BULK REQUIREMENTS (HB- HIGHWAY BUSINESS DISTRICT)

	REQUIRED	PROVIDED
MIN. LOT AREA	10,000 SF	523,155 SF (12.01 AC)
MIN. LOT WIDTH	100'	653'
MIN. FRONT SETBACK	30'	30'
MIN. SIDE INTERIOR SETBACK	10'	10'
MIN. CORNER SIDE SETBACK	10'	N/A
MIN. REAR SETBACK	15'	15'
MAX. LOT COVERAGE (BUILDINGS)	60% (314,939 sf)	17% (89,650 sf)
LANDSCAPE BUFFER	10' - TYPE B	10' - TYPE B
MAX. BUILDING HEIGHT	50' MAX.	50' MAX.
BUILDING 1 - 3		50' (4 STORY)
BUILDING 4 - 5		50' (3 STORY)
BUILDING 6 (CLUBHOUSE/ AMENITY BUILDING)		50' (3 STORY)
BUILDING 7 (CARRIAGE HOUSE / GARAGES)		45'

PROXIMITY PROJECT - GROUND FLOOR COMMERCIAL USE SUMMARY

BUILDING 1 -	18,754 SF	COMMERCIAL RETAIL
	4,544 SF	LEASING
BUILDING 2 -	4,077 SF	FITNESS CLUB
BUILDING 3 -	2,684 SF	RESTAURANT
BUILDING 4 -	5,040 SF	LIVE / WORK
BUILDING 5 -	5,000 SF	CLASS A OFFICE
BUILDING 6 -	4,012 SF	CLUBHOUSE

44,111 SF - TOTAL HEATED COMMERCIAL AREA (3,672 SF PER ACRE)

57,711 SF - TOTAL COMMERCIAL INCLUDING OUTDOOR DINING, RETAIL & AMENITY & POOL AREA

MIXED-USE COMMERCIAL - RESIDENTIAL OFF-STREET PARKING

	REQUIRED	PROVIDED
BUILDING 1- RETAIL (18,754 SF / 200)	94 SPACES	94 SPACES
LEASING OFFICE (4,544 SF / 300)	15 SPACES	15 SPACES
BUILDING 2 - FITNESS (4,077 SF / 200)	20 SPACES	20 SPACES
BUILDING 3 - RESTAURANT (2,684 SF / 110)	24 SPACES	24 SPACES
OUTDOOR DINING (1,200 / 220)	6 SPACES	6 SPACES
BUILDING 4 - LIVE / WORKS (5,040 SF /300)	17 SPACES	17 SPACES
BUILDING 5 - OFFICE (5,000 SF / 300)	17 SPACES	17 SPACES
BUILDING 6 - CLUBHOUSE (4,012 SF / 200)	20 SPACES	20 SPACES
POOL AREA (2500 SF / 75)	33 SPACES	33 SPACES
JERSEY MIKES (2,000 SF / 110)	18 SPACES	18 SPACES
TOTAL COMMERCIAL PARKING	264 SPACES	264 SPACES
RESIDENTIAL INCLUDED IN MIXED-USE COMMERCIAL - RESIDENTIAL (1 space / unit)	261 SPACES	275 SPACES
TOTAL PARKING:	525 SPACES	539 SPACES

RESIDENTIAL UNITS

	UNITS
BUILDING 1	53
BUILDING 2	88
BUILDING 3	102
BUILDING 4 - LIVE / WORK	6
BUILDING 6 - CLUBHOUSE	10
BUILDING 7 - CARRIAGE UNITS	2
TOTAL RESIDENTIAL UNITS	261 UNITS

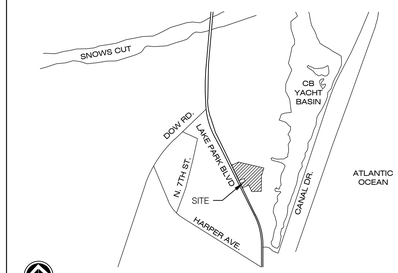
LOW IMPACT DEVELOPMENT:

LID TECHNIQUES WILL BE USED THROUGHOUT THE PROJECT TO MITIGATE STORM WATER RUNOFF.

LID TECHNIQUES WILL INCLUDE:

- PERVIOUS PAVING
- INFILTRATION BASINS AND RAIN-GARDENS
- NATIVE LANDSCAPING
- CAPTURING OF ROOFTOP RAIN WATER

VICINITY MAP



NOT TO SCALE

EXISTING OAK TREES

EXISTING LIVE OAK (TO REMAIN)	12
EXISTING LIVE OAK (RELOCATED) TREE RELOCATED TO CENTER OF ROUNDABOUT	1

SYMBOL LEGEND

- MULTI-USE PATH
- PEDESTRIAN CROSSWALKS
- GROUND FLOOR COMMERCIAL USE
- PEDESTRIAN SIDEWALKS
- DEVELOPMENT BOUNDARY
- W — PROPOSED WATER LINE
- SS — PROPOSED SEWER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED TREE PROTECTION

EXISTING MATURE TREES TO REMAIN, NATIVE PLANTS TO BE USED THROUGHOUT THE SITE.

STORMWATER MANAGEMENT 1.20 ACRES

EXISTING UTILITY EASEMENT TO BE RELOCATED

RELOCATED UTILITY EASEMENT

DEVELOPMENT BOUNDARY

15' REAR SETBACK

ST. JOSEPH STREET - 60' PUBLIC ROW

16' WIDE FIRE LANE

EXISTING DRIVE AISLE

10' SIDE SETBACK

30' FRONT SETBACK

AE 10 500 YR FLOOD

AE 11

MAIL KIOSK

DUMPSTER LOCATION, TYP.

TREE RELOCATED TO ROUNDABOUT

BUILDING 1 4 STORY — COMMERCIAL RETAIL 18,754 SF — LEASING 4,544 SF

BUILDING 2 4 STORY — FITNESS CENTER 4,077 SF

BUILDING 3 1 STORY — RESTAURANT 2,684 SF

BUILDING 4 LIVE / WORK OFFICES 3 STORY - 5,040 SF FOOTPRINT

BUILDING 5 CLASS A OFFICE 2 STORY - 5,000 SF FOOTPRINT

BUILDING 6 CLUBHOUSE 3 STORY - 4,012 SF FOOTPRINT

BUILDING 7 CARRIAGE UNITS/GARAGES 1 STORY - 1,788 SF FOOTPRINT

POOL AREA 2,500 SF

EXISTING JERSEY MIKES

LOADING AREA

POTENTIAL CONNECTION TO WINNER AVE.

WINNER AVE. -50' PUBLIC ROW

LAKE PARK BLVD N - 60' PUBLIC ROW

12' x 2' ENTRY SIGN

0 40 120 80 120 feet

SCALE: 1" = 40'

MIHALY LAND DESIGN
PLANNING + LANDSCAPE ARCHITECTURE
330 MILITARY CUTOFF RD., Suite A3
Wilmington, NC 28405 910.392.4355

Revisions

2021-10-06: REVISED PER TRC COMMENTS

PROJECT
THE PROXIMITY
1000 LAKE PARK BLV N
CAROLINA BEACH, NC
SITE PLAN

SITE PLAN

Date:	9/6/2021
Phase:	
Job Number:	400-26
Designed by:	MLD
Drawn by:	MAS
Checked by:	JWM

Sheet Title:

SITE PLAN

Sheet Number:

L1.0

of 1 sheets