

PROPERTY OWNER PER GIS: JOYNER MARINA LLC RALEIGH, NC 27602

SITE AREA: ±1.36 AC (±59,237 SF)  
0.53 AC (±23,087 SF)  
0.24 AC (±10,450 SF)  
0.59 AC (±25,700 SF)

PARCEL IDS: R08519-002-028,  
R08807-002-010,  
R08519-002-002

JURISDICTION: TOWN OF CAROLINA BEACH

CURRENT ZONING: MB-1-MARINA

PARKING CALCULATIONS  
REQUIRED OFF-STREET PARKING: 94 (93.2)

BOAT SLIP  
-1 SPACE PER WET SLIP 69

RETAIL (BARGE)  
-1 SPACE PER 200 SF 1.6  
-1/2 OF STRUCTURE (16' X 20')=320 SF

EATING & DRINKING ESTABLISHMENTS (BARGE)  
-1 SPACE PER 110 SF (INDOOR) 2.9  
-1/2 OF STRUCTURE (16' X 20')=320 SF  
-1 SPACE PER 220 SF (OUTDOOR) 11.8  
-(40'X65')=2,600 SF

RESIDENTIAL ABOVE EXISTING COMMERCIAL  
-1 SPACE PER 1,000 SF 1.2  
-1,200 SF APARTMENT

OFFICE (EXISTING COMMERCIAL BUILDING 1ST FLOOR)  
-1 SPACE PER 300 SF 2  
-600 SF

RETAIL (EXISTING COMMERCIAL BUILDING 1ST FLOOR)  
-1 SPACE PER 200 SF 4.7  
-933 SF

EXISTING OFF-STREET PARKING: 79  
PROPOSED OFF-STREET PARKING: 16  
TOTAL OFF-STREET PARKING: 95

LOT COVERAGE  
EXISTING BUILDING/FUEL TANK: 2,144 SF  
EXISTING CONCRETE/ASPHALT/GRAVEL: 25,640 SF  
TOTAL EXISTING IMPERVIOUS: 27,784 SF

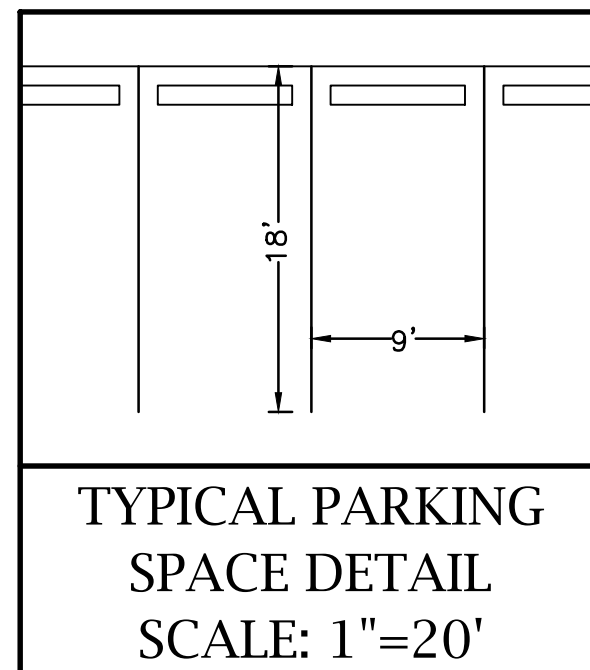
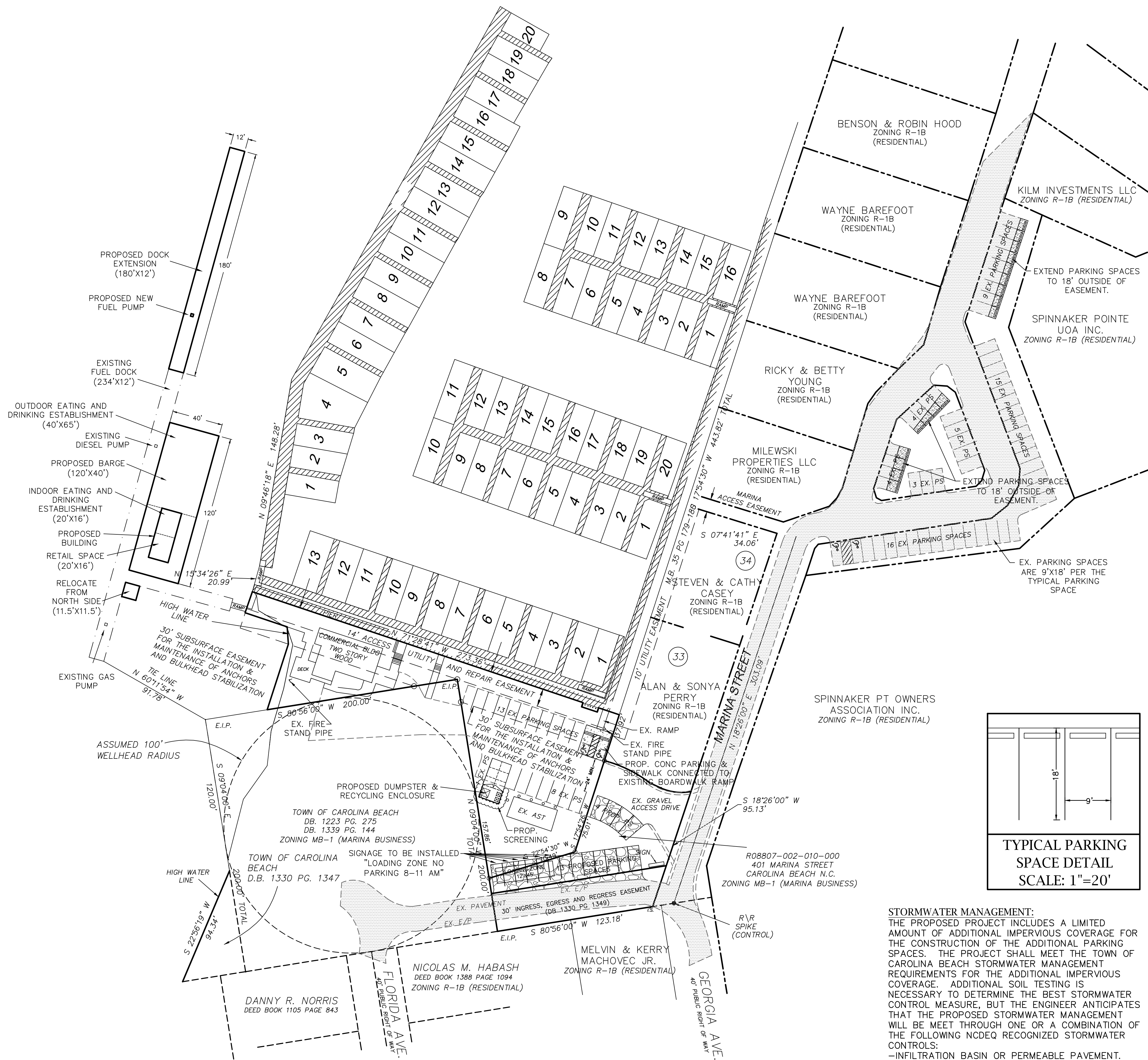
PROPOSED GRAVEL: 1,975 SF  
TOTAL PROPOSED IMPERVIOUS AREA: 29,759 SF

LOADING SPACE REQUIREMENTS  
LESS THAN 15,000 SF (MUST SUBMIT A LOADING PLAN)  
-PROPOSED OFFICE, RETAIL AND RESTAURANT USE IS A TOTAL OF 4,973 SF. THE ANTICIPATED DELIVERIES FOR THE OFFICE AND RETAIL SPACE CONSIST OF TYPICAL DELIVERIES FROM UPS/FEDEX. THE RESTAURANT DELIVERIES WILL BE SCHEDULED TO OCCUR BETWEEN 8-11 AM SO AS TO OCCUR PRIOR TO THE NORMAL BUSINESS OPERATING HOURS AND THEREFORE TO NOT IMPACT THE PARKING LOT CAPACITY. SIGNAGE TO BE INSTALLED AS NOTED. THE ANTICIPATED LOADING PERIOD WOULD BE ANTICIPATED TO NOT LAST LONGER THAN 1 HOUR. THE TYPICAL TRUCK FOR DELIVERIES TO THE RESTAURANT WOULD BE A WB-40 WHICH IS A TRACTOR TRAILER WITH AN OVERALL LENGTH OF 45 FEET.

**DEVELOPMENT SUMMARY**

**PROJECT DESCRIPTION:**  
PROJECT INCLUDES PROPOSED DOCK EXTENSION WITH NEW FUEL PUMP AND NEW BARGE WITH BUILDING TO HOUSE SMALL RETAIL AREA AND EATING AND DRINKING ESTABLISHMENT.

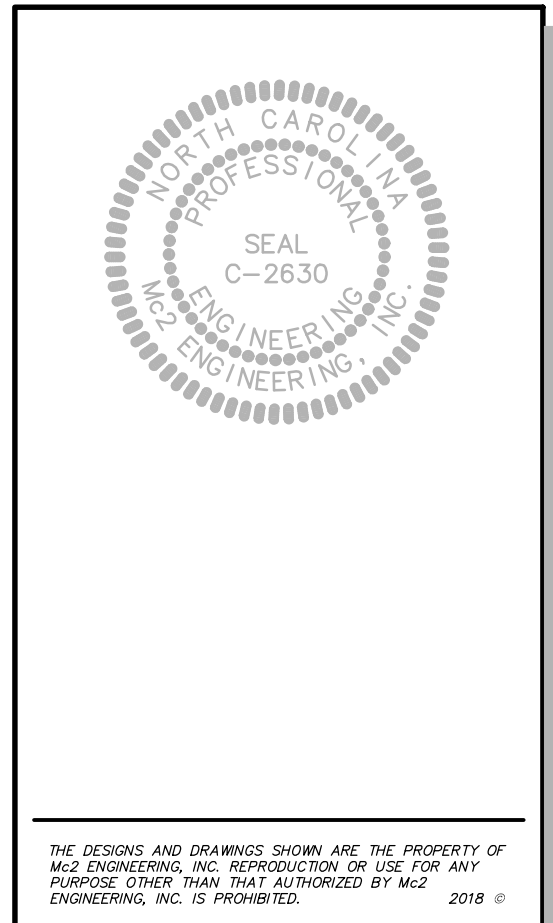
GRAPHIC SCALE  
( IN FEET )  
1 inch = 40 ft.



**STORMWATER MANAGEMENT:**  
THE PROPOSED PROJECT INCLUDES A LIMITED AMOUNT OF ADDITIONAL IMPERVIOUS COVERAGE FOR THE CONSTRUCTION OF THE ADDITIONAL PARKING SPACES. THE PROJECT SHALL MEET THE TOWN OF CAROLINA BEACH STORMWATER MANAGEMENT REQUIREMENTS FOR THE ADDITIONAL IMPERVIOUS COVERAGE. ADDITIONAL SOIL TESTING IS NECESSARY TO DETERMINE THE BEST STORMWATER CONTROL MEASURE, BUT THE ENGINEER ANTICIPATES THAT THE PROPOSED STORMWATER MANAGEMENT WILL BE MET THROUGH ONE OR A COMBINATION OF THE FOLLOWING NCDEQ RECOGNIZED STORMWATER CONTROLS:  
-INFILTRATION BASIN OR PERMEABLE PAVEMENT.

Attachment 2

**Mc<sup>2</sup> ENGINEERING**  
Mc<sup>2</sup> ENGINEERING, INC.  
2110 BEN CRAIG DR., STE. 400  
CHARLOTTE, NC 28262  
PHONE 704.510.1977



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**CAROLINA BEACH MARINA AND YACHT CLUB**  
401 MARINA STREET  
CAROLINA BEACH, NC

**SKETCH PLAN**

REVISIONS

1	9/25/2018	CAROLINA BEACH REVISIONS
2	9/27/2018	CAROLINA BEACH REVISIONS
3	10/17/2018	CAROLINA BEACH REVISIONS
4	11/2/2018	CAROLINA BEACH REVISIONS
5	11/8/2018	CAROLINA BEACH REVISIONS
6	11/20/2018	CAROLINA BEACH REVISIONS
7	12/4/2018	CAROLINA BEACH REVISIONS
8	12/7/2018	CAROLINA BEACH REVISIONS
9	3/5/2019	CAROLINA BEACH REVISIONS
10	9/22/2019	CAROLINA BEACH REVISIONS

CAD FILE: 18-026 BASE.DWG  
PROJECT NO.: 18-026  
DESIGNED BY: TAP  
REVIEWED BY: JDM  
DATE: AUGUST 31, 2018

**SP1.0**