

# PROPOSED COVERAGE

TOTAL LOT AREA	16,051 SQFT
MAX. COVERAGE BY BUILDING (35%)	5,617 SQFT
MAX. ADDITION COVERAGE	5,617 SQFT
HOUSE FLOOR	1,983 SQFT
PORCHES W/STAIRS	613 SQFT
POOL	463 SQFT
ADU	695 SQFT

TOTAL COVERAGE	3,754 SQFT
TOTAL COVERAGE %	23.38 %

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%

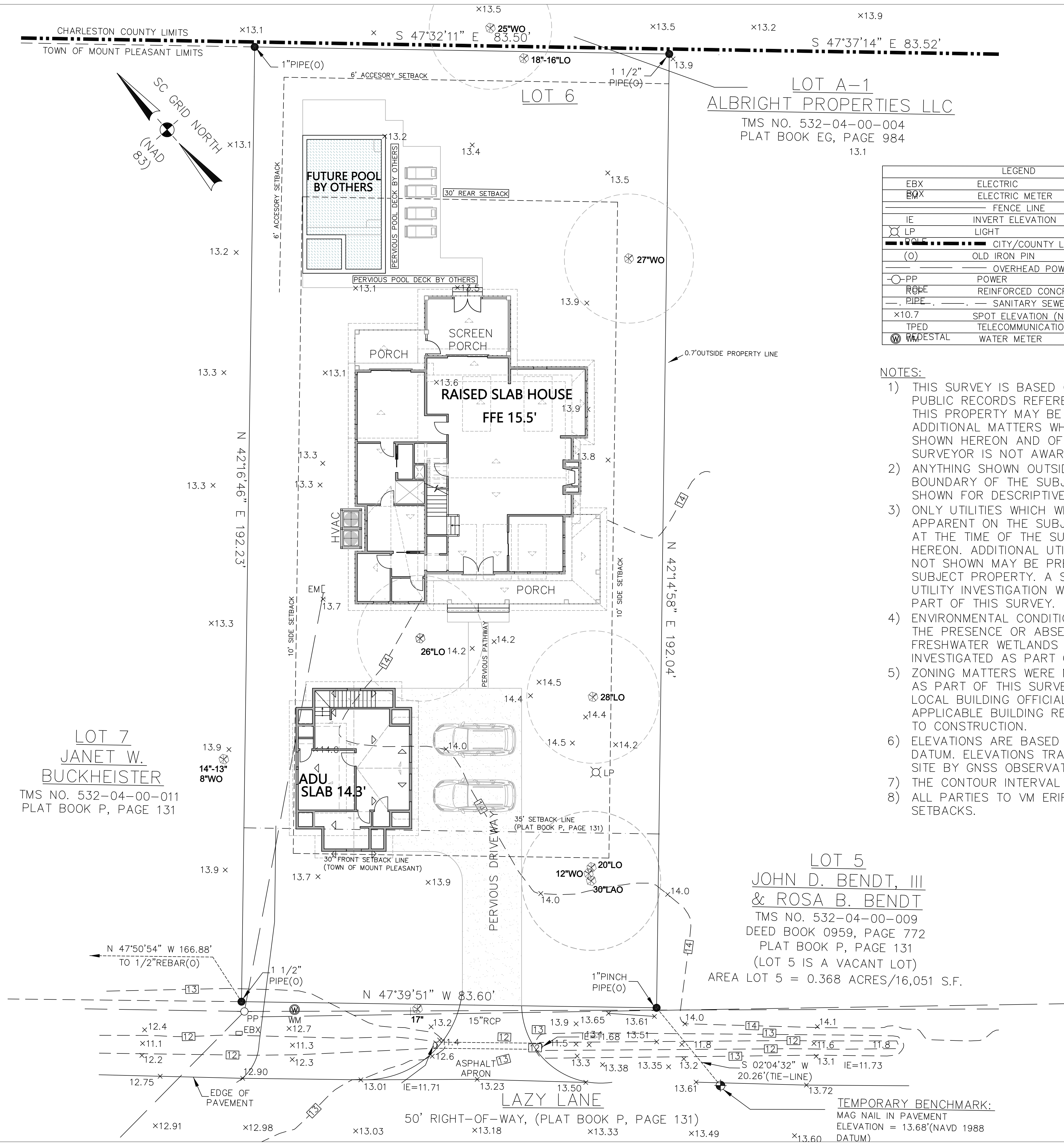
BUILDING HEIGHT=35'

FLOOD ZONE = 'X'

## SUBJECT PROPERTY DATA

LOT 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.

## PROPOSED SITE PLAN



LOT A-1  
ALBRIGHT PROPERTIES LLC  
TMS NO. 532-04-00-004  
PLAT BOOK EG, PAGE 984  
13.1

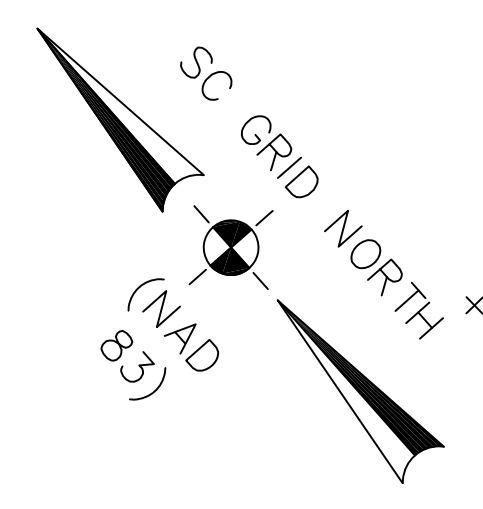
LEGEND	
EBX	ELECTRIC
EMX	ELECTRIC METER
---	FENCE LINE
IE	INVERT ELEVATION
⊗ LP	LIGHT
---	CITY/COUNTY LIMITS LINE
(O)	OLD IRON PIN
---	OVERHEAD POWER/UTILITY LINE
○-PP	POWER
⊗ RE	REINFORCED CONCRETE
---	SANITARY SEWER LINE
×10.7	SPOT ELEVATION (NAVD 1988 DATUM)
TPED	TELECOMMUNICATION
⊗ WM	WATER METER

- 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.

LOT 7  
JANET W. BUCKHEISTER  
TMS NO. 532-04-00-011  
PLAT BOOK P, PAGE 131

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.

TEMPORARY BENCHMARK:  
MAG NAIL IN PAVEMENT  
ELEVATION = 13.68'(NAVD 1988 DATUM)

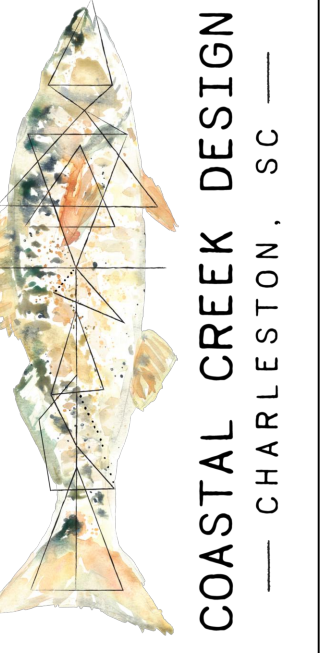


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COASTAL CREEK DESIGN  
501 BRAMSON CT, SUITE 100  
MOUNT PLEASANT, SC 29464  
843-514-1790

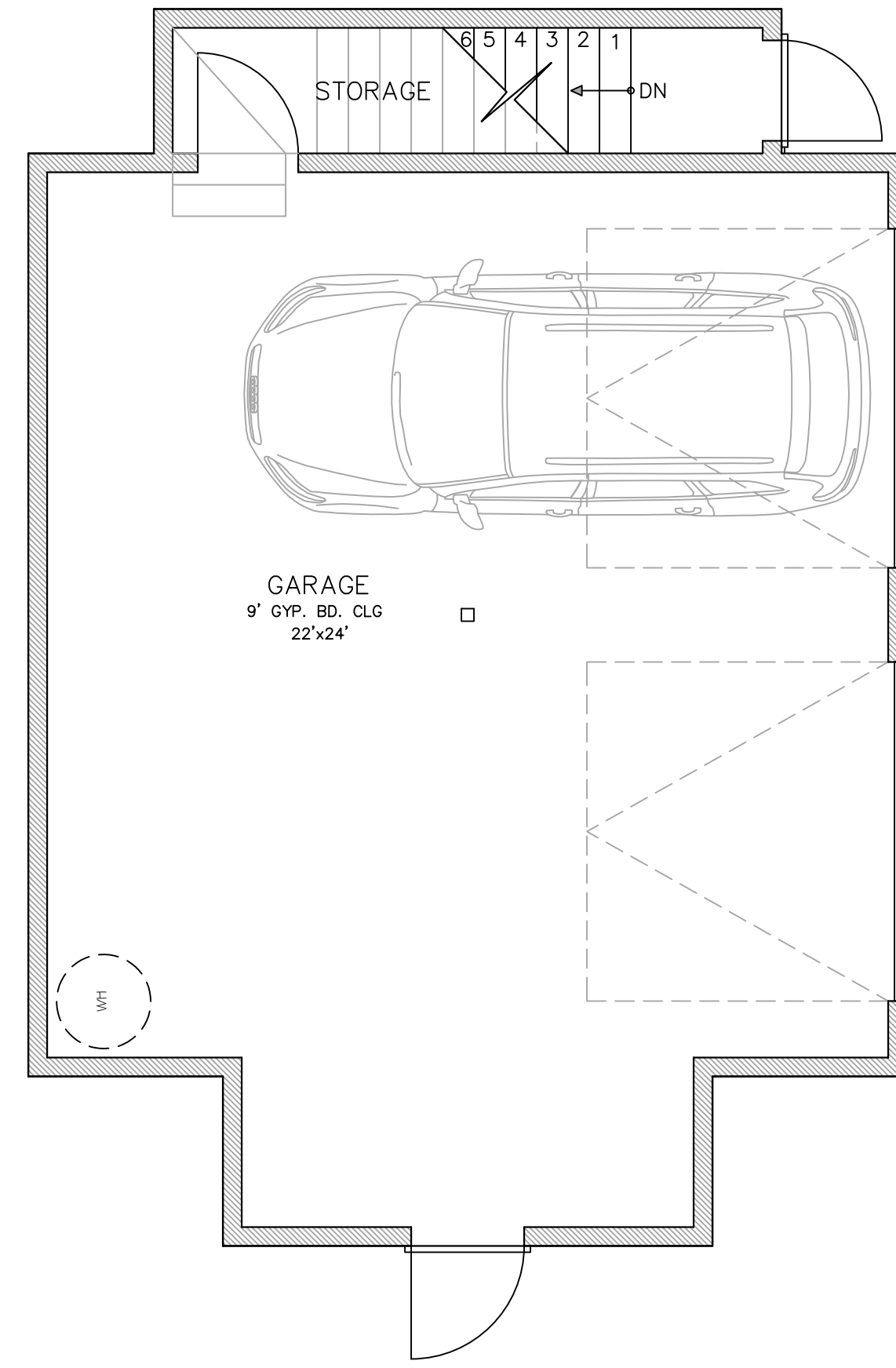
Project  
NEW CONSTRUCTION  
1178 Lazy Lane - Lot 6, Mount Pleasant, SC  
Sheet Title  
SITE PLAN



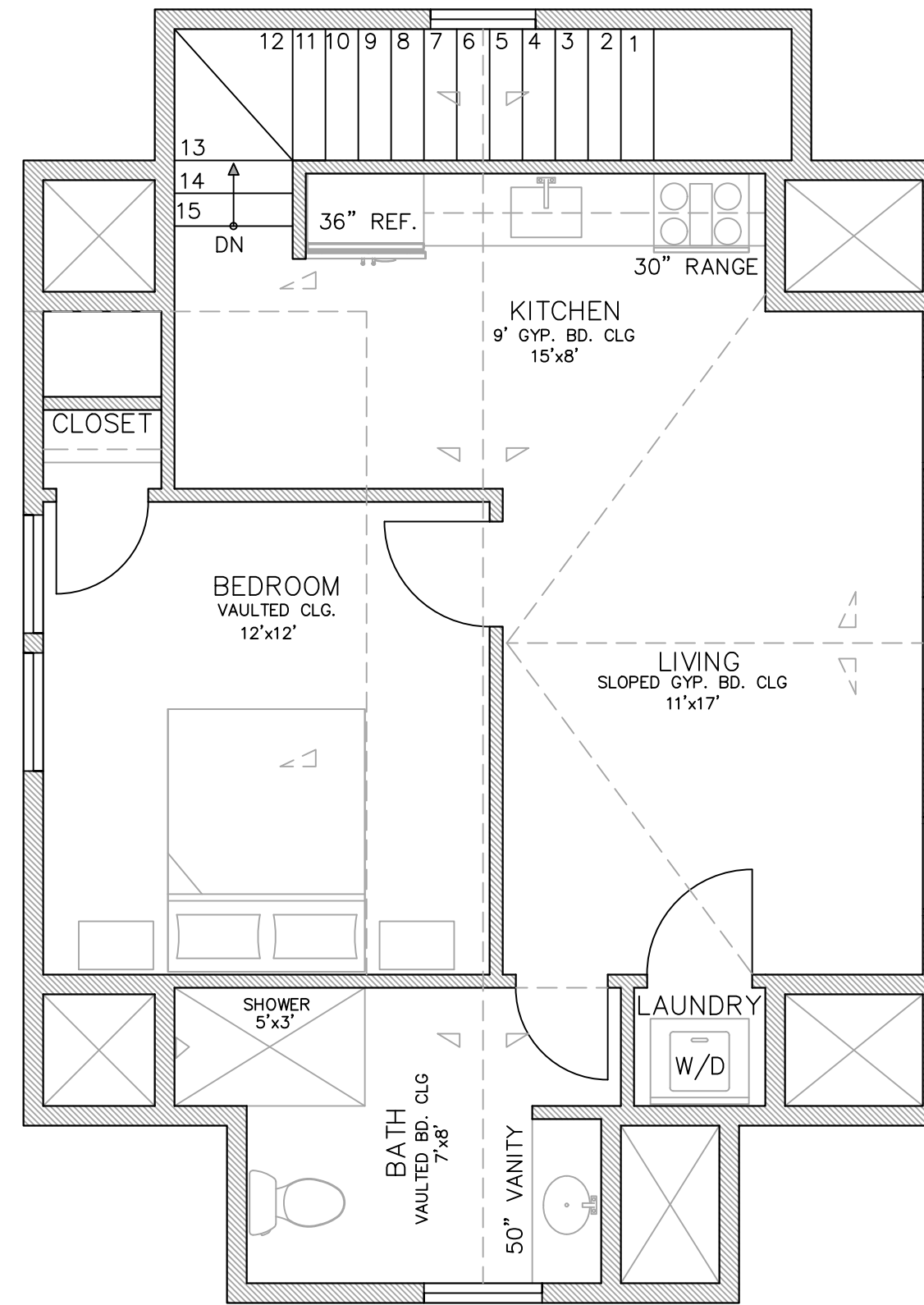


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COASTAL CREEK DESIGN  
 501 BRAMSON CT, SUITE 100  
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 843-514-1790



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



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

**ACCESSORY DWELLING**

PROPOSED ADU AREA	695 SQFT
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