## NOTES:

1. PROPERTY OWNERS: GINGUITE, LLC
   PO BOX 90
   KILL DEVIL HILLS, NC 27948
2. PROPERTY IDENTIFICATION: 6195 N. CROATAN HIGHWAY
   SOUTHERN SHORES, 27949
   PID#: 022519064
   PIN#: 986606491459
3. LOT AREA = 303,239.7 SQ.FT./6.96 ACRES
   NET AREA (NOT INCLUDING SURFACE WATER & COASTAL WETLANDS) =198,177.73 SF / 4.55 AC.
   (AREAS BY COORDINATE METHOD.)
4. ZONING CLASSIFICATION: C (GENERAL COMMERCIAL).
5. REFERENCES: D.B. 1960, PG. 0120
6. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY AND EXISTING FEATURES INFORMATION BASED ON P.C. F, SL. 413 & 414; P.C. E, PG. 229 AND FIELD SURVEY DATA COLLECTED BY QUIBLE & ASSOCIATES. ALL DATA COLLECTED ON 06/04/14, 06/22/17, 09/22/22 & 10/04/22.
7. VERTICAL DATUM NAVD 1988 / HORIZONTAL DATUM NAVD 1983 (2011).
8. GROSS LOT COVERAGE:
   EXISTING ASPHALT.....2,115.0 SQ.FT.
   BUILDINGS.....39,368.0 SQ.FT.
   DECKING/WALKS.....24,661.0 SQ.FT.
   ASPHALT/C&G.....54,273.0 SQ.FT.
   CONCRETE.....5,349.0 SQ.FT.
   TOTAL.....125,766.0 SQ.FT. (55.6%)(60.0% MAX)
9. PROPOSED RESIDENTIAL BUILDING & PARKING COVERAGE
   RESIDENTIAL COVERAGE.....30,113 SQ.FT.
   RESIDENTIAL PARKING.....19,980 SQ.FT. (INCLUDES DRIVE AISLE)
   TOTAL.....50,093 SQ.FT. 25.3% (25.0 MIN)(40.0 MAX)

   36 DWELLING UNITS ON 4.55 NET ACRES OR 7.91 UNITS PER NET ACRE
   (8.0 UNITS PER ACRE MAX)
10. PARKING REQUIRED:
    RESIDENTIAL (36 UNITS @ 2.5 SPACES PER UNIT) = 90 SPACES
    RETAIL AREA (6,985 SQ.FT. @ 1 SPACE PER 300 SQ.FT.) = 23 SPACES
    OFFICE SPACE (9,255 SQ FT. @ 1 SPACE PER 300 SQ.FT. PLUS ONE SPACE FOR EACH TWO EMPLOYEES =35 SPACES
    RESTAURANT (120 SEATS @ 1 SPACE PER 3 SEATS AND 10 EMPLOYEES) = 50 SPACES
    TOTAL SPACES REQUIRED = 198 SPACES (199 SPACES PROVIDED INCLUDING BICYCLE RACK CREDIT) (15 COMPACT CAR SPACES)

    *61 SPACES PROVIDED UNDER EASTERN BUILDING
    ** BIKE RACKS PROVIDED TO PROVIDE 3 ADDITIONAL PARKING SPACES
11. PROPERTY IS LOCATED IN NFIP FLOOD ZONES AS SHOWN AND SUBJECT TO CHANGES BY FEMA. BASED ON COMMUNITY CID NO. 370430; PANEL 9866; SUFFIX K. (MAP NUMBER 37209866600K) EFFECTIVE DATE: 06/19/2020.
12. SETBACKS SHOWN ARE PER SOUTHERN SHORES AND DO NOT REFLECT ANY RESTRICTIVE COVENANTS THAT MAY EXIST.
13. THIS PLAN IS SUBJECT TO ANY FACTS, INCLUDING BUILDING SETBACK RESTRICTIONS, EASEMENTS, COVENANTS, ETC., THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH.
14. PROJECT SCOPE: PERMITTING AND CONSTRUCTION A MIXED-USE GROUP DEVELOPMENT OF COMMERCIAL AND RESIDENTIAL BUILDINGS INCLUDING WITH ASSOCIATED PARKING, STORMWATER, UTILITIES & IMPROVEMENTS.
15. MAXIMUM BUILDING HEIGHT SHALL BE 35 FEET, MEASURED FROM THE AVERAGE EXISTING, UNDISTURBED GRADE AT THE BUILDING CORNERS. IF THE AVERAGE OF THE EXISTING, UNDISTURBED GRADE AT THE CORNERS OF THE BUILDING IS LESS THAN EIGHT FEET ABOVE MEAN SEA LEVEL, THE MAXIMUM BUILDING HEIGHT MAY BE MEASURED FROM EIGHT FEET ABOVE MEAN SEA LEVEL.
16. WATER SUPPLY PER DARE COUNTY. WATER CONNECTION MUST BE MADE IN ACCORDANCE WITH DARE COUNTY SPECIFICATIONS AND SHALL BE PERFORMED BY A LICENSED WATER UTILITY CONTRACTOR. NOTIFY COUNTY PRIOR TO INSTALLATION.
17. ALL UTILITIES TO BE PLACED UNDERGROUND UNLESS OTHERWISE NOTED.
18. PRIOR TO LAND DISTURBANCE, A STATE APPROVED SOIL EROSION AND SEDIMENTATION CONTROL PERMIT IS REQUIRED.
20. EXISTING VEGETATION TO BE PRESERVED WHERE POSSIBLE.
21. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL PROPERTY MONUMENTS DURING CONSTRUCTION. DISTURBED OR REMOVED PROPERTY MONUMENTS SHALL BE REPLACED BY A NORTH CAROLINA LICENSED PROFESSIONAL LAND SURVEYOR.
22. ALL WORK WITHIN THE NC DOT RIGHT-OF-WAY REQUIRES AN APPROVED NC DOT RIGHT-OF-WAY ENCROACHMENT AGREEMENT.
23. A STATE HIGH DENSITY STORMWATER PERMIT IS REQUIRED IN ADVANCE OF ANY ONSITE DISTURBANCE.
24. THE ENTIRE SITE WILL BE IN FULL COMPLIANCE WITH ALL APPLICABLE NFPA REGULATIONS PERTAINING TO FIRE PROTECTION INCLUDING BUT NOT LIMITED TO NFPA 30 AS WELL AS VOLUME V OF THE NC STATE BUILDING CODE.
25. BUILDING CONSTRUCTION TO CONFORM TO 2018 NC FIRE PREVENTION CODE OR LATEST EDITION.
26. THE LOCATION, DIMENSIONS, AND ELEVATION OF EXISTING UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE DATA AND ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ALL DATA IN THE FIELD PRIOR TO CONSTRUCTION TO HIS/HER OWN SATISFACTION. THE CONTRACTOR SHALL PERFORM ANY TEST PIT WORK OR PROVIDE LOCATION SERVICES AS REQUIRED TO AVOID CONFLICTS WITH EXISTING UTILITIES. CONTACT NORTH CAROLINA ONE-CALL AT TELEPHONE NO. 1-800-632-4949, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION TO HAVE UTILITIES MARKED.
27. THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
28. THE CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHERE NEW PAVEMENT JOINS EXISTING PAVEMENT.
29. ALL PAVEMENT JOINTS SHALL BE SAW-CUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
30. PROOF ROLL ALL NEW PAVED AREAS. NOTIFY OWNER AND ENGINEER OF ANY UNACCEPTABLE AREAS.
31. A TYPE C BUFFER IS REQUIRED ALONG PUBLIC & PRIVATE RIGHT OF WAYS.
32. ALL PAVEMENT MARKINGS, TEXT AND DIRECTIONAL ARROWS SHALL BE PAINTED WHITE. ALL LETTERING SHALL BE 2ft. IN HEIGHT. LINES SHALL BE 4" WIDE. CROSSWALK AND LOADING AREAS, SET 4" WHITE LINES ON A 45° ANGLE.

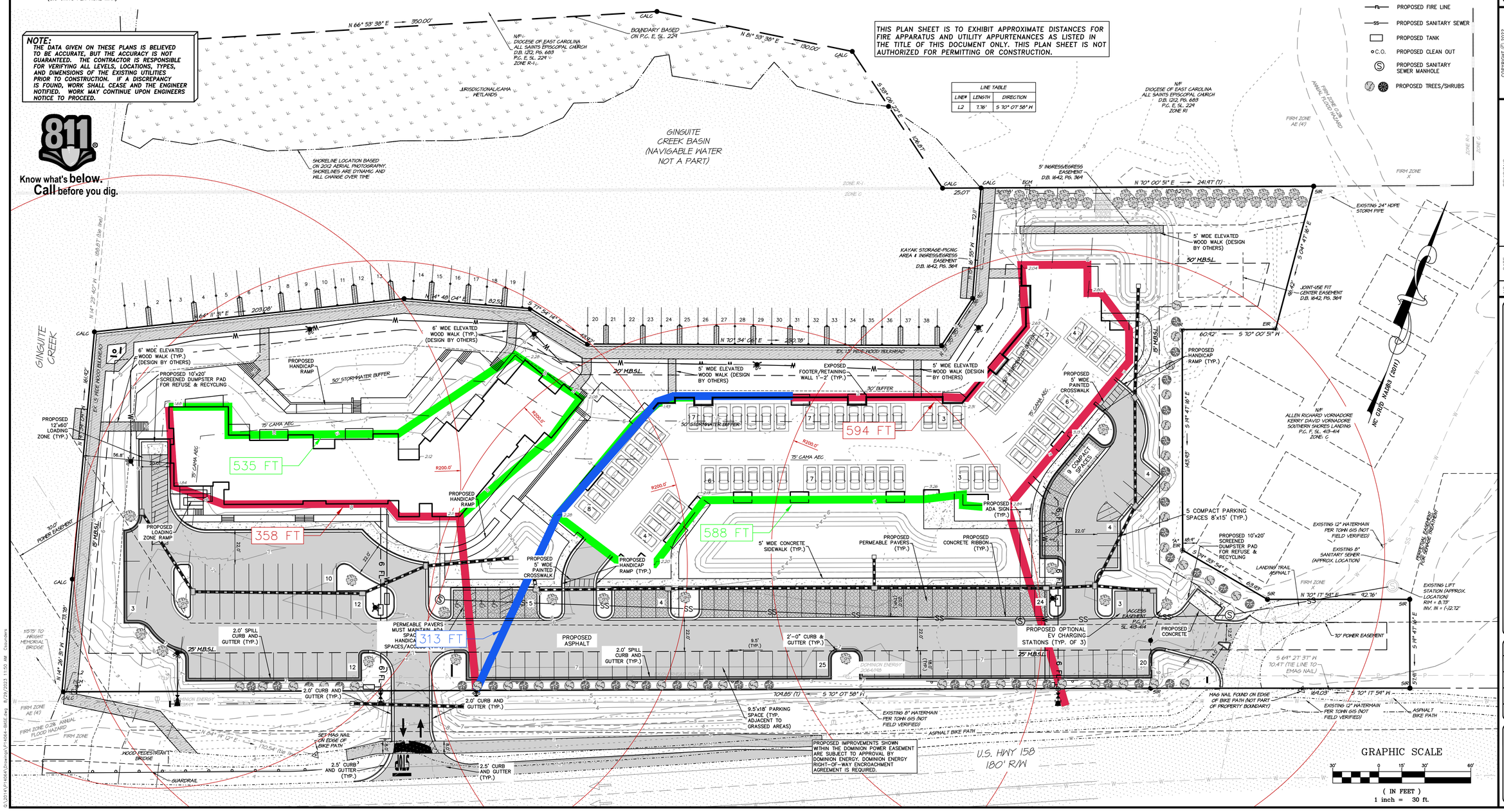
## LEGEND

- EXISTING ASPHALT PAVEMENT
- EXISTING GRAVEL
- EXISTING WATER
- CALC POINT/SET IRON ROD
- EX. IRON ROD
- EX. MAG NAIL
- EX. CONCRETE MONUMENT
- EX. UTILITY POLE
- EX. FIRE HYDRANT
- EX. TELEPHONE PEDESTAL
- EX. CONTOUR
- EX. WATER LINE
- EX. OVERHEAD UTILITIES
- EXISTING WETLANDS
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED GRAVEL
- PROPOSED OPEN SLOTTED WOOD DECKING
- PROPOSED PERMEABLE PAVERS
- PROPOSED STORM PIPE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED DROP INLET
- PROPOSED FIRE HYDRANT
- PROPOSED BENDS & TEES
- PROPOSED GATE VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED WATERLINE
- PROPOSED FIRE LINE
- PROPOSED SANITARY SEWER
- PROPOSED TANK
- PROPOSED CLEAN OUT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED TREES/SHRUBS

**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.*

THIS PLAN SHEET IS TO EXHIBIT APPROXIMATE DISTANCES FOR FIRE APPARATUS AND UTILITY APPURTENANCES AS LISTED IN THE TITLE OF THIS DOCUMENT ONLY. THIS PLAN SHEET IS NOT AUTHORIZED FOR PERMITTING OR CONSTRUCTION.

| LINE TABLE | | |
|---|---|---|
| LINE# | LENGTH | DIRECTION |
| L2 | 7.76' | S 70° 07' 58" W |





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NORTH CAROLINA PROFESSIONAL SEAL 043652 ENGINEER 08/29/2023 KATHLEEN M. SAUNDERS
CERTIFICATION


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REVISIONS

| NO. | DATE | |
|---|---|---|
| 1 | 06/05/23 | PER TOWN COMMENTS |
| 2 | 07/26/23 | PER TOWN COMMENTS |

# FIRE EXHIBIT

# GINGUITE CREEK
## 6195 N. CROATAN HIGHWAY

ATLANTIC TOWNSHIP — DARE COUNTY — NORTH CAROLINA

| | |
|---|---|
| PROJECT NO. | P14064 |
| DESIGNED BY | CMS |
| DRAWN BY | JJC |
| CHECKED BY | CMS |
| ISSUE DATE | 08/29/23 |

SHEET NO. 1 OF 1 SHEETS