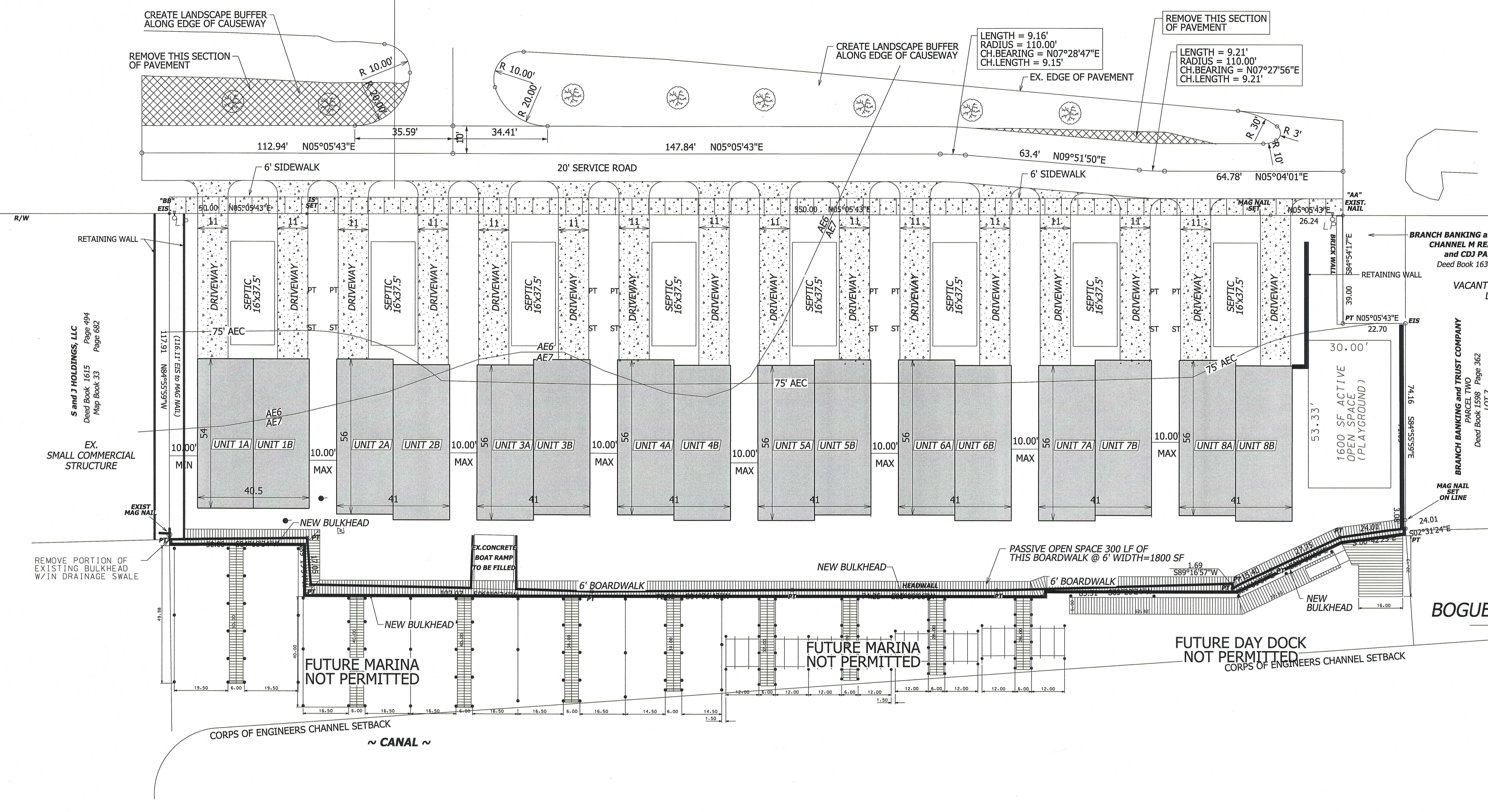
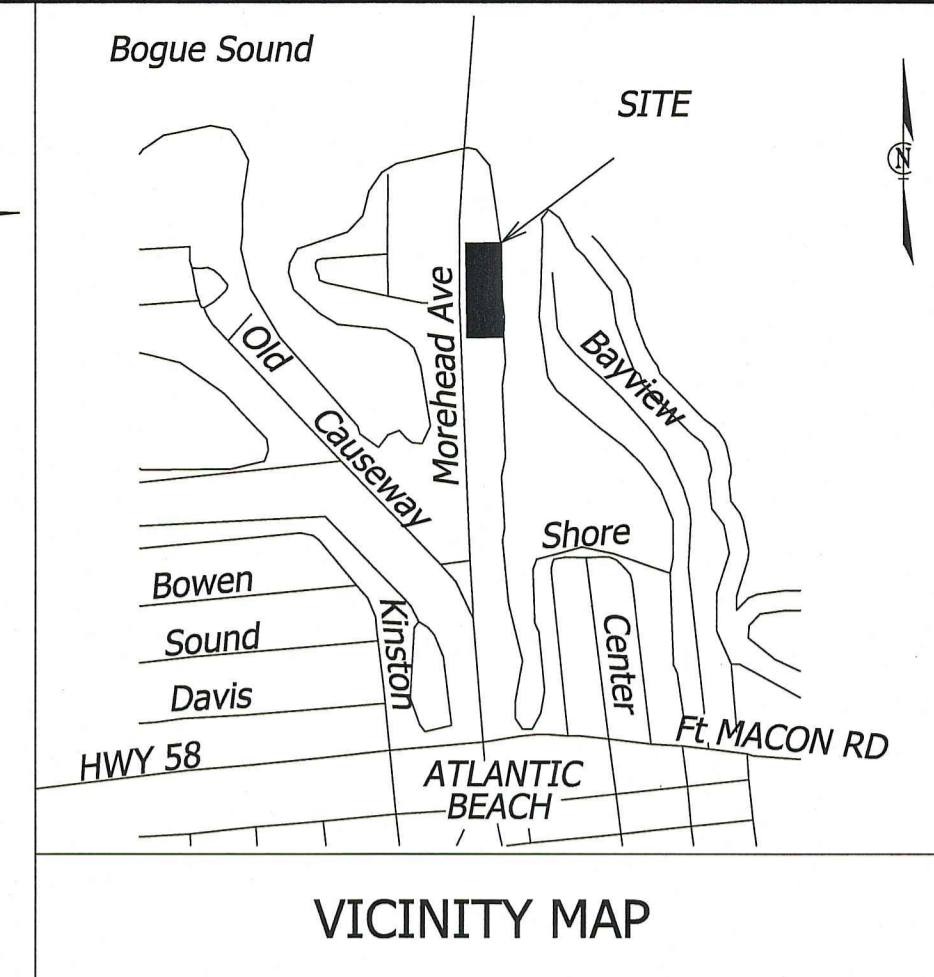


ATLANTIC BEACH CAUSEWAY "MOREHEAD AVE"
PAVED 200' R/W

ATLANTIC BEACH CAUSEWAY
(100' R/W)



S and J HOLDINGS, LLC
Deed Book 1615 Page 494
Map Book 33

BRANCH BANKING and TRUST COMPANY,
CHANNEL M REAL ESTATE, LLC,
and CDJ PARTNERSHIP
Deed Book 1630 Page 129

BRANCH BANKING and TRUST COMPANY
PARCEL TWO
Deed Book 1598 Page 362
LOT 7
Map Book 2 Page 196

LEGEND

AC	-	ACRE	MAX	-	MAXIMUM
BLOG	-	BUILDING	MBL	-	MINIMUM BUILDING LINE
BRG	-	BEARING	MH	-	MANHOLE
BUA	-	BUILT UPON AREA	MIN	-	MINIMUM
CF	-	CUBIC FEET	N/F	-	NOW OR FORMERLY
CL	-	CENTERLINE	NHW	-	NORMAL HIGH WATER
DIP	-	DUCTILE IRON PIPE	NTS	-	NOT TO SCALE
DW	-	DRIVEWAY	O.C.	-	ON CENTER
EL	-	ELEVATION	R	-	RADIUS
EIR	-	EX. IRON ROD	RCP	-	REINFORCED CONCRETE PIPE
EOP	-	EDGE OF PAVEMENT	R/W	-	RIGHT-OF-WAY
EX	-	EXISTING	SH	-	SHEET
FE	-	FINISHED ELEVATION	SIR	-	SET IRON ROD
FF	-	FINISHED FLOOR	STA	-	STATION
FT	-	FEET	TC	-	TOP OF CURB
GV	-	GATE VALVE	TSW	-	TOP OF SIDEWALK
INV	-	INVERT	TYP	-	TYPICAL
LF	-	LINEAR FEET			

—	PROPOSED WATERLINE	▒	CONCRETE
—	PROPOSED FORCEMAIN	▒	DREDGING
—	EXISTING CONTOUR		
—	PROPOSED CONTOUR		
—	LAND DISTURBANCE LIMITS		
—	SILT FENCE		

- NOTES:**
- TRACT AREA 58125.2 SF (1.3344 ACRES)
 - PROPOSED BUILDINGS 8 EA, 2 UNITS EA
 - TOTAL NUMBER OF UNITS 16 EACH
 - DENSITY 16 UNITS/1.3344 ACRES=12 UNITS/ACRE
 - TRACT AND ADJOINING TRACTS ARE ZONED COR
 - PROPERTY IS LOCATED WITHIN FLOOD ZONE AE6 AND AE7. REFERENCE FIRM COMMUNITY PANEL NO. . EFFECTIVE DATE 7/16/03.
 - TRASH BY INDIVIDUAL ROLL OUT CARTS.
 - WATER FROM TOWN OF ATLANTIC BEACH.
 - SEPTIC BY REPAIR OF EXISTING SEPTIC SYSTEM
 - OPEN SPACE AT 200 SF/UNIT X 16 UNITS=3200SF
OPEN SPACE PROVIDED 1600 SF ACTIVE OPEN SPACE
1800 SF PASSIVE OPEN SPACE
 - NO WETLANDS ONSITE
 - PROJECT IS REDEVELOPMENT OF AN URBAN WATERFRONT. VEGETATED SETBACK EXEMPT PER SESSION LAW 2008-211 SECTION 2(e)
 - PROPERTY LINE ALONG CANAL IS ALSO NORMAL HIGH WATER (NHW).

STORMWATER DATA

ON-SITE	
DRAINAGE AREA	= 58,125.63 SF
PRE-88 IMPERVIOUS	= 45,870 SF
BUILDINGS	= 18,259 SF (1 @ 2,187; 7 @ 2,296)
DRIVEWAYS	= 11,432 SF
FUTURE LOT MISC	= 1,600 SF (100 SF PER UNIT)
FUTURE MISC	= 14,579 SF
TOTAL	= 45,870 SF
OFF-SITE	
DRAINAGE AREA	= 22,241.32 SF
PRE-88 IMPERVIOUS	= 14,821 SF
STREETS	= 9,845 SF
SIDEWALK	= 1,411 SF
FUTURE MISC	= 3,565 SF
TOTAL	= 14,821 SF

NO WETLANDS
EXIST ON SITE

REVISIONS:

No.	BY	DATE	DESCRIPTION
1	GYT	2/18/22	RETAINING WALL
2	RDC	3/14/22	TOWN COMMENTS
3	RDC	7/25/22	FINAL COMMENTS

REDEVELOPMENT SITE PLAN

SHOWBOAT COTTAGES

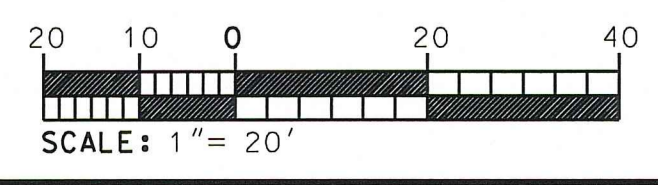
ATLANTIC BEACH, CARTERET COUNTY, NORTH CAROLINA

CLIENT: BALLOU-LEWIS PROPERTIES, LLC
ADDRESS: PO BOX 662 GREENVILLE, NC 27835
PHONE: 252-531-9704

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

THE CULLIPHER GROUP P.A.
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
MORRISVILLE, N.C. 28657
(252) 773-0090 LICENSE NO. C-4482

DATE: 7/25/2023
SCALE: 1" = 20'



SEAL
13343
ENGINEER
RONALD D. CULLIPHER
RONALD D. CULLIPHER P.E.