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SEARCH



**Commercial Building Plan, 006C-0015**

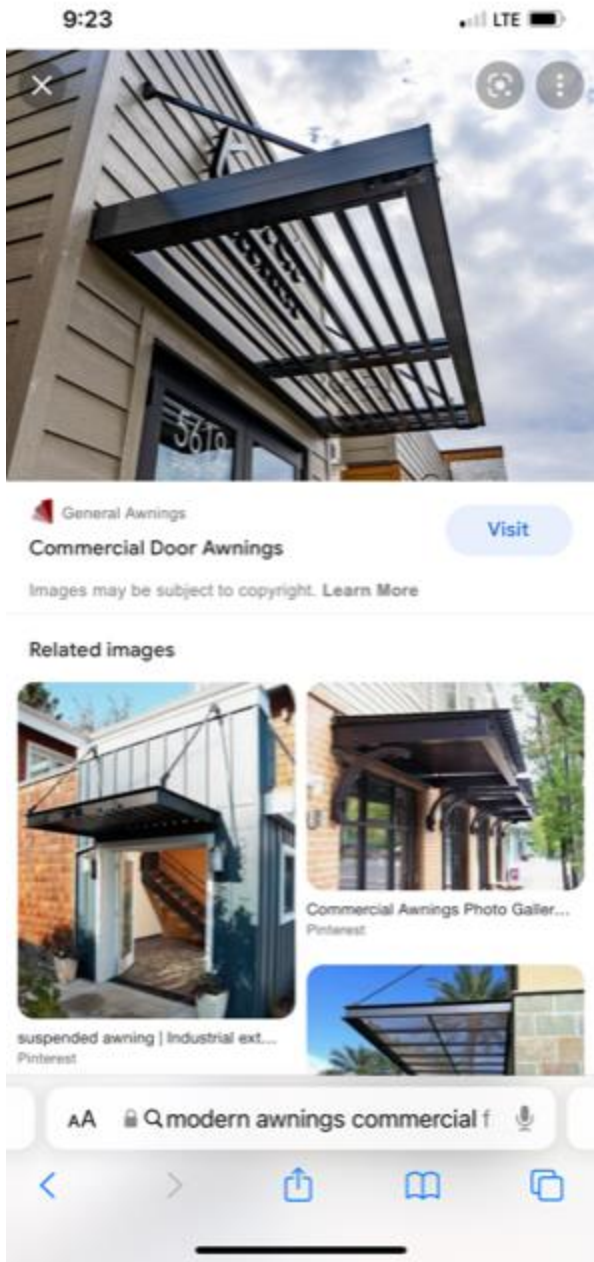
**Plan 006C-0015**

*Click to enlarge. Views may vary slightly from working drawings. Refer to floor plan for actual layout.*



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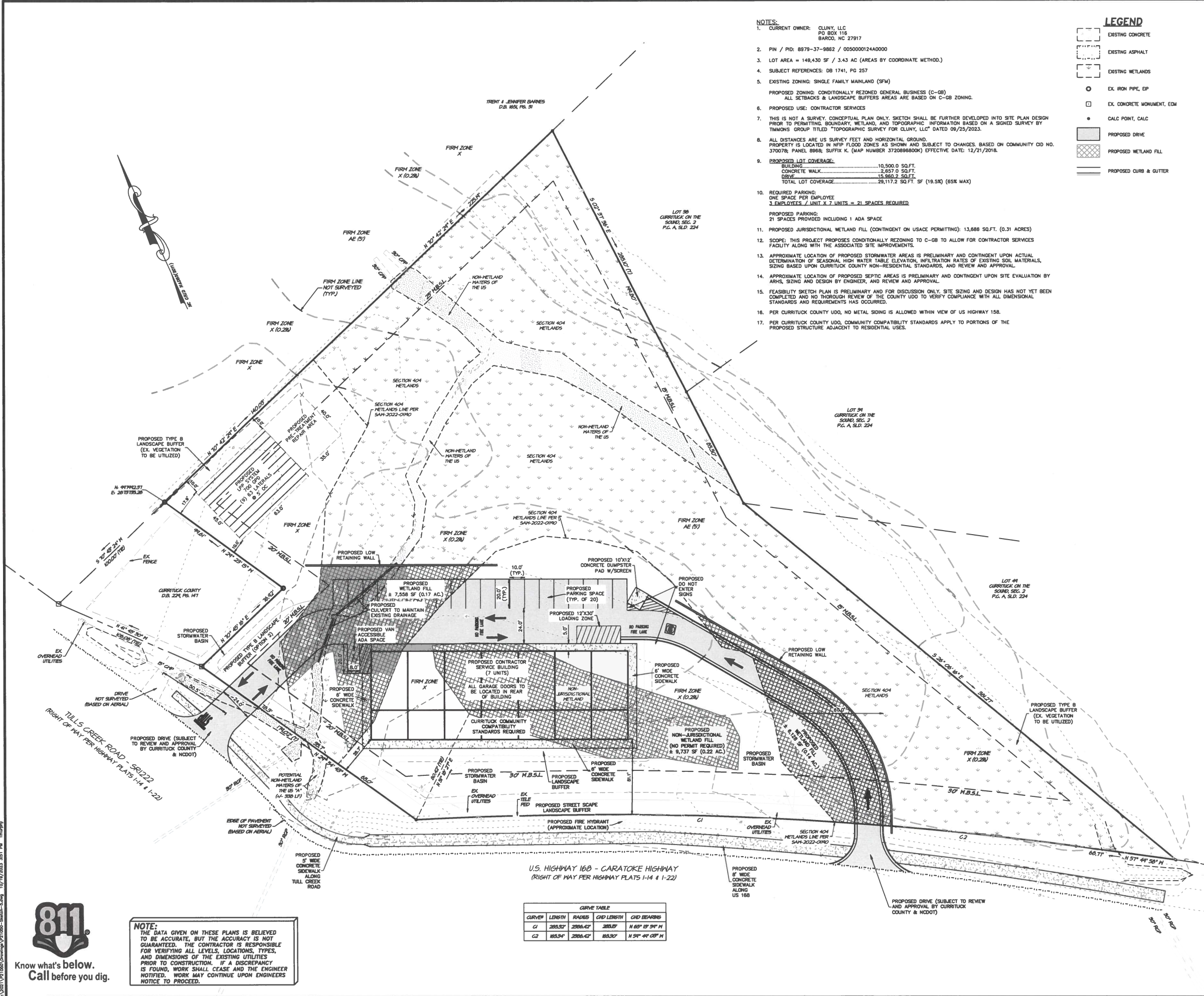
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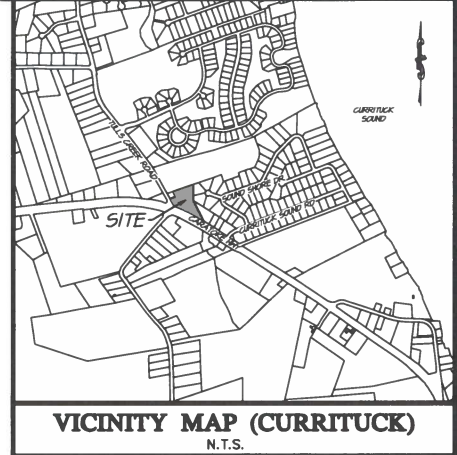




- NOTES:**
- CURRENT OWNER: CLUNY, LLC  
PO BOX 116  
BARCO, NC 27817
  - PIN / PID: 8979-37-9862 / 005000012440000
  - LOT AREA = 148,430 SF / 3.43 AC (AREAS BY COORDINATE METHOD.)
  - SUBJECT REFERENCES: DB 1741, PG 257
  - EXISTING ZONING: SINGLE FAMILY MANLAND (SFM)
  - PROPOSED ZONING: CONDITIONALLY REZONED GENERAL BUSINESS (C-GB)  
ALL SETBACKS & LANDSCAPE BUFFERS AREAS ARE BASED ON C-GB ZONING.
  - PROPOSED USE: CONTRACTOR SERVICES
  - THIS IS NOT A SURVEY. CONCEPTUAL PLAN ONLY. SKETCH SHALL BE FURTHER DEVELOPED INTO SITE PLAN DESIGN PRIOR TO PERMITTING. BOUNDARY, WETLAND, AND TOPOGRAPHIC INFORMATION BASED ON A SIGNED SURVEY BY TIMMONS GROUP TITLED "TOPOGRAPHIC SURVEY FOR CLUNY, LLC" DATED 09/25/2023.
  - 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 CID NO. 370078; PANEL 8968; SUFFIX K. (MAP NUMBER 37208988000) EFFECTIVE DATE: 12/21/2018.
  - PROPOSED LOT COVERAGE:**  
BUILDING: 10,500.0 SQ.FT.  
CONCRETE WALK: 2,857.0 SQ.FT.  
DRIVE: 15,980.2 SQ.FT.  
TOTAL LOT COVERAGE: 29,117.2 SQ.FT. SF (19.5%) (65% MAX)
  - REQUIRED PARKING:**  
ONE SPACE PER EMPLOYEE  
3 EMPLOYEES / UNIT X 7 UNITS = 21 SPACES REQUIRED
  - PROPOSED PARKING:**  
21 SPACES PROVIDED INCLUDING 1 ADA SPACE
  - PROPOSED JURISDICTIONAL WETLAND FILL (CONTINGENT ON USAGE PERMITTING): 13,886 SQ.FT. (0.31 ACRES)
  - SCOPE: THIS PROJECT PROPOSES CONDITIONALLY REZONING TO C-GB TO ALLOW FOR CONTRACTOR SERVICES FACILITY ALONG WITH THE ASSOCIATED SITE IMPROVEMENTS.
  - APPROXIMATE LOCATION OF PROPOSED STORMWATER AREAS IS PRELIMINARY AND CONTINGENT UPON ACTUAL DETERMINATION OF SEASONAL HIGH WATER TABLE ELEVATION, INFILTRATION RATES OF EXISTING SOIL MATERIALS, SIZING BASED UPON CURRITUCK COUNTY NON-RESIDENTIAL STANDARDS, AND REVIEW AND APPROVAL.
  - APPROXIMATE LOCATION OF PROPOSED SEPTIC AREAS IS PRELIMINARY AND CONTINGENT UPON SITE EVALUATION BY AHS, SIZING AND DESIGN BY ENGINEER, AND REVIEW AND APPROVAL.
  - FEASIBILITY SKETCH PLAN IS PRELIMINARY AND FOR DISCUSSION ONLY. SITE SIZING AND DESIGN HAS NOT YET BEEN COMPLETED AND NO THOROUGH REVIEW OF THE COUNTY UDO TO VERIFY COMPLIANCE WITH ALL DIMENSIONAL STANDARDS AND REQUIREMENTS HAS OCCURRED.
  - PER CURRITUCK COUNTY UDO, NO METAL SIDING IS ALLOWED WITHIN VIEW OF US HIGHWAY 158.
  - PER CURRITUCK COUNTY UDO, COMMUNITY COMPATIBILITY STANDARDS APPLY TO PORTIONS OF THE PROPOSED STRUCTURE ADJACENT TO RESIDENTIAL USES.

**LEGEND**

- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING WETLANDS
- EX. IRON PIPE, EP
- EX. CONCRETE MONUMENT, EOM
- CALC POINT, CALC
- PROPOSED DRIVE
- PROPOSED WETLAND FILL
- PROPOSED CURB & GUTTER



**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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www.quible.com

CERTIFICATION  
NORTH CAROLINA  
REGISTERED PROFESSIONAL ENGINEER  
DYL L. LITTLE

REVISIONS

NO.	DATE	DESCRIPTION

**CONCEPTUAL DEVELOPMENT PLAN**

**CLUNY, LLC**  
PIN: 8979-37-9862

CRAWFORD TOWNSHIP  
CURRITUCK COUNTY  
NORTH CAROLINA

PROJECT NO. P21050  
DESIGNED BY JTM/JUC  
DRAWN BY JTM/JUC  
CHECKED BY DLT  
ISSUE DATE 10/19/23

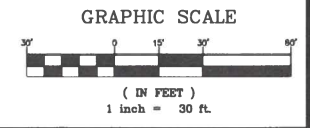
SHEET NO. **1**  
OF 1 SHEETS



**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 SHALL CONTINUE UPON ENGINEERS NOTICE TO PROCEED.

**CURVE TABLE**

CURVE#	LENGTH	RADIUS	CHD LENGTH	CHD BEARING
C1	285.32'	2856.42'	285.32'	N 80° 07' 39" E
C2	85.94'	2856.42'	85.94'	N 59° 44' 02" E



03/2023 1:00 PM  
 10/19/2023 3:51 PM  
 10/19/2023 3:51 PM  
 10/19/2023 3:51 PM