

MINIMUM BUILDING SETBACKS (P.U.D.)	
FRONT	30'
REAR	30'
SIDE (SINGLE LEVEL)	10'
SIDE (DOUBLE LEVEL)	12'
SIDE (TRIPLE LEVEL)	15'

MINIMUM SETBACK ALONG RIGHT OF WAY OR ABUTTING RESIDENTIAL ZONE OR USE = 30'

PROJECT AREA TABLE	
TOTAL SITE AREA TO SHORELINE = 3,466,701 SQ. FT. (79.58 AC.)	(AREA DOES NOT INCLUDE SUBSTATION PARCEL)
TOTAL WETLAND AREA ON SITE = 1,071,557 SQ. FT. (24.60 AC.)	
TOTAL UPLANDS ON SITE = 2,395,144 SQ. FT. (54.98 AC.)	
DEVELOPMENT DENSITY	
TOTAL NUMBER OF UNITS IN SECTIONS 100, 200-A, 200-B, 300 AND 500 = 497	
TOTAL NUMBER OF UNITS IN ASSISTED LIVING SECTION 400 = 102	
TOTAL NUMBER OF UNITS IN PROJECT = 599	
TOTAL SITE AREA = 79.58 AC.	
WETLANDS ARE 30.9% OF TOTAL SITE AREA	
ADJUSTED AREA FOR DENSITY CALCULATIONS = 1/2 WETLAND AREA PLUS UPLAND AREA = 2,930,923 SQ. FT. (67.28 AC.)	
ADJUSTED PROJECT DENSITY = 8.90 UNITS /ACRE	
ASSISTED LIVING and AGE RESTRICTED UNIT REQUIREMENTS	
PROJECT DENSITY = 8.90 UNITS PER ACRE	
TOTAL NUMBER OF UNITS IN PROJECT = 599	
REQUIRED PERCENTAGE OF REQUIRED ASSISTED LIVING UNITS = 20	
TOTAL REQUIRED ASSISTED LIVING UNITS = 120	
TOTAL EXISTING ASSISTED LIVING UNITS = 102 (SECTION 400)	
TOTAL PROPOSED ASSISTED LIVING UNITS = 18 (HAMILTON BUILDING 103 - 12 UNITS AND 6 UNITS IN HAMILTON BUILDING 102)	
TOTAL PROPOSED ASSISTED LIVING UNITS AND AGE RESTRICTED UNITS = 120	

STRUCTURE / LIVING STORY SUMMARY					
SECTION	NUMBER OF STRUCTURES	NO. 4 STORY STRUCTURES	NO. 3 STORY STRUCTURES	NO. 2 STORY STRUCTURES	NO. 1 STORY STRUCTURES
100	12	0	11	0	1 (rec)
200-A	2	0	0	0	0
200-B	57	0	29	28	0
300	14	12	0	1 (rec)	0
400	1	0	0	0	1
500	4	3	0	1 (club)	0
TOTAL	90	17	41	30	2

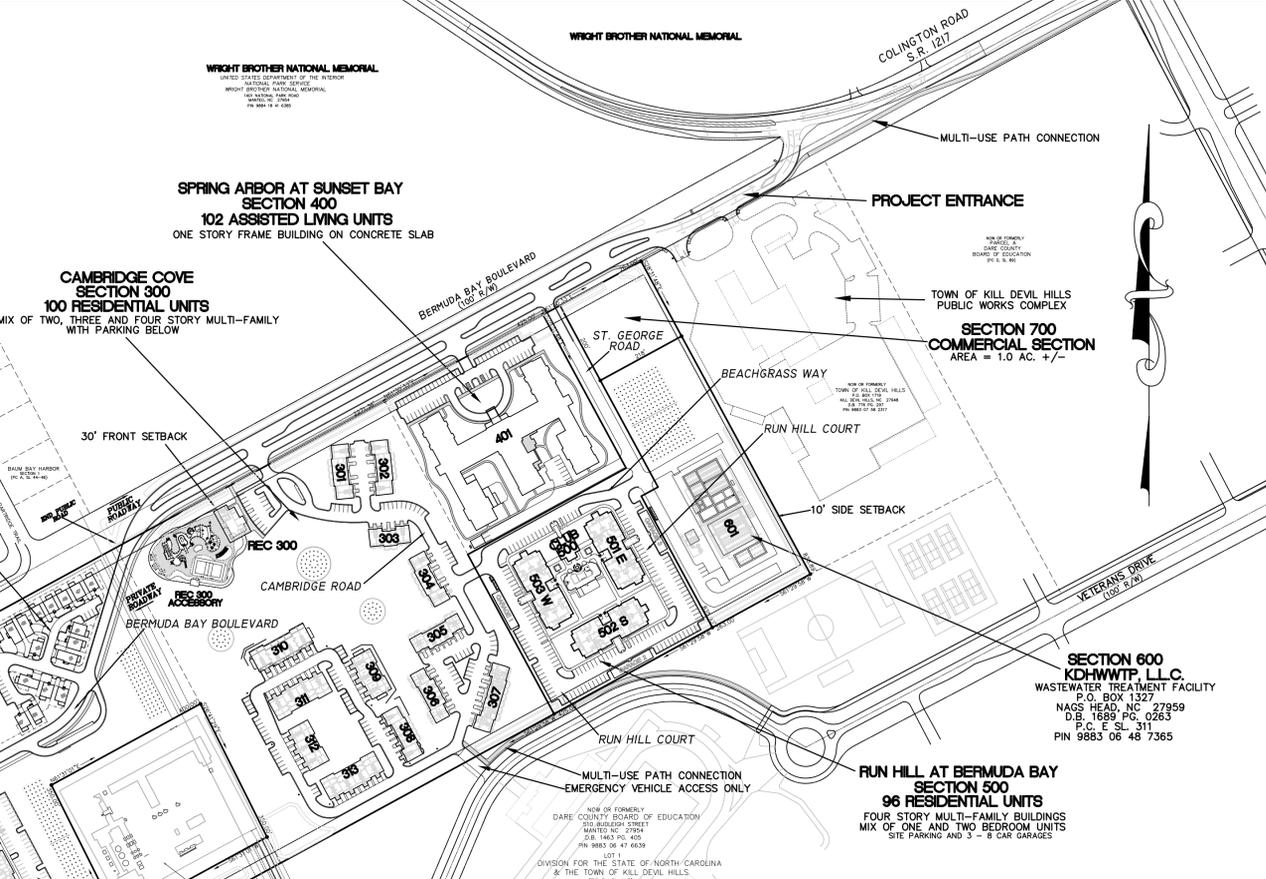
3 AND 4 STORY STRUCTURES SHALL HAVE A MAXIMUM BUILDING HEIGHT OF 50' WITH AN AGGREGATE LIVING SPACE HEIGHT NOT TO EXCEED 45'.
2 STORY STRUCTURES SHALL HAVE A MAXIMUM BUILDING HEIGHT OF 40' WITH AN AGGREGATE LIVING SPACE HEIGHT NOT TO EXCEED 35'.
STRUCTURE HEIGHTS ABOVE RECORDED BUILDING 100 AND 300 GROUND LEVELS WITH GARAGE ONLY (NO LIVING SPACES) ARE NOT COUNTED AS STORIES.

TOTAL NUMBER OF UNITS ALLOWED IN FOUR STORY BUILDINGS = 50% OF TOTAL UNITS = 300 MAX.
TOTAL NUMBER OF UNITS PROPOSED IN FOUR STORY BUILDINGS = 300

TOTAL NUMBER OF STRUCTURES IN PROJECT = 90
TOTAL NUMBER OF STRUCTURES ALLOWED IN FOUR STORY BUILDINGS = 1/3 OF TOTAL STRUCTURES = 30 MAX.
TOTAL NUMBER OF STRUCTURES PROPOSED IN FOUR STORY BUILDINGS = 17

DEVELOPMENT COVERAGE
TOTAL SITE COVERAGE = 909,147 SQ. FT. (20.87 AC.)
CURRENT CALCULATIONS : DRIVES, PARKING AREAS AND CONCRETE = 570,246 SQ. FT. (13.09 AC.)
BUILDINGS INCLUDING DECKS AND POOLS = 338,891 SQ. FT. (7.78 AC.)
PRIOR MODIFICATIONS :
200' REAR YARD ADDITIONS OF 57 UNITS 4 430 SQ. FT. = 24,510 SQ. FT. INCREASE (0.56 AC.) (MINIMUM POTENTIAL)
REC CENTER 300 BUILDING MODIFICATIONS = 840 SQ. FT. INCREASE
SECTION 200A BERMUDA BAY BOULEVARD 100' WIDE 10' DEPTH
SECTION 200A REC CENTER AND POOL RECONSTRUCTION 12,470 SQ. FT. REDUCTION
SECTION 200A AREA 100' WIDE 10' DEPTH 1,377 SQ. FT. POOL AND DECKING REDUCED BY 4,330 SQ. FT.
SECTION 400 BUILDING ADDITIONS = 12,044 SQ. FT. INCREASE
SECTION 400 PARKING ADDITIONS = 45,500 SQ. FT. INCREASE

ADJUSTED AREA FOR COVERAGE CALCULATIONS = 1/2 WETLAND AREA PLUS UPLAND AREA = 2,930,923 SQ. FT. (67.28 AC.)
WETLANDS ARE 30.9% OF TOTAL SITE AREA
ADJUSTED PROJECT COVERAGE = 31.02 %
MAXIMUM COVERAGE ALLOWED UNDER STORMWATER PERMIT SW7040910 (10/7/04) = 22.66 ACRES



MULTI-FAMILY BUILDING SUMMARY SECTIONS 100-500					
MULTI-FAMILY BUILDING SUMMARY SECTION 100					
BUILDING NO.	STORIES	UNIT TYPE	TOTAL UNITS	BEDROOM SUMMARY	TOTAL NO. BEDROOMS
101	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30
102	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30
103	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30
104	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30
105	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30
106	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30
107	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30
108	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30
109	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30
110	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30
111	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30
SUBTOTAL					330

MULTI-FAMILY - THREE LIVING LEVELS ON PILINGS OVER GROUND LEVEL GARAGE PARKING
22 GARAGE PARKING SPACES UNDER EACH 12 UNIT BUILDING
BUILDING 103-12 UNITS (ENTIRE BUILDING) ASSIGNED AS AGE-RESTRICTED
BUILDING 102- 6 OF 12 UNITS ASSIGNED AS AGE-RESTRICTED

MULTI-FAMILY BUILDING SUMMARY SECTION 200-A REVISED					
BUILDING NO.	STORIES	UNIT TYPE	TOTAL UNITS	BEDROOM SUMMARY	TOTAL NO. BEDROOMS
201	4	MULTI-FAMILY	56	40-2 BEDROOM UNITS AND 16-1 BEDROOM UNITS	96
202	4	MULTI-FAMILY	56	40-2 BEDROOM UNITS AND 16-1 BEDROOM UNITS	96
SUBTOTAL					192

REVISION SUMMARY	NUMBER OF BUILDINGS	NUMBER OF UNITS	NUMBER OF BEDROOMS
PREVIOUS APPROVAL	7	70	196
PROPOSED REVISIONS	2	112	192

SINGLE FAMILY BUILDING SUMMARY SECTION 200-B					
BUILDING NO.	STORIES	UNIT TYPE	BLDG. MODEL / NAME	BEDROOM SUMMARY	TOTAL NO. BEDROOMS
1	3	SINGLE FAMILY	3 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
2	3	SINGLE FAMILY	3 - BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
3	3	SINGLE FAMILY	3 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
4	3	SINGLE FAMILY	3 - ARGUS	3 BEDROOM WITH ONE CAR GARAGE	3
5	2	SINGLE FAMILY	2 - BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
6	3	SINGLE FAMILY	3 - ARGUS	3 BEDROOM WITH ONE CAR GARAGE	3
7	3	SINGLE FAMILY	3 - ARGUS	3 BEDROOM WITH ONE CAR GARAGE	3
8	2	SINGLE FAMILY	2 - ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
9	3	SINGLE FAMILY	3 - ARGUS	3 BEDROOM WITH ONE CAR GARAGE	3
10	3	SINGLE FAMILY	3 - BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
11	2	SINGLE FAMILY	2 - ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
12	3	SINGLE FAMILY	3 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
13	2	SINGLE FAMILY	2 - ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
14	2	SINGLE FAMILY	2 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
15	2	SINGLE FAMILY	2 - ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
16	2	SINGLE FAMILY	2 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
17	3	SINGLE FAMILY	3 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
18	2	SINGLE FAMILY	2 - ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
19	2	SINGLE FAMILY	2 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
20	2	SINGLE FAMILY	2 - BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
21	2	SINGLE FAMILY	2 - BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
22	2	SINGLE FAMILY	2 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
23	3	SINGLE FAMILY	3 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
24	3	SINGLE FAMILY	3 - BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
25	3	SINGLE FAMILY	3 - COLLINS	3 BEDROOM WITH ONE CAR GARAGE	3
26	3	SINGLE FAMILY	3 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
27	2	SINGLE FAMILY	2 - ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
28	2	SINGLE FAMILY	2 - ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
29	3	SINGLE FAMILY	3 - BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
30	3	SINGLE FAMILY	3 - BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
31	3	SINGLE FAMILY	3 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
32	2	SINGLE FAMILY	2 - ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
33	2	SINGLE FAMILY	2 - ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
34	2	SINGLE FAMILY	2 - ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
35	3	SINGLE FAMILY	3 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
36	2	SINGLE FAMILY	2 - BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
37	3	SINGLE FAMILY	3 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
38	3	SINGLE FAMILY	3 - BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
39	3	SINGLE FAMILY	3 - BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
40	2	SINGLE FAMILY	2 - ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
41	3	SINGLE FAMILY	3 - ARGUS	3 BEDROOM WITH ONE CAR GARAGE	3
42	2	SINGLE FAMILY	2 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
43	3	SINGLE FAMILY	3 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
44	3	SINGLE FAMILY	3 - COLLINS	3 BEDROOM WITH ONE CAR GARAGE	3
45	3	SINGLE FAMILY	3 - ARGUS	3 BEDROOM WITH ONE CAR GARAGE	3
46	2	SINGLE FAMILY	2 - BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
47	3	SINGLE FAMILY	3 - ARGUS	3 BEDROOM WITH ONE CAR GARAGE	3
48	2	SINGLE FAMILY	2 - ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
49	3	SINGLE FAMILY	3 - ARGUS	3 BEDROOM WITH ONE CAR GARAGE	3
50	3	SINGLE FAMILY	3 - BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
51	3	SINGLE FAMILY	3 - ARGUS	3 BEDROOM WITH ONE CAR GARAGE	3
52	3	SINGLE FAMILY	3 - ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
53	3	SINGLE FAMILY	3 - COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
54	3	SINGLE FAMILY	3 - ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
55	3	SINGLE FAMILY	3 - ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
56	3	SINGLE FAMILY	3 - BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
57	3	SINGLE FAMILY	3 - ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
SUBTOTAL					149

MULTI-FAMILY BUILDING SUMMARY SECTION 300					
BUILDING NO.	STORIES	UNIT TYPE	TOTAL UNITS	BEDROOM SUMMARY	TOTAL NO. BEDROOMS
301	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20
302	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20
303	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20
304	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20
305	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20
306	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20
307	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20
308	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20
309	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20
310	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20
311	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20
312	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20
313	3	MULTI-FAMILY	8	6-3 BEDROOM UNITS AND 2-2 BEDROOM UNITS	22
SUBTOTAL					259

PARKING SUMMARY SECTIONS 100-500							
SECTION	NUMBER OF UNITS	NUMBER OF RESIDENTIAL SPACES REQUIRED	REC. AREA OCCUPANCY REQUIRED PARKING	REC. AREA REQUIRED PARKING	TOTAL SPACES REQUIRED	GARAGE SPACES	SPACES OUTSIDE BUILDINGS PROVIDED
100	132	330	120 PERSONS	242	370	40	419
200-A	57	192	N/A	N/A	224	N/A	232
200-B	57	149	N/A	N/A	149	73	154
300	100	259	121 PERSONS	41	300	125 ^(M)	294
400	102	102	62 ^(M)	N/A	62	N/A	62
500	96	177	177	N/A	177	24	153
600	N/A	N/A	3 ^(M)	N/A	3	N/A	4
TOTAL					599		1285
TOTAL SPACES REQUIRED					1285	TOTAL SPACES PROVIDED	

(1) BASED ON 3 SPACES PER 9 BEDS
(2) TWO PARKING SPACES PROVIDED FOR EACH OF THE ONE BEDROOM UNITS
(3) PARKING BASED ON 1 SPACE PER EMPLOYEE + THREE EMPLOYEES
(4) WORKSHOP PARKING REQUIRED BASED ON 1 SPACE PER 3 USERS
(5) 2 SPACES IN BUILDING 303 WERE DIS-ALLOWED DUE TO NEONICAL SYSTEM ENCROACHMENTS INTO 10' X 20' AREA
(6) 4 SPACES IN BUILDING 303 WERE DIS-ALLOWED DUE TO 4" SHORT ON SOUTH DIMENSION (DRIFT)

ALL PARKING SPACES 10' MINIMUM WIDTH WITH A MINIMUM DEPTH OF 18' WITH A 2' OPEN SPACE OVERHANG
PARKING SPACES UNDER THE BUILDING SHALL BE 10' MINIMUM WIDTH X 20' MINIMUM DEPTH UNOBSTRUCTED

10-20-20 Revision Notes:
1. Building 313 changed to a three story unit by eliminating the ground floor recreation rooms.
2. Building 103- 12 units (entire building) assigned as age restricted.
3. Building 102 - 6 of 12 units assigned as age restricted.

GRAPHIC SCALE
0 100 200 400 800
(IN FEET)
1 inch = 200 ft.



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REVISIONS
NO. DATE DESCRIPTION

PROJECT: BERMUDA BAY P.U.D. NORTH CAROLINA DARE COUNTY
DEVELOPMENT OVERVIEW-REVISED 10-20-20

DATE: 10-20-20 SCALE: 1"=200'
DESIGNED: MWR CHECKED: MWR
DRAWN: MWR APPROVED: MWR

SHEET: S1 OF 11
CAD FILE: 38250154
PROJECT NO: 3825