



PE17-01

LETTER OF TRANSMITTAL

TO: Jon Mendenhall
Town of Carolina Shores
200 Persimmon Road
Carolina Shores, NC 28467

Date: 2/8/17 Job No.: 18312.1300.500
Re: Farm at Brunswick Phase 13 & 14

We are sending you [X] attached [] under separate cover via UPS the following items.

Table with 3 columns: Copies, Date, Description. Rows include Preliminary Subdivision Plat, Site Development Plans, Narrative, NOI.

These are transmitted as checked below:

- [X] For Approval [] Approved as Submitted [] Resubmit
[X] For Your Use [] Approved as Noted [] Submit
[] As Requested [] Returned for Corrections [] Return
[X] For Review and Comment

Remarks

Please find the attached for review. Let me know if you require any additional information, thanks.

Copy to Signed Ida Hussey

[X] 611 Burroughs & Chapin Blvd/Suite 202/Myrtle Beach, SC 29578/Telephone (843) 839-3545/Fax (843) 839-3565

PROJECT NARRATIVE

Farm at Brunswick Phases 13 & 14

January 20, 2017

Revised January 31, 2017

Job Number: 18312.1300, 18312.1400

Farm at Brunswick, Phases 13 & 14 is an 11.5 acre residential parcel consisting of 45 residential units. This parcel is part of a D.R. Horton, Inc. phased development consisting of approximately 262 acres of previously open and wooded area. The Farm at Brunswick Development is located north of the intersection of Persimmon Road & NC Highway 17 in the Town of Carolina Shores, North Carolina.

Stormwater runoff will be treated by existing, previously permitted wet detention pond 8 constructed in previous phase of the development and which was designed for the ultimate construction of phases 13 and 14 as part of the Farm at Brunswick stormwater masterplan. The existing pond discharges to Shingletree Swamp (class C;Sw / index 15-23-2) and ultimately to the Waccamaw River. The site is located in the Lumber River basin and is not located within one-half mile of the SA watershed or within 575 feet of HQW.

According to the Soil Conservation Service Soil Survey for Brunswick County, the site is composed primarily of Goldsboro (GoA), Lynchburg (Ly), Grifton (Gt), Rains (Ra), and Norfolk (NoB). Phases 13 & 14 in particular is composed of the Lynchburg, Rains, and Goldsboro Soils.

The construction will consist of the clearing and grubbing of existing wooded and open area, grading of the existing contours, and the construction of utilities, roadway, driveways, and 45 residential units.

Perimeter Control BMP's will be installed prior to the initiation of the mass clearing / grubbing and grading of the site including silt fence and a construction entrance. Once construction begins, internal storm water management BMP's, as outlined on the plans, will be used to control sediment.

TOWN OF CAROLINA SHORES
NOTICE OF INTENT

Permit # PC17-4
Town Use Only

Applicant Information Section *Applicant to complete*

Date of Application: _____ Parcel # _____

Owner: DR Horton, Inc.

Address: 4049 Belle Terre Blvd, Myrtle Beach, SC 29579

Development Activity: *(check all that apply, at least one for each category of "Use", "Activity", "Lot")*

Use: Single-family residential, Multi-family residential, Mixed Use, Commercial

Other: _____

Specific Use for Mixed Use and Commercial: _____

Activity: New structure, Demolition, Alteration/addition, Relocation

Other: _____

Lot: Clearing, Drain/Dredge/Drill, Grading/Filling, Streets/Utilities

Other: _____

Technical Information

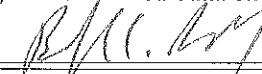
- Generally, an engineered set of site plans is required for all development greater in intensity than individual single-family residential.
- Landscape Plan: For commercial projects, a landscape plan is required as set forth within Sec 91.141 et seq.
- Parking: For commercial projects, an internal circulation plan is required along with a parking plan addressing the requirements set forth within Sec 91.120 et seq.
- Façade/Signage: For commercial projects, a detailed façade and signage plan is required pursuant to Sec 91.161 and Sec 91.192.
- Stormwater Permit: A separate stormwater permit is required pursuant to Sec 91.270.
- Driveway Permit: A separate driveway permit is required pursuant to Sec 40.06.

Coordination Section

Land Disturbance of 1ac or more requires NCDENR Land Disturbance Permit	SESC Permit Received:	<input checked="" type="checkbox"/>
A driveway on a state roadway requires an NCDOT Driveway Permit	Driveway Permit Received:	<input type="checkbox"/> N/A
Public Water/Sewer requires a letter from the provider	Provider's Letter Received:	<input checked="" type="checkbox"/>
Electric provisions and pole placement requires a letter from the provider	Provider's Letter Received:	<input type="checkbox"/>

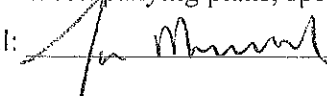
Applicant's Certification Section *Applicant to complete*

I (We) agree to conform to all Federal, State and Local codes and ordinances and that the information contained in this Notice of Intent is fair and accurate to the best of my knowledge and abilities. Deviation from information and work provided and described on this application without notifying the Town of Carolina Shores in writing is a violation.

Signature of Applicant:  Date: 1-26-17

Notice of Intent Status Section

Notice of Intent with accompanying plans, specifications, and other documents accepted for review.

Authorizing Official:  Date: 4/11/17

Letter of Transmittal

To: Jon Mendenhall
 Town of Carolina Shores
 200 Persimmon Road
 Carolina Shores, NC 28467

Date: 3/2/17
Job 18312.1300/1400.500
Re: FAB Phase 13 & 14

WE ARE SENDING YOU THE FOLLOWING ITEMS (attached) (under separate cover via UPS)

Shop Drawings Prints Plans Samples Specifications

Copy of Letter Change Order Other: _____

Copies	Date	Description
1	3/1/17	Check

THESE ARE TRANSMITTED AS CHECKED BELOW:

- For Approval Approved as Submitted Resubmit _____ Copies for Approval
 For Your Use Approved as Noted Submit _____ Copies for Distribution
 As Requested Returned for Corrections Return _____ Corrected Prints
 For Review and Comment _____

Remarks

Copy to _____ Signed Tahirah Williams

TOWN OF CAROLINA SHORES
FEE SHEET

Permit # _____
Town Use Only

Applicant Information Section *Applicant to complete*

Date: 2/20/17

Parcel # 226-00-01-109

Owner: DR Horton, Inc.

Address: 4049 Belle Terre Blvd, Myrtle Beach, SC 29577

Project Name: Farm at Brunswick Phase 13/14

Fee Sheet Information

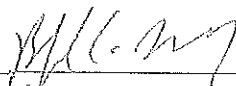
The fee sheet advises the applicant that fees are due as outlined in the annual budget, there is an up-front fee for plan review due prior to plan review and a post-development fee for inspections due prior to the issuance of a certificate of compliance.

Payment Information Section *Copy of check or proof of payment must be affixed in this section.*

I (We) agree to conform to all Federal, State and Local codes and ordinances and acknowledge payment of applicable fees is payment for a service for plan review and inspections as required to ensure provision of public services and infrastructure and does not create a contractual obligation to receive approval without fulfilling applicable code, ordinance or policy requirements.

Applicant hereby acknowledges that inspection charges will be calculated at the end of the project and that applicant will be charged 1.5x actual cost for inspection related services.

Signature of Applicant: _____



Date: 2/20/17



LETTER OF TRANSMITTAL

TO: Jon Mendenhall
Town of Carolina Shores
200 Persimmon Road
Carolina Shores, NC 28467

Date: 2/23/17 Job No.: 18312.1500.500
Re: Farm at Brunswick Phase 15

We are sending you [X] attached [] under separate cover via UPS the following items.

Table with 3 columns: Copies, Date, Description. Rows include Preliminary Subdivision Plat, Site Development Plans, Narrative, NOI, Fee sheet.

These are transmitted as checked below:

- [X] For Approval [] Approved as Submitted [] Resubmit [] Copies for Approval
[X] For Your Use [] Approved as Noted [] Submit [] Copies for Distribution
[] As Requested [] Returned for Corrections [] Return [] Corrected Prints
[X] For Review and Comment

Remarks

Please find the attached for review. Let me know if you require any additional information, thanks.

Copy to Signed Ida Hussey

[X] 611 Burroughs & Chapin Blvd/Suite 202/Myrtle Beach, SC 29578/Telephone (843) 839-3545/Fax (843) 839-3565

PROJECT NARRATIVE

Farm at Brunswick Phases 15

February 13, 2017

Job Number: 18312.1500

Farm at Brunswick, Phase 15 is approximately 15 acre residential parcel consisting of 53 residential units. This parcel is part of a D.R. Horton, Inc. phased development consisting of approximately 262 acres of previously open and wooded area.

The Farm at Brunswick Development is located north of the intersection of Persimmon Road & NC Highway 17 in the Town of Carolina Shores, North Carolina. According to the Soil Conservation Service Soil Survey for Brunswick County, the site is composed primarily of Goldsboro (GoA), Lynchburg (Ly), Griffon (Gt), Rains (Ra), and Norfolk (NoB). (See Predevelopment Drainage Exhibits Soil Types). Phases 15 is composed of the Lynchburg, Rains, and Goldsboro Soils.

The construction will consist of the clearing and grubbing of existing wooded and open area, grading of the existing contours, and the construction of utilities, roadway, driveways, and 53 residential units.

Stormwater runoff will be treated by wet detention pond 14 constructed during this phase of the development and which was designed for the ultimate construction of future phase 16 as part of the Farm at Brunswick stormwater masterplan. The proposed pond will discharge to the Caw Caw Swamp (class C;Sw / index 15-23-1) and ultimately to the Waccamaw River. The site is located in the Lumber River basin and is not located within one-half mile of the SA watershed or within 575 feet of HQW.

Perimeter Control BMP's will be installed prior to the initiation of the mass clearing / grubbing and grading of the site including silt fence and a construction entrance. Once construction begins, internal storm water management BMP's, as outlined on the plans, will be used to control sediment.

TOWN OF CAROLINA SHORES
NOTICE OF INTENT

Permit # _____
Town Use Only

Applicant Information Section *Applicant to complete*

Date of Application: _____ Parcel # 2260001108

Owner: DR Horton, Inc.

Address: 4049 Belle Terre Blvd, Myrtle Beach, SC 29579

Development Activity: (check all that apply, at least one for each category of "Use", "Activity", "Lot")

Use: Single-family residential, Multi-family residential, Mixed Use, Commercial

Other: _____

Specific Use for Mixed Use and Commercial: _____

Activity: New structure, Demolition, Alteration/addition, Relocation

Other: _____

Lot: Clearing, Drain/Dredge/Drill, Grading/Filling, Streets/Utilities

Other: _____

Technical Information

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A driveway on a state roadway requires an NCDOT Driveway Permit	Driveway Permit Received:	<input checked="" type="checkbox"/> N/A
Public Water/Sewer requires a letter from the provider	Provider's Letter Received:	<input checked="" type="checkbox"/>
Electric provisions and pole placement requires a letter from the provider	Provider's Letter Received:	<input type="checkbox"/>

Applicant's Certification Section *Applicant to complete*

I (We) agree to conform to all Federal, State and Local codes and ordinances and that the information contained in this Notice of Intent is fair and accurate to the best of my knowledge and abilities. Deviation from information and work provided and described on this application without notifying the Town of Carolina Shores in writing is a violation.

Signature of Applicant: _____ Date: 2-16-17

Notice of Intent Status Section

Notice of Intent with accompanying plans, specifications, and other documents accepted for review.

Authorizing Official: _____ Date: 4/11/17

TOWN OF CAROLINA SHORES
FEE SHEET

Permit # _____
Town Use Only

<u>Applicant Information Section</u> <i>Applicant to complete</i>	
Date: <u>2/23/17</u>	Parcel # <u>226-00-01-109</u>
Owner: <u>DR Horton, Inc.</u>	
Address: <u>4049 Belle Terre Blvd, Myrtle Beach, SC 29577</u>	
Project Name: <u>Farm at Brunswick Phase 15</u>	

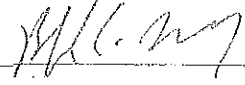
Fee Sheet Information

The fee sheet advises the applicant that fees are due as outlined in the annual budget, there is an up-front fee for plan review due prior to plan review and a post-development fee for inspections due prior to the issuance of a certificate of compliance.

Payment Information Section *Copy of check or proof of payment must be affixed in this section.*

I (We) agree to conform to all Federal, State and Local codes and ordinances and acknowledge payment of applicable fees is payment for a service for plan review and inspections as required to ensure provision of public services and infrastructure and does not create a contractual obligation to receive approval without fulfilling applicable code, ordinance or policy requirements.

Applicant hereby acknowledges that inspection charges will be calculated at the end of the project and that applicant will be charged 1.5x actual cost for inspection related services.

Signature of Applicant:  Date: 2/23/17

LETTER OF TRANSMITTAL



To: Town of Carolina Shores

Re: Calabash Lakes Phase 5

P/N: 16056E

Date: March 24, 2017

cc: project file

Copies	Date	No.	Description
1	-		Rezoning Application, Exhibits & Fee
1	-		Addressed / Stamped Envelopes

These are Transmitted as Checked Below:			
<input checked="" type="checkbox"/>	For Approval	Submit () Copies of Distribution	For Your Use
	See Above Descriptions	Prints Returned After Loan to Us	As Requested
	For Review & Comment	Resubmit () Copies for Approval	For Bids Due

Comments: Please let me know if you need any revisions and/or additional information.
Thank you!

From the desk of:
Jessica L. Brown

DDC Engineers, Inc.
1298 Professional Drive
Myrtle Beach, SC 29577
843.692.3200 phone
843.692.3210 fax

Signed: Jessica Brown

TOWN OF CAROLINA SHORES



ZONING AMENDMENT APPLICATION FORM

Date of Application: March 24, 2017

Text Zoning Amendment Map Zoning Amendment

Owner: Calabash Lakes Land Group LLC / Charles Flynn

Address: 1304 Professional Drive - Suite C

Myrtle Beach, SC 29577

Telephone: _____

Property Location: Calabash Lakes Blvd (Calabash Lakes Phase 5)
(street address)

Tax #: (see Attachment A)

Acres: +/-15.5 acres

Current Zoning: R8 Proposed Zoning: PRD

Proposed Use: single-family attached - townhome & duplex units

By submitting this application, the applicant/owner acknowledges that subdivisions are regulated in the Town of Carolina Shores under Title LX of the Code of Ordinances and has availed themselves of the information contained within the Code of Ordinances, paid the fee required by law, and further recognizes that application does not automatically grant approval.

I, Charles Flynn, hereby certify that the foregoing information is complete and accurate to the best of my knowledge.

Calabash Land Group LLC
Charles Flynn Its Manager
Signature of Officer

3/22/17
Date

CALABASH LAKES REZONING REQUEST

ATTACHMENT A - PHASE 5 PARCEL OWNER INFORMATION & PIN

Calabash Lakes Land Group LLC
Charles Flynn
1304 Professional Drive, Suite C
Myrtle Beach, SC 29577

103617014113	103617102859	103617009839
103617014136	103617102837	103617009882
103617014148	103617102814	103617009839
103617014250	103617101890	103617100828
103617014272	103617101777	103617100940
103617014295	103617101756	103617100962
103617015218	103617101744	103617100996
103617015331	103617101722	103617101919
103617015343	103617101609	103617111021
103617015365	103617008726	103617111043
103617015377	103617007798	103617111055
103617015490	103617007870	103617111077
103617016413	103617007842	
103617016436	103617007814	
103617016458	103617006886	
103617016560	103617006867	
103617016572	103617006849	
103617016594	103617006911	
103617017528	103617005983	
103617017641	103617005955	
103617017653	103617005937	
103617017675	103617005918	
103617017687	103617014080	
103617018609	103617110256	
103617018588	103617110227	
103617019516	103617110219	
103617019535	103617019390	
103617019563	103617019371	
103617111412	103617019343	
103617111440	103617017375	
103617111369	103617017353	
103617111387	103617017331	
103617112315	103617017229	
103617112353	103617017217	
103617112380	103617016294	
103617113209	103617016260	
103617113236	103617016148	
103617114287	103617016136	
103617114273	103617016124	
103617114261	103617016102	
103617114159	103617015089	
103617114147	103617016077	
103617114134	103617017005	
103617114019	103617017024	
103617113096	103617017043	
103617113084	103617017061	
103617113062	103617007989	
103617113051	103617008927	
103617103938	103617008955	
103617103905	103617008973	
103617102972	103617008992	
103617102960	103617009911	

Calabash Lakes HOA, Inc
1805 Oak Street
Myrtle Beach, SC 29577

103617018760
103617111554
103617100616
103617112142
103617019113

LETTER OF AGENCY

TO: The Town of Carolina Shores, North Carolina

RE: Calabash Lakes Rezoning Request

Parcel PIN: (see Attachment A)

Parcel Location: Calabash Lakes Boulevard (Calabash Lakes Phase 5)

Total Parcel Size: +/-13.5 acres

Property Owner: Calabash Lakes Land Group LLC / Charles Flynn
1304 Professional Drive -- Suite C
Myrtle Beach, SC 29577

The undersigned owner(s) does/do hereby appoint and authorize the agent identified below as their exclusive agent ("Agent") for the purpose of applying to the Town of Carolina Shores ("Town") for various land use/development approvals. The Agent is hereby authorized on behalf of the undersigned owner to take the following actions:

1. Submit a proper application, the requisite fee and all required information and materials.
2. Appear at public meetings and hearings to provide representation, make commitments, and respond on behalf of the undersigned owner.
3. Act, without limitation, on behalf of the undersigned owner with respect to any and all things directly or indirectly related to or arising out of an application submitted to the Town for land use/development approval.

Authorized Agent:	DR Horton	/	DDC Engineers, Inc
Agent's Address:	4049 Belle Terre Blvd	/	1298 Professional Drive
	Myrtle Beach, SC 29579	/	Myrtle Beach, SC 29577
	(843)-646-2305	/	(843)-692-3200

Calabash Land Group LLC

Charles Flynn Its Manager 3/22/17
Signature of Owner Date

[Signature] 3/22/17
Signature of Witness Date

March 24, 2017

To: Town of Carolina Shores
200 Persimmon Road
Carolina Shores, NC 28467

Re: Calabash Lakes Phase 5 Master Plan
DDC PN 16056E

The following is an outline and details regarding the zoning of Phase 5 of the Calabash Lakes development, located within the limits of the Town of Carolina Shores, North Carolina and pursuant to the requirements of GS 160A-400.22, 160A-400.23 and 160A-400.25.

Property Description

Phase 5 of the Calabash Lakes development includes that portion of real property west of SR 1165, known as Thomasboro Road, consisting of those Brunswick County Tax Record Numbers included in "Attachment A". These parcels consist of a total of +/- 15.5 acres and are owned by both Calabash Lakes Land Group LLC and Calabash Lakes HOA, Inc.

Property History

The overall Calabash Lakes development consists of approximately 162 acres and includes single-family lots, duplexes and townhomes. Construction of the development commenced in 2007 and, although site infrastructure was installed, all vertical construction slowed significantly due to major downturns in the economy. There has since been a change in both residential market demands and the development's ownership, creating the need for a different product type in the Phase 5 area. The product type in both Phase 3 and Phase 4 was recently revised as well. In an effort to ensure that existing homeowners were informed of current and future plans for the Calabash Lakes development, an HOA meeting was held on July 13, 2016 in the development's clubhouse. Homeowners were given the opportunity to ask questions and voice concerns, which the developers subsequently addressed where applicable.

Existing Conditions

Phase 5 of the Calabash Lakes development is currently zoned Residential Single-Family (R-8) and is to consist of +/- 132 townhomes. Prior to the market and ownership changes, construction was initiated in the Phase 5 area. The roads and on-street parking (including curbing, base material and asphalt), stormwater system (including all ponds and drainage piping), and utilities (including water, sewer, pump station, electric and cable) were installed and currently exist on site per the previously approved townhome layout.

Several building pads and structures were built in the Phase 5 area, all of which are currently privately owned and not included as part of this rezoning.

Development Agreement Description

Phase 5 of the Calabash Lakes development shall be zoned Planned Residential Development (PRD) and shall consist of +/- 16 townhome units and +/- 78 duplex units.

The following lot setbacks and restrictions shall apply:

Minimum Lot Area:	4,800 sf
Minimum Lot Width:	40 ft
Minimum Lot Frontage on Cul-de-sac:	25 ft*
Minimum Setbacks:	
Front	25 ft
Side	7½ ft**
Corner Side	11¼ ft**
Rear	15 ft
Maximum Building Height:	35 ft
Accessory Building Setback for any Lot Line:	10 ft

*Provided that the minimum lot width is 40 ft at the building line.

**Side setback of 0 ft between attached units.

The planned lot layout will emulate the previous land plan road right-of-way alignments. The roadway curb and gutter, base material, binder course asphalt, surface course asphalt, drainage, water mains, wastewater mains and all underground utilities and services will be preserved and utilized to serve the proposed section of development.

The following road restrictions shall apply:

Minimum Road Asphalt Width:	24 ft
Minimum Right-of-Way on all Roads:	50 ft

The planned lot layout will utilize the currently approved stormwater pond locations as part of the proposed stormwater system. Drainage outfalls will remain in the same locations. Drainage piping and structures will be provided as necessary to pick up and route lot and roadway drainage to proposed ponds within this phase of development.

The planned lot layout will utilize as much of the existing utilities as possible, including water, sewer, pump station, electric, cable, etc. Modifications will be made to these utilities as necessary to serve both the townhome and duplex units.

There are no historic structures or environmentally-sensitive sites within the Phase 5 area; however, open space will be provided.

Utilities

The utility providers for Phase 5 of the Calabash Lakes development are as follows:

Electric/Cable	Brunswick Electric Membership Corporation (BEMC)
Water	Brunswick County
Sewer	Brunswick County

Permits and Approvals

Permits and approvals necessary for construction are as follows:

Site Development Plans	Town of Carolina Shores / NCDENR
Sediment & Erosion Control	Town of Carolina Shores / NCDENR
Stormwater	Town of Carolina Shores / NCDENR
Water & Sewer Adjustments	Brunswick County
Electrical Modifications	BEMC

Construction Timeline

Pursuant to the approval of this Development Agreement by the Town of Carolina Shores, the anticipated timeline for construction is as follows:

Zoning Approval	May 2017
Design & Permitting Approval	July 2017
Start Construction	July 2017
End Construction	December 2018

The dates as provided above are subject to modification based on length of various approval processes, future economic conditions and other unforeseen circumstances.

Terms

Phase 5 of the Calabash Lakes development shall comply with the requirements of the Town of Carolina Shores, the current Calabash Lakes HOA covenants and restrictions, and any other authorities having jurisdiction.

The term of this Development Agreement shall be for ten (10) years from the date of adoption of the associated Ordinance. The developer retains the right to enter into subsequent agreements that may extend this duration period if necessary.

This Development Agreement shall be effective as of the date of final adoption.

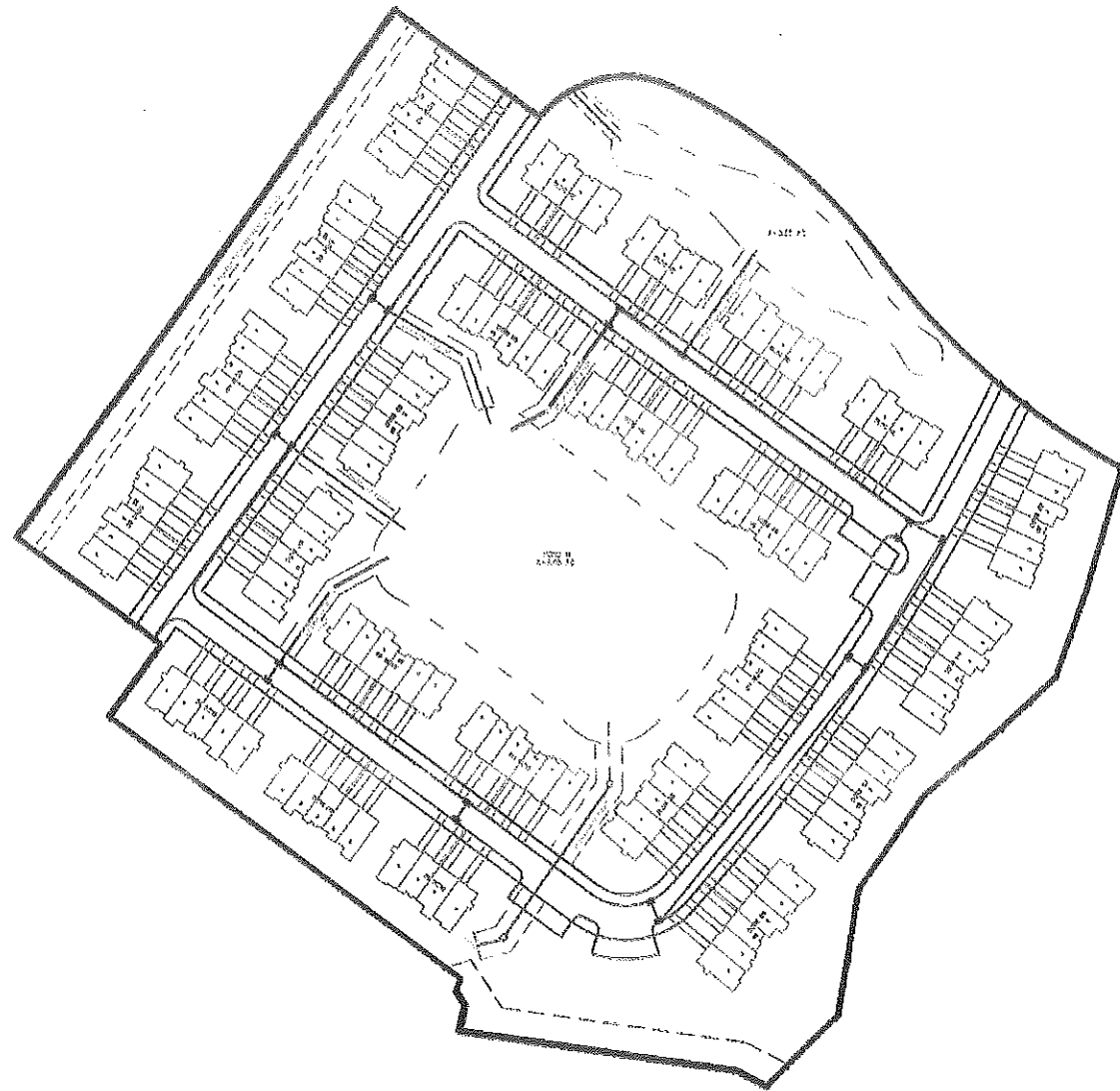
Adopted this ____ Day of _____, 2017.

By: _____
Joyce Dunn, Mayor

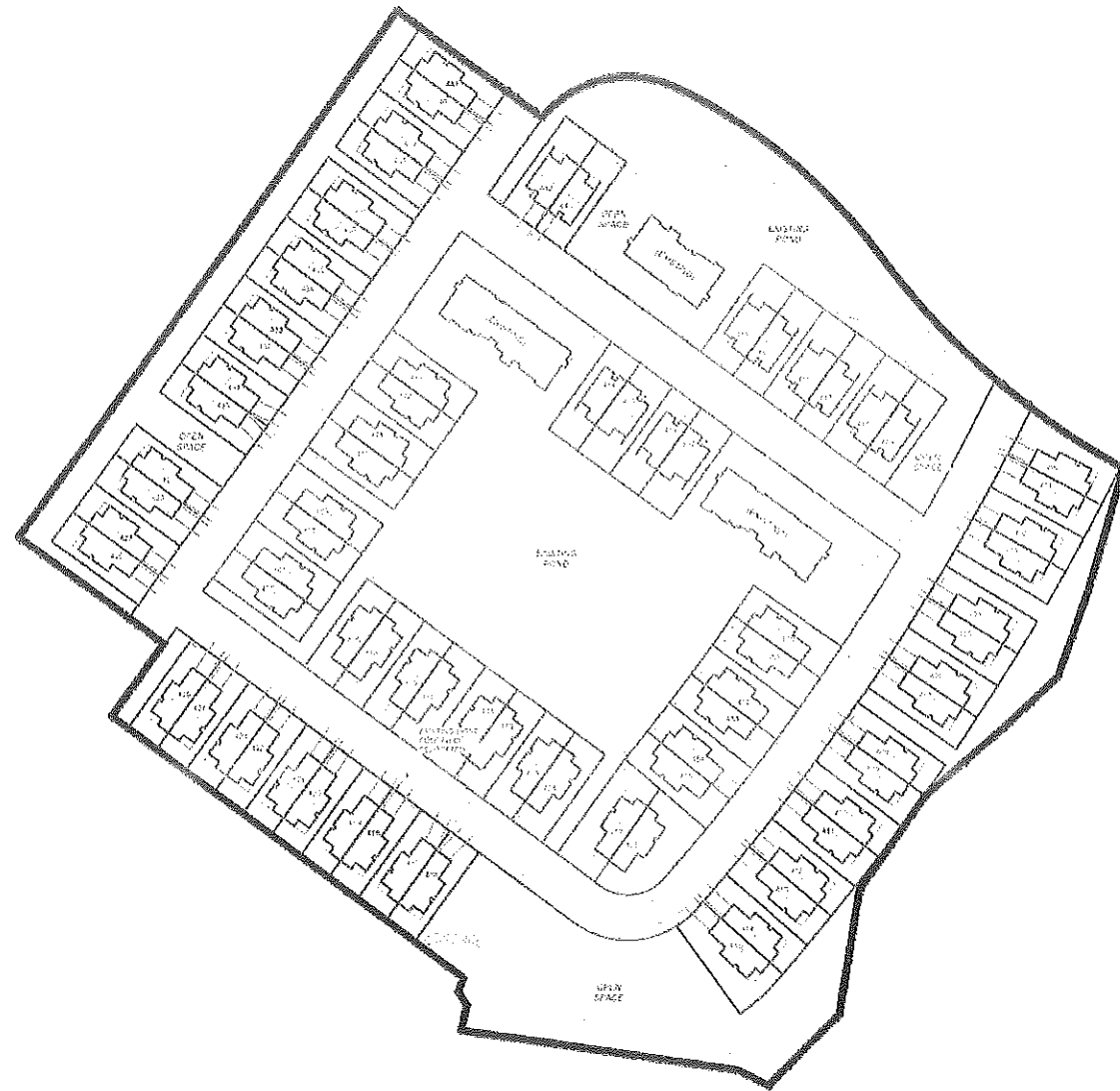
Nicole Marks, Clerk to the Board

Brad Brundage, D R Horton, Inc / Calabash Lakes HOA, Inc

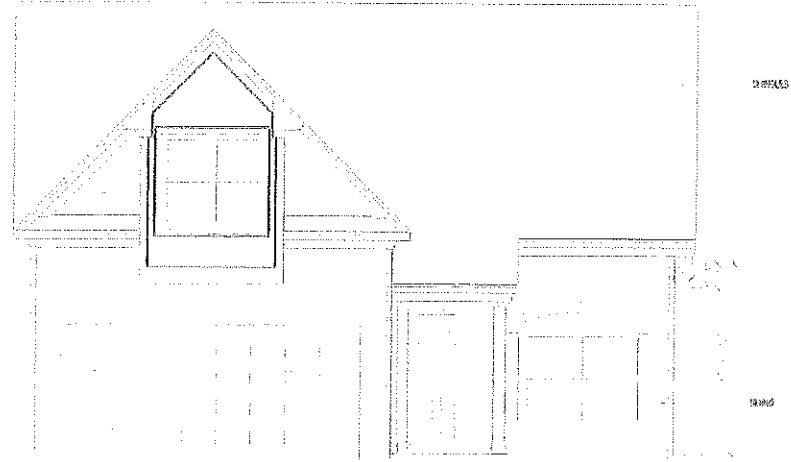
EXISTING SITE PLAN
+-132 TOWNHOME UNITS



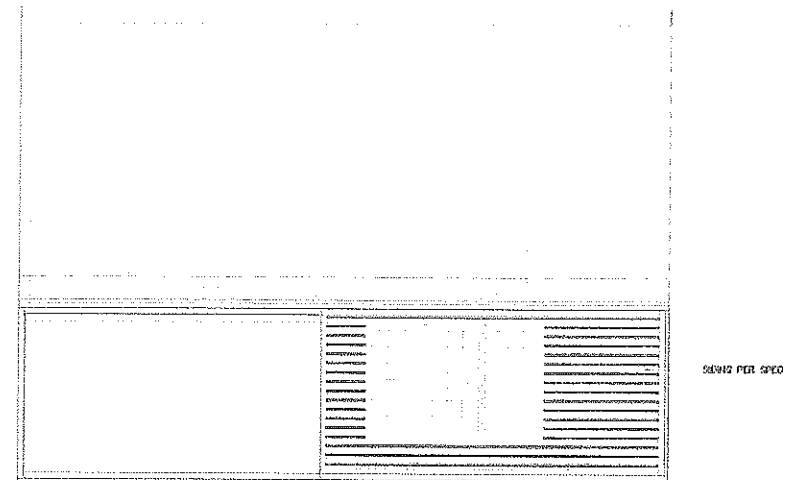
PROPOSED SITE PLAN
16 TOWNHOME UNITS & +-78 DUPLEX UNITS



PROPOSED DUPLEX UNITS
THE BROOKHAVEN

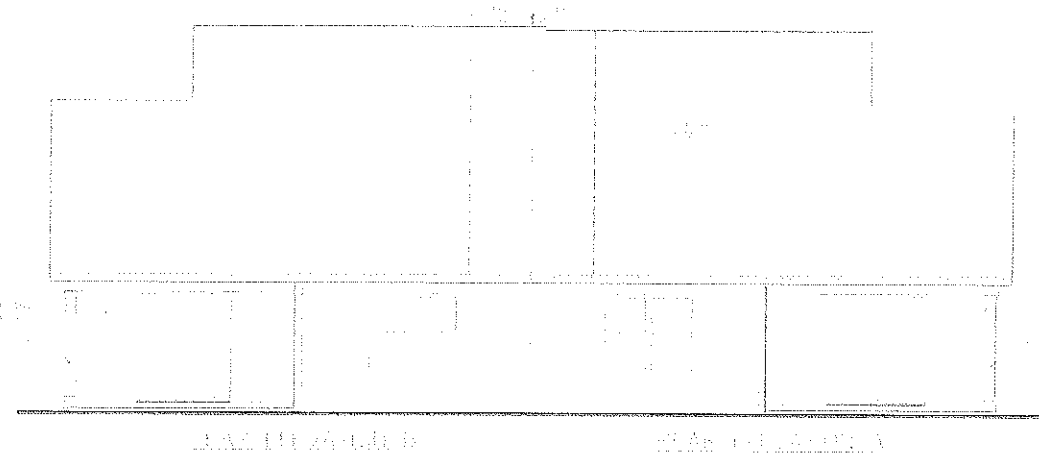
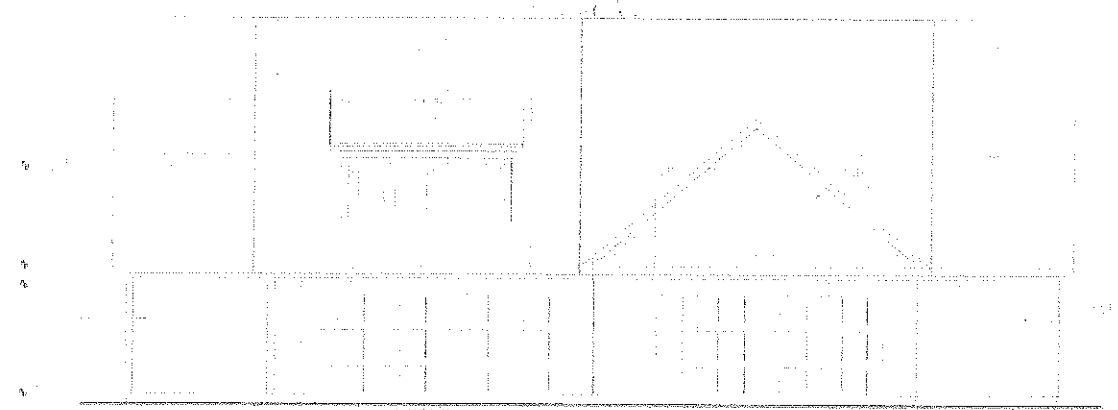


FRONT ELEVATION - GARAGE LEFT
ELEVATION TYPE A



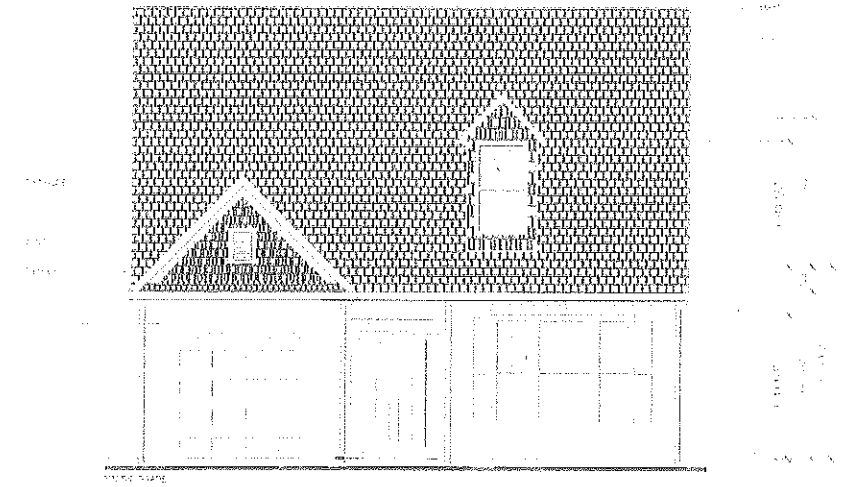
REAR ELEVATION - GARAGE LEFT

PROPOSED DUPLEX UNITS
THE TUSCAN

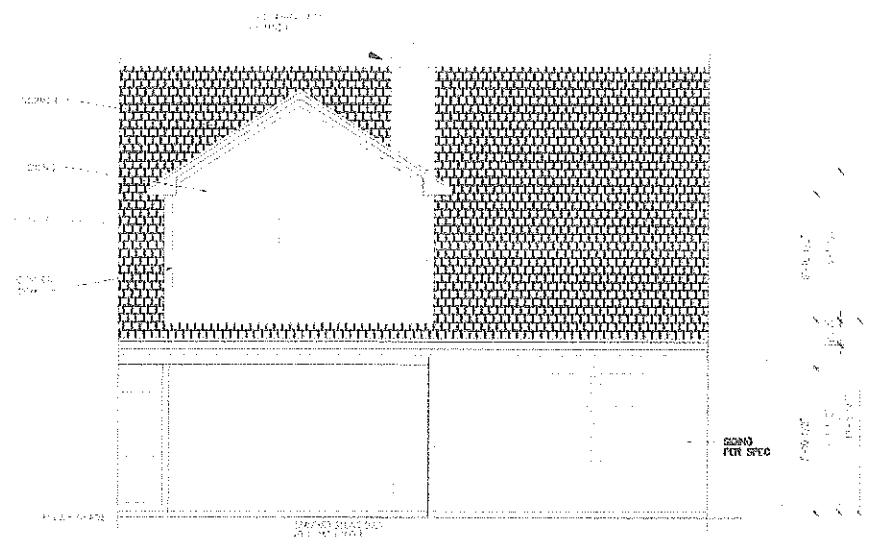


PROPOSED DUPLEX UNITS THE WELLINGTON

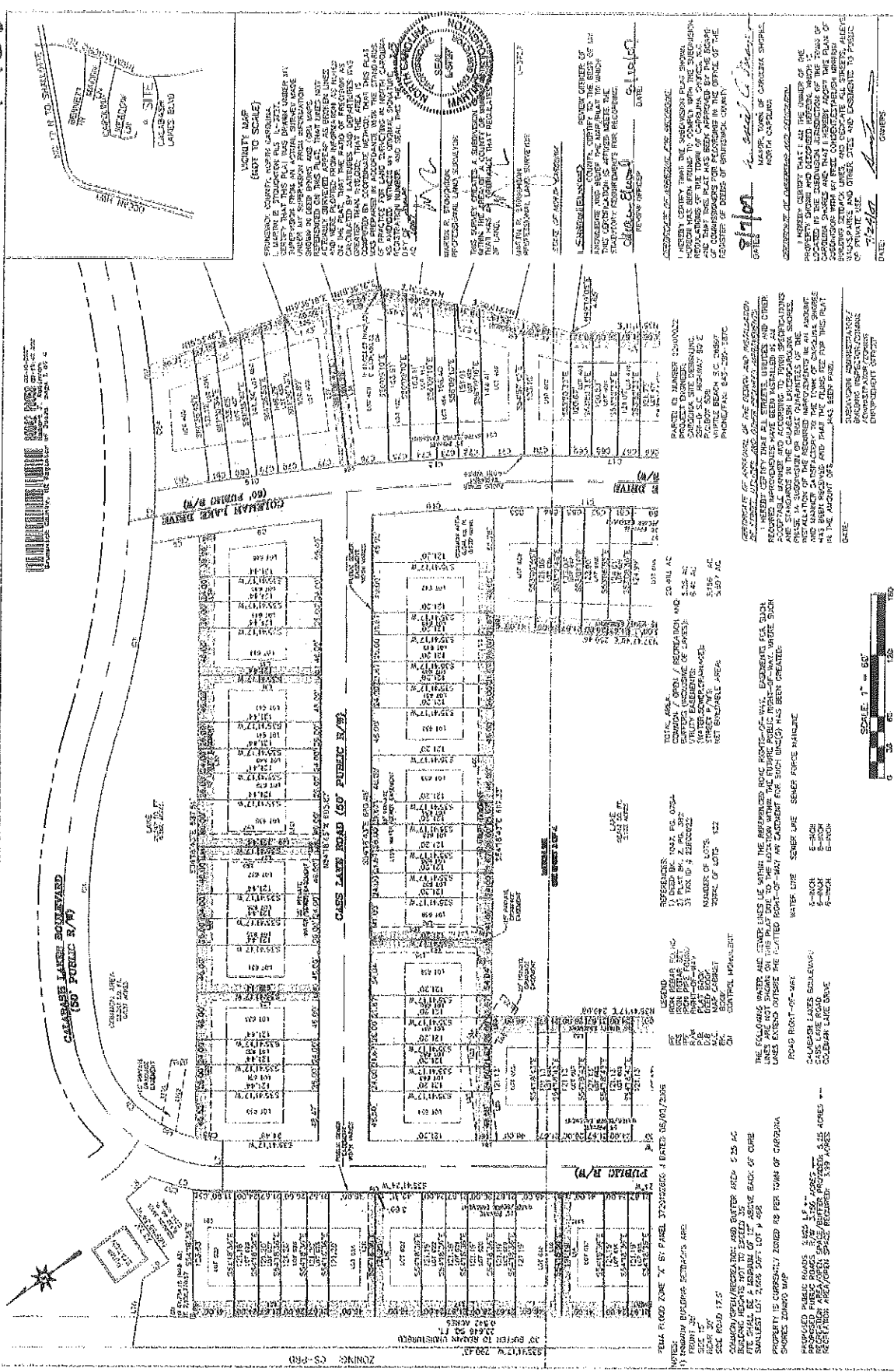
NOT TO SCALE
FOR INFORMATION ONLY
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION
AND IS NOT A CONTRACT DOCUMENT
AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS



OPT. FRONT ELEVATION - GARAGE LEFT



REAR ELEVATION - GARAGE LEFT



3987 East Hwy 17 East
Bellevue, North Carolina 28422
Phone: (910) 265-6622, Fax: (910) 265-4924

Internet: Site: <http://www.mkimandcreed.com>

SCALE 1" = 60'

DATE: 05/10/2007

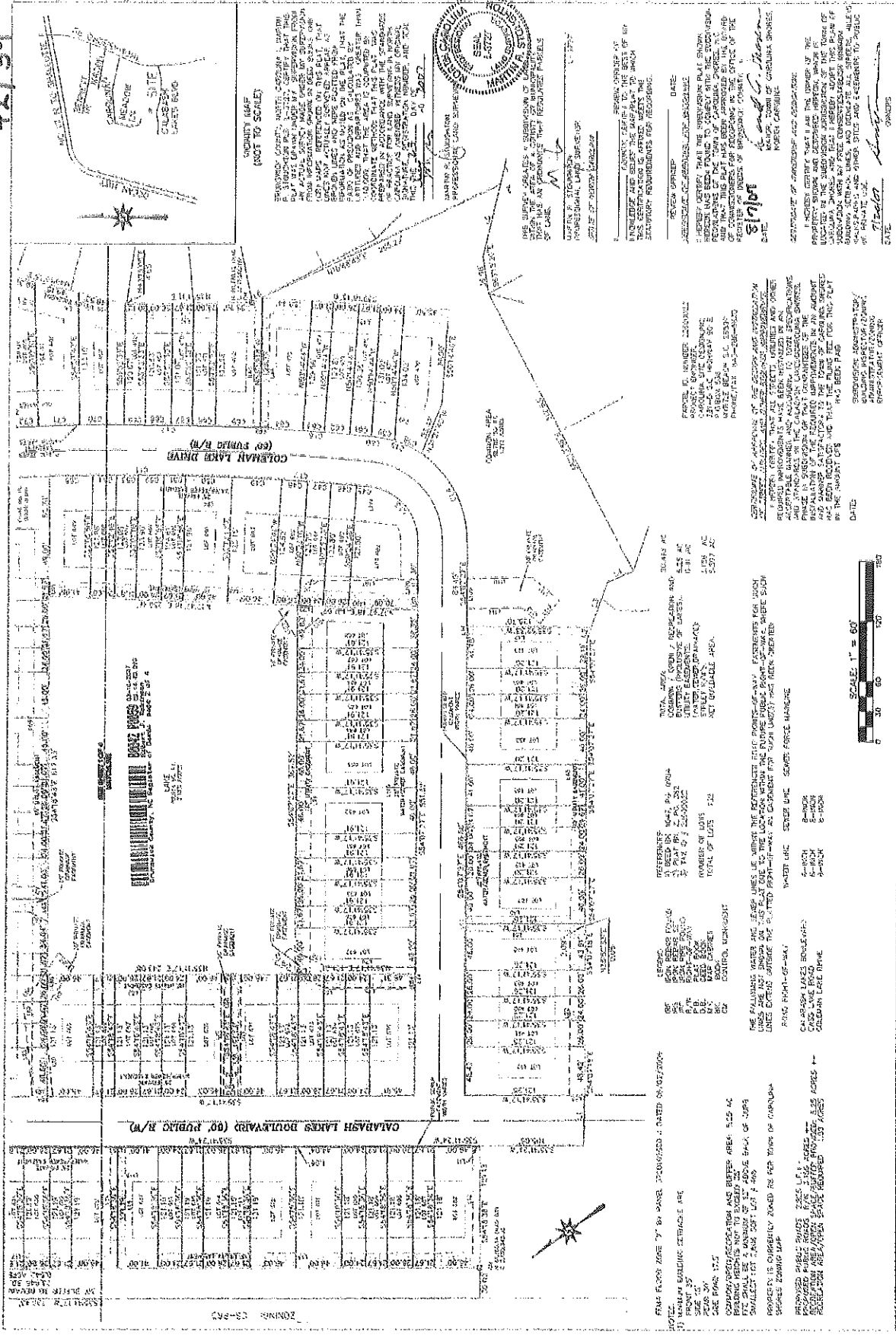
BRUNSWICK COUNTY
SPLALETTE TOWNSHIP
DATE: 05/10/2007

PROJECT # : 04505004
DRAWN BY : RRS
COMP. FILE : N5102-04505004
SHEET # : 1 OF 4

DATE: 05/10/2007
PROJECT # : 04505004
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DRAWN BY : RRS
COMP. FILE : N5102-04505004
SHEET # : 1 OF 4

MAR CABINET 42 Page 58 05/10/2007 Page 1 of 4



PROPERTY MAP
(NOT TO SCALE)

BRUNSWICK COUNTY, NORTH CAROLINA
 THE ABOVE MAP WAS PREPARED BY THE SURVEYOR OF BRUNSWICK COUNTY, NORTH CAROLINA, IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 40A, ARTICLE 1, SECTION 17.1 OF THE GENERAL STATUTES OF NORTH CAROLINA. THE SURVEYOR HAS BEEN PROVIDED WITH ALL NECESSARY INFORMATION AND HAS CONDUCTED A FIELD SURVEY OF THE PROPERTY DESCRIBED HEREON. THE SURVEYOR HAS FOUND THAT THE INFORMATION FURNISHED TO HIM IS TRUE AND CORRECT AND THAT THE PROPERTY DESCRIBED HEREON IS AS SHOWN ON THIS MAP. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY INTERESTS IN THE PROPERTY DESCRIBED HEREON OTHER THAN THOSE SHOWN ON THIS MAP. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY INTERESTS IN THE PROPERTY DESCRIBED HEREON OTHER THAN THOSE SHOWN ON THIS MAP.



THE SURVEYOR HAS BEEN PROVIDED WITH ALL NECESSARY INFORMATION AND HAS CONDUCTED A FIELD SURVEY OF THE PROPERTY DESCRIBED HEREON. THE SURVEYOR HAS FOUND THAT THE INFORMATION FURNISHED TO HIM IS TRUE AND CORRECT AND THAT THE PROPERTY DESCRIBED HEREON IS AS SHOWN ON THIS MAP. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY INTERESTS IN THE PROPERTY DESCRIBED HEREON OTHER THAN THOSE SHOWN ON THIS MAP.

REVISIONS:
 DATE: 05/10/2007
 BY: [Signature]
 PROJECT: 05/10/2007

DATE: 05/10/2007
 BY: [Signature]
 PROJECT: 05/10/2007



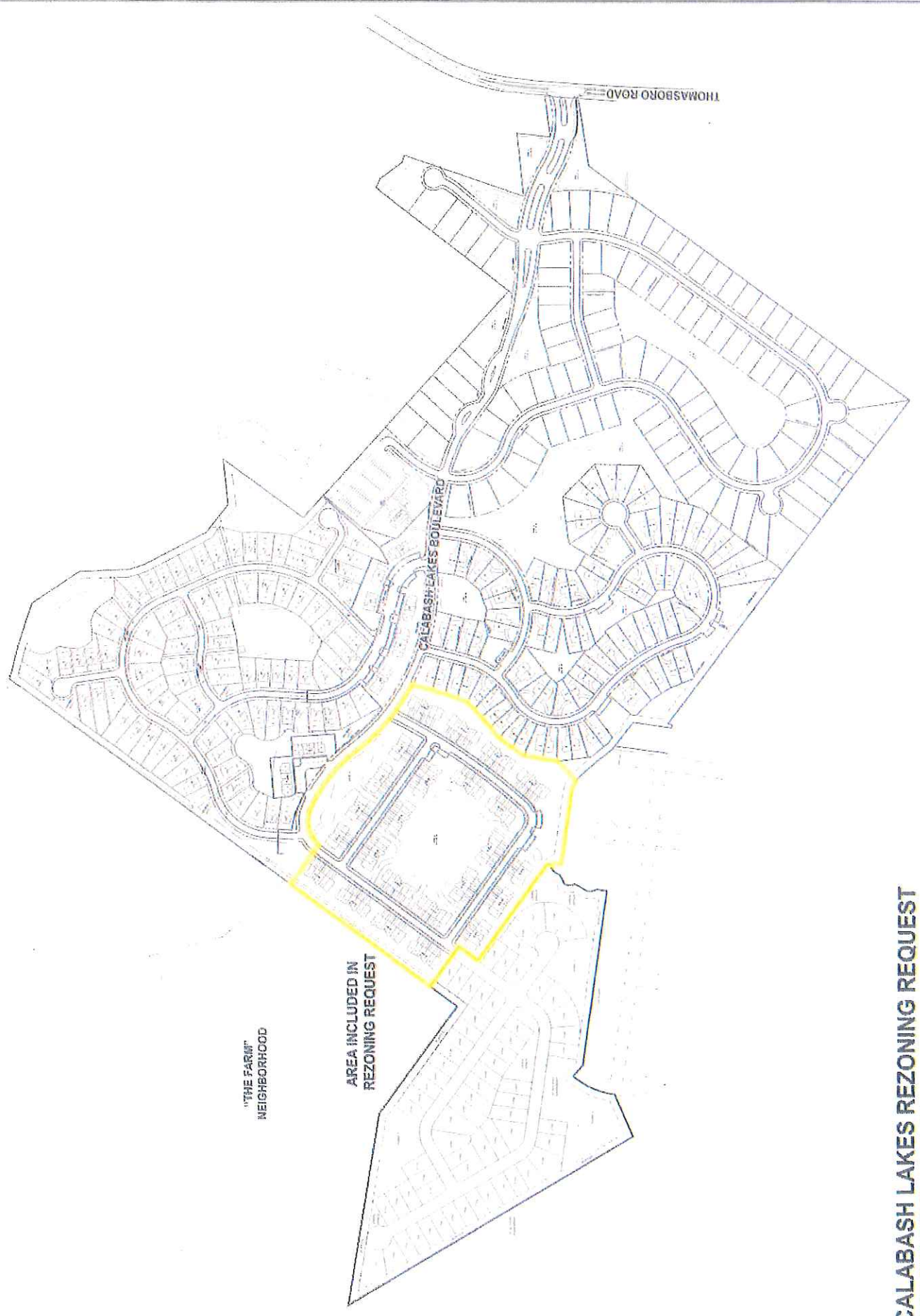
PROJECT # : 051002
 PROJ. TYPE : RES
 DESIGNED BY : BUN
 CONSP. FILE : 051002-CASBOOD
 SHEET # : 2 OF 4

DATE: 05/10/2007
 BY: [Signature]
 PROJECT: 05/10/2007

DATE: 05/10/2007
 BY: [Signature]
 PROJECT: 05/10/2007

MCKIM & CREED
 3887 S. W. Hwy. 17 East
 Raleigh, North Carolina 27617
 Phone: (919) 876-9922, Fax: (919) 876-6614
 Internet Site: <http://www.mckimcreed.com>

DATE	REVISION	INITIAL



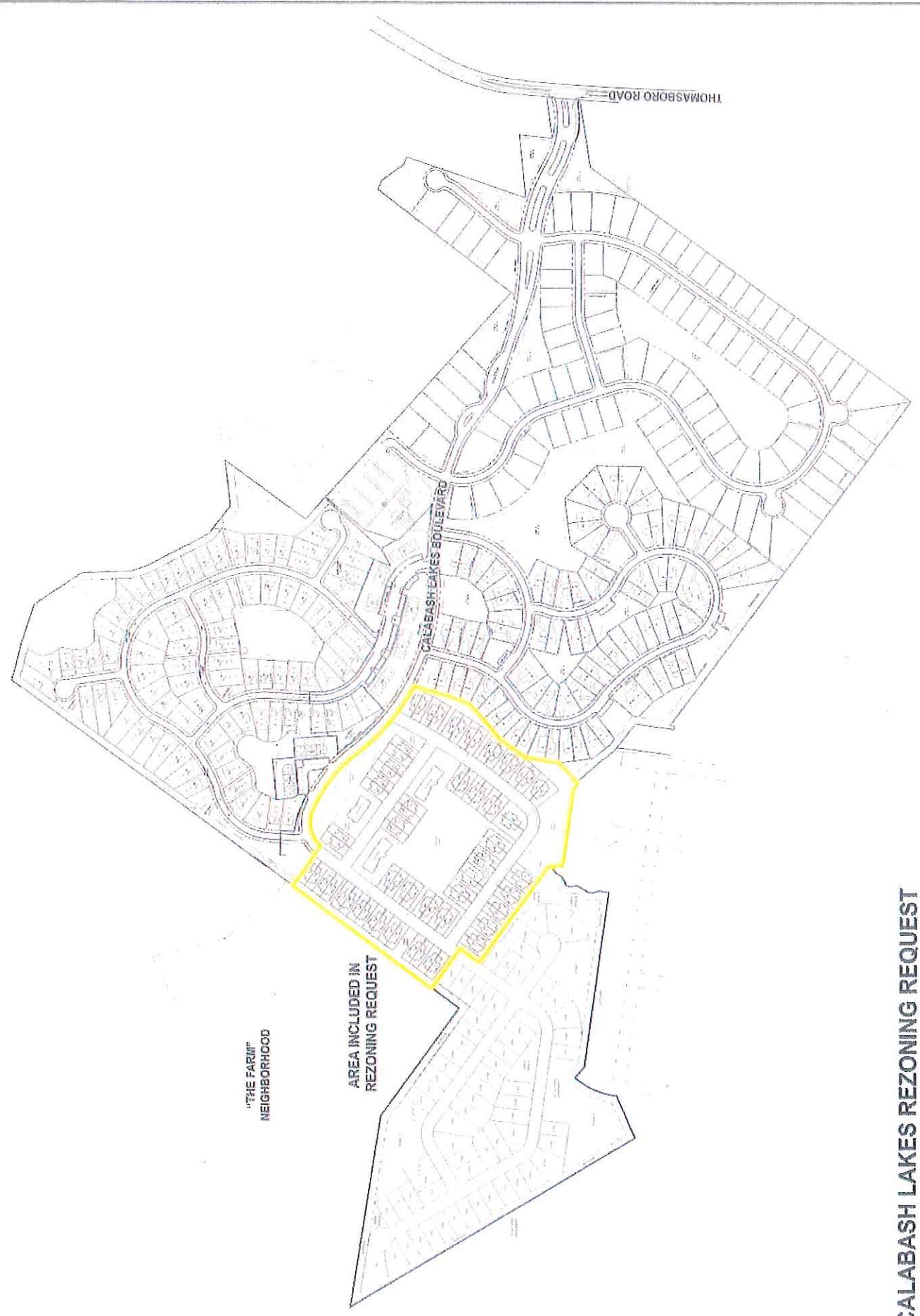
"THE FARM"
NEIGHBORHOOD

AREA INCLUDED IN
REZONING REQUEST

CALABASH LAKES BOULEVARD

THOMASBORO ROAD

CALABASH LAKES REZONING REQUEST
EXISTING OVERALL PLAN



"THE FARM"
NEIGHBORHOOD

AREA INCLUDED IN
REZONING REQUEST

CALABASH LAKES BOULEVARD

THOMASBORO ROAD

**CALABASH LAKES REZONING REQUEST
PROPOSED OVERALL PLAN**

CALABASH LAKES PHASE 5 CONCEPTUAL SITE PLAN

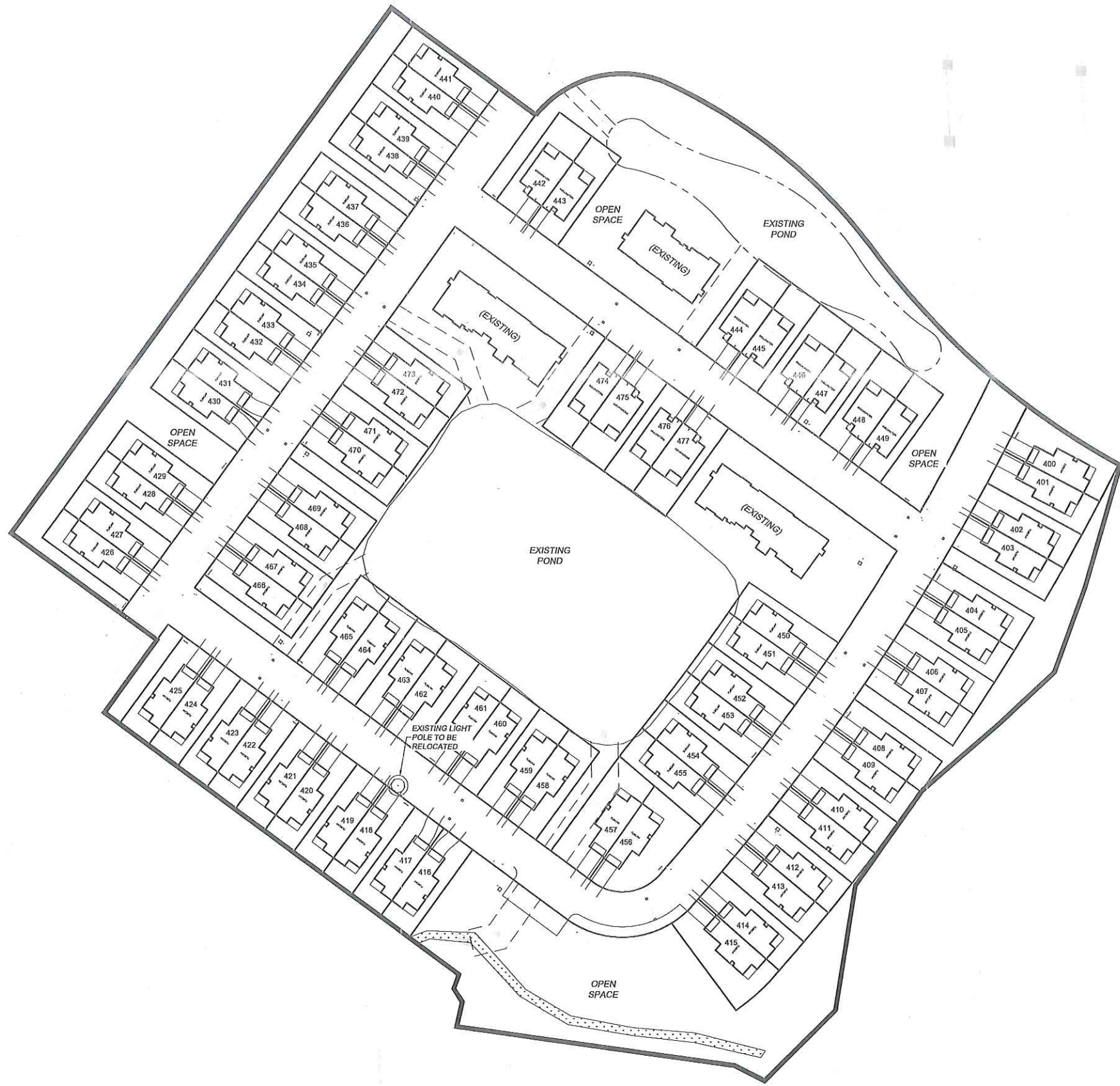
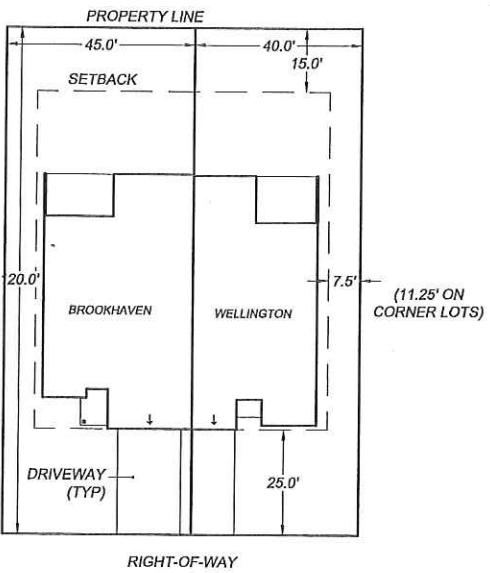
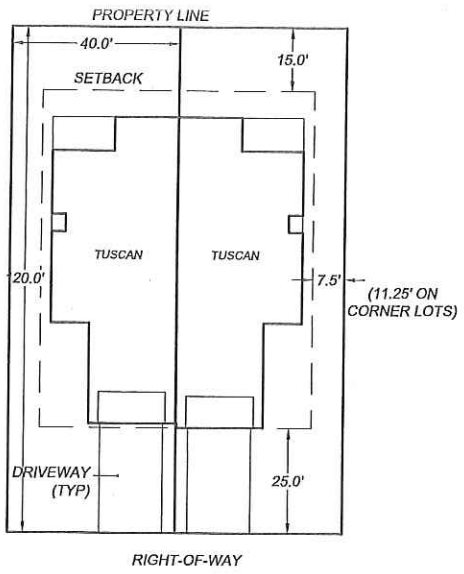
PROPOSED ZONING: PRD
 MIN LOT SIZE: 4,800 SF
 MIN LOT WIDTH: 40'
 SETBACKS:
 FRONT 25'
 SIDE *7.5'
 CORNER 11.25'
 REAR 15'

TARGET LOT SIZE: **40' x 120'

EXISTING TOWNHOMES: 16 UNITS
 PROPOSED DUPLEXES: 78 UNITS

TOTAL: 94 UNITS

*SIDE SETBACK OF 0' BETWEEN ATTACHED DUPLEX UNITS.
 **BROOKHAVEN LOT SIZE IS 45' x 120'.



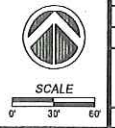
DDC ENGINEERS, INC.
 1298 Professional Dr., Myrtle Beach, SC 29577
 Phone: (843) 692-3200 Fax: (843) 692-3210



NO.	DATE	REVISION DESCRIPTION	BY
1	7/18/2016	REPLACED A/C 408 & 474/477 WITH BROOKHAVEN/ WELLINGTON UNIT	CCM

CONCEPTUAL SITE PLAN
 CALABASH LAKES PHASE 5
 TOWN OF CAROLINA SHORES, NORTH CAROLINA
 PREPARED FOR:

SCALE: 1" = 60'
 DATE: 8/24/2016
 DESIGNED BY:
 DRAWN BY: CCM
 APPROV. BY: JLB
 PROJECT NO.: 10056E



PLOT FILE: New2016.dwg