SITE DATA:

1. OWNER/DEVELOPER
   HOWARD LAND DEVELOPMENT, INC.
   2854 A CARATOKE HIGHWAY
   CURRITUCK, NC 27929
   252-202-3500
   CAHOWARDJR@HOTMAIL.COM

2. 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: 0094000001680000
   CARATOKE 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 & 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 3720990200K, DATED DECEMBER 21, 2018. SUBJECT TO CHANGE BY FEMA.

4. THERE ARE NO JURISDICTIONAL WETLANDS PRESENT ON THE SITE. REFER TO USACE ACTION ID. SAW-2022-01949 DATED 02-02-2023.

5. SITE AREA: 1,003,994 SF / 23.04 AC

LOT AREA:	500,018 SF / 11.47 AC (49.80%)
RIGHT-OF-WAY AREA: (GRANDY MANOR WAY)	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

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

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

   PROPOSED NUMBER OF CONSERVATION SUBDIVISION LOTS: 20
   DENSITY AS PROPOSED: 0.86 UNITS PER ACRE

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' R/W, 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 NCDEQ. ANY FILL MATERIAL TRANSPORTED TO SITE MUST BE FROM AN APPROVED LOCATION THAT IS PERMITTED BY NCDEQ.

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

12. NO STREET LIGHTING IS PROPOSED.

13. PARKS AND RECREATION FEE-IN-LIEU WILL BE CALCULATED AT TIME OF FINAL PLAT.

14. ALL UTILITIES WILL BE UNDERGROUND.

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

PRELIMINARY PLAT
MAY 20, 2025
NOT FOR RECORDATION
OR CONVEYANCE

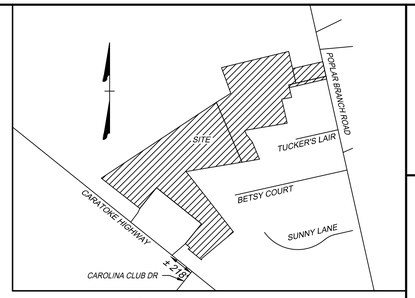
IMPROVEMENTS CERTIFICATE

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
MAY 20, 2025
NOT FOR RECORDATION
OR CONVEYANCE



VICINITY MAP
NO SCALE

PROGRESS PRINT
MAY 20, 2025
NOT FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE
ELIZABETH CITY OFFICE
1805 West City Drive, Unit E | Elizabeth City, NC 27909
TEL 252.621.5030 FAX 252.562.6974 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
ADDRESS TRC COMMENTS	05-20-2025

DATE	03-26-2025
DRAWN BY	JHS
DESIGNED BY	N/A
CHECKED BY	JAM
SCALE	N/A

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

GRANDY MANOR
POPLAR BRANCH TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA
COVER SHEET

JOB NO. 56469
SHEET NO. C0.0

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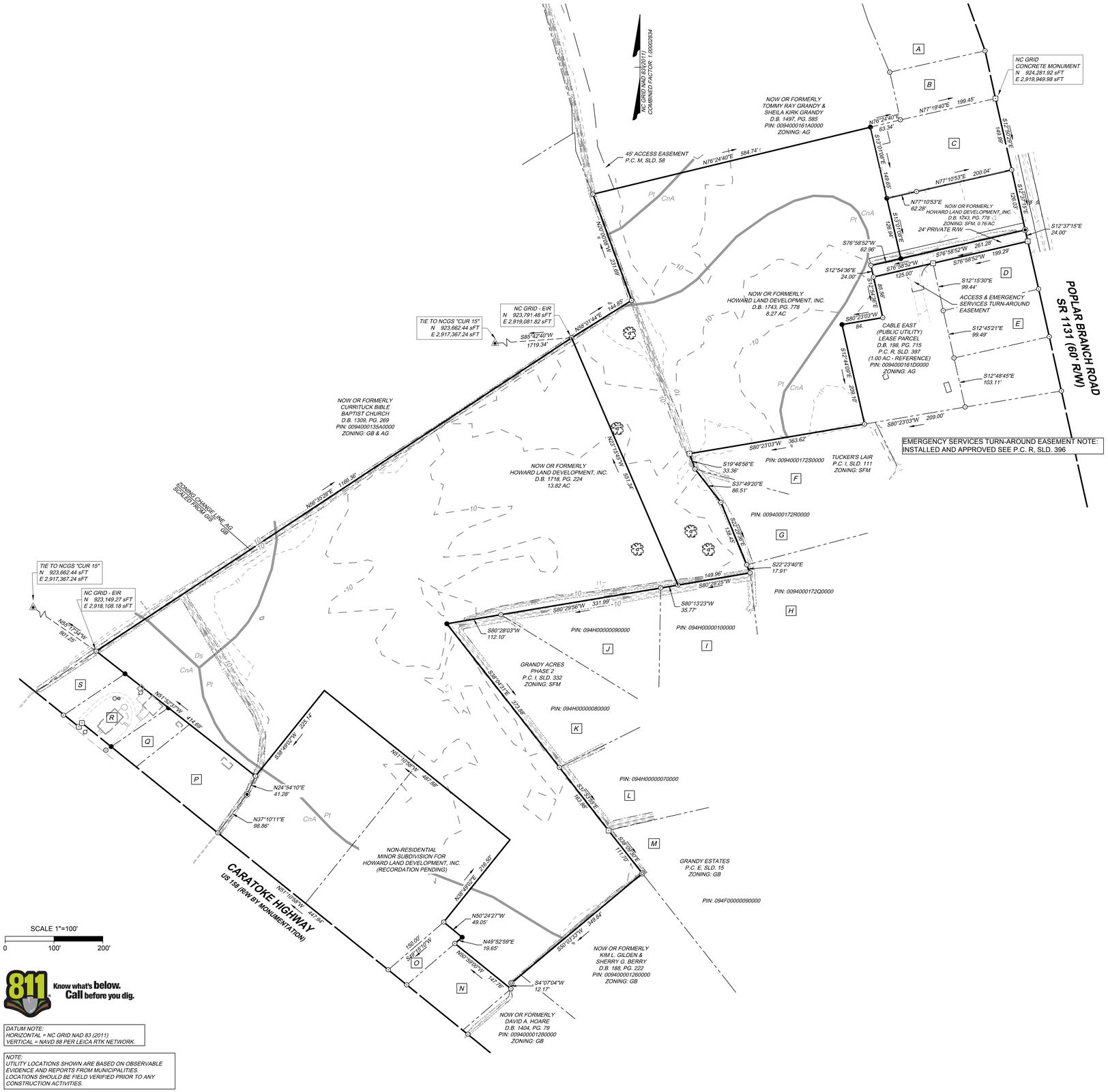
S:\105\56469 - Grandy Manor - Poplar Branch, NC\DWG\Sheet\PRELIMINARY\56469-C0.0 - COVER.dwg | Plotted on 5/20/2025 3:12 PM | by John Sawyer



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: 0094000167A0000
ZONING: AG

D NELTUCK BUILDERS
D.B. 1768, PG. 899
PIN: 009400001690000
ZONING: AG

E JOSEPH F. SANTORO
& MARIE E. SANTORO
D.B. 264, PG. 380
PIN: 009400001700000
ZONING: AG

F WILLIAM J. GRANT, III &
DEBORAH S. GRANT
D.B. 998, PG. 761
PIN: 0094000172S0000
ZONING: SFM

G SOLO VENTURES, LLC
D.B. 1197, PG. 471
PIN: 0094000172R0000
ZONING: SFM

H FRANK JAMES BREIDENBACH &
LISA SMETANA
D.B. 1458, PG. 249
PIN: 0094000172Q0000
ZONING: SFM

I GERALD JEROME O'NEAL &
EVA HELEN O'NEAL
D.B. 986, PG. 522
PIN: 094H00000100000
ZONING: SFM

J SOLO VENTURES, LLC
D.B. 1197, PG. 471
PIN: 094H00000090000
ZONING: SFM

K SOLO VENTURES, LLC
D.B. 1197, PG. 471
PIN: 094H00000080000
ZONING: SFM

L SOLO VENTURES, LLC
D.B. 1197, PG. 471
PIN: 094H00000070000
ZONING: SFM

M DAVID C. WOLFE &
CHARLETTE A. WOLFE
D.B. 445, PG. 424
PIN: 094F00000090000
ZONING: SFM & GB

N KAREN R. ETHERIDGE
D.B. 795, PG. 464
PIN: 009400001290000
ZONING: GB

O KAREN R. ETHERIDGE
D.B. 758, PG. 771
PIN: 009400001300000
ZONING: GB

P MEGAN WILABY &
JAMES M. WILABY
D.B. 1497, PG. 424
PIN: 009400001310000
ZONING: GB

Q RICHARD WHITE
D.B. 1318, PG. 238
PIN: 009400001320000
ZONING: GB

R JACOB S. MCSPADDEN &
BREANNA R. NIXON
D.B. 1717, PG. 718
PIN: 009400001330000
ZONING: GB

S OBX TRIPLE J REAL ESTATE, LLC
D.B. 1798, PG. 564
PIN: 009400001340000
ZONING: GB

SITE DATA:

1. OWNER/DEVELOPER
HOWARD LAND DEVELOPMENT, INC.
2854 A CARATOKE HIGHWAY
CURRITUCK, NC 27929
252-202-3500
CAHOWARDJR@HOTMAIL.COM

2. 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: 009400001680000
CARATOKE 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 & 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 3720990200K, DATED DECEMBER 21, 2018. SUBJECT TO CHANGE BY FEMA.

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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.

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

PROPOSED NUMBER OF CONSERVATION SUBDIVISION LOTS: 20
DENSITY AS PROPOSED: 0.86 UNITS PER ACRE

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' R/W, 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.

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

12. NO STREET LIGHTING IS PROPOSED.

13. PARKS AND RECREATION FEE-IN-LIEU WILL BE CALCULATED AT TIME OF FINAL PLAT.

14. ALL UTILITIES WILL BE UNDERGROUND.

LEGEND

- NCGS 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
- CnA — SOIL TYPES
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- CENTER OF DITCH
- TOP OF BANK
- 150 — MAJOR CONTOUR
- 149 — MINOR CONTOUR
- STORM PIPE
- TREE

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.

S:\10956469 - Grandy Manor - Poplar Branch, NC\DWG\Sheet\PRELIMINARY\56469-C1.0 - EXIST.dwg | Plotted on 5/20/2025 3:11 PM | by John Sawyer

PROGRESS PRINT
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TEL 252.621.5030 FAX 252.562.6974 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
05-20-2025	ADDRESS TRC COMMENTS

DATE 03-26-2025
DRAWN BY JHS
DESIGNED BY N/A
CHECKED BY JAM
SCALE 1" = 100'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

GRANDY MANOR
POPLAR BRANCH TOWNSHIP - CURRITUCK COUNTY - NORTH CAROLINA
EXISTING CONDITIONS

JOB NO. 56469
SHEET NO. C1.0

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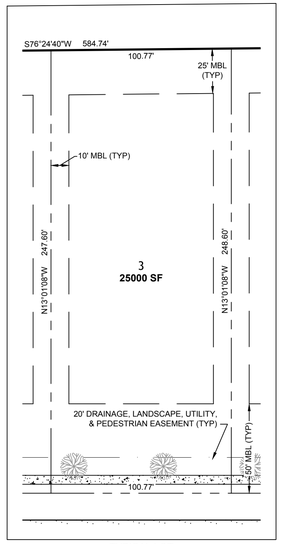
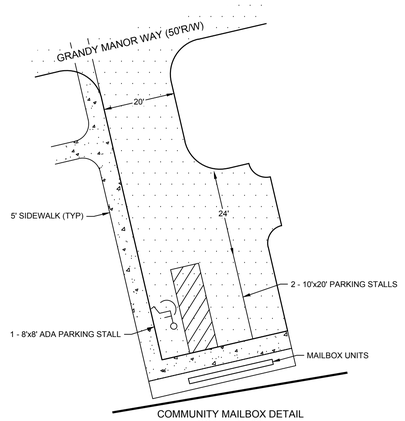
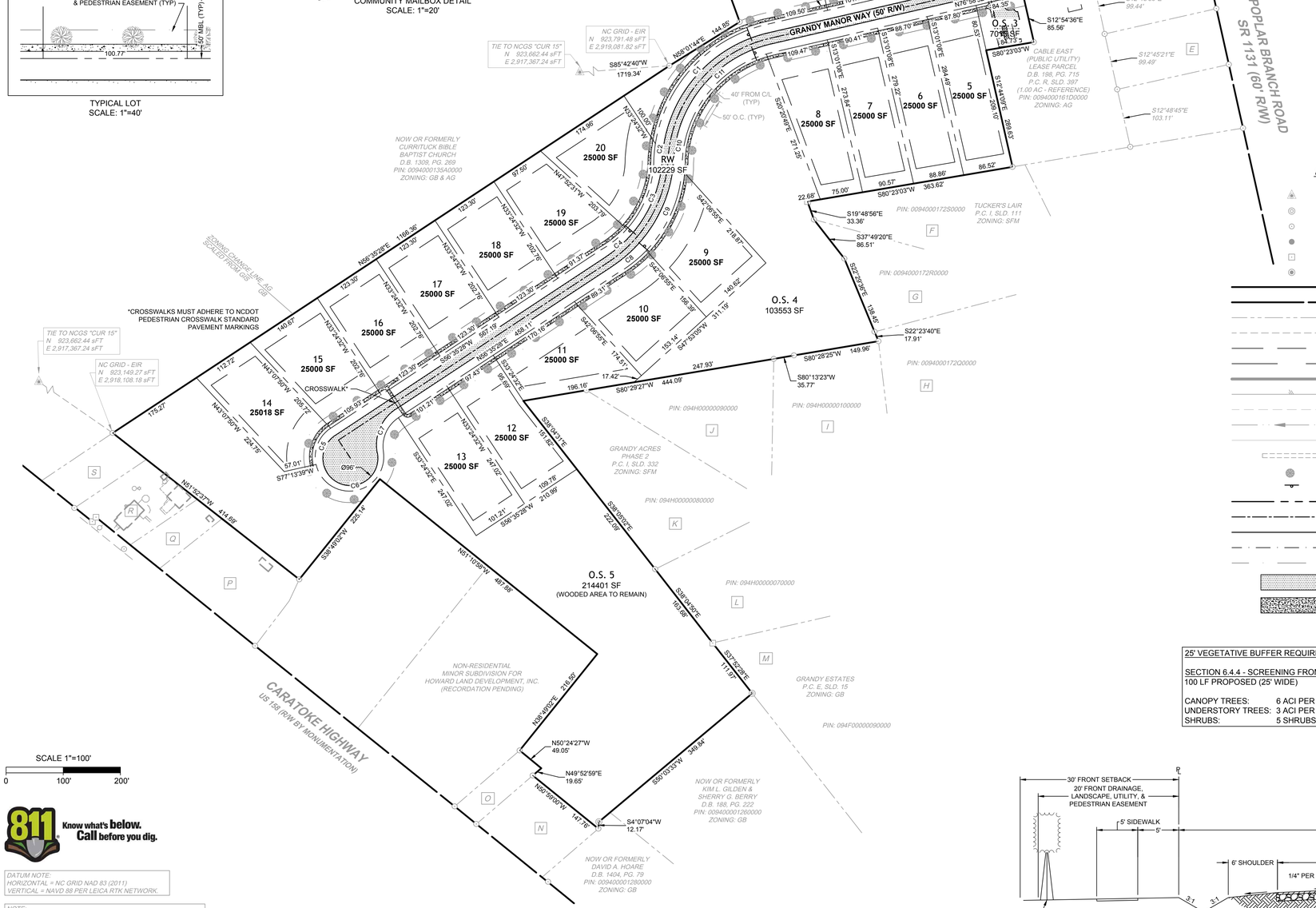


TYPICAL LOT
SCALE: 1"=40'



COMMUNITY MAILBOX DETAIL
SCALE: 1"=20'



SCALE 1"=100'
0 100' 200'

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

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

12. NO STREET LIGHTING IS PROPOSED.

13. PARKS AND RECREATION FEE-IN-LIEU WILL BE CALCULATED AT TIME OF FINAL PLAT.

14. ALL UTILITIES WILL BE UNDERGROUND.

LEGEND

- NCGS 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 TREE
- PROPOSED SIGN
- PROPOSED LOT LINES
- PROPOSED R/W CENTERLINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SIGHT TRIANGLE
- 20' DRAINAGE, LANDSCAPE, UTILITY, & PEDESTRIAN EASEMENT (TYP)
- PROPOSED ASPHALT
- PROPOSED CONCRETE

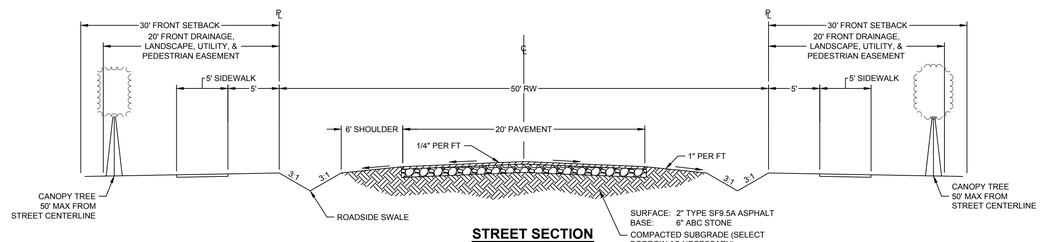
25' VEGETATIVE BUFFER REQUIREMENTS

SECTION 6.4.4 - SCREENING FROM MAJOR ARTERIALS & COLLECTOR STREETS
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

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	255.00	302.34	171.78	67°56'00"	S43°00'52"W	284.94
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	184.32	1723.37	176°00'43"	N79°13'18"E	119.93
C7	60.00	68.46	38.50	65°22'32"	N23°54'12"E	64.81
C8	227.26	65.24	32.85	16°26'58"	N51°56'30"E	65.02
C9	227.26	156.98	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



STREET SECTION
NO SCALE

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ELIZABETH CITY OFFICE
1805 West City Drive, Unit E | Elizabeth City, NC 27909
TEL 252.621.5030 FAX 252.562.6974 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
05-20-2025	ADDRESS TRC COMMENTS

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

JOB NO. 56469
SHEET NO. C2.0

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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.

SITE DATA:

1. OWNER/DEVELOPER
   HOWARD LAND DEVELOPMENT, INC.
   2854 A CARATOKE HIGHWAY
   CURRITUCK, NC 27929
   252-202-3500
   CAHOWARDJR@HOTMAIL.COM

2. 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: 009400001680000
   CARATOKE 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 & 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 3720990200K, DATED DECEMBER 21, 2018. SUBJECT TO CHANGE BY FEMA.

4. THERE ARE NO JURISDICTIONAL WETLANDS PRESENT ON THE SITE. REFER TO USACE ACTION ID. SAW-2022-01949 DATED 02-02-2023.

5. 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 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.

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

   PROPOSED NUMBER OF CONSERVATION SUBDIVISION LOTS: 20
   DENSITY AS PROPOSED: 0.86 UNITS PER ACRE

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' R/W, 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.

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- 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
- W — PROPOSED WATER MAIN
- PROPOSED ASPHALT
- PROPOSED CONCRETE

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

JOB NO. 56469
SHEET NO. C3.0

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