.

### LEGEND

- NCGRS MONUMENT
- IRON PIPE (IPF)
- IRON ROD FOUND (IRF)
- IRON ROD SET (IRS)
- EXISTING CONCRETE MONUMENT (ECM)
- CALCULATED POINT
- PROPERTY BOUNDARY
- RIGHT OF WAY LINES
- ADJACENT PROPERTY LINES
- PROPERTY TIES
- EXISTING ACCESS EASEMENT
- EXISTING DRAINAGE EASEMENT
- SOIL TYPES
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- CENTER OF DITCH
- TOP OF BANK
- STORM PIPE
- TREE
- 500' PERIMETER OFFSET
- PROPOSED LOT LINES
- PROPOSED RW CENTERLINE
- PROPOSED EDGE OF PAVEMENT

PROGRESS PRINT  
MAR 26, 2025  
NOT FOR  
CONSTRUCTION

THIS DRAWING PREPARED AT THE  
**ELIZABETH CITY OFFICE**  
1805 West City Drive, Unit E | Elizabeth City, NC 27909  
TEL 252.621.3030 FAX 252.392.0574 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
03-05-2025	REVISED PER PLANNING DEPARTMENT
03-11-2025	REVISED PER PLANNING DEPARTMENT
03-26-2025	REVISED PER PLANNING DEPARTMENT

02-25-2025	DATE
JHS	DRAWN BY
JAM	DESIGNED BY
JAM	CHECKED BY
1" = 100'	SCALE

# TIMMONS GROUP

GRANDY MANOR  
POPULAR BRANCH TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA  
CONSERVATION & DEVELOPMENT PLAN

JOB NO.	56469
SHEET NO.	2 OF 2

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S:\109\56469 - Grandy Manor - Poplar Branch, NC\DWG\Sheet\PRELIMINARY\56469-C0.0 - COVER.dwg [Plotted on 3/27/2025 11:12 AM] by John Sawyer

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PROPOSED USE: RESIDENTIAL  
  
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ZONING: AG  
0.76 AC  
EXISTING USE: VACANT  
PROPOSED USE: OPEN SPACE & R/W  
  
EXISTING 24' R/W  
P.C. R. SLD. 936  
ZONING: SFM  
0.19 AC  
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(GRANDY MANOR WAY)  
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MINIMUM LOT SIZE: 25,000 SF  
SMALLEST LOT SHOWN: 25,000 SF  
AVERAGE LOT SIZE: 25,000 SF  
MAXIMUM LOT COVERAGE: 30%  
MINIMUM LOT WIDTH AT FRONT SETBACK: 60'
  - PROPOSED STREET: 50' R/W, 1,880 LF
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  - SOIL TYPES PRESENT ON SITE:  
CNA (CONETOE), DS (DRAGSTON), & PT (PORTSMOUTH)
  - NO STREET LIGHTING IS PROPOSED.

APPROVAL CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE AND, THEREFORE, THIS PLAT HAS BEEN APPROVED BY THE CURRITUCK COUNTY TECHNICAL REVIEW COMMITTEE AND SIGNED BY THE ADMINISTRATOR, SUBJECT TO ITS BEING RECORDED IN THE CURRITUCK COUNTY REGISTRY WITHIN 90 DAYS OF THE DATE BELOW.

DATE ADMINISTRATOR

OWNERSHIP AND DEDICATION CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF CURRITUCK COUNTY, THAT I HEREBY FREELY ADOPT THIS PLAT OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREA SHOWN ON THIS PLAT AS STREETS, UTILITIES, ALLEYS, WALKS, RECREATION AND PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY OR HOME OWNERS' ASSOCIATION. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH USE IS APPROVED BY THE APPROPRIATE PUBLIC AUTHORITY IN THE PUBLIC INTEREST.

DATE OWNER

I, A NOTARY PUBLIC OF

COUNTY,

NORTH CAROLINA, DO HEREBY CERTIFY THAT

PERSONALLY APPEARED BEFORE ME THIS DATE AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES

PUBLIC STREETS DIVISION OF HIGHWAY DISTRICT ENGINEER CERTIFICATE

I HEREBY CERTIFY THAT THE PUBLIC STREETS SHOWN ON THIS PLAT ARE INTENDED FOR DEDICATION AND HAVE BEEN DESIGNED OR COMPLETED IN ACCORDANCE WITH AT LEAST THE MINIMUM SPECIFICATIONS AND STANDARDS OF THE NC DEPARTMENT OF TRANSPORTATION FOR ACCEPTANCE OF SUBDIVISION STREETS ON THE NC HIGHWAY SYSTEM FOR MAINTENANCE.

DATE OWNER

EASEMENT ESTABLISHMENT STATEMENT

A 10 FOOT EASEMENT FOR UTILITIES AND DRAINAGE ALONG REAR AND SIDE PROPERTY LINES AND A 20' DRAINAGE, LANDSCAPE, UTILITY, & PEDESTRIAN EASEMENT ALONG THE FRONT PROPERTY LINE IS HEREBY ESTABLISHED.

PAYMENT-IN-LIEU OF RECREATION AND PARK AREA STATEMENT

A PAYMENT-IN-LIEU OF RECREATION AND PARK AREA DEDICATION HAS BEEN PROVIDED IN ACCORDANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE. PAYMENTS-IN-LIEU RECEIVED BY THE COUNTY SHALL BE USED ONLY FOR THE ACQUISITION OR DEVELOPMENT OF RECREATION AND PARK AREAS, AND OPEN SPACE SITES CONSISTENT WITH THE REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES SECTION 153A-331.

STORMWATER STATEMENT

NO MORE THAN TBD SF OF ANY LOT SHALL BE COVERED BY IMPERVIOUS STRUCTURES AND MATERIALS, INCLUDING ASPHALT, GRAVEL, CONCRETE, BRICK STONE, SLATE, OR SIMILAR MATERIAL, NOT INCLUDING WOOD DECKING OR THE WATER SURFACE OF SWIMMING POOLS. THIS COVENANT IS INTENDED TO ENSURE COMPLIANCE WITH THE STORMWATER PERMIT NUMBER ISSUED BY THE STATE OF NORTH CAROLINA. THE COVENANT MAY NOT BE CHANGED OR DELETED WITHOUT THE CONSENT OF THE STATE. FILLING IN OR PIPING OF ANY VEGETATIVE CONVEYANCES (DITCHES, SWALES, ETC.) ASSOCIATED WITH THIS DEVELOPMENT, EXCEPT FOR AVERAGE DRIVEWAY CROSSINGS, IS STRICTLY PROHIBITED BY ANY PERSON. THE LOT COVERAGE ALLOWANCE PROVIDED IN THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE MAY BE DIFFERENT THAN THE NC STATE STORMWATER PERMIT. THE MOST RESTRICTIVE LOT COVERAGE SHALL APPLY.

I, JASON A. MIZELLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; DEED DESCRIPTION RECORDED IN DEED BOOK 1743, PAGE 778 & DEED BOOK 1718; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

F(11) A. THAT THE 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 NUMBER AND SEAL THIS XXTH DAY OF XX, 20XX.

JASON A. MIZELLE, PLS L-4917

IMPROVEMENTS CERTIFICATE

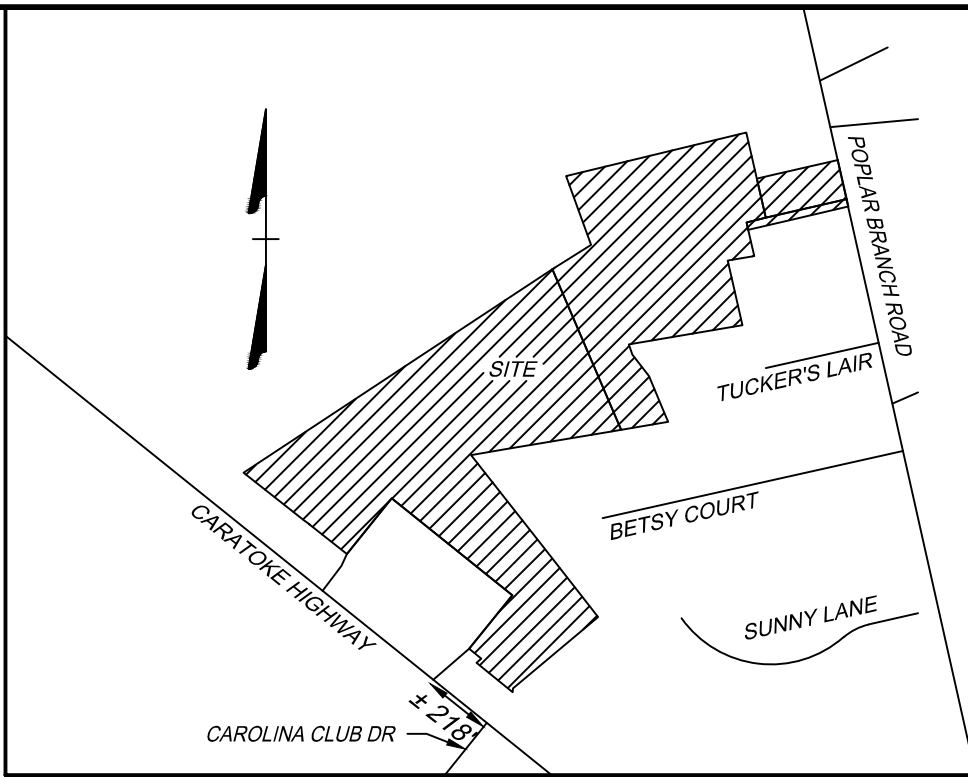
I HEREBY CERTIFY THAT ALL IMPROVEMENTS REQUIRED BY THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE HAVE BEEN INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PREPARED BY THE TIMMONS GROUP, AND SAID IMPROVEMENTS COMPLY WITH CURRITUCK COUNTY SPECIFICATIONS.

DATE REGISTERED LAND SURVEYOR/ENGINEER

REGISTRATION NUMBER

PRELIMINARY PLAT  
MAR 27, 2025  
NOT FOR RECORDATION  
OR CONVEYANCE

PRELIMINARY PLAT  
MAR 27, 2025  
NOT FOR RECORDATION  
OR CONVEYANCE



VICINITY MAP  
NO SCALE



PROGRESS PRINT  
MAR 27, 2025  
NOT FOR  
CONSTRUCTION

THIS DRAWING PREPARED AT THE  
ELIZABETH CITY OFFICE  
1805 West City Drive, Unit E | Elizabeth City, NC 27909  
TEL 252.621.3030 FAX 252.592.0974 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE

03-26-2025

DRAWN BY

JHS

DESIGNED BY

N/A

CHECKED BY

JAM

SCALE

N/A

TIMMONS GROUP  
GRANDY MANOR  
POPLAR BRANCH TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA  
NORTH CAROLINA LICENSE NO. C-1652

JOB NO.

56469

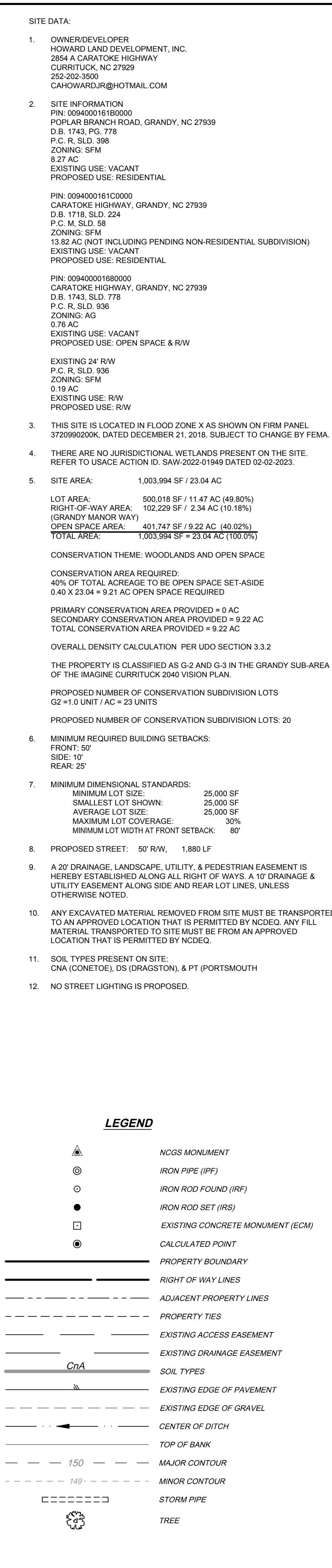
SHEET NO.

C0.0

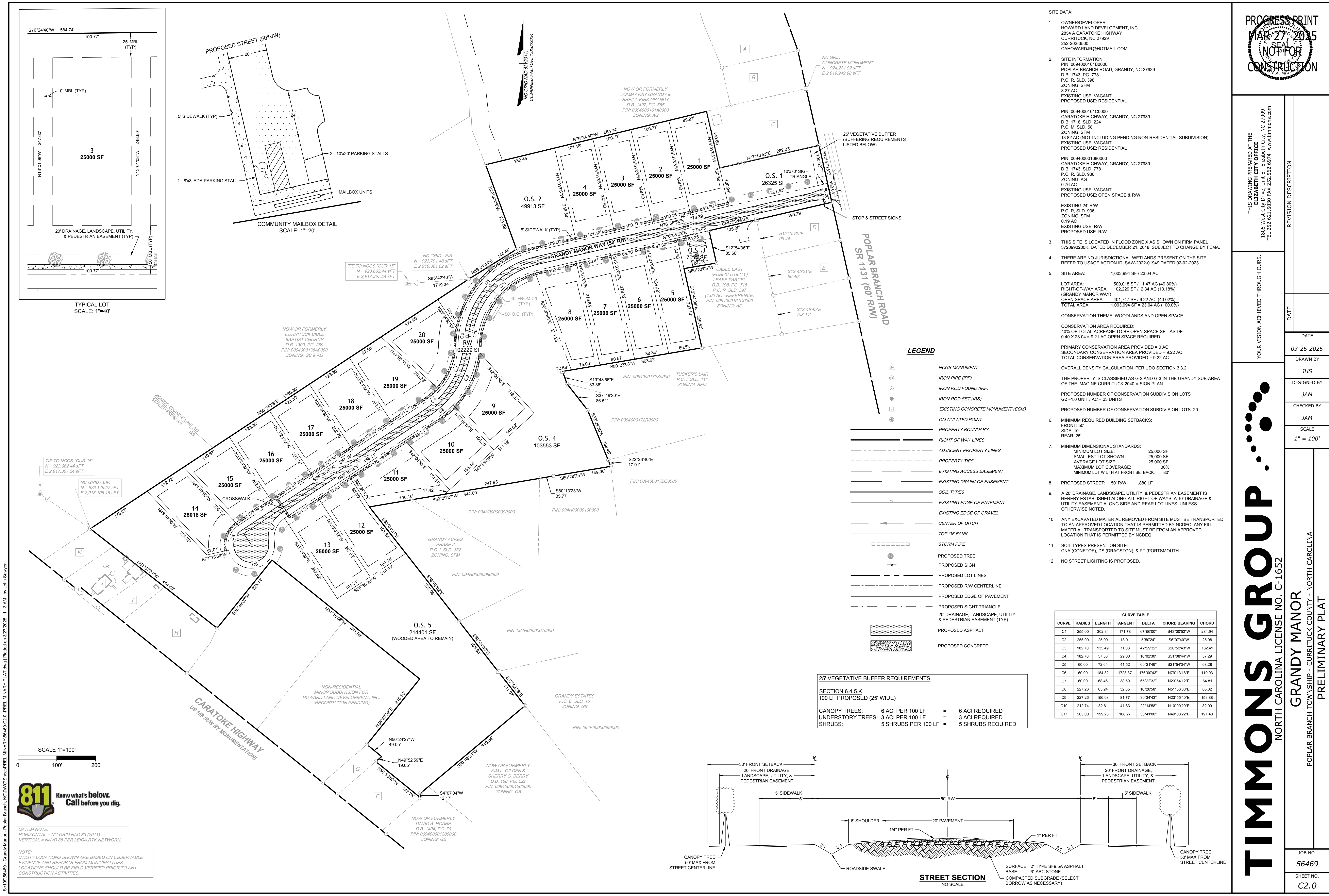
COVER SHEET

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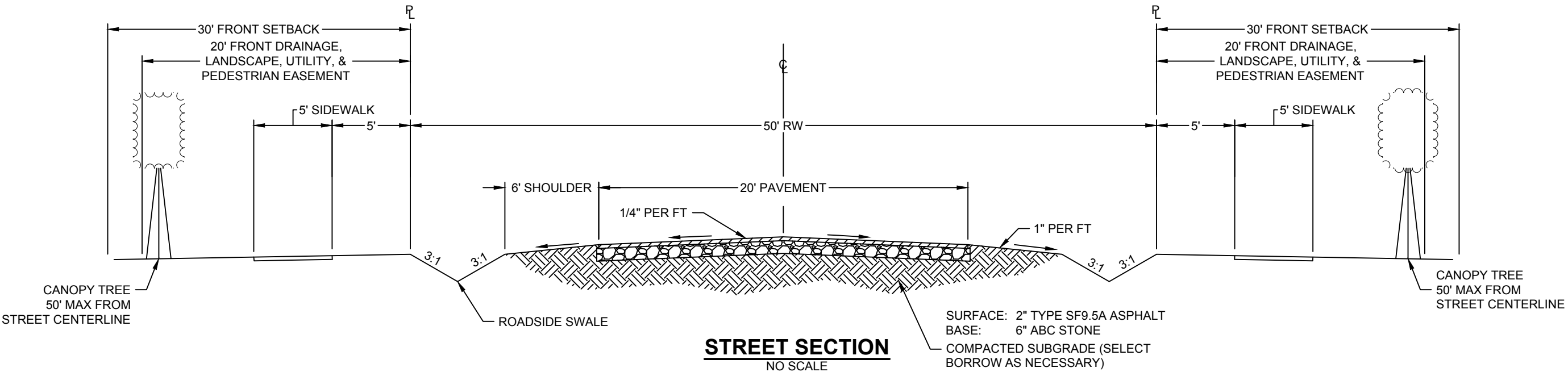
- SITE DATA:
- OWNER/DEVELOPER  
HOWARD LAND DEVELOPMENT, INC.  
2854 A CARATOKE HIGHWAY  
CURRITUCK, NC 27929  
252-202-3500  
CAHOWARDJR@HOTMAIL.COM
  - SITE INFORMATION  
PIN: 009400016180000  
CARATOKE HIGHWAY, GRANDY, NC 27939  
D.B. 1743, PG. 778  
P.C. R. SLD. 398  
ZONING: SFM  
8.27 AC  
EXISTING USE: VACANT  
PROPOSED USE: RESIDENTIAL
- PIN: 009400016180000  
CARATOKE HIGHWAY, GRANDY, NC 27939  
D.B. 1718, SLD. 224  
P.C. M. SLD. 58  
ZONING: SFM  
13.82 AC (NOT INCLUDING PENDING NON-RESIDENTIAL SUBDIVISION)  
EXISTING USE: VACANT  
PROPOSED USE: RESIDENTIAL
- PIN: 009400016800000  
CARATOKE HIGHWAY, GRANDY, NC 27939  
D.B. 1743, SLD. 778  
P.C. R. SLD. 936  
ZONING: AG  
0.78 AC  
EXISTING USE: VACANT  
PROPOSED USE: OPEN SPACE & R/W
- EXISTING 24' R/W  
P.C. R. SLD. 936  
ZONING: SFM  
0.19 AC  
EXISTING USE: R/W  
PROPOSED USE: R/W
- THIS SITE IS LOCATED IN FLOOD ZONE X AS SHOWN ON FIRM PANEL 3720990200K, DATED DECEMBER 21, 2018. SUBJECT TO CHANGE BY FEMA.
  - THERE ARE NO JURISDICTIONAL WETLANDS PRESENT ON THE SITE. REFER TO USACE ACTION ID. SAW-2022-01949 DATED 02-02-2023.
  - SITE AREA: 1,003,994 SF / 23.04 AC  
LOT AREA: 500,018 SF / 11.47 AC (49.80%)  
RIGHT-OF-WAY AREA: 102,229 SF / 2.34 AC (10.18%)  
(GRANDY MANOR WAY)  
OPEN SPACE AREA: 401,747 SF / 9.22 AC (40.02%)  
TOTAL AREA: 1,003,994 SF = 23.04 AC (100.0%)  
CONSERVATION THEME: WOODLANDS AND OPEN SPACE  
CONSERVATION AREA REQUIRED:  
40% OF TOTAL ACREAGE TO BE OPEN SPACE SET-ASIDE  
0.40 X 23.04 = 9.21 AC OPEN SPACE REQUIRED  
PRIMARY CONSERVATION AREA PROVIDED = 0 AC  
SECONDARY CONSERVATION AREA PROVIDED = 9.22 AC  
TOTAL CONSERVATION AREA PROVIDED = 9.22 AC  
OVERALL DENSITY CALCULATION PERUDO SECTION 3.3.2  
THE PROPERTY IS CLASSIFIED AS G-2 AND G-3 IN THE GRANDY SUB-AREA OF THE IMAGINE CURRITUCK 2040 VISION PLAN.  
PROPOSED NUMBER OF CONSERVATION SUBDIVISION LOTS  
G2 = 1.0 UNIT / AC = 23 UNITS  
PROPOSED NUMBER OF CONSERVATION SUBDIVISION LOTS: 20
  - MINIMUM REQUIRED BUILDING SETBACKS:  
FRONT: 50'  
SIDE: 10'  
REAR: 25'
  - MINIMUM DIMENSIONAL STANDARDS:  
MINIMUM LOT SIZE: 25,000 SF  
SMALLEST LOT SHOWN: 25,000 SF  
AVERAGE LOT SIZE: 25,000 SF  
MAXIMUM LOT COVERAGE: 30%  
MINIMUM LOT WIDTH AT FRONT SETBACK: 80'
  - PROPOSED STREET: 50' R/W, 1,880 LF
  - A 20' DRAINAGE, LANDSCAPE, UTILITY, & PEDESTRIAN EASEMENT IS HEREBY ESTABLISHED ALONG ALL RIGHT OF WAYS A 10' DRAINAGE & UTILITY EASEMENT ALONG SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED.
  - ANY EXCAVATED MATERIAL REMOVED FROM SITE MUST BE TRANSPORTED TO AN APPROVED LOCATION THAT IS PERMITTED BY NCDEQ. ANY FILL MATERIAL TRANSPORTED TO SITE MUST BE FROM AN APPROVED LOCATION THAT IS PERMITTED BY NCDEQ.
  - SOIL TYPES PRESENT ON SITE:  
CNA (CONOTEE), DS (DRAGSTON), & PT (PORTSMOUTH)
  - NO STREET LIGHTING IS PROPOSED.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	255.00	302.34	171.78	67°56'00"	S43°00'52"W	284.64
C2	255.00	25.99	13.01	5°50'24"	S6°07'40"W	25.98
C3	182.70	135.49	71.03	42°29'32"	S20°52'43"W	132.41
C4	182.70	57.53	29.00	18°02'30"	S51°08'44"W	57.29
C5	60.00	72.64	41.52	69°21'49"	S21°54'34"W	68.28
C6	60.00	194.32	1723.37	176°00'43"	N79°13'18"E	119.93
C7	60.00	68.46	36.50	65°22'32"	N23°54'12"E	64.81
C8	227.26	65.24	32.85	16°28'58"	N51°56'30"E	65.02
C9	227.26	196.98	81.77	39°34'43"	N23°55'40"E	153.88
C10	212.74	82.61	41.83	22°14'58"	N10°00'29"E	82.09
C11	205.00	199.23	108.27	55°41'00"	N49°08'22"E	191.48

25' VEGETATIVE BUFFER REQUIREMENTS

SECTION 6.4.5.K  
100 LF PROPOSED (25' WIDE)

CANOPY TREES: 6 ACI PER 100 LF = 6 ACI REQUIRED  
UNDERSTORY TREES: 3 ACI PER 100 LF = 3 ACI REQUIRED  
SHRUBS: 5 SHRUBS PER 100 LF = 5 SHRUBS REQUIRED



PROGRESS PRINT  
MAR 27 2025  
NO. 19  
CONSTRUCTION

THIS DRAWING PREPARED AT THE  
ELIZABETH CITY OFFICE  
1805 West City Drive, Unit E | Elizabeth City, NC 27909  
TEL 252.621.3030 FAX 252.592.0574 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE

3-26-2025

DRAWN BY  
JHS

DESIGNED BY  
JAM

CHECKED BY  
JAM

SCALE  
1" = 100'

TIMMONS GROUP  
GRANDY MANOR  
NORTH CAROLINA LICENSE NO. C-1652  
POPULAR BRANCH TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA  
PRELIMINARY PLAT

JOB NO.  
56469

SHEET NO.  
C2.0

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S76°24'40"W 584.74'  
100.77'  
25' MBL (TYP)  
10' MBL (TYP)  
N13°01'08"W 247.60'  
N13°01'08"W 248.60'  
20' DRAINAGE, LANDSCAPE, UTILITY, & PEDESTRIAN EASEMENT (TYP)  
100.77'  
TYPICAL LOT  
SCALE: 1"=40'

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

DATUM NOTE:  
HORIZONTAL = NC GRID NAD 83 (2011)  
VERTICAL = NAVD 88 PER LEICA RTK NETWORK

NOTE:  
UTILITY LOCATIONS SHOWN ARE BASED ON OBSERVABLE EVIDENCE AND REPORTS FROM MUNICIPALITIES.  
LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.

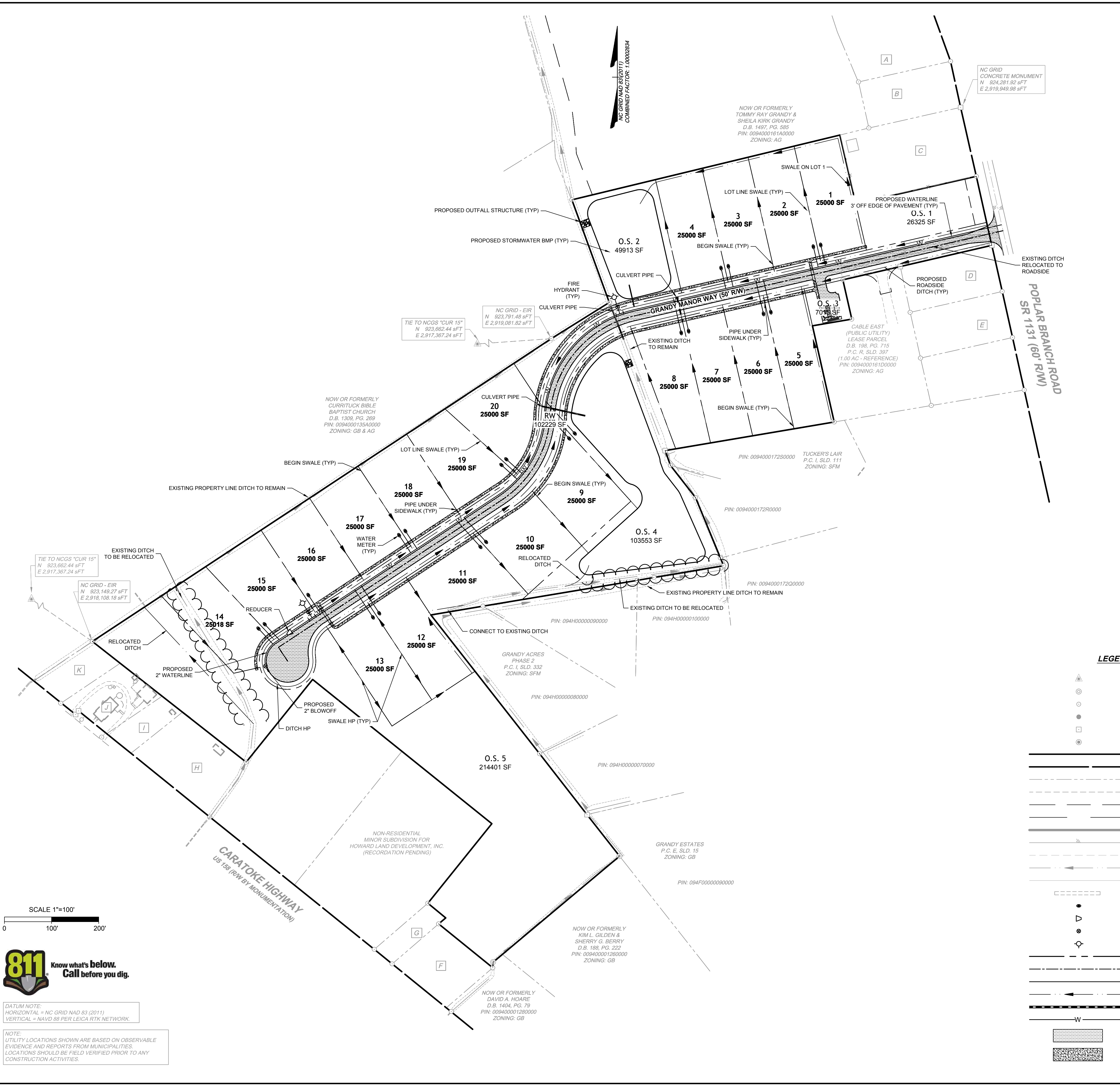
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S:\10956469 - Grandy Manor - Poplar Branch, NC\DWG\Sheet\PRELIMINARY\56469.C3.0 - STRM UTIL.dwg [Plotted on 3/27/2025 11:13 AM] by John Sawyer



LEGEND	
	NC/GS MONUMENT
	IRON PIPE (IPF)
	IRON ROD FOUND (IRF)
	IRON ROD SET (IRS)
	EXISTING CONCRETE MONUMENT (ECM)
	CALCULATED POINT
	PROPERTY BOUNDARY
	RIGHT OF WAY LINES
	ADJACENT PROPERTY LINES
	PROPERTY TIES
	EXISTING ACCESS EASEMENT
	EXISTING DRAINAGE EASEMENT
	SOIL TYPES
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF GRAVEL
	CENTER OF DITCH
	TOP OF BANK
	STORM PIPE
	PROPOSED WATER METER
	PROPOSED REDUCER
	PROPOSED VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED LOT LINES
	PROPOSED R/W CENTERLINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED DITCH
	PROPOSED STORM PIPE
	PROPOSED WATER MAIN
	PROPOSED ASPHALT
	PROPOSED CONCRETE

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2854 A CARATOKE HIGHWAY  
CURRITUCK, NC 27929  
252-202-3500  
CAHOWARDJR@HOTMAIL.COM
  - SITE INFORMATION  
PIN: 0094000161B0000  
POPLAR BRANCH ROAD, GRANDY, NC 27939  
D.B. 1743, PG. 778  
P.C. R. SLD. 398  
ZONING: SFM  
8.27 AC  
EXISTING USE: VACANT  
PROPOSED USE: RESIDENTIAL  
  
PIN: 0094000161C0000  
CARATOKE HIGHWAY, GRANDY, NC 27939  
D.B. 1718, SLD. 224  
P.C. M. SLD. 58  
ZONING: SFM  
13.82 AC (NOT INCLUDING PENDING NON-RESIDENTIAL SUBDIVISION)  
EXISTING USE: VACANT  
PROPOSED USE: RESIDENTIAL  
  
PIN: 009400016800000  
CARATOKE HIGHWAY, GRANDY, NC 27939  
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ZONING: AG  
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  - SOIL TYPES PRESENT ON SITE:  
CNA (CONETOE), DS (DRAGSTON), & PT (PORTSMOUTH)
  - NO STREET LIGHTING IS PROPOSED.

SCALE 1"=100'

0 100' 200'



DATUM NOTE:  
HORIZONTAL = NC GRID NAD 83 (2011)  
VERTICAL = NAVD 88 PER LEICA RTK NETWORK

NOTE:  
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PROGRESS PRINT  
MAR 27 2025  
SEAL  
NO. 19  
CONSTRUCTION

THIS DRAWING PREPARED AT THE  
**ELIZABETH CITY OFFICE**  
1805 West City Drive, Unit E | Elizabeth City, NC 27909  
TEL 252.621.3030 FAX 252.592.0574 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE  
03-26-2025

DRAWN BY  
JHS

DESIGNED BY  
JAM

CHECKED BY  
JAM

SCALE  
1" = 100'

**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652

**GRANDY MANOR**  
POPLAR BRANCH TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA  
**PRELIMINARY PLAT - STORMWATER MANAGEMENT & UTILITIES**

JOB NO.  
56469

SHEET NO.  
C3.0

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