

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	

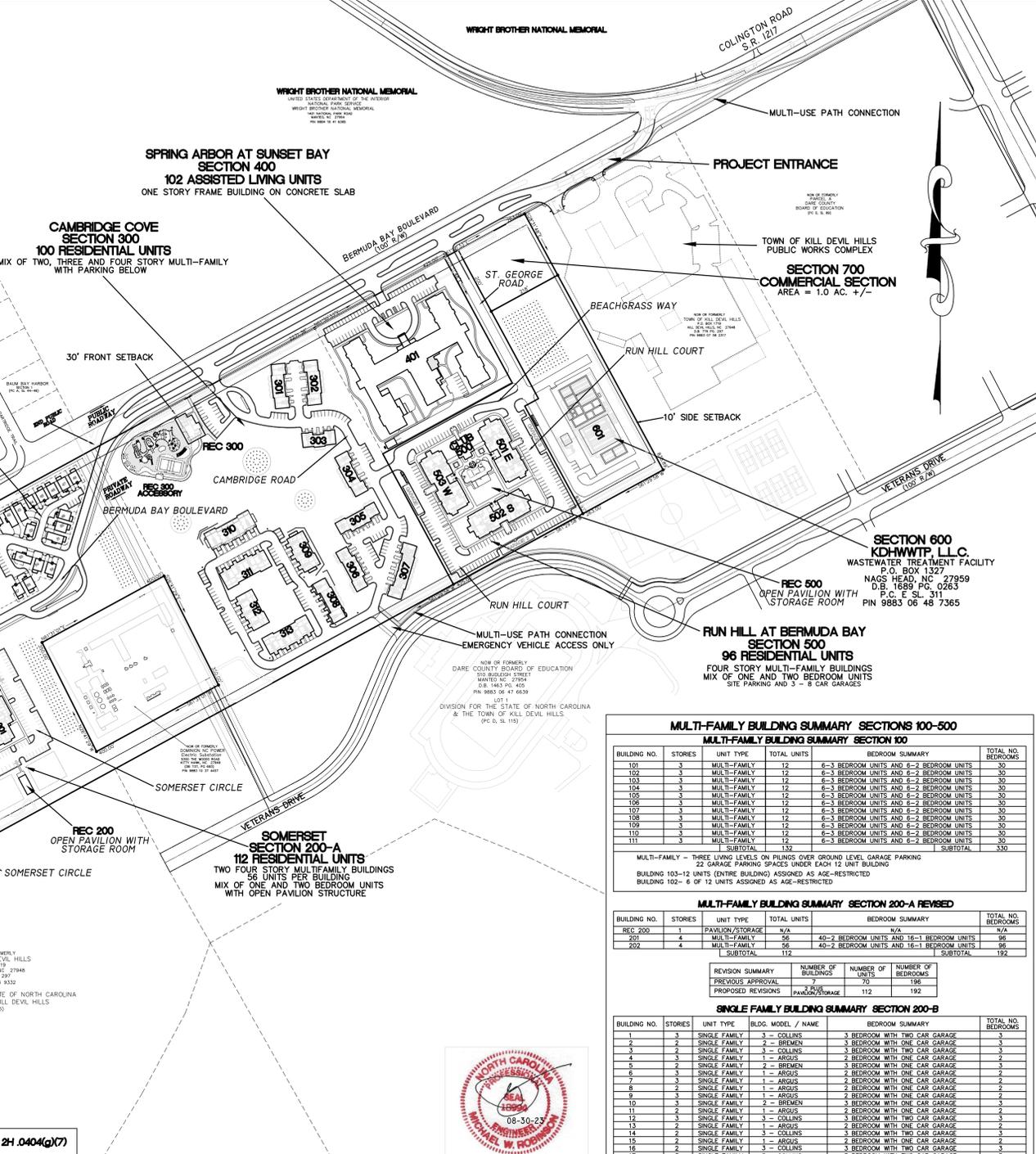
STRUCTURE / LIVING STORY SUMMARY					
SECTION	NUMBER OF STRUCTURES	NO. 4 STORY STRUCTURES	NO. 3 STORY STRUCTURES	NO. 2 STORY STRUCTURES	NO. 1 STORY STRUCTURES
100	12	0	11	1	0
200-A	3	2	0	0	1 (rec)
200-B	57	0	29	28	0
300	14	12	0	1 (rec)	0
400	1	0	0	0	1
500	5	3	0	1 (club)	1 (rec)
TOTAL	92	17	41	31	3

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 45' WITH AN AGGREGATE LIVING SPACE HEIGHT NOT TO EXCEED 40'.
5TH FLOOR NOTES ABOVE INCLUDES RESIDENTIAL BUILDINGS 100, 200-A, 300 AND 500 GROUND LEVELS WITH GARAGE ONLY (NO LIVING SPACES) ARE NOT COUNTED AS STORIES.

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 = 92
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
CURRENT 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.)
REVISIONS 08-13-23: PAVILION AND WALKWAY = 1,544 SQ. FT. INCREASE
REVISED CALCULATIONS : DRIVES, PARKING AREAS AND CONCRETE = 570,246 SQ. FT. (13.09 AC.)
BUILDINGS INCLUDING DECKS AND POOLS = 340,445 SQ. FT. (7.82 AC.)
PROPOSED SITE COVERAGE = 910,691 SQ. FT. (20.90 AC.)
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 SW7040210 (10/7/04) = 22.66 ACRES



DEVONSHIRE PLACE SECTION 200-B
57 RESIDENTIAL UNITS
MIX OF TWO AND THREE STORY SINGLE FAMILY RESIDENCES

CAMBRIDGE COVE SECTION 300
100 RESIDENTIAL UNITS
MIX OF TWO, THREE AND FOUR STORY MULTI-FAMILY WITH PARKING BELOW

SOMERSET SECTION 200-A
112 RESIDENTIAL UNITS
TWO FOUR STORY MULTIFAMILY BUILDINGS WITH OPEN PAVILION STRUCTURE

SECTION 600
KDH/WTP
WASTEWATER TREATMENT FACILITY
P.O. BOX 1327
NAGS HEAD, NC 27959
D.B. 1899 P.C. 0263
P.C. E.S. 311
PIN 9883 06 48 7365

SECTION 500
OPEN PAVILION WITH STORAGE ROOM

NEW CONSTRUCTION HAMILTON CAY BUILDING 109 AND 100
30' BOARDWALK SETBACK

HAMILTON CAY SECTION 100
132 RESIDENTIAL UNITS
THREE STORY MULTI-FAMILY ON PILINGS WITH PARKING BELOW
THREE STORIES OVER GROUND LEVEL GARAGE PARKING
22 PARKING SPACES UNDER EACH 12 UNIT CONDOMINIUM

SECTION 400
102 ASSISTED LIVING UNITS
ONE STORY FRAME BUILDING ON CONCRETE SLAB

SECTION 700
COMMERCIAL SECTION
AREA = 1.0 AC. +/-

SECTION 500
96 RESIDENTIAL UNITS
FOUR STORY MULTI-FAMILY BUILDINGS MIX OF ONE AND TWO BEDROOM UNITS
SITE PARKING AND 3 - 8 CAR GARAGES

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	TOTAL NO. GARAGES
101	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30	30
102	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30	30
103	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30	30
104	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30	30
105	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30	30
106	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30	30
107	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30	30
108	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30	30
109	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30	30
110	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30	30
111	3	MULTI-FAMILY	12	6-3 BEDROOM UNITS AND 6-2 BEDROOM UNITS	30	30
			132		330	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	TOTAL NO. GARAGES
REC 200	1	PAVILION/STORAGE	N/A	N/A	N/A	N/A
202	4	MULTI-FAMILY	56	40-2 BEDROOM UNITS AND 16-1 BEDROOM UNITS	96	96
			112		192	192

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

GREEN AREA REQUIREMENTS PER 15A NCAC 2H .040(a)(7)
WASTEWATER SYSTEM DESIGN FLOW = 660,000 GPD
IN ACCORDANCE WITH PERMIT W00202829 ISSUED JULY 14, 2017 AS AN EXCEPTION GRANTED BY THE ENVIRONMENTAL MANAGEMENT COMMISSION ON JANUARY 12, 2017, THE PERMITTEE 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.

PARKING SUMMARY SECTIONS 100-800							
SECTION	NUMBER OF UNITS	NUMBER OF RESIDENTIAL SPACES REQUIRED	REC. AREA OCCUPANCY	REC. AREA REQUIRED	TOTAL SPACES REQUIRED	GARAGE SPACES	SPACES OUTSIDE BUILDINGS
100	132	330	120 PERSONS	40	370	40	177
200-A	57	192	224 ⁽⁶⁾	N/A	224	N/A	231
200-B	112	272	N/A	N/A	149	73	81
300	100	259	259	121 PERSONS	41	300	169
400	102	102	62 ⁽⁹⁾	N/A	62	N/A	62
500	96	177	177	N/A	177	24	153
600	N/A	N/A	3 ⁽⁸⁾	N/A	3	N/A	4
TOTAL	599				1285		1341

(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 CARS
(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)
(7) ALL PARKING SPACES 10' MINIMUM WIDTH WITH A MINIMUM DEPTH OF 18' WITH A 2' OPEN SPACE OVERHAND
(8) PARKING SPACES UNDER THE BUILDING SHALL BE 10' MINIMUM WIDTH X 20' MINIMUM DEPTH UNRESTRICTED

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	1 PLUS PAVILION/STORAGE AMENITY	4 YEARS FROM 01/01/21 (01/01/2025)
300 - CAMBRIDGE COVE	2 WITH 1 NEARING COMPLETION	4 YEARS FROM 01/01/21 (01/01/2025)

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

MULTI-FAMILY BUILDING SUMMARY SECTION 300						
BUILDING NO.	STORIES	UNIT TYPE	TOTAL UNITS	BEDROOM SUMMARY	TOTAL NO. BEDROOMS	TOTAL NO. GARAGES
301	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20	20
302	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20	20
303	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20	20
304	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20	20
305	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20	20
306	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20	20
307	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20	20
308	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20	20
309	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20	20
310	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20	20
311	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20	20
312	4	MULTI-FAMILY	8	4-3 BEDROOM UNITS AND 4-2 BEDROOM UNITS	20	20
313	3	MULTI-FAMILY	8	6-3 BEDROOM UNITS AND 2-2 BEDROOM UNITS	22	22
			100		259	259

MULTI-FAMILY BUILDING SUMMARY SECTION 500						
BUILDING NO.	STORIES	UNIT TYPE	TOTAL UNITS	BEDROOM SUMMARY	TOTAL NO. BEDROOMS	TOTAL NO. GARAGES
501	4	MULTI-FAMILY	32	5-1 BEDROOM UNITS AND 27-2 BEDROOM UNITS	99	99
502	4	MULTI-FAMILY	32	5-1 BEDROOM UNITS AND 27-2 BEDROOM UNITS	99	99
503	4	MULTI-FAMILY	32	5-1 BEDROOM UNITS AND 27-2 BEDROOM UNITS	99	99
			96		177	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
- 08-30-22 Revision Notes:**
1. Somerset - Add Pavilion, Dog Park and Playground including walkway and parking adjustments

