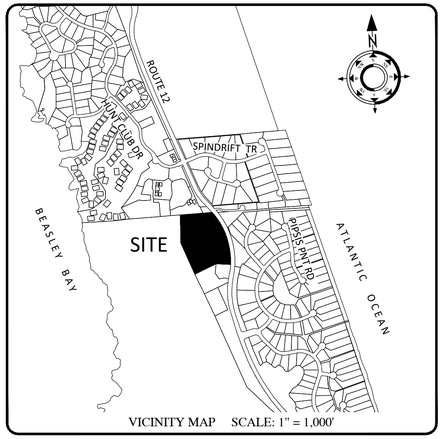
PRELIMINARY DEVELOPMENT PLANS FOR

PINE ISLAND, P.U.D.

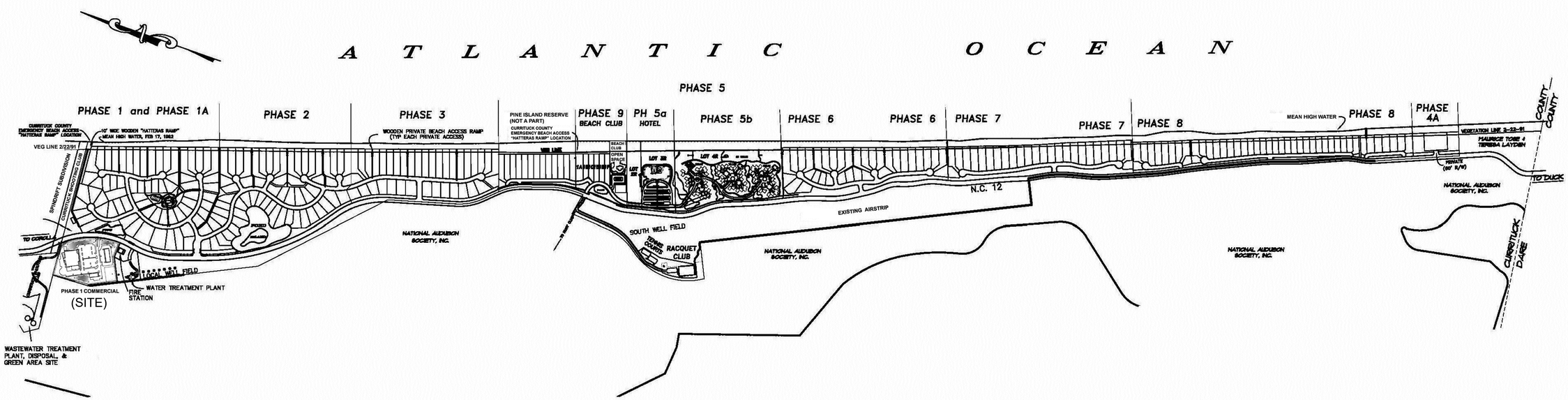
SPECIAL USE PERMIT

PHASE 1 COMMERCIAL SITE DEVELOPMENT

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA



VICINITY MAP SCALE: 1" = 1,000'



GENERAL NOTES:

1. OWNERS: PINE ISLAND PROPERTIES LLC (LOT 4R)
   PI BEACH CLUB, LLC (LOT 1R)
   PI DINER, LLC (LOT 2R)
   PI OPEN SPACE, LLC (RACQUET CLUB)
   TURNPIKE PROPERTIES, LLC PH1 COMMERCIAL)
   4400 SILAS CREEK PKWY; SUITE 302
   WINSTON SALEM, NC 27104
   (336) 722-2236

2. REFERENCE: D.B. 1092, PG. 439 & D.B. 1088, PG. 369 & 371

3. TOTAL PROJECT AREA:

GROSS AREA	385.38 AC
AREA OF NC 12	19.16 AC
NET AREA	366.22 AC

4. DENSITY:

DATE	APPROVED DENSITY
06/90	350 UNITS/366.22 AC = 0.96 UNITS/AC
11/91	350 UNITS/366.22 AC = 0.96 UNITS/AC
07/06/92	350 UNITS/366.22 AC = 0.96 UNITS/AC
12/20/93	336 UNITS/366,22 AC = 0.92 UNITS/AC
07/18/94	285 UNITS/366.22 AC = 0.78 UNITS/AC
08/07/95	266 UNITS/366.22 AC = 0.73 UNITS/AC
08/19/96	273 UNITS/366.22 AC = 0.75 UNITS/AC
05/30/06	273 UNITS/366.22 AC = 0.83 UNITS/AC
06/14	340 UNITS/366.22 AC = 1.02 UNITS/AC
06/19	303 UNITS/366.22 AC = 0.83 UNITS/AC
06/21	303 UNITS/366.22 AC = 0.87 UNITS/AC

CURRENT DENSITY (LESS COMMERCIAL ACREAGE):
303 SFD LOTS / [366.22 TOTAL AC – 18.47 OF COMMERCIAL] = 0.87 UNITS/AC
PROPOSED DENSITY (LESS COMMERCIAL ACREAGE):
303 SFD LOTS + 1 DWELLING UNIT/ [366.22 TOTAL AC – 18.47 OF COMMERCIAL]
= 0.87 UNITS/AC

5. ZONING: P.U.D. PLANNED UNIT DEVELOPMENT – (SFO/PUD/GB)

6. FEMA ZONING:
   VARIES: X, SHADED X & VE. MAP# 3720994300K, EFFECTIVE DATE 12/21/2018.

7. ALL PLANNING AND DEVELOPMENT WORK MUST BE IN ACCORDANCE WITH THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCES.

Sheet Number	Sheet Title
1	TITLE SHEET, P.U.D. EXHIBIT & SITE LOCATION
2	EXISTING FEATURES & SITE CONDITIONS
3	COMMERCIAL GROCERY STORE & CONTRACTOR SERVICES PLAN
4	RENDERED SITE PLAN
5	OPEN SPACE PLAN

SUMMARY DATA TABLE

	AREA	PERCENTAGE
TOTAL LAND AREA (NET AREA)	366.22 AC*	100%
*(DEVELOPED AREAS 228.5 AC + OPEN SPACE 137.72 AC = PREVIOUSLY APPROVED 2019 ASP 366.22 AC)		
DEVELOPMENT AREAS:		
PUBLIC BEACH ACCESS	±1.6 AC	
STREETS (INCL NC 12)	±45.04 AC	
RAQUET CLUB (INCLUDED IN OPENSPACE CALCULATIONS)		
AIRSTRIP	±4.6 AC	
LOTS 1A–1F – 6 S.F. LOTS	±3.61 AC	
BEACH CLUB (INCLUDED IN OPEN SPACE CALCULATIONS)		
LOT 2R – COMMERCIAL	±3.19 AC (ALSO COUNTED AS UNIT TOWARD RESIDENTIAL DENSITY)	
LOT 3R – COMMERCIAL (HOTEL)	±7.83 AC	
LOT 4R – 23 SFD LOTS + DU)	±18.2 AC	
PHASE 1 COMMERCIAL	±7.45 AC	
273 SINGLE FAMILY LOTS	±135.9 AC	
FIRE STATION	±0.75 AC	
TOTAL OPEN SPACE	±137.72 AC	±37.6%
OPEN SPACE CALCULATIONS:		
PASSIVE/ACTIVE RECREATION OPEN SPACE	±128.57 AC	±93.36% TOTAL OPEN SPACE
REMAINING OPEN SPACE	±9.15 AC	±6.64% OF TOTAL OPEN SPACE
TOTAL COMMERCIAL	±18.7 AC	
LOT 2R – COMMERCIAL	±3.19 AC	
(FORMERLY DINER/NOW SFD – ALSO COUNTED AS UNIT TOWARDS RESIDENTIAL DENSITY)		
LOT 3R – COMMERCIAL (HOTEL)	±7.83 AC	
PHASE 1 COMMERCIAL	±7.45	
PHASE 4R COMMERCIAL	±0.23 AC	

DENSITY:
303 SINGLE FAMILY LOTS + 1 DWELLING UNIT / [366.22TOTAL AC. – 18.7 AC. OF COMMERCIAL]
= 0.87 UNITS/ACRE

NOTE: P.U.D. OVERVIEW & SUMMARY DATA TABLE FROM 2021 A.S.P. BY QUIBLE & ASSOCIATES.

SURVEY LEGEND

SCM	SET CONCRETE MONUMENT
ECM	EXISTING CONCRETE MONUMENT
SIR	SET IRON ROD
EIR	EXISTING IRON ROD
EIP	EXISTING IRON PIPE
CP	CALCULATED POINT
M.B.L.	MAXIMUM BUILDING LIMIT
N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
SL	SLIDE
SF	SQUARE FEET
AC	ACRES

LEGEND

	ROADWAY CENTERLINE
	RIGHT–OF–WAY
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING TREE LINE
	EXISTING GRADE CONTOUR
FM FM	EXISTING SANITARY FORCE MAIN
	EXISTING CULVERT
	EXISTING VALVE
EWL EWL	EXISTING WATER LINE

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TITLE SHEET, P.U.D. EXHIBIT & SITE LOCATION

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PROJECT:
PINE ISLAND COMMERCIAL
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
PROPOSED DEVELOPMENT PLAN

REVISIONS

NO.	DATE	DESCRIPTION	BY

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

DATE: 11/13/25	SCALE: N/A
DESIGNED: BPG	CHECKED: MSB
DRAWN: KFW	APPROVED: BPG

SHEET: 1 OF 5
CAD FILE: 490400SU2
PROJECT NO: 4904

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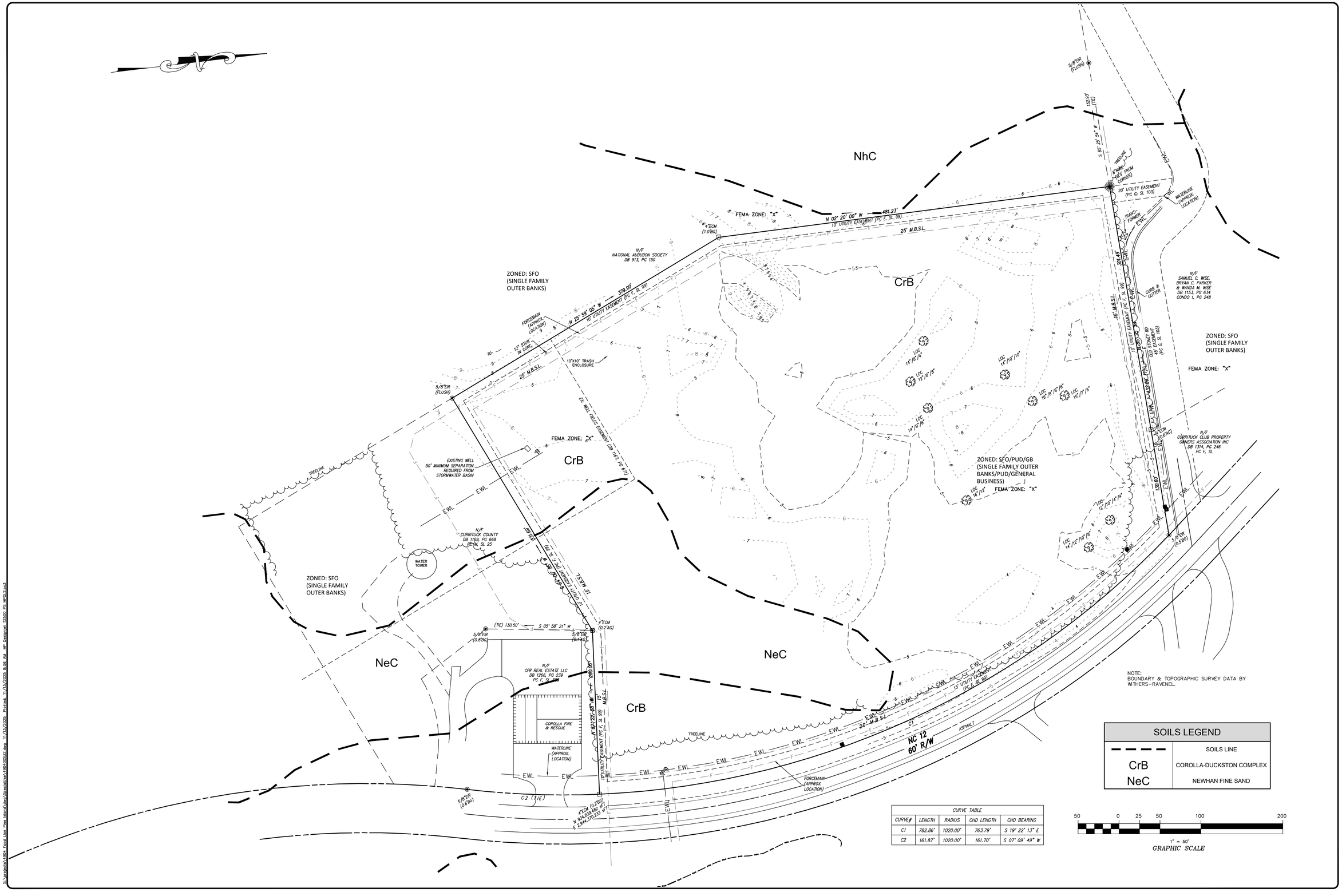

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EXISTING FEATURE & SITE CONDITIONS

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PROJECT:

PINE ISLAND COMMERCIAL

NORTH CAROLINA

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY

PROPOSED DEVELOPMENT PLAN

REVISIONS

NO.	DATE	DESCRIPTION	BY

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DATE: 11/13/25	SCALE: 1" = 50'
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SHEET: 2 OF 5

CAD FILE: 490400SU2

PROJECT NO: 4904

GENERAL NOTES:

1. APPLICANT: COMMERCIAL PROPERTIES, INC.
   1004 WAKE FOREST ROAD
   RALEIGH, NC 27604

2. OWNER: TURNPIKE PROPERTIES, LLC
   106 YORK WAY, SUITE 201
   ADVANCE, NC 27006

3. PROPERTY DATA:
   PARCEL ID#: 0127-000-003M-0000
   RECORDED REFERENCES: D.B. 268, PG. 840

4. PROPERTY ZONING: GB (GENERAL BUSINESS)

5. F.I.R.M. DATA:
   ZONE "X". F.E.M.A. F.I.R.M. MAP PANEL 3720994300 K, CID 370078, EFFECTIVE DATE DECEMBER 21, 2018. USE OF LAND WITHIN A FLOODWAY OR FLOOD PLAIN IS SUBSTANTIALLY RESTRICTED BY CHAPTER 7 OF THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE.

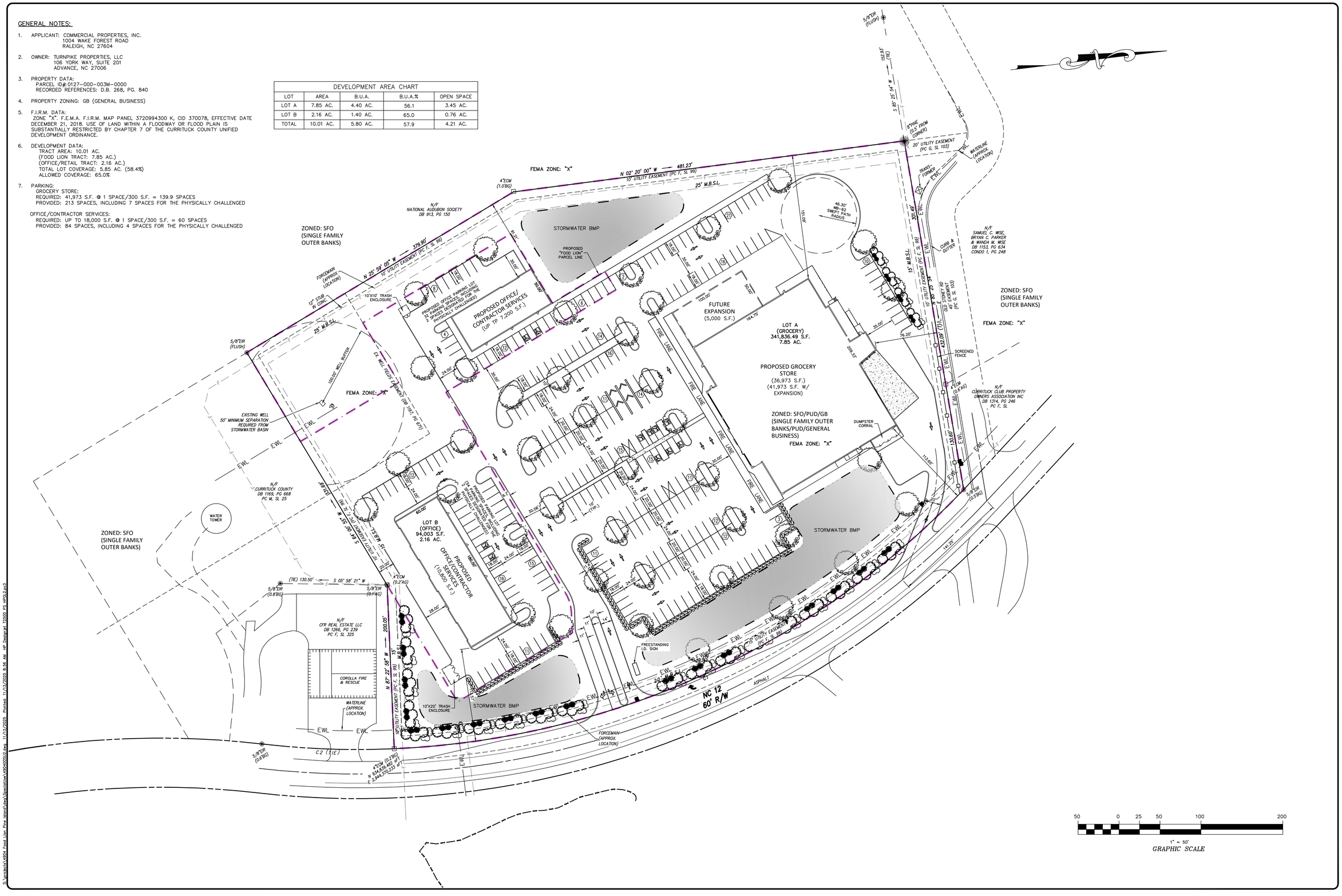
6. DEVELOPMENT DATA:
   TRACT AREA: 10.01 AC.
   (FOOD LION TRACT: 7.85 AC.)
   (OFFICE/RETAIL TRACT: 2.16 AC.)
   TOTAL LOT COVERAGE: 5.85 AC. (58.4%)
   ALLOWED COVERAGE: 65.0%

7. PARKING:
   GROCERY STORE:
   REQUIRED: 41,973 S.F. @ 1 SPACE/300 S.F. = 139.9 SPACES
   PROVIDED: 213 SPACES, INCLUDING 7 SPACES FOR THE PHYSICALLY CHALLENGED

   OFFICE/CONTRACTOR SERVICES:
   REQUIRED: UP TO 18,000 S.F. @ 1 SPACE/300 S.F. = 60 SPACES
   PROVIDED: 84 SPACES, INCLUDING 4 SPACES FOR THE PHYSICALLY CHALLENGED

DEVELOPMENT AREA CHART

LOT	AREA	B.U.A.	B.U.A.%	OPEN SPACE
LOT A	7.85 AC.	4.40 AC.	56.1	3.45 AC.
LOT B	2.16 AC.	1.40 AC.	65.0	0.76 AC.
TOTAL	10.01 AC.	5.80 AC.	57.9	4.21 AC.



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COMMERCIAL GROCERY STORE & CONTRACTOR SERVICES PLAN

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PROJECT:

PINE ISLAND COMMERCIAL
POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

PROPOSED DEVELOPMENT PLAN

REVISIONS

NO.	DATE	DESCRIPTION	BY

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DATE: 11/13/25	SCALE: 1" = 50'
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SHEET: 3 OF 5

CAD FILE: 490400SU2

PROJECT NO: 4904

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RENDERED SITE PLAN

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PROJECT:

PINE ISLAND COMMERCIAL

POPLAR BRANCH TOWNSHIP — CURRITUCK COUNTY — NORTH CAROLINA

PROPOSED DEVELOPMENT PLAN

REVISIONS

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SHEET: 4 OF 5

CAD FILE: 490400SU2

PROJECT NO: 4904

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OPEN SPACE PLAN

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PROJECT:

PINE ISLAND COMMERCIAL

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

PROPOSED DEVELOPMENT PLAN

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SHEET: 5 OF 5

CAD FILE: 490400SU2

PROJECT NO: 4904

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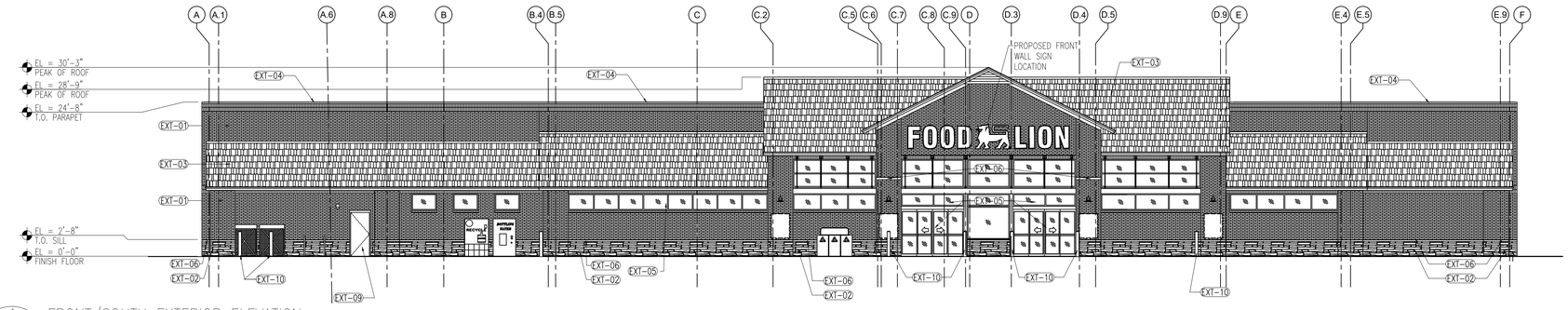
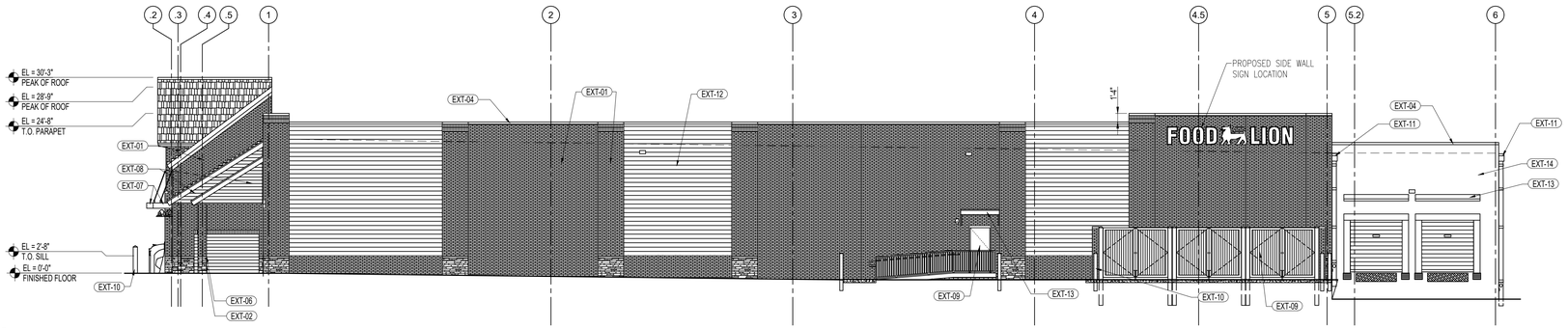


1 FRONT/SOUTH EXTERIOR ELEVATION
A-1 SCALE: 3/32"=1'-0"



2 RIGHT/EAST EXTERIOR ELEVATION
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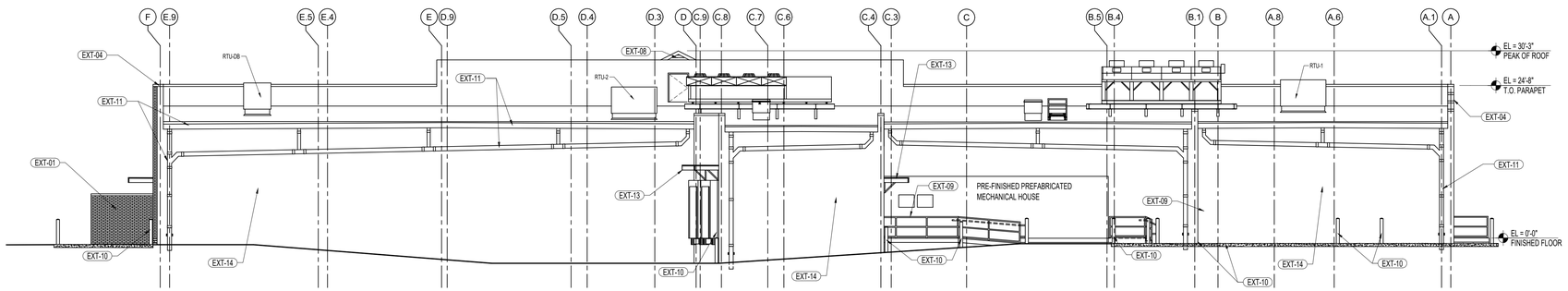

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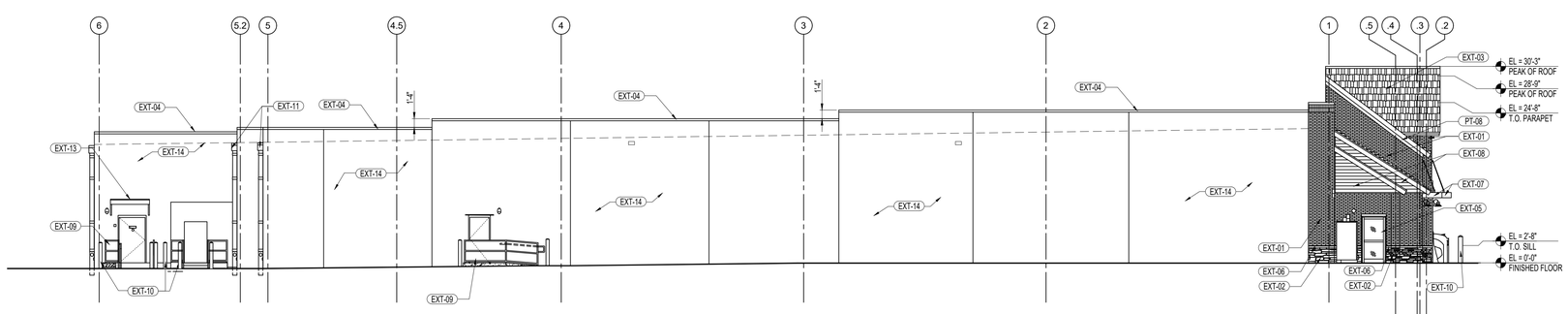

4 LEFT/WEST EXTERIOR ELEVATION
A-1 SCALE: 3/32" = 1'-0"

EXTERIOR ELEVATIONS FINISH MATERIALS AND COLOR LEGEND:

- EXT-01 BRICK VENEER TO BE "COLONY POINT" MODULAR SIZE BY GENERAL SHALE. MORTAR TO BE "LIME PUDDY" BY HOLCIM WITH A GRAPEVINE JOINT
- EXT-02 GENERAL SHALE, "MOCHA", CITADEL, BY ARRISCRAFT BUILDING STONE. MORTAR TO BE "LIME PUTTY" BY HOLCIM WITH GRAPEVINE JOINT
- EXT-03 CERTAINTEED LANDMARK PRO ASPHALT FIBERGLASS SHINGLE COLOR - MOIRE BLACK
- EXT-04 PRE-FINISHED METAL COPING - METAL ROOF SYSTEMS COLOR- "DARK BRONZE"
- EXT-05 ALUM. STOREFRONT SYSTEM BY KAWNEER. REFER TO SPECS. DARK BRONZE ANODIZED ALUMINUM WITH CLEAR TEMPERED/INSULATED OR SPANDREL GLASS.
- EXT-06 ARRISCRAFT STONE WALL CAP, COLOR: MOCHA. MORTAR TO BE "LIME PUDDY" BY HOLCIM WITH GRAPEVINE JOINT.
- EXT-07 PRE-FABRICATED ALUMINUM CANOPY W/ STEEL ROD SUPPORTS. COLOR AKZO NOBLE. GENERAL CONTRACTOR TO SINGLE SOURCE NEW AWNINGS TO "ALLEN INDUSTRIES, INC." 6434 BURNT POPLAR RD. GREENSBORO, NC 27409 336 615 8785 OR 1-800-967-2553 x3017 david.simmons@allenindustries.com GC TO PROVIDE SHOP DRAWINGS FOR PROOF, AWNINGS AND THEIR ATTACHMENTS. AWNING LIGHT TO BE PROVIDED BY AWNING VENDOR. COLOR TO MATCH ALPOLIC HYB - BLUE WITH WHITE SOFFIT.
- EXT-08 FYPON LOUVER / HARDIE BOARD SHINGLE ROOF TRIM / HARDIESOFFIT LAP SIDING (ON GABLE END) - COLOR: SW 6071 POPULAR GRAY
- EXT-09 EXTERIOR H.M. DOORS AND FRAMES, CART ROLL UP DOOR AND FRAME, RAILINGS, AND FRAME ONLY FOR CART DOOR AND DOCK ROLL UP DOORS, DUMPSTER GATES. COLOR : SW 7069 IRON ORE
- EXT-10 GUARD POSTS TO BE PAINTED "TRAFFIC YELLOW" EXCEPT THE GUARD POSTS AT THE FRONT WHICH SHALL BE COVERED BY McCUE OR THE BOSTON GROUP YELLOW CART-STOP POST COVERS.
- EXT-11 PRE-FINISHED RAIN GUTTERS AND DOWNSPOUTS - METAL ROOF SYSTEMS COLOR - "DARK BRONZE" (MATCH COPING)
- EXT-12 PAINTED FIBER-CEMENT SIDING COLOR: - SW 6071 POPULAR GRAY
- EXT-13 PRE-FINISHED CANOPY COLOR: DARK BRONZE
- EXT-14 PAINTED CONCRETE BLOCK COLOR: - SW 6071 POPULAR GRAY

Christopher Patrick
Architect
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(919) 665-1490

FOOD LION
STORE NO. P-####
NC HIGHWAY 12
POPULAR BRANCH TOWNSHIP, NORTH CAROLINA

Seals

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No.	Revision	Date
A	Elevations for Review	11/6/25

No.	Issued	Date

File Name:	Drawn By
Pine Island A-1_A Exterior Elevations.dwg	GS

FOOD LION AND SHOPS

NC Highway 12
Popular Branch Township, North Carolina

Sheet Title

EXTERIOR ELEVATIONS

Project No.
25000

Revision
A

Drawing No.
A-1

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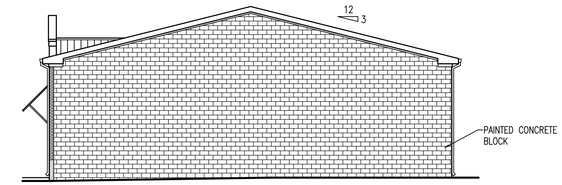
1 A-2 FRONT / NORTH EXTERIOR ELEVATION - BLDG. 1
SCALE: 3/32" = 1'-0"



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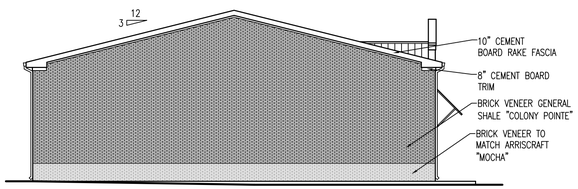

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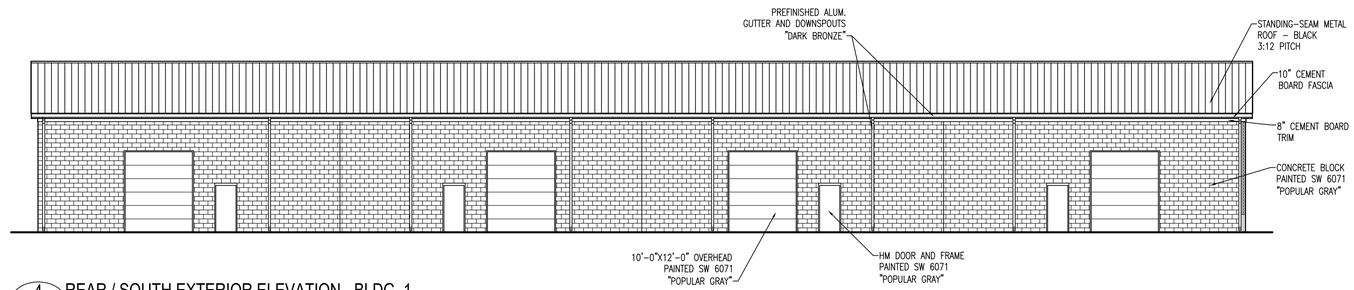

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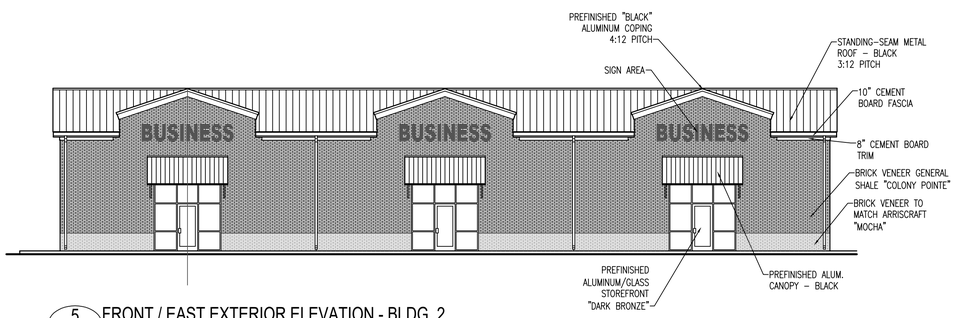

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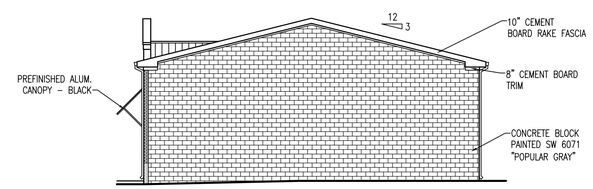

6 A-2 RIGHT / NORTH EXTERIOR ELEVATION - BLDG. 2
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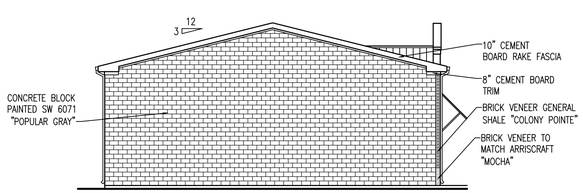

7 A-2 LEFT / SOUTH EXTERIOR ELEVATION - BLDG. 2
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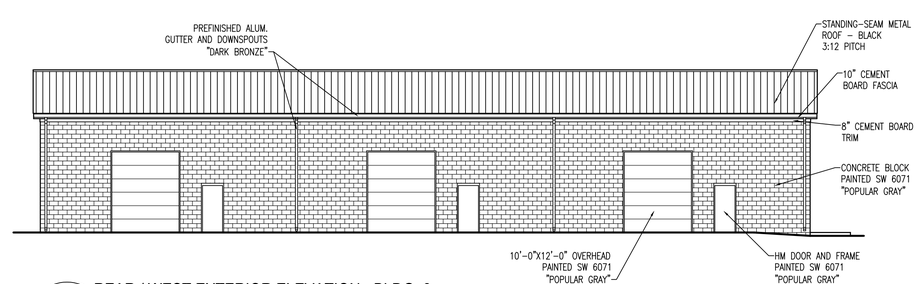

8 A-2 REAR / WEST EXTERIOR ELEVATION - BLDG. 2
SCALE: 3/32" = 1'-0"

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FOOD LION
STORE NO. P-####
NC HIGHWAY 12
POPULAR BRANCH TOWNSHIP, NORTH CAROLINA

Seals

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No.	Revision	Date
A	Elevations for Review	11/6/25

No.	Issued	Date

File Name:	Drawn By
FL P-7366 Elevations - A.dwg	GS

FOOD LION AND SHOPS

NC Highway 12
Popular Branch Township, North Carolina

Sheet Title
EXTERIOR ELEVATIONS

Project No.
25000

Revision: A
Drawing No.: A-2

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