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SITE PLAN
TRACTS E & C
CAROLINA SEAFOOD PDD
CAPE ROMAIN ENTERPRISES, LLC.
MCCLELLANVILLE, SC

DATE: 04/29/26
 SCALE: 1"=60'

TMS: 764-00-00-530

SETBACKS:
 50' FRONT; 20' REAR; 20' SIDE

FINAL BUILDING DESIGN AND SIGNAGE SUBJECT TO ARB DESIGN APPROVAL

AREA = 4.74 ACRES (206,406 SF)
 MAX IMPERVIOUS (30%) = 61,922 SF
IMPERVIOUS EXISTING:
 1-OFFICE BUILDING= 4114 SF
 2-SHED = 1,600 SF
 3-STORAGE = 6,232 SF
 WALKSPADS = 294 SF
IMPERVIOUS PROPOSED:
 4-STORAGE = 14,000 SF
 5-STORAGE = 7,200 SF
 6-STORAGE = 5,000 SF
TOTAL = 38,440 SF

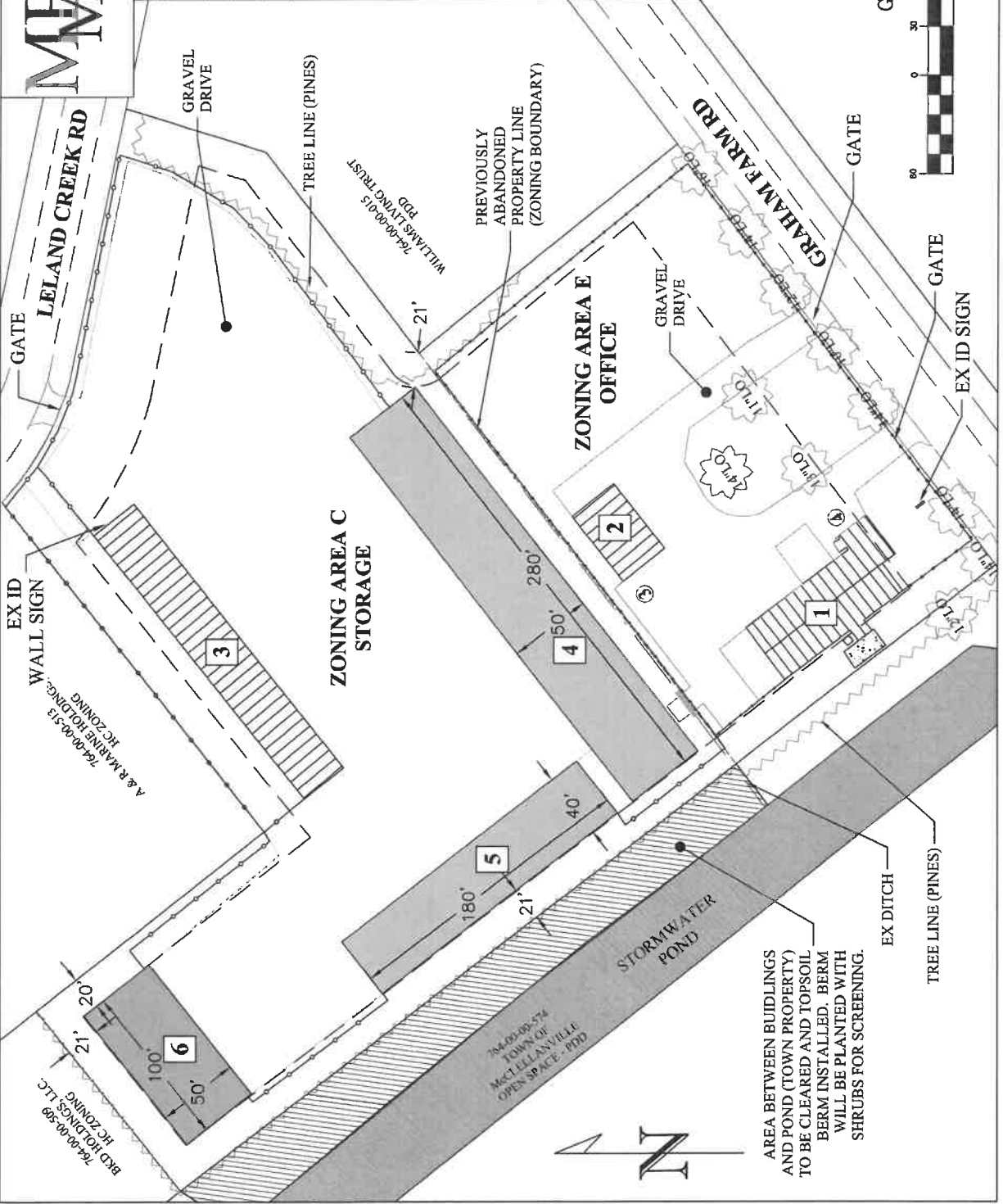
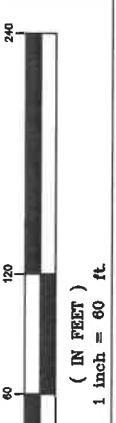
MAX LOT COVERAGE (25%): 51,602 SF
TOTAL BUILDING AREA= 38,440 SF

PROPOSED LAND USE:
 OFFICE SPACE IN AREA E
 BOAT/RV STORAGE IN AREA C

PARKING:
 OFFICE: 1 SP/2 EMP + 1 SP/500 SF
 STORAGE: NONE
TOTAL REQUIRED = 3+4= 7
TOTAL PROVIDED = 7

PROTECTED TREES ARE SHOWN, NO IMPACTS ARE PROPOSED.

GRAPHIC SCALE



AREA BETWEEN BUILDINGS AND POND (TOWN PROPERTY) TO BE CLEARED AND TOPSOIL BERM INSTALLED. BERM WILL BE PLANTED WITH SHRUBS FOR SCREENING.

EX DITCH

TREE LINE (PINES)

EX ID SIGN

GATE

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WALL SIGN

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