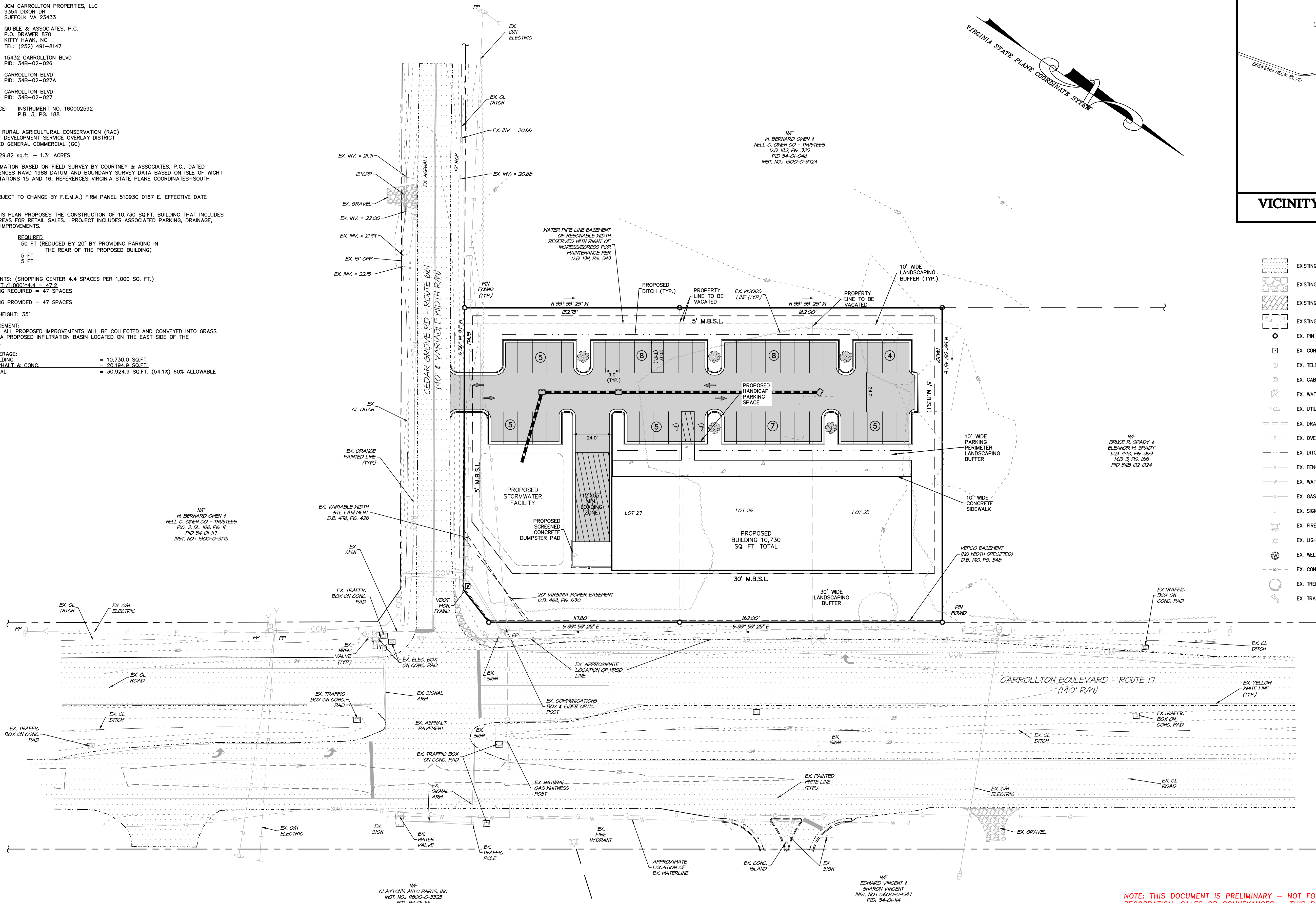


NOTES:

- OWNER/APPLICANT: JCM CARROLLTON PROPERTIES, LLC
9354 DIXON DR
SUFFOLK VA 23433
- ENGINEER: QUILBE & ASSOCIATES, P.C.
P.O. DRAWER 570
KITTY HAWK, NC
TEL: (252) 491-8147
- PROPERTY INFO: 15432 CARROLLTON BLVD
PID: 34B-02-026
CARROLLTON BLVD
PID: 34B-02-027A
CARROLLTON BLVD
PID: 34B-02-027
- RECORDED REFERENCE: INSTRUMENT NO. 160002592
P.B. 3, PG. 188
- ZONE: EXISTING RURAL AGRICULTURAL CONSERVATION (RAC)
NEWPORT DEVELOPMENT SERVICE OVERLAY DISTRICT
PROPOSED GENERAL COMMERCIAL (GC)
- PARCEL AREA: 57,129.82 sq.ft. = 1.31 ACRES
- TOPOGRAPHIC INFORMATION BASED ON FIELD SURVEY BY COURTNEY & ASSOCIATES, P.C., DATED 8/25/18 AND REFERENCES NAVD 1988 DATUM AND BOUNDARY SURVEY DATA BASED ON ISLE OF WIGHT SURVEY CONTROL STATIONS 15 AND 16, REFERENCES VIRGINIA STATE PLANE COORDINATES-SOUTH ZONE (NAD 83).
- FLOOD ZONE: "X"(SUBJECT TO CHANGE BY F.E.M.A.) FIRM PANEL 51093C 0167 E. EFFECTIVE DATE 12/02/15.
- PROJECT SCOPE: THIS PLAN PROPOSES THE CONSTRUCTION OF 10,730 SQ.FT. BUILDING THAT INCLUDES THREE SEPARATE AREAS FOR RETAIL SALES. PROJECT INCLUDES ASSOCIATED PARKING, DRAINAGE, WATER AND SEPTIC IMPROVEMENTS.
- SETBACKS:

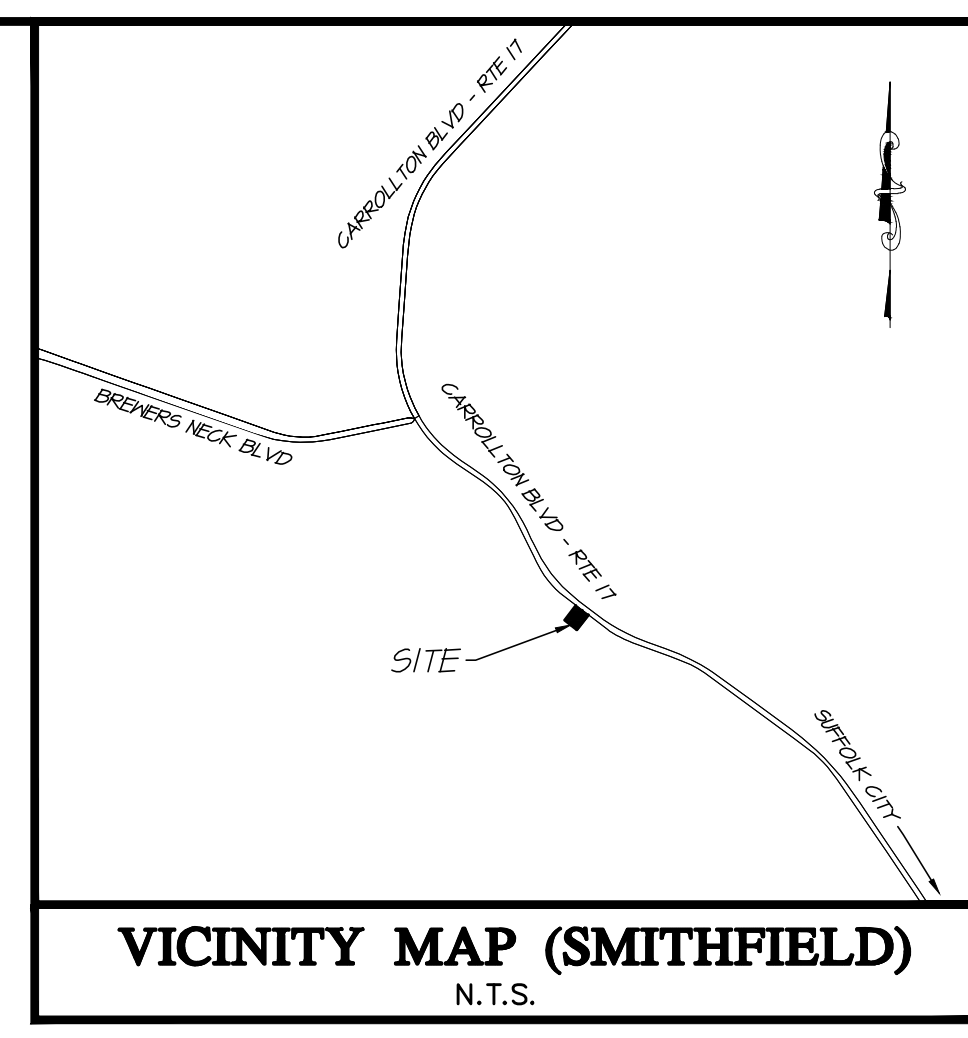
REQUIRED	PROVIDED
FRONT	50 FT (REDUCED BY 20' BY PROVIDING PARKING IN THE REAR OF THE PROPOSED BUILDING)
SIDES	5 FT
REAR	5 FT
- PARKING REQUIREMENTS: (SHOPPING CENTER 4.4 SPACES PER 1,000 SQ. FT.)
(10,730 SQ. FT. / 1,000) * 4.4 = 47.2
TOTAL PARKING REQUIRED = 47 SPACES
TOTAL PARKING PROVIDED = 47 SPACES
- MAXIMUM BUILDING HEIGHT: 35'
- STORMWATER MANAGEMENT: RUNOFF FROM ALL PROPOSED IMPROVEMENTS WILL BE COLLECTED AND CONVEYED INTO GRASS SWALES AND A PROPOSED INFILTRATION BASIN LOCATED ON THE EAST SIDE OF THE DEVELOPMENT.
- PROPOSED LOT COVERAGE:

BUILDING	= 10,730.0 SQ.FT.
ASPHALT & CONC.	= 20,194.9 SQ.FT.
TOTAL	= 30,924.9 SQ.FT. (54.1%) 60% ALLOWABLE



LEGEND

	EXISTING ASPHALT PAVEMENT		PROPOSED BUILDING
	EXISTING GRAVEL		PROPOSED CONCRETE
	EXISTING BRICK PATIO		PROPOSED ASPHALT
	EXISTING CONCRETE		PROPOSED DROP INLET
	EX. PIN FOUND		PROPOSED STORM PIPE
	EX. CONCRETE MONUMENT, ECM		PROPOSED TREE
	EX. TELEPHONE PEDESTAL		
	EX. CABLE T.V. PEDESTAL		
	EX. WATER VALVE		
	EX. UTILITY POLE		
	EX. DRAINAGE PIPE		
	EX. OVERHEAD UTILITY LINE		
	EX. DITCH		
	EX. FENCE		
	EX. WATERLINE		
	EX. GAS LINE		
	EX. SIGN		
	EX. FIRE HYDRANT		
	EX. LIGHT POLE		
	EX. WELL		
	EX. CONTOUR		
	EX. TREE		
	EX. TRAFFIC ARROWS		



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www.quilbeandassociates.com

COMMONWEALTH OF VIRGINIA
PRELIMINARY
NOT FOR
CONSTRUCTION
PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY SITE LAYOUT

JCM CARROLLTON PROPERTIES, LLC
PID#: 34B-02-027A, 34B-02-026, & 34B-02-027

SMITHFIELD TOWNSHIP ISLE OF WIGHT COUNTY VIRGINIA

COMMISSION NO. **P18054**

DESIGNED BY **CMS**

DRAWN BY **DAC**

CHECKED BY **CMS**

ISSUE DATE **08/23/18**

SHEET NO. **1**

OF 1 SHEETS

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