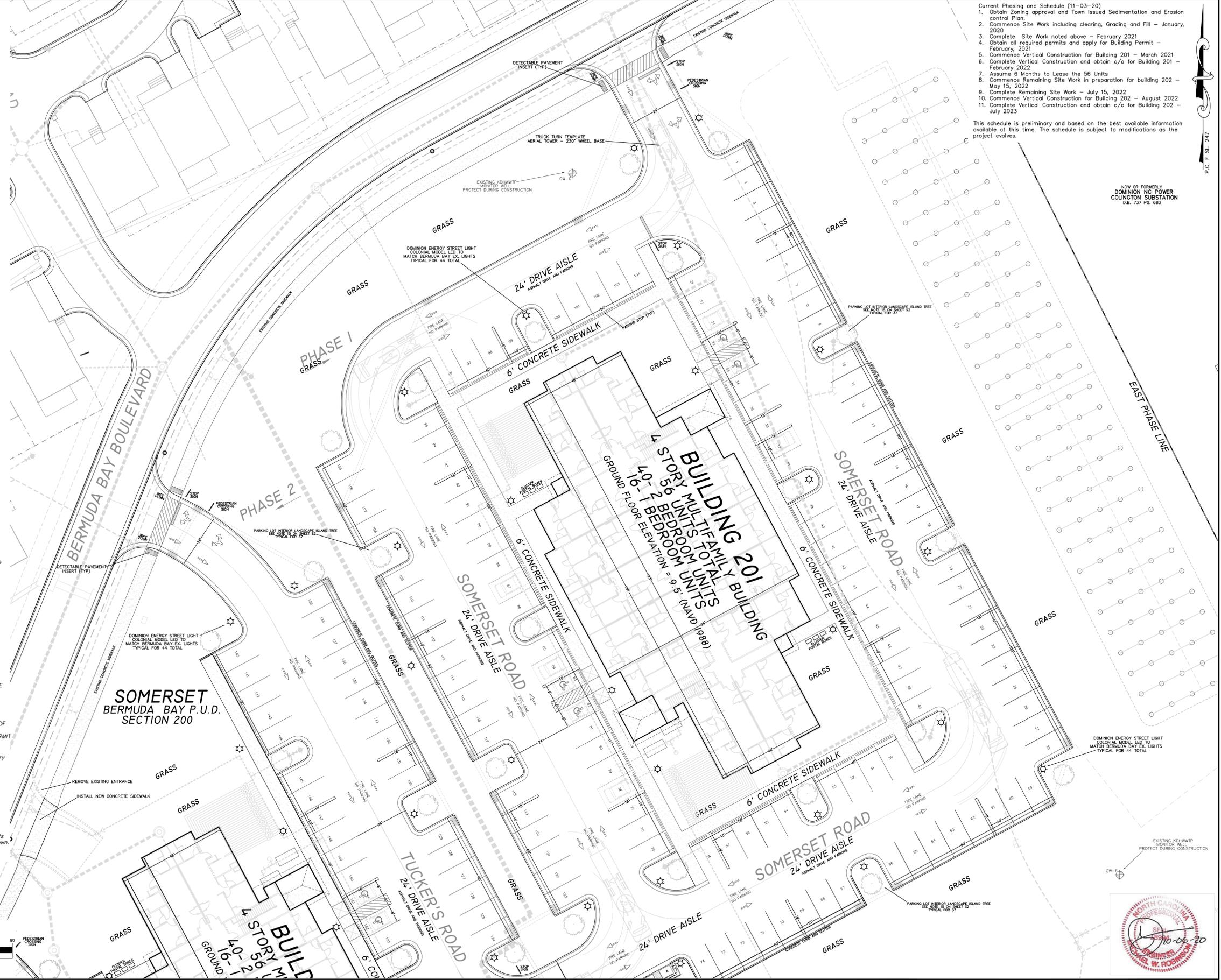
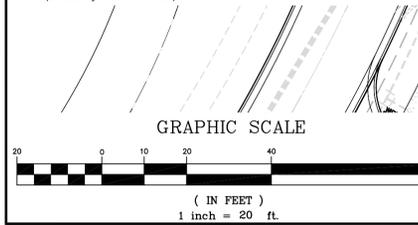


**NOTES AND DEVELOPMENT DATA:**

- SUBJECT PROPERTY:**  
BERMUDA BAY FUTURE DEVELOPMENT PARCEL  
DESCRIBED IN U.O. FILE # 348, DARE COUNTY REGISTRY  
STREET ADDRESS - 0 BERMUDA BAY BOULEVARD  
PIN 9883 10 37 1341, PARCEL NUMBER 008164805  
CURRENT ZONING : G/1 GOVERNMENT AND INSTITUTIONAL  
PRIVATE OWNERSHIP
  - LOT AREA = 331,910 sq. ft. (7.62 ac.)
  - APPLICANT:** BB SOUTHAMPTON MEWS  
P.O. BOX 90, KILL DEVIL HILLS, NC 27948  
Phone: 252-441-9008
  - FEMA DATA :** COMMUNITY: KILL DEVIL HILLS, TOWN OF  
CID NO. 375353 - PANEL 9883 - SUFFIX K  
MAP NUMBER 172088300M - EFFECTIVE DATE 06/19/2020  
ZONE: X (SUBJECT TO CHANGE BY FEMA)  
DATUM NAVD 1988
- REGULATORY FLOOD PROTECTION ELEVATION (RFPE) :  
RFPE - X ZONE = 8' NAVD 1988  
REFERENCE LEVEL - BOTTOM OF LOWEST FLOOR OR BOTTOM  
OF THE LOWEST ATTENDANT UTILITY INCLUDING DUCTWORK  
WHICH EVER IS LOWER.
- MINIMUM BUILDING SETBACKS:**  
P.U.D. USE IN G/1 ZONING DISTRICT  
FRONT YARD: 30' REAR YARD: 30' SIDE YARD: 10'  
For any structure over 35 feet in total building height, there shall be two feet of side yard setback for each foot of building height over 35 feet in addition to the minimum side yard setback.  
MINIMUM BUILDING SEPARATION = 24'  
Multifamily structures in a PUD shall have a minimum separation of 24 feet. Patios constructed of noncombustible material and privacy fences shall be exempt from the building separation requirements. Every part of a required 24-foot separation shall be open and unobstructed from its lowest level to the sky.
  - MAXIMUM BUILDING HEIGHT:** 35' up to 50' WITH CONDITIONAL APPROVAL  
BUILDING HEIGHT - The distance between the finished elevation of the finished grade, such point to be computed at the corners of the proposed building foundation and the highest point of the structure, excluding chimneys, cupolas, cooling towers, elevators, shafts, corner kios, monuments, domes, spires and parapet walls.
  - PROPOSED DEVELOPMENT :**  
APPROVAL MODIFICATION OF THE BERMUDA BAY P.U.D.  
SPECIFICALLY SOMERSET (FORMERLY SOUTHAMPTON MEWS) SECTION  
SECTION 200-A WITH MULTIFAMILY DEVELOPMENT CONSISTING OF  
TWO FOUR STORY BUILDINGS WITH 56 UNITS PER BUILDING  
BUILDING SUMMARY:  

BUILDING NUMBER	TOTAL UNITS	BEDROOM SUMMARY	TOTAL BEDROOMS
201	56	40-2 BEDROOM UNITS AND 16-1 BEDROOM UNITS	96
202	56	40-2 BEDROOM UNITS AND 16-1 BEDROOM UNITS	96
TOTAL	112		192
  - PARKING SUMMARY:**  
TOTAL NUMBER OF TWO BEDROOM UNITS = 80  
PARKING BASED ON 1 SPACE PER BEDROOM  
REQUIRED PARKING = 80  
TOTAL NUMBER OF ONE BEDROOM UNITS = 32  
TWO PARKING SPACES PROVIDED FOR EACH OF THE ONE BEDROOM UNITS  
REQUIRED PARKING = 64  
TOTAL NUMBER OF SPACES REQUIRED = 224  
TOTAL NUMBER OF SPACES PROVIDED = 232
  - LOT COVERAGE DATA**  
CURRENT APPROVED LOT COVERAGE = 128,115 sq. ft.  
PROPOSED LOT COVERAGE:  
DRIVES, PARKING AND CURBING = 88,090 sq. ft.  
BUILDINGS = 27,954 sq. ft.  
CONCRETE SIDEWALKS = 8,298 sq. ft.  
DUMPSTER PADS = 224 sq. ft.  
MISC. SITE IMPROVEMENTS = 3,549 sq. ft.  
TOTAL PROPOSED LOT COVERAGE = 128,115 sq. ft.
  - ALL UTILITIES SHALL BE PLACED UNDERGROUND.
  - NO ARMY CORPS OF ENGINEERS "404" JURISDICTIONAL WETLANDS ARE IDENTIFIED ON THIS SITE.
  - ALL ELEVATIONS REFERENCED TO NAVD 1988 VERTICAL DATUM
  - SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
  - PARKING LOT INTERIOR LANDSCAPE ISLAND DATA:**  
AREA OF PARKING AND DRIVE AISLES = 83,960 sq. ft.  
REQUIRED INTERIOR LANDSCAPE ISLAND AREA = 8,390 sq. ft.  
NUMBER OF INTERIOR LANDSCAPE ISLANDS = 36  
PROVIDED INTERIOR LANDSCAPE ISLAND AREA = 10,060 sq. ft.  
Note - Interior Landscape Island Planting: Within these landscaped areas there shall be a minimum of one small tree per ten parking spaces in addition to other plant materials and ground cover.  
Number of parking spaces = 232, Minimum Number of Trees = 24  
Number of Trees Provided = 37 as shown  
Minimum Trunk Diameter of planting = 2 inches  
Minimum Height at Planting = 8 feet  
Submit Species to KDH Planning Dept. for approval prior to planting.
  - SOUTHERN BOUNDARY BUFFER NOTES:**  
See Sheet 8 for Buffer location.  
This phase of the development shall provide and maintain a continuous visual buffer along the South property line. The buffer shall consist of Russian Olives or equal with a minimum height of 30' planted 2.5' o.c. capable of attaining a height of at least six feet at maturity.  
The preservation of existing vegetation is encouraged and may be utilized to meet this provision.  
Submit Species to KDH Planning Dept. for approval prior to planting.
  - ADDITIONAL NOTES AND FIRE DEPARTMENT REQUIREMENTS:**  
1. A FIRE FLOW TEST OF THE NEAREST HYDRANT SHALL BE REQUIRED PRIOR TO THE DESIGN OF THE FIRE SUPPRESSION SYSTEM TO DETERMINE REQUIRED FIRE FLOW AND PRESSURE/FLOW PARAMETERS FOR THE SUPPRESSION SYSTEM DESIGN.  
2. THE FIRE ALARM, FIRE SPRINKLER PLANS SHALL BE SUBMITTED TO THE FIRE MARSHALL FOR APPROVAL BEFORE INSTALLATION.
  - ADDITIONAL PERMIT DOCUMENTS REQUIRED**  
PRIOR TO APPLYING FOR A SITE DEVELOPMENT PERMIT FROM THE TOWN OF KILL DEVIL HILLS, THE DEVELOPER WILL SECURE THE FOLLOWING PERMITS:  
(a) TOWN OF KILL DEVIL HILLS: SEDIMENTATION AND EROSION CONTROL PERMIT  
(b) AN APPENDIX B WILL BE REQUIRED WITH BUILDING PERMIT APPLICATION  
(c) A WATER METER SERVICE SIZING FORM  
(d) MCOE WASTEWATER EXTENSION (FAST TRACK) PERMIT FOR THE GRAVITY SEWER MODIFICATIONS.
  - WASTEWATER DISPOSAL:**  
KDHWWTP, LLC WASTEWATER TREATMENT FACILITY  
ALLOCATED CAPACITY : 26,880 gpd  
Reference NCCG Docket W-1160, Sub. 13  
Design Flow:  
80-2 Bedroom Units at 240 gpd per unit = 19,200 gpd  
32-1 Bedroom Units at 240 gpd per unit = 7,680 gpd  
Total Design Flow: 26,880 gpd
  - WATER SYSTEM NOTIFICATIONS:**  
(a) Water service is provided through two existing 8" meters with accounts to Bermuda Bay HOA. The facilities will not have accounts with the Town.  
(b) Any on site metering, taps, extensions or permits will be the responsibility of the developer.



- Current Phasing and Schedule (11-03-20)
- Obtain Zoning approval and Town Issued Sedimentation and Erosion control Plan
  - Commence Site Work including clearing, Grading and Fill - January, 2020
  - Complete Site Work noted above - February 2021
  - Obtain all required permits and apply for Building Permit - February, 2021
  - Commence Vertical Construction for Building 201 - March 2021
  - Complete Vertical Construction and obtain c/o for Building 201 - February 2022
  - Assume 6 Months to Lease the 56 Units
  - Commence Remaining Site Work in preparation for building 202 - May 15, 2022
  - Complete Remaining Site Work - July 15, 2022
  - Commence Vertical Construction for Building 202 - August 2022
  - Complete Vertical Construction and obtain c/o for Building 202 - July 2023

This schedule is preliminary and based on the best available information available at this time. The schedule is subject to modifications as the project evolves.

NOW OR FORMERLY  
DOMINION NC POWER  
COLLINGTON SUBSTATION  
D.B. 737 PG. 683

**MICHAEL W. ROBINSON, P.E., P.L.S.**  
ENGINEERING AND SURVEYING  
KILL DEVIL HILLS, NC 27948  
PHONE: 252-441-9008  
EMAIL: mrobinson@cbzengr.com

**SITE PLAN**  
NOT RELEASED FOR CONSTRUCTION



NO.	DATE	DESCRIPTION	BY
1	10-06-20	TECH 2 REVIEW COMMENTS	MWR
2	11-03-20	ADD PHASING AND SCHEDULE	MWR

PROJECT: **BERMUDA BAY - SOMERSET**  
KILL DEVIL HILLS  
DARE COUNTY  
NORTH CAROLINA

**BUILDING 201 AND 202-KDH REVIEW PLAN**

DATE: 10-06-20 SCALE: 1"=20'  
DESIGNED: MWR DRAWN: MWR  
SHEET: S2 OF 11  
CAD FILE: 382500B1.DWG  
PROJECT NO: 3825

