



TRACT 6  
 NOW OR FORMERLY  
 O ALLEN GETHERS PROPERTIES LLC  
 TMS# 142-08-04-011  
 DEED BK 7498 PG 210  
 FLAT BK. C PG. 151

SHELBY MCCULLOUGH  
 TMS# 142-08-04-014

**HATCH LEGEND**

	CONCRETE SIDEWALK		CONCRETE DRIVEWAY
	BUFFER		PAVEMENT
	OPEN SPACE (PASSIVE & ACTIVE)		DRAINAGE EASEMENT

**McNair**  
 Design & Development

MCNAIR.DESIGN.DEVELOPMENT@GMAIL.COM  
 843-330-0296

SOUTH CAROLINA  
 LICENSED PROFESSIONAL ARCHITECT  
 No. 38281  
 L. D. ELLIS MCNAIR

SOUTH CAROLINA  
 MCNAIR  
 DESIGN & DEVELOPMENT  
 No. 7191  
 CERTIFICATE OF AUTHORIZATION

**402 WALL STREET**  
 MONCK'S CORNER, SC 29461  
 TMS#: 142-08-04-012, 142-08-04-013

<p><b>SITE INFORMATION</b></p> <ul style="list-style-type: none"> <li>TMS# 142-08-04-012 , 142-08-04-013</li> <li>ACREAGE: 4.35 ACRES 1.23 ACRES 5.58 ACRES</li> <li>ZONING: TOWN OF MONCK'S CORNER - R-2</li> </ul> <p><b>LOT SUMMARY:</b></p> <ul style="list-style-type: none"> <li>UNITS: 15 (50' X 120')</li> <li>PROPOSED DENSITY: 2.69 UNITS/ACRE</li> </ul>	<p><b>R-2 LOT REQUIREMENTS:</b></p> <ul style="list-style-type: none"> <li>MAX DENSITY: 5 UNITS/ACRE</li> <li>MIN LOT AREA: 8,500 SF</li> <li>MIN. 70' WIDTH</li> <li>FRONT SETBACK: 25'</li> <li>SIDE SETBACK: 10'</li> <li>REAR SETBACK: 15'</li> <li>MAX . LOT COVERAGE: 30%</li> </ul>	<p><b>CONDITIONAL REZONING:</b></p> <ul style="list-style-type: none"> <li>MAX DENSITY: 5 UNITS/ACRE</li> <li>MIN LOT AREA: 6,000 SF</li> <li>MIN. 40' WIDTH</li> <li>FRONT SETBACK: 25'</li> <li>SIDE SETBACK: 7.5'</li> <li>REAR SETBACK: 15'</li> <li>MAX . LOT COVERAGE: 50%</li> </ul>	<p><b>OPEN SPACE CALCULATIONS:</b></p> <ul style="list-style-type: none"> <li>REQUIRED OPEN SPACE: 13% (0.73 AC.)</li> <li>DENSITY BONUS INCENTIVE: 20% (1.12 AC)</li> </ul> <p><small>* OPEN SPACE LOCATIONS AND TOTAL ACREAGE IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.</small></p>
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**REVISION HISTORY**

1. XX/XX/XX	
DRAWN BY:	DEM
DATE:	02/20/25
JOB #:	TBD

**SITE PLAN**

**C-5.0**

