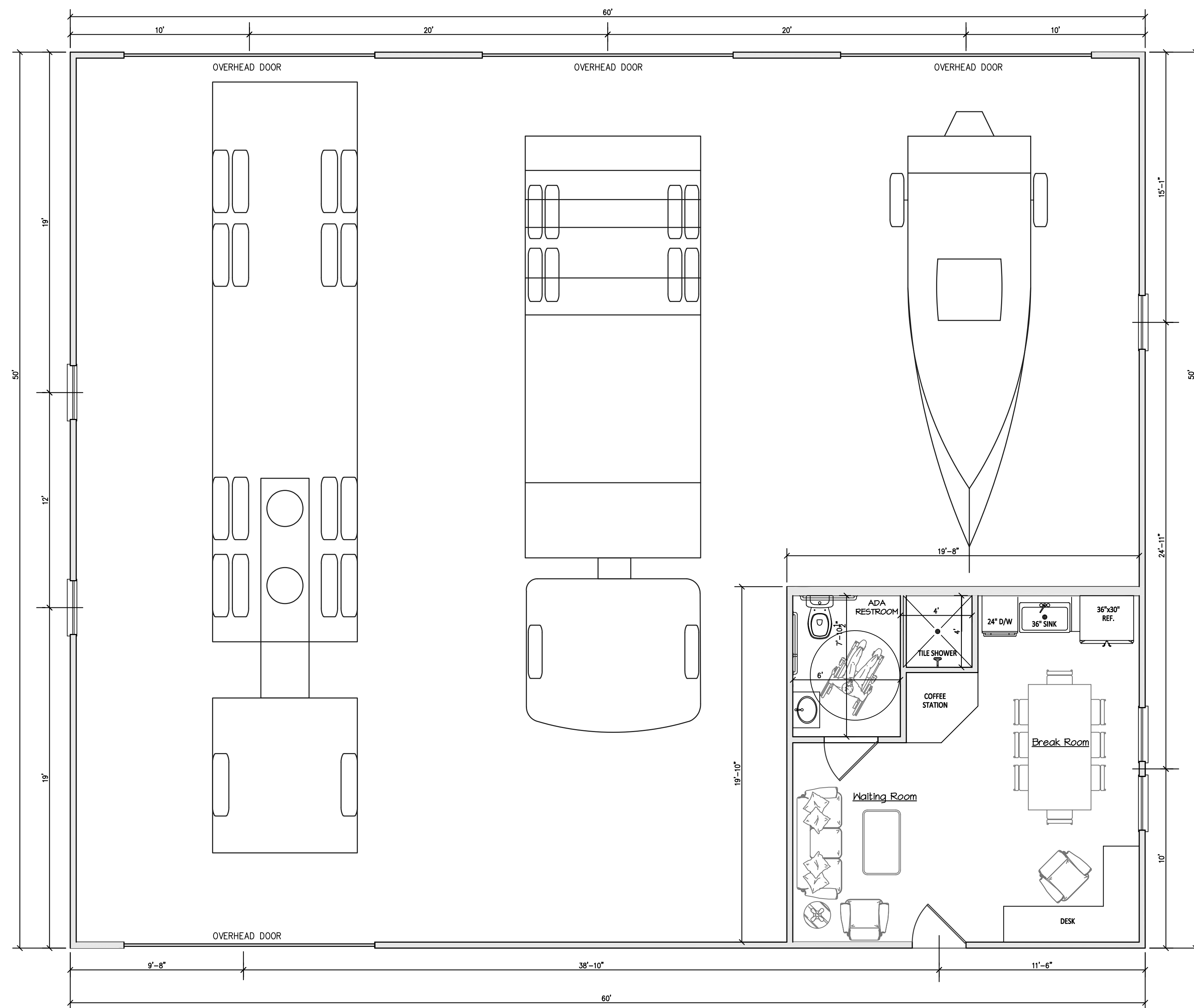




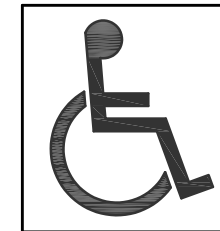
GENERAL SIGNAGE

NOTES:

THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS. REFER TO 703.6.3.1, ICC/ANSI A117.1-2003.

SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUNDS SHALL HAVE A NON-GLARE FINISH. SYMBOLS OF ACCESSIBILITY SHALL CONTRAST WITH THEIR BACKGROUNDS, WITH EITHER A LIGHT SYMBOL ON A DARK BACKGROUND OR A DARK SYMBOL ON A LIGHT BACKGROUND.

TACTILE CHARACTERS SHALL COMPLY WITH THE FOLLOWING, AND BE DUPLICATED IN BRAILLE. CHARACTERS SHALL BE RAISED $\frac{1}{32}$ " ABOVE THEIR BACKGROUND. CHARACTERS SHALL BE UPPERCASE. CHARACTERS SHALL BE SANS SERIF.



CODE COMPLIANCE

ALL CONSTRUCTION TO CONFORM TO THE LATEST REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC) 2018 EDITION WITH NORTH CAROLINA AMENDMENTS, AND ALL LOCAL CODES AND REGULATIONS

CONCRETE

ALL CONCRETE UNLESS NOTED OTHERWISE SHALL BE MADE WITH STONE AGGREGATE AND SHALL DEVELOP 3000 psi W/FIBER MESH, 28 DAY COMPRESSIVE STRENGTH USING TYPE II CEMENT.

ALL REINFORCING BARS SHALL BE ASTM A615, GRADE 60, EXCEPT ASTM A706 SHALL BE USED WHERE WELDING OR FIELD BENDING OF REINFORCING IS SHOWN, UNLESS OTHERWISE NOTED. ALL APPROVED WELDING OF A706 BAR SHALL BE PER LATEST EDITION OF THE AMERICAN WELDING SOCIETY (AWS D1.4).

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

PROVIDE CONTROL OR CONSTRUCTION JOINTS @ 15'-0" O.C.(MAXIMUM) IN EACH DIRECTION FOR SLABS ON GRADE. CONTROL JOINTS SHALL BE 1-1/2" DEEP AND SAW CUT WITHIN 12 HOURS OF SLAB POUR OR AS SOON AS SLAB CAN SUPPORT WORKERS WITHOUT DAMAGING CONCRETE SURFACE.

CONCRETE PROTECTION FOR REINFORCEMENT:

- a. CONCRETE POURED AGAINST EARTH (3")
b. CONCRETE POURED IN FORMS BUT EXPOSED TO WEATHER AND EARTH (1-1/2")
c. #5 BAR AND SMALLER (2")
d. LARGER THAN #5 (1-1/2")

NO SPLICES OF REINFORCEMENT SHALL BE MADE AND NO WELDING TO REINFORCING SHALL BE PERMITTED EXCEPT AS DETAILED OR AUTHORIZED BY STRUCTURAL ENGINEER. BAR SPLICES WHERE PERMITTED SHALL BE MADE BY MECHANICAL CONNECTORS OR A CLASS B LAP LENGTH PER THE LAP SPLICE SCHEDULE UNLESS NOTED OTHERWISE ON THE DRAWINGS. MAKE ALL BARS CONTINUOUS AROUND CORNERS OR PROVIDE CORNER BARS OF EQUAL SIZE AND SPACING.

WIRE FABRIC REINFORCEMENT MUST LAP ONE FULL MESH PLUS 2" AT SIDE AND END LAPS, BUT NOT LESS THAN 6" AND SHALL BE WIRED.

DETAIL BARS IN ACCORDANCE WITH THE LATEST EDITIONS OF ACI DETAILING MANUAL AND ACI BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.

PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCING AT POSITIONS SHOWN ON PLANS. ALL DOWELS,BOLTS,AND EMBEDDED PLATES SHALL BE SET AND TIED INTO PLACE BEFORE THE CONCRETE IS POURED. "STABBING" DOWELS, BOLTS, OR PLATES INTO PREVIOUSLY POURED CONCRETE IS NOT PERMITTED.

PLACE TWO (2) #5 BARS (1 EACH FACE) WITH 2'-6" PROJECTION AROUND ALL OPENINGS IN CONCRETE SLABS AND WALLS UNLESS OTHERWISE NOTED. TERMINATE ALL REINFORCING BARS INTERRUPTED BY OPENING WITH A STANDARD 90 DEGREE OR 180 DEGREE HOOK WHERE POSSIBLE.

ALL REINFORCING BAR ENDS SHALL BE MADE IN THE FABRICATION SHOP UNLESS OTHERWISE NOTED ON THE DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.

AT THE CONTRACTORS OPTION, SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER TO REVIEW PRIOR TO POURING CONCRETE. SHOP DRAWINGS SHALL SHOW ALL BEAMS, WALLS AND COLUMN ELEVATIONS. ALL REINFORCING BARS, LAP LENGTHS, AND LOCATIONS SHALL BE CLEARLY LABELED. COPYING OF THE STRUCTURAL PLANS AND/OR DETAILS IN LIEU OF THE DETAILERS OWN DRAWINGS IS NOT PERMITTED. THE STRUCTURAL ENGINEER HAS 10 WORKING DAYS (MAXIMUM) TO RETURN THE REVIEWED SHOP DRAWINGS TO THE ARCHITECT OR CONTRACTOR.

CONSTRUCTION JOINTS:

SLABS, GRADE BEAMS, AND FOOTINGS SHALL NOT HAVE ANY JOINTS IN A HORIZONTAL PLANE UNLESS INDICATED OTHERWISE ON THE DRAWINGS. ANY STOP IN CONCRETE WORK MUST BE MADE APPROXIMATELY THE CENTER ONE-THIRD OF THE SPAN OR AT THE CENTER OF THE SUPPORT WITH VERTICAL BULKHEADS AND HORIZONTAL KEYS. ALL CONSTRUCTION JOINTS SHALL BE AS OUTLINED BY THE STRUCTURAL ENGINEER. CONSTRUCTION JOINTS IN AREAS OF EXPOSED CONCRETE SHALL ALSO BE SUBJECT TO APPROVAL BY THE STRUCTURAL ENGINEER.

THE SURFACE OF CONCRETE AT CONSTRUCTION JOINTS SHALL BE CLEANED OF ANY DEBRIS, ICE, ETC., IMMEDIATELY BEFORE NEW CONCRETE IS POURED. THE CONSTRUCTION JOINT SHALL BE WETTED AND ALL STANDING WATER REMOVED.

WHERE CONSTRUCTION JOINTS ARE DENOTED "ROUGHENED", THE ENTIRE JOINT SURFACE SHALL BE MECHANICALLY ROUGHENED TO A 1/4" AMPLITUDE AND SUBSEQUENTLY CLEANED. THE ROUGHENING SHALL EXPOSE THE COURSE AGGREGATE IN THE HARDENED CONCRETE AND ALL LOOSE MATERIAL SHALL BE REMOVED.

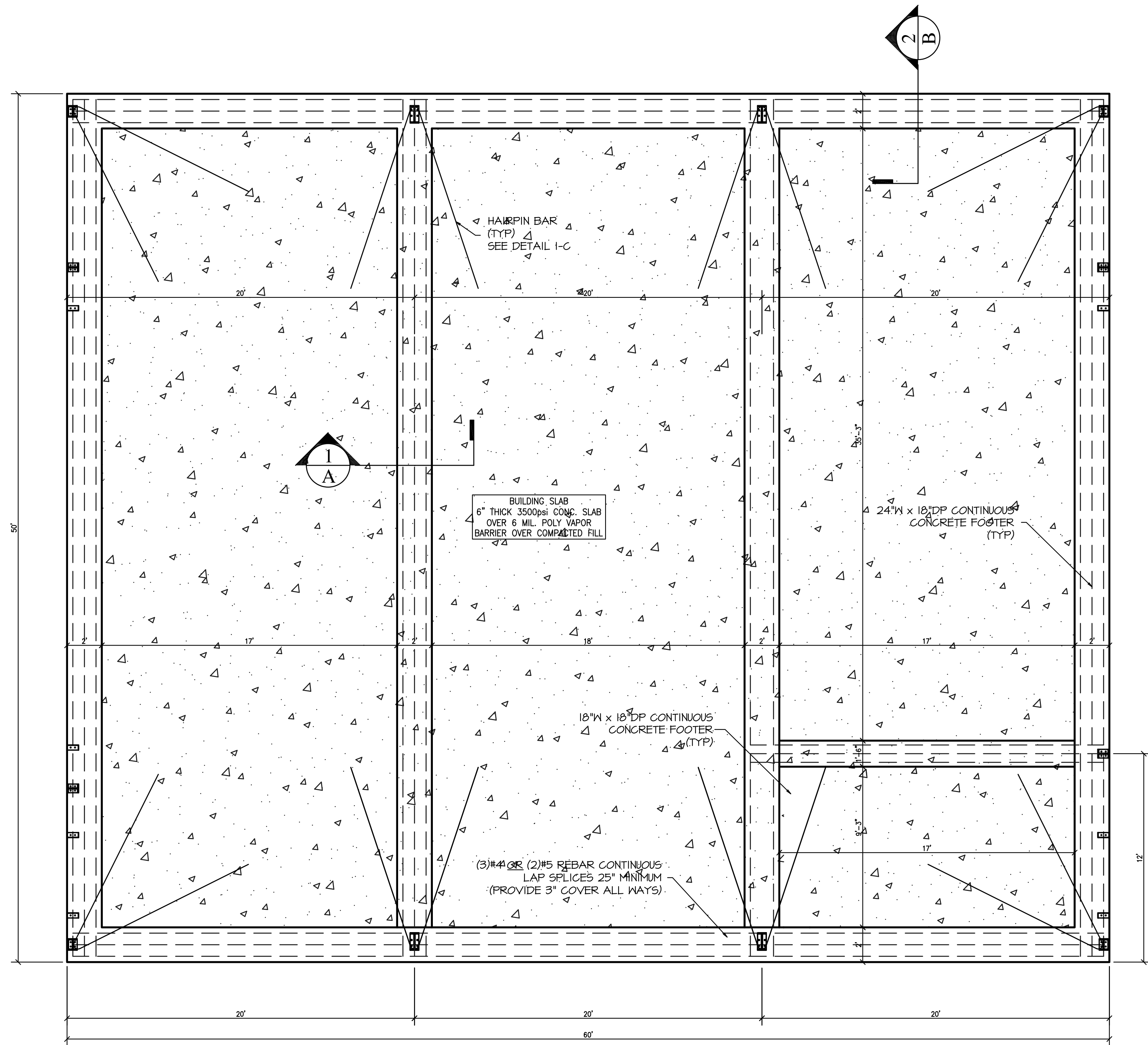
THE CONTRACTOR SHALL SUBMIT DRAWINGS SHOWING THE PROPOSED CONSTRUCTION JOINT LOCATION AND CASTING SEQUENCE TO THE STRUCTURAL ENGINEER FOR REVIEW TWO WEEKS (MINIMUM) PRIOR TO THE INTENDED POUR DATE.

PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS PRIOR TO PLACING CONCRETE. DO NOT CUT ANY REINFORCEMENT WHICH MAY CONFLICT. CORE DRILLING OF CONCRETE IS NOT ALLOWED UNLESS SHOWN OR AUTHORIZED BY THE STRUCTURAL ENGINEER. SUBMIT A PROPOSED LAYOUT OF ANY CONDUITS THAT ARE TO BE PLACED WITHIN A SLAB THICKNESS FOR THE STRUCTURAL ENGINEER TO REVIEW.

NO CHLORIDE ADMIXTURES SHALL BE ADDED TO THE CONCRETE WITHOUT THE STRUCTURAL ENGINEER'S APPROVAL.

ALL CONCRETE PERMANENTLY EXPOSED TO THE WEATHER SHALL BE INSTALLED IN ACCORDANCE SECTION 1904.4.1 OF THE IBC 2012 EDITION WITH NORTH CAROLINA AMENDMENTS.

CONCRETE SHALL NOT BE ALLOWED TO REMAIN IN A CONCRETE TRUCK LONGER THAN 90 MINUTES WHEN THE AIR TEMPERATURE IS UNDER 90 DEGREES OR 60 MINUTES WHEN THE AIR TEMPERATURE IS ABOVE 90 DEGREES.

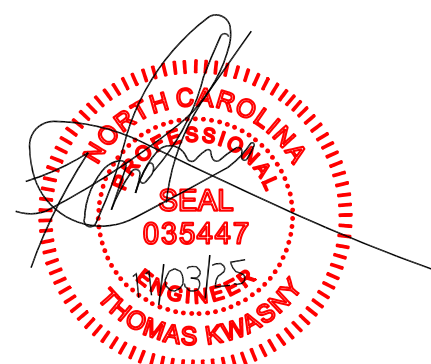


PLAN VIEW 1-A
PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

Notes:

- * THIS SLAB ON GROUND DESIGN IS IN ACCORDANCE WITH ACCEPTABLE ENGINEERING PRACTICES FOR THE PROJECT SPECIFICALLY STATED ON THESE PLANS. THESE PLANS MAY NOT BE USED FOR ANY OTHER LOCATION.
- * THIS SLAB ON GRADE HAS BEEN DESIGNED TO CONTROL TEMPERATURE AND SHRINKAGE CRACKS. INITIALLY, IT MAY SUSTAIN SHRINKAGE AND TEMPERATURE CRACKS DURING NORMAL CONCRETE CURING.
- * ALL DIMENSIONS, DROPS, OFFSETS, OPENINGS, INSERTS, ETC., SHALL BE VERIFIED BY THE BUILDER PRIOR TO PLACEMENT OF THE SLAB-ON-GRADE.
- * CONCRETE SHALL NOT BE INSTALLED IN RAINY WEATHER NOR AT TEMP. BELOW 40° F NOR IN OTHER ADVERSE WEATHER.

ENGINEER SEAL

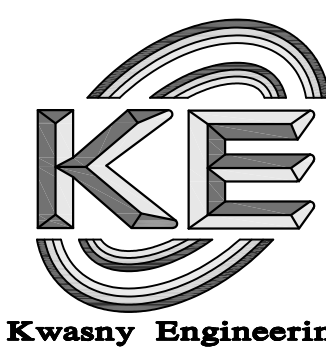


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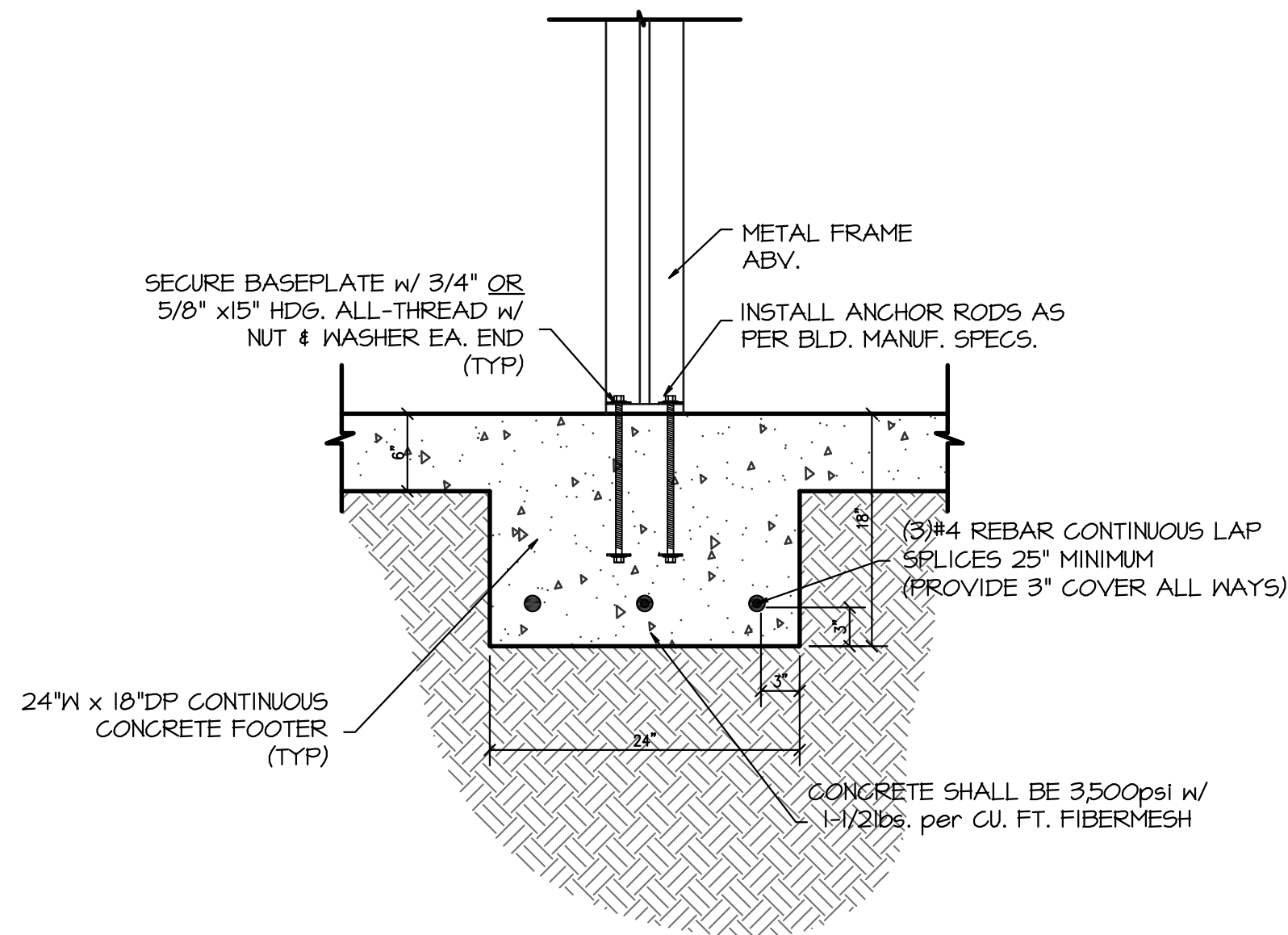
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Metal Storage Building
Kitty Hawk Grading LLC
Lot 26, Freedom Business Park

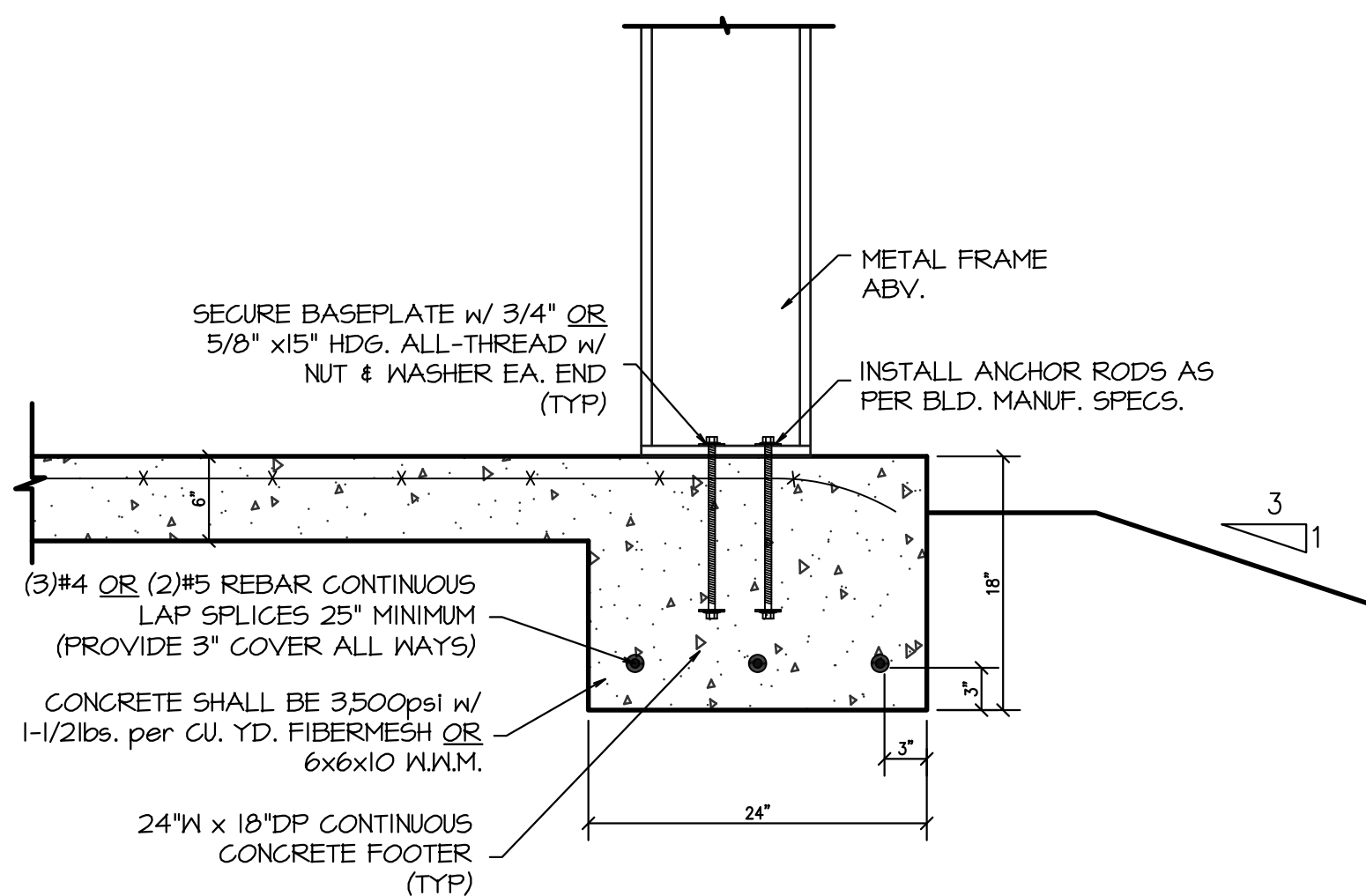
Location:
110 Peace Court
Polplar Branch Township Currituck County North Carolina

APPROVALS	DATE	PROJECT NUMBER	SHEET NO.
Drawn: D. NEFF	11/03/25	240244	A2 OF 4
Checked: T. Kwasny	11/03/25		
Engineer: T. Kwasny	11/03/25		

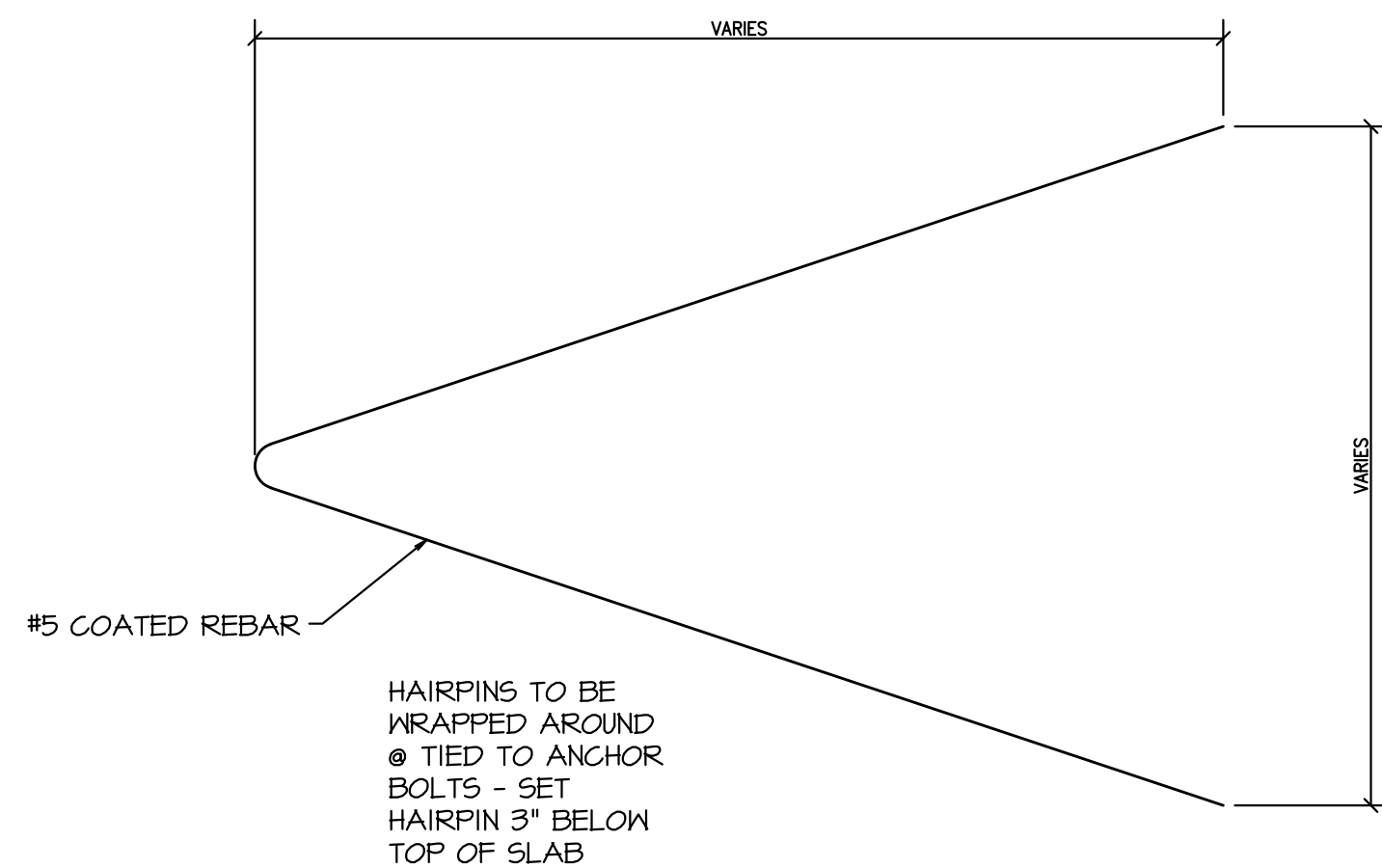
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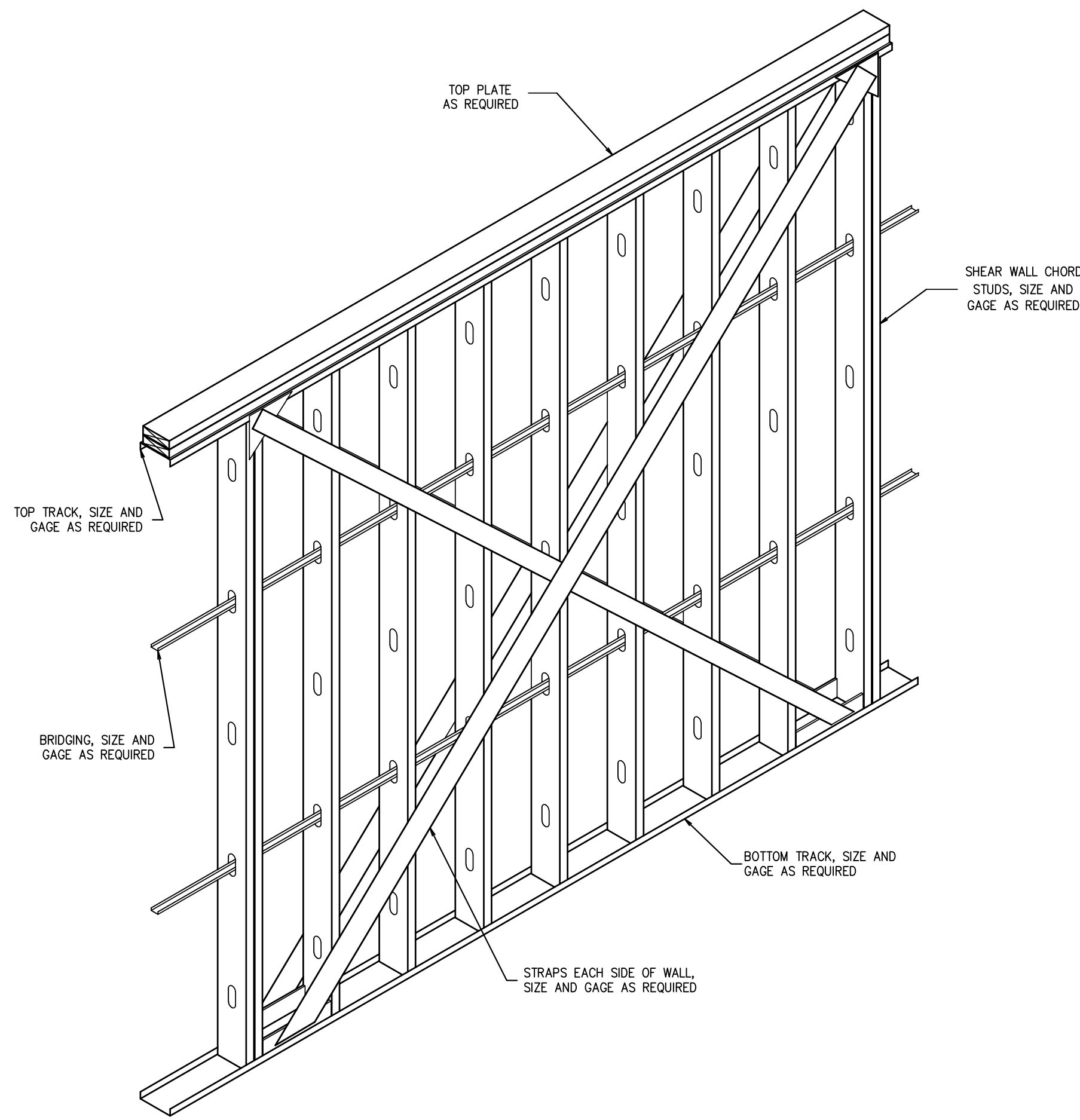
DETAIL 1-A
INTERIOR FOOTER DETAIL
SCALE: 1" = 1'-0"



DETAIL 2-B
EXTERIOR FOOTER DETAIL
SCALE: 1" = 1'-0"

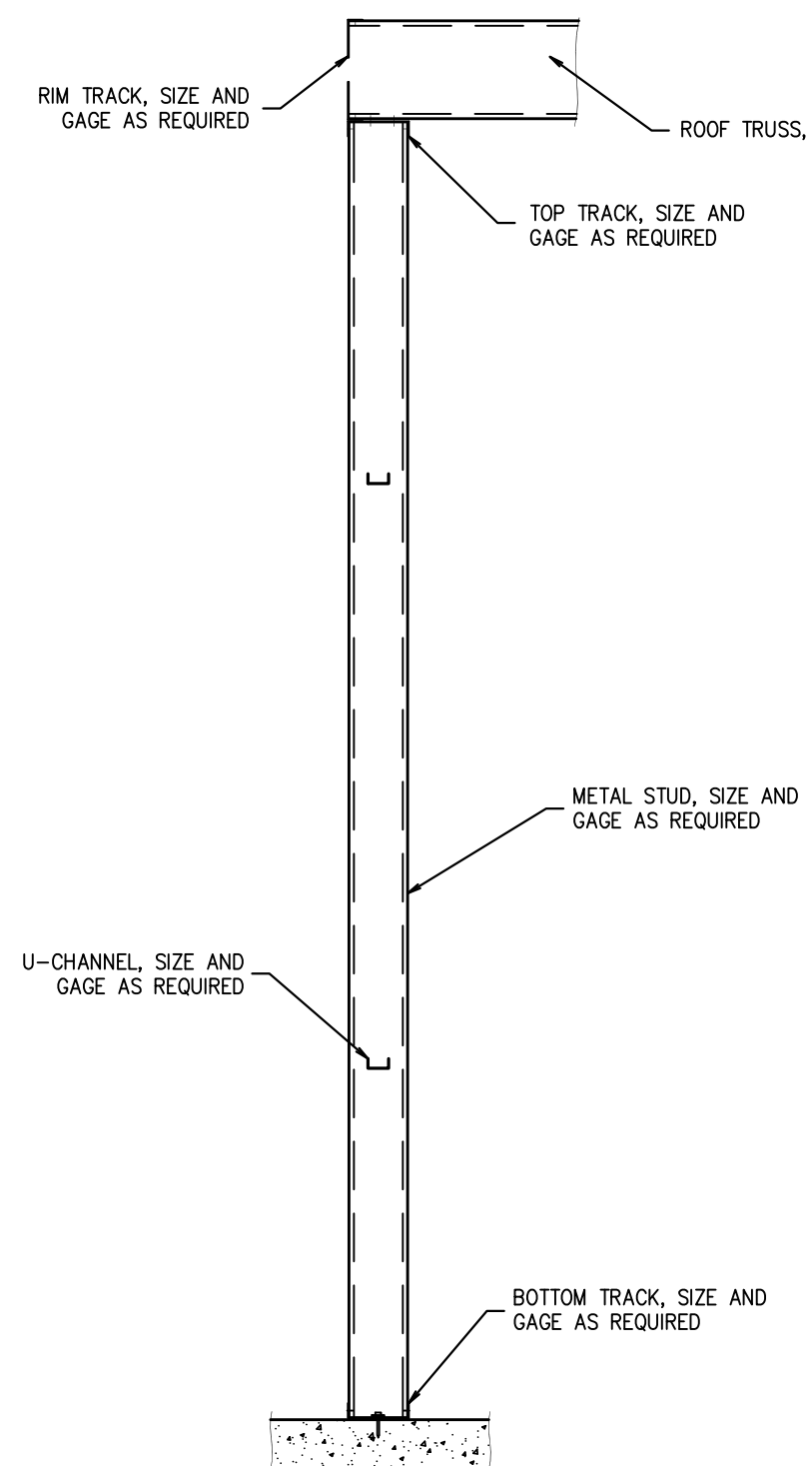


DETAIL 1-C
HAIRPIN DETAIL
SCALE: 1/2" = 1'-0"



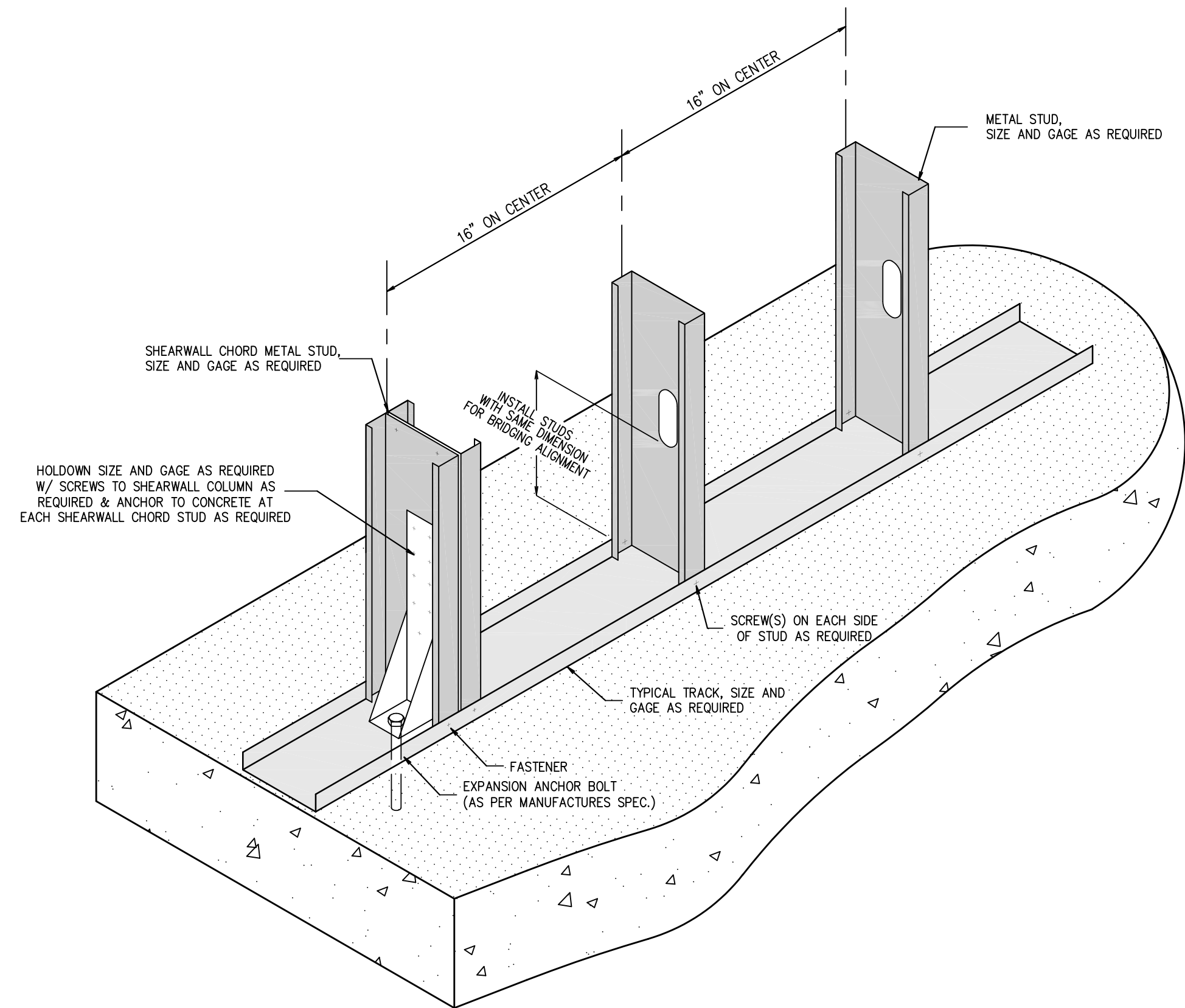
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NO SCALE



TYPICAL WALL SECTION

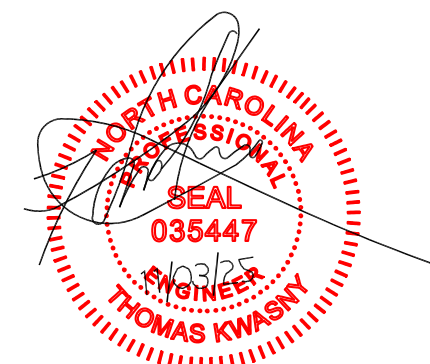
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METAL STUD DETAIL

NO SCALE

ENGINEER SEAL

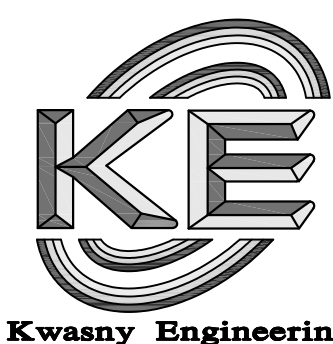


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Metal Storage Building Kitty Hawk Grading LLC Lot 26, Freedom Business Park

Location:
110 Peace Court
Polplar Branch Township Currituck County North Carolina

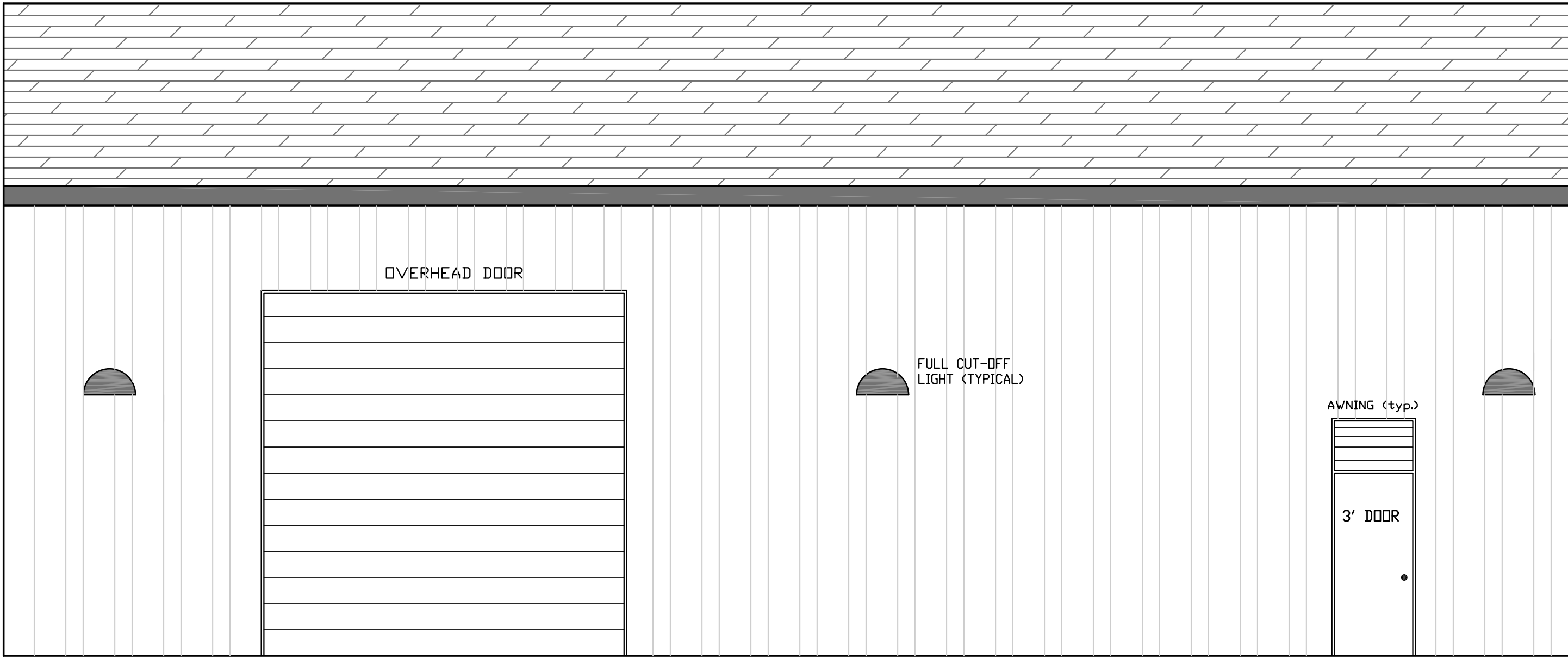
APPROVALS
Drawn: D. NEFF
Checked: T. KWASNY
Engineer: T. KWASNY

DATE
11/03/25
11/03/25
11/03/25

PROJECT NUMBER
240244

SHEET NO.
A3 OF **4**

240244



Front Elevation
SCALE: 1/4" = 1'-0"

ENGINEER SEAL	Kwasny Engineering PLLC Civil Engineering and Land Planning Consultants Firm Certification# P-2744 198 Augusta Drive Grandy, NC. 27939 CELL: 757-705-0585E-Mail: Kwasny@kwasnyeng.com OFFICE: 757-435-4893E-Mail: Dneff@kwasnyeng.com	Kwasny Engineering COPYRIGHT © 2025 THIS DOCUMENT IS THE PROPERTY OF KWASNY ENGINEERING AND MAY NOT BE USED REPRODUCED OR ADAPTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER. COPIES MAY BE PRODUCED.	Metal Storage Building Kitty Hawk Grading LLC Lot 26, Freedom Business Park Location: 110 Peace Court Polplar Branch Township Currituck County North Carolina		PROJECT NUMBER 240244	SHEET NO. A4 OF 4
			APPROVALS Drawn: D. NEFF Checked: T. KWASNY Engineer: T. KWASNY DATE 11/03/25 11/03/25 11/03/25			

Sheet Index

- C1 Pre-Development / Existing Conditions
- C2 Site and Utility Plan
- C3 Grading and Drainage Plan
- C4 Landscape Plan
- C5 Lighting Plan

EROSION AND SEDIMENT CONTROL

MAINTENANCE NOTES

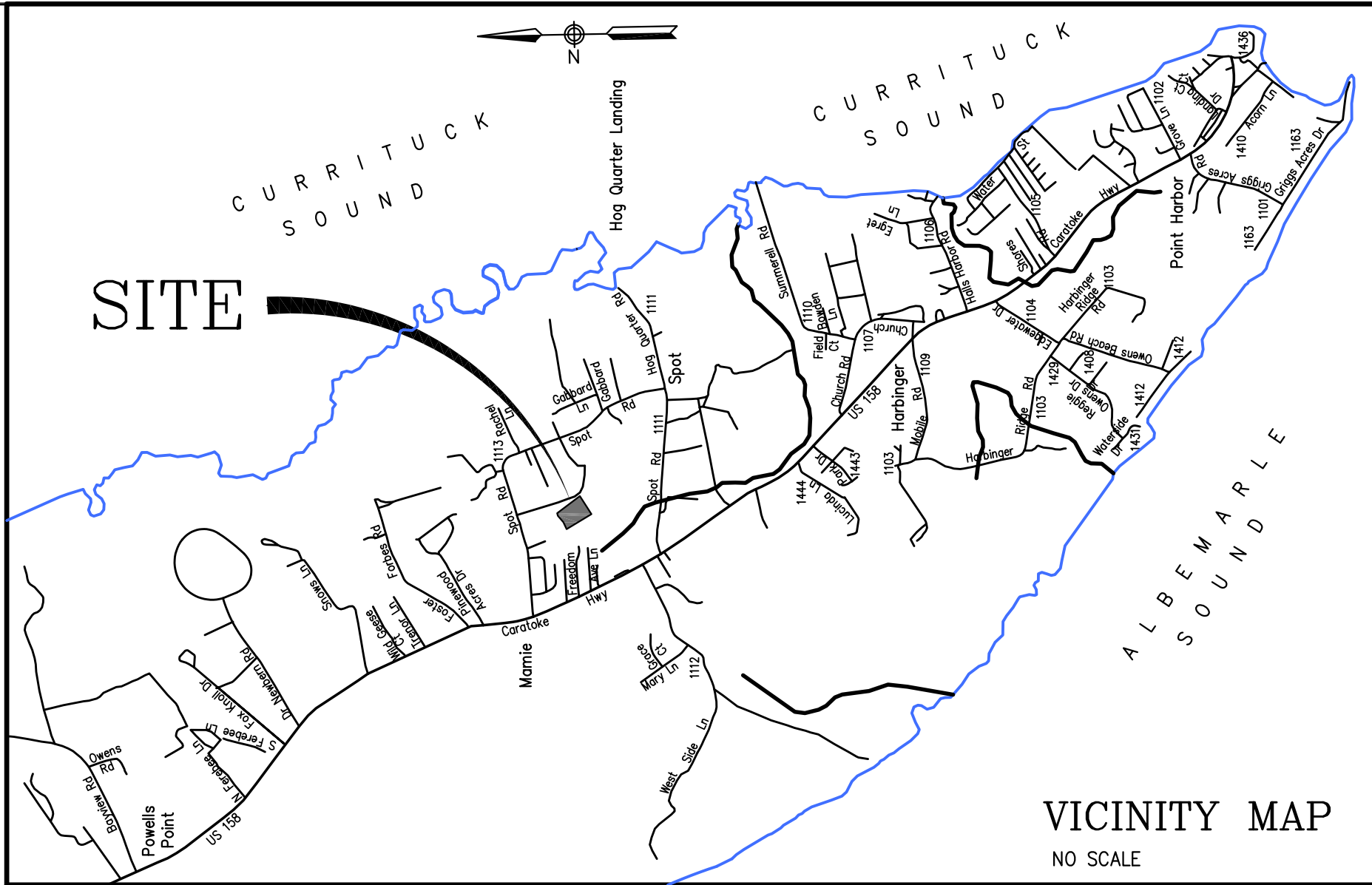
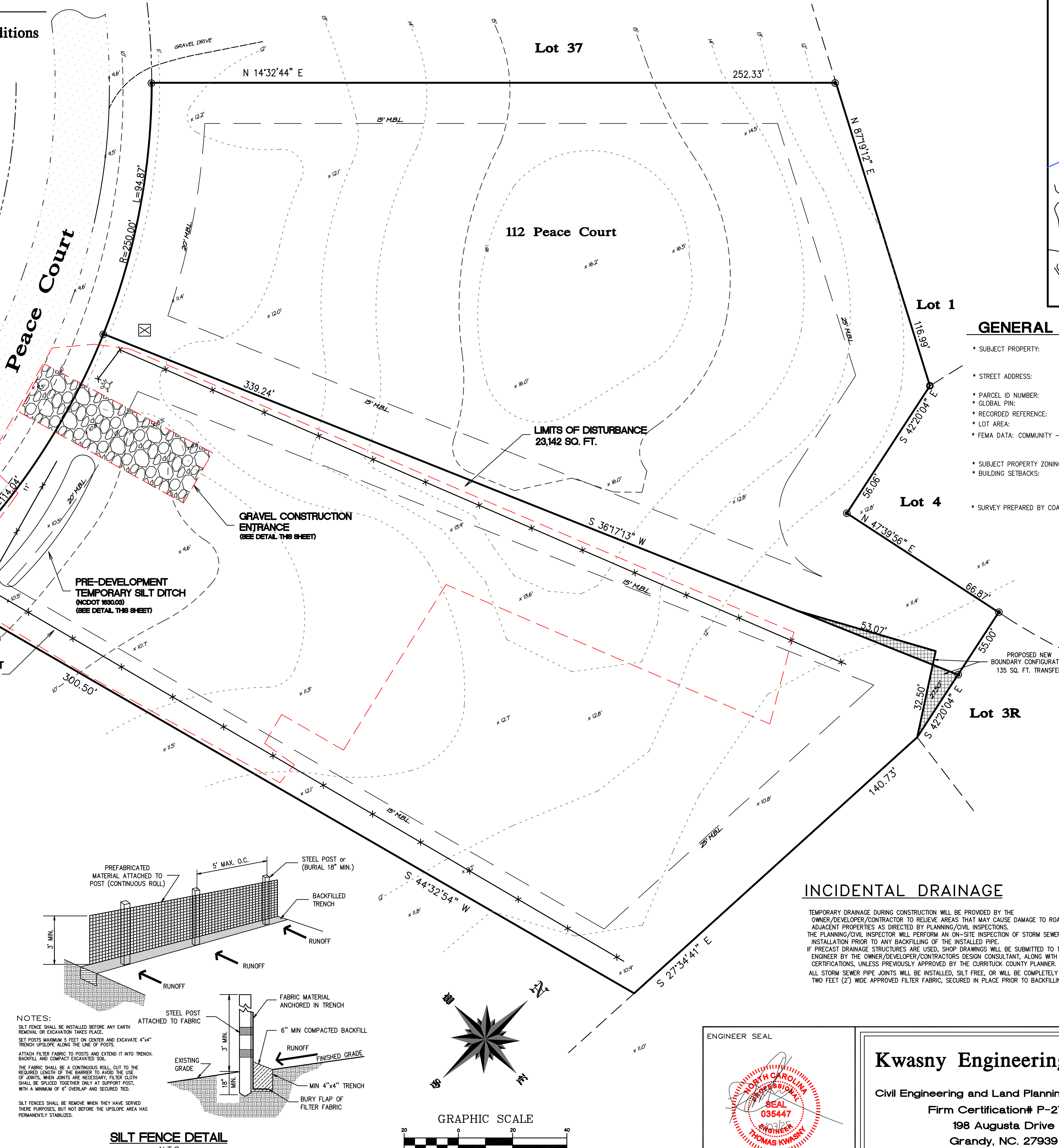
- 1.) PERIODICALLY CHECK ALL GRADED AREAS AND THE SUPPORTING EROSION AND SEDIMENTATION CONTROL PRACTICES, ESPECIALLY AFTER HEAVY RAINFALLS. PROMPTLY REMOVE ALL SEDIMENT FROM DIVERSIONS AND OTHER WATER- DISPOSAL PRACTICES. IF WASHOUTS OR BREAKS OCCUR, REPAIR THEM IMMEDIATELY. PROMPT MAINTENANCE OF SMALL ERODED AREAS BEFORE THEY BECOME SIGNIFICANT GULLIES IS AN ESSENTIAL PART OF AN EFFECTIVE EROSION AND SEDIMENTATION CONTROL PLAN.
- 2.) ALL EROSION AND SEDIMENT CONTROL MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR DURING CONSTRUCTION PHASE AND THE PROPERTY OWNER THEREAFTER.
- 3.) PROVIDE A GROUND COVER (TEMPORARY OR PERMANENT) ON EXPOSED SLOPES WITHIN 21 CALENDAR DAYS FOLLOWING COMPLETION OF ANY PHASE OF GRADING; AND A PERMANENT GROUND COVER FOR ALL DISTURBED AREAS WITHIN 15 WORKING DAYS OR 90 CALENDAR DAYS (WHICHEVER IS SHORTER) FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.

THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION-CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL, WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.

SOIL EROSION + SEDIMENT

CONTROL PLAN NOTES:

- 1.) OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
- 2.) FLAG AND/OR ROUGH STAKE WORK LIMITS.
- 3.) HOLD PRECONSTRUCTION CONFERENCE (OWNER, CONTRACTOR, ENGINEER, AND APPROPRIATE GOVERNMENT OFFICIALS) AT LEAST ONE WEEK PRIOR TO START OF CONSTRUCTION ACTIVITIES.
- 4.) INSTALL SILT AND SAND FENCING @ LOCATIONS SHOWN ON PLAN
- 5.) COMPLETE CLEARING AND GRUBBING PROCEDURES.
- 6.) GRADE SITE ACCORDING TO PLAN
- 7.) ALL EROSION SEDIMENT CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER HEAVY RAINFALL EVENTS. NEEDED REPAIRS WILL BE MADE IMMEDIATELY.
- 8.) NO DEBRIS WILL BE BURIED ON THIS SITE.
- 9.) ALL EROSION AND SEDIMENT CONTROL, STORMWATER MANAGEMENT AND DRAINAGE DESIGN SHALL BE IN ACCORDANCE WITH THE NORTH CAROLINA SEDIMENT AND STORMWATER REGULATIONS AND WITH THE CURRITUCK COUNTY CODE.
- 10.) EXISTING UTILITIES ARE IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE GOVERNING UTILITY COMPANIES (3) THREE DAYS PRIOR TO CONSTRUCTION IN ORDER TO VERIFY THE UTILITY LOCATIONS IN THE FIELD.
- 11.) THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO THEM DUE TO HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT HIS EXPENSE.
- 12.) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS, INSURANCE, BONDS, ETC. REQUIRED BY LOCAL, STATE AND/ OR FEDERAL AGENCIES NECESSARY FOR CONSTRUCTION.
- 13.) PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- 14.) PROPOSED AREA TO BE DISTURBED IS (+/- 22,865 SQ. FT.)
- 15.) ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITHIN THIRTY DAYS OF LAND DISTURBING ACTIVITIES. IF SAID ACTIVITIES OCCUR OUTSIDE THE PERMANENT VEGETATION SEEDING DATES (APR. 1- SEP.30) THEN TEMPORARY VEGETATION SEEDING SPECIFICATIONS SHALL BE FOLLOWED FOR PLANTING UNTIL THE NEXT APPROPRIATE PERMANENT SEEDING PERIOD, AT WHICH TIME PERMANENT VEGETATION SHALL BE ESTABLISHED ACCORDING TO PERMANENT VEGETATION SEEDING SPECIFICATIONS (SEE PERM. & TEMP. SEEDING SPEC'S THIS SHEET.)
- 16.) IF EXCESSIVE WIND EROSION OR STORMWATER RUNOFF EROSION DEVELOPS DURING CONSTRUCTION IN ANY LOCATION ON THE PROJECT, ADDITIONAL SAND OR SILT FENCING SHALL BE INSTALLED AS DIRECTED BY ENGINEER SO AS TO PREVENT DAMAGE TO ADJACENT PROPERTY. SEE SAND AND SILT FENCE DETAIL THIS SHEET.
- 17.) SOIL EROSION AND SEDIMENTATION CONTROLS TO BE INSPECTED, MAINTAINED AND REPAIRED AS NECESSARY UNTIL PERMANENT CONTROLS ARE ESTABLISHED PER CONSTRUCTION SCHEDULE.
- 18.) THE TEMPORARY EROSION CONTROL SILT DITCHES WILL BE REMOVED TO ORIGINAL SOIL CONDITION, SILT TO BE STOCKPILED AND DRIED AND USED IN FINAL GRADING IN PLANTED AREAS



GENERAL NOTES:

- * SUBJECT PROPERTY: LOT 26 CURRITUCK INDUSTRIAL PARK POPLAR BRANCH TOWNSHIP, CURRITUCK COUNTY, NC
- * STREET ADDRESS: 110 Peace Court Currituck County, North Carolina
- * PARCEL ID NUMBER: 124E00000360000
- * GLOBAL PIN: 9836-60-5046
- * RECORDED REFERENCE: D.B. 1792, Pg. 134 P.C. J. SL. 47
- * LOT AREA: 42,932 SQ. FT. (Survey)
- * FEMA DATA: COMMUNITY - CURRITUCK COUNTY FIRM ZONE - X FLOOD ZONES SUBJECT TO CHANGE BY FEMA
- * SUBJECT PROPERTY ZONING: LI (LIGHT INDUSTRIAL)
- * BUILDING SETBACKS: FRONT - 20' SIDE - 15' REAR - 25'
- * SURVEY PREPARED BY COASTAL SURVEYING PLLC

Seeding Specifications

PERMANENT VEGETATION

SEEDING DATES: APRIL 1- SEPT 30

SEED MIXTURE	APPLICATION RATES/ACRE
BAHIA	50 LBS.
COMMON BERMUDA (UNHULLED)	50 LBS.
GERMAN MILLETT	15 LBS.
FESCUE	20 LBS.

FERTILIZER 26-13-13 @ 500 LB./ACRE

MULCH APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

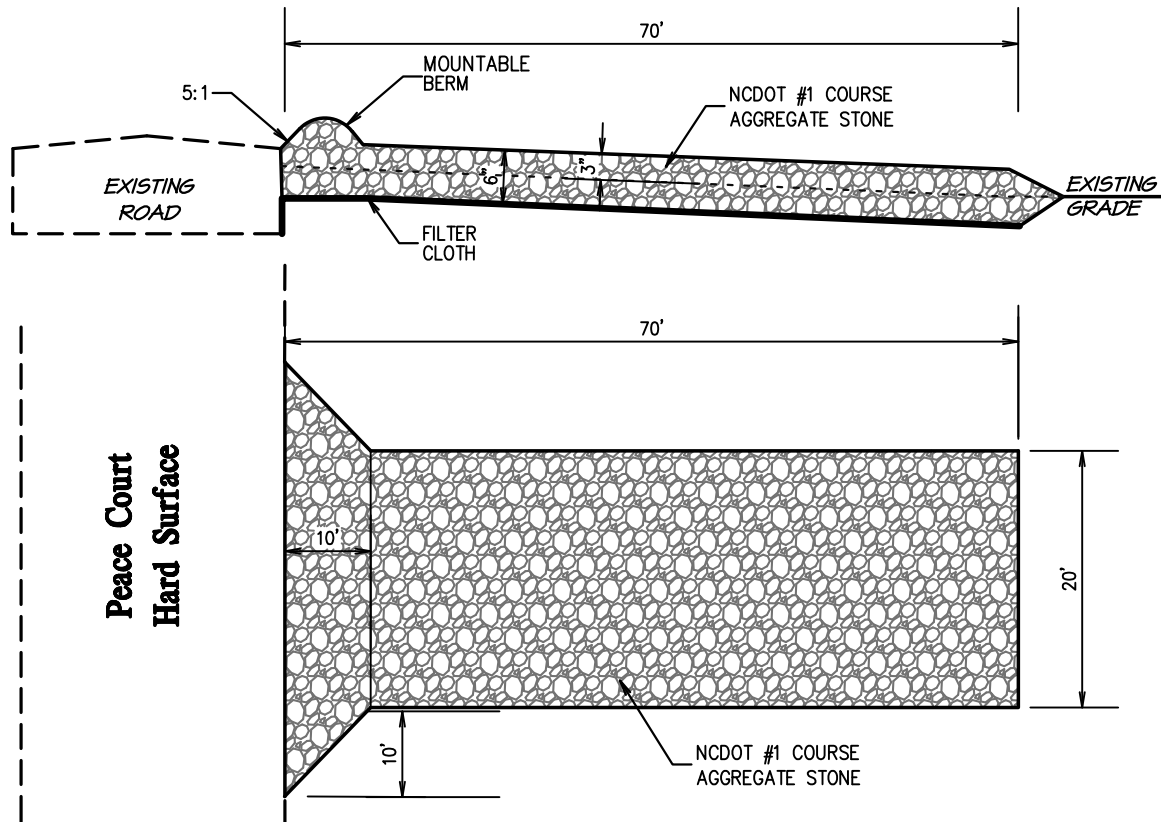
BEACH GRASS SPRIG AT 6" O.C.

GENERAL: FERTILIZER RATES SHOWN ARE GENERAL RECOMMENDATIONS; FREQUENCY AND AMOUNT OF FERTILIZATION CAN BEST BE DETERMINED THROUGH SITE SPECIFIC SOIL TESTING.

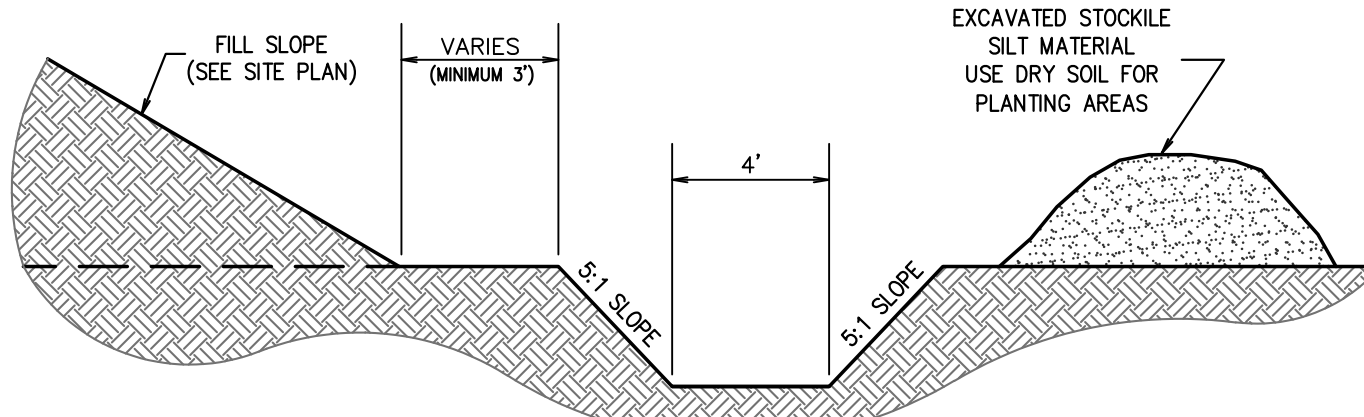
SATISFACTORY STABILIZATION AND EROSION CONTROL REQUIRES A COMPLETE VEGETATIVE COVER EVEN SMALL BREACHES IN VEGETATIVE COVER CAN EXPAND RAPIDLY IF LEFT UNATTENDED. A SINGLE HEAVY RAIN IS OFTEN SUFFICIENT TO GREATLY ENLARGE BARE SPOTS, AND THE LONGER REPAIRS ARE DELAYED THE MORE COSTLY THEY BECOME. PROMPT ACTION WILL KEEP SEDIMENT LOSS AND REPAIR COST DOWN. NEW SEEDLINGS SHOULD BE INSPECTED FREQUENTLY AND MAINTENANCE PERFORMED AS NEEDED. IF FILLS AND GULLIES DEVELOP THEY MUST BE FILLED, RE-SEED, AND MULCHED AS SOON AS POSSIBLE. DIVERSIONS MAY BE NEEDED UNTIL NEW PLANTS TAKE HOLD.

MAINTENANCE REQUIREMENTS EXTEND BEYOND THE SEEDING PHASE WEAK OR DAMAGED SPOTS MUST BE RELIMED, FERTILIZED, MULCHED AND RE-SEED AS PROMPTLY AS POSSIBLE. RE-FERTILIZATION MAY BE NEEDED TO MAINTAIN PRODUCTIVE STANDS.

ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED ACCORDING TO THE FOLLOWING SPECIFICATIONS:



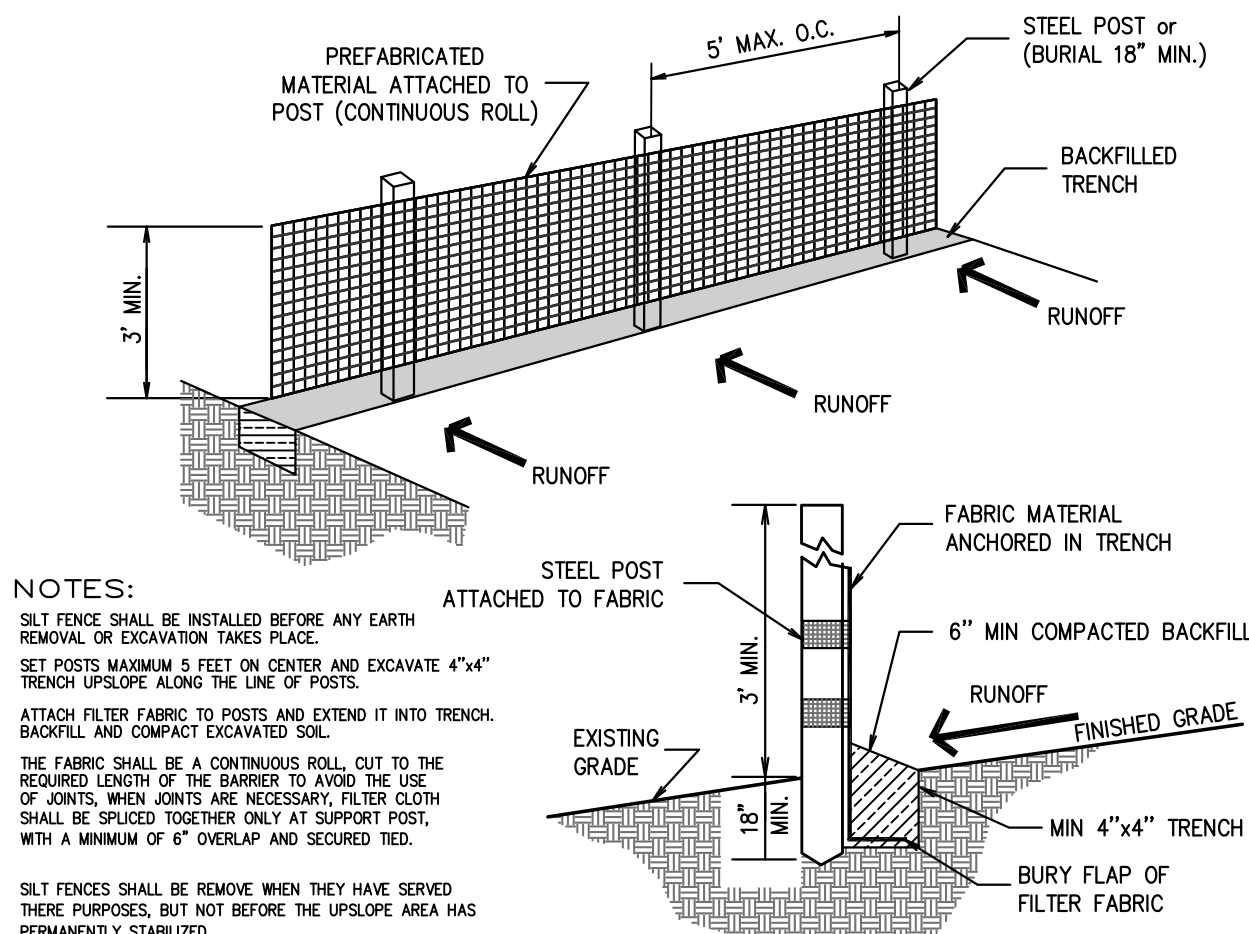
PROPOSED GRAVEL CONSTRUCTION ENTRANCE (IF EXISTING CONCRETE DRIVEWAY DEEMED UNUSABLE) N.T.S.



TEMPORARY SILT DITCH N.T.S.

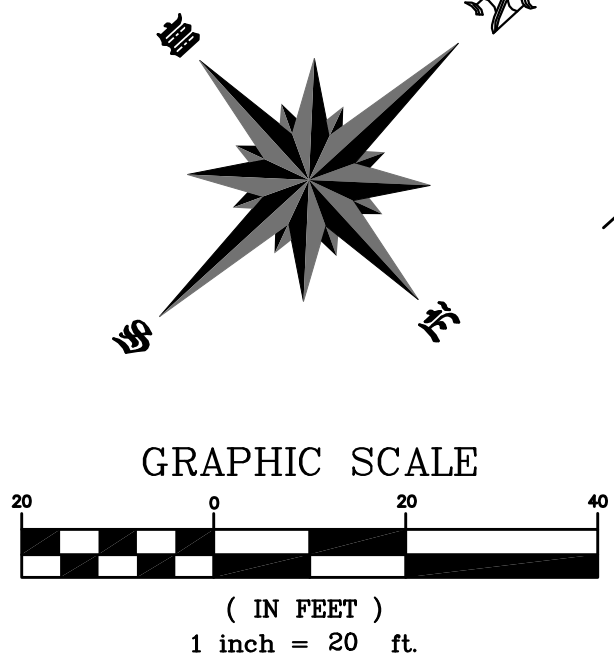
INCIDENTAL DRAINAGE

TEMPORARY DRAINAGE DURING CONSTRUCTION WILL BE PROVIDED BY THE OWNER/DEVELOPER/CONTRACTOR TO RELIEVE AREAS THAT MAY CAUSE DAMAGE TO ROADWAYS AND/OR ADJACENT PROPERTIES AS DIRECTED BY PLANNING/CIVIL INSPECTIONS. THE PLANNING/CIVIL INSPECTOR WILL PERFORM AN ON-SITE INSPECTION OF STORM SEWER PIPE INSTALLATION PRIOR TO ANY BACKFILLING OF THE INSTALLED PIPE. IF PRECAST DRAINAGE STRUCTURES ARE USED, SHOP DRAWINGS WILL BE SUBMITTED TO THE DESIGN ENGINEER BY THE OWNER/DEVELOPER/CONTRACTORS DESIGN CONSULTANT, ALONG WITH THE PROPER CERTIFICATIONS, UNLESS PREVIOUSLY APPROVED BY THE CURRITUCK COUNTY PLANNER. ALL STORM SEWER PIPE JOINTS WILL BE INSTALLED, SILT FREE, OR WILL BE COMPLETELY WRAPPED WITH TWO FEET (2') WIDE APPROVED FILTER FABRIC, SECURED IN PLACE PRIOR TO BACKFILLING.



SILT FENCE DETAIL N.T.S.

NOTES: SILT FENCE SHALL BE INSTALLED BEFORE ANY EARTH REMOVAL OR EXCAVATION TAKES PLACE. SET POSTS MAXIMUM 5 FEET ON CENTER AND EXCAVATE 4"x4" TRENCH UPSLOPE ALONG THE LINE OF POSTS. ATTACH FILTER FABRIC TO POSTS AND EXTEND IT INTO TRENCH. THE FABRIC SHALL BE A CONTINUOUS ROLL, CUT TO THE REQUIRED LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT SUPPORT POST, WITH A MINIMUM OF 6" OVERLAP AND SECURED TIED. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR PURPOSES, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.



ENGINEER SEAL



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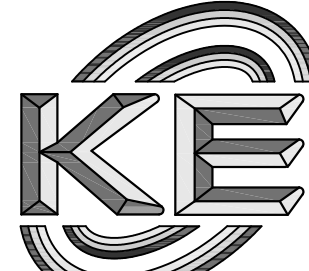
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Pre-Development / Existing Conditions
Kitty Hawk Grading LLC
Lot 26, Freedom Business Park

Location:

110 Peace Court

Polplar Branch Township Currituck County North Carolina

APPROVALS DATE

Drawn: D. NEFF 11/03/25
Checked: T. Kwasny 11/03/25
Engineer: T. Kwasny 11/03/25

PROJECT NUMBER

240244

SHEET NO.

C1 of 5

SUBJECT PROPERTY:

LOT 26 CURRITTUCK INDUSTRIAL PARK
POPLAR BRANCH TOWNSHIP, CURRITTUCK COUNTY, NC

* STREET ADDRESS: 110 Peace Court
Currittuck County, North Carolina

* PARCEL ID NUMBER: 124E00000360000
* GLOBAL PIN: 9838-60-5046

* RECORDED REFERENCE: D.B. 1792, Pg. 134 P.C. J. SL. 47
* LOT AREA: 42,932 SQ. FT. (Survey)

* FEMA DATA: COMMUNITY - CURRITTUCK COUNTY
FIRM ZONE -- X
FLOOD ZONES SUBJECT TO CHANGE BY FEMA

* SUBJECT PROPERTY ZONING: LI (LIGHT INDUSTRIAL)

* BUILDING SETBACKS: FRONT -- 20'
SIDE -- 15'
REAR -- 25'

* SURVEY PREPARED BY COASTAL SURVEYING PLLC

* PROPOSED DEVELOPMENT: CONTRACTOR SERVICES WAREHOUSE (STORAGE) 60' x 60'
METAL BUILDING WITH INFRASTRUCTURE AND ASSOCIATED PARKING

* PARKING REQUIREMENTS:

2 EMPLOYEES	2 SPACES
1 SPACE / 2,500 SF	2 SPACES
	4 SPACE REQUIRED
	4 SPACE PROVIDED

* IMPERVIOUS COVERAGE:

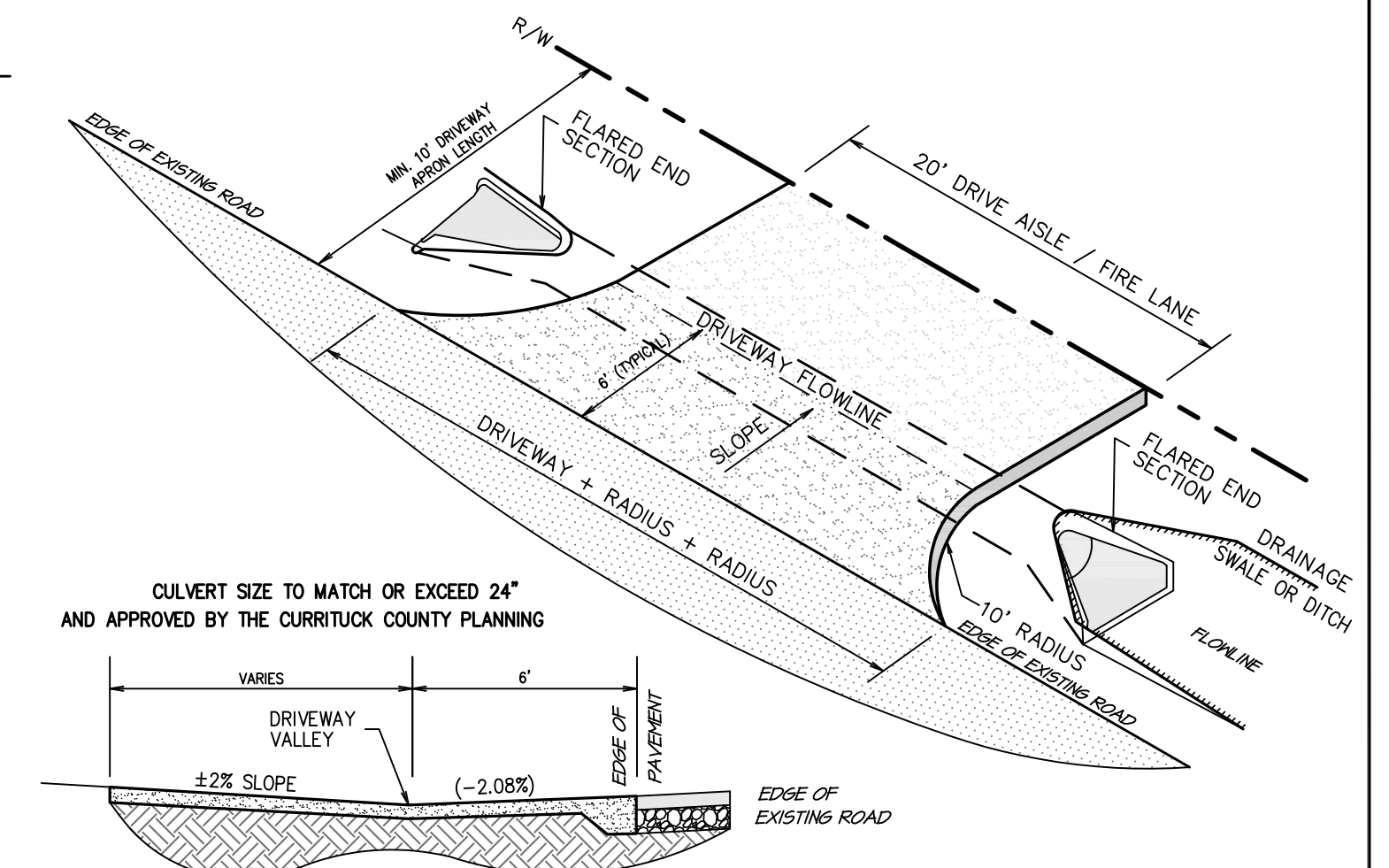
BUILDING	3,224 SQ. FT.
CONCRETE VEHICULAR CIRCULATION AREA	1,256 SQ. FT.
GRAVEL VEHICULAR CIRCULATION AREA	5,365 SQ. FT.
TOTAL IMPERVIOUS COVERAGE	9,845 SQ. FT.
LOT AREA : 9,845/42,932 = 22.93%	

PROPOSED STORAGE WAREHOUSE AREA

PROPOSED GRAVEL VEHICLE CIRCULATION AREA

PROPOSED CONCRETE AREA

PROPOSED PARKING ZONE



1. ALL DRIVEWAYS MUST MEET THE CURRENT TOWN DRIVEWAY REQUIREMENTS AND NCDOT REQUIREMENTS FOR SPACING AND SIGHT DISTANCES and OFFSET FROM PROPERTY LINES AND INTERSECTIONS.
2. DRIVEWAY APRONS SHALL BE CONSTRUCTED OF A MINIMUM 4" THICK 3,000 PSI CONCRETE OR 6" ABC BASE COURSE WITH 2" ASPHALT SURFACE COURSE.
3. DRIVEWAY STREET APPROACH SHALL BE STABILIZED PRIOR TO COMMENCING WITH CONSTRUCTION.

NTS

5" CRUSH AND RUN

5" ABC (NCDOT TYPE "A")

GEOTEXTILE (NCDOT TYPE 2)

Series 1

ETE

N.T.S.

PROPOSED REINFORCED VEHICLE
CIRCULATION AREA (6" 3,000 PSI CONCRETE)

AGGREGATE BASE
4" THICK # 57 STONE

CONCRETE VEHICULAR AREA
N.T.S.

SIGNAGE Requirements

The "Van Accessible" sign is located directly under the blue sign with the white wheelchair symbol. There are two signs for the "Van Accessible" design is a blue sign with a border and white lettering. The design is a white sign with a border and green lettering. There are 12 by 6-inch aluminum signs. The first design is seen

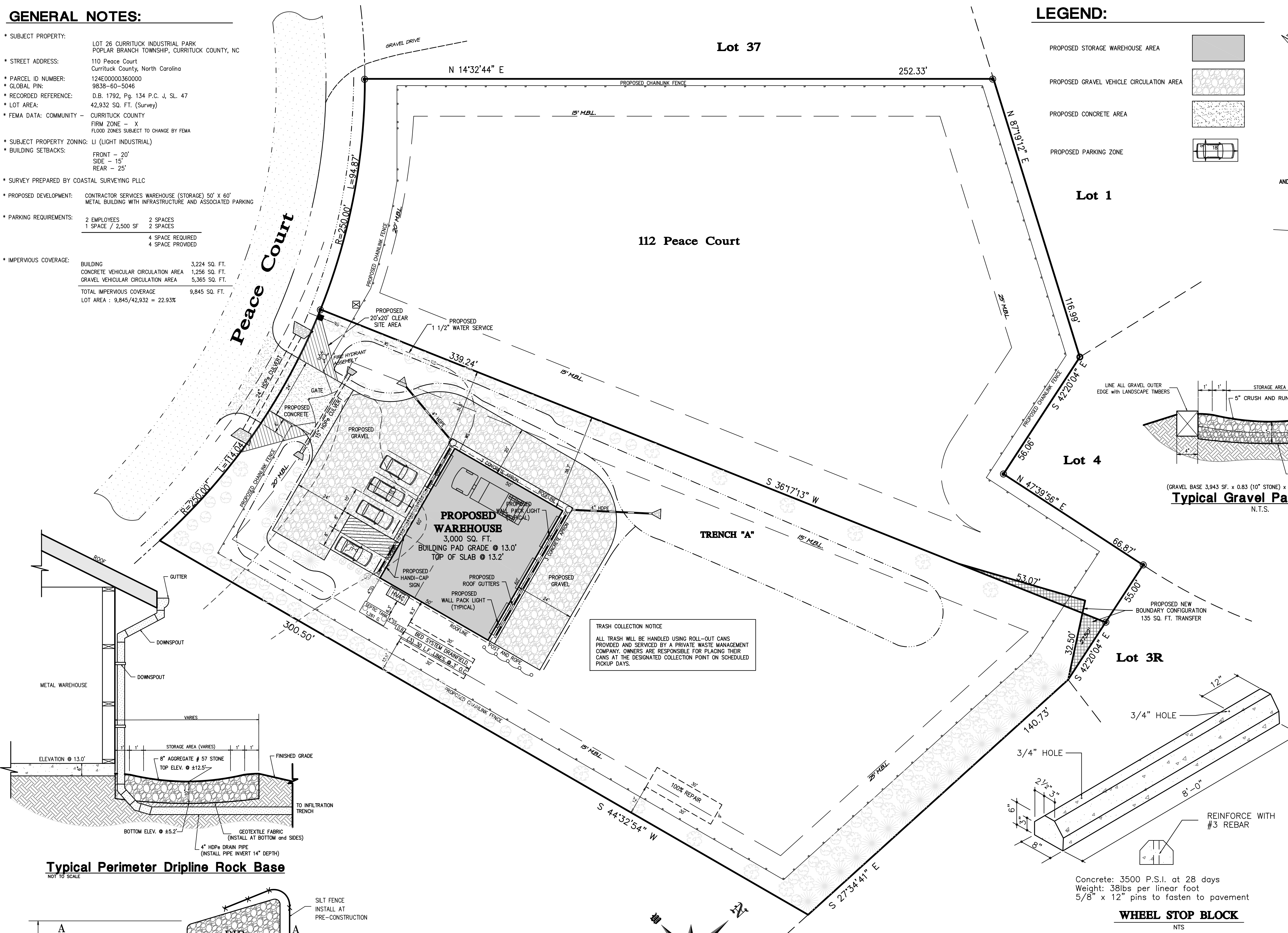
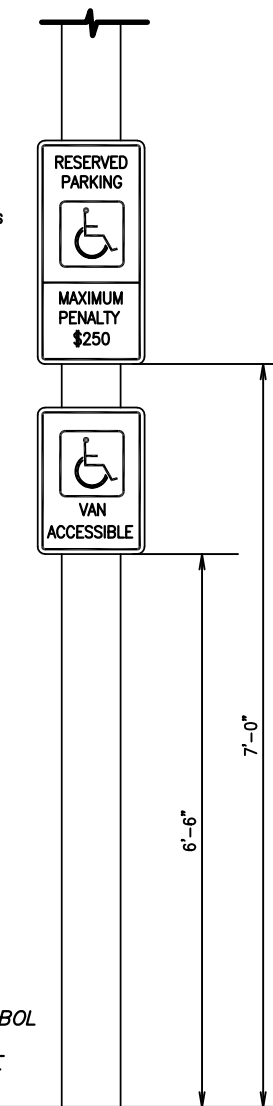
North Carolina's Van Accessible Laws

North Carolina law mandates that at least one in every eight handicapped-designated parking spaces must be accessible. The "Van Accessible" spaces must be in the same area as the standard handicapped-accessible aisles and must be 96 inches wide, slightly wider than the standard handicapped space. The handicapped sign must be mounted exactly at 7 feet high and the "Van Accessible" supplement must be mounted at 6 feet, 6 inches. The vertical clearance height requirement for "Van Accessible" spaces, outside of parking decks or other covered parking is 114 inches.

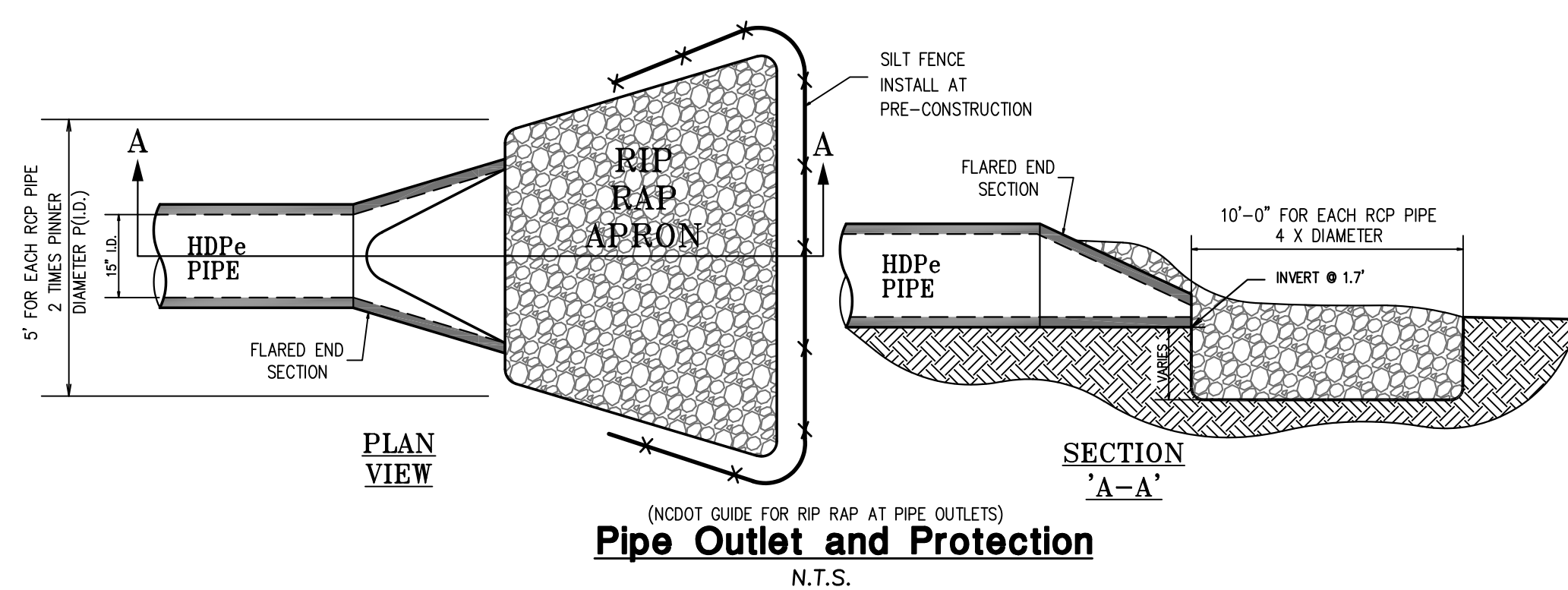
Federal Parking Laws for the Handicapped

* The Americans with Disabilities Act of 1990 provides many accommodations for citizens who are disabled. In the area of public parking, the ADA established clear rules for how convenient spaces are to be provided. The number of handicapped spaces that must be provided is proportional to the total number of spaces available in the lot, that is 1 handicapped space out of every 25 spaces. Therefore, if the building has 1 to 25 spaces, at least 1 must be handicapped accessible. If there are 26 to 50 spaces, at least 2 must be handicapped accessible and so on.

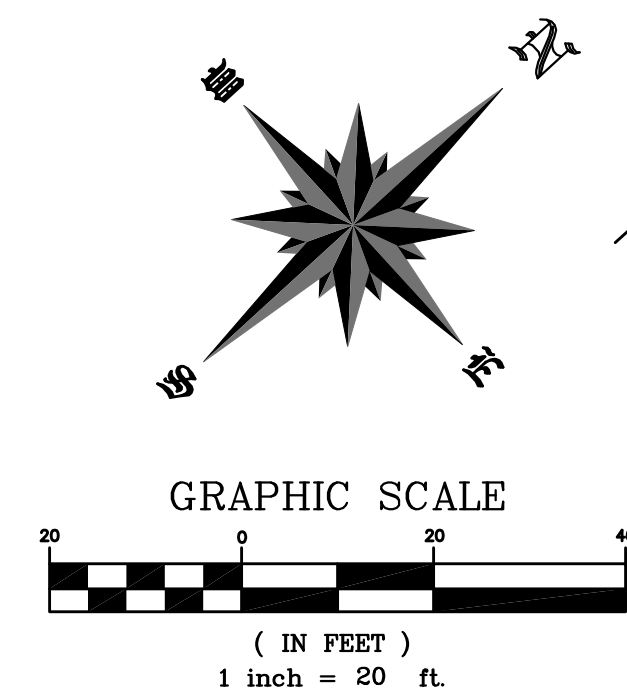
N.T.S.



NOT TO SCALE



N.T.S.

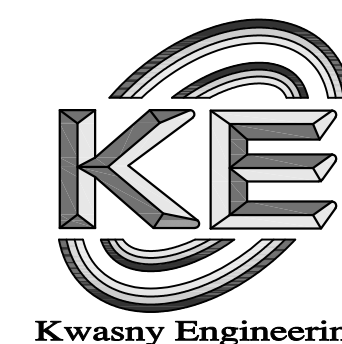


ENGINEER SEAL



Civil Engineering and Land Planning Consultants
Firm Certification# P-2744
198 Augusta Drive
Grandy, NC. 27939

CELL: 757-705-0585 E-Mail: Kwasny@Kwasnyeng.com
OFFICE: 757-435-4893 E-Mail: Dneff@Kwasnyeng.com



Location:
110 Peace Court
 Polplar Branch Township Currituck County North Carolina

APPROVALS		DATE	PROJECT NUMBER 240244	SHEET NO. C2 OF 5
Drawn: D. NEFF		11/03/25		
Checked: T. Kwasny		11/03/25		
Engineer: T. Kwasny		11/03/25		

LANDSCAPE NOTES

- Landscaping shall not be considered to be complete until after 90 days of healthy growth. Contractor shall be responsible to replace all unhealthy or dead landscaping. Contractor shall remain responsible for all replaced landscape with the 90 day healthy growth requirement. Being applicable to all replaced landscaping.
- Dig planting hole no deeper than the root ball height. Excavate hole 2-3 times the width of the root ball diameter.
- Roughen the sides of the planting hole, before placing the tree in the planting hole, prune only dead or broken branches and remove any tree wrap, tape, string, and tags from tree trunk and branches.
- Gently lower the tree into the hole so that the trunk flare is at or slightly above the original grade.
- Backfill 1/3 of the planting hole with original soil to stabilize root ball and keep tree upright.
- Cut and remove top 2/3 of the wire basket. Cut and remove top 2/3 of the burlap from Completely backfill hole with original soil and add soil amendment if needed.
- Create a mulch ring around the tree and a 3-6" high soil and mulch berm at the edge of the hole. Keep mulch away from the trunk.
- Contractor shall be responsible for all plant counts and square footage. If any part of this plan can not be followed due to site conditions contact owner/town prior to commencing work.
- All trees in rows to be aligned unless shown otherwise
- Plant all trees a minimum of 2 feet from any drain lines. The Landscape contractor shall verify the location of all drain lines prior to commencing work.
- Trees are to be a minimum of 3 1/2 feet away from any hardscape such as curbs, walks parking stalls, ect.
- Prior to any excavating to any landscaping purposes, the location of all under ground utilities shall be determined.
- Grass and ground cover. Ground cover shall be placed or planted on all disturbed portions of exposed ground or earth not occupied by natural or other landscape material.
- All dumpster's shall be screened on three sides by a fence. The screening shall exceed the height of the intended container by 12 inches. The opening for the removal of trash pickup shall allow for a clearance of 12 inches on each side of the container and 24 inches at the rear of the container. Design shall be approved by the Department of Public Services, Public Works Division.

Any existing natural landscape shall be preserved whenever possible. Existing natural Landscape that meets minimum requirements may be credited towards the proposed landscape requirements.

Where a vegetative screen is required between two incompatible uses, the perimeter landscape area shall contain one shrub, at least 30 inches high planted 2 1/2 feet on center. The type of shrub used needs to be capable of attaining a height of at least 6 feet at maturity. Plant materials and/or planted berms shall be installed so as to screen the parking areas from adjacent properties and streets.

Within the sight triangle, no plant material, signage or any other obstruction shall interfere with an individual's vehicle sight line. No plant material shall exceed 30 inches in height at maturity; trees shall be trimmed so that branches are at least seven feet above curb level

plants shall be sufficiently sized to ensure screening within three years. Where a vegetative screen is required, plant materials shall be sufficiently sized as practicable to ensure obscurity within three years. Seeding plants may be used where berms or structures are required or where the proposed use is contiguous to a street or vacant land that does not have proposed development in the review process.

LANDSCAPE INVENTORY

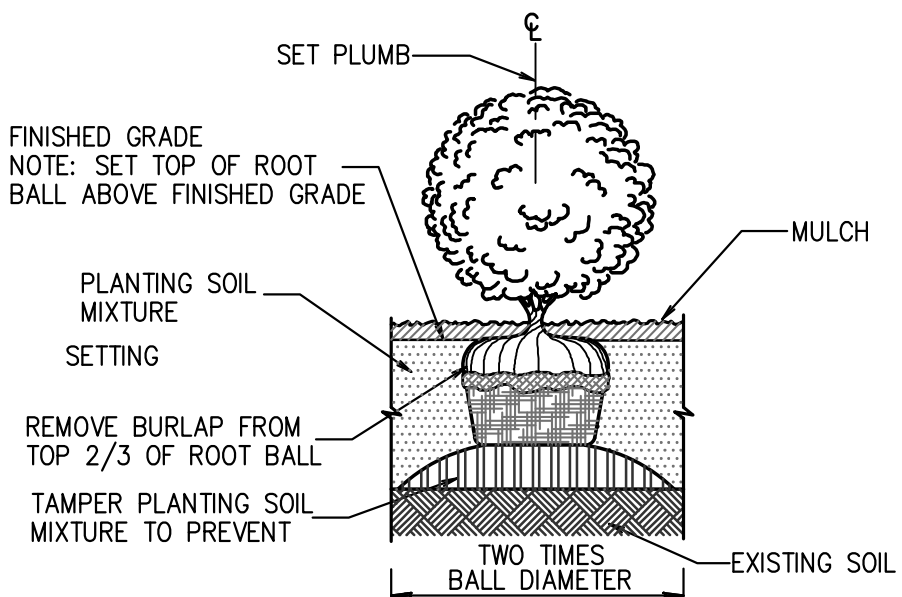
Existing Vegetation: ON SITE INSPECTION SHALL BE REQUIRED TO ENSURE VEGETATION IS ON SITE PARCEL AND MINIMUM PLANTING REQUIREMENTS ARE MET.

Canopy Shade Cover: The percentage of ground covered by a vertical projection of the outermost perimeter of the natural spread of foliage of plants. Small openings within the canopy are included

LANDSCAPE LEGEND:

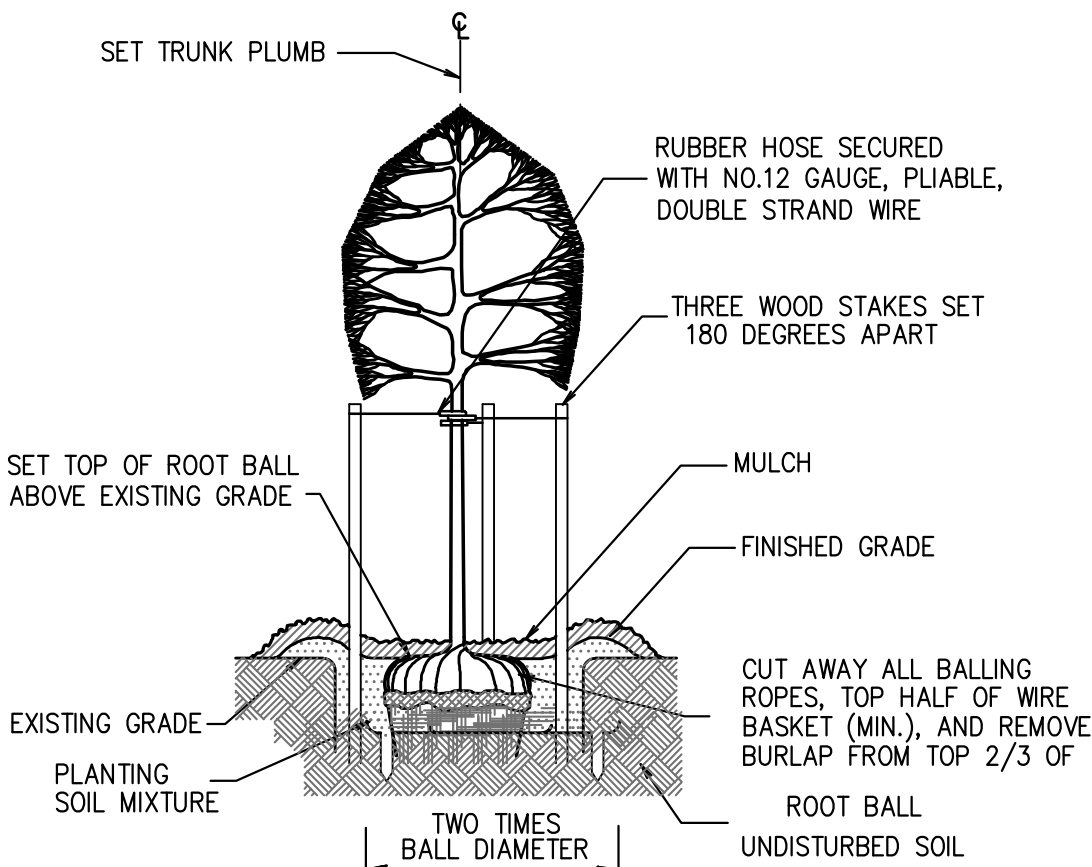
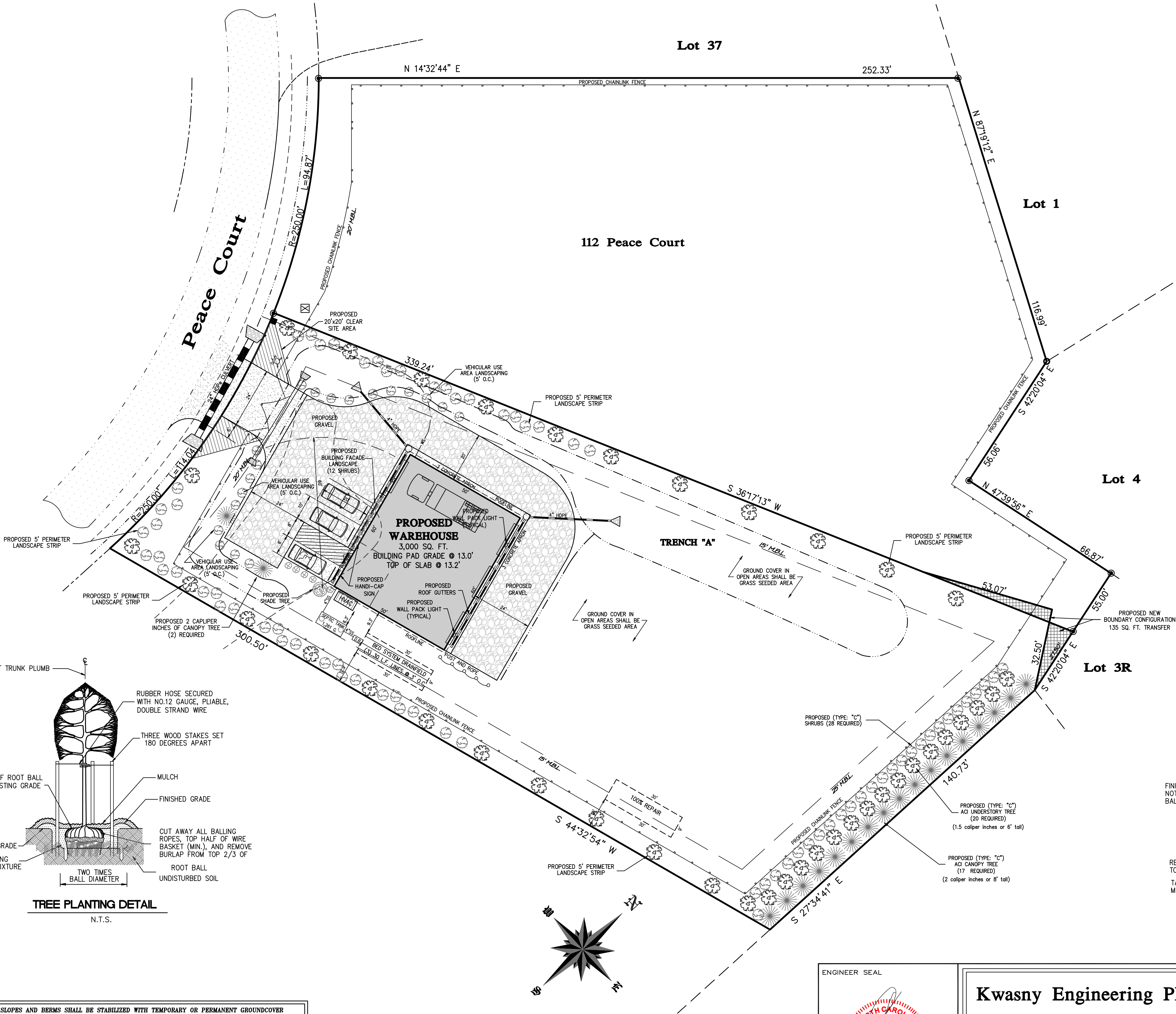
COMMON NAME Botanical Name	HEIGHT	SPREAD	MINIMUM SIZE @ PLANTING	QUANTITY	SYMBOL
NORTHERN MAPLE Acer Platanoides	50' - 100'	20' - 30'	3" Cal. - 8' Ht.	1	
EASTERN RED CEDAR Juniperus Virginiana	15' - 30'	6' - 15'	2" Cal. - 8' Ht.	39	
SHADBLUSH SERVICEBERRY Juniperus Virginiana	15' - 30'	6' - 15'	1.5" Cal. - 8' Ht.	19	
DWARF AZALEA Building Facade Shrubs	3' - 5'	3' - 6'	3 Gallon	12	
DWARF YAUPOH HOLLY	3' - 5'	3' - 6'	3 Gallon	91	

ALL PLANTS MAY BE SUBSTITUTED WITH THE SPECIES IDENTIFIED IN TABLE 3.4.6 RECOMMEND PLANTINGS



SHRUB PLANTING DETAIL

N.T.S.

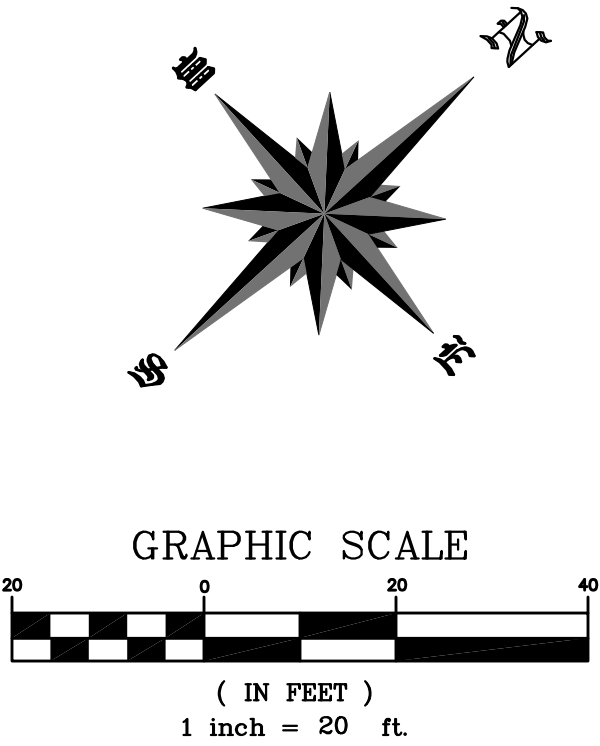


TREE PLANTING DETAIL

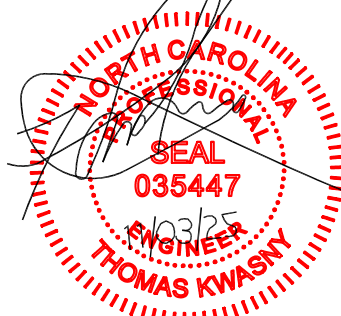
N.T.S.

ALL PERIMETER SLOPES AND BERMS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT GROUND COVER WITHIN 14 CALENDAR DAYS FROM THE LAST LAND DISTURBING ACTIVITY. IF SLOPES ARE STEEPER THAN 3 TO 1, THEY SHALL BE STABILIZED WITH A TEMPORARY OR PERMANENT GROUND COVER WITHIN 7 CALENDAR DAYS FROM THE LAST LAND DISTURBING ACTIVITY AS PER NPDES GENERAL PERMIT NC0010000

PROVIDE A GROUND COVER (TEMPORARY OR PERMANENT) ON EXPOSED SLOPES WITHIN 21 CALENDAR DAYS FOLLOWING COMPLETION OF ANY PHASE OF GRADING; AND, A PERMANENT GROUND COVER FOR ALL DISTURBED AREAS WITHIN 15 WORKING DAYS OR 90 CALENDAR DAYS (WHICHEVER IS SHORTER) FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.



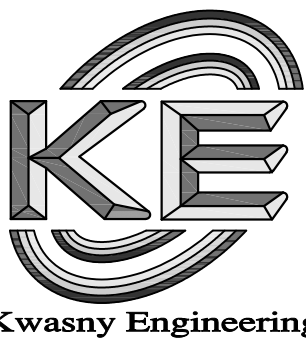
ENGINEER SEAL



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Kwasny Engineering

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Landscaping and Lighting Plan

Kitty Hawk Grading LLC
Lot 26, Freedom Business Park

Location:
110 Peace Court
Polplar Branch Township Currituck County North Carolina

APPROVALS DATE PROJECT NUMBER SHEET NO.
Drawn: D. NEFF 11/03/25
Checked: T. Kwasny 11/03/25
Engineer: T. Kwasny 11/03/25
240244 C4 of 5

LIGHTING NOTES

- 1) REFER TO CURRITUCK COUNTY ORDINANCE, SECTION Subsection 5.4.3: Lighting Plan (EXTERIOR LIGHTING)
- 2) DOMINION POWER MAY PROVIDE SITE LIGHTING - OWNERS OPTION.
- 3) EXTERIOR LIGHTING SHALL BE FIXTURES WITH TRUE FULL CUT-OFF AND FULLY SHIELDED. WALL PACKS LIGHTS SHALL BE MOUNTED 12' ±
- 4) EXTERIOR LIGHTING CONTROLLED BY A TIMER SYSTEM. FOR STANDARD TIME, LIGHTS SHALL BE SET TO TURN ON AT 5:00 PM AND OFF AT 7:00 AM. FOR DAYLIGHT SAVINGS TIME, LIGHTS SHALL BE SET TO CUT ON AT 7:00 PM AND TURN OFF AT 6:00 AM. UNLESS OTHERWISE SPECIFIED BY THE USE DEMAND OR THE PROPERTY OWNER AND/OR CURRITUCK COUNTY.
- 5) LIGHT POLE FOUNDATION TO BE DESIGNED BY A STRUCTURAL ENGINEER. POLE MOUNTING DETAIL TO BE PROVIDED BY STRUCTURAL ENGINEER. LIGHT POLE BASE DETAIL SHOWN HEREON IS FOR ELECTRIC & CONDUIT LAYOUT.
- 6) ALL ARCHITECTURAL AND LANDSCAPE LIGHTING TO BE 40 WATTS OR LESS.
- 7) LUMINARY CALCULATIONS BASED ON THE PROPOSED SITE LOCATION, LIGHT POLE HEIGHT AND FIXTURE AND ARE APPROXIMATE. FOOTCANDLE READINGS AT THE PROPERTY LINES SHALL BE CERTIFIED BY A REGISTERED ENGINEER BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED FOR THE STRUCTURE.
- 8) ILLUMINATION STANDARDS MUST BE MET PRIOR TO FINAL APPROVAL.
- 9) ALL LIGHTING ILLUMINATION SHALL MEET INTERNATIONAL DARK SKY REQUIREMENTS.
- 10) ALL UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC AND BE A MINIMUM OF 1 INCH. UNLESS NOTED OTHERWISE.
- 11) ALL ELECTRIC WIRING FOR POLE MOUNTED LIGHTS SHALL BE UNDERGROUND.
- 12) CONTRACTOR TO PROVIDE PROTECTION FROM PHYSICAL DAMAGE FOR SWITCHBOARDS, PANEL BOARD AND OTHER ELECTRICAL EQUIPMENT (3' FROM EQUIPMENT)

LIGHTING LEGEND

PROPOSED WALL PACK LIGHT
RAB LIGHTING (MODEL# SLIM12)
(OR APPROVED EQUAL)
MOUNTING HEIGHT @ 14' with 15° angle
(SEE DETAIL THIS SHEET)

PHOTOMETRIC ILLUMINATION CONTOURS
APPROVED BY Currituck County

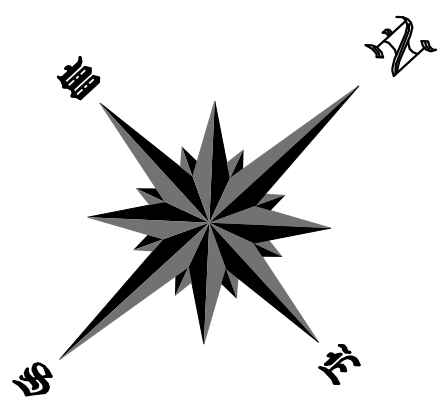
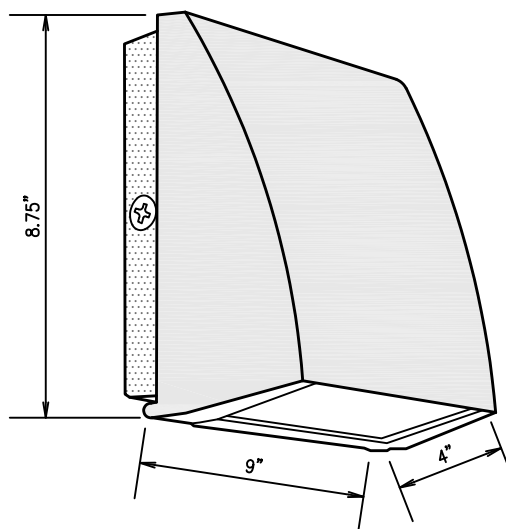
PHOTOMETRIC ILLUMINATION MAXIMUM 3.6 (FC)
PHOTOMETRIC ILLUMINATION MINIMUM 0.1 (FC)
PHOTOMETRIC ILLUMINATION AVERAGE 1.8 (FC)

LIGHTING NOTES

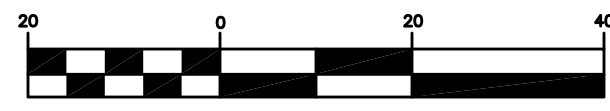
- ALL LIGHT PRODUCED ON SITE SHALL BE CONTAINED WITHIN THE PERIMETER OF THE SITE BY DESIGN, ORIENTATION OR SHIELDING OF THE LIGHT SOURCE
- Mounting:
 - Die-cast back box with four (4) conduit entry points and knockout pattern for junction box or direct wall mounting. Hinged housing and bubble level for easy installation.
- Full Cutoff:
 - Full cutoff meets dark-sky requirements
- Recommended Mounting Height:
 - Up to 20 ft
- RAB 12 Watt SLIM Wallpacks are designed to cover the footprint of most traditional wallpacks. They are suitable for mounting heights from 12' to 20'. These ultra-high efficiency fixtures are full cutoff

RAB SLIM WALLPACK
1,561 Lumens
(MODEL# SLIM12/D10)

NOT TO SCALE



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

Lot 37

252.33'

N 14°32'44" E

Lot 1

Lot 4

Lot 3R

SLIM12/D10



12, 18 and 26 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.
Color: Bronze Weight: 4.5 lbs

RAB
LIGHTING

Project: Type:
Prepared By: Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	12W
120V:	0.12A	Color Temp:	5100K (Cool)
208V:	0.08A	Color Accuracy:	67 CRI
240V:	0.07A	L70 Lifespan:	100,000
277V:	0.06A	Lumens:	1,561
Input Watts:	13W	Efficiency:	117 LPW
Efficiency:	90%		

Technical Specifications

Other

SLIM12 with Dimmable Driver:
Driver includes dimming control for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dim as low as 5%.

HID Replacement Range:
The SLIM12 can be used to replace 70W MH based on delivered lumens.

California Title 24:

SLIM12 complies with 2013 California Title 24 building and electrical codes as a residential outdoor fixture. See SLIM12PC for a model that complies as a commercial outdoor non-pole-mounted fixture_s_30 Watts.

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,884, and pending patents in Canada, China, Taiwan and Mexico.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RABs IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods- Buy American Act- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Listings

UL Listing:
Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:

SLIM™ is ADA Compliant.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures.

Thermal Management:

Superior heat sinking with internal Air-Flow fins.

Housing:

Precision die-cast aluminum housing.

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation.

Recommended Mounting Height:

Up to 8 ft.

Lens:

Tempered glass lens.

Reflector:

Specular thermoplastic.

Gaskets:

High-temperature silicone.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, and RoHS compliant.

LED Characteristics

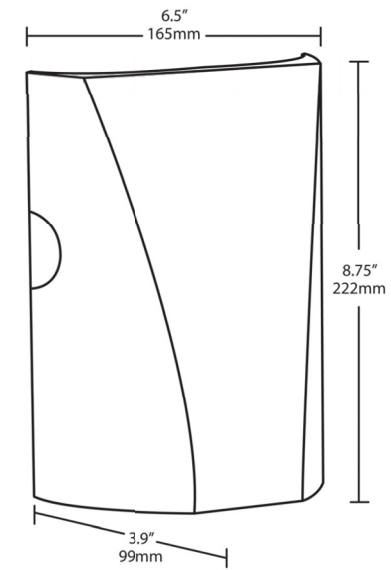
LED:

Multi-chip, long-life LED.

Need help? Tech help line: 888 RAB-1000 Email: sales@rabweb.com Website: www.rabweb.com
Copyright © 2014 RAB Lighting Inc. All Rights Reserved Note: Specifications are subject to change at any time without notice

Page 1 of 2

Dimensions



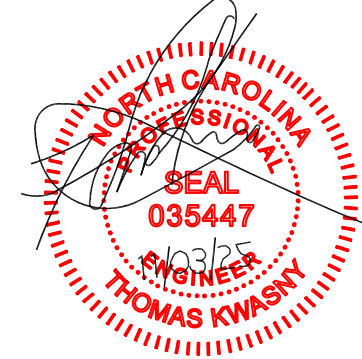
Features

- Full cutoff, fully shielded LED wallpack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year Warranty

Ordering Matrix

Family	Watts	Color Temp	Finish	Photocell	Dimming
SLIM	26 = 26W 18 = 18W 12 = 12W	= Cool Y = Warm N = Neutral	= Bronze W = White	= No Photocell Y/PC = 120V Button I/PC = 277V Button	= No Dimming /D10 = Dimmable

ENGINEER SEAL

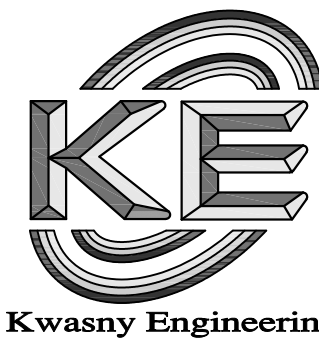


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Lighting Plan
Kitty Hawk Grading LLC
Lot 26, Freedom Business Park

Location:
110 Peace Court
Polplar Branch Township Currituck County North Carolina

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Engineer: T. Kwasny

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SHEET NO.

C5 of **4**

240244