



PREPARED BY:
MALCOLM BALDWIN, PE, LLC
 224 OAK STREET
 MCCLELLANVILLE, SC
 (843) 697-4340
 mbucec@gmail.com

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

REV DATE: 06/15/26
 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
 WALKS/PADS = 294 SF
 IMPERVIOUS PROPOSED:

4-STORAGE = 14,000 SF
 5-STORAGE = 7,200 SF
 6-STORAGE = 5,000 SF
 TOTAL = 38,440 SF

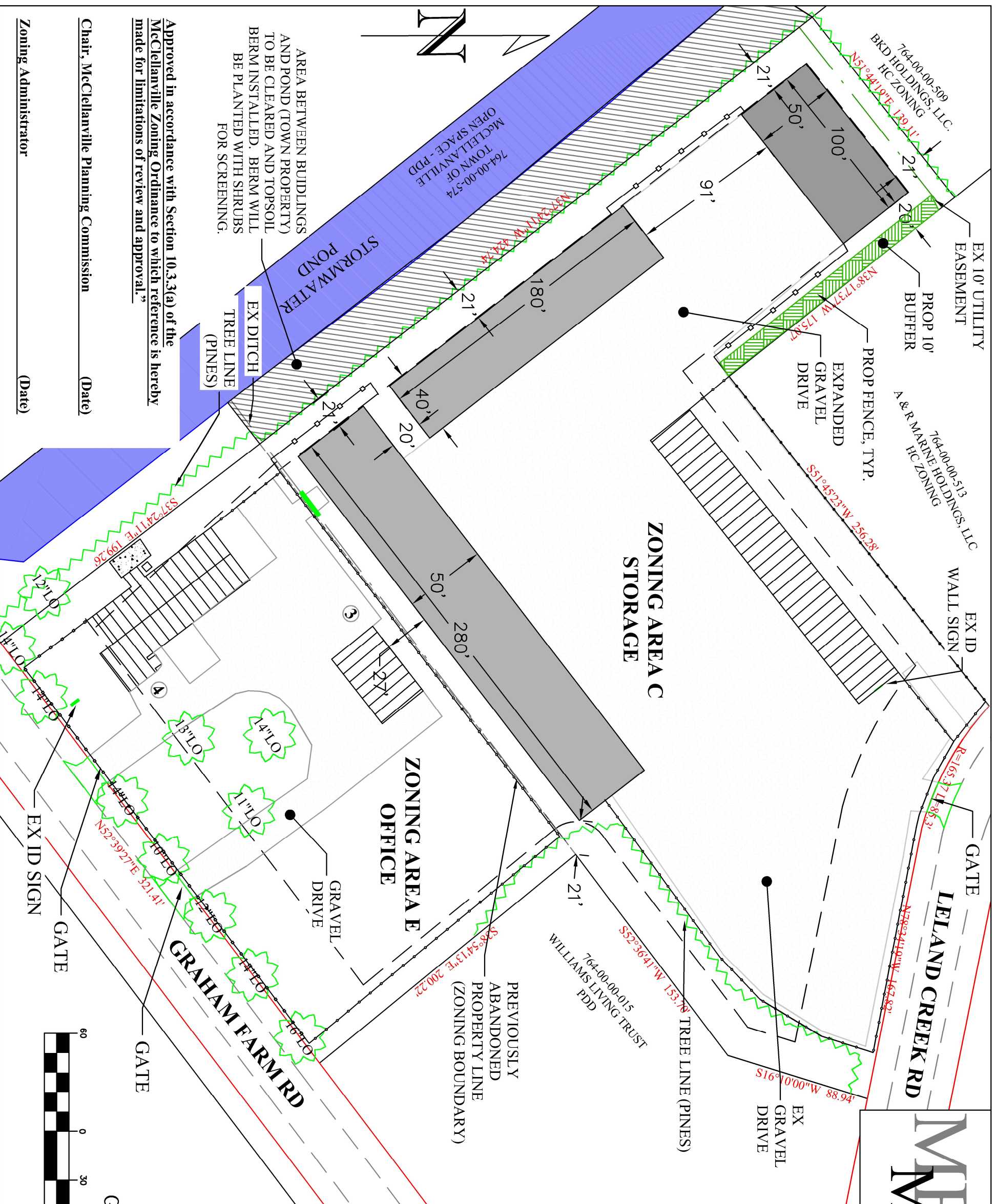
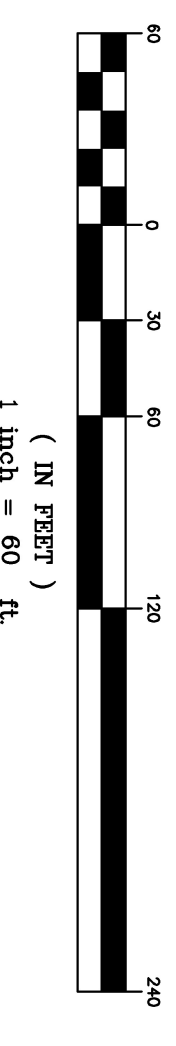
MAX LOT COVERAGE (25%): 51,602 SF
 TOTAL BUILDING AREA= 38,440 SF

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.

Approved in accordance with Section 10.3.3(a) of the McClellanville Zoning Ordinance to which reference is hereby made for limitations of review and approval."

Chair, McClellanville Planning Commission (Date)

Zoning Administrator (Date)

