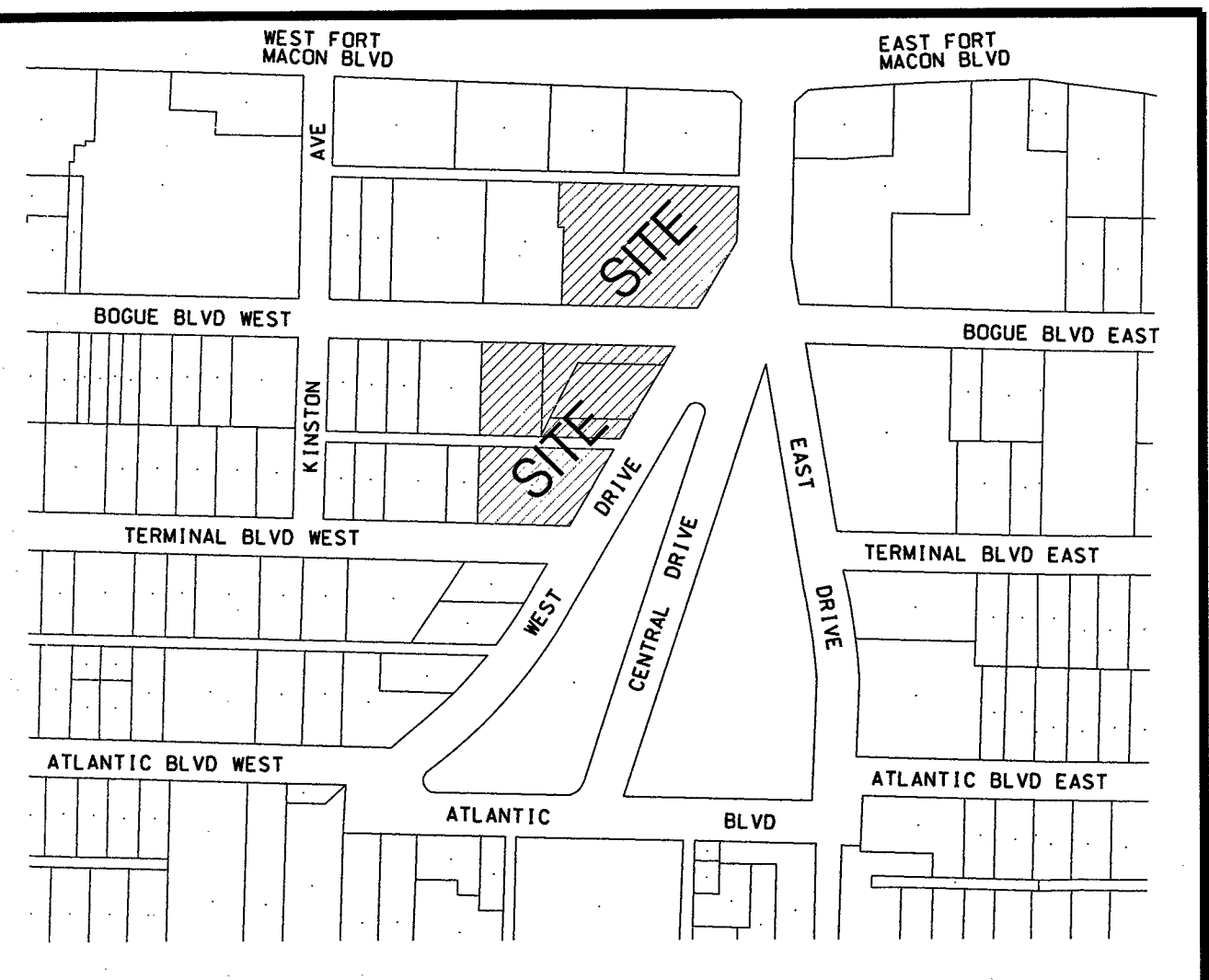


NOTE: MAJOR SITE PLAN MODIFICATION FOR THE PLAN APPROVED BY TOWN COUNCIL ON DECEMBER 14, 2015 AND THE REQUESTED MODIFICATION IS TO REMOVE REVISE THE LOT LINES FOR LOTS 16-19 AND 20-22 TO CREATE A TOTAL OF TWO LOTS (16 & 17).



VICINITY MAP: ATLANTIC BEACH, NC

CENTERLINE CURVE DATA

LENGTH ①	= 24.79
RADIUS	= 20.00
CHORD LENGTH	= 23.23
CHORD BEARING	= N56°15'06"E
LENGTH ②	= 27.49
RADIUS	= 17.50
CHORD LENGTH	= 24.75
CHORD BEARING	= N46°45'28"E

SITE DATA-PARKING TRACT

PARKING TRACT SIZE = 32,942.09SF +/- (0.756AC)
 PIN = 6375.16.93.4597

ZONING DISTRICT = CDD-B

TOTAL PARKING PROVIDED INCLUDING ON-SITE
 REQUIRED SPACES FOR DEVELOPMENT = 25 SPACES + 2 HANDICAP
 (SPACES 1-23 & SPACES 40-41)
 HANDICAP SPACES = 2 (HC-1 & HC-2)
 FUTURE SPACES = SPACES 24-39

SITE DATA-NORTHERN TRACT

NORTHERN TRACT SIZE = 26,613.63 SF +/- (0.611AC)
 PIN = 6375.16.93.3328.000, 6375.16.93.3481.000
 6375.16.93.4347.000, 6375.16.93.4313.000

ZONING DISTRICT = CDD-B & CDD-C
 MAXIMUM HEIGHT = 55' & 45'

NUMBER OF LOTS = 11
 NUMBER OF UNITS = 14
 DENSITY = 22.91 UNITS/AC
 TOTAL PARKING REQUIRED = 27 SPACES
 RESIDENTIAL = 14 UNITS x 1.5 SPACES/UNIT = 21 SPACES
 COMMERCIAL = (4 BLDG x 400SF/BLDG)/(300SF/SPACE) = 6 SPACES
 ON-SITE PARKING = 10 SPACES

BUILDING TYPE (THREE-STORY STRUCTURES)
 TYPE 1 (LOTS 2-10) = SINGLE FAMILY
 TYPE 2 (LOT 16)
 A = COMMERCIAL
 B = SINGLE FAMILY
 TYPE 3 (LOT 1) = SINGLE FAMILY

NUMBER OF BEDROOMS
 TYPE 1 = 3
 TYPE 2B = 2
 TYPE 3 = 2

FLOOR AREA
 TYPE 1 = 1300 SF +/-
 TYPE 2
 A = 410 SF +/-
 B = 820 SF +/-
 TYPE 3 = 1000 SF +/-

SITE DATA-SOUTHERN TRACT

SOUTHERN TRACT SIZE = 16,047.98SF +/- (0.368AC)
 PIN = 6375.16.93.3246.000

ZONING DISTRICT = CDD-B
 MAXIMUM HEIGHT = 55'

NUMBER OF LOTS = 6
 NUMBER OF UNITS = 8
 DENSITY = 21.74 UNITS/AC
 TOTAL PARKING REQUIRED = 16 SPACES
 RESIDENTIAL = 8 UNITS x 1.5 SPACES/UNIT = 12 SPACES
 COMMERCIAL = (3 BLDG x 400SF/BLDG)/(300SF/SPACE) = 4 SPACES
 ON-SITE PARKING = 8 SPACES

BUILDING TYPE (THREE-STORY STRUCTURES)
 TYPE 1 (LOTS 11-15) = SINGLE FAMILY
 TYPE 2 (LOT 17)
 A = COMMERCIAL
 B = SINGLE FAMILY

NUMBER OF BEDROOMS
 TYPE 1 = 2
 TYPE 2B = 2

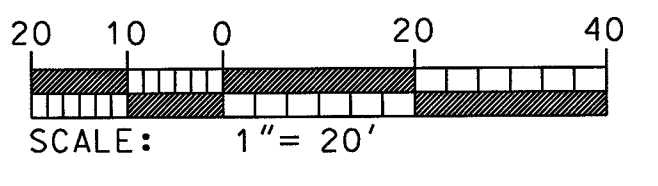
FLOOR AREA
 TYPE 1 = 980 SF
 TYPE 2
 A = 410 SF +/-
 B = 820 SF +/-

REVISIONS:

No.	BY	DATE	DESCRIPTION

NOTES

- EXISTING AND PROPOSED UTILITIES INCLUDING POWER, PHONE AND CABLE WILL BE BY UTILITY PROVIDER
- PUBLIC WATER PROVIDED BY THE TOWN OF ATLANTIC BEACH
- SEWER IS PROVIDED BY THE GROVE WWTF
- PHONE PROVIDED BY CENTURYLINK
- CABLE PROVIDED BY TIME WARNER CABLE
- POWER PROVIDED BY PROGRESS ENERGY
- REFUSE BY ROLL OUT CARTS
- EASEMENTS TO BE PROVIDED FOR WATER AND SEWER AND ANY OTHER UTILITY AS REQUESTED BY PROVIDER.
- NCDEMR TO ISSUE AN EXCLUSION FOR A STORMWATER PERMIT. THE PROJECT IS REDEVELOPMENT WITH PROPOSED IMPERVIOUS SURFACES TOTALING EQUAL OR LESS THAN PREVIOUSLY EXISTING, PROVIDING EQUAL STORMWATER CONTROL.
- OPEN SPACE SHALL BE PROVIDED IN THE AMOUNT OF 15% OF THE PROJECT BOUNDARY IN ACCORDANCE WITH THE CDD REGULATIONS.
- ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF ATLANTIC BEACH CDD RULES AND REGULATIONS.
- ALL BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NORTH CAROLINA BUILDING CODE. BUILDINGS ARE SCHEDULED TO BE CONSTRUCTED WITH CEMENTIOUS SIDING AND ASPHALT SHINGLES WITH METAL ACCENTS.



SHEET #1 OF 1
 PROJECT #: PM339-12-007
 DESIGN FILE #: PM339-12-007.DGN

MAJOR SITE PLAN MODIFICATION

LOOKOUTS IN THE GROVE

ATLANTIC BEACH, CARTERET COUNTY, NORTH CAROLINA

CLIENT: FMB AT THE GROVE, LLC
 ADDRESS: 2231 NASH STREET NW
 SUITE D
 WILSON, NC 27896-1783
 PHONE: 252-291-1092

DESIGNED: RDC/GYT
 DRAWN: RDC/GYT
 CHECKED: RDC/GYT
 APPROVED: GYT

STROUD ENGINEERING, P.A.
 107-B COMMERCE STREET
 GREENVILLE, NC 27658
 (252) 766-9352 LICENSE NO. C-0647

DATE: 9/1/17
 SCALE: 1" = 20'



MOREHEAD AVE
 (R/W VARIES)

TERMINAL BLVD WEST
 (50' R/W)

BOGUE BLVD WEST
 (50' R/W)

14' ALLEY

WEST DRIVE
 (R/W VARIES)
 (ONE WAY STREET)