

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)
CLUBHOUSE/ AMENITY BUILDING		50' (3 STORY)
GARAGES		45'

PROXIMITY PROJECT - GROUND FLOOR COMMERCIAL USE SUMMARY

BUILDING 1 -	25,517 SF COMMERCIAL RETAIL
BUILDING 2 -	4,921 SF FITNESS CLUB
BUILDING 3 -	2,860 SF RESTAURANT
BUILDING 4 -	5,075 SF LIVE/WORK
BUILDING 5 -	5,000 SF CLASS A OFFICE
BUILDING 6 -	4,121 SF LEASING

44,111 TOTAL HEATED COMMERCIAL AREA

57,711 TOTAL COMMERCIAL AREA (INCLUDES OUTDOOR DINING, RETAIL & AMENITY & POOL AREA)

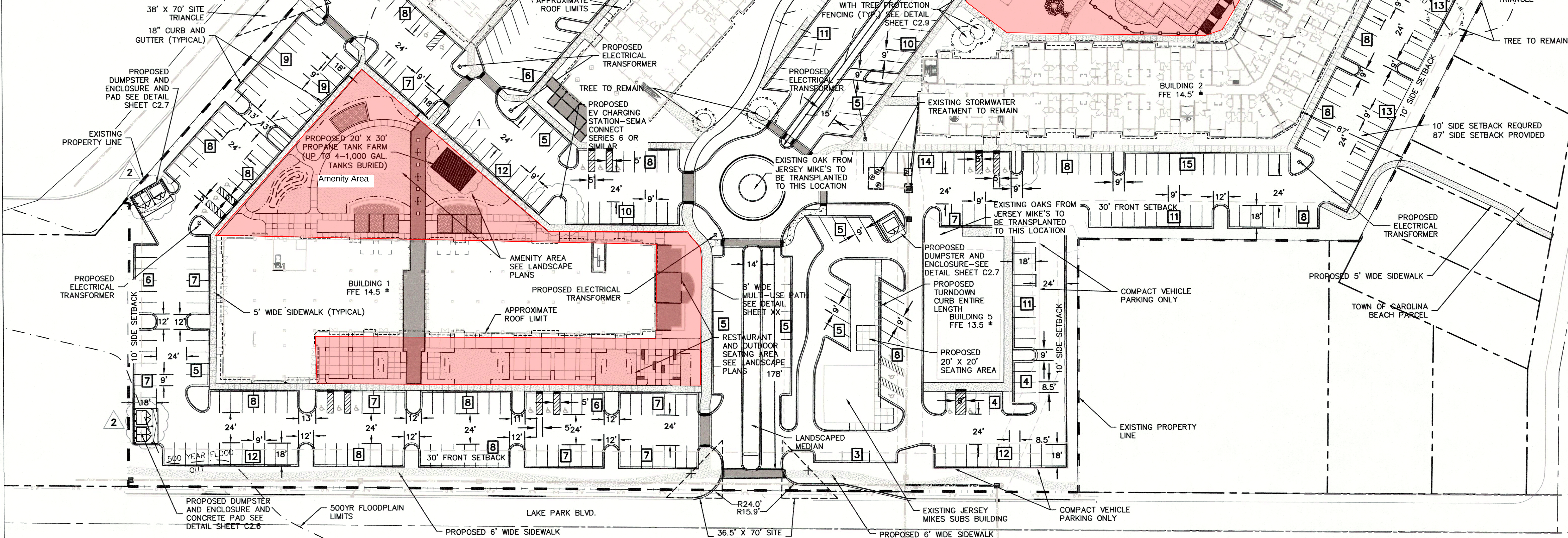
MIXED-USE COMMERCIAL - RESIDENTIAL OFF-STREET PARKING

	REQUIRED	PROVIDED
BUILDING 1 RETAIL (25,517 SF / 200)	127.59 SPACES	127.59 SPACES
OUTDOOR SEATING (400 SF / 200)	2.00 SPACES	2.00 SPACES
BUILDING 2 FITNESS (4,921 SF / 200)	24.61 SPACES	24.61 SPACES
BUILDING 3 RESTAURANT (2,860 SF / 200)	14.30 SPACES	14.30 SPACES
BUILDING 4 LIVE / WORKS (5,075 SF / 200)	25.38 SPACES	25.38 SPACES
BUILDING 5 OFFICE (5,000 SF / 200)	25.00 SPACES	25.00 SPACES
BUILDING 6 LEASING (4,121 SF / 200)	20.61 SPACES	20.61 SPACES
JERSEY MIKES (1,840 SF / 110)	16.73 SPACES	16.73 SPACES
OUTDOOR SEATING (400 SF / 220)	1.82 SPACES	1.82 SPACES
POOL AREA (1,349 SF/75)	18.99 SPACES	18.99 SPACES
TOTAL COMMERCIAL PARKING	276 SPACES	276 SPACES

RESIDENTIAL INCLUDED IN MIXED-USE COMMERCIAL - RESIDENTIAL (1 space / unit)	250 SPACES	250 SPACES
TOTAL PARKING:	526 SPACES	526 SPACES

RESIDENTIAL UNITS

	UNITS
BUILDING 1	44
BUILDING 2	84
BUILDING 3	100
BUILDING 4 - LIVE/WORK	6
BUILDING 6 - CLUBHOUSE	10
BUILDING 7 - CARRIAGE UNITS	6
TOTAL COMMERCIAL PARKING	250 UNITS



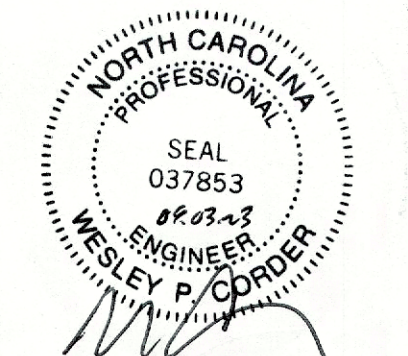
BUILDING ADDRESS
BUILDING 1 ADDRESS: 1000 N. LAKE PARK BLVD.
BUILDING 2 ADDRESS: 906 N. LAKE PARK BLVD.
BUILDING 3 ADDRESS: 1004 N. LAKE PARK BLVD.
BUILDING 4 ADDRESS: 1008 N. LAKE PARK BLVD.
BUILDING 5 ADDRESS: 908 N. LAKE PARK BLVD.
BUILDING 6 ADDRESS: 904 N. LAKE PARK BLVD.
BUILDING 7 ADDRESS: 1010 N. LAKE PARK BLVD.
JERSEY MIKES RESTAURANT ADDRESS: 910 N. LAKE PARK BLVD.

TC²

ENGINEERING, PLLC

910-791-8151

THE PROXIMITY
CAROLINA BEACH, NORTH CAROLINA



DATE: JUNE 2023
SCALE: 1"=40'
DRAWN: BPE
CHECKED: WPC
PROJECT NO.: TC-22-405
SHEET:

C1.3