

- NOTES:**
- RESIDENTIAL DRIVEWAYS SHALL BE A MINIMUM 18 FEET WIDE.
  - UNLESS OTHERWISE DEPICTED AND/OR NOTED FUTURE DEVELOPMENT WILL BE GOVERNED BY SUBURBAN DENSITY (R-10) STANDARDS.
  - TWO-FAMILY DWELLINGS (DUPLICES) ARE NOT ALLOWED.
  - NO FENCES SHALL BE BUILT BETWEEN THE SINGLE-FAMILY UNITS WHERE THE DISTANCE BETWEEN UNITS IS LESS THAN 20 FEET.
  - SIDEWALKS DEPICTED SHALL BE 4 FEET WIDE AND MAY BE CONSTRUCTED CONCURRENT WITH THE HOUSE ON EACH LOT BY DEVELOPER OR BUILDER.
  - THE STORMWATER POND WILL BE DESIGNED TO MEET LOWDES COUNTY STANDARDS FOR THE PROPOSED RESIDENTIAL LOTS AND THE FUTURE COMMERCIAL SITE.

**SITE DATA**

- TOTAL AREA: 3.38 ACRES
- MAP/PARCEL: PORTION OF 145D-003
- EXISTING ZONING: R-A & C-1
- PROPOSED ZONING: PD
- PROPOSED LOTS: 25
- MINIMUM LOT WIDTH: 34'
- MINIMUM LOT AREA: 3,000 SQ. FT.
- SETBACKS:
  - FRONT - 15'
  - SIDE - 5'
  - CORNER - 12'
  - REAR - 15' (INTERNAL)
  - 24' (EXTERNAL-PENDING ADMIN WAIVER)

**COMMON OPEN SPACE CALCULATIONS**

- OPEN SPACE**
  - \*\*REQUIRED: 0.33 ACRES (10%)
  - \*\*PROPOSED: 0.33 ACRES (10%)
- RECREATIONAL SPACE**
  - \*\*REQUIRED: 0.17 ACRES (5%)
  - \*\*PROPOSED: 0.17 ACRES (5%)

**COMMON SPACE OWNERSHIP:**

PROVISIONS FOR THE PERMANENT OWNERSHIP, OPERATION, AND MAINTENANCE OF COMMON OPEN SPACE SHALL BE PROVIDED BY COVENANT, DEED RESTRICTION, EASEMENT, OR OWNERSHIP BY AND FOR THE BENEFIT OF A PROPERTY OWNERS ASSOCIATION, LAND TRUST, OR OTHER LEGAL AUTHORITY.

SCALE: 1" = 80'

**PACE**  
 THE PROFESSIONAL LANDSCAPE ARCHITECTS  
 1100 W. 11TH ST. SUITE 200  
 WASHINGTON, DC 20004  
 (703) 527-2200  
 info@pacepa.com

**TWO OAKS COTTAGES**  
 CONCEPTUAL LOT LAYOUT  
 04-27-2020

