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 30.91% 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 AGE RESTRICTED 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	2	0	0	0
200–B	57	0	29	28	0
300	14	12	1	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 47'
2 STORY STRUCTURES SHALL HAVE A MAXIMUM BUILDING HEIGHT OF 45' WITH
AN AGGREGATE LIVING SPACE HEIGHT NOT TO EXCEED 35'
STRUCTURE COUNT NOTED ABOVE INCLUDES RECREATION BUILDING 100 AND 300
GROUND LEVELS WITH GARAGE ONLY (NO LIVING SPACE) ARE NOT COUNTED AS STORYS

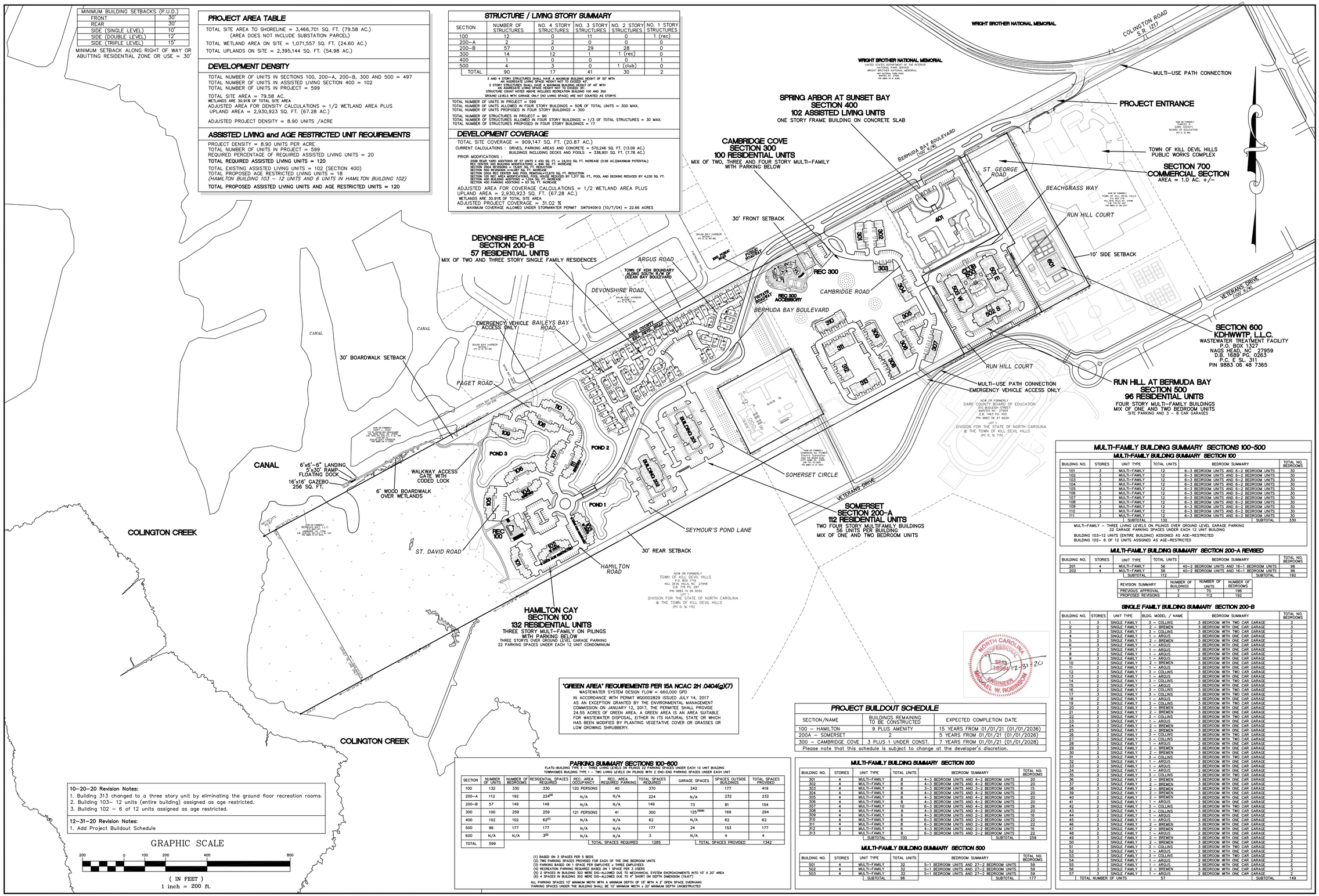
TOTAL NUMBER OF UNITS IN PROJECT = 599
TOTAL NUMBER OF UNITS ALLOWED IN FOUR STORY BUILDINGS = 50% OF TOTAL UNITS = 300 MAX.
TOTAL NUMBER OF UNITS PROPOSED IN FOUR STORY BUILDINGS = 300

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 = 338,901 SQ. FT. (7.78 AC.)
PRIOR MODIFICATIONS :
2008 ROAD YARD ADDITIONS OF 57 UNITS X 430 SQ. FT. = 24,510 SQ. FT. INCREASE (0.56 AC.)(MAXIMUM POTENTIAL)
REC CENTER 300 BUILDING MODIFICATIONS = 846 SQ. FT. INCREASE
SECTION 200 REC CENTER AND POOL REDUCTION
SECTION 300 REVISIONS=14,087 SQ. FT. INCREASE
SECTION 200A REC CENTER AND POOL REMOVAL=12,670 SQ. FT. REDUCTION
SECTION 100 REC AREA MODIFICATIONS, POOL HOUSE REDUCED BY 1,317 SQ. FT., POOL AND DECKING REDUCED BY 4,230 SQ. FT.
SECTION 400 BUILDING ADDITIONS = 1,004 SQ. FT. INCREASE
SECTION 400 PARKING ADDITIONS = 63 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 30.91% OF TOTAL SITE AREA
ADJUSTED PROJECT COVERAGE = 31.02 %
MAXIMUM COVERAGE ALLOWED UNDER STORMWATER PERMIT SW7040910 (10/7/04) = 22.66 ACRES



"GREEN AREA" REQUIREMENTS PER 15A NCAC 2H .0404(g)(7)

WASTEWATER SYSTEM DESIGN FLOW = 660,000 GPD
IN ACCORDANCE WITH PERMIT WQ0002829 ISSUED JULY 14, 2017 AS AN EXCEPTION GRANTED BY THE ENVIRONMENTAL MANAGEMENT COMMISSION ON JANUARY 12, 2017, THE PERMITEE SHALL PROVIDE 24.55 ACRES OF GREEN AREA. A GREEN AREA IS AN AREA SUITABLE FOR WASTEWATER DISPOSAL, EITHER IN ITS NATURAL STATE OR WHICH HAS BEEN MODIFIED BY PLANTING VEGETATIVE COVER OR GRASSES OR LOW GROWING SHRUBBERY.

PROJECT BUILDOUT SCHEDULE

SECTION/NAME	BUILDINGS REMAINING TO BE CONSTRUCTED	EXPECTED COMPLETION DATE
100 – HAMILTON	9 PLUS AMENITY	15 YEARS FROM 01/01/21 (01/01/2036)
200A – SOMERSET	2	5 YEARS FROM 01/01/21 (01/01/2026)
300 – CAMBRIDGE COVE	3 PLUS 1 UNDER CONST.	7 YEARS FROM 01/01/21 (01/01/2028)

Please note that this schedule is subject to change at the developer's discretion.

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	132	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	112	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	2	SINGLE FAMILY	2 – BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
3	2	SINGLE FAMILY	3 – COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
4	3	SINGLE FAMILY	1 – ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
5	2	SINGLE FAMILY	2 – BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
6	3	SINGLE FAMILY	1 – ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
7	3	SINGLE FAMILY	1 – ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
8	2	SINGLE FAMILY	1 – ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
9	3	SINGLE FAMILY	1 – ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
10	3	SINGLE FAMILY	2 – BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
11	2	SINGLE FAMILY	1 – 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	1 – ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
14	2	SINGLE FAMILY	3 – COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
15	2	SINGLE FAMILY	1 – ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
16	2	SINGLE FAMILY	3 – 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	1 – ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
19	2	SINGLE FAMILY	3 – 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	3 – COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
23	3	SINGLE FAMILY	1 – ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
24	3	SINGLE FAMILY	2 – BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
25	2	SINGLE FAMILY	2 – BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
26	3	SINGLE FAMILY	3 – COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
27	2	SINGLE FAMILY	3 – COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
28	2	SINGLE FAMILY	1 – ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
29	3	SINGLE FAMILY	2 – BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
30	2	SINGLE FAMILY	2 – 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	1 – ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
33	2	SINGLE FAMILY	1 – ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
34	2	SINGLE FAMILY	1 – 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	2	SINGLE FAMILY	2 – BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
38	3	SINGLE FAMILY	2 – BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
39	3	SINGLE FAMILY	2 – BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
40	2	SINGLE FAMILY	2 – BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
41	3	SINGLE FAMILY	1 – ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
42	2	SINGLE FAMILY	3 – COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
43	3	SINGLE FAMILY	3 – COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
44	2	SINGLE FAMILY	1 – ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
45	3	SINGLE FAMILY	1 – ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
46	2	SINGLE FAMILY	2 – BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
47	3	SINGLE FAMILY	2 – BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
48	2	SINGLE FAMILY	1 – ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
49	3	SINGLE FAMILY	2 – BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
50	3	SINGLE FAMILY	2 – BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
51	3	SINGLE FAMILY	3 – COLLINS	3 BEDROOM WITH TWO CAR GARAGE	3
52	3	SINGLE FAMILY	1 – 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	1 – ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
55	3	SINGLE FAMILY	1 – ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
56	2	SINGLE FAMILY	2 – BREMEN	3 BEDROOM WITH ONE CAR GARAGE	3
57	3	SINGLE FAMILY	1 – ARGUS	2 BEDROOM WITH ONE CAR GARAGE	2
TOTAL NUMBER OF UNITS			57	SUBTOTAL	149

PARKING SUMMARY SECTIONS 100-600

FLATS–BUILDING TYPE 1 – THREE LIVING LEVELS ON PILINGS 22 PARKING SPACES UNDER EACH 12 UNIT BUILDING
TOWNHOMES BUILDING TYPE 1 – TWO LIVING LEVELS ON PILINGS WITH 2 END–CAP PARKING SPACES UNDER EACH UNIT

SECTION	NUMBER OF UNITS	NUMBER OF BEDROOMS	RESIDENTIAL SPACES REQUIRED	REC. AREA OCCUPANCY	REC. AREA REQUIRED PARKING	TOTAL SPACES REQUIRED	GARAGE SPACES	SPACES OUTSIDE BUILDINGS	TOTAL SPACES PROVIDED
100	132	330	330	120 PERSONS	40	370	242	177	419
200–A	112	192	224(2)	N/A	N/A	224	N/A	232	232
200–B	57	149	149	N/A	N/A	149	73	81	154
300	100	259	259	121 PERSONS	41	300	125(600)	169	294
400	102	102	62(1)	N/A	N/A	62	N/A	62	62
500	96	177	177	N/A	N/A	177	24	153	177
600	N/A	N/A	3(3)	N/A	N/A	3	N/A	4	4
TOTAL	599				TOTAL SPACES REQUIRED	1285		TOTAL SPACES PROVIDED	1342

(1) BASED ON 3 SPACES PER 5 BEDS
(2) TWO PARKING SPACES PROVIDED FOR EACH OF THE ONE BEDROOM UNITS
(3) PARKING BASED ON 1 SPACE PER EMPLOYEE + THREE EMPLOYEES
(4) RECREATION PARKING REQUIRED BASED ON 1 SPACE PER 3 USERS
(5) 2 SPACES IN BUILDING 303 MORE DIS–ALLOWED DUE TO MECHANICAL SYSTEM ENCROACHMENTS INTO 10' X 20' AREA
(6) 4 SPACES IN BUILDING 302 MORE DIS–ALLOWED DUE TO 4" SHORT ON DEPTH DIMENSION (19.67')

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

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	6	3–3 BEDROOM UNITS AND 3–2 BEDROOM UNITS	15
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	10	6–3 BEDROOM UNITS AND 4–2 BEDROOM UNITS	26
308	4	MULTI–FAMILY	8	4–3 BEDROOM UNITS AND 4–2 BEDROOM UNITS	20
309	4	MULTI–FAMILY	6	4–3 BEDROOM UNITS AND 2–2 BEDROOM UNITS	16
310	4	MULTI–FAMILY	8	6–3 BEDROOM UNITS AND 2–2 BEDROOM UNITS	22
311	4	MULTI–FAMILY	8	6–3 BEDROOM UNITS AND 2–2 BEDROOM UNITS	22
312	4	MULTI–FAMILY	6	4–3 BEDROOM UNITS AND 2–2 BEDROOM UNITS	16
313	3	MULTI–FAMILY	8	6–3 BEDROOM UNITS AND 2–2 BEDROOM UNITS	22
		SUBTOTAL	100	SUBTOTAL	259

MULTI-FAMILY BUILDING SUMMARY SECTION 500

BUILDING NO.	STORIES	UNIT TYPE	TOTAL UNITS	BEDROOM SUMMARY	TOTAL NO. BEDROOMS
501	4	MULTI–FAMILY	32	5–1 BEDROOM UNITS AND 27–2 BEDROOM UNITS	59
502	4	MULTI–FAMILY	32	5–1 BEDROOM UNITS AND 27–2 BEDROOM UNITS	59
503	4	MULTI–FAMILY	32	5–1 BEDROOM UNITS AND 27–2 BEDROOM UNITS	59
		SUBTOTAL	96	SUBTOTAL	177

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.

12–31–20 Revision Notes:
1. Add Project Buildout Schedule

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

NORTH CAROLINA PROFESSIONAL SEAL ENGINEER MICHAEL W. ROBINSON 12-31-20

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REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT:
BERMUDA BAY P.U.D.
KILL DEVIL HILLS — DARE COUNTY — NORTH CAROLINA
DEVELOPMENT OVERVIEW–REVISED 12–31–20

DATE: 12–31–20	SCALE: 1"=200'
DESIGNED: MWR	CHECKED: MWR
DRAWN: MWR	APPROVED: MWR

SHEET: S1 OF 11
CAD FILE: 382501S4
PROJECT NO: 3825