





NOTES

1. OWNER/APPLICANT: PORPOISE, LLC  
1900 CYPRESS AVENUE  
VIRGINIA BEACH, VA 23451
2. ENGINEER: QUILBE & ASSOCIATES, P.C.  
P.O. DRAWER 870  
KITTY HAWK, NC  
TEL: (252) 491-8147
3. PROPERTY INFO: 8780 CARATOKE HWY  
PID: 013200000000000  
PIN: 9846-19-2589
4. RECORDED REFERENCE: PC, A, SL, 086  
D.B. 535, P.G. 086
5. EXISTING ZONING: SINGLE FAMILY MAINLAND (SFM)
6. PROPOSED ZONING: LIGHT INDUSTRIAL (LI)
7. PARCEL AREA: 56,192.4 SQ.FT. - 1.29 ACRES
8. COVERAGE CALCULATIONS:

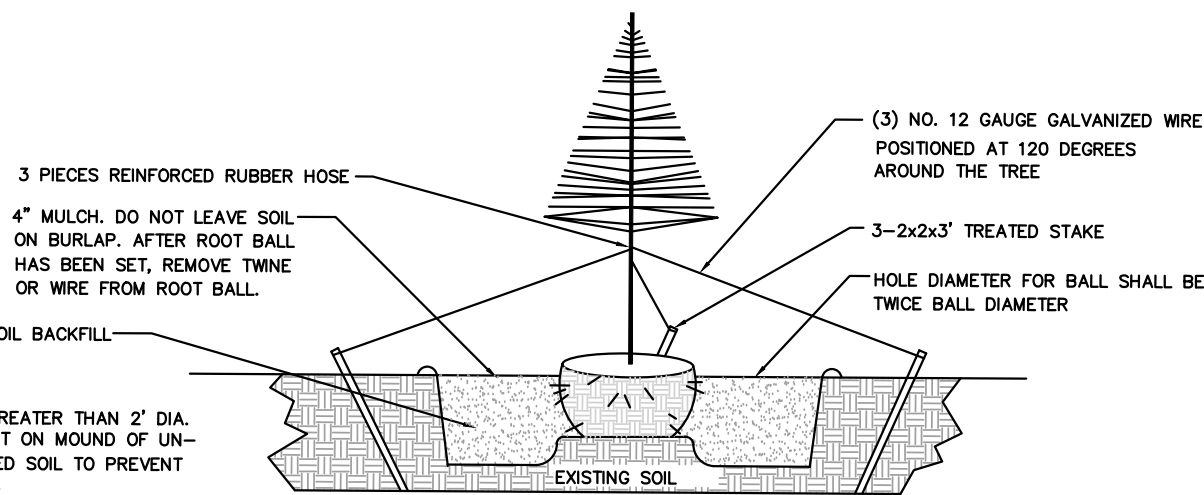
PROPOSED:		
BUILDING.....	4,800	SQ.FT.
CONCRETE.....	423	SQ.FT.
GRAVEL.....	2,629	SQ.FT.
EXISTING:		
BUILDING.....	5,834	SQ.FT.
GRAVEL.....	8,902	SQ.FT.
CONCRETE.....	963	SQ.FT.
EXISTING TO BE REMOVED:		
GRAVEL.....	923	SQ.FT.
CONCRETE.....	608	SQ.FT.
TOTAL.....	22,022	SQ.FT. (39.2%)
		(65% ALLOWED FOR LI)

9. REQUIRED PARKING:  
MANUFACTURING & PRODUCTION (LIGHT MANUFACTURING) 1 SPACE PER 1,000 S.F.  
9,600 SF / 1,000 SF = 9.6  
TOTAL PARKING REQUIRED = 9.6 SPACES  
TOTAL PARKING PROVIDED = 10 SPACES
10. MAXIMUM BUILDING HEIGHT = 35 FT.
11. TOPOGRAPHIC INFORMATION BASED ON FIELD SURVEY BY QUILBE & ASSOCIATES, DATED 08/11/2022 AND 08/15/2022.
12. BOUNDARY INFORMATION BASED ON P.C. A, S.L. 387; D.B. 535, PG. 086 AND REFERENCES NAVD 88.
13. PROPERTY IS LOCATED IN NFIP FLOOD ZONE "X" AND SUBJECT TO CHANGES, BASED ON COMMUNITY CDD NO. 370078; PANEL 9846; SUFFIX K. (MAP NUMBER 3720984600K) EFFECTIVE DATE: 12/21/2018.
14. THIS PLAN SUBJECT TO ANY FACTS, INCLUDING BUILDING SETBACK RESTRICTIONS, EASEMENTS, COVENANTS, ETC., THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH.

TREE PLANTING SUMMARY

SYMBOL	QUANTITY	COMMON NAME	HEIGHT	SPREAD	MIN. SIZE @ PLANTING
	1	BALD CYPRESS*	50' - 100'	20' - 30'	2" CAL., 8' HT.
	0	EASTERN RED CEDAR*	30' - 40'	10' - 20'	2" CAL., 8' HT.
	0	HONEYLOCUST*	50' - 75'	25' - 40'	2" CAL., 8' HT.
	0	RED MAPLE*	40' - 50'	25' - 45'	2" CAL., 8' HT.
	1	AMERICAN HOLLY**	15' - 30'	10' - 20'	1.5" CAL., 6' HT.
	1	BLACK HAW**	12' - 15'	8' - 12'	1.5" CAL., 6' HT.
	1	GRAPE MYRTLE**	15' - 30'	6' - 15'	1.5" CAL., 6' HT.
	1	FLOWERING DOGWOOD**	15' - 30'	15' - 20'	1.5" CAL., 6' HT.
	22	GLOSSY ABELIA***	3' - 6'	3' - 6'	3 GALLON
	22	DWARF HORNED HOLLY***	3' - 4'	3' - 4'	3 GALLON
	23	DWARF YAUPON HOLLY***	3' - 5'	3' - 6'	3 GALLON

- \* CANOPY TREE SPECIES MAY BE SUBSTITUTED WITH THE SPECIES IDENTIFIED IN TABLE 3.4.6. OF THE CURRITUCK ADMINISTRATIVE MANUAL WITH COUNTY APPROVAL.
- \*\* UNDERSTORY TREE SPECIES MAY BE SUBSTITUTED WITH THE SPECIES IDENTIFIED IN TABLE 3.4.6. OF THE CURRITUCK ADMINISTRATIVE MANUAL WITH COUNTY APPROVAL.
- \*\*\* COORDINATE INSTALLATION WITH OWNER. ORNAMENTAL SHRUB/GRASS SPECIES MAY BE SUBSTITUTED WITH THE SPECIES IDENTIFIED IN TABLE 3.4.6. OF THE CURRITUCK ADMINISTRATIVE MANUAL WITH COUNTY APPROVAL.



TREE PLANTING DETAIL  
N.T.S.

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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CONCEPTUAL ILLUSTRATION ONLY,  
FOR PURPOSE OF CONDITIONAL  
REZONING, SITE PLAN DESIGN AND  
PERMITTING REQUIRED PRIOR TO  
CONSTRUCTION.



VICINITY MAP (Harbinger)  
N.T.S.

LEGEND

- EX. ASPHALT PAVEMENT  
EX. GRAVEL  
PROPOSED GRAVEL  
PROPOSED CONCRETE  
EX. STORM PIPE  
EX. IRON PIPE, EIP  
EX. PK NAIL  
EX. TELEPHONE PED.  
EX. WATER METER  
EX. IRON ROD, EIR  
EX. POWER POLE  
EX. UTILITY  
EX. UTILITY  
EX. CALCULATED PT.  
EX. OVERHEAD UTILITY LINE  
EX. DITCH

CURVE#	LENGTH	RADIUS	CHD LENGTH	CHD BEARING
C1	42.55'	8762.68'	42.55'	S 10° 44' 22" E
C2	125.00'	8762.68'	125.00'	S 14° 17' 14" E
C3	213.45'	8762.68'	213.44'	S 20° 23' 43" E

NF  
PAUL E. BREAUX, JR.  
DB 1036, PG 47B  
LOT 2  
PC A, SL 306  
ZONED: LI

NF  
JACQUELINE P. RICKS-SAMPLE  
DB 1948, PG 620  
LOT 4  
PC A, SL 306  
ZONED: SB

NC License# C-0208  
SINCE 1959  
**Quilbe & Associates, P.C.**  
ENGINEERING & SURVEYING  
ENVIRONMENTAL SCIENCES & SURVEYING  
8446 CARATOKE HWY  
POWELL POINT, NC 27866  
Phone: (252) 818-8147  
FAX: (252) 818-8147  
WWW.QA-NC.COM

PRELIMINARY  
NOT FOR  
CONSTRUCTION

CERTIFICATION  
I, the undersigned, being a duly licensed Professional Engineer in the State of North Carolina, do hereby certify that I am the Engineer of Record for the above project, and that the project complies with the North Carolina Engineering Code of Ethics and the North Carolina Engineering Board of Engineers' Rules and Regulations.

NO.	DATE	REVISIONS
1	09/21/2022	REVISED PER TRC REVIEW COMMENT

CONCEPTUAL DEVELOPMENT PLAN  
**PORPOISE, L.L.C**  
LOT 3, OWENS COMMERCIAL LOTS  
HARBINGER TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA

PROJECT NO.	P22080
DESIGNED BY	ND
DRAWN BY	ND
CHECKED BY	MWS
ISSUE DATE	09/01/22

SHEET NO.  
**2**  
OF 2 SHEETS



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.

