

NOTES

- OWNER/APPLICANT: PORPOISE, LLC
1800 CYPRESS AVENUE
VIRGINIA BEACH, VA 23451
- ENGINEER: QUILBE & ASSOCIATES, P.C.
P.O. DRAWER 870
KITTY HAWK, NC
TEL: (252) 491-8147
- PROPERTY INFO: 8780 CARATOKE HWY
PID: 013200000080000
PIN: 9846-19-2589
- RECORDED REFERENCE: PC A, SL 086
D.B. 535, P.G. 086
- EXISTING ZONING: SINGLE FAMILY MAINLAND (SFM)
- PROPOSED ZONING: LIGHT INDUSTRIAL (LI)
- PARCEL AREA: 56,192.4 SQ.FT. - 1.29 ACRES
- COVERAGE CALCULATIONS:

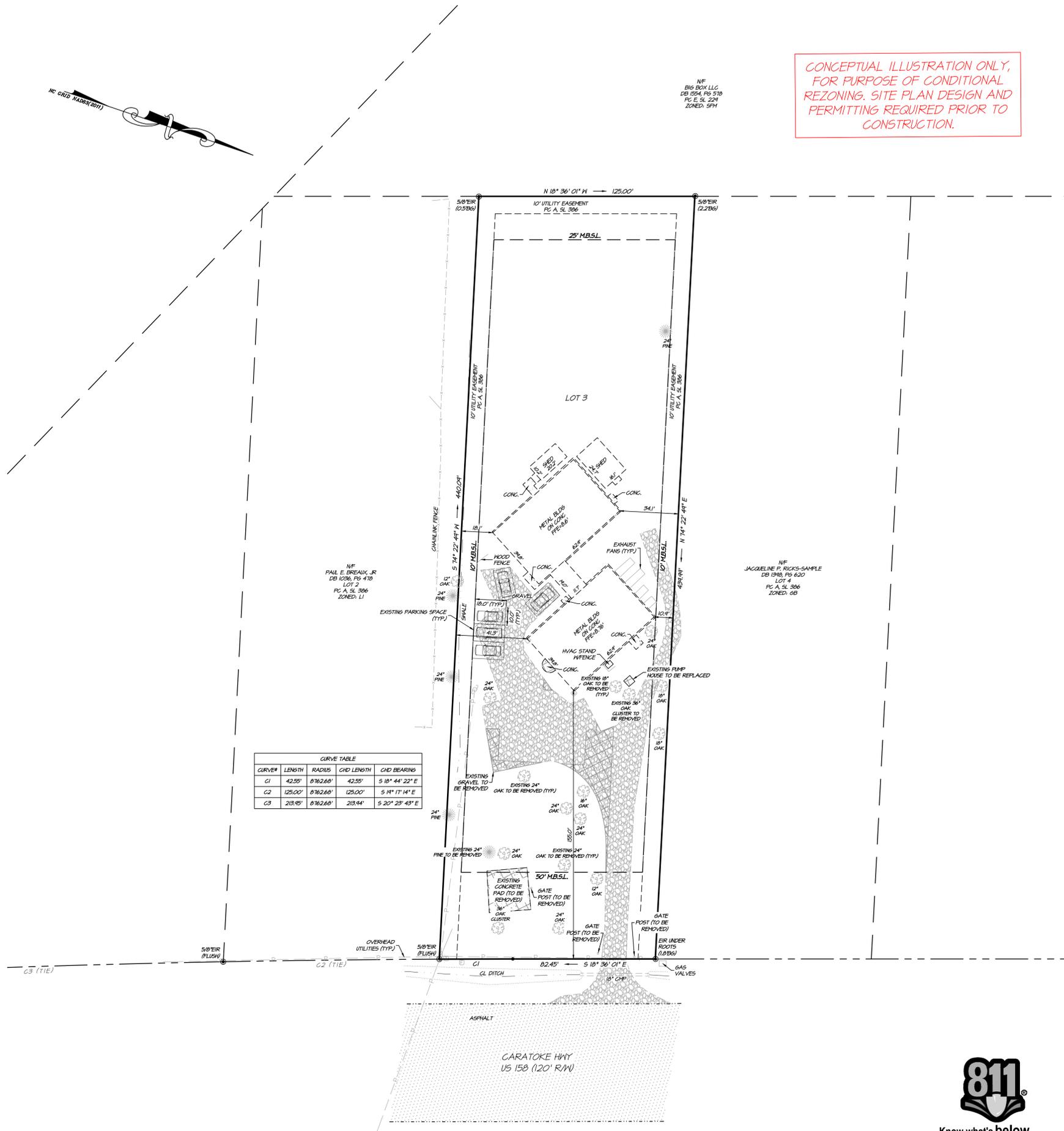
EXISTING BUILDING.....	5,834	SQ.FT.
EXISTING GRAVEL.....	8,902	SQ.FT.
EXISTING CONCRETE.....	963	SQ.FT.
EXISTING TO BE REMOVED:		
GRAVEL.....	923	SQ.FT.
CONCRETE.....	606	SQ.FT.
TOTAL.....	14,170	SQ.FT. (25.2%) (30% ALLOWED FOR SFM)

- TOPOGRAPHIC INFORMATION BASED ON FIELD SURVEY BY QUILBE & ASSOCIATES, DATED 08/11/2022 AND 08/15/2022.
- BOUNDARY INFORMATION BASED ON P.C. A, S.L. 387; D.B. 535, PG. 086 AND REFERENCES NAVD 88.
- PROPERTY IS LOCATED IN NFIP FLOOD ZONE "X" AND SUBJECT TO CHANGES. BASED ON COMMUNITY CID NO. 370078; PANEL 9846; SUFFIX K. (MAP NUMBER 3720984600K) EFFECTIVE DATE: 12/21/2016.
- THIS PLAN SUBJECT TO ANY FACTS, INCLUDING BUILDING SETBACK RESTRICTIONS, EASEMENTS, COVENANTS, ETC., THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH.

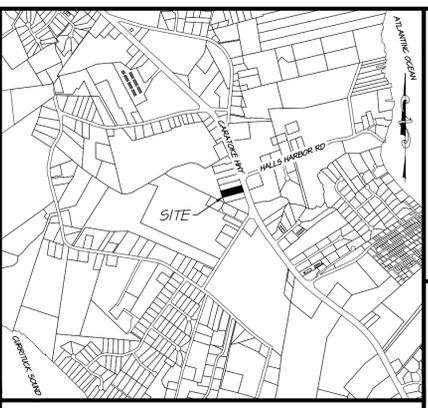
DEMOLITION NOTES:

- CONTRACTOR SHALL LOCATE EXISTING UNDERGROUND SERVICES - TO INCLUDE BUT NOT LIMITED TO ELECTRIC, CABLE, TELEPHONE, GAS, SANITARY SEWER AND WATER - AND SHALL COORDINATE PROPER PROTECTION AND/OR RELOCATE WITH APPROPRIATE OWNER/UTILITY COMPANY.
- CONTRACTOR SHALL WALK THE SITE AND BE FAMILIAR WITH THE SCOPE OF DEMOLITION REQUIRED. ALL DEMOLITION WORK REQUIRED TO CONSTRUCT NEW IMPROVEMENTS WILL BE PERFORMED BY THE CONTRACTOR AND BE UNCLASSIFIED EXCAVATION.
- DEMOLITION SHALL INCLUDE BUT IS NOT LIMITED TO THE EXCAVATION, HAULING AND OFFSITE DISPOSAL OF CONCRETE CURBS AND GUTTERS, BITUMINOUS CONCRETE PAVEMENTS AND ALL MATERIALS OR VEGETATION CLEARED AND STRIPPED TO THE EXTENT NECESSARY FOR THE INSTALLATION OF NEW IMPROVEMENTS AND WITHIN THE LIMITS OF CLEARING AND GRADING. COORDINATE WITH APPROPRIATE DRAWINGS.
- THE CONTRACTOR SHALL PROTECT ALL PROPERTY AND STRUCTURES AND UTILITIES ON THE PROPERTY NOT TO BE DEMOLISHED. DAMAGE TO THE PROPERTY DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED IN KIND BY THE CONTRACTOR AT NO COST TO THE OWNER.
- ALL EXISTING IMPROVEMENTS INDICATED OR REQUIRED TO BE DEMOLISHED SHALL INCLUDE REMOVAL FROM PROJECT AREA.
- ELECTRIC, TELEPHONE, SANITARY SEWER, WATER, FIRE HYDRANTS AND STORM DRAINAGE UTILITIES THAT SERVICE ADJACENT PROPERTIES SHALL BE MAINTAINED DURING THE CONSTRUCTION PROCESS.
- THE CONTRACTOR SHALL PRODUCE A PHOTOGRAPHIC RECORD OF DEVELOPMENT COMMENCING WITH A RECORD OF THE SITE AS IT APPEARS BEFORE DEMOLITION IS BEGUN. AFTERWARDS A PHOTOGRAPHIC RECORD SHALL BE MAINTAINED DURING THE CONSTRUCTION PROCESS.
- EXISTING PAVEMENT, CURB AND GUTTER, LIGHTS, FENCES, TREE/VEGETATION AND UTILITIES NOT INTENDED FOR DEMOLITION SHALL BE MAINTAINED, PROTECTED AND UNDISTURBED DURING DEMOLITION. CONTRACTOR SHALL COORDINATE THE REMOVAL OF BITUMINOUS CONCRETE PAVEMENTS AND CURB AND GUTTER WITH THE SITE PLAN.
- SMOOTH SAW CUT OF EXISTING PAVEMENTS, CURBS AND GUTTERS AND GUTTERS TO BE DEMOLISHED SHALL BE PROVIDED.
- ALL DEMOLITION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS AS WELL AS OSHA REGULATIONS.
- CONTRACTOR'S ACTIVITIES SHALL NOT IMPERE USAGE OR INGRESS/EGRESS TO ADJACENT PROPERTIES. COORDINATE WITH OWNER MAINTENANCE OF TRAFFIC/PEDESTRIAN CIRCULATION DURING CONSTRUCTION.
- MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL TIMES DURING DEMOLITION.

CURVE#	LENGTH	RADIUS	CHD LENGTH	CHD BEARING
C1	42.55'	876.268'	42.55'	S 10° 44' 22" E
C2	125.00'	876.268'	125.00'	S 14° 11' 14" E
C3	213.45'	876.268'	213.44'	S 20° 23' 43" E



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



VICINITY MAP (Harbinger)
N.T.S.

LEGEND

- [Symbol] EX. ASPHALT PAVEMENT
- [Symbol] EX. GRAVEL
- [Symbol] EX. CONC. AND GRAVEL TO BE REMOVED
- [Symbol] EX. STORM PIPE
- [Symbol] EX. IRON PIPE, EIP
- [Symbol] EX. PK NAIL
- [Symbol] EX. TELEPHONE PED.
- [Symbol] EX. WATER METER
- [Symbol] EX. IRON ROD, EIR
- [Symbol] EX. POWER POLE
- [Symbol] EX. UTILITY
- [Symbol] EX. CALCULATED PT.
- [Symbol] EX. OVERHEAD UTILITY LINE
- [Symbol] EX. DITCH

Quilbe & Associates, P.C.
SINCE 1959
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REGISTERED PROFESSIONAL SURVEYORS
8486 CARATOKE HWY
BLACK MOUNTAIN, NC 28711
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Fax: (252) 819-8148
www.quilbe.com

PRELIMINARY
NOT FOR
CONSTRUCTION
CERTIFICATION

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IF THIS DOCUMENT IS NOT SIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR, IT SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF QUILBE & ASSOCIATES, P.C. OTHERWISE NOTED.

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

EXISTING/DEMO

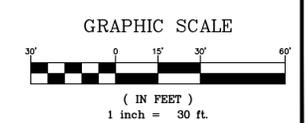
PORPOISE, L.L.C

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.	1
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.



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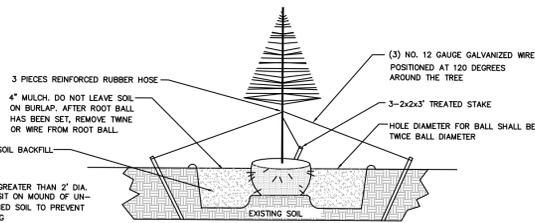
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- EXISTING ZONING: SINGLE FAMILY MAINLAND (SFM)
- PROPOSED ZONING: LIGHT INDUSTRIAL (LI)
- PARCEL AREA: 56,192.4 SQ.FT. = 1.29 ACRES
- COVERAGE CALCULATIONS:

PROPOSED:		
BUILDING	4,800	SQ.FT.
CONCRETE	423	SQ.FT.
GRAVEL	2,629	SQ.FT.
EXISTING:		
BUILDING	5,634	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)
- 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
- MAXIMUM BUILDING HEIGHT = 35 FT.
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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.

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 Fax: (252) 891-8148
 WWW.QUILBE.COM

NC License # C-028
 SINCE 1959

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LEGEND

- EX. ASPHALT PAVEMENT
- EX. GRAVEL
- PROPOSED GRAVEL
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- EX. OVERHEAD UTILITY LINE
- EX. DITCH

REVISIONS

NO.	DATE	REVISION
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
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OF 2 SHEETS	

CURVE TABLE

CURVE#	LENGTH	RADIUS	CHD LENGTH	CHD BEARING
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C2	125.00'	876.268'	125.00'	S 19° 17' 14" E
C3	213.45'	876.268'	213.44'	S 20° 23' 45" E



Know what's below.
Call before you dig.

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