

The Marketplace at Southern Shores

Project Narrative for the Town of Southern Shores

May 4, 2021

Aston Properties is seeking approval of the site plan modifications for the Marketplace at Southern Shores to accommodate a new retail store. Approximately 19,775 sf of existing shops will be demolished to provide room for the new 24,000 sf building. Sufficient space will be reserved at the end of the new building for a future 6,000 sf store.

To meet the parking needs of the new tenant, approximately two acres of the existing parking lot will be reconfigured and 27 new parking spaces will be added. Landscape islands and site lighting will be reconfigured to accommodate the new parking. The new parking areas will be graded to utilize existing storm drainage structures and piping.

The placement of the new building will require the existing 6" watermain and the existing 4" domestic water service line to be relocated. The design plans show proposed routing to provide separation between the water lines and the building foundation as well as required separation from the existing sanitary sewer.