

Vicinity Map

Not To Scale



Site Data:

Tax Parcels: 142-00-01-012, 142-10-02-026,
142-10-01-052, & 142-10-01-055

Total Acreage:	<u>+/- 33.97 Acres (per GIS)</u>
Original Site:	+/- 15.75 Acres
Add'l Parcels:	+/- 18.22 Acres

Location: Town of Moncks Corner & Berkeley County, SC

Zoning:
Existing: R-2 & C-2 (Moncks Corner)
R-2 (Berkeley County)
Proposed: R-2 Conditional (Moncks Corner)

Total Lots:	+/- 68 (55'x125') Lots
Original Site:	+/- 30 Lots
Add'l Parcels:	+/- 38 Lots (w/ 1.3 AC Mitigation)

Density*: 2.0 DU/AC

Active Open Space*:	
Required:	+/- 4.26 Acres (13%)
Proposed:	+/- 4.26 Acres (13%) Minimum

* Note: Density and Active Open Space calculated using Residential Acreage only:
14.50 (Original Site) + 18.22 (Add'l Parcels) = 32.72 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

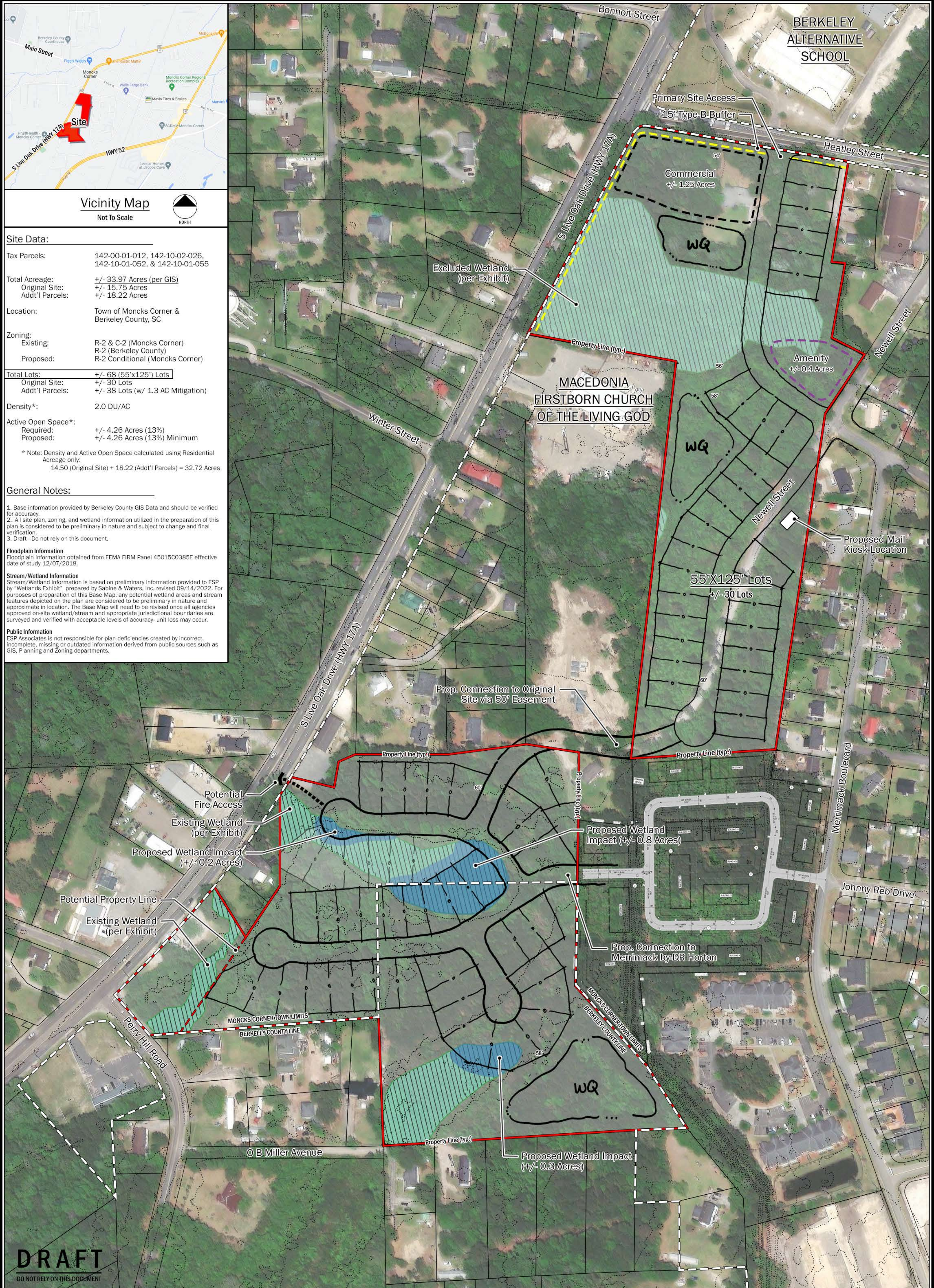
Floodplain information obtained from FEMA FIRM Panel 45015C0385E effective date of study 12/07/2018.

Stream/Wetland Information

Stream/Wetland Information
Stream/Wetland Information is based on preliminary information provided to ESP by "Wetlands Exhibit" prepared by Sabine & Waters, Inc. revised 09/14/2022. For purposes of preparation of this Base Map, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Base Map 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.

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ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

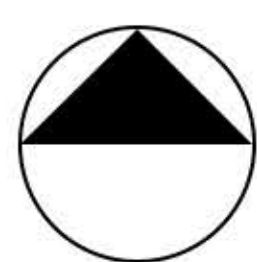


DRAFT

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NORTH

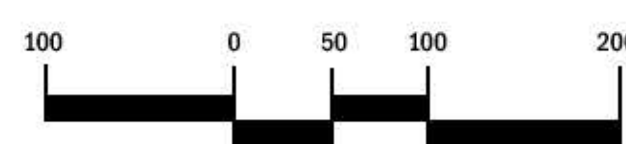
Heatley Street Site

Preliminary Concept Plan

ESP Job # KT16.100

September 20, 2022

Graphic Scale



1 INCH = 100 FT.

D·R·HORTON
America's Builder

2057 Wambaw Creek Road
Charleston, SC 29492