

Vicinity Map  
Not To Scale

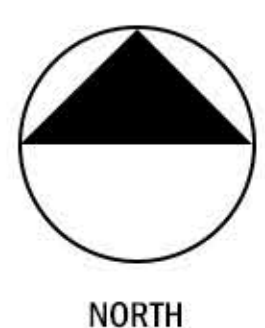
Site Data:	
Tax Parcel:	142-00-01-012
Total Acreage:	+/- 15.75 Acres (per GIS)
Residential Acreage:	+/- 14.50 Acres
Commercial Acreage:	+/- 1.25 Acres
Location:	Town of Moncks Corner, SC
Zoning:	
Existing:	R-2
Proposed:	R-2 (Conditional)
Total Lots:	+/- 30 (55'x125') Lots
Density*:	2.07 DU/AC
Active Open Space*:	
Required:	+/- 1.89 Acres (13%)
Proposed:	+/- 1.89 Acres (13%) Minimum
* Note: Density and Active Open Space calculated using Residential Acreage (14.50 Acres)	

- General Notes:**
1. Base information provided by Berkeley County GIS Data and should be verified for accuracy.
  2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
  3. 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 "Wetlands Exhibit" prepared by Sabine & Waters, Inc. revised 08/06/2021. For purposes of preparation of this Preliminary Concept Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Preliminary Concept 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**  
1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.  
2. 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.

DRAFT  
DO NOT RELY ON THIS DOCUMENT



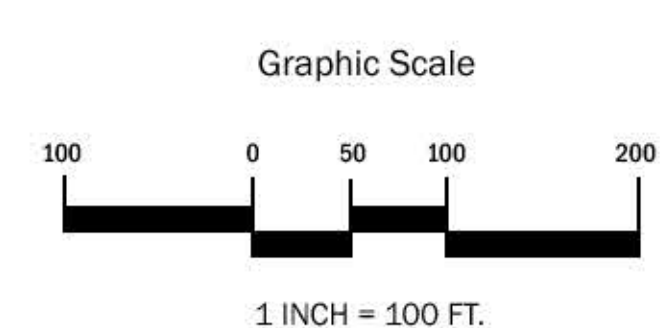
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## Heatley Street Site Preliminary Concept Plan F

ESP Job #KT16

August 31, 2022



2057 Wambaw Creek Road  
Charleston, SC 29492