



- 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. 88
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.

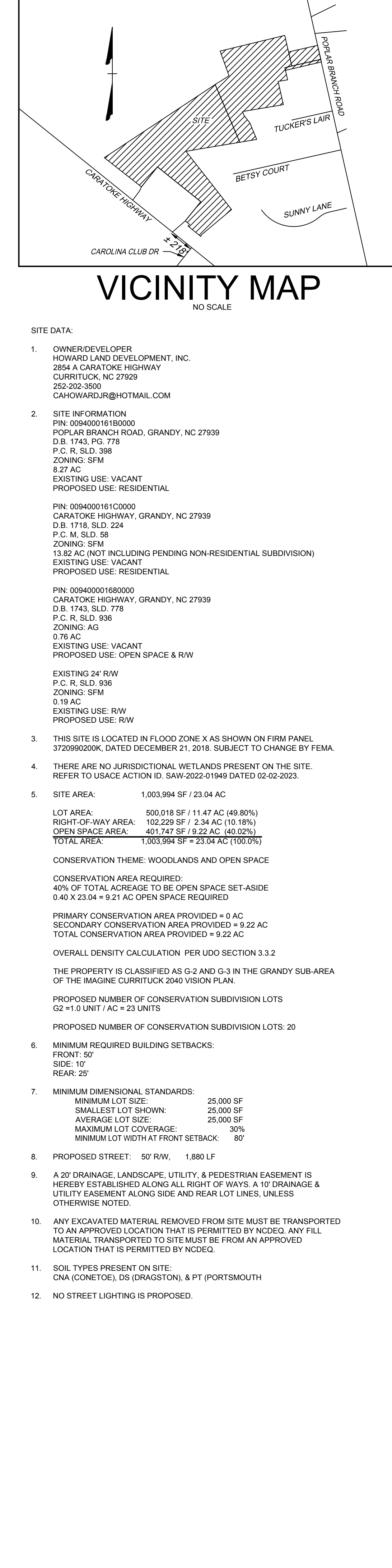
DATE SUBMITTED March 26, 2025

☒ Approved as is

☐ Approved as noted on plat

☐ Denied/Resubmit

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



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