Director of
Planning and Inspections
MEREDITH GUNS

Building Inspector
MARTY SHAW
CHARLES THUMAN

Code Enforcement Officer
JORDAN BLYTHE

THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

PLANNING DEPARTMENT

Assistant Director of
Planning and Inspections
CAMERON RAY

Senior Planner
RYAN LANG

Zoning Administrator
DONNA ELLIOTT

October 9, 2023

Memorandum

To: Debbie Diaz, Town Manager

From: Ryan Lang, Senior Planner

Subject : Special Use Site Plan Review – Bermuda Bay P.U.D.-Section 200A-Amend Site Plan for Covered Pavilion with Storage Room

Enclosed Special Use Site Plan Review Bermuda Bay P.U.D. Master Plan Section 200A in the Government and Institutional Zone submitted by SAGA Construction. The proposed plan includes an addition of a 1213 square foot covered outdoor pavilion with enclosed storage room adjacent to the new Somerset Apartment Buildings Section 200-A. The Planned Unit Development is a special use in the Government and Institutional Zone *153.267(B).* Attached you will find the site plan application, revised Bermuda Bay Master Plan sheets, and building plans showing the floor layout and architecturals.

The Planning Board reviewed this proposal on September 19th, 2023 and forwarded it to the Board recommending approval.

Staff recommends setting the Public Hearing for November 13, 2023.

Town of Kill Devil Hills Planning and Inspections
Commercial Site Plan Review Application*

Applicant

Name: Fred Vollat of SAGA Construction
Address: P.O. Box 90
Kill Devil Hills, North Carolina 27948
Phone: 252-441-9003
Fax: 252-489-4565
Cell: 919-830-1268

Property Owner

Name: Somerset Villages, LLC
Address: P.O. Box 90
Kill Devil Hills, North Carolina 27948
Phone: 252-441-9003
Fax: 252-489-4565
Cell: 252-333-8464

Property Location

Address: 1600 Somerset Circle, KDH, NC 27948 Lot, Block: Parcel C
Subdivision: Sunset Bay (Bermuda Bay) Pin#: 988310371341, Parcel 008164805
Zoning District: ☐Commercial ☐LI-1 ☐LI-2 ☐OIR
Total Lot Size: 331,910 Sq. Ft. Disturbed Area: 1,433 Sq. Ft.

Contractor

Company Name: SAGA Construction, Inc. License Number: 62306
Name: Fred Vollat (License Qualifier) Phone: 252-441-9003
Address: P.O. Box 90 Cell: 919-830-1268
Kill Devil Hills, North Carolina 27948 Fax: 252-489-4565
Town Privilege License Number: N/A

Construction Information

Type of Construction: Wood Framing on Concrete

☐Assembly ☐Business ☐Educational ☐Factory/Industrial ☐High Hazard
☐Institutional ☐Mercantile ☐Residential ☐Storage ☐Utility/Misc.
■New Construction ☐Addition ☐Repair/Replace ☐Remodel ☐Other: New Const.

Square Footage Proposed:

Interior Space: 0 Sq. Ft. Covered Deck(s): 0 Sq. Ft. Storage: 253 Sq. Ft.
Garage: 0 Sq. Ft. # of Bedrooms: 0 # of Open Deck(s): 0
Proposed Square Footage: 1,213 + Existing Square Footage: 0 = 1,213 Total Sq. Ft.
% Impervious Coverage: ____ + % Pervious Coverage: ____ = ____ Total % Coverage
# of Parking Spaces: *Existing:* 123 *Proposed:* 0 *Total:* 123
Septic Tank Permit #: N/A Construction Type: Wood Framing on Concrete
Estimated Construction Cost (including labor and materials): $120,000

Flood Information

Flood Zone: ☐ VE ☐ AE ■ X Base Flood Elevation: 8' NAVD 1988 RFPE
Proposed First Floor Elevation: 10.87' Grd Sq. Ft Below Base Flood Elevation: 0

**This form is designed as a guide for Commercial Site Plan Review.*
Additional plans and information will be required prior to building permits.

Project Description

Construction of the Somerset Pavilion Amenity, which is an unconditional open pavilion of 1,213 SF, including 253 SF of storage, with a front patio of 270 SF. It is a concrete slab on grade, pilings, and wood framed pavilion.

Required Site Plan Information Checklist:

- ☐ Permit Application (Completed)
- ☐ Site Plan Including the following
  - Submittal Requirements:
    - ☐ Vicinity Map
    - ☐ 15 Copies of Site Plan & Building Plan Elevations – Front, Side, and Rear
    - ☐ Tentative Health Department Approval
    - ☐ Site Plan Development Review Fee Paid in Full
  - Existing Conditions:
    - ☐ Boundary of Entire Lot
    - ☐ Width and Location of Existing Right of Ways
    - ☐ Nature, Purpose, Locations, and Size of Existing Easements
    - ☐ Iron Pins and Concrete Monuments
    - ☐ Scale (1" = 50" Minimum)
    - ☐ North Arrow
    - ☐ Streets Including Width of Pavement
    - ☐ All Underground Utilities, Gas/Propane Below or Above Grade
    - ☐ Dare Co. Register of Deeds Map Book/Subdivision Ref.
    - ☐ Street Address
    - ☐ Present Recorded Owner, Developer, Engineer contacts
    - ☐ Adjacent Property Owners, Adj. Use & Zone
    - ☐ Corp. of Engineers Report / Wetland Study
    - ☐ NFIP Flood Zone (ref: Elevation Datum (NAVD 1988))
    - ☐ Minimum, Lot Size indicated
  - Proposed Improvements:
    - ☐ Zoning Use Compliance/Setbacks labeled
    - ☐ Landscaping Plan / Buffers / Screening (per section 153.073)
    - ☐ Lighting Plan - photometric showing point output (section 153.074)
    - ☐ Sedimentation & Erosion Control Plan including details
    - ☐ Disturbed Areas delineated & areas calculated
    - ☐ Location of Sidewalks on the Croatan Highway and Curbs
    - ☐ Location of Sewer Facilities and Drain field
    - ☐ Proposed Building Type, # of Floors and dimensions, floor area ratio, Height
    - ☐ Existing and Finished Grades of Entire Site
    - ☐ Storm Water Management Plan including calculations
    - ☐ Total Units and Density per Acre (Multi-Family) or floor area ratio (in OIR)
    - ☐ Lot Size and Lot Coverage Calculation
    - ☐ Utility Plan indicating location & sizes of proposed improvements
    - ☐ Water Service Sizing Checklist
    - ☐ Layout, Size and Number of Parking Spaces including handicap w/ setbacks (Each Space Numbered)
    - ☐ Fire Lane and Driveways
    - ☐ Loading Zone (Commercial Sites)
    - ☐ Mail Delivery Cluster Sites (Multi-Family)

- ☐ Proposed First Floor Elevation
- ☐ Dumpster Pad Location
- ☐ Proposed Sign Location
- ☐ Sight triangle shown
- ☐ Commercial Building Plans showing architectural compliance
- ☐ Plans to N.C.D.O.T. (if required)
- ☐ NC Engineer/Land Surveyor Seal on Site Plan

*** The items listed in the Site Plan portion of the above checklist represent information that must be indicated on any site plan submitted for review by the Kill Devil Hills Planning Department, Planning Board, and Board of Commissioners. All of the above required documents shall be submitted on or before the 3rd Tuesday of each month. Upon completion of review, the Planning Board shall transmit its recommendations to the Board of Commissioners. The Board of Commissioners shall review site plans on the second Monday of each month.

Signature of Applicant: Todd G Vollert **(Date)** 7/21/23

License Qualifier for SAGA Construction, Inc.

TOWN OF KILL DEVIL HILLS, NORTH CAROLINA

OWNER AUTHORIZATION

I, Amit Gupta of Somerset Villages, LLC (Owner), authorize SAGA Construction, Inc. (Agent/ Contractor)

to act as my agent for Construction of an unconditioned open pavilion/storage. (Description)

located at 1600 Somerset Circle, Kill Devil Hills, North Carolina 27948. (Address)

I understand and accept responsibility to comply with all regulations and required inspections.

I further understand and acknowledge that until a final inspection has been performed and approved and this project has received a Certificate of Occupancy/Completion (CO), no portion of this project is authorized for use or occupancy.

Signature of Owner

July 21, 2023
Date

Angela Volpat (License Qualifier)
Signature of Agent

July 21, 2023
Date

P.O. Box 90
Kill Devil Hills, North Carolina 27948
Address

252-441-9003 (office)
919-830-1268 (cell)
Telephone # (s)

OWNER AUTHORIZATION IS REQUIRED AT INITIAL SUBMITTAL

Please check with you Insurance Agent prior to construction. Your project may affect your flood insurance rates!

2018 APPENDIX B
BUILDING CODE SUMMARY & LIFE SAFETY COMPLIANCE FOR ALL COMMERCIAL BUILDINGS
(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)

Name of project: Outdoor Open PAVILION at SOMERSET Apartments Located in BERMUDA BAY

Address: KILL DEVIL HILLS

Proposed Use: Open Outdoor Pavilion (U)

Owner/Authorized Agent: SAGA Realty & Construction/Phone # (252) 441-9003 e-mail

Owned By: ☐ City/County ☒ Private ☐ State

Code Enforcement Jurisdiction: ☒ City KILL DEVIL HILLS ☐ County

CONTACT:

DESIGNER	FIRM	CONTACT NAME	LIC#/SEAL #	TELEPHONE #
Architectural	Community Planning (CPAA)	Richard W. Wallester	5463	(919) 499-1771
Civil	MICHAEL W. ROBINSON	Michael Robinson	18894	(252) 256-8025
Electrical	LIGHTHOUSE ENGINEERING	Paul Scott	28585	(919) 835-6781
Fire Alarm	LIGHTHOUSE ENGINEERING	Paul Scott	28585	(919) 835-6781
Plumbing	LIGHTHOUSE ENGINEERING	Paul Scott	28585	(919) 835-6781
Mechanical	N/A			
Sprinkler-Standpipe				
Structural	HOUSE ENGINEERING	Rick House	24740	(252) 261-8253
Retaining Walls>5'High	N/A			
Other	N/A			

2018 NC BUILDING CODE: ☒ New Construction ☐ Addition ☐ Renovation

BASIC BUILDING DATA

Construction Type: ☐ I-A ☐ II-A ☐ III-A ☐ IV ☐ V-A
(Check all that apply) ☐ I-B ☐ II-B ☐ III-B ☒ V-B

BUILDING AREA

FLOOR	NEW (SQ.FT.)		TOTAL Building Area (SQ.FT.)
Ground Floor	1,213	270 Front patio	1,213
TOTAL			

OCCUPANCY
Utility and Miscellaneous ☒

ALLOWABLE AREA

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2 AREA	(C) AREA FOR FRONTAGE INCREASE	(D) ALLOWABLE AREA PER STORY OR UNLIMITED
GROUND	Group U	1,213	5,500	N/A	N/A

ALLOWABLE HEIGHT

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE
Building Height in Feet (Table 504.3)	40	15	

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING REQ'D	RATING PROVIDED W/ * REDUCTION	DETAIL# AND SHEET#	DESIGN# FOR RATED ASSEMBLY	DESIGN# FOR RATED PENETRATION	DESIGN# FOR RATED JOINTS
TYPE VB CONSTRUCTION Requires 0-HOUR FIRE RATING							

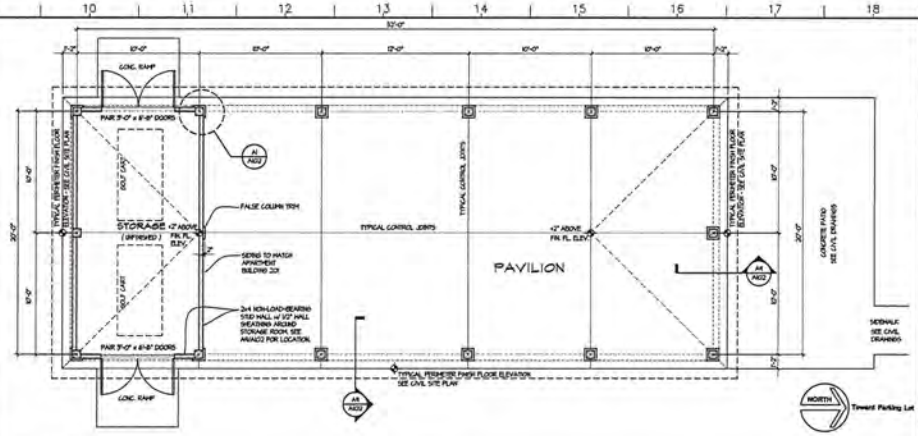
ENERGY SUMMARY

THIS BUILDING IS AN UNCONDITIONED OPEN PAVILION / STORAGE BUILDING - EXEMPT FROM THE BUILDING THERMAL ENVELOPE REQUIREMENTS

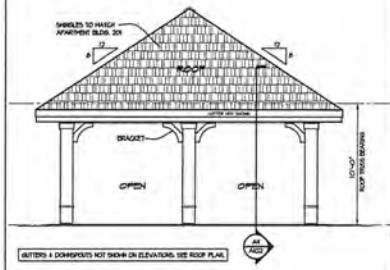
ELECTRICAL SUMMARY:
SEE ELECTRICAL DRAWINGS FOR CODE SUMMARY INFORMATION

A1 | 1899 | APPENDIX B

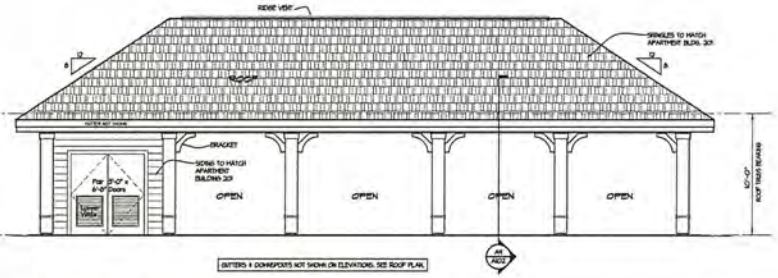
K5 | RESERVED



K9 | 1899 | FLOOR PLAN
1/4" = 1'2"

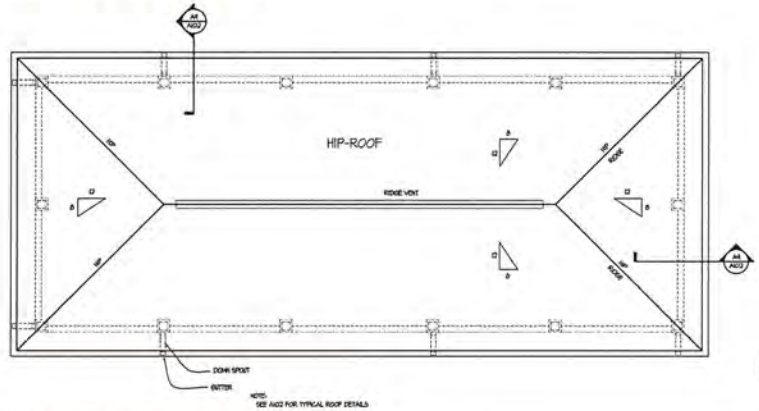


F5 | 1899 | FRONT ELEVATION
1/4" = 1'2"
NORTH SIDE - Rear Elevation Similar



F9 | 1899 | LEFT SIDE ELEVATION
1/4" = 1'2"
EAST SIDE - West Side Opposite Hand Elevation

A5 | RESERVED



A9 | 1899 | ROOF PLAN
1/4" = 1'2"

Drawing Index

A101 FLOOR PLAN, ELEVATIONS, ROOF PLAN, 2018 CODE
A102 WALL SECTION & DETAILS
S1 STRUCTURAL DRAWING
E001 ELECTRICAL LEGEND, NOTES AND SCHEDULE
E101 ELECTRICAL FLOOR PLAN AND RISER
P101 PLUMBING FLOOR PLAN

Site / Civil
SEE SEPERATE PLANS BY MIKE ROBONSON, PE. PLS

cpaa PLANNING ARCHITECTURE VISUAL COMMUNICATIONS
9445 N. CROATAN HWY., STE. A KITTY HAWK, NC 27949
PHONE: 252-715-4780 FAX: 252-715-4782

OUTDOOR
PAVILION
ON
Somerset Circle

SOMERSET
IN
BERMUDA BAY

KILL DEVIL HILLS
NORTH CAROLINA

REVISIONS:

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication in any manner, in whole or in part, or publishing ideas contained within these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

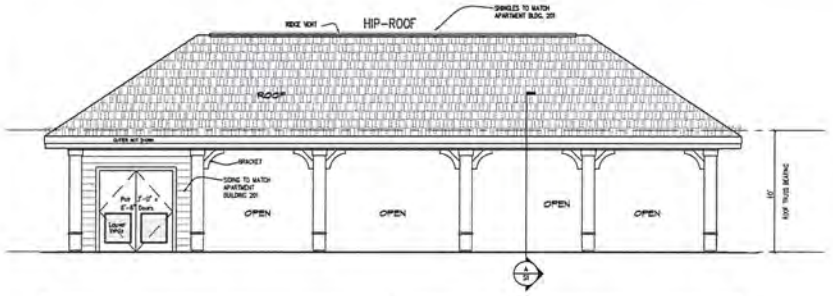
RICHARD W. WALLESTER NORTH CAROLINA REGISTERED ARCHITECT 5463 5/26/23

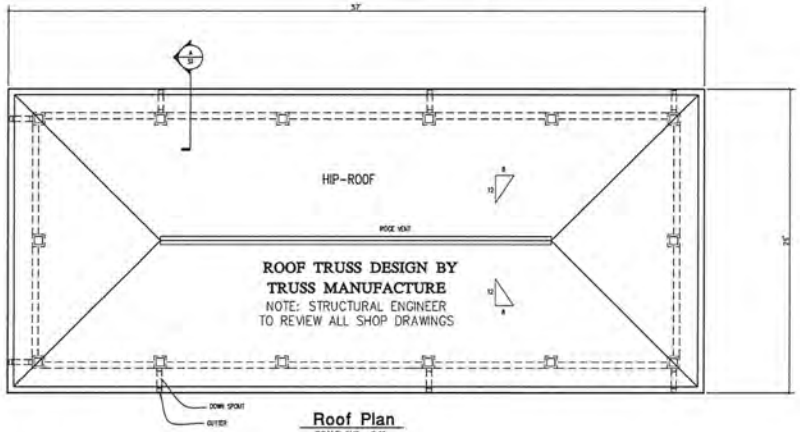
NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERING AND SURVEYING CERT. NO. 28585 SEAL

FLOOR PLAN, ELEVATIONS, ROOF PLAN APPENDIX B CODE

DATE	5/26/23
DESIGN	RWL
DRAWN	RWW
PROJECT NO.	1899
FILE #	[illegible]
SCALE	1/8" = 1'-0"

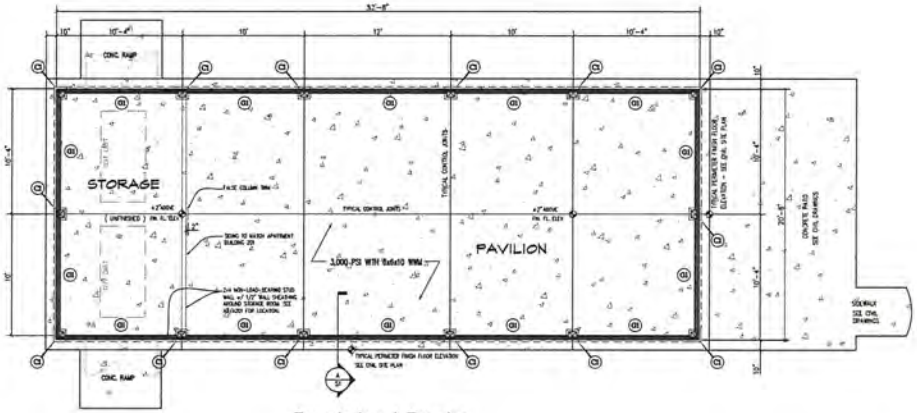
DRAWING NO.
A101
of 2





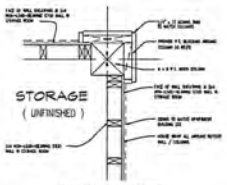
Roof Plan

SCALE: 1/4" = 1'-0"



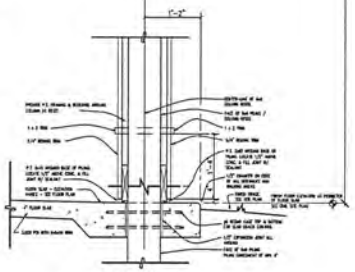
Foundation / Framing

SCALE: 1/4" = 1'-0"



PLAN SECTION @ COLUMN

PLAN SECTION @ COLUMN

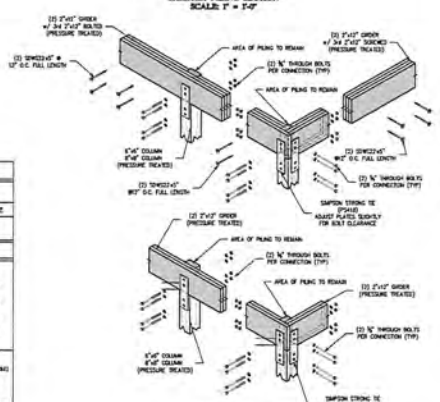


DETAIL: A

SHELTER PILING SECTION

SCALE: 1" = 1'-0"

Structural Keynotes:				
Header / Girder / Beam Schedule:				
MARK	SIZE	SUPPORT	FASTENER	NOTE
(G)	(2) 2"x12" GIRDER w/ 3x4 2"x12" BOLTED (PRESSURE TREATED)	COLUMN/POST	SDWS22145" @ 12" O.C.	-
(C)	6" x 6" COLUMN / POST	EMBEDMENT	-	-
FASTENERS: 2 ROWS 16d COMMON NAILS @ 12" O.C. (USE HEAVY DUTY GALVANIZED COATED BOLTS WHERE BEAM IS EXPOSED TO WEATHER) 3 ROWS 1/2" DIA. THROUGH BOLTS @ 12" O.C. (USE HEAVY DUTY GALVANIZED COATED BOLTS WHERE BEAM IS EXPOSED TO WEATHER) 3 ROWS 16d COMMON NAILS @ 12" O.C. (USE HEAVY DUTY GALVANIZED COATED NAILS WHERE BEAM IS EXPOSED TO WEATHER) 3 ROWS 1/2" DIA. THROUGH BOLTS @ 12" O.C. (USE HEAVY DUTY GALVANIZED COATED BOLTS WHERE BEAM IS EXPOSED TO WEATHER)				
NOTES: A. LVL BEAM INTO WALL or PIGGYBACK IN WALL OF STRUCTURAL FRAMING (WHEN APPLICABLE) AND SUPPORT WITH A SOLID (4) STUD COLUMN or PARALLAM COLUMN OF APPROPRIATE SIZE. LOAD TRANSFER MUST BE CONTINUOUS TO FOOTING THROUGH ALL FLOORS WHERE BEAM POCKET OCCURS. B. SCREW SPACES AND PATTERN: REFER TO CHAPTER 23 AND TABLE 2306.1 2015 (IBC) INTERNATIONAL BUILDING CODE WITH 2018 NORTH CAROLINA AMENDMENTS 2018 (NCBC) NORTH CAROLINA BUILDING CODE, USE 3/8" GYPSUM BOARD, UNBLOCKED, WITH 4" ON-CENTER, 6d COOLER OR WALLBOARD NAILS 0.120"				



Typical Detail

GIRDER TO COLUMN STRAP

SCALE: No Scale

GRAPHIC SCALE

SCALE: 1/4" = 1'-0"

HOUSE ENGINEERING, P.C.
P.O. BOX 442
KITTY HAWK, NORTH CAROLINA 27949
OFFICE: (252) 261-4253 FAX: (252) 261-3381

OUTDOOR

PAVILION

ON

Somerset Circle

SOMERSET

IN

BERMUDA BAY

KILL DEVIL HILLS

NORTH CAROLINA

REVISIONS

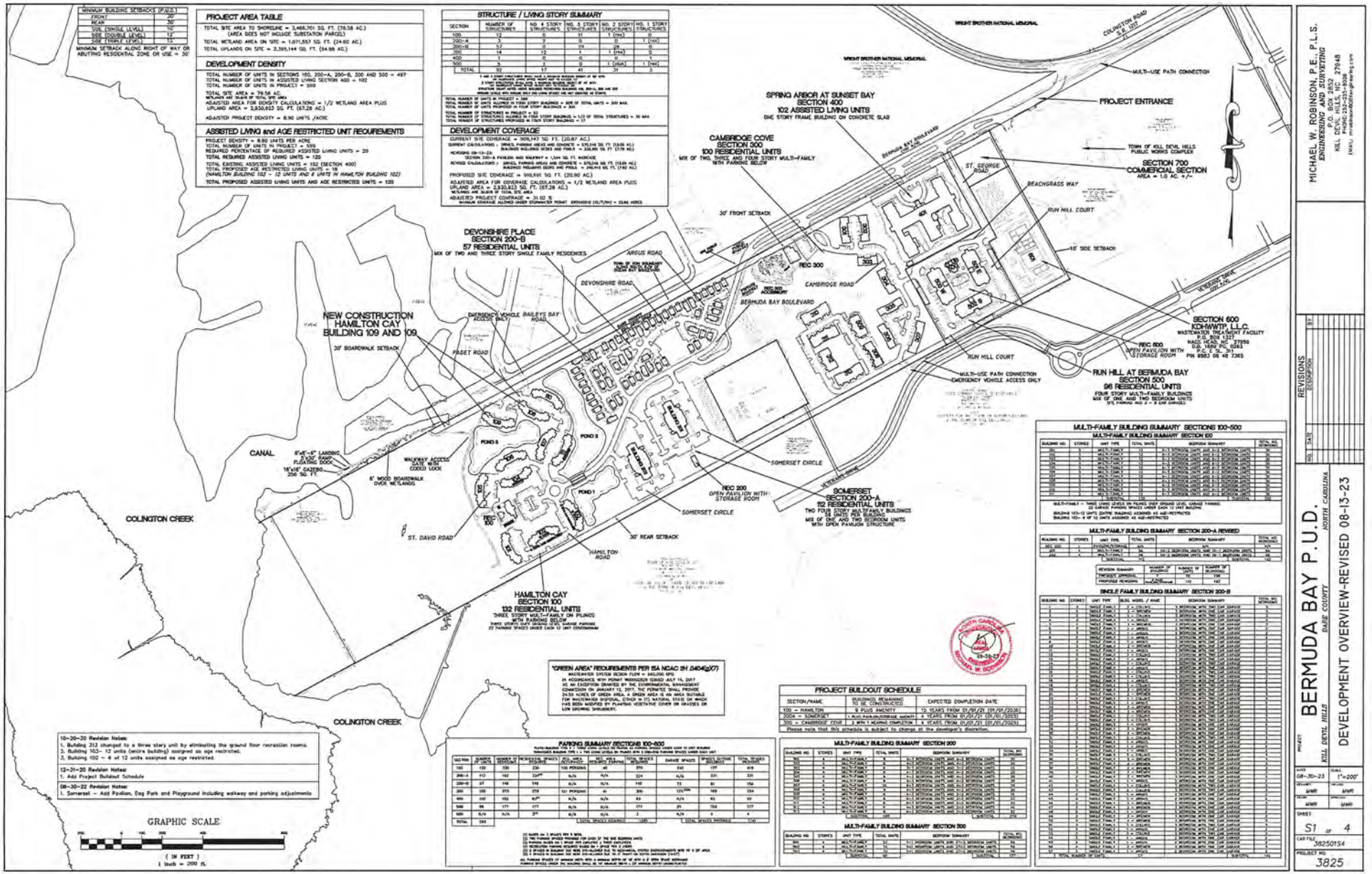
Foundation & Roof Layout

DATE	5/26/23
DESIGN	R. House
DRAWN	D. Neff
PROJECT NO.	1899
FILE #	HEPC250907
SCALE	AS NOTED

DRAWING NO.

S1

of 1


PROJECT AREA TABLE
TOTAL SITE AREA TO SHORELINE = 3,468,701 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 = 79.56 AC.
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 102 - 12 UNITS AND 6 UNITS IN HAMILTON BUILDING 102)
TOTAL PROPOSED ASSISTED LIVING UNITS AND AGE RESTRICTED UNITS = 120
STRUCTURE / LIVING STORY SUMMARY
DEVELOPMENT COVERAGE
CURRENT SITE COVERAGE = 909,947 SQ. FT. (20.89 AC.)
PROPOSED SITE COVERAGE = 918,691 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.)
ADJUSTED PROJECT COVERAGE = 31.02 %
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'
WRIGHT BROTHER NATIONAL MEMORIAL
COLINGTON ROAD S.R. 1222
MULTI-USE PATH CONNECTION
PROJECT ENTRANCE
SPRING ARBOR AT SUNSET BAY
SECTION 400
102 ASSISTED LIVING UNITS
ONE STORY FRAME BUILDING ON CONCRETE SLAB
CAMBRIDGE COVE
SECTION 300
100 RESIDENTIAL UNITS
MIX OF TWO, THREE AND FOUR STORY MULTI-FAMILY WITH PARKING BELOW
TOWN OF KILL DEVIL HILLS PUBLIC WORKS COMPLEX
SECTION 700
COMMERCIAL SECTION
AREA = 1.0 AC. +/-
ST. GEORGE ROAD
BEACHGRASS WAY
RUN HILL COURT
30' FRONT SETBACK
10' SIDE SETBACK
DEVONSHIRE PLACE
SECTION 200-B
57 RESIDENTIAL UNITS
MIX OF TWO AND THREE STORY SINGLE FAMILY RESIDENCES
ARGUS ROAD
DEVONSHIRE ROAD
REC 300
CAMBRIDGE ROAD
BERMUDA BAY BOULEVARD
NEW CONSTRUCTION
HAMILTON CAY
BUILDING 109 AND 109
EMERGENCY VEHICLE ACCESS ONLY
BAILEYS BAY ROAD
30' BOARDWALK SETBACK
PIGET ROAD
SECTION 600
KDHWWTP L.L.C.
WASTEWATER TREATMENT FACILITY
P.O. BOX 1329
NAGS HEAD, NC 27959
D.B. 1689/ PG. 0263
P.O.T.S. 3rd
PIN 9583 06 48 7365
REC 600
OPEN PAVILION WITH STORAGE ROOM
RUN HILL AT BERMUDA BAY
SECTION 500
96 RESIDENTIAL UNITS
FOUR STORY MULTI-FAMILY BUILDING
MIX OF ONE AND TWO BEDROOM UNITS
SFS PARKING AND 3 - 9 CAR GARAGES
MULTI-USE PATH CONNECTION EMERGENCY VEHICLE ACCESS ONLY
CANAL
6'x8'-6" LANDING
2'x30' RAMP
FLOATING DOCK
16'x16' GAZEBO
256 SQ. FT.
WALKWAY ACCESS GATE WITH CODED LOCK
6' WOOD BOARDWALK OVER WETLANDS
POND 3
POND 2
POND 1
REC 100
SOMERSET CIRCLE
REC 200
OPEN PAVILION WITH STORAGE ROOM
SOMERSET
SECTION 200-A
112 RESIDENTIAL UNITS
TWO FOUR STORY MULTI-FAMILY BUILDINGS
56 UNITS PER BUILDING
MIX OF ONE AND TWO BEDROOM UNITS
WITH OPEN PAVILION STRUCTURE
KITTY HAWK DRIVE
ST. DAVID ROAD
30' REAR SETBACK
HAMILTON ROAD
HAMILTON CAY
SECTION 100
132 RESIDENTIAL UNITS
THREE STORY MULTI-FAMILY ON PILINGS WITH PARKING BELOW
COLINGTON CREEK
COLINGTON CREEK
"GREEN AREA" REQUIREMENTS PER 15A NCAC 2H .0404(b)(7)
WASTEWATER SYSTEM DESIGN FLOW = 845,000 GPD
IN ACCORDANCE WITH PERMIT MODIFICATION 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, OTHER THAN ITS NATURAL STATE OF 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 | 1 PLUS PAVILION/STORAGE AMENITY | 6 YEARS FROM 01/01/21 (01/01/2027)
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.
PARKING SUMMARY SECTIONS 100-600
MULTI-FAMILY BUILDINGS WITH 3 OR MORE STORIES SHALL HAVE AN ENCLOSED PARKING SPACE FOR EACH UNIT
MULTI-FAMILY BUILDINGS TYPE 1 = TWO LIVING LEVELS OVER PARKING & ENCLOSED PARKING SPACES UNDER EACH UNIT
MULTI-FAMILY BUILDINGS TYPE 2 = TWO LIVING LEVELS OVER PARKING & ENCLOSED PARKING SPACES UNDER EACH UNIT
SECTION | NUMBER OF UNITS | NUMBER OF BUILDINGS | REQUIRED PARKING SPACES | ADD. AREA REQUIRED | ADD. AREA PROVIDED | TOTAL SPACES REQUIRED | GARAGE SPACES | SPACES OUTSIDE GARAGES | TOTAL SPACES PROVIDED
100 | 132 | 330 | 330 | 100 PERSONS | 40 | 370 | 348 | 177 | 418
200-A | 112 | 182 | 224(2) | n/a | n/a | 224 | n/a | 331 | 331
200-B | 57 | 114 | 114 | n/a | n/a | 114 | 73 | 81 | 154
300 | 100 | 200 | 270 | 101 PERSONS | 41 | 311 | 125(3)(4) | 169 | 294
400 | 102 | 102 | 0(1) | n/a | n/a | 83 | n/a | 83 | 83
500 | 96 | 177 | 177 | n/a | n/a | 177 | 24 | 134 | 177
600 | n/a | n/a | 3(5) | n/a | n/a | 2 | n/a | 4 | 4
TOTAL | 599 | | | | | | | | | 1,061
TOTAL SPACES REQUIRED: 1,085 | TOTAL SPACES PROVIDED: 1,061
(1) SEATS ON 3 SPACES PER 5 SEATS.
(2) 2 SPACES PER UNIT PLUS 1 SPACE PER EACH 3 OF THE ONE BEDROOM UNITS
(3) PARKING RATIO ON 1 SPACE PER 2 OF EMPLOYEES + THREE EMPLOYEES
(4) RECREATION PARKING REQUIRED BASED ON 1 SPACE PER 3 USERS
(5) 2 SPACES IN BUILDING 202 AND 1SPACE IN BUILDING 204
ALL PARKING SPACES OF GREATER WIDTH WITH A MINIMUM WIDTH OF 10' AND A 2' OPEN SPACE ADDITIONAL PARKING SPACES UNDER THE BUILDING SHALL BE 10' MINIMUM WIDTH + 2' MINIMUM WIDTH UNOBSTRUCTED
MULTI-FAMILY BUILDING SUMMARY SECTION 300
MULTI-FAMILY BUILDING SUMMARY SECTION 500
MULTI-FAMILY BUILDING SUMMARY SECTIONS 100-500
MULTI-FAMILY BUILDING SUMMARY SECTION 100
MULTI-FAMILY BUILDING SUMMARY SECTION 200-A REVISED
SINGLE FAMILY BUILDING SUMMARY SECTION 200-B
10-20-20 Revision Notes:
1. Building 213 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.
12-21-20 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
GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.
MICHAEL W. ROBINSON, P.E., P.L.S.
ENGINEERING AND SURVEYING
P.O. BOX 1
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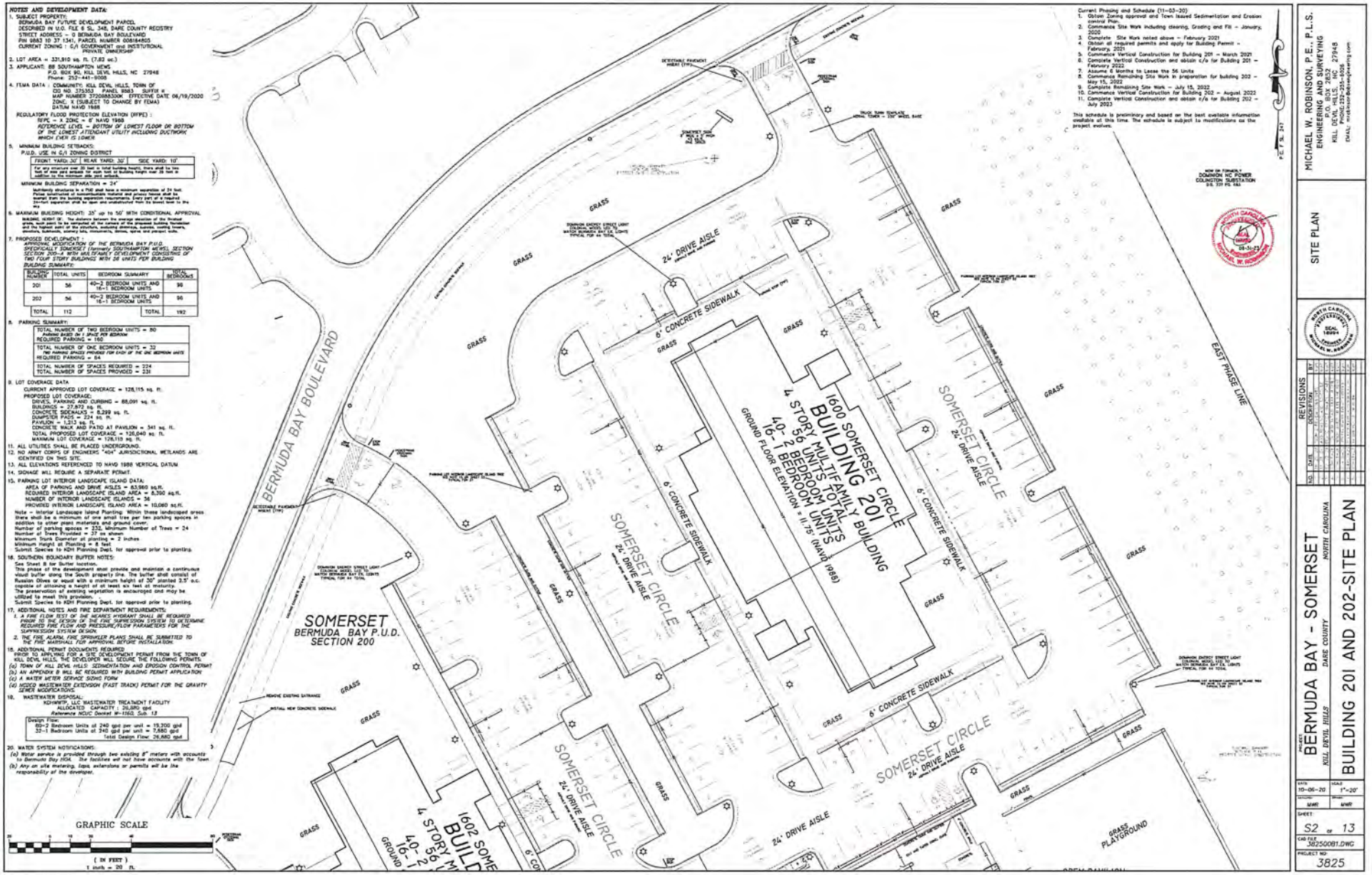
PHONE: 252-255-0308
EMAIL: mrobinson@tidewater.com
REVISIONS
NO. DATE BY
PROJECT: BERMUDA BAY P.U.D.
KILL DEVIL HILLS
DARE COUNTY NORTH CAROLINA
DEVELOPMENT OVERVIEW-REVISED 08-13-23
DATE 08-30-23
SCALE 1"=200'
DESIGN MWR
DRAWN MWR
SHEET S1 of 4
CAD FILE 3825015S
PROJECT NO. 3825



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SITE PLAN

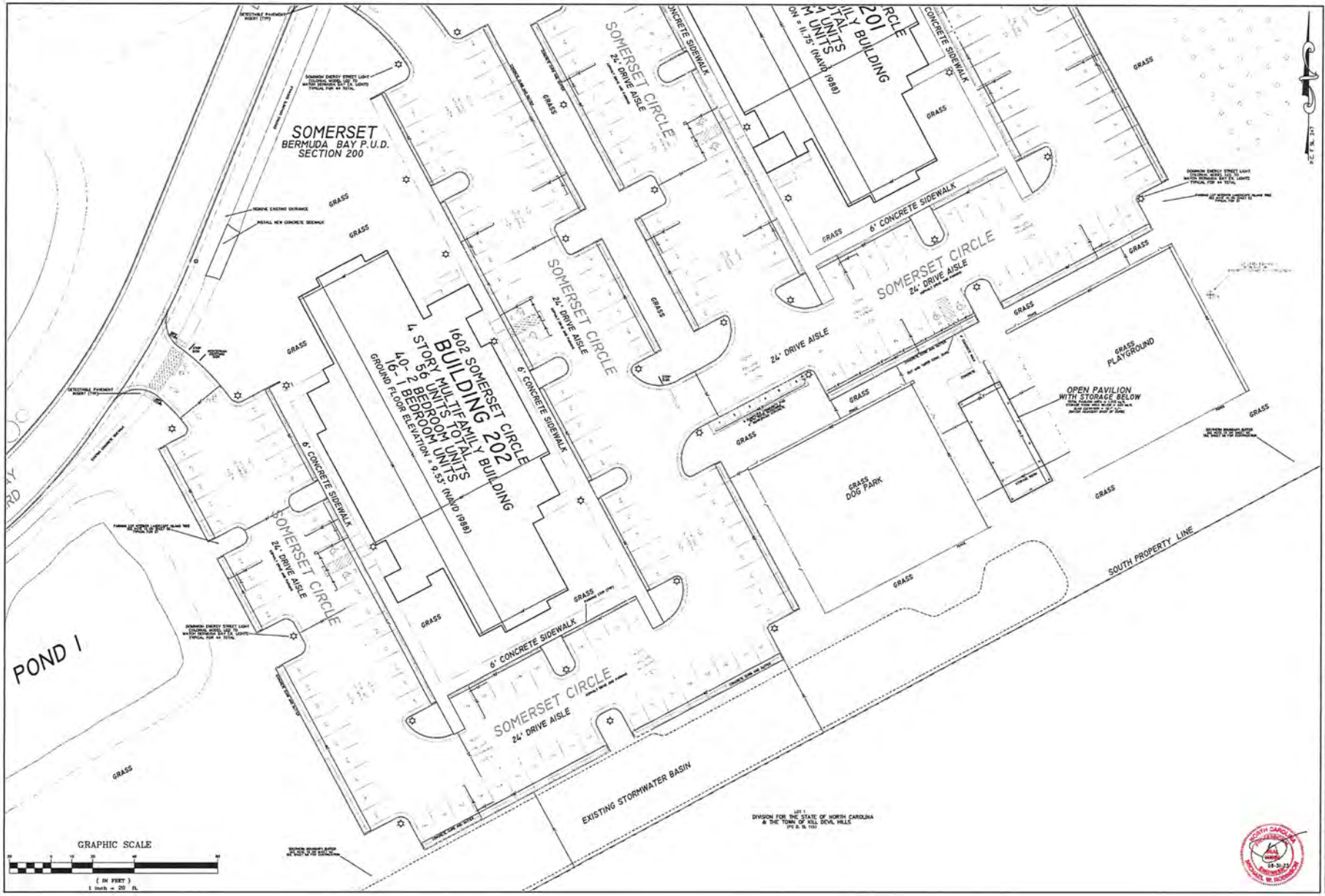
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 18094 MICHAEL W. ROBINSON

REVISIONS
NO. | DATE | DESCRIPTION | BY

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: 3825008I.DWG
PROJECT NO: 3825



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SITE PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 16994 MICHAEL W. ROBINSON

REVISIONS

NO.	DATE	DESCRIPTION	BY

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

BUILDING 201 AND 202-SITE PLAN

DATE	SCALE
10-06-20	1"=20'
DRAWING	DESIGN
MWR	MWR
SHEET	
S3 OF 13	
CAD FILE	
3825008T.DWG	
PROJECT NO.	
3825	