

PROJECT ACREAGE 108.15 AC TOTAL UNITS 95 CURRENT ZONING CFA PROPOSED ZONING MRD-1 DENSITY 1.14 AC/ LOT  
 OPEN SPACE REQUIRED 1.09 AC MIN. LOT AREA 10,000 SF MIN. LOT DIM. 77' x 130' or 71.5' x 140'  
 PROPOSED DEVELOPMENT PIN: 32200000044 SETBACKS: FRONT - 15'  
 REAR - 10'  
 SIDE - 5'  
 CORNER SIDE - 15'

**SUSTAINABLE DEVELOPMENT STANDARDS**  
 1.) 5' SIDEWALK ONE SIDE OF ROAD  
 2.) 100% INCREASE IN ACTIVE RECREATIONAL OPEN SPACE  
 REQUIRED 25% OF 1.09 AC = 0.27 AC 100% INCREASE = 0.55 AC  
 3.) COMMUNITY GARDEN-95 UNITS @ 1,000 SF / 25 UNITS = 3,800 SF

PROPERTY OWNER:  
 IMOGENE C. TURNER  
 TMS 125-00-02-054  
 DEVELOPER:  
 DUKE ENTERPRISES  
 2040 GRAY OAKS DR.  
 CONWAY, SC 29526

FD TIMBER LLC  
 34100000005  
 ZONE: FA



NOTE: IF PROPOSED FIRM IS NOT ADOPTED BY TIME OF DEVELOPMENT LOTS 30 & 31 WILL NOT BE DEVELOPED AND CUL-DE-SAC WILL END AT CURRENT FLOOD WAY.

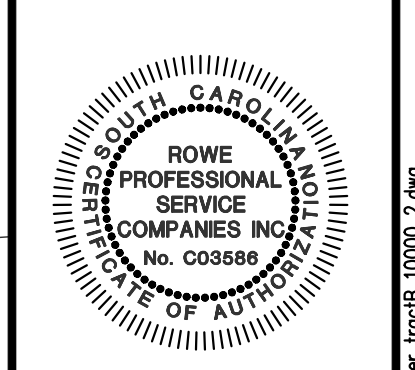


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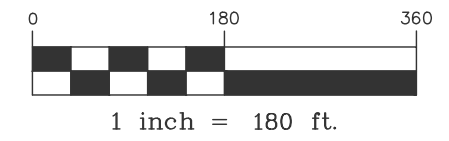
**ROWE PROFESSIONAL SERVICES COMPANY**  
 O: (843) 444-1020  
 F: (843) 448-3936  
 www.roweps.com  
 511 Broadway Street  
 Myrtle Beach, SC 29577

**CONCEPTUAL PLAN  
 TURNER TRACT B  
 DUKE ENTERPRISES INC**  
 MRD-1 ZONE CHANGE  
 HORRY COUNTY, SOUTH CAROLINA

SCALE: 1" = 180'  
 PROJECT MGR: REH  
 DESIGNED BY: REH  
 CHECKED BY: KBA  
 DATE ISSUED: 2/4/2019



SHEET NO.  
**C-1**  
 JOB No: 19S0006



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