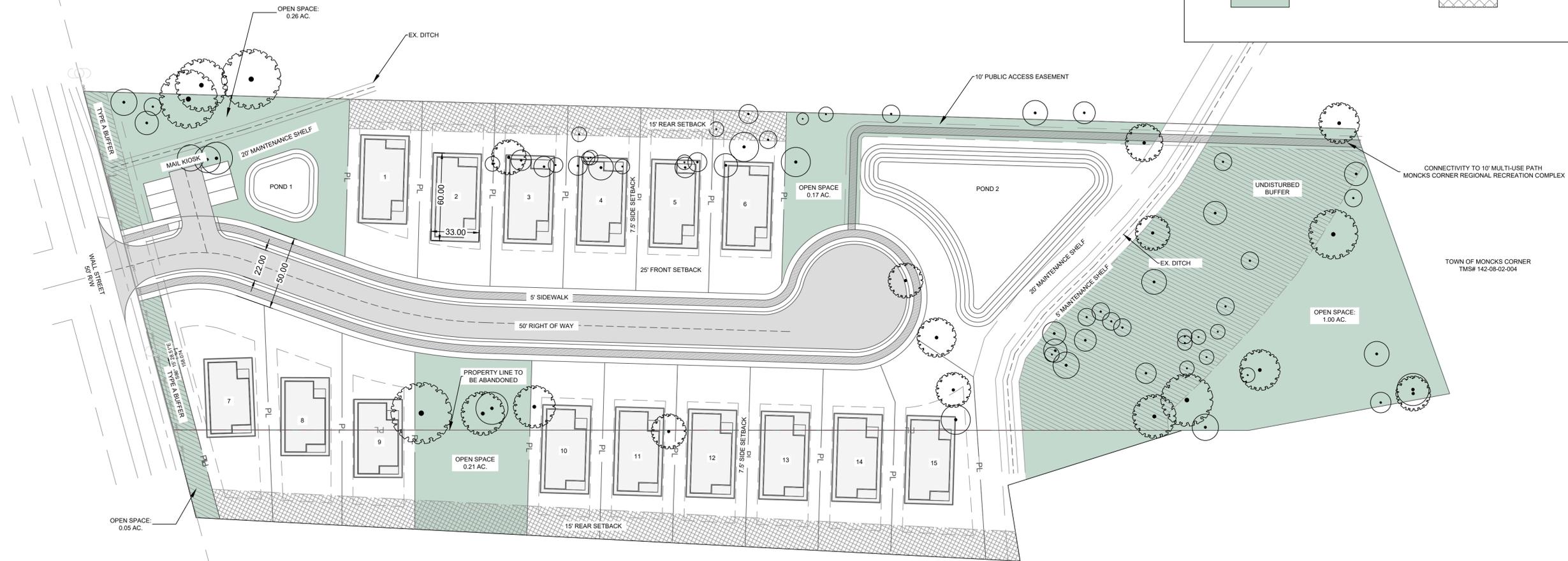


EXHIBIT A - CONCEPT PLAN

HATCH LEGEND

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

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



SHELBY MCCULLOUGH
TMS# 142-08-04-014

SITE INFORMATION

- TMS# 142-08-04-012, 142-08-04-013
- ACREAGE:
4.35 ACRES
1.23 ACRES
5.58 ACRES
- ZONING: TOWN OF MONCK'S CORNER - R-2

LOT SUMMARY:

- UNITS: 15 (50' X 120')
- PROPOSED DENSITY: 2.69 UNITS/ACRE

R-2 LOT REQUIREMENTS:

- MAX DENSITY: 5 UNITS/ACRE
- MIN LOT AREA: 8,500 SF
- MIN. 70' WIDTH
- FRONT SETBACK: 25'
- SIDE SETBACK: 10'
- REAR SETBACK: 15'
- MAX . LOT COVERAGE: 30%

CONDITIONAL REZONING:

- MAX DENSITY: 5 UNITS/ACRE
- MIN LOT AREA: 6,000 SF
- MIN. 40' WIDTH
- FRONT SETBACK: 25'
- SIDE SETBACK: 7.5'
- REAR SETBACK: 15'
- MAX . LOT COVERAGE: 50%

OPEN SPACE CALCULATIONS:

- REQUIRED OPEN SPACE: 13% (0.73 AC.)
 - DENSITY BONUS INCENTIVE: 20% (1.12 AC)
- * OPEN SPACE LOCATIONS AND TOTAL ACREAGE IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

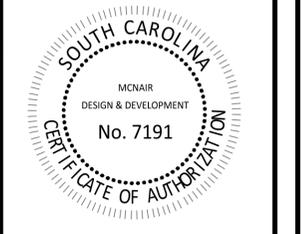
REVISION HISTORY

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

SITE PLAN

C-5.0

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

