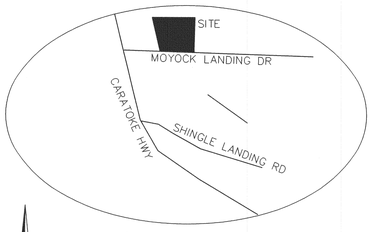


VICINITY MAP

NTS

NOTE: THIS IS A CONCEPTUAL LAYOUT FOR REZONING. FINAL LAYOUT MAY HAVE MINOR CHANGES TO ADDRESS FINAL DRAINAGE AND DESIGN.

SITE DATA

1) CONTRACT PURCHASER: SB & K INVESTMENTS
C/O SAM MILLER
111 CURRITUCK COMMERCIAL DRIVE, SUITE B
MOYOCK, NC 27958

2) TOTAL SITE ACREAGE: 4.01 AC
3) PROPERTY PIN: 0009-000-029T-000
4) REFERENCE: P.C. L, SLD. 51
D.B. 629, PG. 84
5) CURRENTLY ZONED: GB
6) CURRENT USE: AGRICULTURE
7) PROPOSED ZONING: MXR
8) TOTAL UNITS ALLOWED: 16
MAXIMUM DENSITY IN FULL SERVICE AREA = 4 PER ACRE WITH DENSITY BONUS
9) TOTAL UNITS PROPOSED: 16 + 1 ACCESSORY UNIT

10) MAXIMUM BUILDING HEIGHT: 35 FEET
11) PROPOSED BUILDING HEIGHT: ±30 FEET

12) MINIMUM OPEN SPACE REQUIRED: 30%
13) MAXIMUM IMPERVIOUS AREA ALLOWED: 40%
14) OPEN SPACE PROPOSED: ±66%
15) IMPERVIOUS AREA PROPOSED: ±34%
NEW BUILDINGS: ±13,717 SQ. FT.
PARKING/DRIVE: ±35,150 SQ. FT.
SIDEWALKS: ±5,320 SQ.FT.

16) BUILDING UNIT SIZE
MINUMUM: 800 SQ. FT
MAXIMUM: 1000 SQ. FT

17) PARKING REQUIRED: 29
18) PARKING PROVIDED: 32

19) SUSTAINABLE DEVELOPMENT PRACTICES WILL BE UTILIZED FOR THIS DEVELOPMENT. THE DETAILS OF THESE PRACTICES ARE LISTED BELOW. THE OWNER WILL ADHERE TO SECTION 5.13 OF THE UDO.

SCHEDULE A:
1) INCLUSION OF RAIN WATER RECAPTURE AND REUSE DEVICES SUCH AS CISTERNS OR RAIN FILTER.
2) USE OF ENERGY STAR AIR CONDITIONERS.

SCHEDULE B:
1) USE OF XERISCAPE LANDSCAPE DESIGN.
2) USE OF (1) RECYCLING STATION PER BUILDING.
3) DESIGNATION OF "PARK AND RIDE" SPACES OR A BUS BENCH AND COVER.
4) CONFIGURATION OF EAST-WEST WITH +1.5 LENGTH TO DEPTH RATIO.

20) LANDSCAPING SHALL BE AS REQUIRED BY SECTION 5.2 OF CURRITUCK COUNTY'S UDO.

21) THESE UNITS ARE INTENDED TO BE SOLD AS INDIVIDUAL TOWNHOMES.

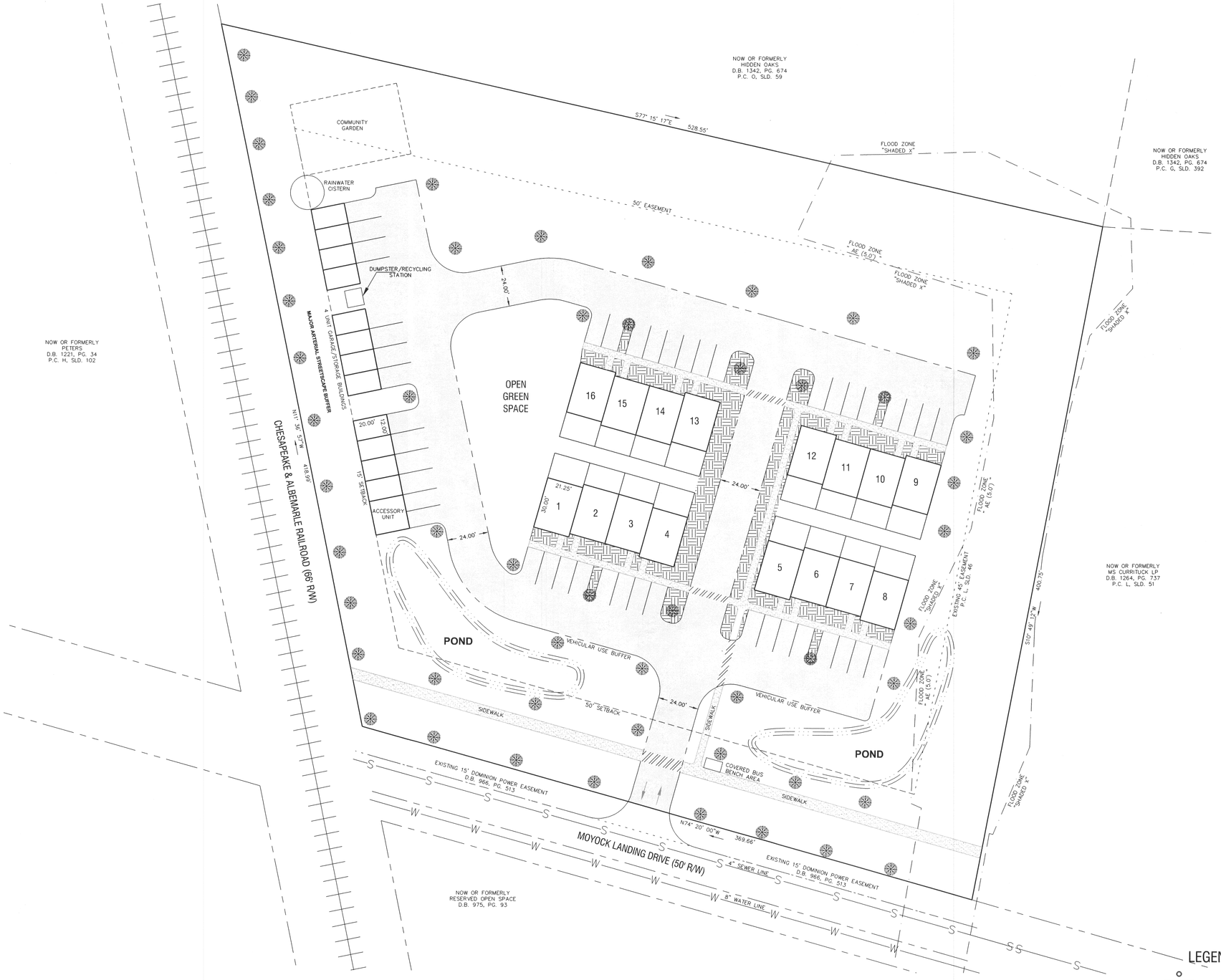
22) DRIVE ISLES AND STREETS WILL MEET DOT CONSTRUCTION STANDARDS.

23) THE PROPERTY IS LOCATED IN FLOOD ZONE "SHADED X" AND "AE(5')", AS SHOWN ON FLOOD MAP PANEL 3721802200J, DATED DECEMBER 16, 2016.

24) THE SITE, VEHICULAR USE, AND MAJOR ARTERIAL STREET SCAPE WILL MEET THE REQUIREMENTS OF THE CURRITUCK COUNTY UDO.

25) LIGHTS TO BE USED WILL MEET ALL REQUIREMENTS IN SECTION 5.4 OF THE CURRITUCK COUNTY UDO.

PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, MAXIMUM ILLUMINATION LEVELS AT GROUND LEVEL/PROPERTY LINE MUST NOT EXCEED 1 FOOTCANDLE.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

- EXISTING CORNER
- PEDESTRIAN CROSSWALK
- DRIVE ISLE
- SIDEWALK
- XERISCAPE LANDSCAPE
- PROPERTY LINE
- PROPERTY EXTENSION
- RIGHT OF WAY LINE
- FEMA FLOOD ZONE LINE
- EASEMENT (AS NOTED)
- POND
- EXISTING DOMINION EASEMENT

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(252) 338-2913 - (252) 338-5552 Fax

CAROLINA PROFESSIONAL SEAL L-2690 LAND SURVEYOR EDWARD T. HYMAN

CONCEPTUAL REZONING EXHIBIT FROM GB TO MXR
FOR
SB & K INVESTMENTS, LLC.
MOYOCK TOWNSHIP
CURRITUCK COUNTY, NORTH CAROLINA
BEING THE PROPERTY DESCRIBED IN D.B. 629, PG. 84 AND SHOWN IN P.C. N, SLD. 28
JULY 26, 2016

REVISIONS:

1

DRAWING #: 16-585
DRAWN: ETH
CHECKED: ETH
APPROVED: ETH
DATE: 07/26/16
SHEET: 1 OF 1
SCALE: 1" = 30'
PROJECT #: 16-585