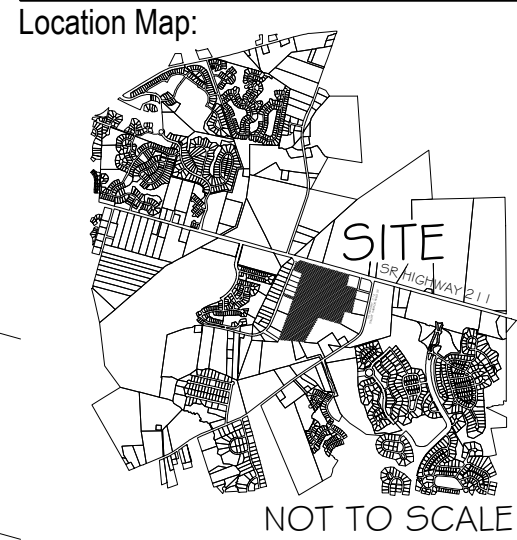




This plan is a graphic representation and should be utilized for discussion purposes only. Plan approximates existing conditions relating to property boundaries. Plan components may change based upon regulatory and municipal regulations and requirements at time of approvals and/or development activity.  
NOT FOR CONSTRUCTION

Project Title:

Commercial Low Density Development:

# Highway 211 Tract

Brunswick County, North Carolina

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| No. | Revision Description: | Date:   |
|-----|-----------------------|---------|
| 1   | TRC Submittal         | 4-28-25 |

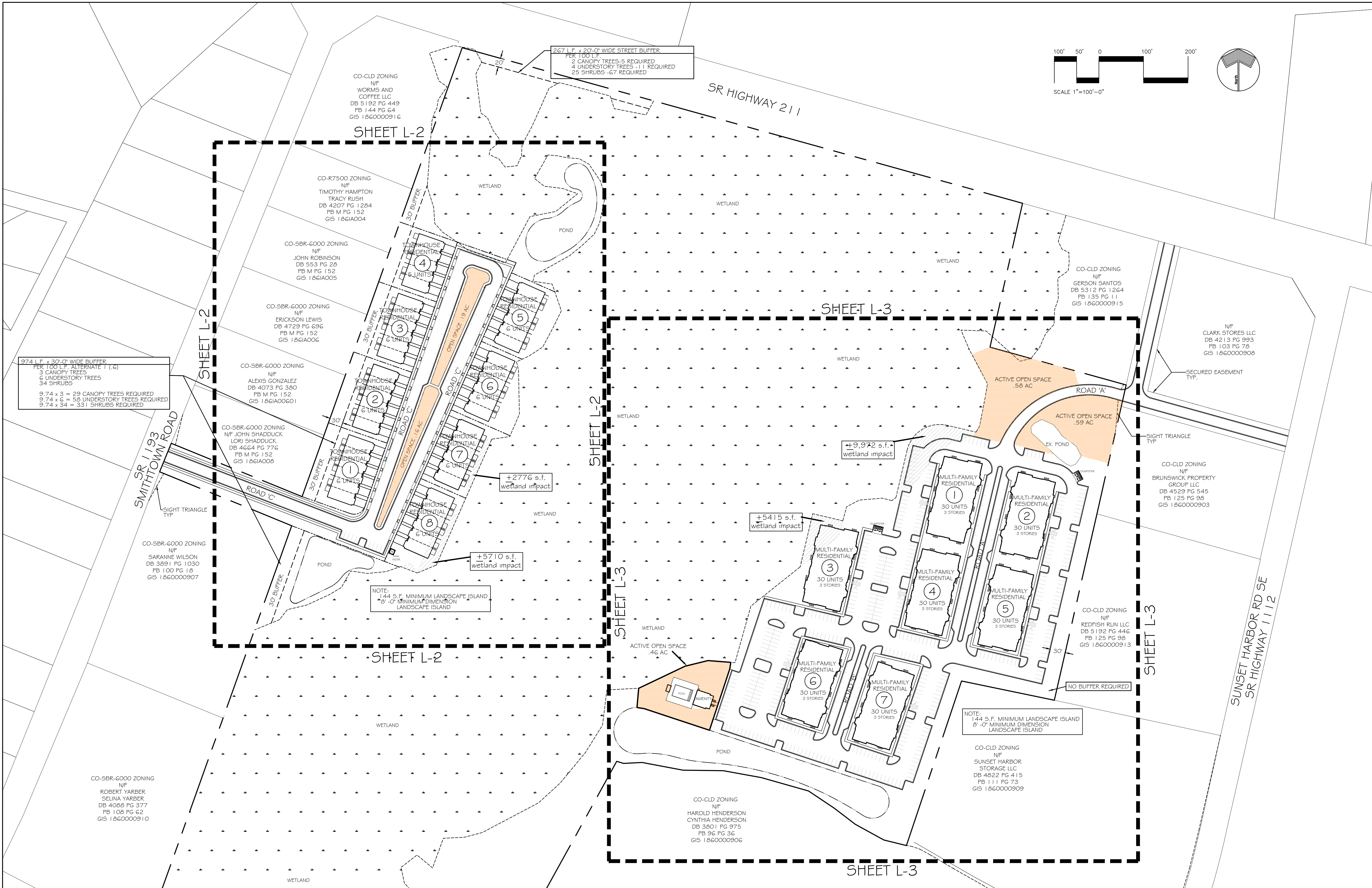
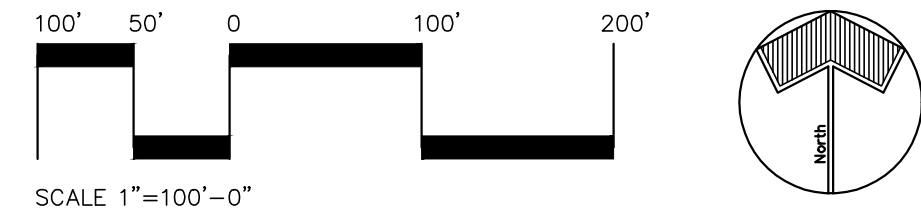
Sheet Title:

## Site Plan

Date: April 28, 2025 Sheet No:

L-1

Project No: 25012



### SITE TABULATIONS

|                                     |                                    |                                 |                |                                          |                       |                                          |                      |
|-------------------------------------|------------------------------------|---------------------------------|----------------|------------------------------------------|-----------------------|------------------------------------------|----------------------|
| APPLICANT INFORMATION               | WALKING STICK PROGRESSIVE HOLDINGS | OVERALL SITE ACREAGE            | 68.2           | PARKING CALCULATIONS TH(required)        | 94 TOTAL - 2/UNIT     | STREET BUFFER                            | 20' REQUIRED HWY 211 |
| PROJECT ADDRESS                     | HWY 211 & SUNSET HARBOR ROAD       | COMMERCIAL ACREAGE              | 0              | PARKING CALCULATIONS TH(provided)        | 126 TOTAL             | EXTERNAL ACCESS                          | 3 POINTS PROVIDED    |
| PROJECT ACREAGE                     | 68.2 (Brunswick Co.)               | REQUIRED OPEN SPACE CLD(MR3200) | 10.21 AC (15%) | PARKING CALCULATIONS MF(required)        | 368 TOTAL - 1.75/UNIT | ROADWAYS WITHIN BOUNDARY                 | PRIVATE              |
| EXISTING ZONING                     | CO CLD                             | PROVIDED OPEN SPACE             | 13.98 AC (20%) | PARKING CALCULATIONS MF(provided)        | 468 TOTAL             |                                          |                      |
| ZONING AND LAND USE ADJ. PROPERTIES | CO R7500, CO RR<br>CO R6000, CLD   | 12 ACRES OF WETLANDS(PASSIVE)   |                | CLD ZONING - BUILDING SETBACKS           |                       |                                          |                      |
| WETLAND ACREAGE                     | 41.1                               | 1.98 ACRES OF UPLAND (ACTIVE)   |                | FRONT YARD 25'                           |                       | PROPOSED BUILDING HEIGHT                 | TOWNHOMES - 2 STORY  |
| UPLAND ACREAGE                      | 27.1                               | REQUIRED ACTIVE OPEN SPACE      | 1.53           | SIDE YARD 10'                            |                       | MULTI-FAMILY - 3 STORY NOT TO EXCEED 50' |                      |
| Parcel ID                           | 1860000912                         | PROVIDED ACTIVE OPEN SPACE      | 1.98           | REAR YARD 9'                             |                       |                                          |                      |
| ALLOWABLE DENSITY 13.2 DU/AC        | 899                                | MULTI-FAMILY UNITS              | 210            | MF/TH UNITS 20' SEPERATION BETWEEN UNITS |                       |                                          |                      |
| TOTAL RESIDENTIAL UNITS             | 257                                | TOWN HOUSE UNITS                | 47             |                                          |                       |                                          |                      |
| GROSS DENSITY                       | 3.77                               |                                 |                |                                          |                       |                                          |                      |