NOTES AND DEVELOPMENT DATA:

1. SUBJECT PROPERTY:
   BERMUDA BAY FUTURE DEVELOPMENT PARCEL
   DESCRIBED IN U.O. FILE 6 SL. 348, DARE COUNTY REGISTRY
   STREET ADDRESS – 0 BERMUDA BAY BOULEVARD
   PIN 9883 10 37 1341, PARCEL NUMBER 008164805
   CURRENT ZONING : G/I GOVERNMENT and INSTITUTIONAL
   PRIVATE OWNERSHIP
2. LOT AREA = 331,910 sq. ft. (7.62 ac.)
3. APPLICANT: BB SOUTHAMPTON MEWS
   P.O. BOX 90, KILL DEVIL HILLS, NC 27948
   Phone: 252–441–9008
4. FEMA DATA : COMMUNITY: KILL DEVIL HILLS, TOWN OF
   CID NO. 375353 PANEL 9883 SUFFIX K
   MAP NUMBER 3720988300K 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.
5. MINIMUM BUILDING SETBACKS:
   P.U.D. USE IN G/I 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.
6. MAXIMUM BUILDING HEIGHT: 35' up to 50' WITH CONDITIONAL APPROVAL
   BUILDING, HEIGHT OF. The distance between the average 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, bulkheads, scenery lots, monuments, domes, spires and parapet walls.
7. 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	TOTAL	192

8. PARKING SUMMARY:

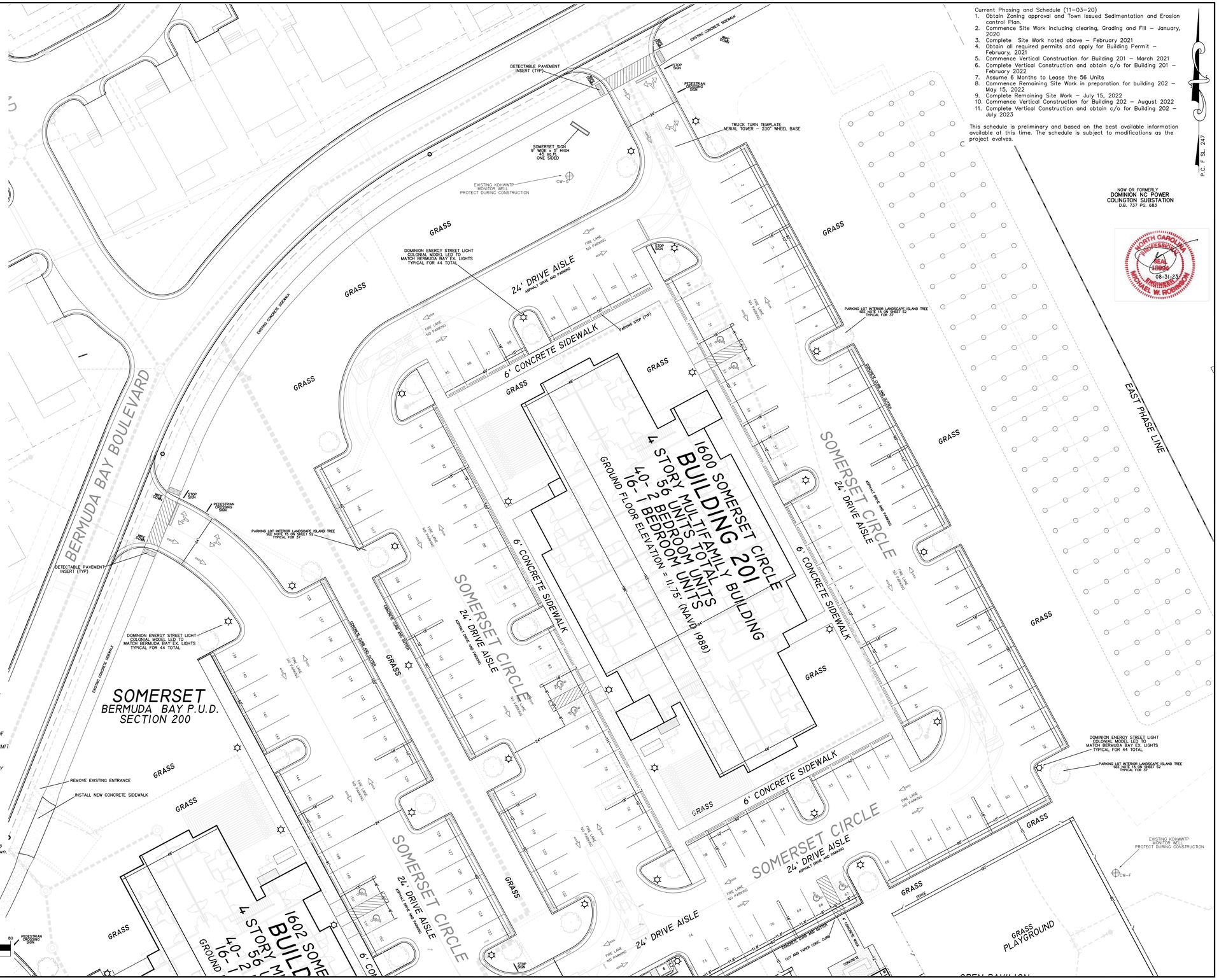
TOTAL NUMBER OF TWO BEDROOM UNITS = 80 *PARKING BASED ON 1 SPACE PER BEDROOM* REQUIRED PARKING = 160
TOTAL NUMBER OF ONE BEDROOM UNITS = 32 *TWO PARKING SPACES PROVIDED FOR EACH OF THE ONE BEDROOM UNITS* REQUIRED PARKING = 64
TOTAL NUMBER OF SPACES REQUIRED = 224 TOTAL NUMBER OF SPACES PROVIDED = 231

9. LOT COVERAGE DATA
   CURRENT APPROVED LOT COVERAGE = 128,115 sq. ft.
   PROPOSED LOT COVERAGE:
   DRIVES, PARKING AND CURBING = 88,091 sq. ft.
   BUILDINGS = 27,872 sq. ft.
   CONCRETE SIDEWALKS = 8,299 sq. ft.
   DUMPSTER PADS = 224 sq. ft.
   PAVILION = 1,213 sq. ft.
   CONCRETE WALK AND PATIO AT PAVILION = 341 sq. ft.
   TOTAL PROPOSED LOT COVERAGE = 126,040 sq. ft.
   MAXIMUM LOT COVERAGE = 128,115 sq. ft.
11. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
12. NO ARMY CORPS OF ENGINEERS "404" JURISDICTIONAL WETLANDS ARE IDENTIFIED ON THIS SITE.
13. ALL ELEVATIONS REFERENCED TO NAVD 1988 VERTICAL DATUM
14. SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
15. 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 at planting = 2 inches
    Minimum Height at Planting = 8 feet
    Submit Species to KDH Planning Dept. for approval prior to planting.
16. 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.
17. ADDITIONAL NOTES AND FIRE DEPARTMENT REQUIREMENTS:
    1. *A FIRE FLOW TEST OF THE NEARES HYDRANT SHALL BE REQUIRED PRIOR TO THE DESIGN OF THE FIRE SUPRESSION 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.*
18. 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) *NCDEQ WASTEWATER EXTENSION (FAST TRACK) PERMIT FOR THE GRAVITY SEWER MODIFICATIONS.*
19. WASTEWATER DISPOSAL:
    KDHWWTP, LLC WASTEWATER TREATMENT FACILITY
    ALLOCATED CAPACITY : 26,880 gpd
    Reference NCUC 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

20. 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.*

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



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

P.C. F SL. 247

MICHAEL W. ROBINSON, P.E., P.L.S.
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PHONE: 252–255–8026
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SITE PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 18994 MICHAEL W. ROBINSON

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10–25–20	TECH. & REVIEW COMMENTS	MWR
2	11–03–20	REVISE PARKING AND DRIVE AISLE	MWR
3	02–22–21	REVISE STREET NAMES, GRADES	MWR
4	03–16–21	REV. WITH S–2–21 DPAA UPDATES	MWR
5	03–18–21	REVISE PARKING AND DRIVE AISLES	MWR
6	03–29–21	ADD PAVILION GRID PARK. PLAYGROUND	MWR
7	04–07–21	REV. PAVILION WALK, ADD MONUMENT SIGN	MWR
8	05–21–21	REVISE PARKING AT PAVILION	MWR

PROJECT:
BERMUDA BAY - SOMERSET
KILL DEVIL HILLS DARE COUNTY NORTH CAROLINA
BUILDING 201 AND 202-SITE PLAN

DATE: 10–06–20	SCALE: 1"=20'
DESIGNED: MWR	DRAWN: MWR
SHEET: S2 OF 13	
CAD FILE: 382500B1.DWG	
PROJECT NO: 3825	