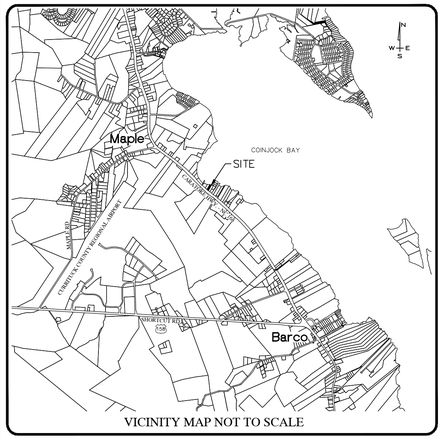



VICINITY MAP NOT TO SCALE

NORTH
NC NAD 83 (2011) GRID NORTH

## GENERAL NOTES:

1. PROJECT NAME: BAER RESIDENCE & TATTOO STUDIO

2. APPLICANT/OWNER: MITCHELL AND LISA MARIE BAER, APPLICANT
   115 TREVOR WAY
   MOYOCK, NC 27958
   RICHARD & APRIL BAER, ADDITIONAL OWNERS

3. PROPERTY DATA:
   PARCEL ID#: 0059-000-0064-0000
   PRIMARY ADDRESS: 3593 CARATOKE HWY, MAPLE, NC 27956
   RECORDED REFERENCES: DB. 1789, PG. 306
   PROPERTY ZONING: GENERAL BUSINESS (GB)

4. F.I.R.M. DATA:
   SUBJECT PROPERTY IS LOCATED IN F.I.R.M. ZONES AE (4) & AE (5) AS LABELED. REFERENCE F.I.R.M. PANEL # 3720898800K, EFFECTIVE DATE DECEMBER 21, 2018. USE OF LAND WITHIN A FLOODWAY OR FLOOD PLAIN IS SUBSTANTIALLY RESTRICTED BY CHAPTER 7 OF THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE.

5. PROPOSED USE:
   A MIXED USE DEVELOPMENT THAT INCLUDES A RESIDENTIAL SINGLE-FAMILY DETACHED DWELLING AND AN ACCESSORY STRUCTURE FOR USE AS A PROPOSED TATTOO STUDIO.

   WITHIN THE GENERAL BUSINESS (GB) ZONING DISTRICT:
   - A RESIDENTIAL SINGLE-FAMILY DWELLING IS PERMISSIBLE W/ A ZONING COMPLIANCE PERMIT
   - A TATTOO PARLOR USE IS PERMISSIBLE W/ A SPECIAL USE PERMIT

   [THE TATTOO USE SHALL BE THE SOLE COMMERCIAL USE ESTABLISHED ON THE PROPERTY]

   *FOR ADDITIONAL DETAILS AND RESTRICTIONS OF THE PROPOSED TATTOO STUDIO USE, SEE STANDARD OPERATING PROCEDURES DOCUMENT PREPARED BY APPLICANT.

6. PARKING CALCULATIONS:
   - TATTOO STUDIO
     REQUIRED
     906 SF STUDIO @ 1.0 SPACE/300SF = 3.0 SPACES
     PROVIDED
     (3) SPACES AS LABELED 1-3, INCLUDING (1) VAN ACCESSIBLE ADA
   - RESIDENTIAL DWELLING
     REQUIRED
     (3) BEDROOMS @ 0.5 SPACE/BDRM = 1.5 SPACES
     PROVIDED
     (2) SPACES AS LABELED 4-5

7. LOT COVERAGE CALCULATIONS:

| | |
|---|---|
| PARCEL AREA: | 32,524 SF |
| PROPOSED PRIMARY STRUCTURE UNDER ROOF: | 3,504 SF |
| PROPOSED ACCESSORY STRUCTURE UNDER ROOF: | 1,515 SF |
| PROPOSED DRIVEWAY, PARKING & SIDEWALK: | 4,526 SF |
| PROPOSED MASONRY STEPS: | 14 SF |
| TOTAL PROPOSED COVERAGE: | 9,559 SF |
| PERCENT LOT COVERAGE: | 29.39% |

8. CAMA COVERAGE CALCULATIONS:

| | |
|---|---|
| LOT AREA WITHIN AEC: | 7,651 SF |
| PROPOSED PRIMARY STRUCTURE UNDER ROOF: | 1,539 SF |
| PROPOSED MASONRY STEPS: | 8 SF |
| PROPOSED WOOD STEPS: | 5 SF |
| TOTAL PROPOSED COVERAGE WITHIN AEC: | 1,552 SF |
| PERCENT AEC COVERAGE: | 20.28% |

9. UTILITIES:
   - WATER SERVICE TO BE PROVIDED BY CURRITUCK COUNTY MAINLAND WATER SYSTEM.
   - ON-SITE WASTEWATER SYSTEM TO BE REVIEWED AND APPROVED BY ARHS
   - DESIGN AND INSTALLATION OF FRANCHISE UTILITIES SHALL BE COORDINATED DIRECTLY WITH THE RESPECTIVE UTILITY COMPANY.
   - ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.

10. REFUSE MANAGMENT:
    - GENERAL SOLID-WASTE FROM THE DWELLING AND STUDIO SHALL BE MANAGED AND COLLECTED WITH TYPICAL ROLLOUT BINS. NO DUMPSTER PROPOSED.
    - REGULATED MEDICAL/SHARPS WASTE FROM THE STUDIO SHALL BE MANAGED AND COLLECTED IN ACCORDANCE WITH STATE REGULATIONS.

11. STUDIO BUILDING DESIGN:
    - MAXIMUM BUILDING HEIGHT IS 35'
    - BUILDING FACADES EXTENDING MORE THAN 50 FEET IN LENGTH AND VISIBLE FROM THE HIGHWAY SHALL PROVIDE FEATURES AS OUTLINED IN SECTION 5.8.3.C.(1). OF THE COUNTY UDO.

12. STUDIO SIGNAGE:
    UP TO ONE ADVERTISING SIGN SHALL BE ALLOWED, PROVIDED THE SIGN DOES NOT EXCEED 6 SF IN AREA PER SIDE, OR MORE THAN 4' IN HEIGHT. SIGNAGE SHALL NOT BE INTERNALLY ILLUMINATED OR MOVING. WINDOW SIGNS ARE PROHIBITED. FINAL SIGN DESIGN BY OTHERS, MUST BE APPROVED BY THE COUNTY.

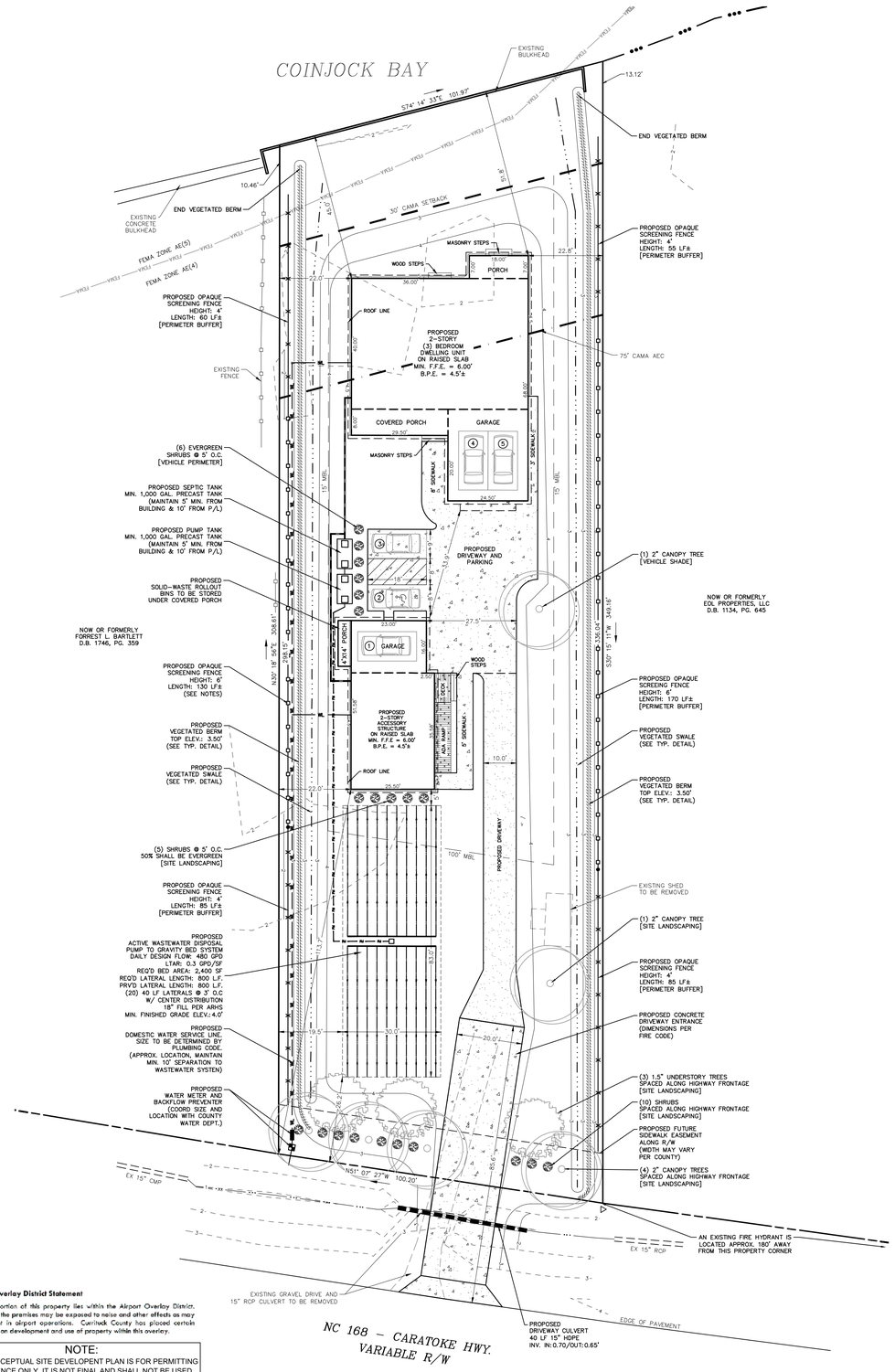
13. EXTERIOR STUDIO LIGHTING:
    IF PROVIDED, ALL EXTERIOR STUDIO LIGHTING MUST BE FULL CUT-OFF AND MEET MAXIMUM ILLUMINATION STANDARDS AS OUTLINED IN SECTION 5.4 OF THE COUNTY UDO. A FINAL LIGHTING PLAN MUST BE APPROVED BY THE COUNTY.

14. LANDSCAPING AND SCREENING: SEE SEPARATE NOTES THIS SHEET.

15. PROPOSED BUILDING DIMENSIONS ARE BASED ON FLOOR PLANS PREPARED BY COASTAL CAROLINA DESIGNS, DATED 6-9-2026.

16. EXISTING SITE CONDITIONS ARE BASED ON A COMBINATION OF THE FOLLOWING:
    - FIELD SURVEY DATA OBTAINED BY BISSELL PROFESSIONAL GROUP
    - 2024 AERIAL IMAGERY OBTAINED FROM NCONEMAP.COM
    - ELEVATIONS ARE REFERENCED TO NAVD 1988 VERTICAL DATUM

20 0 10 20 40 80
1" = 20'
GRAPHIC SCALE




**Airport Overlay District Statement**

All or a portion of this property lies within the Airport Overlay District. Persons on the premises may be exposed to noise and other effects as may be inherent in airport operations. Currituck County has placed certain restrictions on development and use of property within this overlay.

NOTE:
THIS CONCEPTUAL SITE DEVELOPMENT PLAN IS FOR PERMITTING REFERENCE ONLY. IT IS NOT FINAL AND SHALL NOT BE USED FOR CONSTRUCTION.

## LANDSCAPING NOTES - APPLICABLE TO STUDIO USE AND BUILDING ONLY

**SITE LANDSCAPING (5.2.4)**
- REQUIREMENTS:
  a. (2) CALIPER INCHES OF CANOPY TREES PER ACRE.
  b. (1) SHRUB PER EACH 5 FEET OF BUILDING FACADE FACING A STREET.
  c. AT LEAST ONE-HALF OF SHRUBS SHALL BE EVERGREEN.
- PROVISIONS:
  a. THE AREA OF THIS PROJECT IS APPROX. 0.75 ACRES REQUIRING (1.5) AGGREGATE CALIPER INCHES OF CANOPY TREE. SEE PLAN FOR (1) 2" CANOPY TREE LABELED SITE LANDSCAPING PROVIDING (2) AGGREGATE CALIPER INCHES.
  b. STUDIO BUILDING FACADE FACING CARATOKE HWY 168 MEASURES 25.5', REQUIRING (5.1) SHRUBS. SEE PLAN FOR A TOTAL OF (5) SHRUBS PROPOSED ALONG THE FRONT FACADE OF THE STUDIO BUILDING. 50% ARE NOTED AS EVERGREEN.

**VEHICULAR USE AREA LANDSCAPING (5.2.5)**
- REQUIREMENTS:
  a. SHADING - NO PARKING SPACE TO BE MORE THAN 60' FROM THE TRUNK OF A CANOPY TREE
  b. PERIMETER LANDSCAPING STRIPS COMPOSED OF:
     1. SHRUBS @ 5 FT ON-CENTER ALONG ABUTTING R/W OR OTHER DEVELOPMENT
     2. ALL SHRUBS MUST BE EVERGREEN.
- PROVISIONS:
  a. SHADING - SEE PLAN FOR (1) 2" CANOPY TREE PROPOSED ADJACENT TO THE VEHICLE USE AREA AND LOCATED WITHIN 60' OF ALL PARKING SPACES.
  b. PERIMETER LANDSCAPING STRIPS COMPOSED OF:
     1. SEE PLAN FOR EVERGREEN SHRUBS SPACED @ 5' O.C. ALONG ABUTTING OTHER DEVELOPMENT.

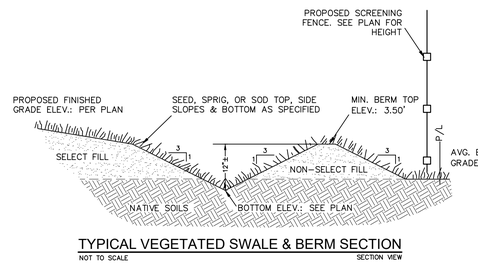
**PERIMETER LANDSCAPE BUFFERS (5.2.6 & 4.2.4.G.5.c.i)**
- REQUIREMENTS:
  a. PROPERTIES ADJOINING TO THE EAST AND WEST ARE ZONED "GB" AND DEVELOPED WITH RESIDENTIAL DWELLINGS. A TYPE "C" LANDSCAPE BUFFER, OR MINIMUM 6' TALL OPAQUE FENCE IS REQUIRED ADJACENT TO RESIDENTIAL STRUCTURES WITHIN 100 FEET OF THE TATTOO STUDIO.
  b. THE PROPERTY IS BORDERED TO THE NORTH BY COINJOCK BAY AND TO THE SOUTH BY CARATOKE HWY. NO BUFFER IS REQUIRED.
- PROVISIONS:
  a. SEE PLAN FOR OPAQUE FENCES PROPOSED ALONG EACH SIDE PROPERTY. A HEIGHT OF 6' IS SPECIFIED EXCEPT WITHIN THE 100' SETBACK TO THE HIGHWAY AND 75' CAMA SHORELINE AEC, WHERE A HEIGHT OF 4' IS PROPOSED.

**STREETSCAPE (5.2.8)**
- REQUIREMENTS: [FOR SITES ACCESSED FROM MAJOR ARTERIAL]
  a. (8) AGGREGATE CALIPER INCHES OF CANOPY TREES PER 100 LINEAR FEET.
  b. (4.5) AGGREGATE CALIPER INCHES OF UNDERSTORY TREES PER 100 LINEAR FEET
  c. (10) SHRUBS PER 100 LINEAR FEET
- PROVISIONS:
  a. PROPERTY FRONTAGE ALONG HWY 168 EXTENDS A TOTAL OF 100.2 LF, REQUIRING THE FOLLOWING:
     (4) 2" CANOPY TREES.
     (3) 1.5" UNDERSTORY TREES
     (10) SHRUBS.
  b. SEE PLAN FOR ABOVE LISTED STREETSCAPE PLANTINGS SPACED ALONG THE HIGHWAY FRONTAGE.

## PLANTING AND FENCING GUIDELINES

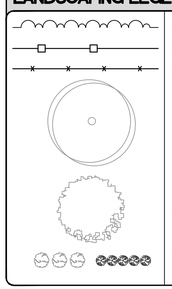
**TREE & SHRUB SPECIES AND PLANTING GUIDELINES:**
ALL TREES AND SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANTING STANDARDS SPECIFIED IN SECTION 3.5 OF THE CURRITUCK COUNTY ADMINISTRATIVE MANUAL AND THIS PLAN.
- EXISTING VEGETATION THAT MEETS THE MINIMUM SIZE AND SPECIES REQUIREMENTS, PROTECTED DURING CONSTRUCTION AND IN THE REQUIRED LOCATION CAN BE CREDITED TOWARD THE MINIMUM LANDSCAPING REQUIREMENTS OUTLINED ON THIS PLAN.
- CANOPY AND UNDERSTORY TREE SPECIES SHALL BE OF THOSE LISTED UNDER "TABLE 3.4.6: RECOMMENDED PLANTINGS" IN THE SAME MANUAL.
- TREE SPECIES SHALL BE DIVERSE. A MINIMUM OF (2) DIFFERENT SPECIES OF CANOPY TREES AND UNDERSTORY TREES SHALL BE INSTALLED IN ROUGHLY EQUAL PROPORTIONS.
- AT INSTALLATION, CANOPY TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES MEASURED AT 6 INCHES. ABOVE GRADE. EIGHT FOOT HIGH TREES MAY BE PLANTED AS AN ALTERNATIVE.
- AT INSTALLATION, UNDERSTORY TREES SHALL HAVE A MINIMUM CALIPER OF 1.5 INCHES MEASURES AT 6 INCHES ABOVE GRADE. EIGHT FOOT HIGH TREES MAY BE PLANTED AS AN ALTERNATIVE.
- SHRUBS SHALL BE PLANTED AT THE SPACING NOTED ON THE PLANS AND FORM A VISUAL SCREEN WITH A MIN. MATURE HEIGHT OF 36". SHRUBS SHALL BE EVERGREEN AS NOTED AND BE A MINIMUM (3) GALLON SIZE AT PLANTING.
- THE USE OF NATIVE, DROUGHT TOLERANT TREES AND SHRUBS IS ENCOURAGED.
- MATERIALS SHALL BE OF HIGH-QUALITY NURSERY GRADE.
- A REPUTABLE LANDSCAPE CONTRACTOR OR SUPPLIER SHALL PREPARE AN ITEMIZED SCHEDULE OF TREES TO BE INSTALLED IN ACCORDANCE WITH THIS LANDSCAPE PLAN. THIS SCHEDULE SHALL BE REVIEWED BY CURRITUCK COUNTY AND THE ENGINEER TO DETERMINE COMPLIANCE BEFORE ORDERING AND INSTALLATION. ALTERNATE TREES AND SPECIFICATIONS MAY BE PRESENTED FOR REVIEW AND APPROVAL.

**FENCE AND WALL GUIDELINES:**
- ALL FENCES AND WALLS SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS SPECIFIED IN SECTIONS 5.2.7.D.(3) & 5.3 OF THE CURRITUCK COUNTY UDO AND THIS PLAN.
- THE FENCE SHALL BE OF SOLID CONSTRUCTION AND NOT EXCEED OR FALL SHORT OF THE HEIGHT PRESCRIBED ON THIS APPROVED PLAN.
- OPAQUE FENCES SHALL BE CONSTRUCTED OF TREATED OR ROT-RESISTANT WOOD, OR A PLASTIC IR VINYL FENCE DESIGNED TO LOOK LIKE AN OPAQUE WOODEN FENCE.
- BARBED WIRE, CONCERTINA WIRE AND ABOVE GROUND ELECTRIFIED FENCES ARE PROHIBITED.
- USE OF CHAN LINK FENCING WITH WOODEN OR PLASTIC SLATS SHALL BE LIMITED TO ACCESS GATES ONLY.
- FENCING ALONG A MAJOR ARTERIAL ROADWAY SHALL BE INSTALLED WITH THE "FINISHED" SIDE FACING THE ROADWAY.
- ALL FENCING OR WALL SEGMENTS LOCATED ALONG A SINGLE LOT SIDE SHALL BE COMPOSED OF A UNIFORM STYLE AND COLORS COMPATIBLE WITH OTHER PARTS OF THE FENCE.
- FENCING SHALL BE DESIGNED AND INSTALLED BY A REPUTABLE FENCE CONTRACTOR.




TYPICAL VEGETATED SWALE & BERM SECTION
NOT TO SCALE — SECTION VIEW

## LANDSCAPING LEGEND



- EXISTING TREE LINE
- PROPOSED 6' OPAQUE FENCE
- PROPOSED 4' OPAQUE FENCE
- PROPOSED CANOPY TREE 2" CALIPER
- PROPOSED UNDERSTORY TREE 1.5" CALIPER
- PROPOSED SHRUBS SPACING AND EVERGREEN AS NOTED

LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| | = RIGHT OF WAY |
| | = PROPERTY BOUNDARY |
| | = ADJACENT PROPERTY LINE |
| | = EXISTING GRADE CONTOUR |
| | = PROPOSED GRADE CONTOUR |
| | = PROPOSED BERM TOP OF BANK |
| FM FM FM | = PROPOSED WW DISPOSAL LINE |
| | = PROPOSED WW CONVEYANCE |
| FM FM FM | = PROPOSED WW FORCE MAIN |
| WL WL WL | = PROPOSED WATER SERVICE LINE |
| | = PROPOSED STORMWATER PIPE |
| | = PROPOSED VEGETATED SWALE |
| | = PROPOSED CONCRETE SURFACE |

BISSELL PROFESSIONAL GROUP
Engineers Planners Surveyors and Environmental Specialists
3512 North Croatan Highway
P.O. Box 1068
Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760

PROJECT
BAER RESIDENCE & TATTOO STUDIO
CRAWFORD TOWNSHIP CURRITUCK COUNTY NORTH CAROLINA
CONCEPTUAL SITE DEVELOPMENT PLAN

USE PERMIT EXHIBIT

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REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 8-19-26 | ADD AIRPORT OVERLAY STATEMENT | DMK |

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

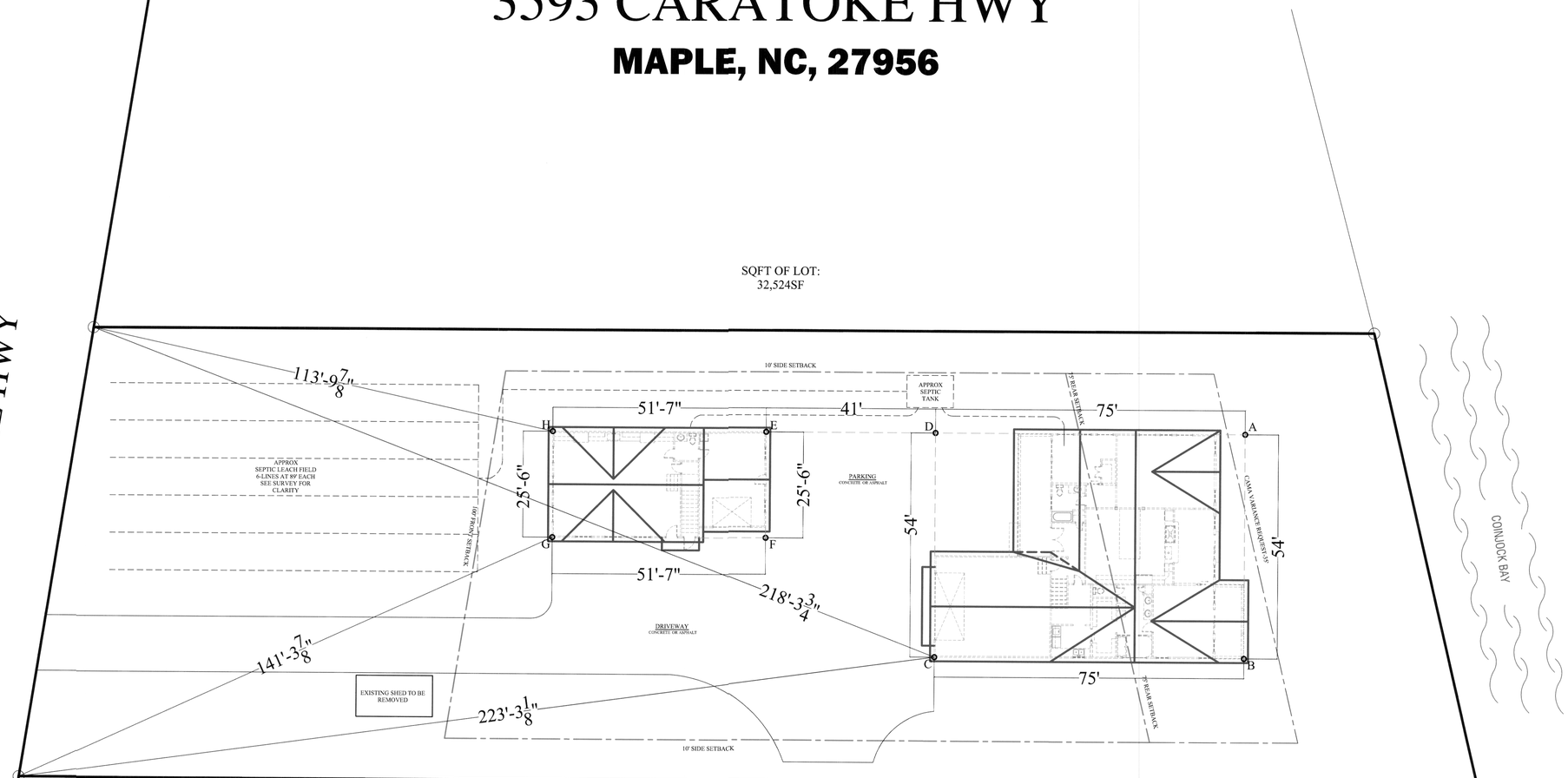
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| DESIGNED: BPG | CHECKED: DMK |
| DRAWN: DMK | APPROVED: |
| SHEET: 1 OF 1 | |
| CAD FILE: 2026-003LS4 | |
| PROJECT NO: 2026-003 | |

S:\PLOT PLANS\2026\2026-003 3593 Caratoke Highway\dwg\2026-003LS4.dwg 8/12/2026 Plotted: 8/12/2026 4:07 PM HP Designjet T2500 PS (ePS).pc3

# MITCHELL & LISA BAER RESIDENCE

## 3593 CARATOKE HWY

**MAPLE, NC, 27956**




SITE PLAN NOTES

SEE SURVEY FROM BISSELL FOR CLARITY. THIS SITE PLAN IS FOR PLANNING PURPOSES.

## ARCHITECTURAL SITE PLAN

SCALE: 1"=15'


*Coastal Carolina Designs*

OWNER
Gary DeBrito

PHONE
252-339-7442

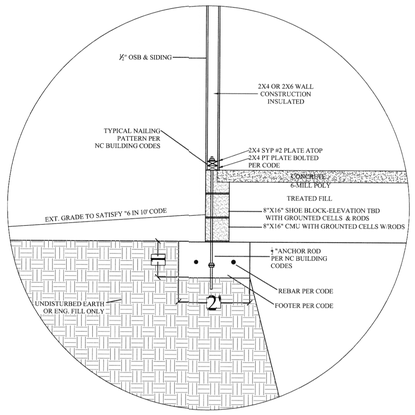

**THE HOME OF:**
**MITCHELL & LISA BAER**
**3593 CARATOKE HWY,**
**MAPLE, NORTH CAROLINA,27956**

| DATE: | 6/9/2026 |
|---|---|

**FINAL REVISED 2**

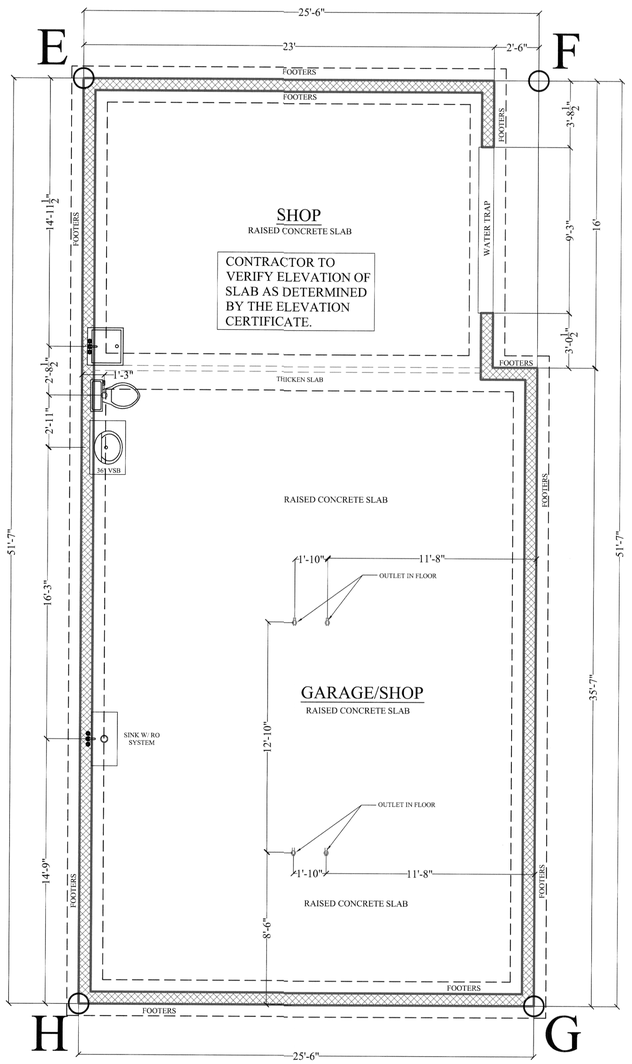
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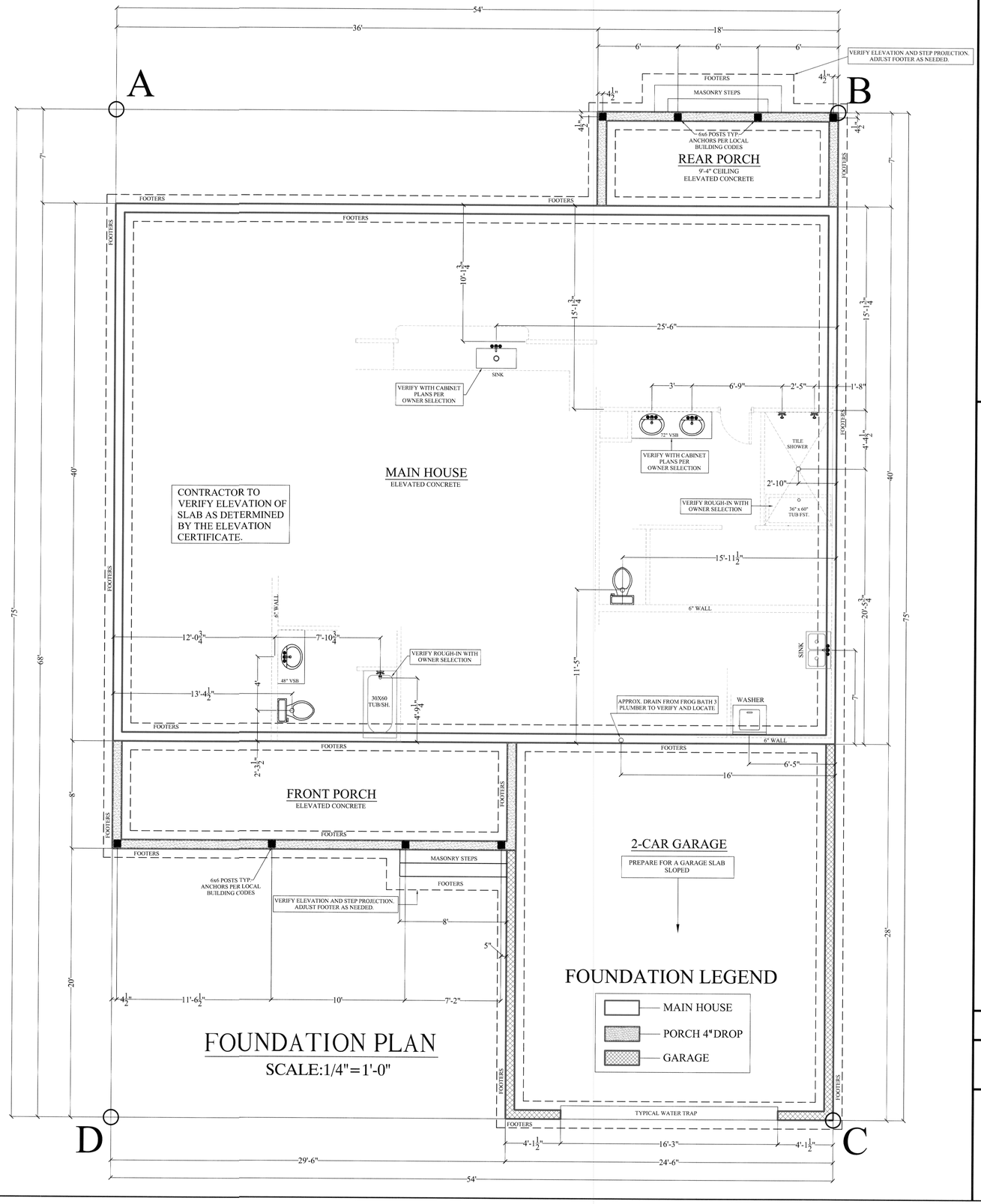

# TYP. WALL SECTION GARAGE

SCALE:1/2"=1'-0"




# DETACHED GARAGE FOUNDATION PLAN

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




# FOUNDATION PLAN

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


Coastal Carolina Designs

OWNER
Gary DeBrito

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THE HOME OF:

# MITCHELL & LISA BAER

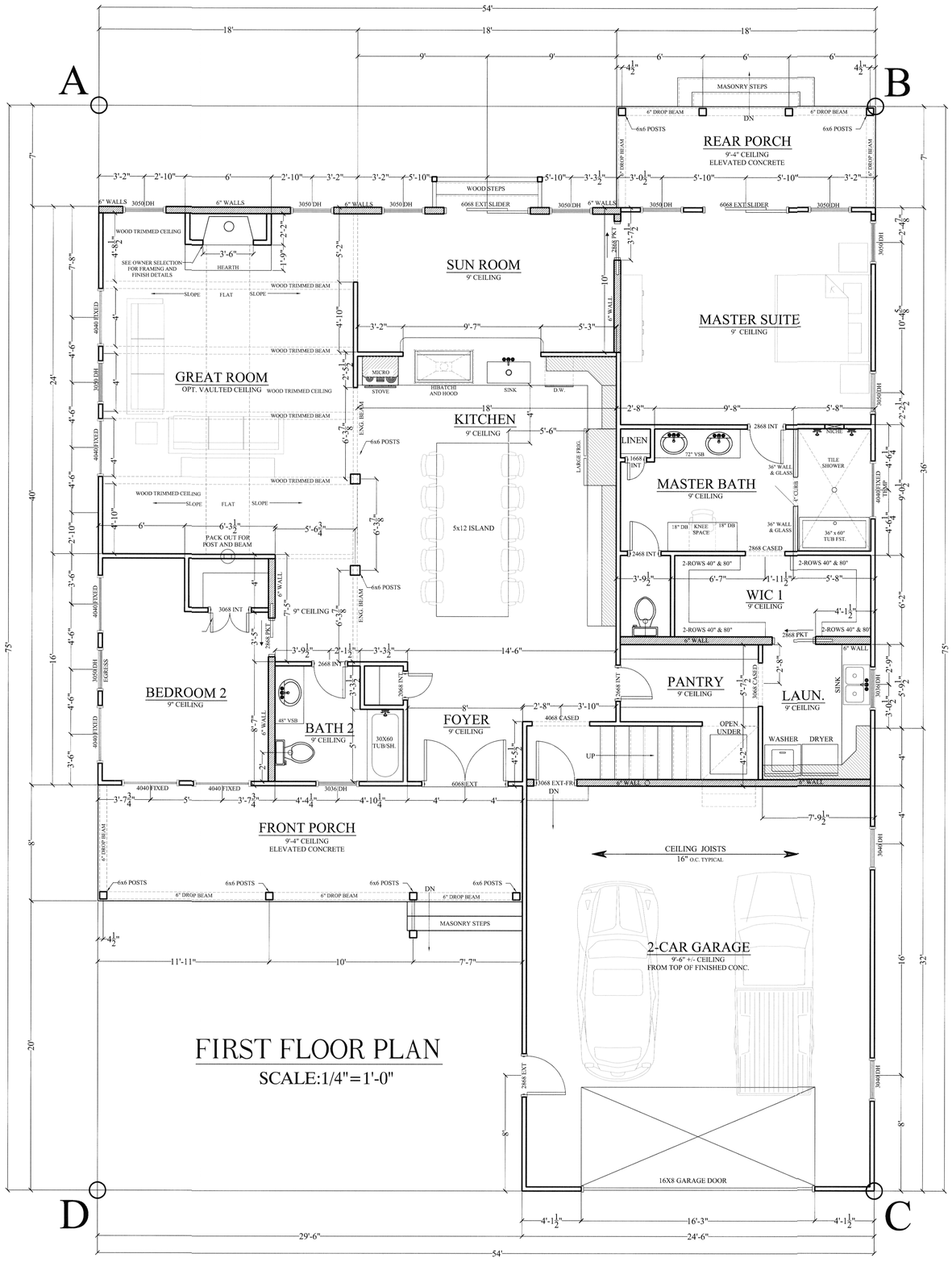
3593 CARATOKE HWY,
MAPLE, NORTH CAROLINA,27956

| DATE: | 6/9/2026 |
|---|---|

**FINAL REVISED 2**

**2**

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

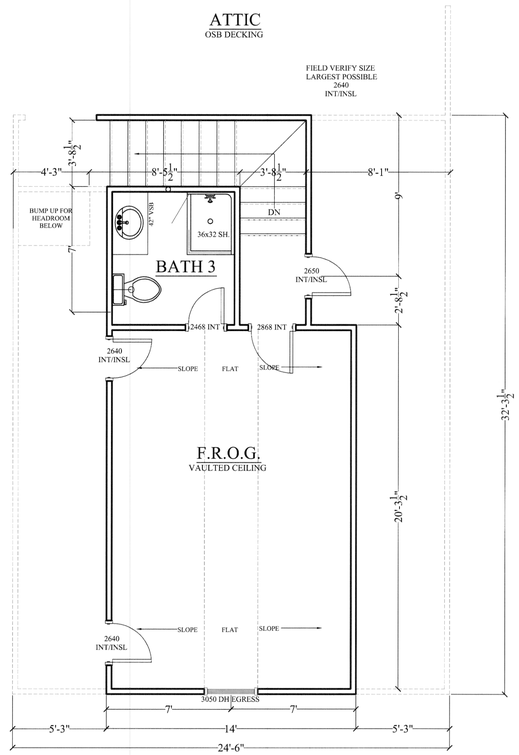



## SQUARE FOOTAGES

| | |
|---|---|
| FIRST FLOOR- HEATED | 2010 SQFT |
| GARAGES -UN HEATED | 712 SQFT |
| FRONT PORCH | 238 SQFT |
| REAR PORCH | 126 SQFT |
| F.R.O.G-HEATED | 332 SQFT |

## GENERAL NOTE

GREAT CARE HAS GONE INTO THE DESIGN AND DEVELOPMENT OF THIS PROJECT. HOWEVER, BECAUSE OF THE WORKING RELATIONSHIPS WE HAVE BETWEEN COASTAL CAROLINA DESIGNS AND THE CONTRACTOR AND OR OWNERS, IT IS IMPOSSIBLE TO PROVIDE ON-SITE CONSULTATION AND SUPERVISION WHEN AND IF CHANGES ARE REQUIRED. DUE TO THE VAST VARIANCES OF BUILDING CODES AND PRACTICES, COASTAL CAROLINA DESIGNS ASSUMES NO RESPONSIBILITY FOR ERRORS AND OMISSIONS THAT MAY OCCUR PER PLANS AND CONSTRUCTION OF THIS PROJECT. CONTRACTOR TO BE RESPONSIBLE FOR ALL SOIL TESTING, LOAD PATHS, WIND ZONE CODE REQUIREMENTS, AND ANY AND ALL NECESSARY MODIFICATION TO THESE PLANS AS TO CONSTRUCT A QUALITY PRODUCT. CONTRACTOR TO VERIFY ANY AND ALL DIMENSIONS, FLOOR JOISTS, CEILING JOISTS, AS WELL AS RAFTERS AND BRACING AS REQUIRED. IT IS RECOMMENDED THAT YOU HIRE AN ENGINEER AND CHECK WITH LOCAL BUILDING ENFORCEMENT OFFICES BEFORE BEGINNING THIS PROJECT.




## F.R.O.G FLOOR PLAN

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

**Coastal Carolina Designs**

OWNER
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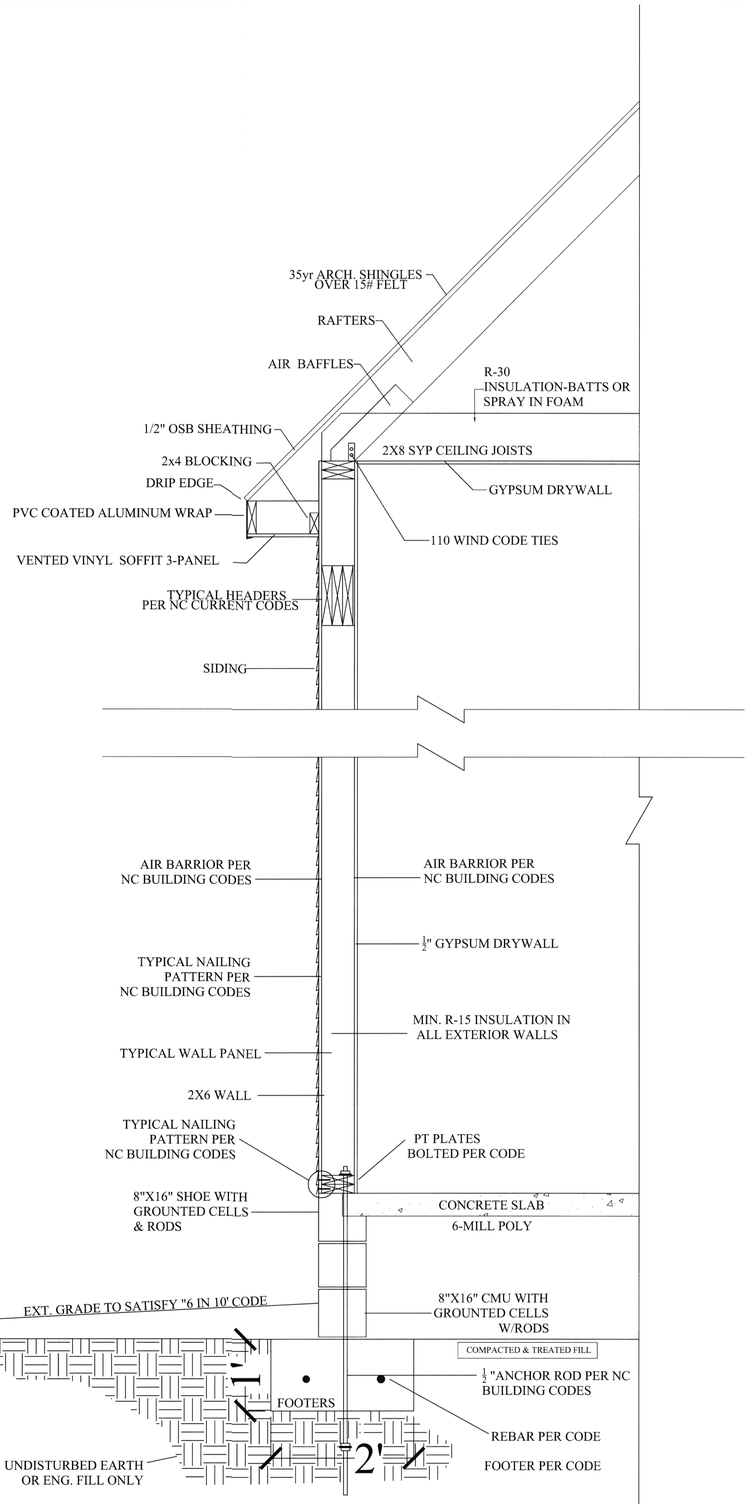
**THE HOME OF:**
# MITCHELL & LISA BAER
**3593 CARATOKE HWY,**
**MAPLE, NORTH CAROLINA,27956**

**DATE:** 6/9/2026

**FINAL REVISED 2**

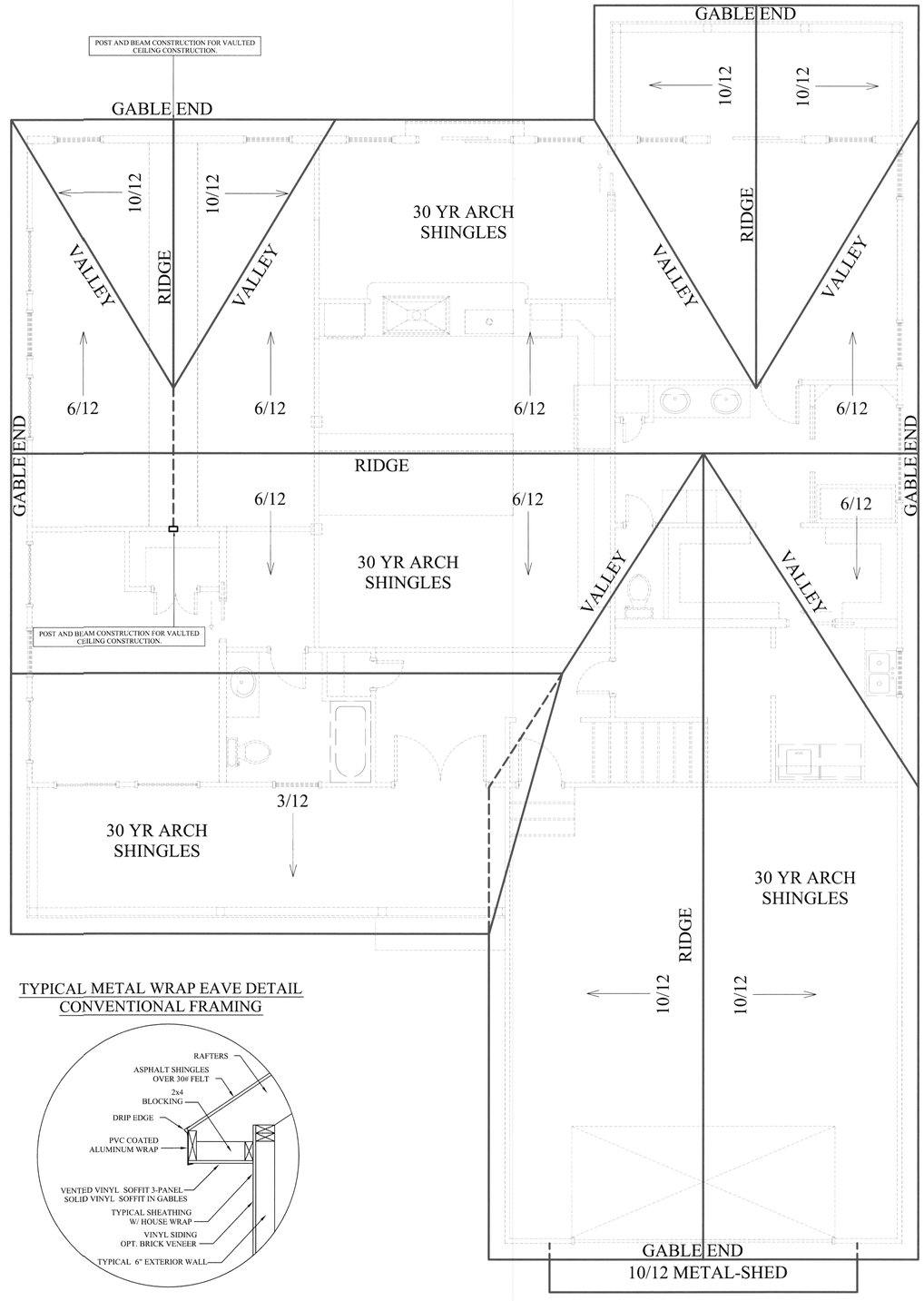
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**SCALE:**
**1/4"=1'-0"**




## TYP. WALL SECTION

SCALE:1"=1'-0"




## FIRST FLOOR ROOF PLAN

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

### TYPICAL METAL WRAP EAVE DETAIL CONVENTIONAL FRAMING




**Coastal Carolina Designs**

OWNER
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PHONE
252-339-7442

THE HOME OF:

# MITCHELL & LISA BAER

3593 CARATOKE HWY,
MAPLE, NORTH CAROLINA,27956

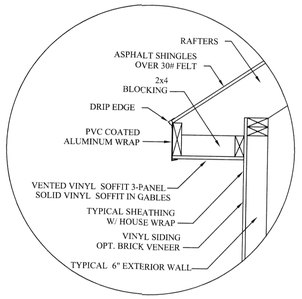
| DATE: | 6/9/2026 |
|---|---|

**FINAL REVISED 2**

**4**

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

## TYPICAL METAL WRAP EAVE DETAIL
## CONVENTIONAL FRAMING







## FRONT ELEVATION
SCALE:1/4"=1'-0"




## REAR ELEVATION
SCALE:1/4"=1'-0"

**Coastal Carolina Designs**

OWNER
Gary DeBrito

PHONE
252-339-7442

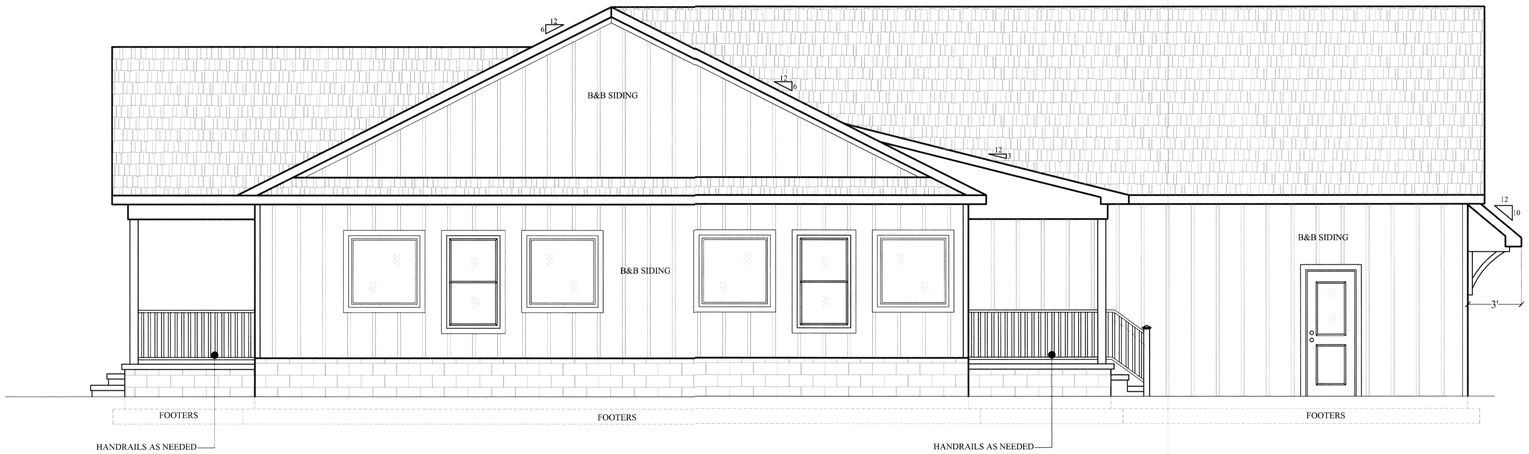
**THE HOME OF:**
# MITCHELL & LISA BAER
**3593 CARATOKE HWY,**
**MAPLE, NORTH CAROLINA,27956**

| DATE: | 6/9/2026 |
|---|---|

**FINAL REVISED 2**

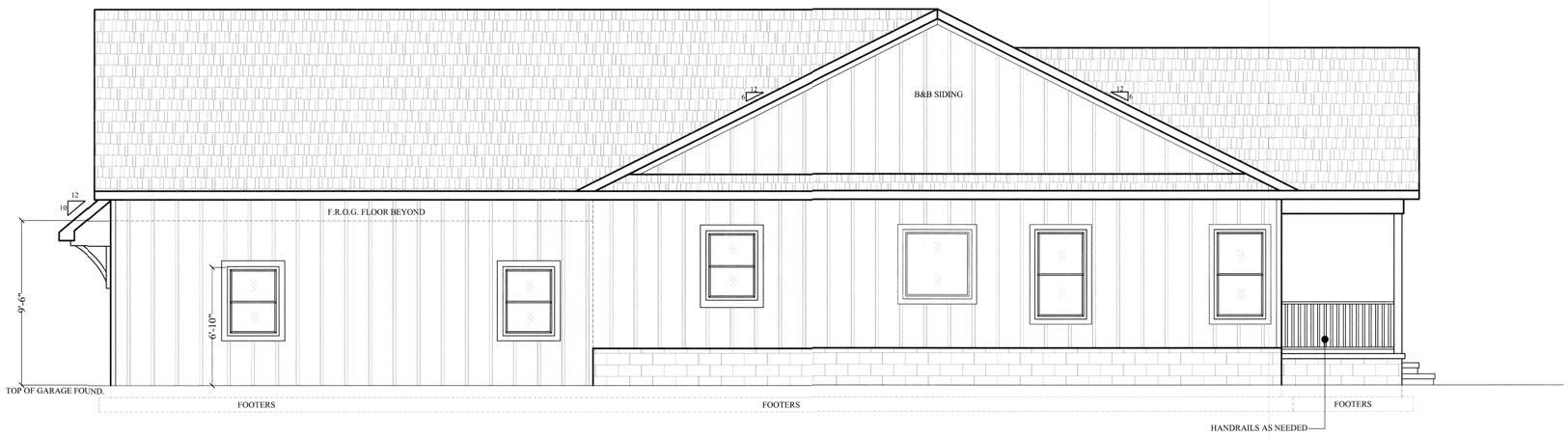
**5**

**SCALE:**
**1/4"=1'-0"**




LEFT ELEVATION

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




RIGHT ELEVATION

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

Coastal Carolina Designs

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THE HOME OF:
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| DATE: | 6/9/2026 |
|---|---|

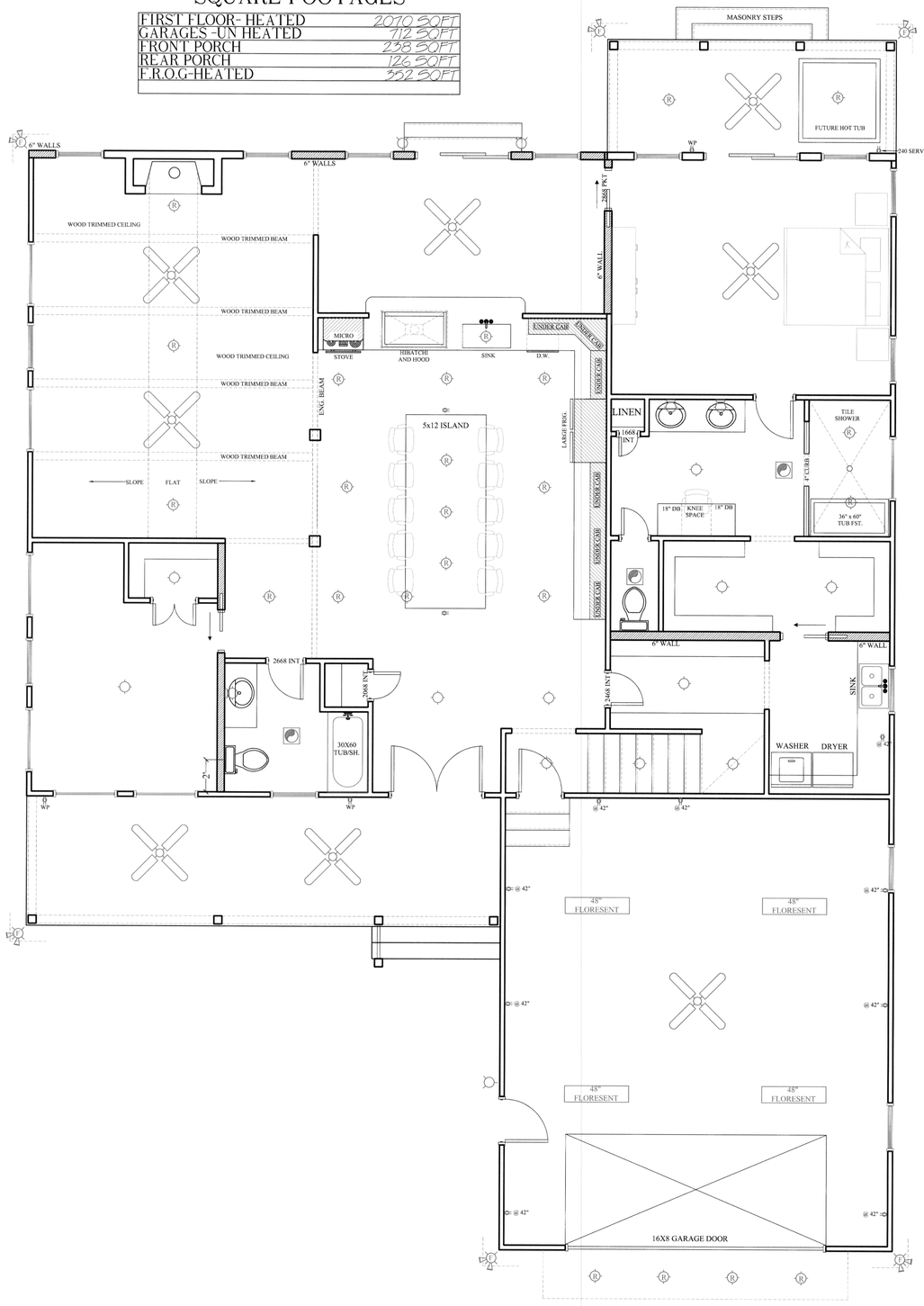
**FINAL**
**REVISED 2**

**6**

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

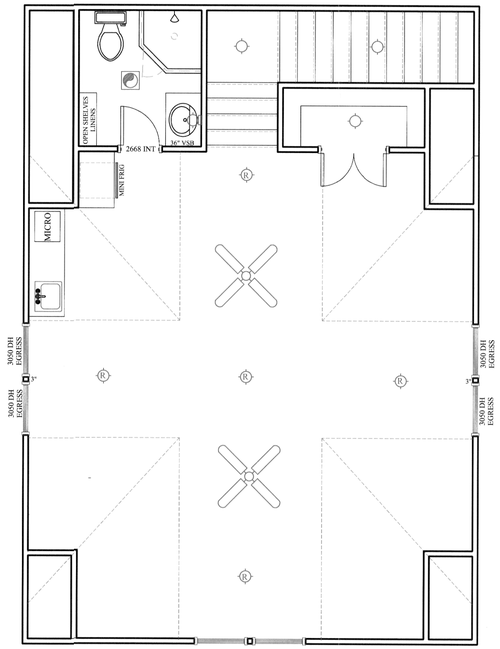
## SQUARE FOOTAGES

| | |
|---|---|
| FIRST FLOOR- HEATED | 2070 SQFT |
| GARAGES -UN HEATED | 712 SQFT |
| FRONT PORCH | 238 SQFT |
| REAR PORCH | 126 SQFT |
| F.R.O.G-HEATED | 352 SQFT |



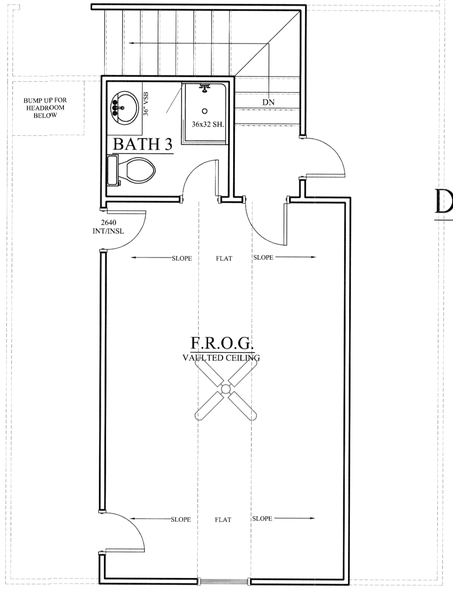

## FIRST FLOOR ELECTRICAL PLAN

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




## F.R.O.G FLOOR PLAN

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

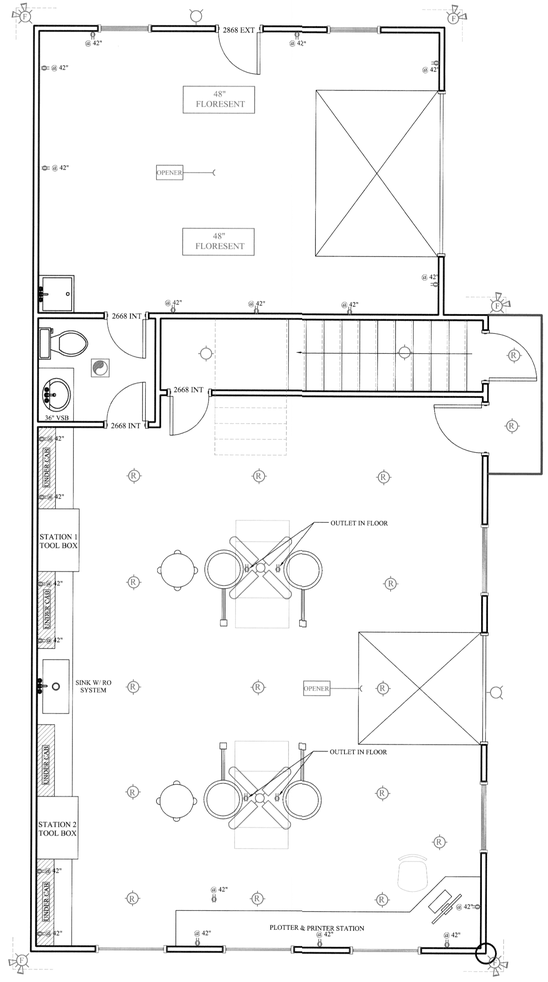



## F.R.O.G ELECTRICAL PLAN

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

## SQUARE FOOTAGES

| | |
|---|---|
| GARAGE-SHOP- HEATED | 206 SQFT |
| SHOP-HEATED | 368 SQFT |
| F.R.O.G-HEATED | 720 SQFT |




## DETATCHED GARAGE ELECTRICAL PLA

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

### ELECTRICAL LEGEND

| | |
|---|---|
| | STANDARD FLUSH MOUNT |
| | RECESSED LIGHT FIXTURE |
| | EXT. WALL MOUNT FIXTURE |
| | FLUSH WALL MOUNT FIXTURE |
| | FLOOD LIGHT (AT SOFFIT) |
| | PENDANT FIXTURE |
| | SMOKE DETECTORS (PER CODE) |
| | GARBAGE DISPOSAL |
| | UNDER CABINET LIGHTS |
| | FLUORECENT FLUSH MOUNT |
| | CEILING FAN |
| | STANDARD DUPLEX OUTLET |
| | SPLIT RECEPTACLE (TOP) |
| | 220v RECEPTACLE |
| | STANDARD SINGLE POLE SWITCH |
| | STANDARD SINGLE POLE 3-WAY |
| | STANDARD SINGLE POLE 4-WAY |
| | STANDARD DIMMER SWITCH |
| | PHONE JACK |
| | CABLE TELEVISION JACK |
| | DOOR BELL CHIMES |
| | 200amp ELECTRICALPANEL |
| | METER BASE |
| | FAN/LIGHT COMBO |
| | EXTERIOR FLOOD LIGHT |


Coastal Carolina Designs

OWNER
Gary DeBrito

PHONE
252-339-7442


THE HOME OF:

# MITCHELL & LISA BAER

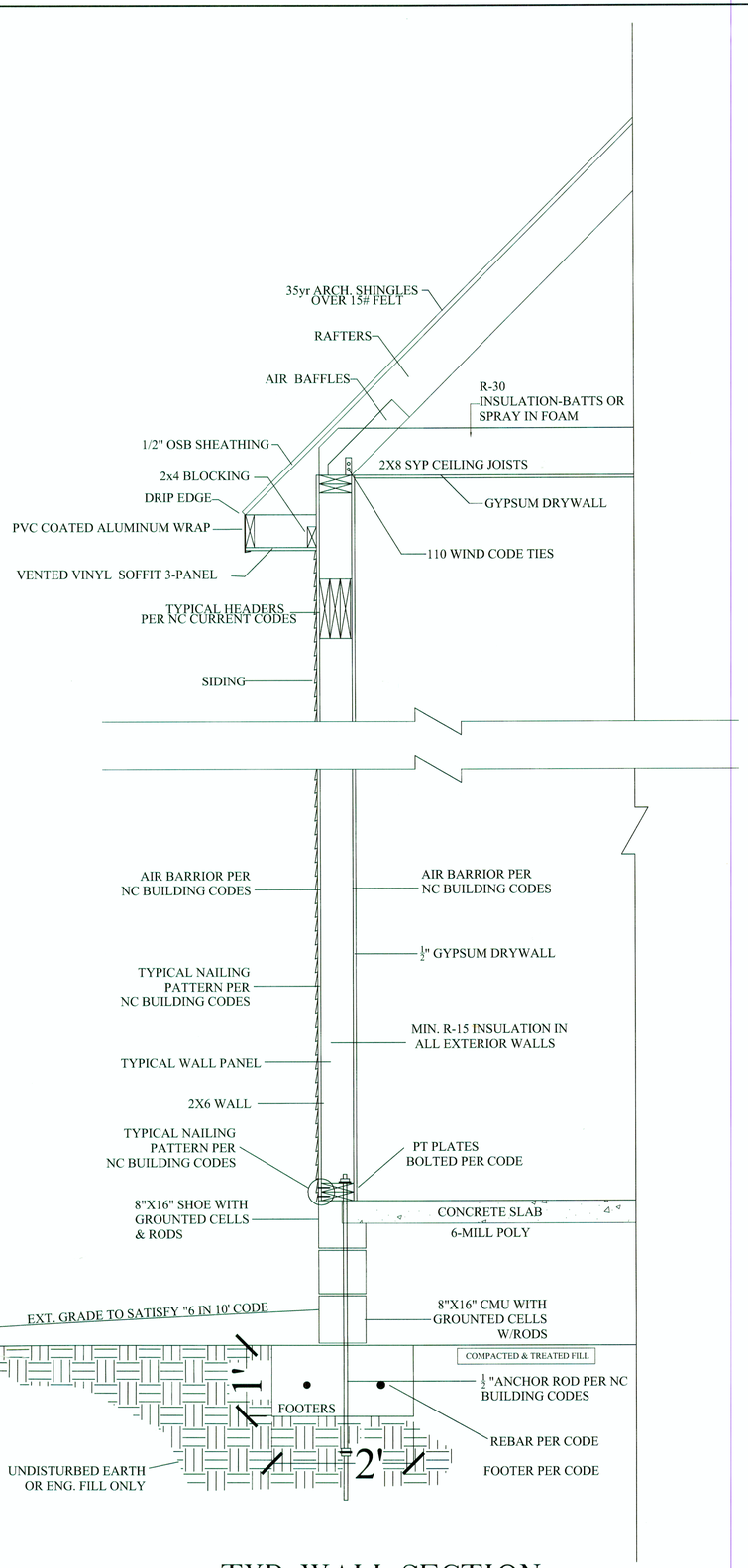
3593 CARATOKE HWY,
MAPLE, NORTH CAROLINA,27956

| | |
|---|---|
| DATE: | 6/9/2026 |

FINAL
REVISED 2

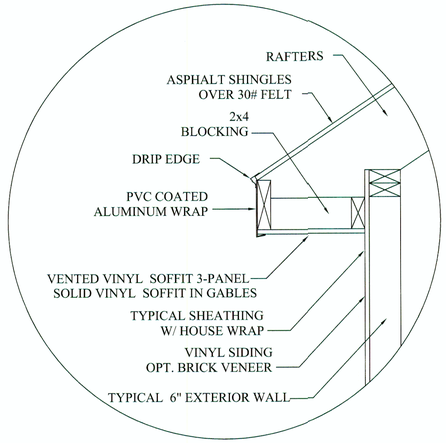
7

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

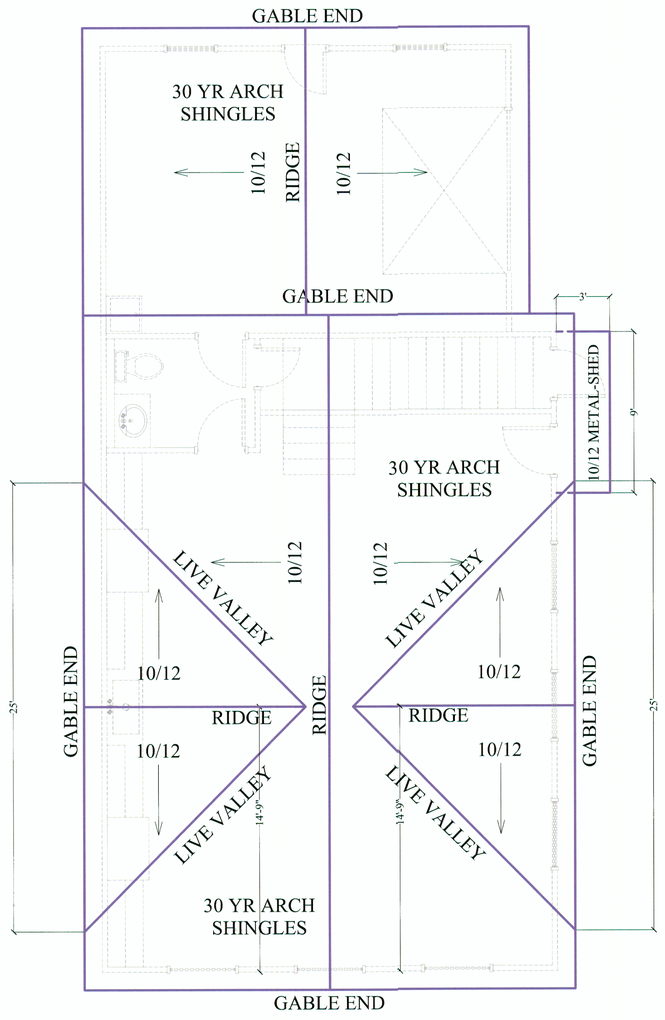



## TYP. WALL SECTION

SCALE:1"=1'-0"

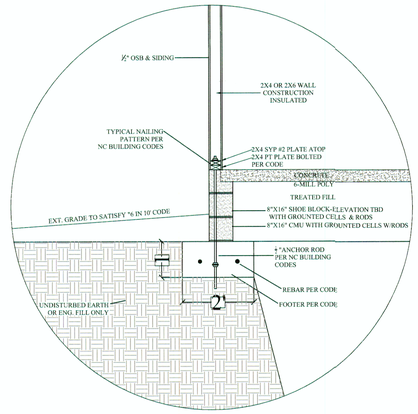



## TYPICAL METAL WRAP EAVE DETAIL



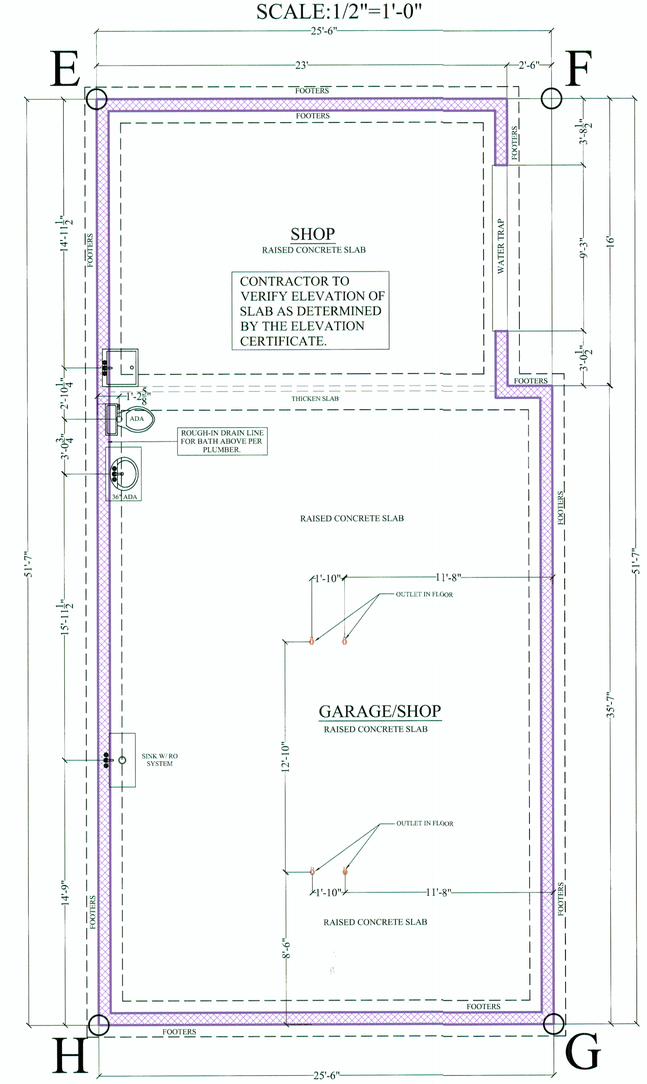

## DETATCHED GARAGE ROOF PLAN

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




## TYP. WALL SECTION GARAGE

SCALE:1/2"=1'-0"




## DETACHED GARAGE FOUNDATION PLAN

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

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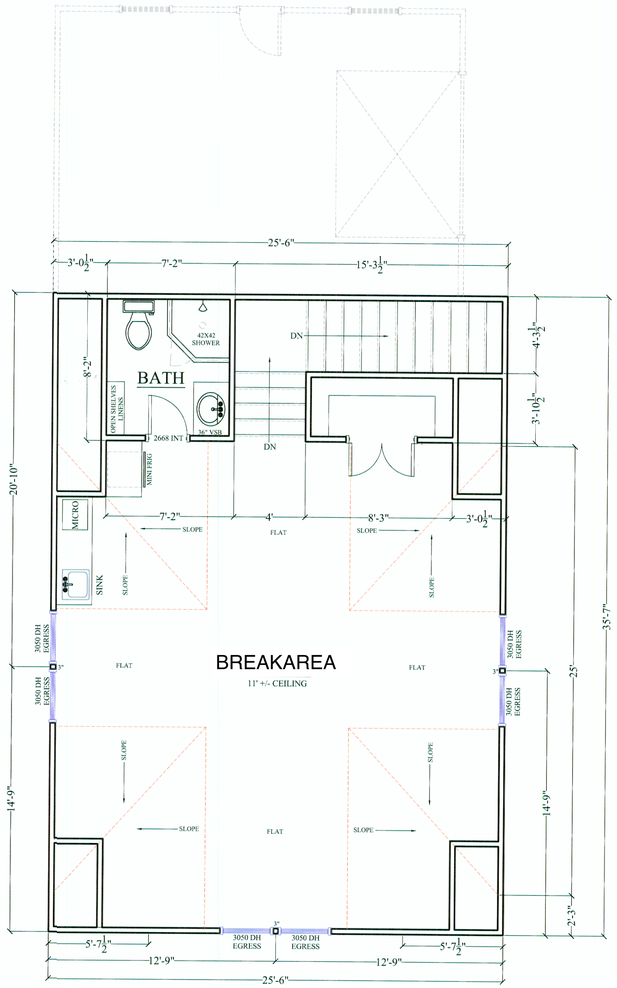
| DATE: | 6/22/2026 |
|---|---|
| FINAL REVISED 3 | |

**1**

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

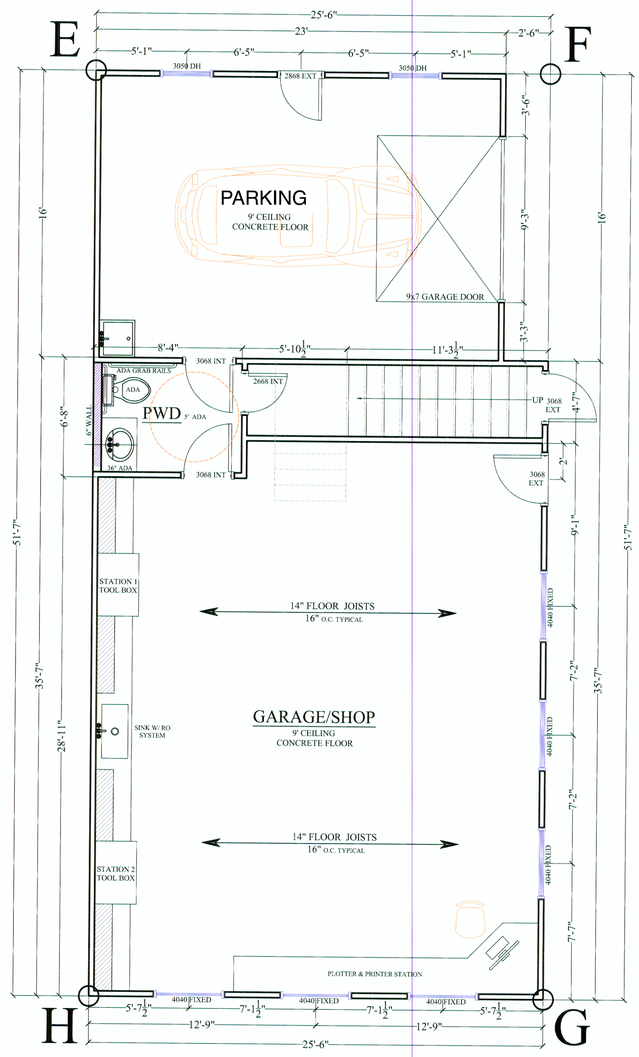
## SQUARE FOOTAGES

| | |
|---|---|
| GARAGE-SHOP- HEATED | 906 SQFT |
| SHOP-HEATED | 368 SQFT |
| F.R.O.G-HEATED | 720 SQFT |




F.R.O.G FLOOR PLAN

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




DETATCHED GARAGE FLOOR PLAN

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

**Coastal Carolina Designs**

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THE HOME OF:
**MITCHELL & LISA BAER**
3593 CARATOKE HWY,
MAPLE, NORTH CAROLINA,27956

| | |
|---|---|
| DATE: | 6/22/2026 |

**FINAL REVISED 3**

**2**

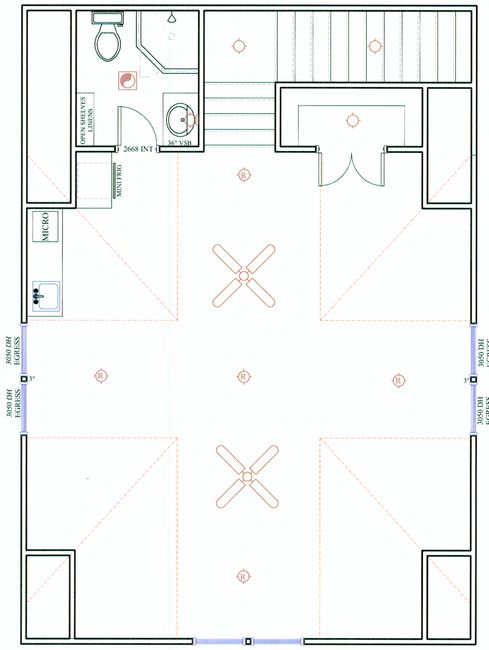
SCALE:
1/4"=1'-0"

## SQUARE FOOTAGES

| | |
|---|---|
| GARAGE-SHOP- HEATED | 906 SQFT |
| SHOP-HEATED | 368 SQFT |
| F.R.O.G-HEATED | 720 SQFT |

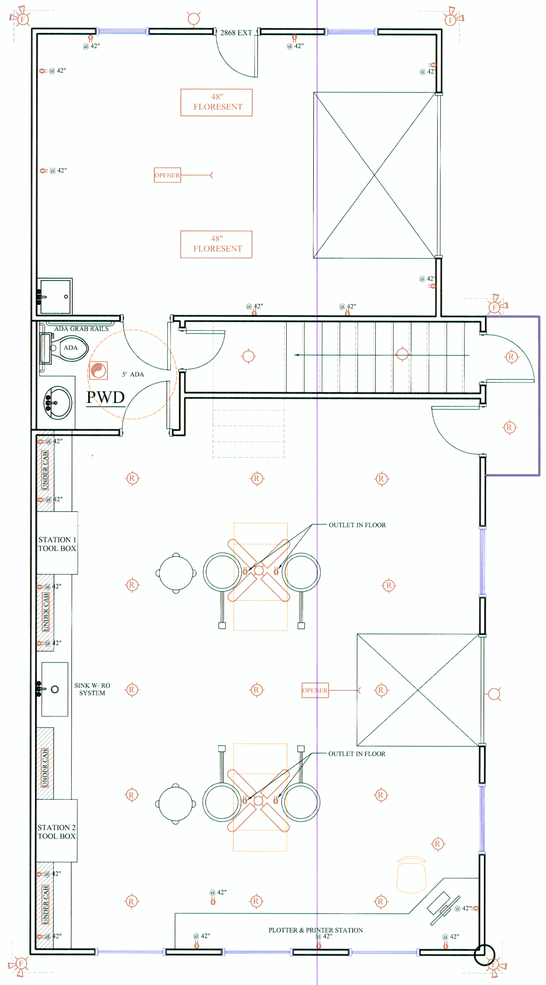
## ELECTRICAL LEGEND

| |
|---|
| STANDARD FLUSH MOUNT |
| RECESSED LIGHT FIXTURE |
| EXT. WALL MOUNT FIXTURE |
| FLUSH WALL MOUNT FIXTURE |
| FLOOD LIGHT (AT SOFFIT) |
| PENDANT FIXTURE |
| SMOKE DETECTORS (PER CODE) |
| GARBAGE DISPOSAL |
| UNDER CABINET LIGHTS |
| FLUORECENT FLUSH MOUNT |
| CEILING FAN |
| STANDARD DUPLEX OUTLET |
| SPLIT RECEPTACLE (TOP) |
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| STANDARD SINGLE POLE SWITCH |
| STANDARD SINGLE POLE 3-WAY |
| STANDARD SINGLE POLE 4-WAY |
| STANDARD DIMMER SWITCH |
| PHONE JACK |
| CABLE TELEVISION JACK |
| DOOR BELL CHIMES |
| 200amp ELECTRICALPANEL |
| METER BASE |
| FAN/LIGHT COMBO |
| EXTERIOR FLOOD LIGHT |




F.R.O.G FLOOR PLAN

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




DETATCHED GARAGE ELECTRICAL PLAN

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

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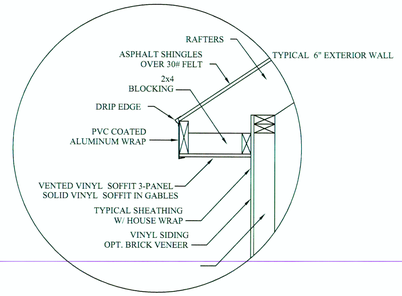
| | |
|---|---|
| DATE: | 6/22/2026 |

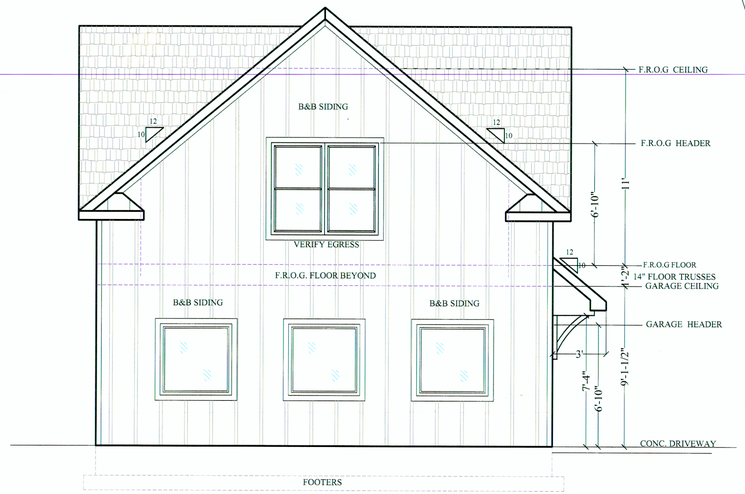
**FINAL REVISED 3**

**3**

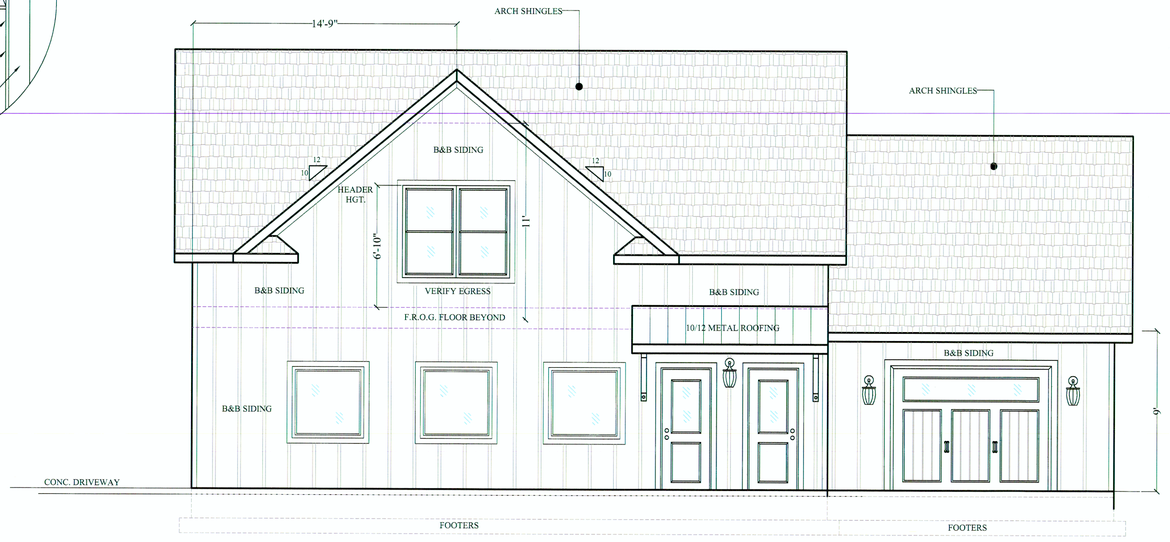
SCALE:
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## TYPICAL METAL WRAP EAVE DETAIL
## CONVENTIONAL FRAMING

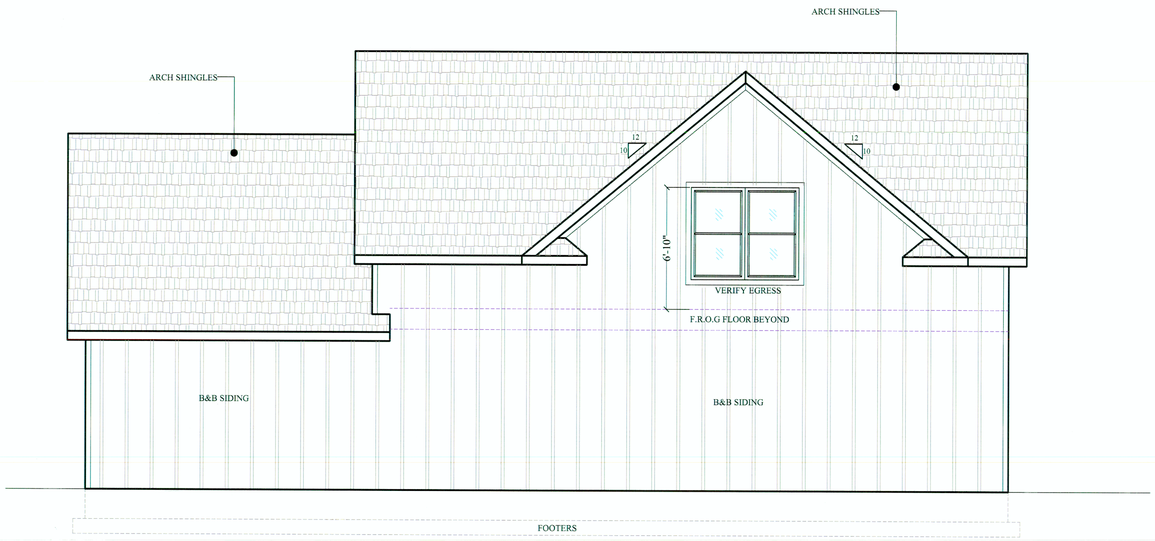


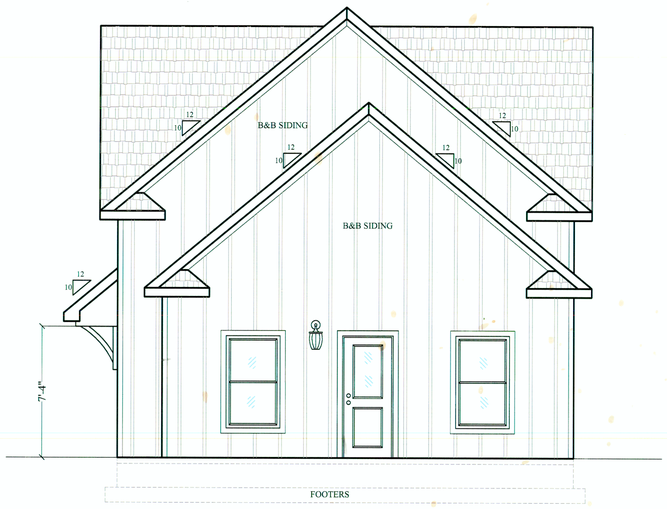

## FRONT ELEVATION
SCALE:1/4"=1'-0"




## RIGHT ELEVATION
SCALE:1/4"=1'-0"




## LEFT ELEVATION
SCALE:1/4"=1'-0"




## REAR ELEVATION
SCALE:1/4"=1'-0"

Coastal Carolina Designs

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THE HOME OF:
**MITCHELL & LISA BAER**
3593 CARATOKE HWY,
MAPLE, NORTH CAROLINA,27956

| DATE: | 6/22/2026 |
|---|---|

**FINAL REVISED 3**

**4**

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

202602271 M28-26CC

# CAMA FINAL INSPECTION REQUIRED

## -CAMA-

- ■ MINOR PERMIT / SITE PLAN
- ☐ EXEMPTION
  - ☐ APPROVED AS IS
  - ■ APPROVED AS NOTED

SEE PERMIT FOR CONDITIONS

Heather Corbell

CAMA Local Permit Officer

09/18/2026

Date Issued

**ANY CHANGES TO THIS APPROVED SITE PLAN SHALL BE RESUBMITTED TO THE PLANNING & INSPECTIONS DEPARTMENT FOR REVIEW**

GENERAL NOTES:

1. PROJECT NAME: BAER RESIDENCE & TATTOO STUDIO

2. APPLICANT/OWNER: MITCHELL AND LISA MARIE BAER, APPLICANT
   115 TREVOR WAY
   MOYOCK, NC 27958
   RICHARD & APRIL BAER, ADDITIONAL OWNERS

3. PROPERTY DATA:
   PARCEL ID#: 0059-000-0064-0000
   PRIMARY ADDRESS: 3593 CARATOKE HWY, MAPLE, NC 27956
   RECORDED REFERENCES: DB. 1789, PG. 306
   PROPERTY ZONING: GENERAL BUSINESS (GB)

4. F.I.R.M. DATA:
   SUBJECT PROPERTY IS LOCATED IN F.I.R.M. ZONES AE (4) & AE (5) AS LABELED. REFERENCE F.I.R.M. PANEL # 3720898800K, EFFECTIVE DATE DECEMBER 21, 2018. USE OF LAND WITHIN A FLOODWAY OR FLOOD PLAIN IS SUBSTANTIALLY RESTRICTED BY CHAPTER 7 OF THE CURRITUCK COUNTY UNIFIED DEVELOPMENT ORDINANCE.

5. PROPOSED USE:
   A MIXED USE DEVELOPMENT THAT INCLUDES A RESIDENTIAL SINGLE-FAMILY DETACHED DWELLING AND AN ACCESSORY STRUCTURE FOR USE AS A PROPOSED TATTOO STUDIO.

   WITHIN THE GENERAL BUSINESS (GB) ZONING DISTRICT:
   - A RESIDENTIAL SINGLE-FAMILY DWELLING IS PERMISSIBLE W/ A ZONING COMPLIANCE PERMIT
   - A TATTOO PARLOR USE IS PERMISSIBLE W/ A SPECIAL USE PERMIT

   [THE TATTOO USE SHALL BE THE SOLE COMMERCIAL USE ESTABLISHED ON THE PROPERTY]

   *FOR ADDITIONAL DETAILS AND RESTRICTIONS OF THE PROPOSED TATTOO STUDIO USE, SEE STANDARD OPERATING PROCEDURES DOCUMENT PREPARED BY APPLICANT.

6. PARKING CALCULATIONS:
   - TATTOO STUDIO
     REQUIRED
     906 SF STUDIO @ 1.0 SPACE/300SF = 3.0 SPACES
     PROVIDED
     (3) SPACES AS LABELED 1-3, INCLUDING (1) VAN ACCESSIBLE ADA
   - RESIDENTIAL DWELLING
     REQUIRED
     (3) BEDROOMS @ 0.5 SPACE/BDRM = 1.5 SPACES
     PROVIDED
     (2) SPACES AS LABELED 4-5

7. LOT COVERAGE CALCULATIONS:

| | |
|---|---|
| PARCEL AREA: | 32,524 SF |
| PROPOSED PRIMARY STRUCTURE UNDER ROOF: | 3,504 SF |
| PROPOSED ACCESSORY STRUCTURE UNDER ROOF: | 1,515 SF |
| PROPOSED DRIVEWAY, PARKING & SIDEWALK: | 4,526 SF |
| PROPOSED MASONRY STEPS: | 14 SF |
| TOTAL PROPOSED COVERAGE: | 9,559 SF |
| PERCENT LOT COVERAGE: | 29.39% |

8. CAMA COVERAGE CALCULATIONS:

| | |
|---|---|
| LOT AREA WITHIN AEC: | 7,651 SF |
| PROPOSED PRIMARY STRUCTURE UNDER ROOF: | 1,539 SF |
| PROPOSED MASONRY STEPS: | 8 SF |
| PROPOSED WOOD STEPS: | 5 SF |
| TOTAL PROPOSED COVERAGE WITHIN AEC: | 1,552 SF |
| PERCENT AEC COVERAGE: | 20.28% |

9. UTILITIES:
   - WATER SERVICE TO BE PROVIDED BY CURRITUCK COUNTY MAINLAND WATER SYSTEM.
   - ON-SITE WASTEWATER SYSTEM TO BE REVIEWED AND APPROVED BY ARHS
   - DESIGN AND INSTALLATION OF FRANCHISE UTILITIES SHALL BE COORDINATED DIRECTLY WITH THE RESPECTIVE UTILITY COMPANY.
   - ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.

10. REFUSE MANAGMENT:
    - GENERAL SOLID-WASTE FROM THE DWELLING AND STUDIO SHALL BE MANAGED AND COLLECTED WITH TYPICAL ROLLOUT BINS. NO DUMPSTER PROPOSED.
    - REGULATED MEDICAL/SHARPS WASTE FROM THE STUDIO SHALL BE MANAGED AND COLLECTED IN ACCORDANCE WITH STATE REGULATIONS.

11. STUDIO BUILDING DESIGN:
    - MAXIMUM BUILDING HEIGHT IS 35'
    - BUILDING FACADES EXTENDING MORE THAN 50 FEET IN LENGTH AND VISIBLE FROM THE HIGHWAY SHALL PROVIDE FEATURES AS OUTLINED IN SECTION 5.8.3.C.(1). OF THE COUNTY UDO.

12. STUDIO SIGNAGE:
    UP TO ONE ADVERTISING SIGN SHALL BE ALLOWED, PROVIDED THE SIGN DOES NOT EXCEED 6 SF IN AREA PER SIDE, OR MORE THAN 4' IN HEIGHT. SIGNAGE SHALL NOT BE INTERNALLY ILLUMINATED OR MOVING. WINDOW SIGNS ARE PROHIBITED. FINAL SIGN DESIGN BY OTHERS, MUST BE APPROVED BY THE COUNTY.

13. EXTERIOR STUDIO LIGHTING:
    IF PROVIDED, ALL EXTERIOR STUDIO LIGHTING MUST BE FULL CUT-OFF AND MEET MAXIMUM ILLUMINATION STANDARDS AS OUTLINED IN SECTION 5.4 OF THE COUNTY UDO. A FINAL LIGHTING PLAN MUST BE APPROVED BY THE COUNTY.

14. LANDSCAPING AND SCREENING: SEE SEPARATE NOTES THIS SHEET.

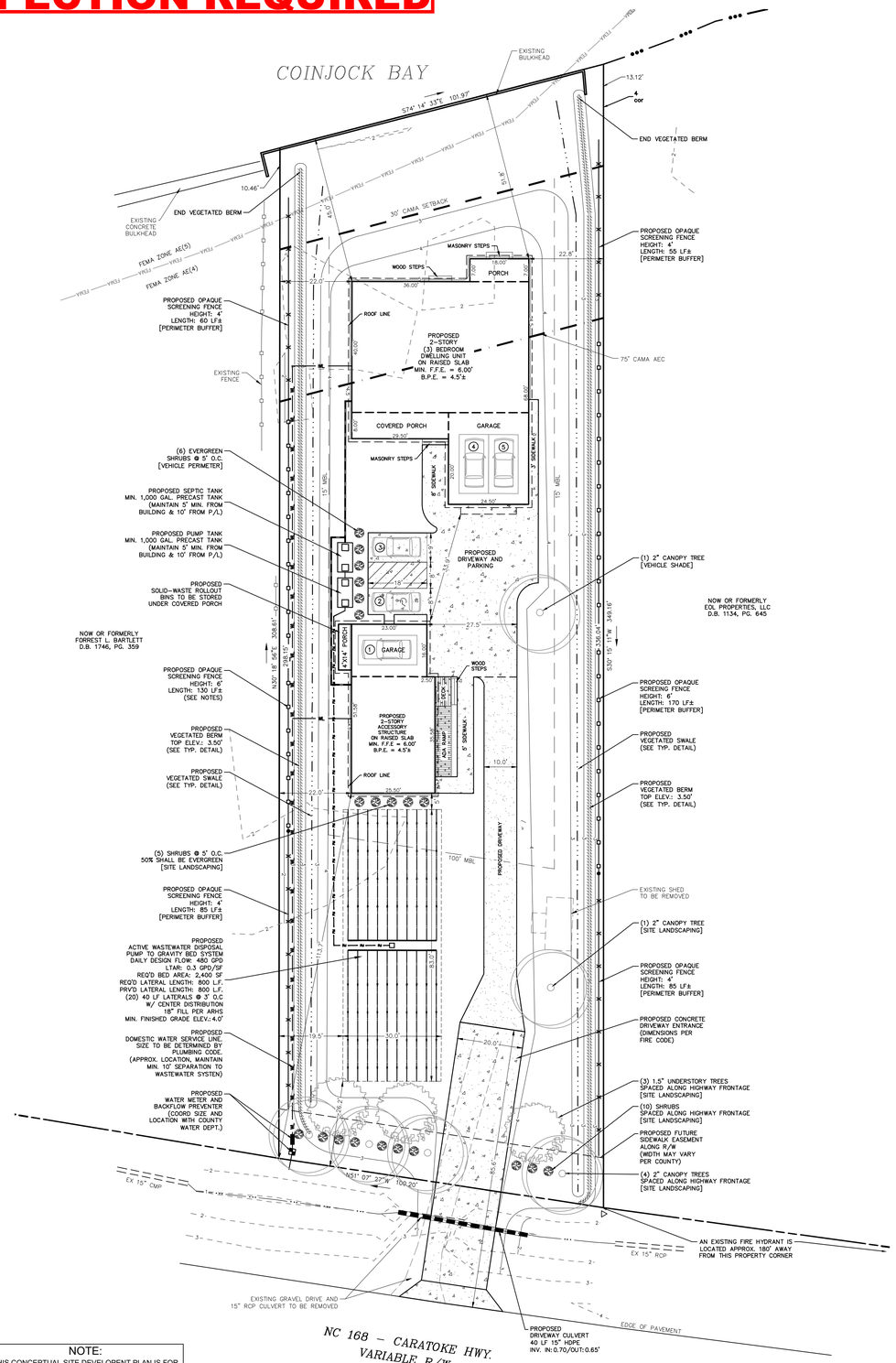
15. PROPOSED BUILDING DIMENSIONS ARE BASED ON FLOOR PLANS PREPARED BY COASTAL CAROLINA DESIGNS, DATED 6-9-2026.

16. EXISTING SITE CONDITIONS ARE BASED ON A COMBINATION OF THE FOLLOWING:
    - FIELD SURVEY DATA OBTAINED BY BISSELL PROFESSIONAL GROUP
    - 2024 AERIAL IMAGERY OBTAINED FROM NCONEMAP.COM
    - ELEVATIONS ARE REFERENCED TO NAVD 1988 VERTICAL DATUM

20 0 10 20 40 80

1" = 20'

GRAPHIC SCALE




NOTE:
THIS CONCEPTUAL SITE DEVELOPENT PLAN IS FOR PERMITTING REFERENCE ONLY. IT IS NOT FINAL AND SHALL NOT BE USED FOR CONSTRUCTION.

LANDSCAPING NOTES - APPLICABLE TO STUDIO USE AND BUILDING ONLY

SITE LANDSCAPING (5.2.4)
- REQUIREMENTS:
  a. (2) CALIPER INCHES OF CANOPY TREES PER ACRE.
  b. (1) SHRUB PER EACH 5 FEET OF BUILDING FACADE FACING A STREET.
  c. AT LEAST ONE-HALF OF SHRUBS SHALL BE EVERGREEN.
- PROVISIONS:
  a. THE AREA OF THIS PROJECT IS APPROX. 0.75 ACRES REQUIRING (1.5) AGGREGATE CALIPER INCHES OF CANOPY TREE. SEE PLAN FOR (1) 2" CANOPY TREE LABELED SITE LANDSCAPING PROVIDING (2) AGGREGATE CALIPER INCHES.
  b. STUDIO BUILDING FACADE FACING CARATOKE HWY 168 MEASURES 25.5', REQUIRING (5.1) SHRUBS. SEE PLAN FOR A TOTAL OF (5) SHRUBS PROPOSED ALONG THE FRONT FACADE OF THE STUDIO BUILDING. 50% ARE NOTED AS EVERGREEN.

VEHICULAR USE AREA LANDSCAPING (5.2.5)
- REQUIREMENTS:
  a. SHADING - NO PARKING SPACE TO BE MORE THAN 60' FROM THE TRUNK OF A CANOPY TREE
  b. PERIMETER LANDSCAPING STRIPS COMPOSED OF:
     1. SHRUBS @ 5 FT ON-CENTER ALONG ABUTTING R/W OR OTHER DEVELOPMENT
     2. ALL SHRUBS MUST BE EVERGREEN.
- PROVISIONS:
  a. SHADING - SEE PLAN FOR (1) 2" CANOPY TREE PROPOSED ADJACENT TO THE VEHICLE USE AREA AND LOCATED WITHIN 60' OF ALL PARKING SPACES.
  b. PERIMETER LANDSCAPING STRIPS COMPOSED OF:
     1. SEE PLAN FOR EVERGREEN SHRUBS SPACED @ 5' O.C. ALONG ABUTTING OTHER DEVELOPMENT.

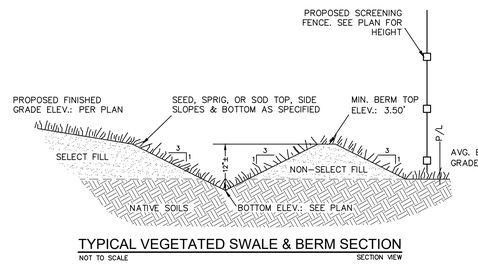
PERIMETER LANDSCAPE BUFFERS (5.2.6 & 4.2.4.G.5.c.i)
- REQUIREMENTS:
  a. PROPERTIES ADJOINING TO THE EAST AND WEST ARE ZONED "GB" AND DEVELOPED WITH RESIDENTIAL DWELLINGS. A TYPE "C" LANDSCAPE BUFFER, OR MINIMUM 6' TALL OPAQUE FENCE IS REQUIRED ADJACENT TO RESIDENTIAL STRUCTURES WITHIN 100 FEET OF THE TATTOO STUDIO.
  b. THE PROPERTY IS BORDERED TO THE NORTH BY COINJOCK BAY AND TO THE SOUTH BY CARATOKE HWY. NO BUFFER IS REQUIRED.
- PROVISIONS:
  a. SEE PLAN FOR OPAQUE FENCES PROPOSED ALONG EACH SIDE PROPERTY. A HEIGHT OF 6' IS SPECIFIED EXCEPT WITHIN THE 100' SETBACK TO THE HIGHWAY AND 75' CAMA SHORELINE AEC, WHERE A HEIGHT OF 4' IS PROPOSED.

STREETSCAPE (5.2.8)
- REQUIREMENTS: [FOR SITES ACCESSED FROM MAJOR ARTERIAL]
  a. (8) AGGREGATE CALIPER INCHES OF CANOPY TREES PER 100 LINEAR FEET.
  b. (4.5) AGGREGATE CALIPER INCHES OF UNDERSTORY TREES PER 100 LINEAR FEET
  c. (10) SHRUBS PER 100 LINEAR FEET
- PROVISIONS:
  a. PROPERTY FRONTAGE ALONG HWY 168 EXTENDS A TOTAL OF 100.2 LF, REQUIRING THE FOLLOWING:
     (4) 2" CANOPY TREES.
     (3) 1.5" UNDERSTORY TREES
     (10) SHRUBS.
  b. SEE PLAN FOR ABOVE LISTED STREETSCAPE PLANTINGS SPACED ALONG THE HIGHWAY FRONTAGE.

PLANTING AND FENCING GUIDELINES

TREE & SHRUB SPECIES AND PLANTING GUIDELINES:
ALL TREES AND SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANTING STANDARDS SPECIFIED IN SECTION 3.5 OF THE CURRITUCK COUNTY ADMINISTRATIVE MANUAL AND THIS PLAN.
- EXISTING VEGETATION THAT MEETS THE MINIMUM SIZE AND SPECIES REQUIREMENTS, PROTECTED DURING CONSTRUCTION AND IN THE REQUIRED LOCATION CAN BE CREDITED TOWARD THE MINIMUM LANDSCAPING REQUIREMENTS OUTLINED ON THIS PLAN.
- CANOPY AND UNDERSTORY TREE SPECIES SHALL BE OF THOSE LISTED UNDER "TABLE 3.4.6: RECOMMENDED PLANTINGS" IN THE SAME MANUAL.
- TREE SPECIES SHALL BE DIVERSE. A MINIMUM OF (2) DIFFERENT SPECIES OF CANOPY TREES AND UNDERSTORY TREES SHALL BE INSTALLED IN ROUGHLY EQUAL PROPORTIONS.
- AT INSTALLATION, CANOPY TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES MEASURED AT 6 INCHES. ABOVE GRADE. EIGHT FOOT HIGH TREES MAY BE PLANTED AS AN ALTERNATIVE.
- AT INSTALLATION, UNDERSTORY TREES SHALL HAVE A MINIMUM CALIPER OF 1.5 INCHES MEASURES AT 6 INCHES ABOVE GRADE. EIGHT FOOT HIGH TREES MAY BE PLANTED AS AN ALTERNATIVE.
- SHRUBS SHALL BE PLANTED AT THE SPACING NOTED ON THE PLANS AND FORM A VISUAL SCREEN WITH A MIN. MATURE HEIGHT OF 36". SHRUBS SHALL BE EVERGREEN AS NOTED AND BE A MINIMUM (3) GALLON SIZE AT PLANTING.
- THE USE OF NATIVE, DROUGHT TOLERANT TREES AND SHRUBS IS ENCOURAGED.
- MATERIALS SHALL BE OF HIGH-QUALITY NURSERY GRADE.
- A REPUTABLE LANDSCAPE CONTRACTOR OR SUPPLIER SHALL PREPARE AN ITEMIZED SCHEDULE OF TREES TO BE INSTALLED IN ACCORDANCE WITH THIS LANDSCAPE PLAN. THIS SCHEDULE SHALL BE REVIEWED BY CURRITUCK COUNTY AND THE ENGINEER TO DETERMINE COMPLIANCE BEFORE ORDERING AND INSTALLATION. ALTERNATE TREES AND SPECIFICATIONS MAY BE PRESENTED FOR REVIEW AND APPROVAL.

FENCE AND WALL GUIDELINES:
- ALL FENCES AND WALLS SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS SPECIFIED IN SECTIONS 5.2.7.D.(3) & 5.3 OF THE CURRITUCK COUNTY UDO AND THIS PLAN.
- THE FENCE SHALL BE OF SOLID CONSTRUCTION AND NOT EXCEED OR FALL SHORT OF THE HEIGHT PRESCRIBED ON THIS APPROVED PLAN.
- OPAQUE FENCES SHALL BE CONSTRUCTED OF TREATED OR ROT-RESISTANT WOOD, OR A PLASTIC IR VINYL FENCE DESIGNED TO LOOK LIKE AN OPAQUE WOODEN FENCE.
- BARBED WIRE, CONCERTINA WIRE AND ABOVE GROUND ELECTRIFIED FENCES ARE PROHIBITED.
- USE OF CHAN LINK FENCING WITH WOODEN OR PLASTIC SLATS SHALL BE LIMITED TO ACCESS GATES ONLY.
- FENCING ALONG A MAJOR ARTERIAL ROADWAY SHALL BE INSTALLED WITH THE "FINISHED" SIDE FACING THE ROADWAY.
- ALL FENCING OR WALL SEGMENTS LOCATED ALONG A SINGLE LOT SIDE SHALL BE COMPOSED OF A UNIFORM STYLE AND COLORS COMPATIBLE WITH OTHER PARTS OF THE FENCE.
- FENCING SHALL BE DESIGNED AND INSTALLED BY A REPUTABLE FENCE CONTRACTOR.



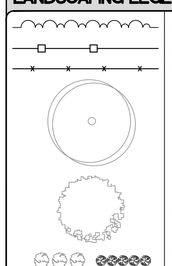

TYPICAL VEGETATED SWALE & BERM SECTION

NOT TO SCALE — SECTION VIEW

LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| | = RIGHT OF WAY |
| | = PROPERTY BOUNDARY |
| | = ADJACENT PROPERTY LINE |
| | = EXISTING GRADE CONTOUR |
| | = PROPOSED GRADE CONTOUR |
| | = PROPOSED BERM TOP OF BANK |
| | = PROPOSED WW DISPOSAL LINE |
| | = PROPOSED WW CONVEYANCE |
| FM FM FM | = PROPOSED WW FORCE MAIN |
| WL WL WL | = PROPOSED WATER SERVICE LINE |
| | = PROPOSED STORMWATER PIPE |
| | = PROPOSED VEGETATED SWALE |
| | = PROPOSED CONCRETE SURFACE |

LANDSCAPING LEGEND



- EXISTING TREE LINE
- PROPOSED 6' OPAQUE FENCE
- PROPOSED 4' OPAQUE FENCE
- PROPOSED CANOPY TREE 2" CALIPER
- PROPOSED UNDERSTORY TREE 1.5" CALIPER
- PROPOSED SHRUBS SPACING AND EVERGREEN AS NOTED

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USE PERMIT EXHIBIT

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PROJECT: BAER RESIDENCE & TATTOO STUDIO
CRAWFORD TOWNSHIP — CURRITUCK COUNTY — NORTH CAROLINA

CONCEPTUAL SITE DEVELOPMENT PLAN

REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|

PRELIMINARY DO NOT USE FOR CONSTRUCTION

| | |
|---|---|
| DATE: 8-10-26 | SCALE: 1"=20' |
| DESIGNED: BPG | CHECKED: DMK |
| DRAWN: DMK | APPROVED: |

SHEET: 1 OF 1

CAD FILE: 2026-003LS4

PROJECT NO: 2026-003

S:\PLOT PLANS\2026\2026-003 3593 Caratoke Highway\dwg\2026-003LS4.dwg 8/10/2026 Plotted: 8/10/2026 6:14 PM by Design Jet T2200 PS (ePS).pc3