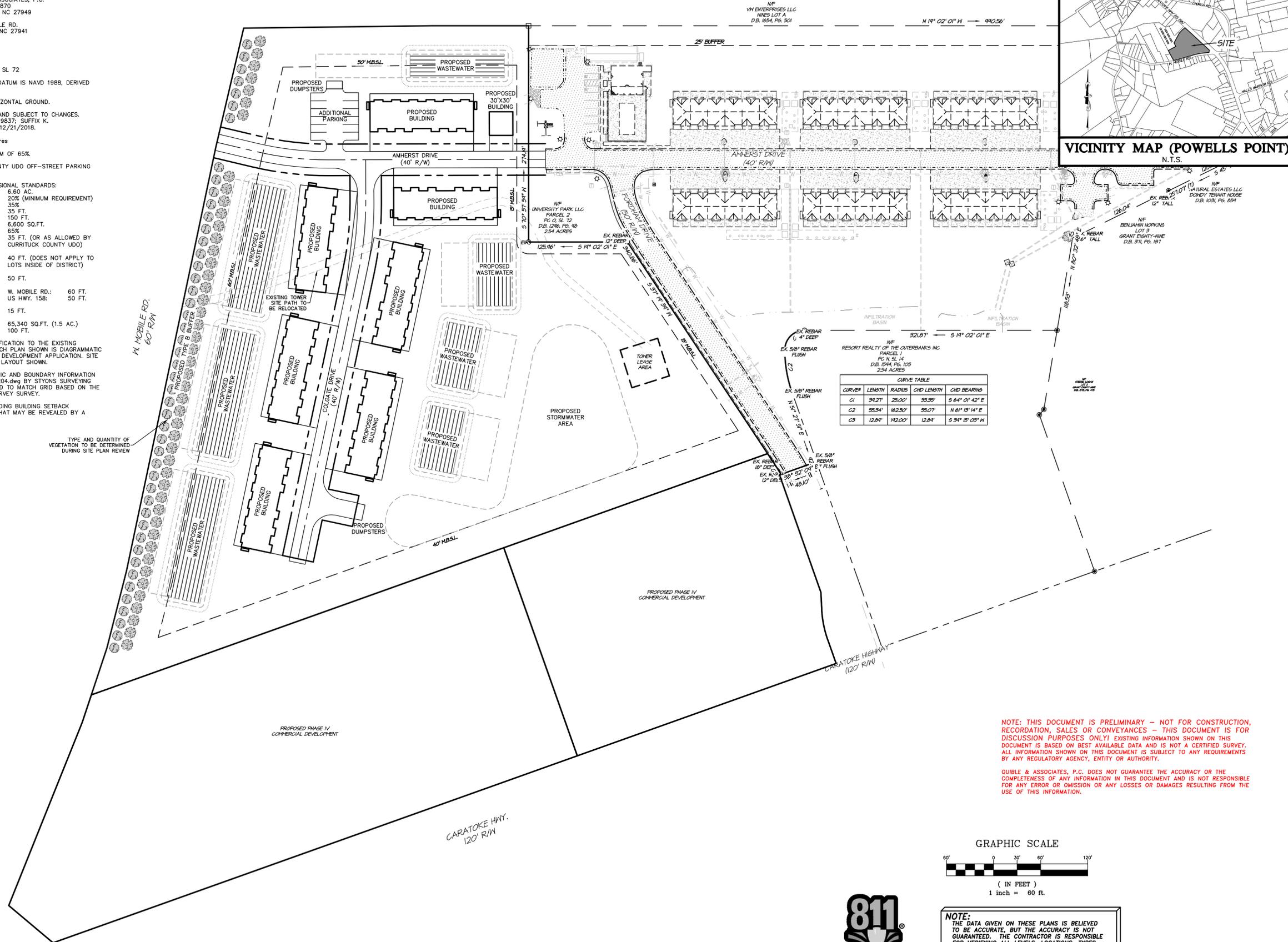


NOTES:

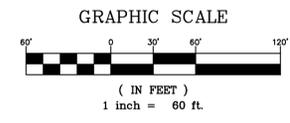
- PROPERTY OWNER/ADDRESS: UNIVERSITY PARK, LLC
ATTN: NORMAN BIBEAU
108 AMHERST DR.
POWELLS POINT, NC 27966
- ENGINEER: QUILBE & ASSOCIATES, P.C.
PO DRAWER 870
KITTY HAWK, NC 27949
- SITE ADDRESS: 138 W. MOBILE RD.
HARBINGER, NC 27941
- PARCEL ID NUMBER: 013100097A0000
- ZONE: PLANNED DEVELOPMENT - MIXED (PD-M)
- RECORDED REFERENCE: DB 1296, PG 98; PC 0, SL 72
- HORIZONTAL DATUM IS NAD82(2011), VERTICAL DATUM IS NAVD 1988, DERIVED FROM NC GNSS RTN
- ALL DISTANCES ARE US SURVEY FEET AND HORIZONTAL GROUND.
- PROPERTY IS LOCATED IN NFIP FLOOD ZONE X AND SUBJECT TO CHANGES BASED ON COMMUNITY CD NO. 370078; PANEL 9837; SUFFIX K. (MAP NUMBER 3720983700K) EFFECTIVE DATE: 12/21/2018.
- TOTAL PROJECT AREA 405,970 sqft / 9.32 acres
- LOT COVERAGE SHALL NOT EXCEED THE MAXIMUM OF 65%.
- PROPOSED PARKING WILL MEET CURRITUCK COUNTY UDO OFF-STREET PARKING STANDARDS.
- PROPOSED PLANNED DEVELOPMENT AREA DIMENSIONAL STANDARDS:
FUTURE COMMERCIAL USE AREA: 6.60 AC.
OPEN SPACE: 20% (MINIMUM REQUIREMENT)
RESIDENTIAL LAND AREA, MAXIMUM: 35%
MINIMUM SPACE BETWEEN BUILDINGS: 35 FT.
MAXIMUM BUILDING LENGTH: 150 FT.
MAXIMUM BUILDING SIZE (FOOTPRINT): 6,600 SQ.FT.
LOT COVERAGE MAXIMUM: 65%
DISTRICT BUILDING HEIGHT: 35 FT. (OR AS ALLOWED BY CURRITUCK COUNTY UDO)
BUILDING SETBACK FROM GEN. BUS. (GB) ZONE: 40 FT. (DOES NOT APPLY TO LOTS INSIDE OF DISTRICT)
BUILDING SETBACK FROM AGRICULTURAL (AG) ZONE: 50 FT.
BUILDING SETBACK FROM EXTERIOR (OUTSIDE PD-M), R.O.W.: W. MOBILE RD.: 60 FT.
US HWY. 158: 50 FT.
BUILDING SETBACK FROM INTERNAL R.O.W.: 15 FT.
LOT AREA MINIMUM: 65,340 SQ.FT. (1.5 AC.)
LOT WIDTH MINIMUM: 100 FT.
- SCOPE OF WORK: THIS PLAN PROPOSES A MODIFICATION TO THE EXISTING UNIVERSITY PARK PLANNED DEVELOPMENT. SKETCH PLAN SHOWN IS DIAGRAMMATIC AND ONLY FOR THE PURPOSE OF THE PLANNED DEVELOPMENT APPLICATION. SITE PLAN DESIGN MAY RESULT IN CHANGES TO THE LAYOUT SHOWN.
- EXISTING FEATURES, IMPROVEMENTS, TOPOGRAPHIC AND BOUNDARY INFORMATION BASED ON CAD FILE TITLED UP_PHASE2Sep2_2204.dwg BY STYONS SURVEYING SERVICES. NORTH ROTATION HAS BEEN ADJUSTED TO MATCH GRID BASED ON THE TWO GRID COORDINATE POINTS IDENTIFIED IN SURVEY SURVEY.
- THIS SURVEY IS SUBJECT TO ANY FACTS, INCLUDING BUILDING SETBACK RESTRICTIONS, EASEMENTS, COVENANTS, ETC., THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH.

TYPE AND QUANTITY OF VEGETATION TO BE DETERMINED DURING SITE PLAN REVIEW

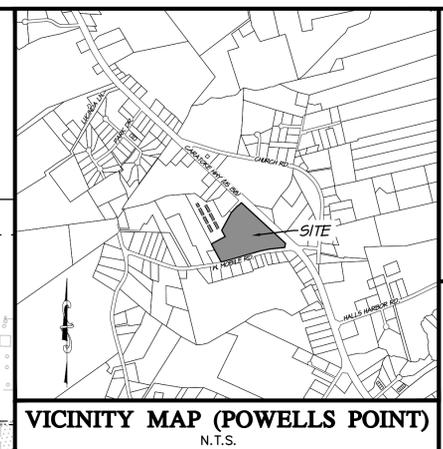


NOTE: THIS DOCUMENT IS PRELIMINARY - NOT FOR CONSTRUCTION, RECORDATION, SALES OR CONVEYANCES - THIS DOCUMENT IS FOR DISCUSSION PURPOSES ONLY! EXISTING INFORMATION SHOWN ON THIS DOCUMENT IS BASED ON BEST AVAILABLE DATA AND IS NOT A CERTIFIED SURVEY. ALL INFORMATION SHOWN ON THIS DOCUMENT IS SUBJECT TO ANY REQUIREMENTS BY ANY REGULATORY AGENCY, ENTITY OR AUTHORITY.

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NOTE: THE DATA GIVEN ON THESE PLANS IS BELIEVED TO BE ACCURATE, BUT THE ACCURACY IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL LEVELS, LOCATIONS, TYPES, AND DIMENSIONS OF THE EXISTING UTILITIES PRIOR TO CONSTRUCTION. IF A DISCREPANCY IS FOUND, WORK SHALL CEASE AND THE ENGINEER NOTIFIED. WORK MAY CONTINUE UPON ENGINEERS NOTICE TO PROCEED.



NC License # C-0208
SINCE 1959
Quilbe & Associates, P.C.
ENGINEERING, SURVEYING, ENVIRONMENTAL SCIENCES & SURVEYING
8486 CARATOKE HWY.
POWELLS POINT, NC 27966
PHONE: (252) 891-6127
FAX: (252) 891-6128
WWW.QA-NC.COM

PRELIMINARY NOT FOR CONSTRUCTION

CERTIFICATION

REVISIONS

NO.	DATE	DESCRIPTION

PLANNED DEVELOPMENT SKETCH
PHASE III - UNIVERSITY PARK
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

PROJECT NO. P22090
DESIGNED BY DLT/JUC
DRAWN BY DLT/JUC
CHECKED BY MWS
ISSUE DATE 3/27/24
SHEET NO. 1 OF 4 SHEETS

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