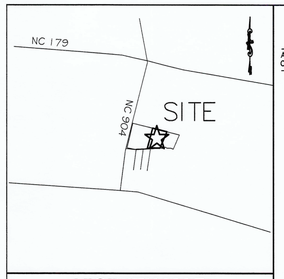
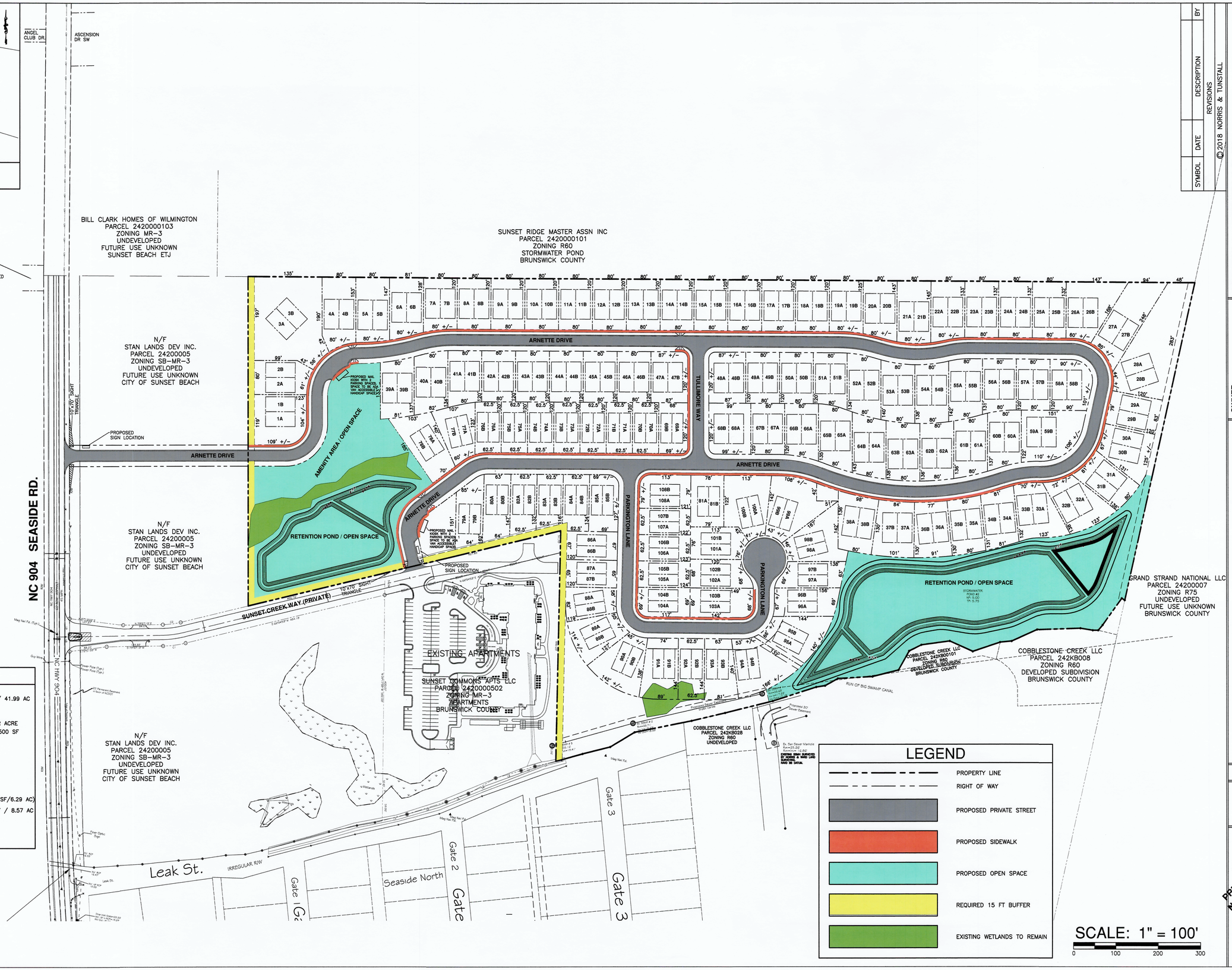


VICINITY MAP
N.T.S.



SITE DATA

PARCEL NUMBER:	24200005
SITE AREA:	1,829,434 SF / 41.99 AC
ZONING:	SB-MR-3
PROPOSED LOTS:	108
DENSITY:	5.14 UNITS PER ACRE
AVG. LOT SIZE:	9,600 SF & 7,500 SF
SMALLEST LOT SIZE:	7,500 SF
LF OF ROADS:	5,857 LF
BUILDING SETBACKS:	
FRONT:	25'
SIDE:	5'
REAR:	25'
BUILDING HEIGHT:	35'
% REQUIRED OPEN SPACE:	15% (274,415 SF/6.29 AC)
TOTAL OPEN SPACE PROVIDED:	373,573 SF / 8.57 AC
% OPEN SPACE:	20.40%
ACTIVE OPEN SPACE:	8.57 AC
PASSIVE OPEN SPACE:	0 AC

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- PROPOSED PRIVATE STREET
- PROPOSED SIDEWALK
- PROPOSED OPEN SPACE
- REQUIRED 15 FT BUFFER
- EXISTING WETLANDS TO REMAIN

SCALE: 1" = 100'
0 100 200 300

SYMBOL	DATE	DESCRIPTION	BY

REVISIONS

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PROJECT ILLUSTRATION PLAN
THE TOWNES AT SEASIDE
SUNSET BEACH
BRUNSWICK COUNTY, NORTH CAROLINA

OWNER:

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CONSULTING ENGINEERS P.C.
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Licence #C-3641

19090

DES.	JPN
CKD.	JPN
DRWN.	ZAC
DATE	12/12/19

NORTH CAROLINA PROFESSIONAL ENGINEER JOHN PHILLIP NORRIS
PRELIMINARY DRAWING NOT FOR CONSTRUCTION

ILLUSTRATION