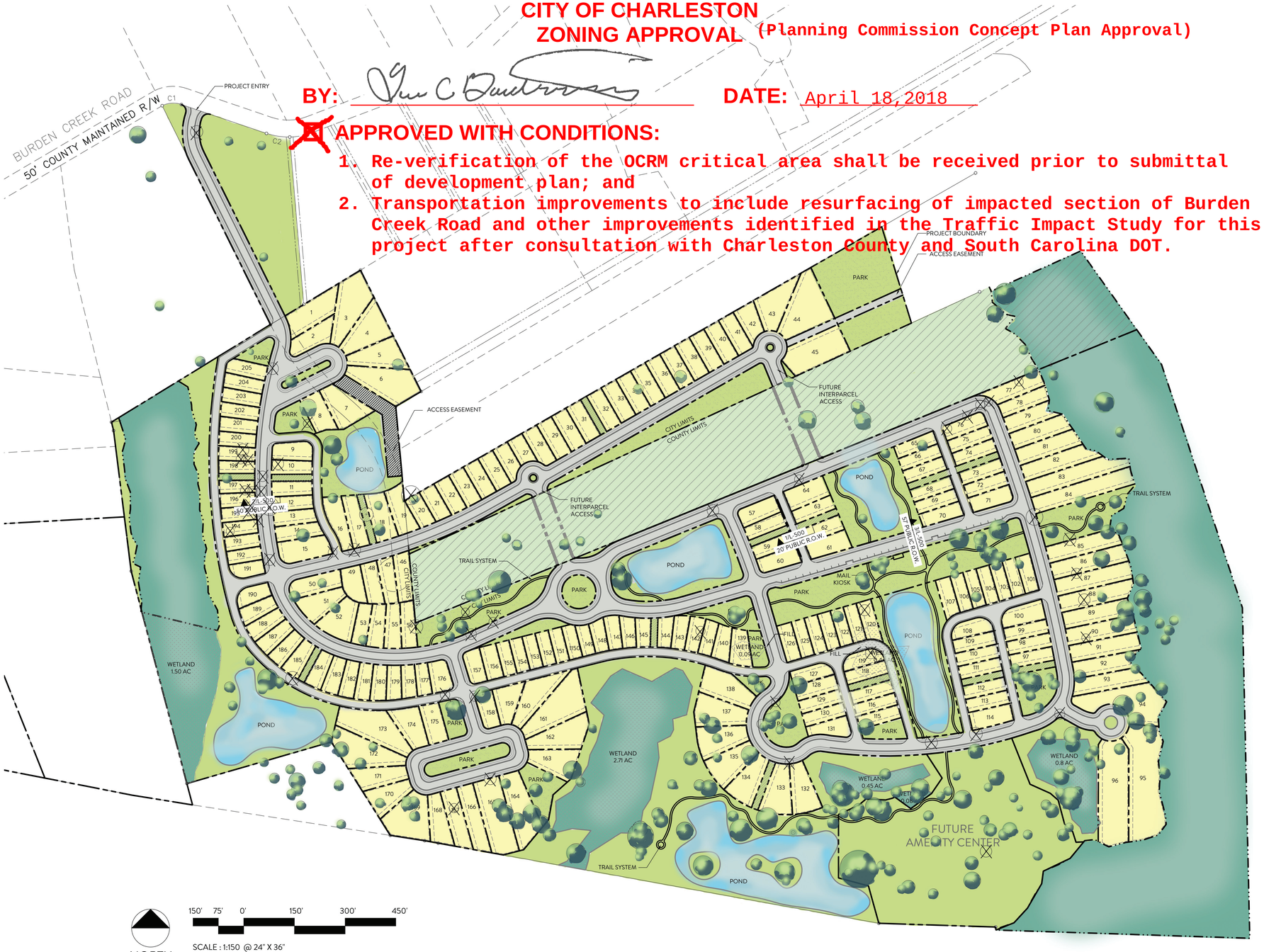
CITY OF CHARLESTON
ZONING APPROVAL (Planning Commission Concept Plan Approval)

BY: _____ **DATE:** April 18, 2018

X APPROVED WITH CONDITIONS:

1. Re-verification of the OCRM critical area shall be received prior to submittal of development plan; and
2. Transportation improvements to include resurfacing of impacted section of Burden Creek Road and other improvements identified in the Traffic Impact Study for this project after consultation with Charleston County and South Carolina DOT.



DEVELOPMENT SUMMARY

TMS#	317-00-00-011, 055, & 089		
CITY ID	TRC-SUB2017-000056		
LI & RR-1	EXISTING ZONING		
4,000 SF	MIN. LOT AREA		
201.60 AC +/-	TOTAL SITE AREA		
PARCEL	AREA	TYPE	
317-00-00-011	190.5 AC +/-	TOTAL AREA	
	0.2 AC +/-	NON-JURISDICTIONAL WETLAND	
	5.9 AC +/-	JURISDICTIONAL WETLAND	
	115.0 AC +/-	OCRM CRITICAL AREA	
	69.4 AC +/-	UPLAND (NET)	
317-00-00-055	3.1 AC +/-	TOTAL AREA	
	3.1 AC +/-	UPLAND (NET)	
317-00-00-089	8.0 AC +/-	TOTAL AREA	
	8.0 AC +/-	UPLAND (NET)	
121.1 AC +/-	TOTAL WETLAND / CRITICAL AREA SUMMARY		
	AREA	TYPE	
	5.90 AC +/-	JURISDICTIONAL WETLAND	
	0.2 AC +/-	NON - JURISDICTIONAL WETLAND	
	115.0 AC +/-	OCRM CRITICAL AREA	
80.5 AC +/-	UPLAND (NET) AREA SUMMARY		
	AREA	PARCEL	
	69.4 AC +/-	317-00-00-011	
	3.1 AC +/-	317-00-00-055	
	8.0 AC +/-	317-00-00-089	
205	RESIDENTIAL UNITS		
2.55 DU/AC	PROPOSED DENSITY		
	RESIDENTIAL LOTS		

TYPICAL	QTY.	LOT SIZE TYP.	AREA SF	AREA AC
ALLEY	117			
A-1		40'X110'	4,400	0.10
STREET	88			
S-1		50'X120'	6,000	0.13
S-2		55'X150'	8,250	0.18
TOTAL	205			

	BUILDING SETBACKS
ALLEY	LOT SIZE
NR	FRONT
3'	REAR
15'	TOTAL SIDE
9'	SOUTH / WEST SIDE (MIN.)
3'	NORTH / EAST SIDE (MIN.)
STREET	LOT SIZE
NR	FRONT
3'	REAR
15'	TOTAL SIDE
9'	SOUTH / WEST SIDE (MIN.)
3'	NORTH / EAST SIDE (MIN.)
⊗	PROPOSED TREE REMOVAL

NOTES

- ALL TRAFFIC MEDIANS INDICATED AS PARKS ARE OWNED AND MAINTAINED BY H.O.A.
- SUBDIVISION AND ALL ITS AMENITIES WILL BE ADA COMPLIANT
- ALL ROADS TO BE PUBLIC R.O.W.