

PARCEL 01 1217 MAY RIVER ROAD





PARCEL 02 1215 MAY RIVER ROAD









PARCEL 03 1207 MAY RIVER ROAD

PARCEL 04 1203 MAY RIVER ROAD

PARCEL 05 **15 JASON STREET**



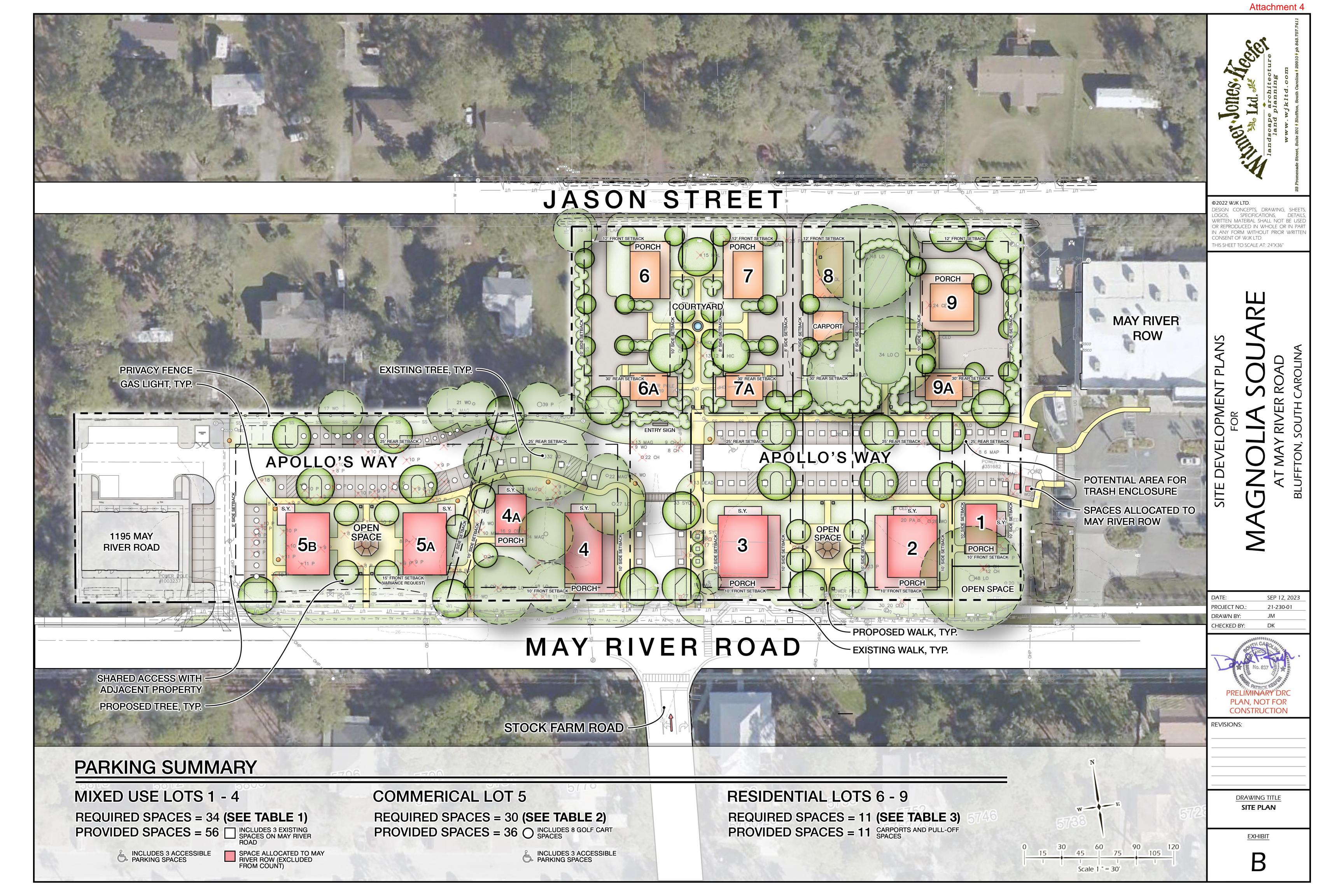


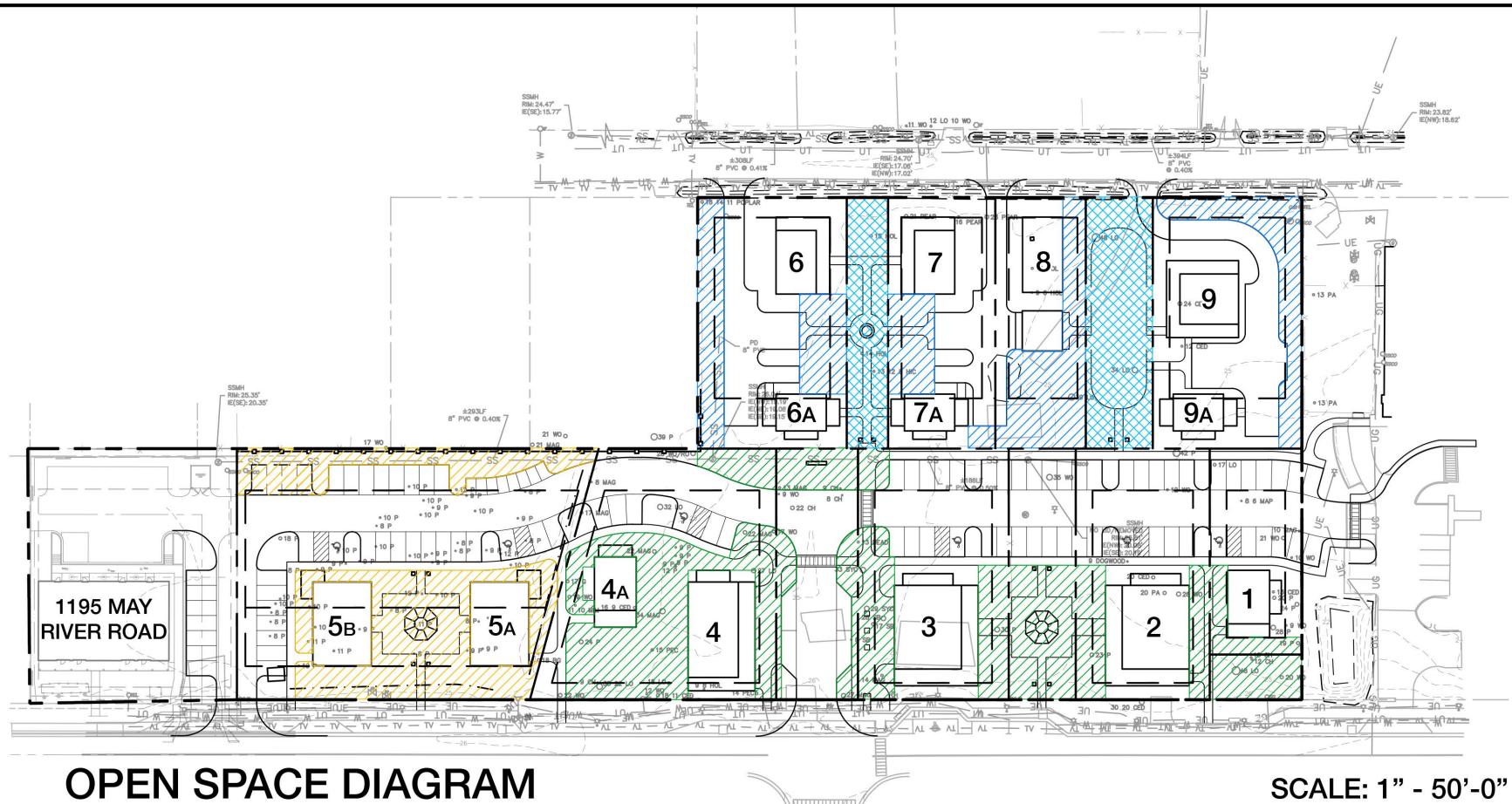






Attachment 4





OPEN SPACE DIAGRAM

MIXED USE LOTS 1-4

TOTAL SITE AREA GENERAL OPEN SPACE **TOTAL OPEN SPACE %**

65,732.04 SF ±23,409.33 SF 📃 35.61%

COMMERCIAL L TOTAL SITE AREA COMMON OPEN SP/ **TOTAL OPEN SPACI**

RESIDENTIAL LOTS 6-9

TOTAL SITE AREA GENERAL OPEN SPACE ±13,110 SF TOTAL OPEN SPACE % 24.07%

54,450 SF

COMMON OPEN SPACE ±9,705 SF TOTAL OPEN SPACE % 17.82%

DEVELOPMENT SUMMARY

lixed-Use L			BORHOOD GE		3 <mark>8</mark>			Residential			IDENTIAL GENE	1				
Lot Number	Building Type	Maximum Building Footprint*	Maximum Building Square Footage*		Assumed Building Uses	Required Parking	Notes	Lot Number	Building Type	Lot Info	Maximum Building Footprint*				Required Parking	Notes
ot 1	Commercial Cottage	1,500 SF	1,800 SF	800 SF	Restaurant / Coffee Shop	5	Parking based on 6/1,000 SF Restaurant Use	Lot 6	Large House Lot 70' Lot Width Min	Lot Width - 89' Lot Depth - 150'	60% Max Lot Coverage	per UDO	1,800 SF	Single Family - Attached 2	2	Parking based on one resident unit
ot 2	Additional Building Type TBD	2,000 SF	per UDO	4,000 SF (2,000 SF 1st Floor)	Retail 1st Floor / Office 2nd Floor	8	Parking based on 2/1,000 SF Retail + Office Uses	Lot 6-A	Carriage House	Area - 0.3 AC	800 SF	1,200 SF	800 SF	T.B.D. 1	1	Parking based on one resident
ot 3	Additional Building Type TBD	2,000 SF	per UDO	4,000 SF (2,000 SF 1st Floor)	Retail 1st Floor / Office 2nd Floor	8	Parking based on 2/1,000 SF Retail + Office Uses		Medium House Lot	Lot Width - 64'						Parking based on one resident
ot 4	Additional Building	1,700 SF	per UDO	3,400 SF (1,700 SF 1st Floor)	Retail / Office 1st Floor / Office 2nd Floor	8	Parking based on 2/1,000 SF Retail + Office Uses	Lot 7	50' Lot Width Min	Lot Depth - 150' Area - 0.22 AC	60% Max Lot Coverage	per UDO	1,800 SF	Single Family - Attached 2	2	unit
ot 4-A		800 SF	1,200 SF	800 SF	Restaurant / Ice Cream Shop	5	Parking based on 6/1,000 SF Restaurant Use	Lot 7-A	Carriage House	-	800 SF	1,200 SF	800 SF	T.B.D. 1	I	Parking based on one residenti unit
Square footage (loes not include porc	hes						Lot 8	Medium House Lot 50' Lot Width Min	Lot Width - 54' Lot Depth - 150'	60% Max Lot Coverage	per UDO	1,800 SF	Single Family - Attached 2	2	Parking based on one residenti unit
Building square	footage and parking final building uses.				Total Required Parking	34	Shared parking for retail / office building uses	Lot 9	Large House Lot	Area 0.19 AC Lot Width - 89' Lot Depth - 150'	60% Max Lot Coverage	per UDO	1,800 SF	Single Family - Attached 2	2	Parking based on one resident
					Total Parking Provided	56	Includes 3 spaces on May River Road; Excludes 4 spaces reserved for May River Row	Lot 9-A	70' Lot Width Min; Carriage House	Area - 0.3 AC -	800 SF	1,200 SF	800 SF	T.B.D. 1	1	Parking based on one residenti
				1												
Commerical	Lot 5	ZONE: NEIGH	BORHOOD CO	RE			TABLE 02		does not include po e footage and parkin		ect to change pending			Total Required Parking	11	-
			Maximum Building			Required	Notes	final building uses	S.							
Lot Number	Building Type	Footprint*	Square Footage*		Assumed Building Uses	Parking										

Commerical	Lot 5	ZONE: NEIGHBORHOOD CORE TABLE (
Lot Number	Building Type	Maximum Building Footprint*	Maximum Building Square Footage*	Actual Building Square Footage*	Assumed Building Uses	Required Parking	Notes		
Lot 5-A	Small Commercial Lot	1,800 SF	per UDO		Commercial Service 1st Floor / Office 2nd Floor	15	Parking based on 4/1,000 SF Commercial Services Use; 4/1,000 SF Office Use		
Lot 5-B	Small Commercial Lot	1,800 SF	per UDO	3,600 SF (1,800 SF 1st Floor)	Commercial Service 1st Floor / Office 2nd Floor	15	Parking based on 4/1,000 SF Commercial Services Use; 4/1,000 SF Office Use		
** Building square	loes not include por footage and parking final building uses.	ches. calculations subject			Total Required Parking	30	-		
					Total Parking Provided	36	Includes 8 golf cart spaces		

BUILDING TYPE INFO

F. Carriage House General: Accessory Structure.

Size Range: 200 – 1,200 sq. ft. (per unit). Maximum Footprint (not including porches): 800 sq. ft.

Height: 1 – 2 stories. Notes:

Must be an accessory structure. Only one permitted per lot, unless otherwise

noted.

May be used as a garage, living unit or home business (or combination).

May function as a small-scale shop, studio or workshop.

Garages are limited to 2 cars, with maximum

garage door widths of 12' each.

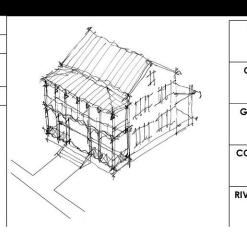
Must be of same general character as primary structure.

Must be placed behind the primary structure and towards the back of the lot

L. Center	Hall House
General:	Detached Single Family Residence.
Size Range	: 2,000 – 5,500 sq. ft.
Maximum 2,000 sq. ft	Footprint (not including porches):
Height: 2 -	2.5 stories.
Notes:	
Similar to S	even Oaks and Guerrard's Bluff.
May have	a single or double height front

porch. May have side or rear wings, which are secondary to the main mass of the building.

Typically 40' - 55' wide.



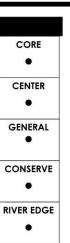


Neighborhood Ger Building Type Requ	Front Build-to Zone	Lot Width	Frontage Requirement	Rear Setback (from rear property line)	Side Setback (from side property lines)	Heiaht	
Carriage House	One Carriage House may may have a maximum foc must be located behind th full description of this type.	tprint of 800 sc ne primary strue	q. ft. Carriage	Houses	5'	5'	1
Live-Work Sideya	10'-20'	50'-100'	N/A	25'	10'	1-	
Commercial Cot	lage	10'-20	50'-100'	N/A	25'	10'	1-
Bungalow Court		10'-20' (for foremost bungalow)	60'-100'	N/A	25'	15'	1-
Cottage		10'-20'	50'-60'	N/A	25'	10'	1-
Village House		10'-15'	50'-65'	N/A	30'	15'	2-
Sideyard House		10'-15'	50'-65'	N/A	30'	5'	1
Vernacular House		10'-20'	60'-100'	N/A	30'	15'	1
Center Hall House		15'-25'	70'-100'	N/A	30'	15'	2-
Civic Building		10'-35'	N/A	N/A	N/A	10'	
Additional Building	Types						
As approved by the UD Commission with appro- with Article 2 of this of types may be allowed in HD zoning district. Buildi listed shall be regulated requirements:	10'-20'	50'-100'	N/A	25'	10'	1-	

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	<u> </u>

29,315.88 SF
±11,219.23 SF 📃
38.27%

Attachment 4



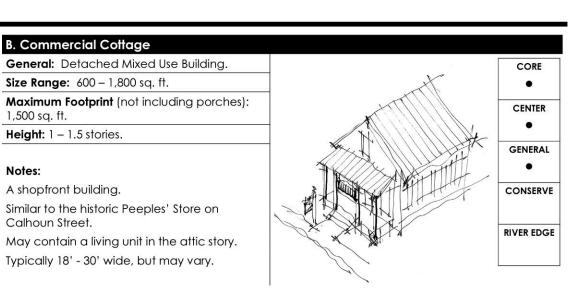
Notes A shopfront building. Similar to the historic Peeples' Store on Calhoun Street. May contain a living unit in the attic story. Typically 18' - 30' wide, but may vary.

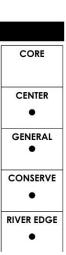
B. Commercial Cottage

Size Range: 600 – 1,800 sq. ft.

1,500 sq. ft.

Height: 1 – 1.5 stories.



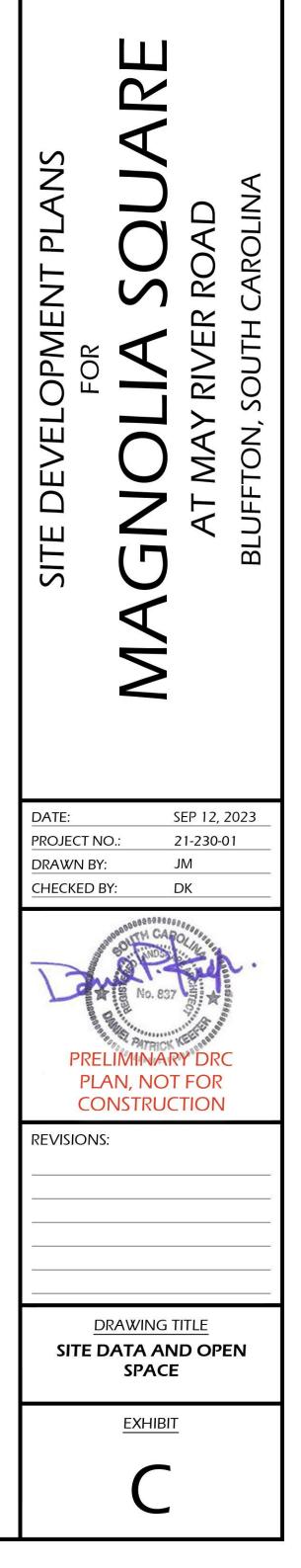


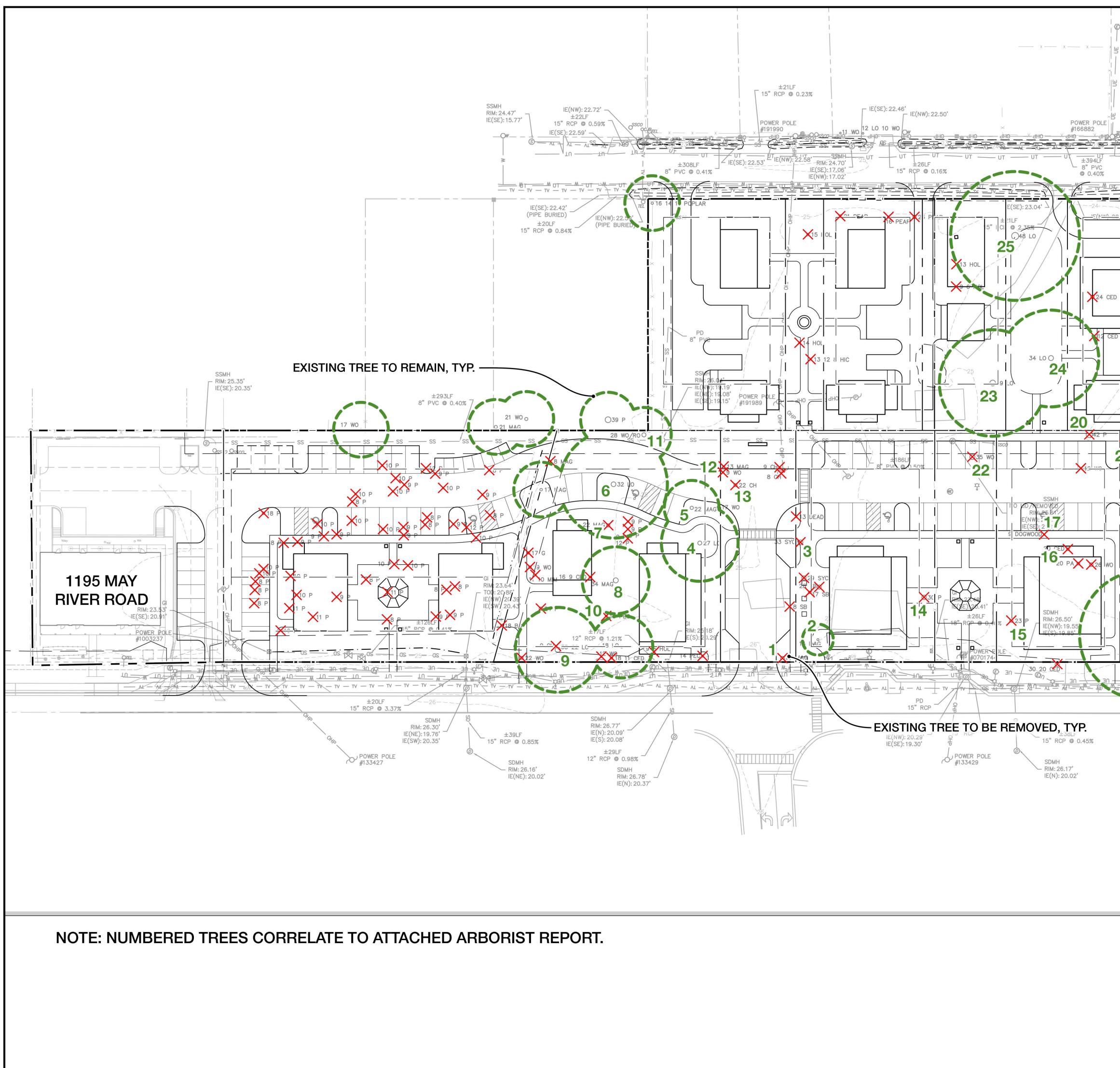


1-2.5 1-1.5 1-1.5 1-1.5 2-2.5 2 1.5 2-2.5 1 - 2.5

			Buildi	υ	22		
Lot Type	Permitted in Districts	Lot Width/Building Width (if specified)	Front ³	Rear ⁴	Side ³⁴	Lot Coverage (max)	Height (min/ max in storios) ⁵
Estate House Lot	AG RMU RG	90 ft. min, no max	30 ft. min.	40 ft. min.	15 ft. min.	50%	1-3
Large House Lot	RMU RG NC LI	70 ft. min., 89 ft. max	12 ft. min. 40 ft. max.	30 ft. min.	10 ft. min.	60%	1-3
Medium House Lot	RMU RG NC	50 ft. min., 69 ft. max.	12 ft. min. 30 ft. max.	30 ft. min.	8 ft. min.	60%	1-3
Small House Lot ⁶	RG NC GM	40 ft. min., 49 ft. max.	10 ft. min. 24 ft. max.	25 ft. min.	5 ft. min.	65%	1-3
Small Commercial Lot	RMU NC GM LI	16 ft. min., 199 ft. max.	10 ft. min.	20 ft. min.	5 ft. min.	80%	1-2
Large Commercial Lot	GM LI	200 ft. min., no max.	10 ft. min.	30 ft. min.	10 ft. min.	75%	1-5
Industrial Lot	u	150 ft. min, no max.	30 ft. min	30 ft. min	20 ft. min.	60%	1-3
Civic Lot	All Non-HD Districts	50 ft. min., no max.	10 ft. min	10 ft. min	10 ft. min.	80%	1-5

Wither Jones, K- Con-	landscape architecture land planning	www.wjkltd.com	23 Promenade Street, Suite 201 • Bluffton, South Carolina • 29910 • ph 843.757.7411
logos, specificat Written Material sh,	ALL NO (HOLE (JT PRIO	DI T BE DR IN R W	HEETS, ETAILS, USED I PART RITTEN





┌─ IE(SE): 22.17' In Lin Sones ±21LF √ 15" RCP @ 0.57% SSMH ±21LF - RIM: 23.82' 15" RCP @ 1.18% IE(NW): 18.62' IE(NW): 22.29' scla L IE(NW): 22.23' IE(SE): 22.48' − ±50LF 18" RCP @ 0.32% - IE(SE): 22.61' // IE(NW): 22.77' UE DATE ©2022 WJK LTD. OH UE DESIGN CONCEPTS, DRAWING, SHEETS LOGOS, SPECIFICATIONS, DETAILS WRITTEN MATERIAL SHALL NOT BE USE Ø, OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD. • 13 PA THIS SHEET TO SCALE AT: 24"X36" 13 P/ PLANS LINA 21⁷ L0 OPMENT X8 6 MAP POWER POLI #351682 - \Box TON \geq TTT. BLUFF \square SITE J 12 CH 048 LO 02 10 Σ <u>aqı — ne</u> ±20LF 15" RCP @ 0.30% ⁻ SEPT 12, 2023 DATE: SDMH RIM: 27.47' POWER POLE IE(N): 23.03' #351682 PROJECT NO .: 21-230-01 JM DRAWN BY: DK CHECKED BY: PRELIMINARY DRC PLAN, NOT FOR CONSTRUCTION **REVISIONS:** DRAWING TITLE TREE CANOPY AND TREE W **REMOVAL PLAN** EXHIBIT 120 105 90 45 75 D Scale 1 " = 30'

Attachment 4