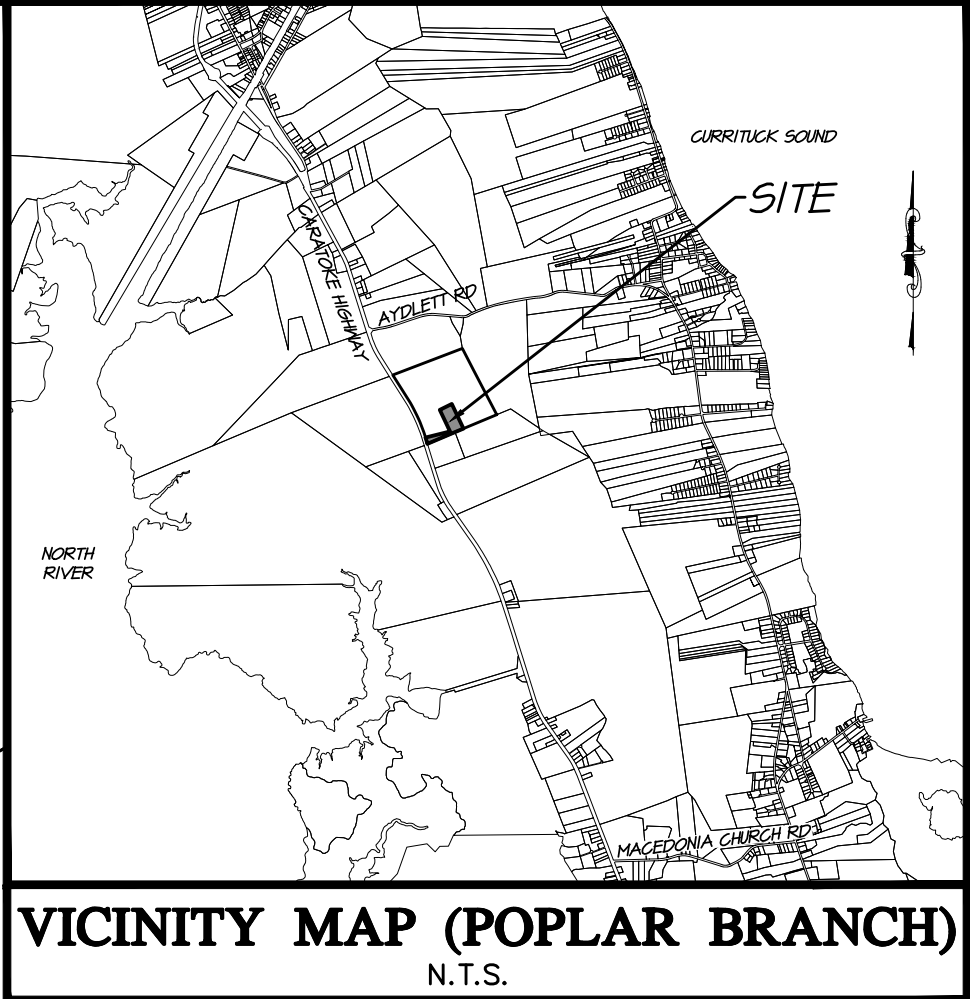


NOTES:

1. CURRENT OWNER: JANE M HARVEY & RAYMOND P MIDGETT
C/O EDWARD MARKERT
4924 CAROTOKE HIGHWAY
COINJOCK, NC 27923
2. APPLICANT: CRMP, INC.
ATTN: TIM NEWSOME
115 US HWY 158 WEST
WINTON, NC 27986
INFO@CRMPINC.COM
3. PROPERTY ADDRESS: CARATOKE HIGHWAY
POPLAR BRANCH, NC 27965
4. PROPERTY IDENTIFICATION PIN / PID: 9904-47-1630 / 008300000050000
5. LEGAL DESCRIPTION: LOT 5 HAMPTON
6. PROPOSED CONDITIONAL REZONING AREA: 509,512.5 SQ.FT. (11.7 ACRES)
7. LOT AREA = LEGAL- 1,405,865.6 SQ.FT. / 321.76 AC (AREAS BY COORDINATE METHOD)
GIS- 5,857,948.8 SQ.FT. / 134.48 AC
8. EXISTING ZONING: AG
9. PROPOSED ZONING: C-HI
10. SUBJECT REFERENCES: DB 1383 PG 718
11. PARCELS SHOWN BASED UPON RECORDED PLAT.
NOT A BOUNDARY SURVEY
12. ALL DISTANCES ARE US SURVEY FEET AND HORIZONTAL GROUND.
13. PROPERTY IS LOCATED IN NFIP FLOOD ZONES AS SHOWN AND SUBJECT TO CHANGES.
BASED ON COMMUNITY ID NO. 370078; PANEL 9902; SUFFIX K.
(MAP NUMBER 3720990200) EFFECTIVE DATE: 12/21/2018
14. SETBACKS: REQUIRED PROVIDED
FRONT 50' 50'
REAR 25' 25'
SIDE 15' 15'
15. BUFFER YARDS: PROVIDED
NORTH: TYPE D BUFFER 25' WIDE (9 ACI CANOPY TREES, 14 ACI UNDERSTORY TREES, AND 20 SHRUBS PER 100 LF)
SOUTH: TYPE D BUFFER 25' WIDE (9 ACI CANOPY TREES, 14 ACI UNDERSTORY TREES, AND 20 SHRUBS PER 100 LF)
EAST: TYPE D BUFFER 25' WIDE (UTILIZE EXISTING PRESERVED VEGETATION)
WEST: TYPE D BUFFER 25' WIDE (9 ACI CANOPY TREES, 14 ACI UNDERSTORY TREES, AND 20 SHRUBS PER 100 LF)
16. PROPOSED LOT COVERAGE SHALL COMPLY WITH 65% MAXIMUM ALLOWED.
17. PROPOSED HEIGHT SHALL COMPLY WITH 65' MAXIMUM ALLOWED.
18. PROPOSED LIGHTING SHALL COMPLY WITH 25' MAXIMUM MOUNTING HEIGHT ALLOWED AND BE FULL CUTOFF, SHIELDED FIXTURES IN ACCORDANCE WITH UDO SECTION 5.4



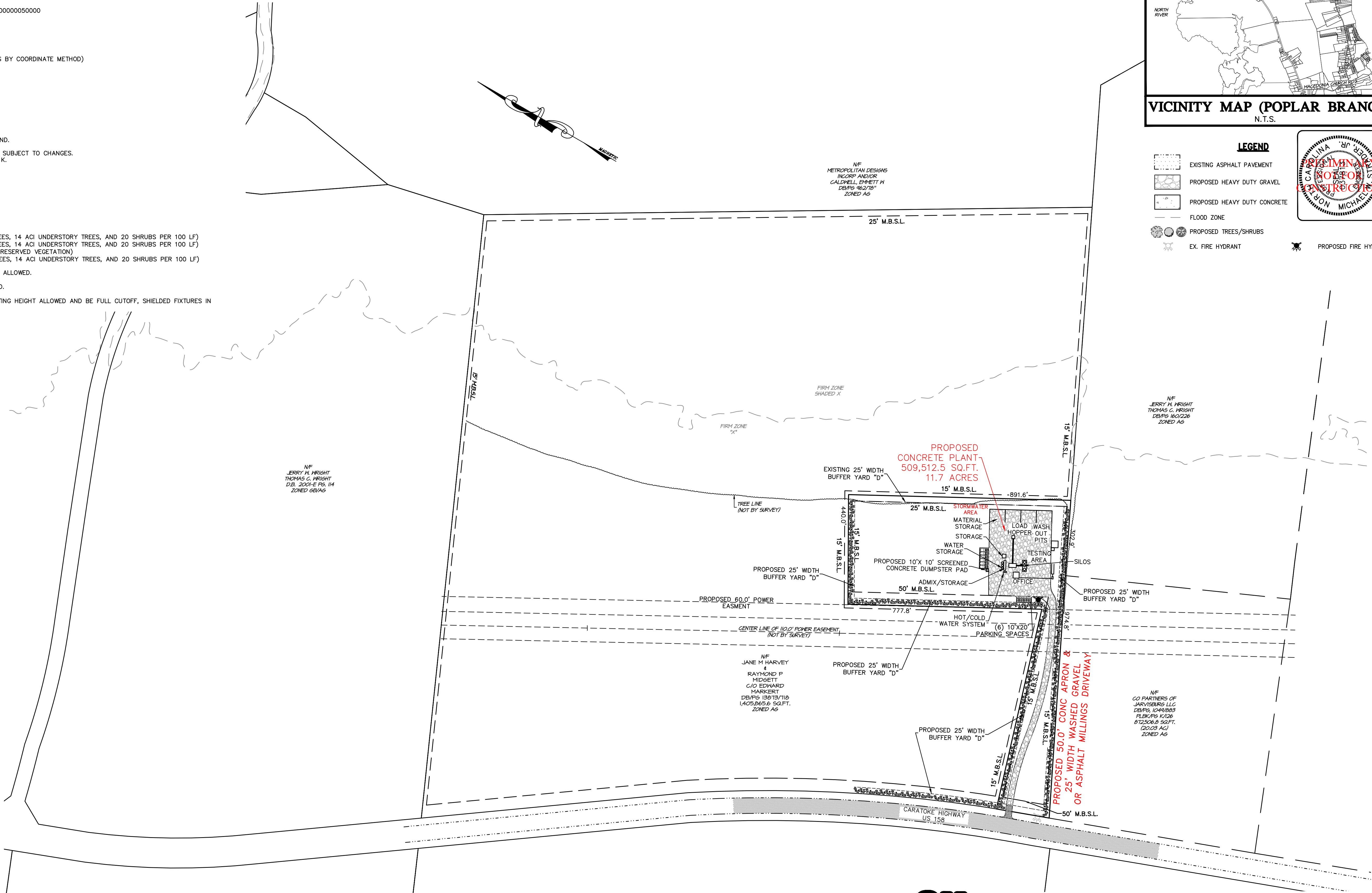
LEGEND

- EXISTING ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY GRAVEL
- PROPOSED HEAVY DUTY CONCRETE
- FLOOD ZONE
- PROPOSED TREES/SHRUBS
- EX. FIRE HYDRANT
- PROPOSED FIRE HYDRANT

CERTIFICATION

CAROLINA PROFESSIONAL ENGINEER
JERRY M. WRIGHT
THOMAS C. WRIGHT
DEPS 160226
ZONED AG

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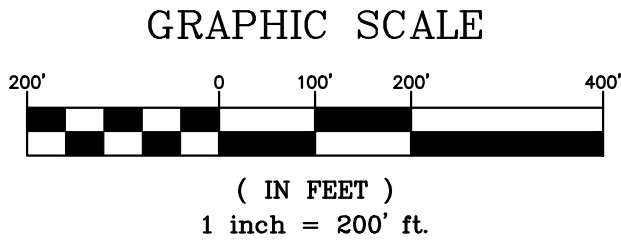


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CONCEPTUAL DEVELOPMENT PLAN

EDWARD MARKERT
LOT #5, HAMPTON

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

PROJECT NO.	24-1134
DESIGNED BY	MWS/BPJ
DRAWN BY	BPJ
CHECKED BY	MWS
ISSUE DATE	1/20/2025

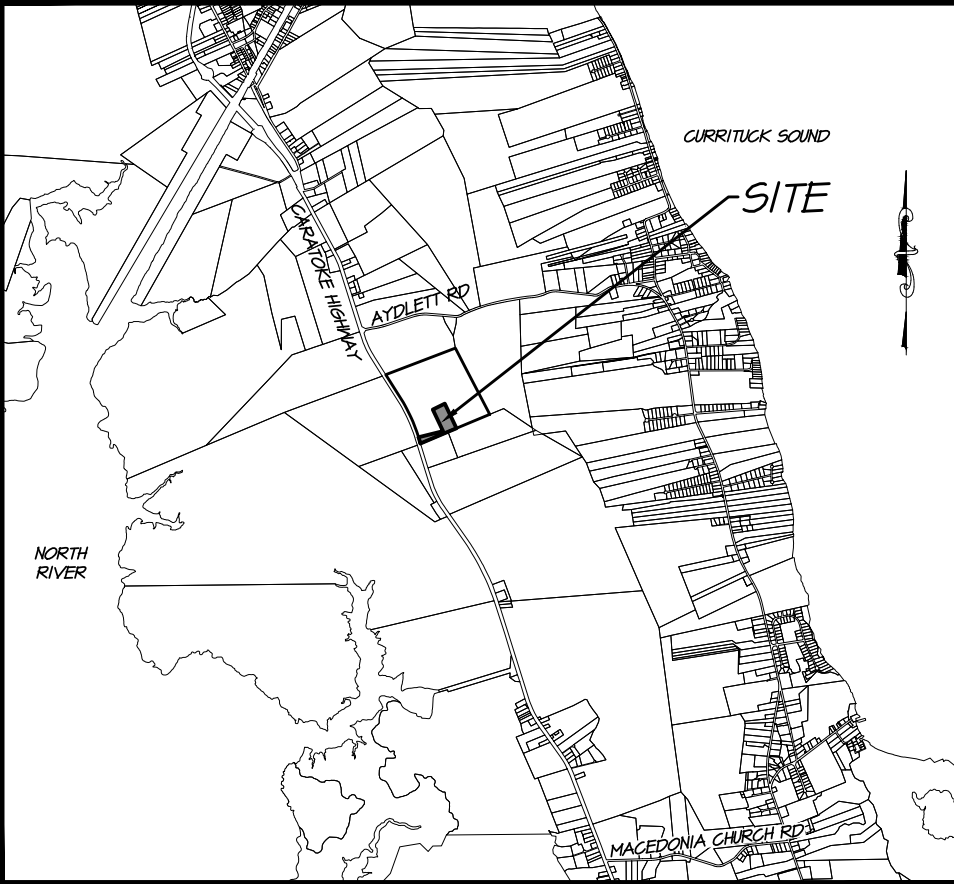
SHEET NO.
1
OF 2 SHEETS

WithersRavenel
8466 Carotoke Highway | Building 400 | Powells Point, NC 27966
License # F-1479 | t: 252.491.8147 | www.withersravenel.com

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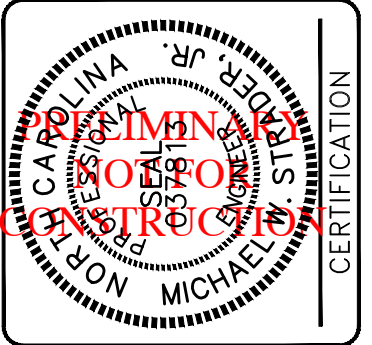
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(MAP NUMBER 372090200) EFFECTIVE DATE: 12/21/2018



VICINITY MAP (POPLAR BRANCH)
N.T.S.

LEGEND

- EXISTING ASPHALT PAVEMENT
- FLOOD ZONE
- ADJACENT ZONING
- AREA OF REZONING



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BE DONE OR CONVEYANCES MADE
OR LAND CONVEYANCES UNLESS
OTHERWISE NOTED.

REVISIONS		NO.	DATE

ZONING MAP EXHIBIT

EDWARD MARKERT
LOT #5, HAMPTON

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

PROJECT NO.	24-1134
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