

Conceptual Site Plan



PROJECT BREAKDOWN:
 39.92 AC (TOTAL)
 39.92 AC HIGH (PER DETERMINATION SUBMITTED TO THE CORPS.)
 0.00 AC WET.
 MUNICIPALITY: TOWN OF CALABASH, NC
 CURRENT ZONING: AD
 PROPOSED ZONING: R-6 (RESIDENTIAL CLUSTER)
 ALLOWED DENSITY UNDER R-6: 6000 SF PER DU
 MIN. LOT WIDTH: 60
 SETBACKS:
 FRONT: 25'
 SIDE: 10'
 REAR: 25'
 MAX HEIGHT: 35'

BUILDING SEPARATIONS IN RESIDENTIAL CLUSTER
 PRINCIPAL BUILDINGS: 12'
 ACCESSORY BUILDINGS: 10'

15% OF GROSS OPEN SPACE: 5.98 AC
 2.99AC TO BE PROVIDED IN A SINGLE OPEN SPACE (OPEN SPACE 1)
 OPEN SPACE PROVIDED: 10.40 AC EXCLUSIVE OF BUFFERS

- CONCEPT KEY:**
1. LANDSCAPED MAIN ENTRANCE WITH MONUMENT SIGN
 2. 1 BR DUPLEXES (TYPE A UNIT)
 3. 2 BR DUPLEXES (TYPE B UNIT) WITH GARAGES
 4. 5F COTTAGE UNITS (TYPES C-F) WITH GARAGES
 5. OPEN SPACE 1: +/- 2.99 AC NEIGHBORHOOD PARK
 6. OPEN SPACE 2: +/- 2.84 AC ACTIVITY PARK:
 POOL
 FIRE PIT
 PICKLE BALL COURTS
 AMENITY CENTER
 7. OPEN SPACE 3: +/- 1.47 AC NEIGHBORHOOD GREEN
 8. OPEN SPACE 4: +/- 3.10 NEIGHBORHOOD PARK
 9. POND (STORMWATER BMP)
 10. POSSIBLE PUMP STATION
 11. SETBACK AND BUFFERS
 12. PRIVATE DRIVES WITH ON STREET PARKING.
 13. FIRE TURN AROUND WITH MAINTENANCE BUILDING.
 14. SECONDARY ENTRANCE.
 15. PARKING FOR TYPE A UNITS