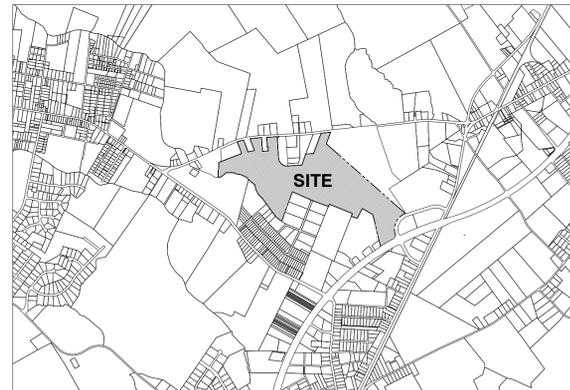


COASTAL SQUARE & RESIDENCES

ONLEY, VIRGINIA
ACCOMACK COUNTY



VICINITY MAP
SCALE: 1"=2000'

INDEX OF SHEETS

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PLANS ISSUED FOR:

Review

REVISIONS:

No.	Revision/Issue	Date

Coastal Square & Residences

ONLEY, VIRGINIA
ACCOMACK COUNTY

OWNER:

Coastal Square & Residences, LLC.
10044 Old Ocean City Boulevard
Berlin, Maryland 21811

CONSULTANTS

**SURVEYOR, PLANNER, CIVIL ENGINEER,
LANDSCAPE ARCHITECT:**

Atlantic Group & Associates, Inc.
10044 Old Ocean City Boulevard
Berlin, MD 21811
Ph: (410) 629-1160

ENVIRONMENTAL CONSULTANT:

Barney Environmental
508 S. Birdneck Road
Virginia Beach, VA 23451
Ph: (757) 641-5004

TRAFFIC ENGINEER:

Traffic Group Inc.
104 Kenwood Court
Berlin, MD 21811
Ph: (410)603-6251

PROFESSIONAL CERTIFICATION

"I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE
STATE OF VIRGINIA."

NAME:

LICENSE NO.:

EXPIRATION DATE:

SEAL

Civil Engineers
Land Planners
Landscape Architects
Surveyors

**Atlantic Group
& Associates, Inc.**

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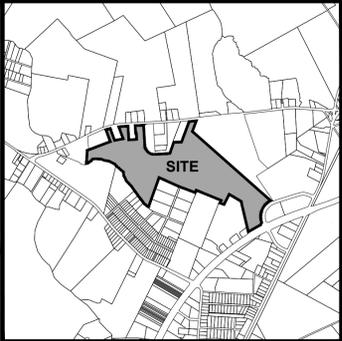
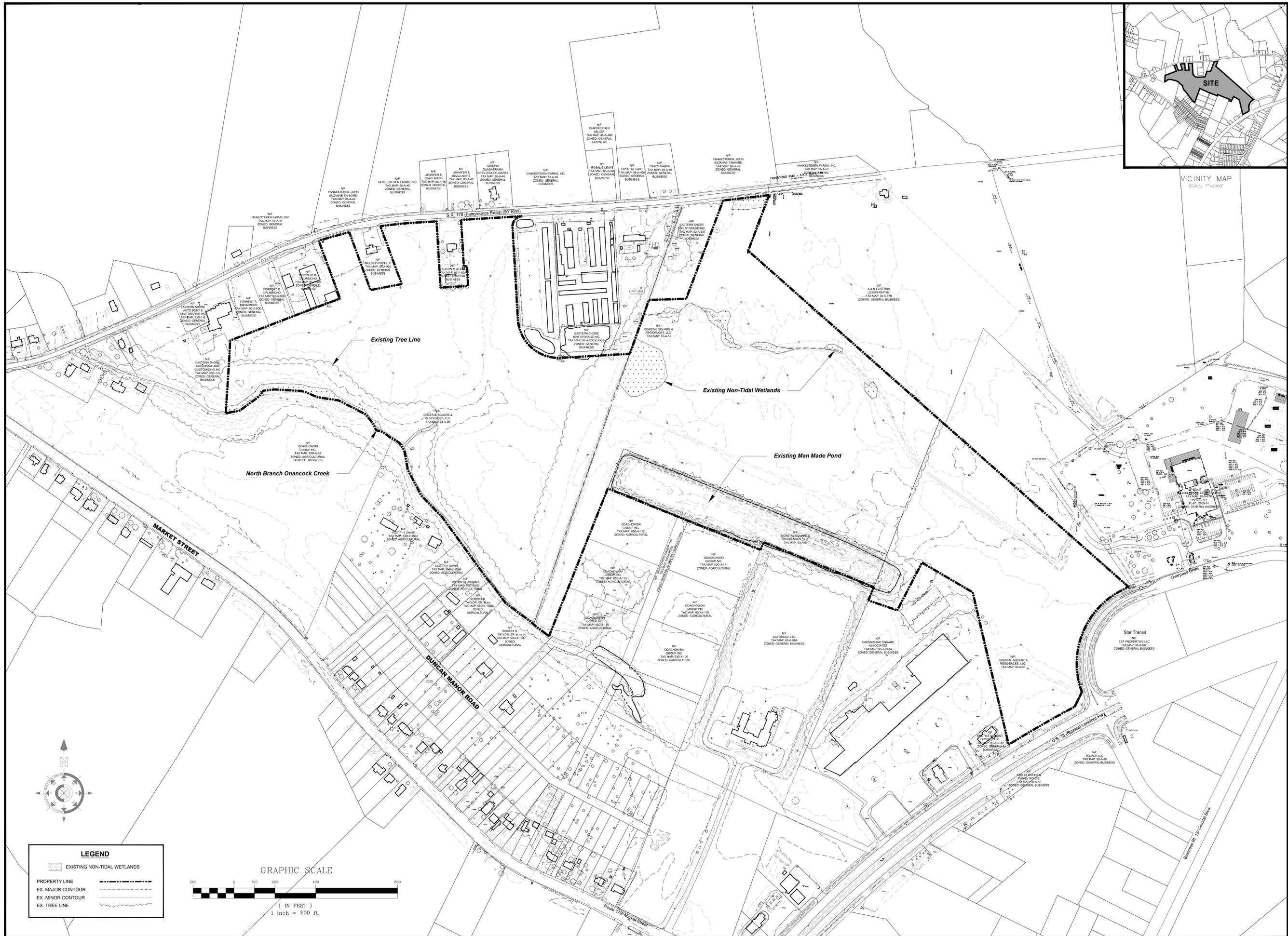
TITLE SHEET

PROJECT: 23-108 DATE: 11/15/2023

DRAWN BY: SCALE: None

SHEET: P-001

UTILITIES		SITE FEATURES		HATCH		UTILITIES		LABELS	
	EX. ELECTRIC POLE		EX. UTILITY POLE		EXISTING GRAVEL		PR. ELECTRIC POLE		STONE SEDIMENT TRAP
	EX. ELECTRIC CONDUIT		EX. LIGHT POLE (GLOBE STYLE)		EXISTING CONCRETE		PR. ELECTRIC CONDUIT		TEMPORARY SEDIMENT BASIN
	EX. ELECTRIC MANHOLE		EX. LIGHT POLE (COBRA STYLE)		EXISTING RIP RAP		PR. ELECTRIC MANHOLE		CULVERT INLET PROTECTION
	EX. ELECTRIC METER		EX. SIGN		EXISTING PERVIOUS PAVERS		PR. ELECTRIC METER		STONE CHECK DAM
	EX. ELECTRIC BOX		EX. FLAG POLE		EXISTING BRICK		PR. ELECTRIC BOX		LINED CHANNEL PROTECTION
	EX. ELECTRIC TRANSFORMER		EX. DECIDUOUS TREE		EXISTING WETLANDS		PR. ELECTRIC TRANSFORMER		SKIMMER DEVICE
	EX. OVERHEAD ELECTRIC		EX. CONIFEROUS TREE		EXISTING PAVEMENT		PR. OVERHEAD ELECTRIC		STABILIZED CONST. ENTRANCE
	EX. UNDERGROUND ELECTRIC		EX. HANDICAP PARKING/RAMP		EXISTING FOREST AREA		PR. UNDERGROUND ELECTRIC		INLET PROTECTION
	EX. CABLE TV PEDESTAL		EX. FINISHED FLOOR ELEVATION				PR. CABLE TV PEDESTAL		RIPRAP OUTLET PROTECTION
	EX. TELEPHONE MANHOLE		EX. FENCE				PR. TELEPHONE MANHOLE		SILT FENCE
	EX. TELEPHONE PEDESTAL		SPOT GRAVEL				PR. TELEPHONE PEDESTAL		SUPER SILT FENCE
	EX. UNDERGROUND TELE.		SPOT CONCRETE				PR. UNDERGROUND TELE.		LIMIT OF DISTURBANCE
	EX. UNDERGROUND VERIZON		SPOT ASPHALT				PR. UNDERGROUND VERIZON		KEYED CONSTRUCTION NOTE
	EX. OVERHEAD COMM.		SPOT GRASS				PR. OVERHEAD COMM.		POINT OF CONNECTION
	EX. GAS VALVE		SPOT BRICK				PR. GAS VALVE	LANDSCAPING	
	EX. GAS HAND HOLE		SPOT WOOD				PR. GAS HAND HOLE		PR. PERENNIAL
	EX. GAS METER		SPOT PAVERS				PR. GAS METER		PR. SHRUB
	EX. UNDERGROUND GAS LINE		SPOT METAL				PR. UNDERGROUND GAS LINE		PR. SMALL TREE
	EX. SEWER MANHOLE		SPOT PLASTIC				PR. SEWER MANHOLE		PR. LARGE TREE
	EX. SEWER CLEAN OUT	SURVEY					PR. SEWER CLEAN OUT		PR. EVERGREEN TREE
	EX. SANITARY SEWER		CONCRETE MONUMENT FOUND				PR. SANITARY SEWER		PR. LANDSCAPE LABEL
	EX. STORM DRAIN MANHOLE		CONCRETE MONUMENT SET				PR. STORM DRAIN MANHOLE		
	EX. STORM DRAIN INLET		IRON PIPE FOUND				PR. STORM DRAIN INLET		
	EX. DOWNSPOUT		IRON PIPE W/ CAP FOUND				PR. DOWNSPOUT		
	EX. STORM DRAIN PIPE		IRON ROD FOUND				PR. STORM DRAIN PIPE		
	EX. WATER MANHOLE		IRON ROD W/ CAP FOUND				PR. WATER MANHOLE		
	EX. WATER VALVE		IRON ROD W/ CAP SET				PR. WATER VALVE		
	EX. WATER METER		SURVEY POINT				PR. WATER METER		
	EX. FIRE HYDRANT		BENCHMARK				PR. FIRE HYDRANT		
	EX. WELL		BOUNDARY LINE				PR. WELL		
	EX. WATER		ADJOINING LOT LINE				PR. WATER		
			EASEMENT LINE						
			R.O.W. LINE						



VICINITY MAP

SCALE: 1"=2000'

PLANS ISSUED FOR:
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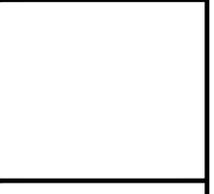
Coastal Square & Residences

ONLY, VIRGINIA
ACCOMACK COUNTY

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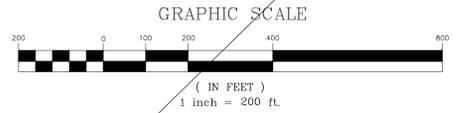
EXISTING CONDITIONS

PROJECT: 23-108	DATE: 11/15/23
DRAWN BY: MH	SCALE: 1" = 200'
SHEET: P-100	



LEGEND

EXISTING NON-TIDAL WETLANDS	PROPERTY LINE
EX MAJOR CONTOUR	EX TREE LINE
EX MINOR CONTOUR	
EX. TREE LINE	





Coastal Square Site Data:

Site Area:	
Tax Map: 85-A-51	± 35.90 Acres
Tax Map: 93-A-87	± 19.01 Acres
Tax Map: 93-A-89	± 6.13 Acres
Tax Map: 93-A-90	± 39.25 Acres
Total:	± 100.39 Acres

Existing Zoning: General Business & Agricultural
 Village Development District "VDD" & General Business

PROPOSED LAND USE:

General Business:
 Commercial (+/-4.5 Acres):

Out-parcel 4:	4.5 Acres
Climate Controlled Mini Storage:	72,000 Sq. Ft.
Boat/TV Storage:	(45 Spaces)

Setbacks:
 Front: 50'
 Side: 10'
 Rear: 30'

Maximum Building Height: 35' or 45' up to 3 stories provided there are two side yards for each permitted use, each of which is ten feet or more, plus one foot or more of side yard for each additional foot of building over 35 feet.

Village Development Commercial:
 Commercial (+/-13 Acres):

Out-parcel 1:	2.0 Acres
Out-parcel 2:	1.3 Acres
Out-parcel 3 (Mixed Use):	7.9 Acres
Commercial:	75,000 Sq. Ft.
Loft Apartments:	22 Units
Out-parcel 5:	1.6 Acres
Out-parcel 6:	1 Acre

Setbacks:
 Front: 50'/100' fronting Route 13
 Side: 15'
 Rear: 35'

Maximum Building Height: 35' or 45' provided that both side yard setbacks are increased one foot for each foot in height by which dwelling exceeds 35 feet.

Residential:
 Village Development (+/-83 Acres)

Apartments:	312 Units
Loft Apartments:	22 Units
Town Homes (20' Min. Lot Width):	55 Units
Duplex Units (40' Min. Lot Width):	76 Units
Total:	443 Units

Setbacks:
 Front: 20' (50' to any perimeter Property Line)
 Side: 15'
 Rear: 35' Duplex Units, Apartments, & Commercial/30' for Townhomes

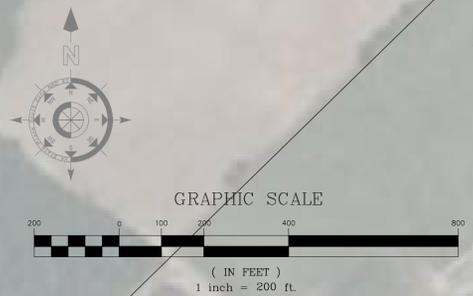
Duplex & Townhouse Maximum Building Height: 35'
 Apartment Maximum Building Height: 35' or 45' provided that both side yard setbacks are increased one foot for each foot in height by which dwelling exceeds 35 feet.

- Amenities:**
- West Clubhouse (2 Story): +/-4,000 Sq. Ft.
 - Fitness Room
 - Meeting Room
 - Outdoor Pool
 - Splash Pool
 - Game Room
 - Tot Lot
 - East Clubhouse (2 Story): +/-5,800 Sq. Ft.
 - Fitness Room
 - Meeting Room
 - Outdoor Pool
 - Pickle Ball Courts
 - Basketball Court
 - Central Community Park
 - Fishing Pier/Pavilion
 - Kayak Launch
 - Walking/Jogging Trails
 - Seating Areas
 - Community Commons/ Park
 - Fountain
 - Seating Areas
 - Walking & Fitness Trail
 - Outdoor Grilling Areas

Open Space: ±59.33 Acres/60%

Parking:

Duplex Units:	2 Per Unit/ 152 Spaces
Townhouse Units:	2 Per Unit/ 110 Spaces
Garden Style Apartment Units:	2 Per Unit/ 624 Spaces
Loft Apartment Units:	2 Per Unit/ 44 Spaces
Commercial Shopping Center - Loading Spaces:	1/300 Sq. Ft./ 255 Spaces
Commercial Out-Parcels:	TBD Per Use



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Only, Virginia
 Accomack County

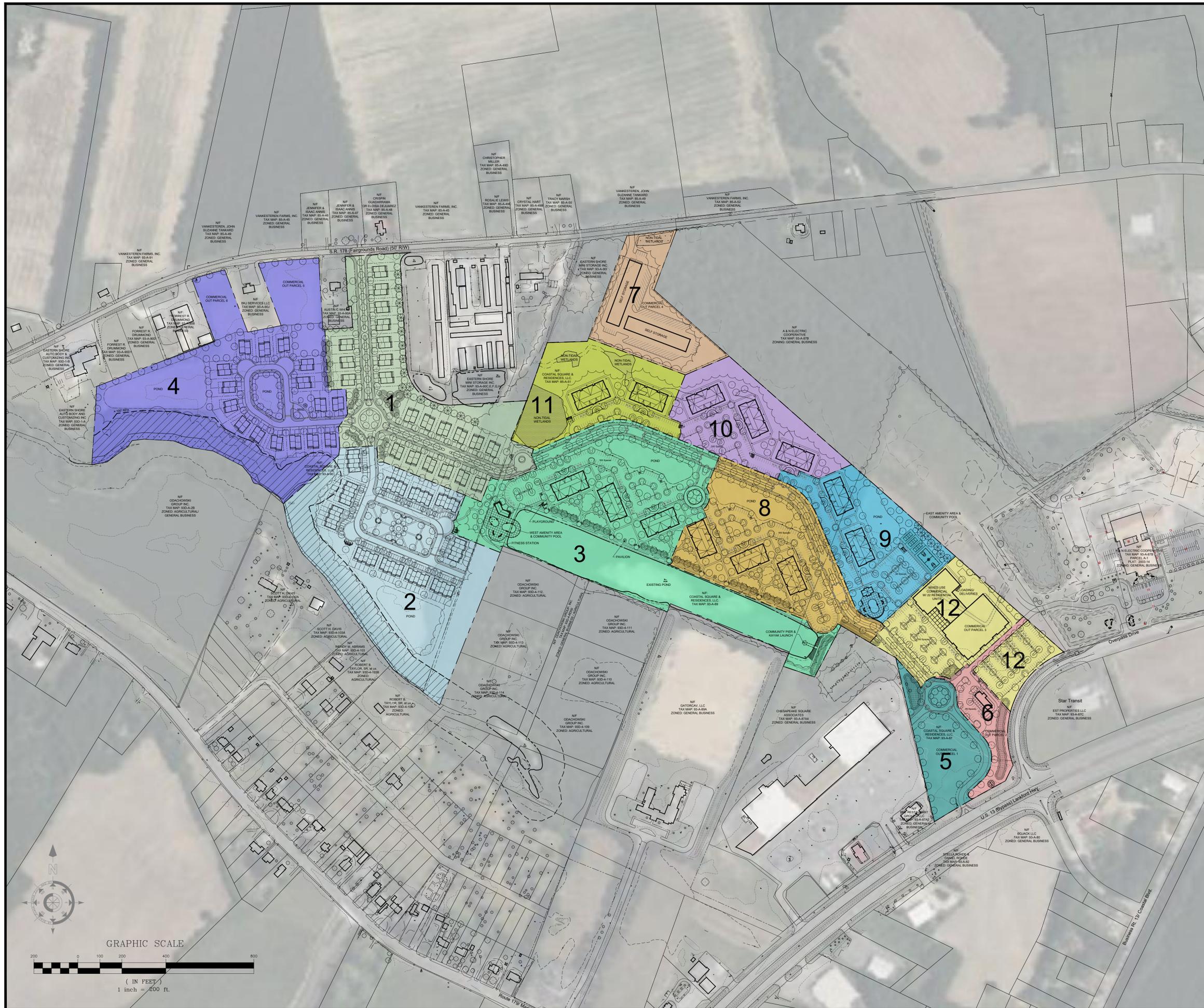
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Conceptual Site Plan

PROJECT:	23-108	DATE:	11/15/2023
DRAWN BY:	CNC	SCALE:	1"=200'
SHEET:	P-101		



VICINITY MAP
1" = 2000'

SITE DATA:

- PHASE 1:** ±10.80 Acres
44 Residential Units
- PHASE 2:** ±14.31 Acres
55 Residential Units
- PHASE 3:** ±16.93 Acres
72 Residential Units
Amenities
- PHASE 4:** ±15.79 Acres
32 Residential Units
(2) Outparcels
- PHASE 5:** ±3.62 Acres
Commercial
- PHASE 6:** ±1.94 Acres
Commercial
- PHASE 7:** ±4.51 Acres
Commercial
- PHASE 8:** ±8.77 Acres
72 Residential Units
- PHASE 9:** ±6.00 Acres
48 Residential Units
Amenities
- PHASE 10:** ±5.56 Acres
72 Residential Units
- PHASE 11:** ±5.72 Acres
48 Residential Units
- PHASE 12:** ±6.46 Acres
75,000 Sq. Ft. Commercial
22 Residential Units

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PHASING PLAN

PROJECT: 23-108 DATE: 11/15/2023
DRAWN BY: MJH SCALE: 1"=200'

SHEET:
P-102

