

8/3/2022 Projects (K)WKT14 - Heatley Street (DR Horton) Submittal Working Drawing/Sheet 16-Submittal/Sheet 16-Sketch Plan.dwg, L1.0, mwhr



SITE DATA	
TAX PARCEL:	142-00-01-012
TOTAL ACREAGE:	+/- 16.24 ACRES (PER SURVEY)
WETLANDS:	+/- 3.67 ACRES (PER SURVEY)
LOCATION:	TOWN OF MONCK'S CORNER, SC
ZONING:	EXISTING: R-2 PROPOSED: CONDITIONAL ZONING
PROPOSED LAND USE:	DETACHED SINGLE FAMILY HOMES
TOTAL LOTS:	+/- 37 (55'X125') LOTS
DENSITY:	2.28 DU/AC
PROP. CONDITIONAL LOT STANDARDS:	MINIMUM LOT WIDTH: 55' MINIMUM LOT AREA: 6,875 SF
SETBACKS:	FRONT: 25' SIDE: 7.5' CORNER: 15' REAR: 15'
BUILDING HEIGHT:	35' MAX.
RECREATION OPEN SPACE:	REQUIRED: +/- 2.1 ACRES (13%) PROPOSED: +/- 2.1 ACRES (13%)
CONTACT INFORMATION	
APPLICANT/DEVELOPER:	D.R. HORTON (ATTN: DAVIS MCNAIR) 2057 WAMBAW CREEK ROAD CHARLESTON, SC 29492 (843) 330-0296
ENGINEER/CONSULTANT:	ESP ASSOCIATES, INC. 2154 N CENTER STREET, SUITE 504 NORTH CHARLESTON, SC 29406 (843) 714-2040

GENERAL NOTES

- Base information provided by Berkeley County GIS data & Boundary, Tree and Topographic Survey provided by Parker Land Surveying dated July 29, 2022 and should be verified for accuracy.
- All site plan, zoning, and wetland information utilized in the preparation of this Sketch Plan is considered to be preliminary in nature and subject to change and final verification.
- Draft - Do not rely on this document.

Floodplain Information
Floodplain is not located on-site; information obtained from FEMA FIRM Panel 45015C0385E effective date of study 12/07/2018.

Stream/Wetland Information
Stream/Wetland information is based on preliminary information provided to ESP by Berkeley County GIS data & Boundary, Tree and Topographic Survey provided by Parker Land Surveying dated July 29, 2022. For purposes of preparation of this Sketch Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Sketch Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy-unit loss may occur.

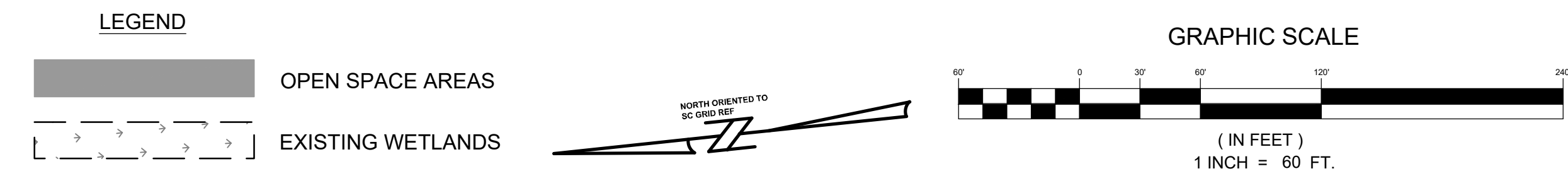
Access Points/Driveways/Streets

- Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
- All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the Town of Moncks Corner Land Development Ordinance and applicable standards identified by SCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

Open Space
Open Space areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Potential Stormwater Quality Areas
Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

Public Information
ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.



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PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	REVISION

SKETCH PLAN
HEATLEY STREET

PROJECT INFORMATION

PROJECT MANAGER:	KPM
DESIGNED BY:	CNS
DRAWN BY:	CNS
PROJECT NUMBER:	KT16-100
ORIGINAL DATE:	2/20/2024

SHEET: **1 OF 1**

TOWN OF MONCK'S CORNER, SC
D.R. HORTON