



LOCATION MAP
(NTS)

PROPERTY & ZONING INFORMATION

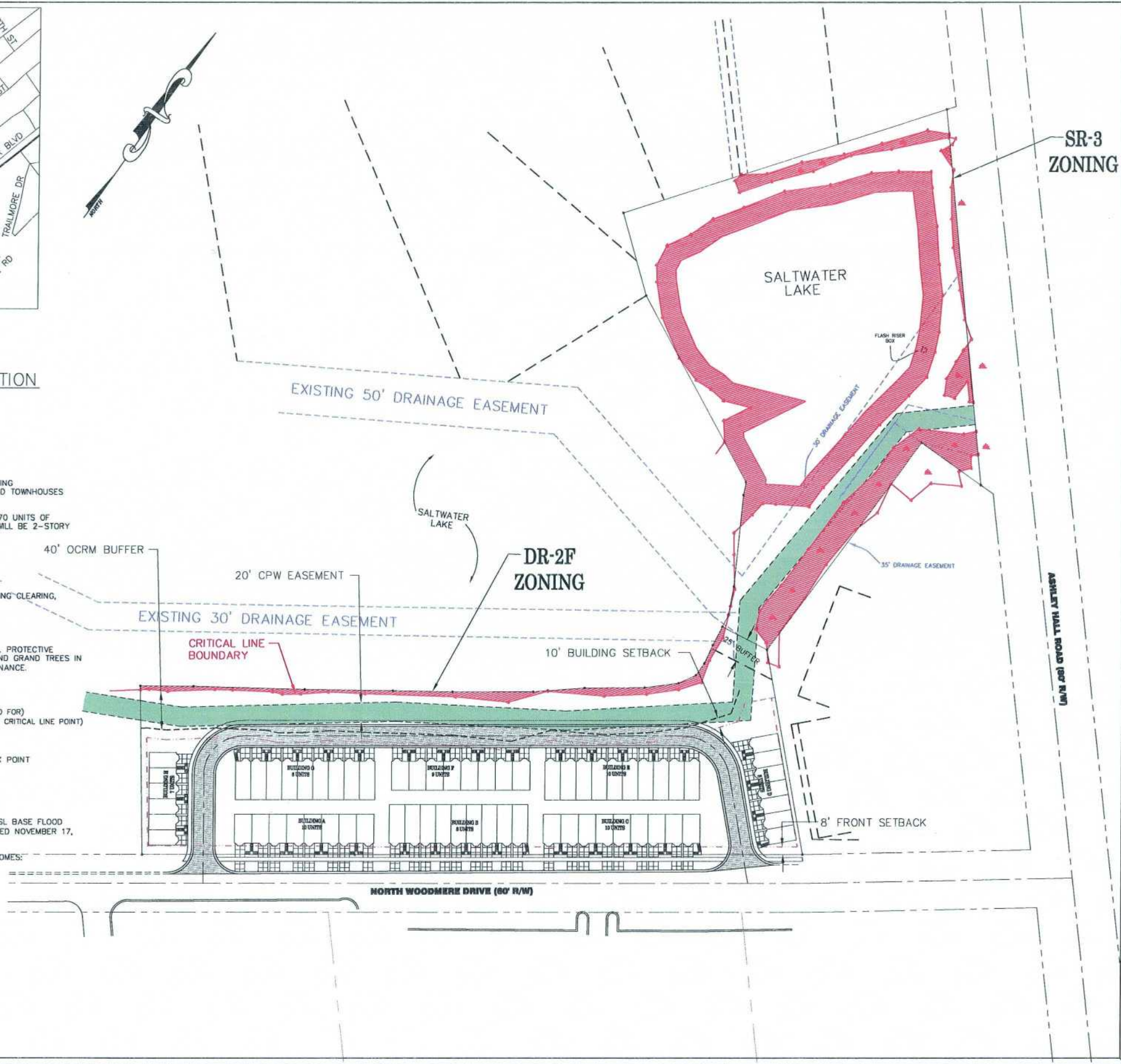
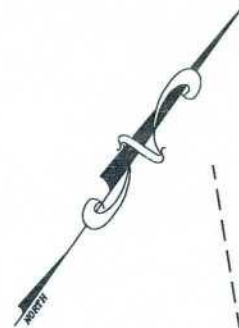
1. DEVELOPER: AD DEVELOPMENT, LLC
ADDRESS: C/O CHARLESTOWNE INVESTMENTS, LLC
4663 FRANCHISE STREET, SUITE 103
NORTH CHARLESTON, SC 29418
TELEPHONE: (843)813-8626
2. THE PLANS ARE BEING SUBMITTED FOR SITE PLAN APPROVAL.
3. THE SUBJECT PROPERTY (TMS: 351-04-00-007) HAS TWO ZONING CLASSIFICATIONS, DR-2F AND SP-2, AS SHOWN. THE PROPOSED TOWNHOUSES WILL BE DEVELOPED ON THE PORTION ZONED DR-2F.
4. PROPOSED DEVELOPMENT: THE DEVELOPMENT WILL CONSIST OF 70 UNITS OF MULTI-FAMILY TOWNHOUSE CONDOMINIUMS. EACH TOWNHOUSE WILL BE 2-STORY WITH A GARAGE LOCATED BELOW THE FIRST FLOOR.
5. DENSITY:

ZONING	REQUIRED	PROVIDED
DR-2F	26.4 UNITS/AC.	70/2.85AC. = 24.6 UNITS/AC.
6. THERE ARE 108 PROTECTED TREES THAT WILL BE REMOVED DURING CLEARING, LEAVING 86 PROTECTED TREES ON SITE.
 $\frac{86 \text{ TREES}}{5.41 \text{ AC.}} = 15.9 \text{ TREES/AC. TO REMAIN}$
THIS EXCEEDS THE CITY'S REQUIREMENT OF 15 TREES PER ACRE. PROTECTIVE BARRICADES WILL BE PLACED AROUND ALL PROTECTED TREES AND GRAND TREES IN DEVELOPMENT AREAS PER SECTION 54-330 OF THE CITY'S ORDINANCE.
7. YARD SETBACK:

	REQUIRED	ACTUAL
FRONT	25'	8' (VARIANCE BEING APPLIED FOR)
REAR	3'	59' (OFFSET FROM NEAREST CRITICAL LINE POINT)
SIDE	10' (TOTAL)	11.03' (TOTAL)
	7' (SW)	7.13' (SW)
	3' (NE)	3.90' (NE)
OCRM BUFFER	40'	19' TO NEAREST SIDEWALK POINT
10' BUILDING SETBACK	50'	59'
8. THE APPROXIMATE BUILDING COVERAGE ON THE SITE IS 20%.
9. PARKING: EACH UNIT WILL HAVE A 2-CAR GARAGE & DRIVEWAY.
10. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AE (13' MSL BASE FLOOD ELEVATION) PER FLOOD INSURANCE RATE MAP 45019C0492J DATED NOVEMBER 17, 2004.
11. THE FOLLOWING IS A LIST OF UTILITY PROVIDERS FOR THE TOWNHOMES:

WATER: CHARLESTON WATER SYSTEM
SEWER: CHARLESTON WATER SYSTEM
TELEPHONE: BELL SOUTH
CABLE: COMCAST/KNOLOGY
ELECTRIC: SOUTH CAROLINA ELECTRIC & GAS (SCE&G)

GRAPHIC SCALE



CHARLESTOWNE INVESTMENTS, LLC.
OWNER
ASHLEY HALL ROAD
CHARLESTON COUNTY, SOUTH CAROLINA
LOCATION
PROJECT TITLE
ASHLEY HALL TOWNHOUSES

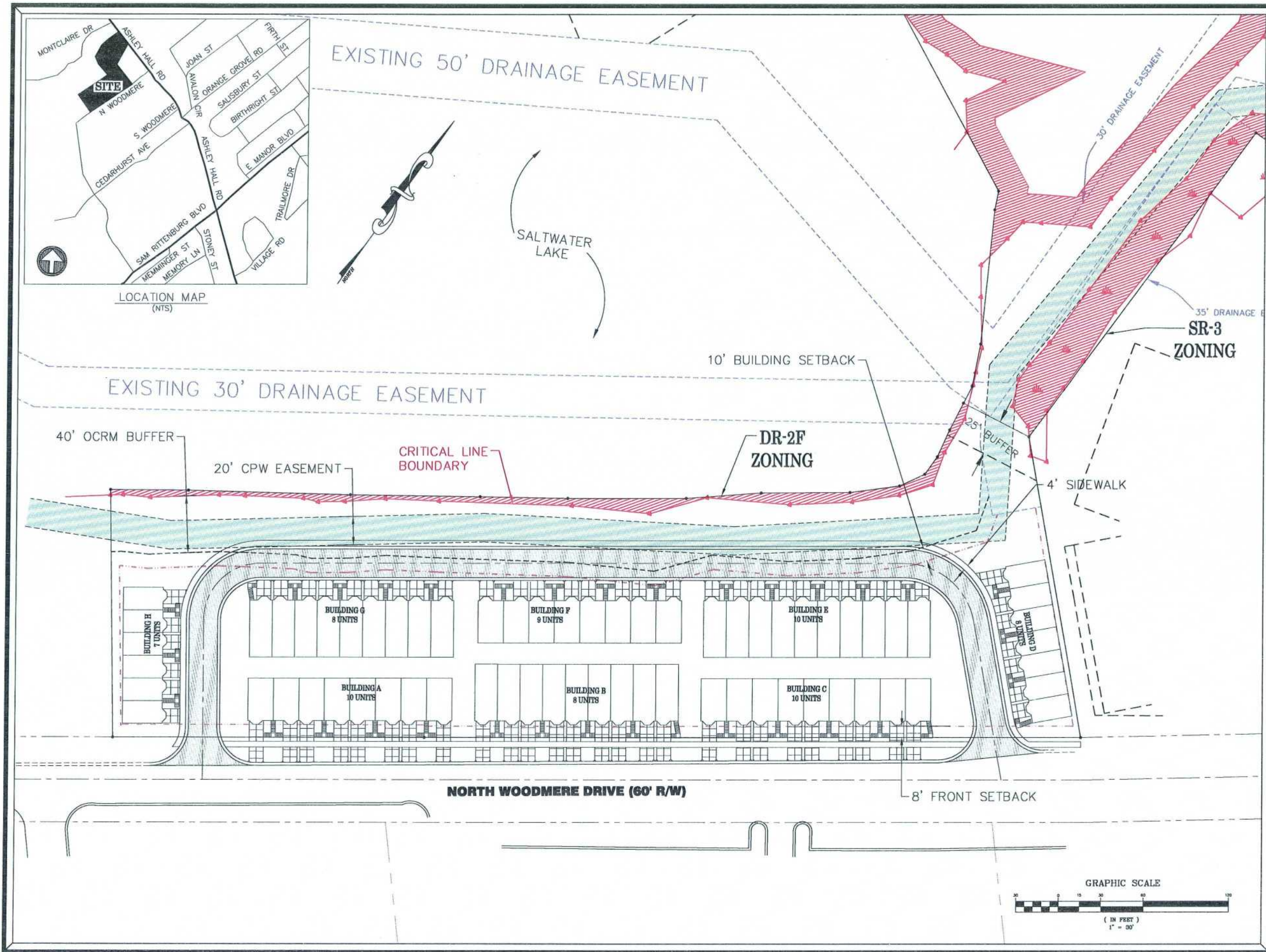
TMS # 351-04-00-007
SITE PLAN

NO.	REVISION	DATE	BY
A	VARIANCE REQUEST	3/3/07	JMS

JOB NUMBER: 1343.00
DATE: DECEMBER 12, 2006
DRAWN BY: JDS CHECKED BY: SST
DESIGNED BY: JDC APPROVED BY: JMS

C-1

1
OF
2



ENGINEERING DESIGN PLANNING

100-A Central Avenue, Suite 200
Coker Creek, SC 29405

Phone: 843.669.7992
Fax: 843.615.0540

10/11/07

CHARLESTOWNE INVESTMENTS, LLC.

OWNER

ASHLEY HALL ROAD

CHARLESTON COUNTY, SOUTH CAROLINA

LOCATION

ASHLEY HALL TOWNHOUSES

PROJECT TITLE

TMS # 351-04-00-007

SITE PLAN

DRAWING TITLE

NO.	REVISION	DATE	BY
A	VARIANCE REQUEST	3/3/07	JMS

JOB NUMBER: 1343.00

DATE: DECEMBER 12, 2006

DRAWN BY: JDS **CHECKED BY: SST**

DESIGNED BY: JDG **APPROVED BY: JMS**

C-2

2 OF 2