

**SITE DATA**

PERMITTED PROJECT AREA	=	90,169.20 SF
ADDITIONAL PROJECT AREA	=	15,638.04 SF
TOTAL AREA (TRACT AREA)	=	106,000.53 SF (2.433 +/-)
PERMITTED IMPERVIOUS AREA	=	29,263.00 SF

PIN = 6365.15.62.9568.000 AND 6365.15.62.9862.000  
 FLOOD ZONE = ZONE SHADED X  
 ZONING DISTRICT = Mh1  
 BUILDING TYPE = THREE STORY CONDOMINIUM  
 DENSITY = 12.33 UNITS/ACRE  
 EXISTING UNITS = 18  
 PROPOSED NEW UNITS = 12  
 NUMBER OF BEDROOMS PER UNIT = 2

REQUIRED PARKING:  
 1.5 SPACES/UNIT WITH 12 UNITS = 18 SPACES

PROPOSED PARKING:  
 STANDARD = 22  
 COMPACT = 1  
 HANDICAP = 1  
 TOTAL = 24 (HANDICAP SPACE VAN ACCESSIBLE)  
 EXISTING PARKING: 45 SPACES  
 TOTAL PARKING: 69 SPACES

SETBACKS:  
 PELICAN DRIVE : 25'  
 NC HWY 58 : 10'  
 KNOLLWOOD DR: 20'  
 SIDES: 20'

OPEN SPACE REQUIREMENTS, 200 SF PER UNIT

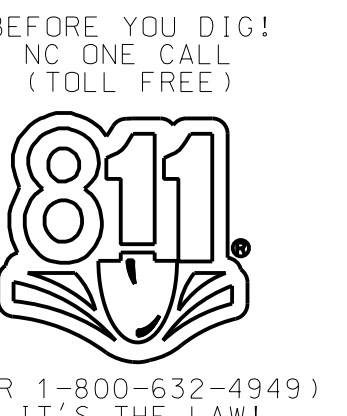
PHASE 1 OPEN SPACE REQUIRED = 3600 SF (MIN 50% ACTIVE = 1800 SF)  
 PHASE 2 OPEN SPACE REQUIRED = 2400 SF (MIN 50% ACTIVE = 1200 SF)

PHASE 1 PASSIVE SPACE = 1805 SF (PORTION OF REPAIR SEPTIC FIELDS 1 & 2)  
 PHASE 1 ACTIVE SPACE = 1804 SF (POOL)  
 PHASE 1 TOTAL OPEN SPACE PROVIDED = 3609 SF

PHASE 2 PASSIVE SPACE = 1200 SF (PORTION OF ACTIVE/REPAIR SEPTIC FIELD)  
 PHASE 2 ACTIVE SPACE = 1200 SF (HORSESHOE PITS)  
 PHASE 2 TOTAL OPEN SPACE PROVIDED = 2400 SF

**NOTES**

- EXISTING AND PROPOSED UTILITIES INCLUDING POWER, PHONE AND CABLE WILL BE BY UTILITY PROVIDER
- PUBLIC WATER PROVIDED BY THE TOWN OF ATLANTIC BEACH
- ON-SITE SEPTIC PROVIDED
- PHONE PROVIDED BY CENTURYLINK
- CABLE PROVIDED BY TIME WARNER CABLE
- POWER PROVIDED BY CARTERET CRAVEN EMC
- REFUSE BY DUMPSTERS
- EASEMENTS TO BE PROVIDED FOR WATER AND SEWER AND ANY OTHER UTILITY AS REQUESTED BY PROVIDER.
- ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF ATLANTIC BEACH RULES AND REGULATIONS.
- PROPERTY IS LOCATED WITHIN FLOOD ZONE SHADED X PER FIRM PANEL 6365 MAP NUMBER 3720636500J, COMMUNITY NUMBER 370044, WITH A REVISED DATE OF JULY 16, 2003.
- BOUNDARY, TOPOGRAPHICAL AND EXISTING FEATURES PREPARED BY GLENN E. CORBETT, PLS PREVIOUSLY OF STROUD ENGINEERING, PA, NOW WITH THE CULLIPHER GROUP, PA.
- RADII ARE 5' UNLESS OTHERWISE NOTED.
- A 5' SIDEWALK SHALL BE INSTALLED ALONG NC HWY 58, PELICAN AND KNOLLWOOD DRIVE.
- THE EXISTING JUNGLE LAND SEPTIC TANK AND DRAINFIELD TRENCHES ARE TO BE FULLY EXCAVATED/REMOVED FROM THE SITE AND REPLACED WITH CLEAN SAND TEXTURED MATERIAL. THE EXCAVATION, SELECTION OF FILL MATERIAL AND INCORPORATION ON THE SITE SHALL BE APPROVED BY THE SOIL & ENVIRONMENTAL CONSULTANTS, PA AND THE HEALTH DEPARTMENT PRIOR TO ISSUANCE OF THE ATC FOR THE NEW SYSTEM.
- EACH BIKE RACK TO HOUSE MINIMUM OF 4.



NOTES:  
 1. NO WETLANDS ONSITE.  
 2. PROJECT NOT LOCATED WITHIN 50' OF SURFACE WATERS.

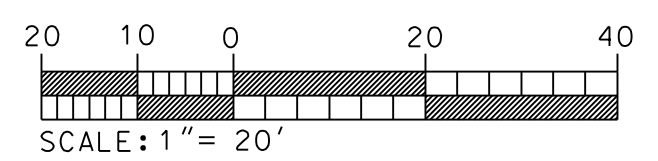
REVISIONS:

No.	BY	DATE	DESCRIPTION
1	GJT	10/7/19	AD COMMENTS
2	GJT	11/8/19	EX WATERLINE
3	GJT	9/5/2020	SEPARATE OPEN SPACE

**LEGEND**

AC	-	ACRE	JB	-	JUNCTION BOX
ABC	-	AGGREGATE BASE COURSE	LF	-	LINEAR FEET
BLDG	-	BUILDING	MAK	-	MAXIMUM
BRG	-	BEARING	MBL	-	MINIMUM BUILDING LINE
CF	-	CUBIC FEET	MH	-	MANHOLE
CL	-	CENTERLINE	MIN	-	MINIMUM
CPP	-	CORRUGATED PLASTIC PIPE	N/F	-	NOW OR FORMERLY
DB	-	DRAIN BASIN	NTS	-	NOT TO SCALE
DR	-	DRIVE	O.C.	-	ON CENTER
OI	-	DROP INLET	P/C	-	PERVIOUS CONCRETE
DIP	-	DUCTILE IRON PIPE	RED	-	REDESTAL
EL	-	ELEVATION	R	-	RADIUS
EOP	-	EDGE OF PAVEMENT	RCP	-	REINFORCED CONCRETE PIPE
EX	-	EXISTING	R/W	-	RIGHT-OF-WAY
FE	-	FINISHED ELEVATION	SDMH	-	STORMDRAIN MANHOLE
FF	-	FINISHED FLOOR	SH	-	SHEET
FT	-	FEET	SIR	-	SET IRON ROD
GV	-	GATE VALVE	STA	-	STATION
HDPE	-	HIGH DENSITY POLYETHYLENE	SW	-	SIDEWALK
INV	-	INVERT	TC	-	TOP OF CURB
	-		TEL	-	TELEPHONE
	-		TSW	-	TOP OF SIDEWALK
	-		TYP	-	TYPICAL
SF	-	SILT FENCE		-	
---	-	EXISTING WATERMAIN		-	
	-	STORMWATER EASEMENT		-	
	-	HANDICAP SPACE		-	
	-	CANOPY TREE		-	
	-	PERVIOUS PAVEMENT		-	

SHEET 1 OF 1  
 PROJECT # PM483-17-002  
 DESIGN FILE: PM483-17-002/PM483-17-002 CONSTRUCTION.dgn



**PRELIMINARY**  
 GINGER Y. TURNER, P.E. DATE

MAJOR SITE PLAN

## CRYSTAL VIEW CONDOMINIUMS

MOREHEAD CITY TWP., CARTERET COUNTY, NORTH CAROLINA

CLIENT: SPARKMAN CONSTRUCTION  
 C/O BILLY SPARKMAN

ADDRESS: 1504 SWEET MEADOW LANE  
 RALEIGH, NC 27613

PHONE: (919) 369-8310

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

DATE: 9/25/19  
 SCALE: 1" = 20'

THE CULLIPHER GROUP, P.A.  
 ENGINEERING & SURVEYING SERVICES  
 151A HIGHWAY 24  
 MORRISVILLE, N.C. 28557  
 (252) 773-0090 LICENSE NO. C-4482