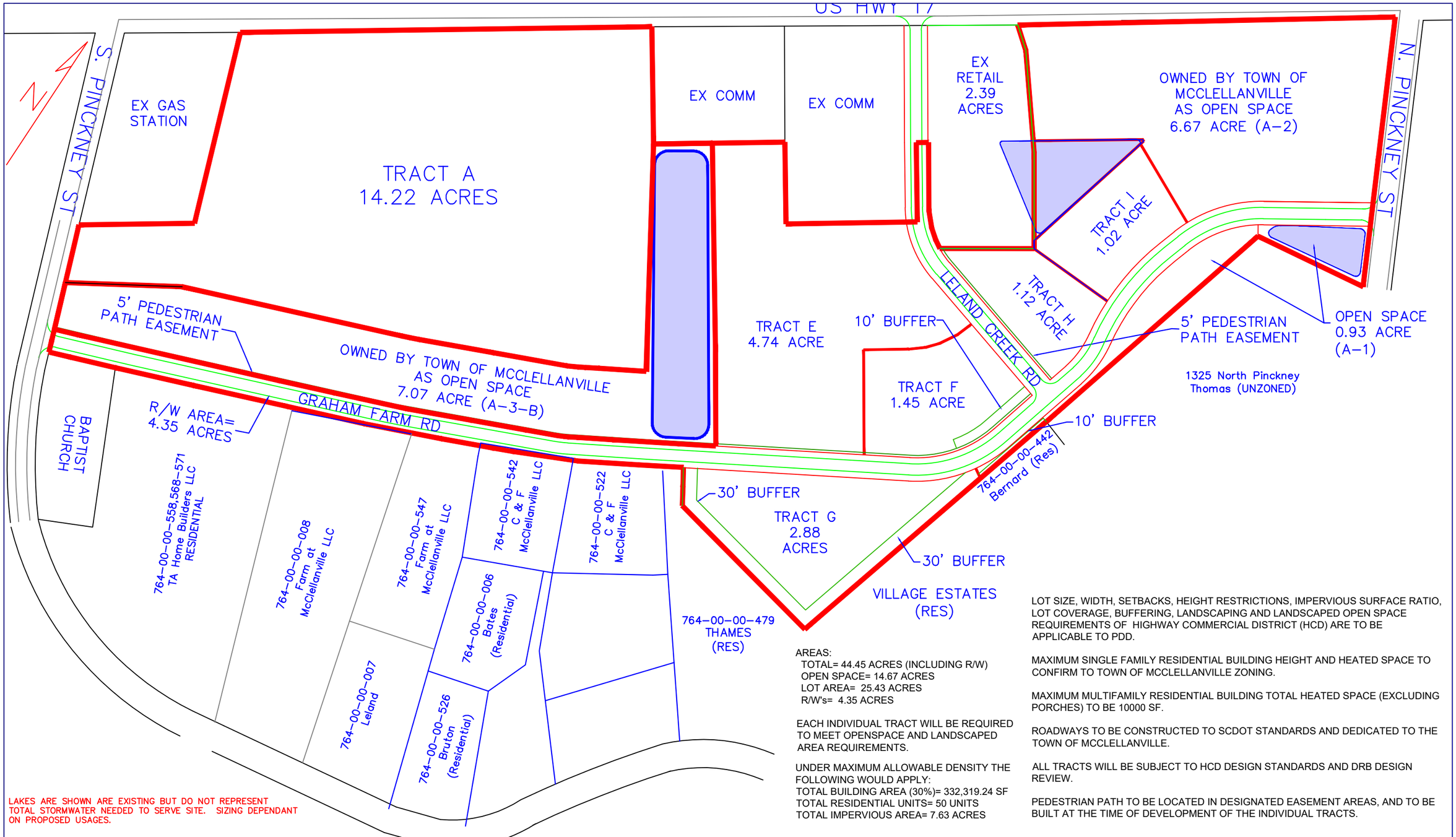

LAKES ARE SHOWN ARE EXISTING BUT DO NOT REPRESENT TOTAL STORMWATER NEEDED TO SERVE SITE. SIZING DEPENDANT ON PROPOSED USAGES.

AREAS:
TOTAL= 44.45 ACRES (INCLUDING R/W)
OPEN SPACE= 14.67 ACRES
LOT AREA= 25.43 ACRES
R/W's= 4.35 ACRES

EACH INDIVIDUAL TRACT WILL BE REQUIRED TO MEET OPENSPACE AND LANDSCAPED AREA REQUIREMENTS.

UNDER MAXIMUM ALLOWABLE DENSITY THE FOLLOWING WOULD APPLY:
TOTAL BUILDING AREA (30%)= 332,319.24 SF
TOTAL RESIDENTIAL UNITS= 50 UNITS
TOTAL IMPERVIOUS AREA= 7.63 ACRES

LOT SIZE, WIDTH, SETBACKS, HEIGHT RESTRICTIONS, IMPERVIOUS SURFACE RATIO, LOT COVERAGE, BUFFERING, LANDSCAPING AND LANDSCAPED OPEN SPACE REQUIREMENTS OF HIGHWAY COMMERCIAL DISTRICT (HCD) ARE TO BE APPLICABLE TO PDD.

MAXIMUM SINGLE FAMILY RESIDENTIAL BUILDING HEIGHT AND HEATED SPACE TO CONFIRM TO TOWN OF MCCLELLANVILLE ZONING.

MAXIMUM MULTIFAMILY RESIDENTIAL BUILDING TOTAL HEATED SPACE (EXCLUDING PORCHES) TO BE 10000 SF.

ROADWAYS TO BE CONSTRUCTED TO SCDOT STANDARDS AND DEDICATED TO THE TOWN OF MCCLELLANVILLE.

ALL TRACTS WILL BE SUBJECT TO HCD DESIGN STANDARDS AND DRB DESIGN REVIEW.

PEDESTRIAN PATH TO BE LOCATED IN DESIGNATED EASEMENT AREAS, AND TO BE BUILT AT THE TIME OF DEVELOPMENT OF THE INDIVIDUAL TRACTS.

PREPARED BY:
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REVISIONS
02/22/21 REMOVE B FROM PDD
05/24/21 ADDRESS PC REVIEW COMMENTS
06/17/23 REMOVE M FROM PDD, CORRECT DG BOUNDARY
06/19/23 ADDRESS REVIEW COMMENTS
07/18/23 CORRECT ACREAGES
12/29/25 UPDATE PARCELS; DEFAULT TO HC REGS
01/17/26 REMOVE TRACT B PER OWNERS REQ
05/03/26 CORRECT ACREAGES
07/31/26 REV NOTE RE: ROAD DEDICATION/TRACT F BUFFER

CAROLINA SEAFOOD HWY COMMERCIAL PDD
McCLELLANVILLE, SC

SITE PLAN

DATE: 07/23/04

SCALE: 1" = 200'
SHEET 1 OF 1