

PROPOSED COVERAGE

TOTAL LOT AREA	16,051 SQFT
MAX. COVERAGE BY BUILDING (35%)	5,617 SQFT
MAX. ADDITION COVERAGE	5,617 SQFT
HOUSE FLOOR	2,232 SQFT
PORCHES W/STAIRS	674 SQFT
DECK W/STAIRS	173 SQFT
POOL	444 SQFT
ADU W/STAIRS	672 SQFT
TOTAL COVERAGE	4,195 SQFT
TOTAL COVERAGE %	26.13 %

PROPERTY INFORMATION FROM ZONING
MOUNT PLEASANT, CHARLESTON COUNTY

ZONING=R1 - LOW DENSITY RESIDENTIAL

SETCKBACKS=
FRONT=30' (MIN. FRONT SETBACK: 15')
REAR= 30'
SIDE-COMBINE=25'
SIDE-INDIVIDUAL=10'

BUILDING COVERAGE=35%

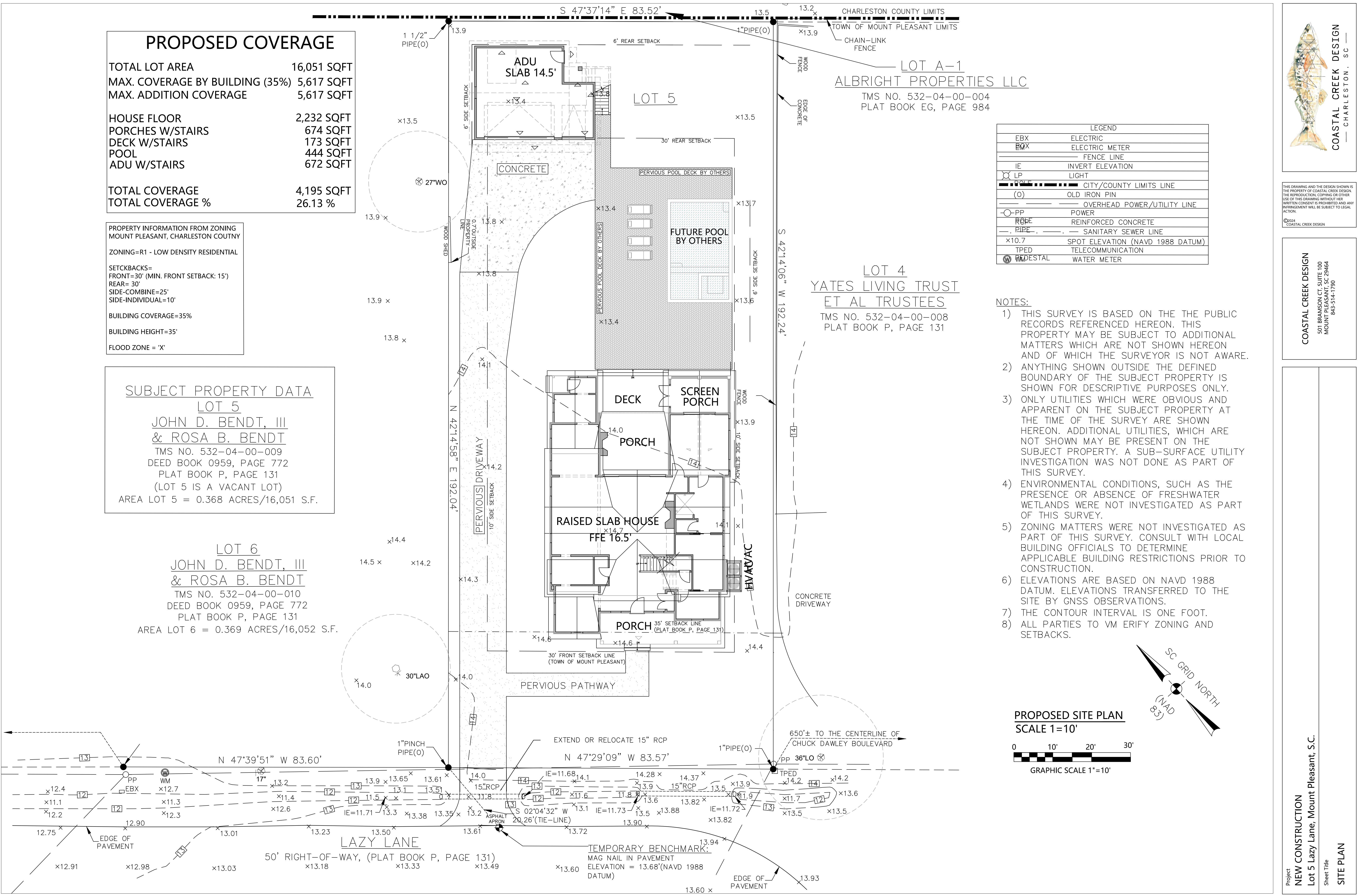
BUILDING HEIGHT=35'

FLOOD ZONE = 'X'

SUBJECT PROPERTY DATA

LOT 5
JOHN D. BENDT, III
& ROSA B. BENDT
TMS NO. 532-04-00-009
DEED BOOK 0959, PAGE 772
PLAT BOOK P, PAGE 131
(LOT 5 IS A VACANT LOT)
AREA LOT 5 = 0.368 ACRES/16,051 S.F.

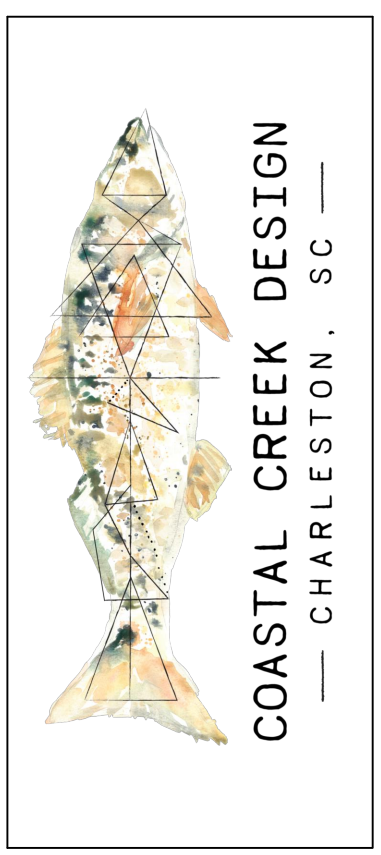
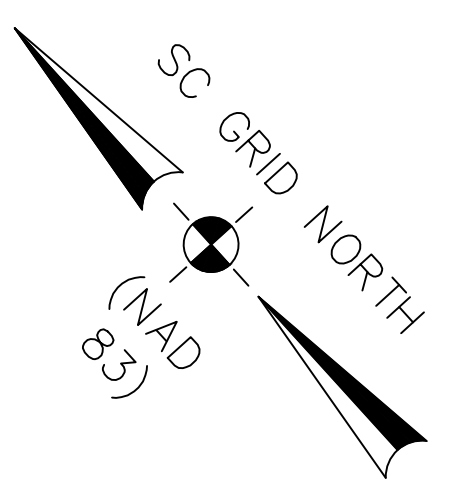
LOT 6
JOHN D. BENDT, III
& ROSA B. BENDT
TMS NO. 532-04-00-010
DEED BOOK 0959, PAGE 772
PLAT BOOK P, PAGE 131
AREA LOT 6 = 0.369 ACRES/16,052 S.F.



LEGEND	
EBX	ELECTRIC
EMX	ELECTRIC METER
---	FENCE LINE
IE	INVERT ELEVATION
LP	LIGHT
---	CITY/COUNTY LIMITS LINE
(O)	OLD IRON PIN
---	OVERHEAD POWER/UTILITY LINE
PP	POWER
ROBE	REINFORCED CONCRETE
PIPE	SANITARY SEWER LINE
x10.7	SPOT ELEVATION (NAVD 1988 DATUM)
TPED	TELECOMMUNICATION
WM	WATER METER

- NOTES:
- 1) THIS SURVEY IS BASED ON THE THE PUBLIC RECORDS REFERENCED HEREON. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL MATTERS WHICH ARE NOT SHOWN HEREON AND OF WHICH THE SURVEYOR IS NOT AWARE.
 - 2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THE SUBJECT PROPERTY IS SHOWN FOR DESCRIPTIVE PURPOSES ONLY.
 - 3) ONLY UTILITIES WHICH WERE OBVIOUS AND APPARENT ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY ARE SHOWN HEREON. ADDITIONAL UTILITIES, WHICH ARE NOT SHOWN MAY BE PRESENT ON THE SUBJECT PROPERTY. A SUB-SURFACE UTILITY INVESTIGATION WAS NOT DONE AS PART OF THIS SURVEY.
 - 4) ENVIRONMENTAL CONDITIONS, SUCH AS THE PRESENCE OR ABSENCE OF FRESHWATER WETLANDS WERE NOT INVESTIGATED AS PART OF THIS SURVEY.
 - 5) ZONING MATTERS WERE NOT INVESTIGATED AS PART OF THIS SURVEY. CONSULT WITH LOCAL BUILDING OFFICIALS TO DETERMINE APPLICABLE BUILDING RESTRICTIONS PRIOR TO CONSTRUCTION.
 - 6) ELEVATIONS ARE BASED ON NAVD 1988 DATUM. ELEVATIONS TRANSFERRED TO THE SITE BY GNSS OBSERVATIONS.
 - 7) THE CONTOUR INTERVAL IS ONE FOOT.
 - 8) ALL PARTIES TO VM ERIFY ZONING AND SETBACKS.

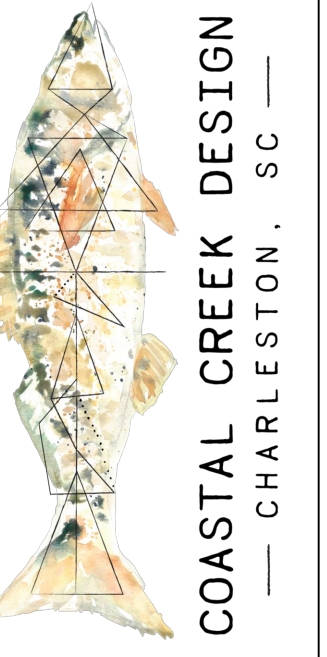
PROPOSED SITE PLAN
SCALE 1"=10'
GRAPHIC SCALE 1"=10'



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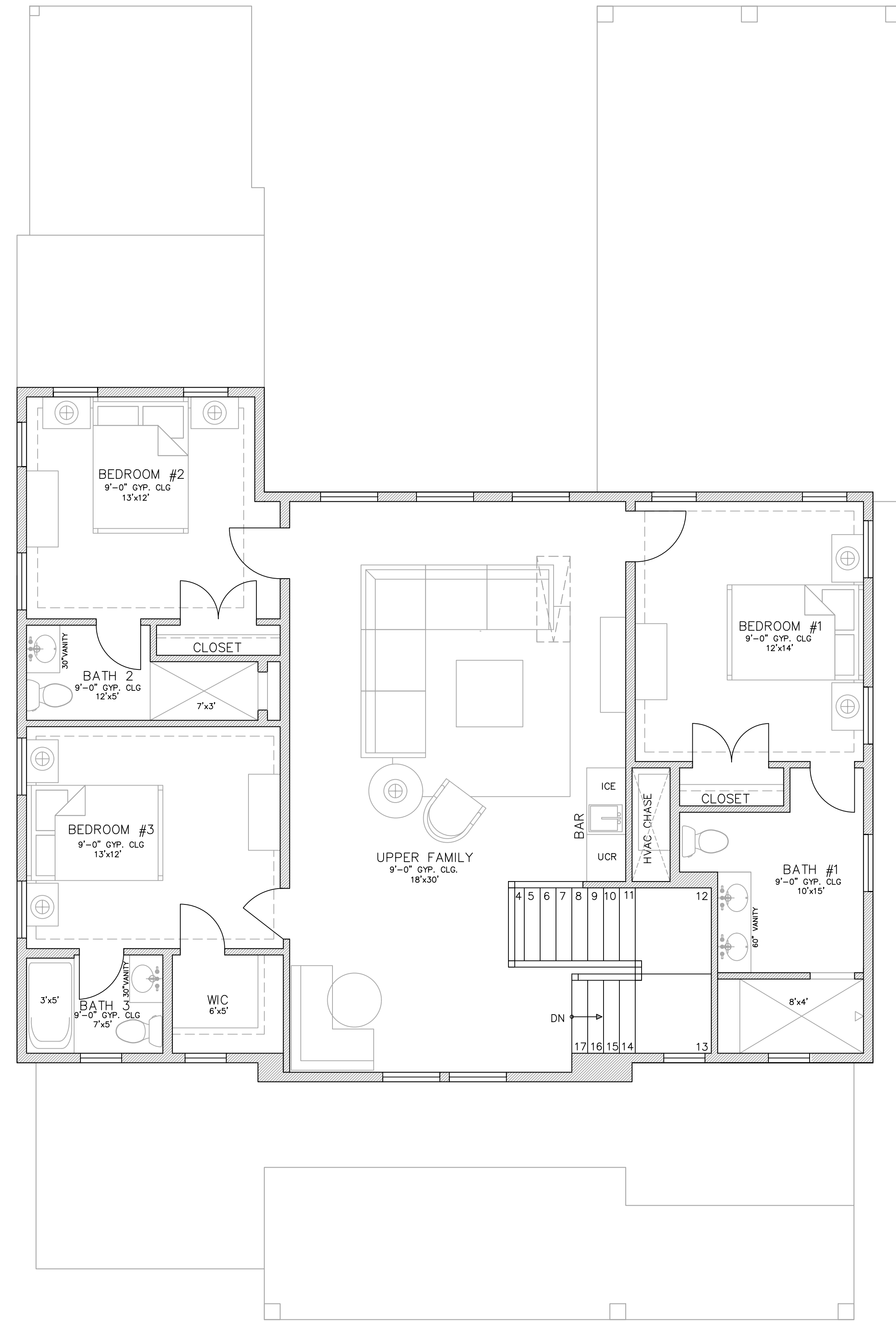
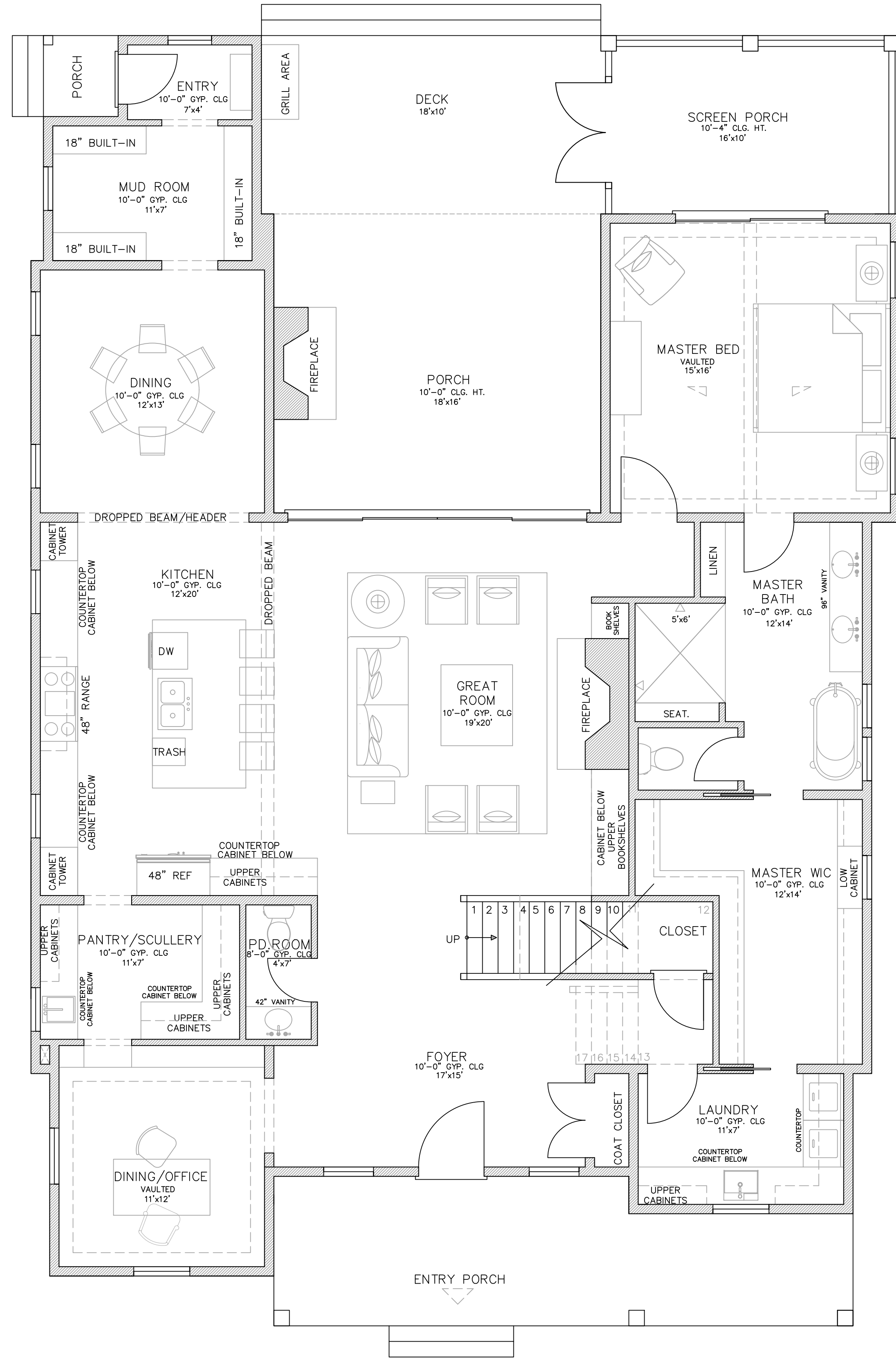
COASTAL CREEK DESIGN
501 BRAMSON CT, SUITE 100
MOUNT PLEASANT, SC 29464
843-514-1790

Project
NEW CONSTRUCTION
Lot 5 Lazy Lane, Mount Pleasant, S.C.
Sheet Title
SITE PLAN



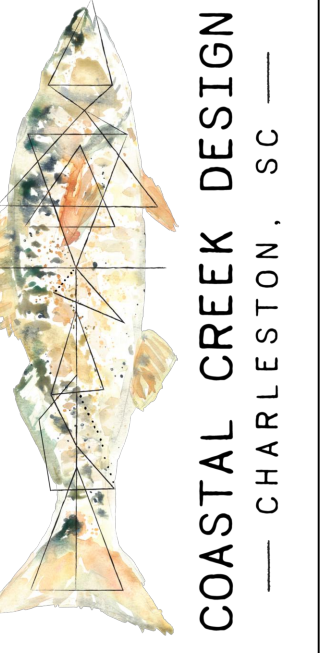
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1ST FLOOR AREA	2,232 SQFT
2ND FLOOR AREA	1,364 SQFT
TOTAL HEATED AREA	3,596 SQFT
PORCHES/STAIRS AREA	674 SQFT
DECK/STAIRS AREA	173 SQFT

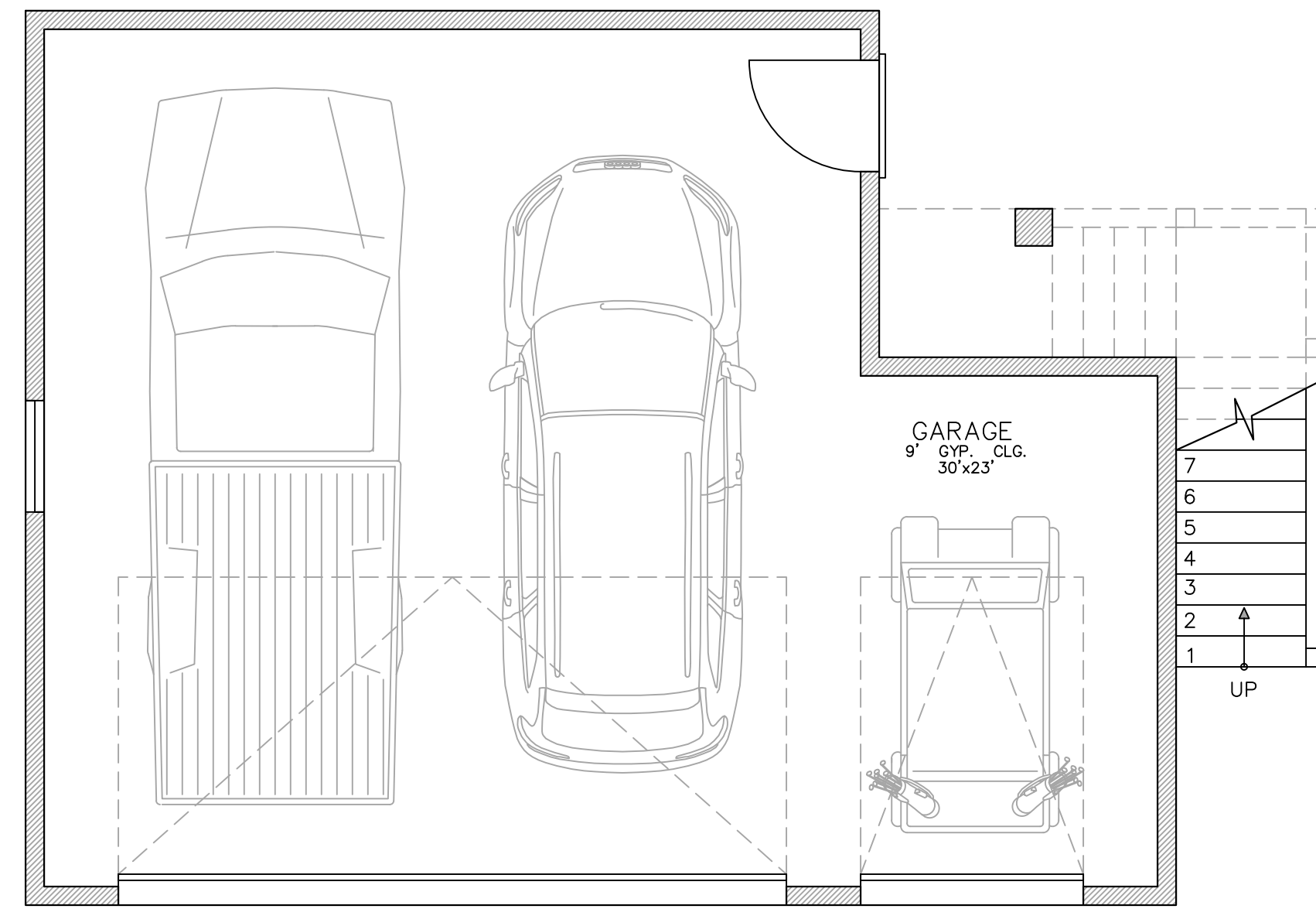
Project
NEW CONSTRUCTION
Lot 5 Lazy Lane, Mount Pleasant, S.C.
Sheet Title
MAINHOUSE FLOOR PLANS



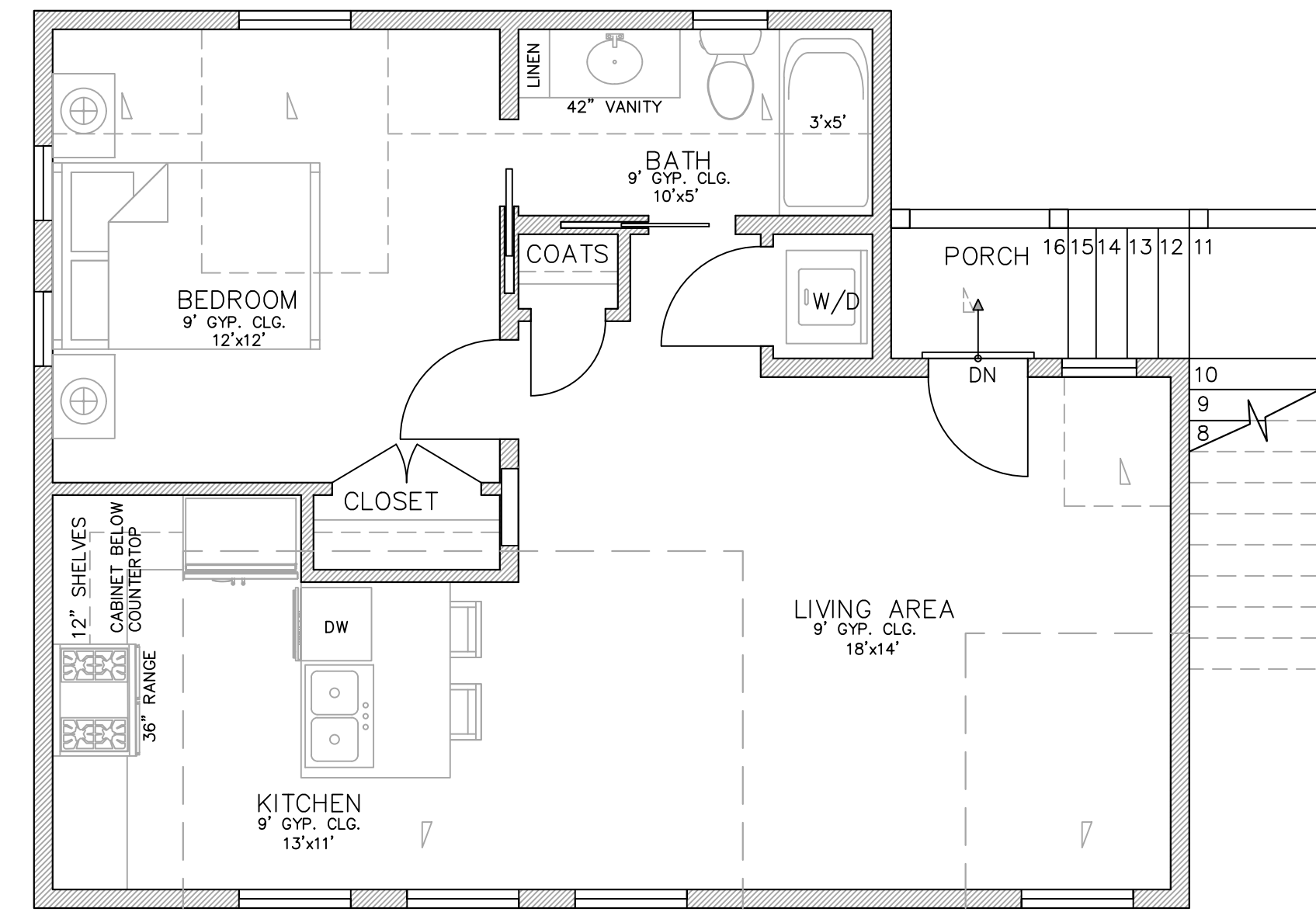
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GARAGE FLOOR PLAN
SCALE 1/4" = 1'-0"



1ST FLOOR PLAN
SCALE 1/4" = 1'-0"

ACCESSORY DWELLING

PROPOSED ADU AREA	672 SQFT
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