

**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	AREA	USE
BUILDING 1 -	18,754 SF	COMMERCIAL RETAIL 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
<b>TOTAL COMMERCIAL PARKING</b>	<b>264 SPACES</b>	<b>264 SPACES</b>

RESIDENTIAL INCLUDED IN MIXED-USE COMMERCIAL - RESIDENTIAL (1 space / unit)  
 261 SPACES / 263 SPACES

TOTAL PARKING: 525 SPACES / 527 SPACES

**RESIDENTIAL UNITS**

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

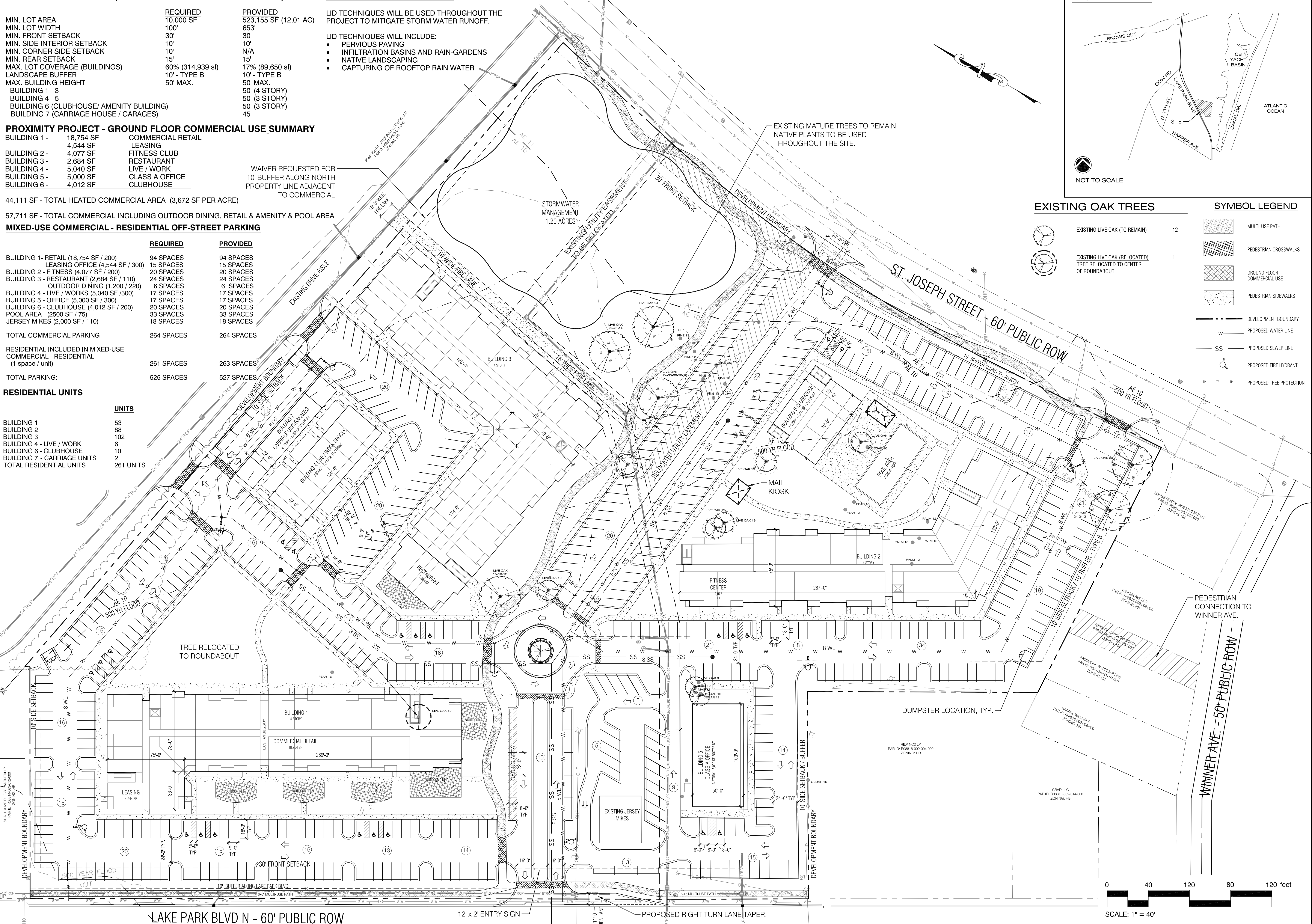
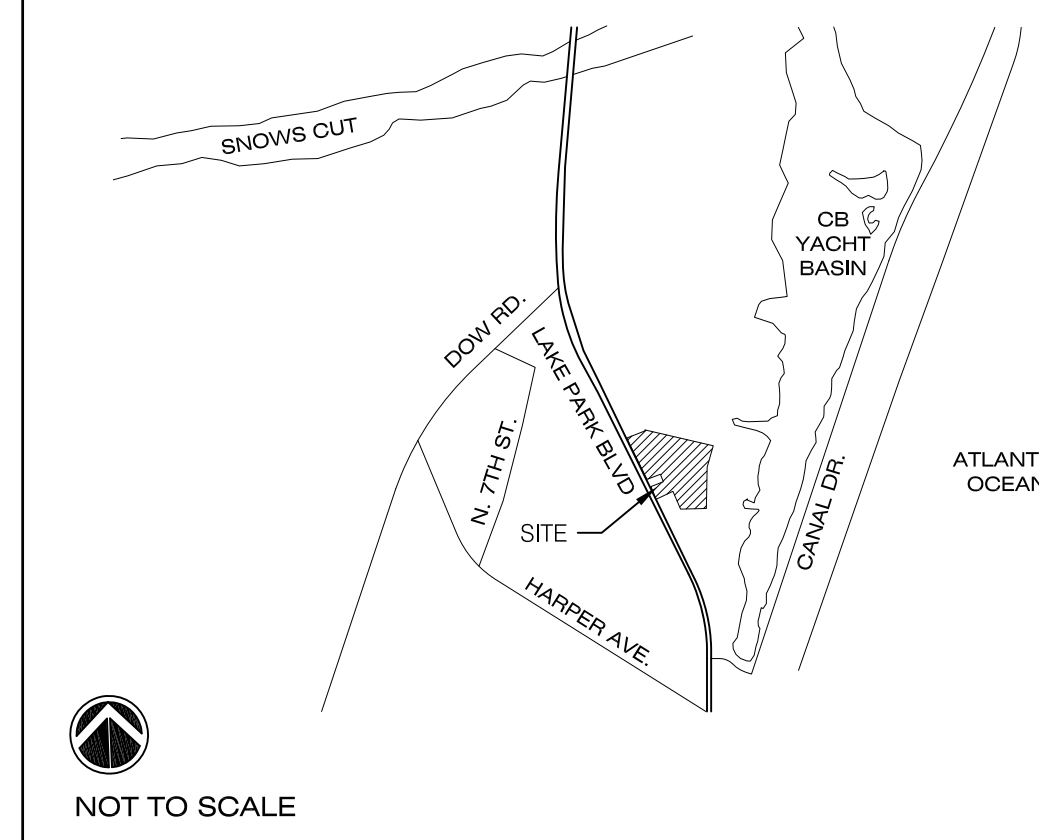
**LOW IMPACT DEVELOPMENT:**

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**

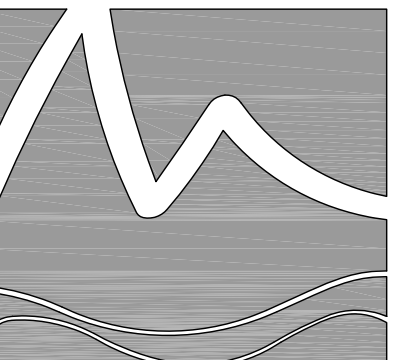


**EXISTING OAK TREES**

- 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
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED TREE PROTECTION



**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

