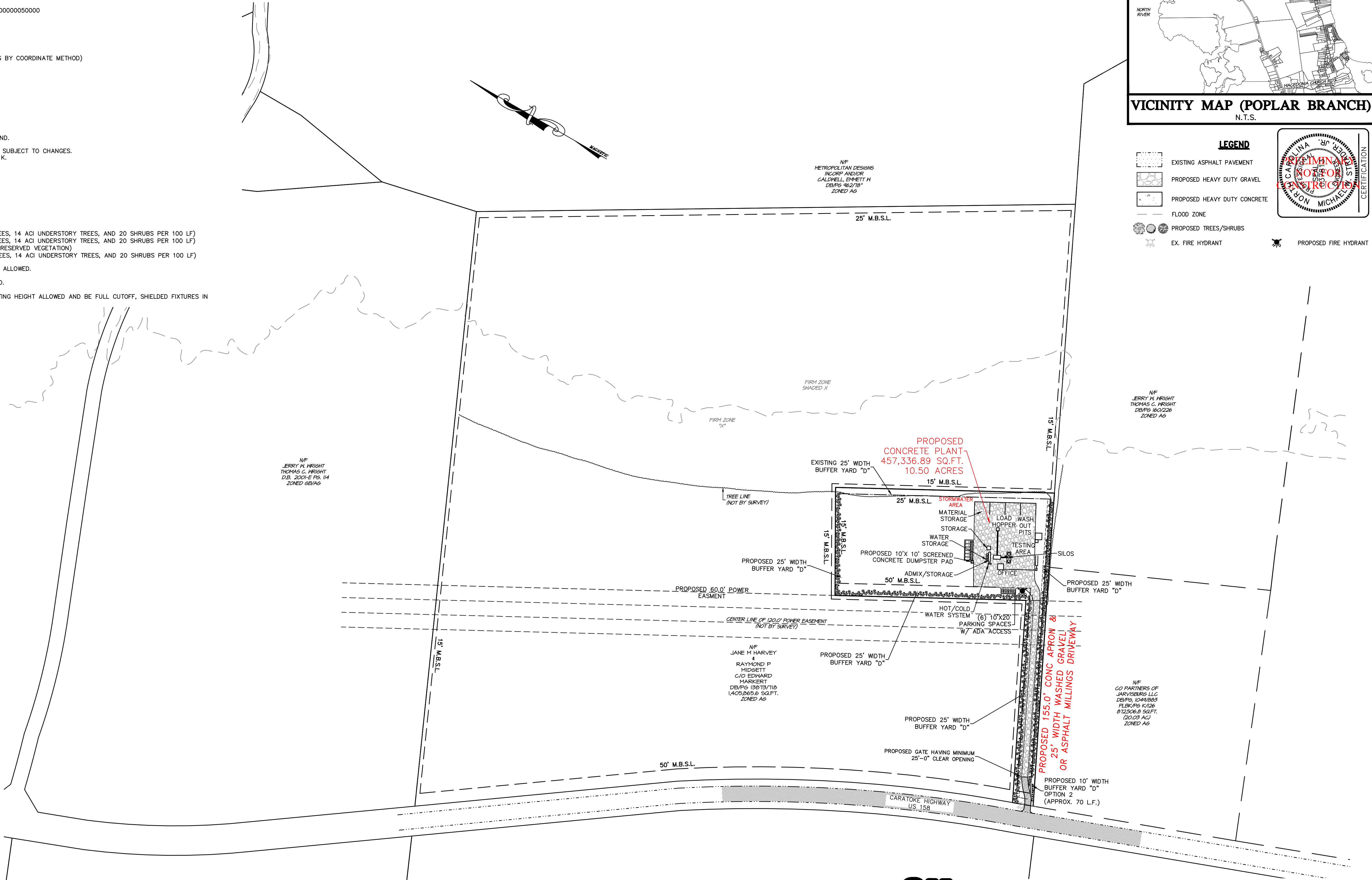


NOTES:

- CURRENT OWNER: JANE M HARVEY & RAYMOND P MIDGETT
C/O EDWARD MARKERT
4924 CAROTOKE HIGHWAY
COINJOCK, NC 27923
- APPLICANT: CRMP, INC.
ATTN: TIM NEWSOME
115 US HWY 158 WEST
WINTON, NC 27986
INFO@CRMPINC.COM
- PROPERTY ADDRESS: CARATOKE HIGHWAY
POPLAR BRANCH, NC 27965
- PROPERTY IDENTIFICATION PIN / PID: 9904-47-1630 / 008300000050000
- LEGAL DESCRIPTION: LOT 5 HAMPTON
- PROPOSED CONDITIONAL REZONING AREA: 457,336.89 SQ.FT. (10.50 ACRES)
- 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
- EXISTING ZONING: AG
- PROPOSED ZONING: C-HI
- SUBJECT REFERENCES: DB 1383 PG 718
- PARCELS SHOWN BASED UPON RECORDED PLAT.
NOT A BOUNDARY SURVEY
- ALL DISTANCES ARE US SURVEY FEET AND HORIZONTAL GROUND.
- 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
- SETBACKS: REQUIRED PROVIDED
FRONT 50' 50'
REAR 25' 25'
SIDE 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)
- PROPOSED LOT COVERAGE SHALL COMPLY WITH 65% MAXIMUM ALLOWED.
- PROPOSED HEIGHT SHALL COMPLY WITH 65' MAXIMUM ALLOWED.
- PROPOSED LIGHTING SHALL COMPLY WITH 25' MAXIMUM MOUNTING HEIGHT ALLOWED AND BE FULL CUTOFF, SHIELDED FIXTURES IN ACCORDANCE WITH UDO SECTION 5.4

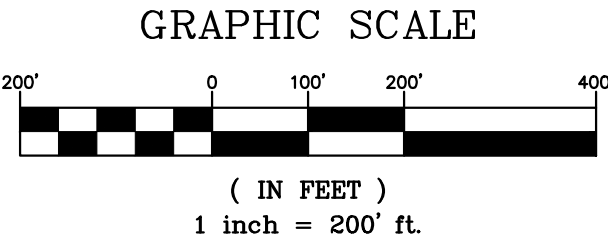


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WithersRavenel

8466 Caratoke Highway | Building 400 | Powells Point, NC 27966
License #: F-1477 | T: 252.491.8147 | www.withersravenel.com

NO.	DATE	REVISIONS

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

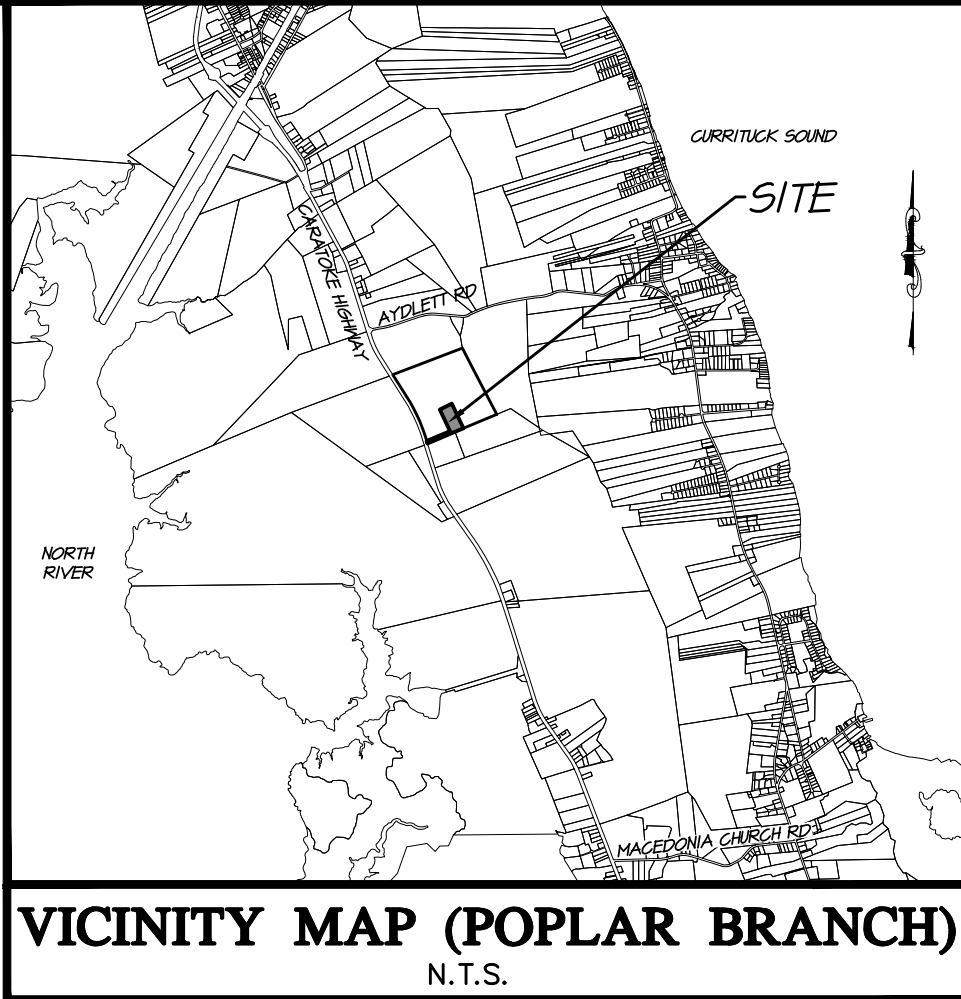
ISSUE DATE 1/20/2025

SHEET NO. 1

OF 2 SHEETS

NOTES:

1. CURRENT OWNER: JANE M HARVEY & RAYMOND P MIDGETT
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BASED ON COMMUNITY OD NO. 370078; PANEL 9902; SUFFIX K.
(MAP NUMBER 3720990200) EFFECTIVE DATE: 12/21/2018

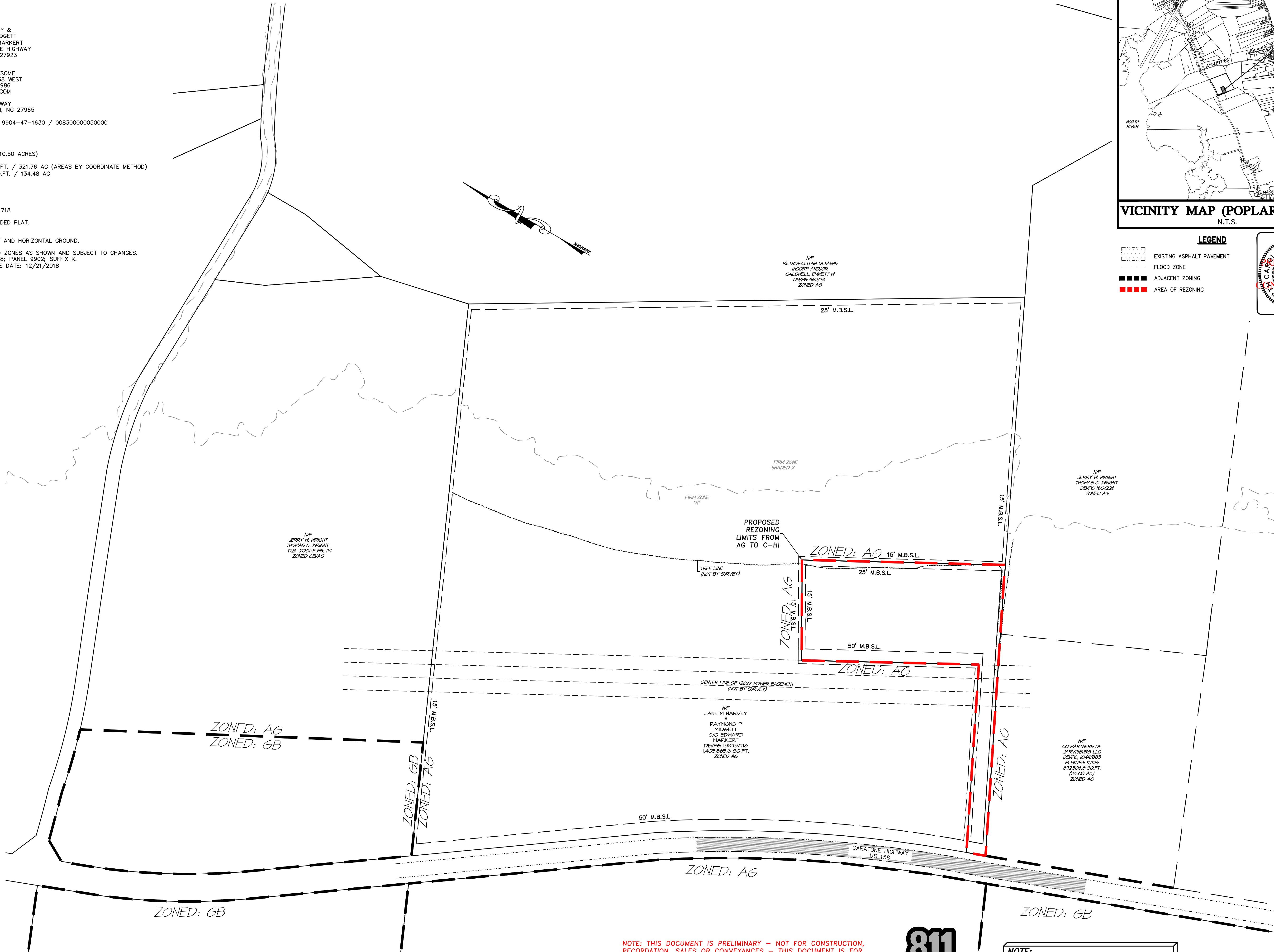


LEGEND

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

CERTIFICATION

STATE OF NORTH CAROLINA
COUNTY OF CURRITUCK
JERRY M. WRIGHT
THOMAS G. WRIGHT
DEPUTY REGISTRARS

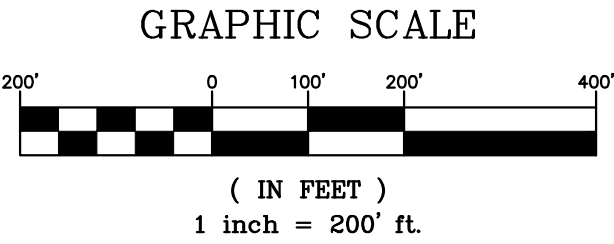


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ZONING MAP EXHIBIT

EDWARD MARKERT
LOT #5, HAMPTON

POPLAR BRANCH TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

NO.	DATE	REVISIONS

PROJECT NO. 24-1134

DESIGNED BY MWS/BPJ

DRAWN BY BPJ

CHECKED BY MWS

ISSUE DATE 1/20/2025

SHEET NO. 2 OF 2 SHEETS