

LAYOUT PLAN

LEGEND

- 7,000 sf lot, 40' x 50' product
- 8,000 sf lot, 35' x 50' product
- 7,000+ sf lot, 40' x 50' product

PROJECT SUMMARY

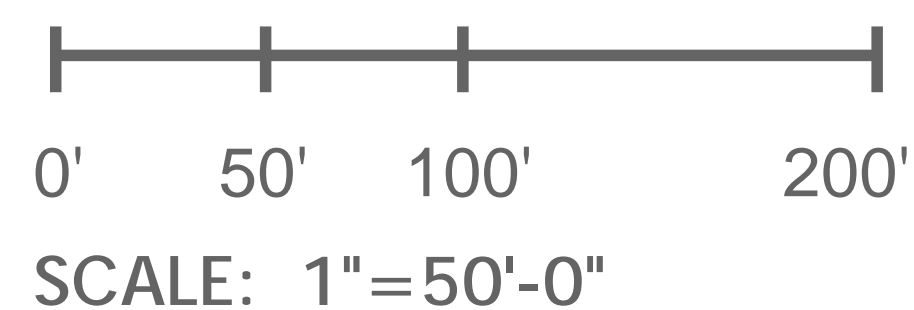
Unit Count: 30 Lots
 Required pond @ 12% of developed site: 40,000 sf
 Front Setback: 25 ft
 Rear Setback: 15 ft
 Side Setback: 10/5' ft staggered, 7.5 adjacent to rd.
 Lot Width min: 50 ft
 Lot Size Provided: 7,000 sf; 8,000 sf, 8,000 sf +
 Max Impervious Surface per lot: 30%
 Max Wetland fill: .5 acres

NOTES:

1. PLAN IS CONCEPTUAL IN NATURE AND MAY CHANGE
2. PONDS REQUIRE 15' MAINTENANCE SHELF
3. MAY REQUIRE ADDITIONAL FIRE TRUCK TURN-AROUND, IN WHICH CASE A LOT MAY BE LOST.

Density Bonus Incentives

Bonus Type	Bonus	Square Feet
Base Lot Size		12,000
Playground/Work Out Trail	10%	1,200
Neighborhood Revitalization (\$1000/lot)	10%	1,200
Type B Buffer yard/Fence	7%	840
Staggered Side Setbacks (5'/10')	5%	600
Garage Recessed/Flush	5%	600
Two-car driveways + Two-car garages	3%	360
Decorative Neighborhood Entrance Sign	2%	240
New Min. Lot Size		6,960



259 N LIVE OAK-SINGLE FAMILY

MONCKS CORNER, BERKLEY COUNTY

06/10/2024