

October 27, 2022

Mr. Jason Litteral, CFM
Currituck County Planning & Zoning
153 Courthouse Road, Suite 110
Currituck, NC 27929

Re: Conditional Rezoning Application TRC Comments Response
Porpoise, LLC
Harbinger, Currituck County, North Carolina

Mr. Litteral,

Thank you for the TRC review comments for the Conditional Rezoning Application submittal of the above referenced project dated October 17, 2022. On behalf of Porpoise, LLC, Quible & Associates, P.C., hereby submits, for your review and approval, the following documentation:

- Three (3) full size (24"x36") copies of the revised Plan Set and supporting documents;
- One (1) 8.5"x11" copy of the revised Plan Set;
- One (1) PDF digital copy of the revised Plan Set.

Please find our responses listed below in [blue](#) to your review comments.

Planning, Jason Litteral

1. Building elevations are required as part of a conditional rezoning in order to show character and design.
[Acknowledged. Please see attached building elevations provided.](#)
2. Please indicate septic location.
[Acknowledged. Approximate septic location has been provided on the attached revised Conceptual Development Plan.](#)
3. Please provide a parking calculation showing the provided number of spaces falls between the minimum required and the maximum allowed.
[Acknowledged. Please see the attached revised conceptual development plan that shows the parking calculations for both the existing and proposed building structures.](#)
4. Please provide an easement for the driveway on the adjacent parcel or consider removing it.
[Acknowledged. The driveway on the adjacent parcel has been removed from the revised Conceptual Development Plan.](#)

5. The address is 8778 Caratoke on our GIS system, but the plan shows 8780.
Acknowledged. The conceptual development plan has been corrected to show what is currently on the GIS.
6. The national wetlands inventory shows riverine and freshwater wetlands in the development area. Has a delineation been performed?
Based on previous experience of the parcel, we knew that the entirety of the Site consists of uplands. However, Quible field evaluated site conditions on October 19, 2022 for potential Section 404 wetlands, based upon the National Wetland Inventory Mapping (NWIM). Based on our site review that included shallow soil borings, there are no locations on the property that meet either soils or hydrology parameters of a wetland. In order to have a Section 404 wetland, both of those parameters must be met (along with vegetation indicative of a wetland).
7. The new zoning district, C-LI, will require type C buffer yards along the northern and western property lines.
Acknowledged. Please see the revised Conceptual Development plan that shows the required type C buffer yard along the northern and western property lines.

Bill News

1. Fire access to rear building and fire flow.
The conceptual development plan allows for fire apparatus to reach the proposed drive aisle as well as have 150 ft apparatus access to existing and proposed structures. The hybrid fire turnaround will need to be reviewed by the County Fire Code Official.

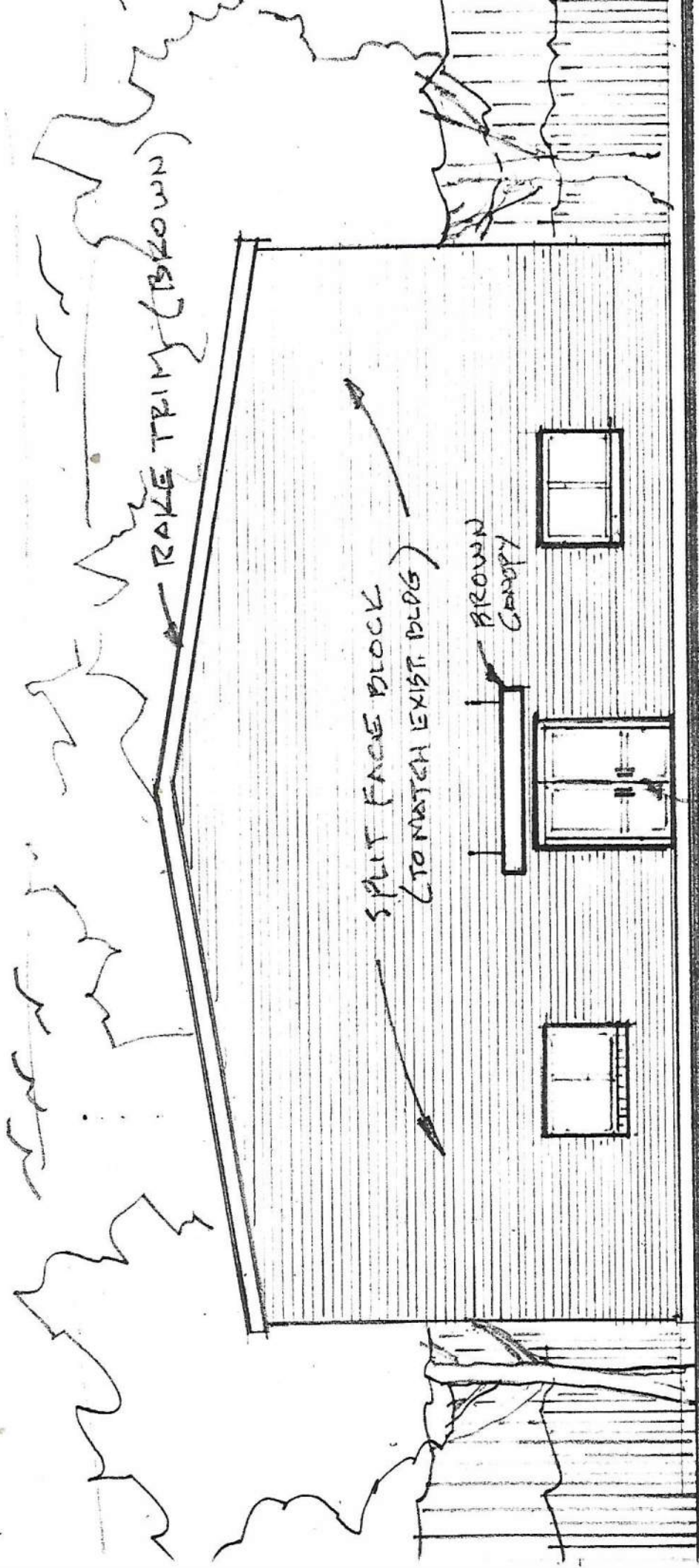
Sincerely,

Quible & Associates, P.C.



Nadeen Dashti, E. I.

Encl.: As stated
Cc: Porpoise, LLC
File



ANODIZED BRONZE
WIND, AND DOORS

FRONT ELEVATION

SCALE: 1/8" = 1'-0"

NOTES

1. OWNER/APPLICANT: PORPOISE, LLC
1800 CYPRESS AVENUE
VIRGINIA BEACH, VA 23451
2. ENGINEER: QUILBE & ASSOCIATES, P.C.
P.O. DRAWER 870
KITTY HAWK, NC
TEL: (252) 481-8147
3. PROPERTY INFO: 8778 CARATOKE HWY
PID: 013200000080000
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:

EXISTING BUILDING.....	5,834	SQ.FT.
EXISTING GRAVEL.....	8,902	SQ.FT.
EXISTING CONCRETE.....	963	SQ.FT.
EXISTING TO BE REMOVED GRAVEL.....	1,694	SQ.FT.
EXISTING TO BE REMOVED CONCRETE.....	606	SQ.FT.
TOTAL.....	13,399	SQ.FT. (25.2%)
		(30% ALLOWED FOR SFM)

9. EXISTING PARKING: MANUFACTURING & PRODUCTION (LIGHT MANUFACTURING) 1 SPACE PER 1,000 S.F.
5,000 SF / 1,000 SF = 5 EXISTING SPACES
10. TOPOGRAPHIC INFORMATION BASED ON FIELD SURVEY BY QUILBE & ASSOCIATES, DATED 08/11/2022 AND 08/15/2022.
11. BOUNDARY INFORMATION BASED ON P.C. A, S.L. 387; D.B. 535, PG. 086 AND REFERENCES NAVD 88.
12. 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: 12/21/2018.
13. 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:

1. 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.
2. 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.
3. 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.
4. 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.
5. ALL EXISTING IMPROVEMENTS INDICATED OR REQUIRED TO BE DEMOLISHED SHALL INCLUDE REMOVAL FROM PROJECT AREA.
6. ELECTRIC, TELEPHONE, SANITARY SEWER, WATER, FIRE HYDRANTS AND STORM DRAINAGE UTILITIES THAT SERVICE ADJACENT PROPERTIES SHALL BE MAINTAINED DURING THE CONSTRUCTION PROCESS.
7. 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.
8. 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.
9. SMOOTH SAW CUT OF EXISTING PAVEMENTS, CURBS AND CURBS AND GUTTERS TO BE DEMOLISHED SHALL BE PROVIDED.
10. ALL DEMOLITION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS AS WELL AS OSHA REGULATIONS.
11. CONTRACTOR'S ACTIVITIES SHALL NOT IMPEDE USAGE OR INGRESS/EGRESS TO ADJACENT PROPERTIES. COORDINATE WITH OWNER MAINTENANCE OF TRAFFIC/PEDESTRIAN CIRCULATION DURING CONSTRUCTION.
12. MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL TIMES DURING DEMOLITION.

CURVER	LENGTH	RADIUS	CHD LENGTH	CHD BEARING
C1	42.55'	0'76.260'	42.55'	S 10° 44' 22" E
C2	125.00'	0'76.260'	125.00'	S 19° 11' 14" E
C3	219.45'	0'76.260'	219.44'	S 20° 23' 43" E

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

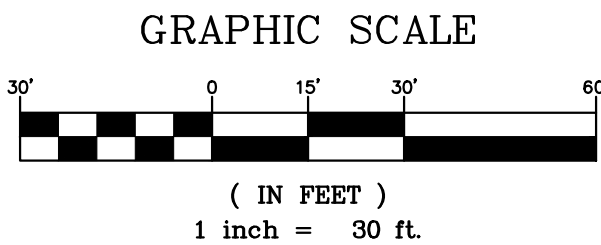


VICINITY MAP (Harbinger)
N.T.S.

LEGEND

- EX. ASPHALT PAVEMENT
- EX. GRAVEL
- EX. CONC. AND GRAVEL TO BE REMOVED
- 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. EXHAUSTED PT.
- EX. OVERHEAD UTILITY LINE
- EX. DITCH

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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ENVIRONMENTAL SCIENCES & SURVEYING
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KITTY HAWK, NC 27846
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NO.	DATE	REVISIONS
1	09/21/2022	REVISED PER TRC REVIEW COMMENT
2	10/26/2022	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

1. OWNER/APPLICANT: PORPOISE, LLC
1900 CYPRESS AVENUE
VIRGINIA BEACH, VA 23451
2. ENGINEER: QUIBLE & ASSOCIATES, P.C.
P.O. DRAWER 870
KITTY HAWK, NC
TEL: (252) 491-8147
3. PROPERTY INFO: 8778 CARATOKO HWY
P.O. BOX 10000
TEL: 01320000080000
PIN: 9846-19-2589
4. REFERENCED 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.....	624	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.....	1,694	SQ.FT.
CONCRETE.....	606	SQ.FT.
TOTAL.....	21,452	SQ.FT. (38.18%) (65% ALLOWED FOR U)

- ### TREE PLANTING SUMMARY

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

3 PIECES REINFORCED RUBBER HOSE

4" MULCH, DO NOT LEAVE SOIL ON BURLAP. AFTER ROOT BALL HAS BEEN SET, REMOVE TWINE OR WIRE FROM ROOT BALL.

SOIL BACKFILL

GREATER THAN 2" DIA. GUT ON MOUND OF UNDISTURBED SOIL TO PREVENT

(3) NO. 12 GAUGE GALVANIZED WIRE POSITIONED AT 120 DEGREES AROUND THE TREE

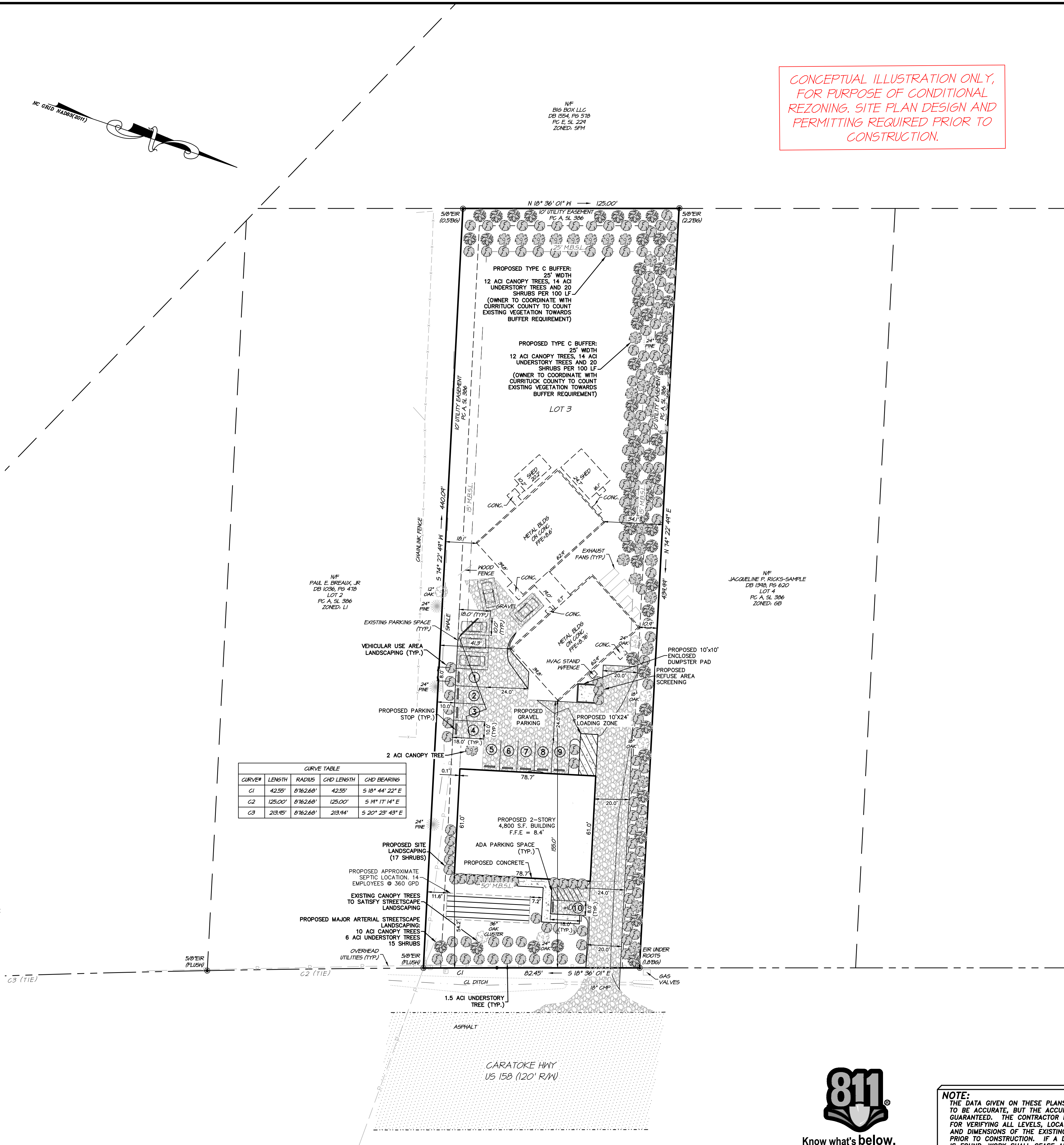
3-2x2x3' TREATED STAKE

HOLE DIAMETER FOR BALL SHALL BE TWICE BALL DIAMETER

EXISTING SOIL

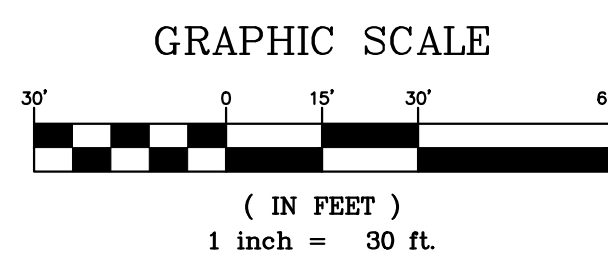
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VICINITY MAP (Harbinger)
N.T.S.

	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. CALCULATED
	EX. UTILITY
	EX. CALCULATED PT.
	EX. OVERHEAD UTILITY LINE
	EX. DITCH

Quible

& Associates, P.C.
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NO.	DATE	REVISIONS
1	09/21/2022	REVISED PER TRC REVIEW COMMENT
2	10/26/2022	REVISED PER TRC REVIEW COMMENT

CONCEPTUAL DEVELOPMENT PLAN

PORPOISE, L.L.C
LOT 3, OWENS COMMERCIAL LOTS

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