

Diagram illustrating a typical single family lot layout. The lot is rectangular with a 10' side corner on the left. The front boundary is 20' wide. The rear boundary is 10' wide. The side boundaries are 56' (typical) and 55' (minimum). The lot area is 6,000 sq ft. The lot is surrounded by a 10' side corner and a 10' rear corner. The lot is labeled "TYP. SINGLE FAMILY LOT LAYOUT" and "SCALE = N.T.S."

PHASE BREAKDOWN						
PHASE		4	5A	5B	6	TOTAL
PROPOSED USE		SINGLE FAMILY				
# OF UNITS		48	44	76	39	207
GROSS DENSITY	TOTAL UNITS TOTAL AREA	2.06 UNITS ACRE	1.95 UNITS ACRE	2.16 UNITS ACRE	2.62 UNITS ACRE	2.16 UNITS ACRE
[1]	TOTAL AREA [AC.]	23.30 AC.	22.62 AC.	35.23 AC.	14.87 AC.	96.02 AC.
[2]	LOTS [AC.]	8.91 AC.	8.19 AC.	13.00 AC.	7.09 AC.	37.18 AC.
[3]	RIGHT OF WAY [AC.]	3.37 AC.	2.30 AC.	3.73 AC.	2.60 AC.	12.01 AC.
[4]	PONDS [AC.]	0.96 AC.	1.76 AC.	1.36 AC.	0.76 AC.	4.84 AC.
[6]	EASEMENT (UTILITY ESMT. / RIGHT OF WAY ESMT.)	0.36 AC.	0.00 AC.	0.14 AC.	0.35 AC.	0.86 AC.
[5]	OPEN SPACE PROVIDED [AC.] [5] = [1] - [2] - [3] - [4]	9.70 AC.	10.37 AC.	16.99 AC.	4.07 AC.	41.13 AC.
WETLANDS (REMAINING) [AC.]		5.01 AC.	4.93 AC.	10.26 AC.	0.96 AC.	21.16 AC.
PARKING (REQUIRED)	MINIMUM: 1.5 SPACES UNIT	72 SPACES MIN.	66 SPACES MIN.	114 SPACES MIN.	59 SPACES MIN.	311 SPACES MIN.
	MAXIMUM: 2.5 SPACES UNIT	120 SPACES MAX.	110 SPACES MAX.	190 SPACES MAX.	98 SPACES MAX.	518 SPACES MAX.
PARKING (PROVIDED)	1 (GARAGE) * 1 (DRIVEWAY) = 2 SPACES LOT	96 SPACES PROV.	88 SPACES PROV.	152 SPACES PROV.	78 SPACES PROV.	414 SPACES PROV.

STREETLIGHT NOTES

1. STREETLIGHTS WILL BE DESIGNED AND INSTALLED BY BEMC AND WILL MEET TOWN OF SHALLOTTE UO REQUIREMENTS.

TREE SURVEY & BUFFER VEGETATION NOTES

1. NO HERITAGE TREES OUTSIDE OF WETLANDS KNOWN. REQUIRED TREE SURVEY TO BE PROVIDED PRIOR TO DEVELOPMENT PLAN APPROVAL.

2. ALL EXISTING VEGETATION WITHIN BUFFERS TO BE PRESERVED TO GREATEST EXTENT POSSIBLE.

LANDSCAPE NOTES

1. ALL REQUIRED LANDSCAPE AND BUFFERS WILL BE DESIGNED AND INSTALLED IN COMPLIANCE WITH TOWN OF SHALLOTTE UO. STREET BUFFER 8' WIDE BUFFER CONTAINING 1 CANOPY TREE AND 6 SHRUBS PER 50 LF ALONG THE ENTIRE STREET FRONTAGE.

2. LIVE ACOS 24" DBH OR GREATER SHALL NOT BE REMOVED, DAMAGED, OR DESTROYED.

