

# MULTI FAMILY DEVELOPMENT OPPORTUNITY



ASHLEY RIVER ROAD AND DELEMAR HIGHWAY  
SUMMERVILLE, SC  
+/- 56.80 ACRES

US LAND DEVELOPMENTS, LLC  
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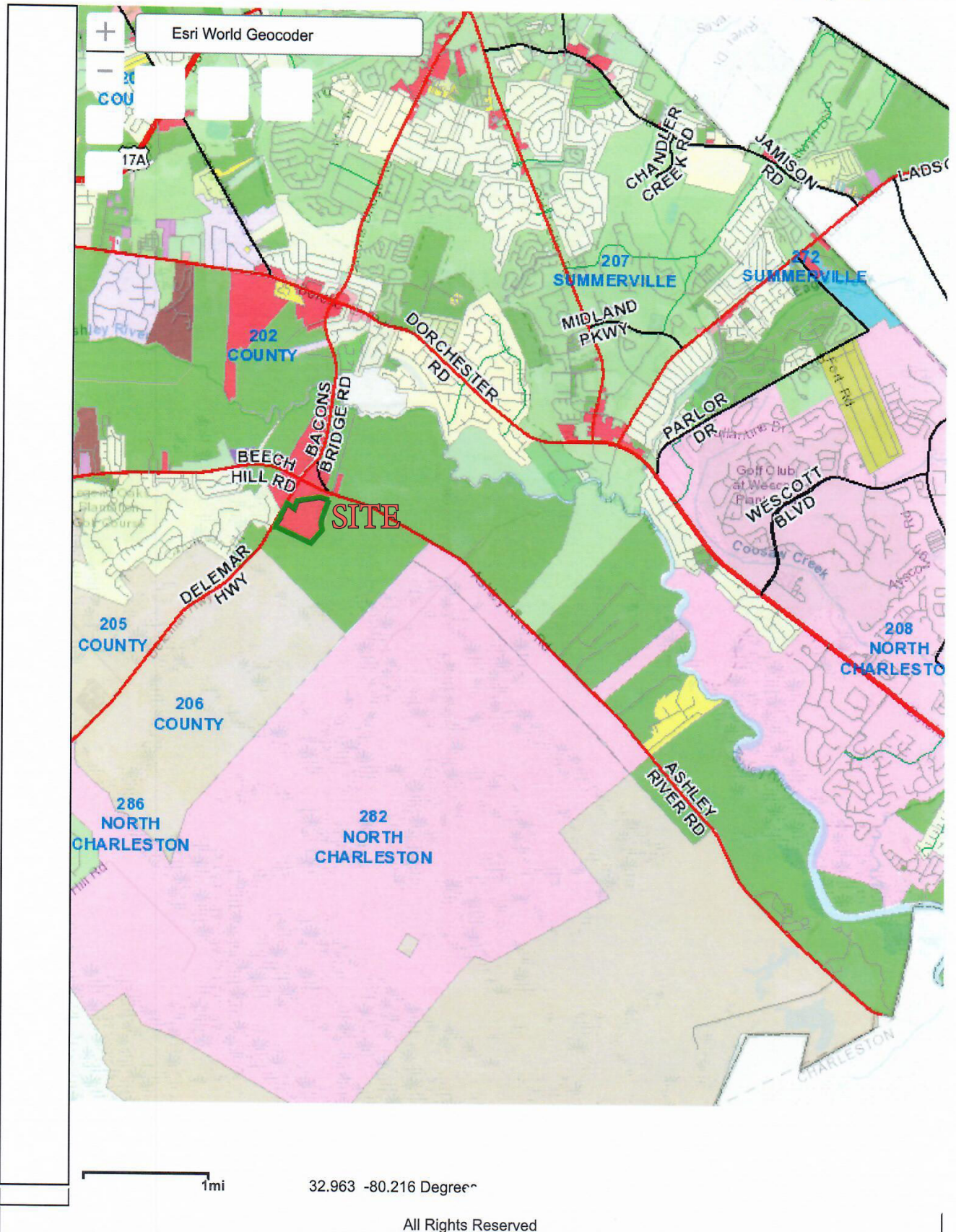
# OVERVIEW

- **LOCATION:** DELEMAR HIGHWAY AND ASHLEY RIVER ROAD  
SUMMERVILLE, SC
- **ASSET:** +/- 56.80 ACRES
- **ZONED:** COMMERCIAL-RESIDENTIAL (C2)
- **UTILITIES:** SEWER AND WATER TO THE SITE
- **PRICE:** \$10,000 PER DOOR/RESIDENTIAL UNIT
- **SUMMARY:** ADJACENT TO LEGEND OAKS GOLF COURSE DEVELOPMENT AND A SHORT DISTANCE FROM ASHLEY RIVER HIGH SCHOOL, BEECH HILL ELEMENTARY AND NORTH CHARLESTON. PRIME OPPORTUNITY FOR RESIDENTIAL DEVELOPMENT. THE PARCEL DIRECTLY IN FRONT IS AVAILABLE FOR COMMERCIAL DEVELOPMENT AND CONSISTS OF +/- 16.55 ACRES. NATIONAL BUILDERS HAVE RECENTLY STARTED A DEVELOPMENT OF OVER 1500 ACRES DIRECTLY NORTH OF THE SITE.

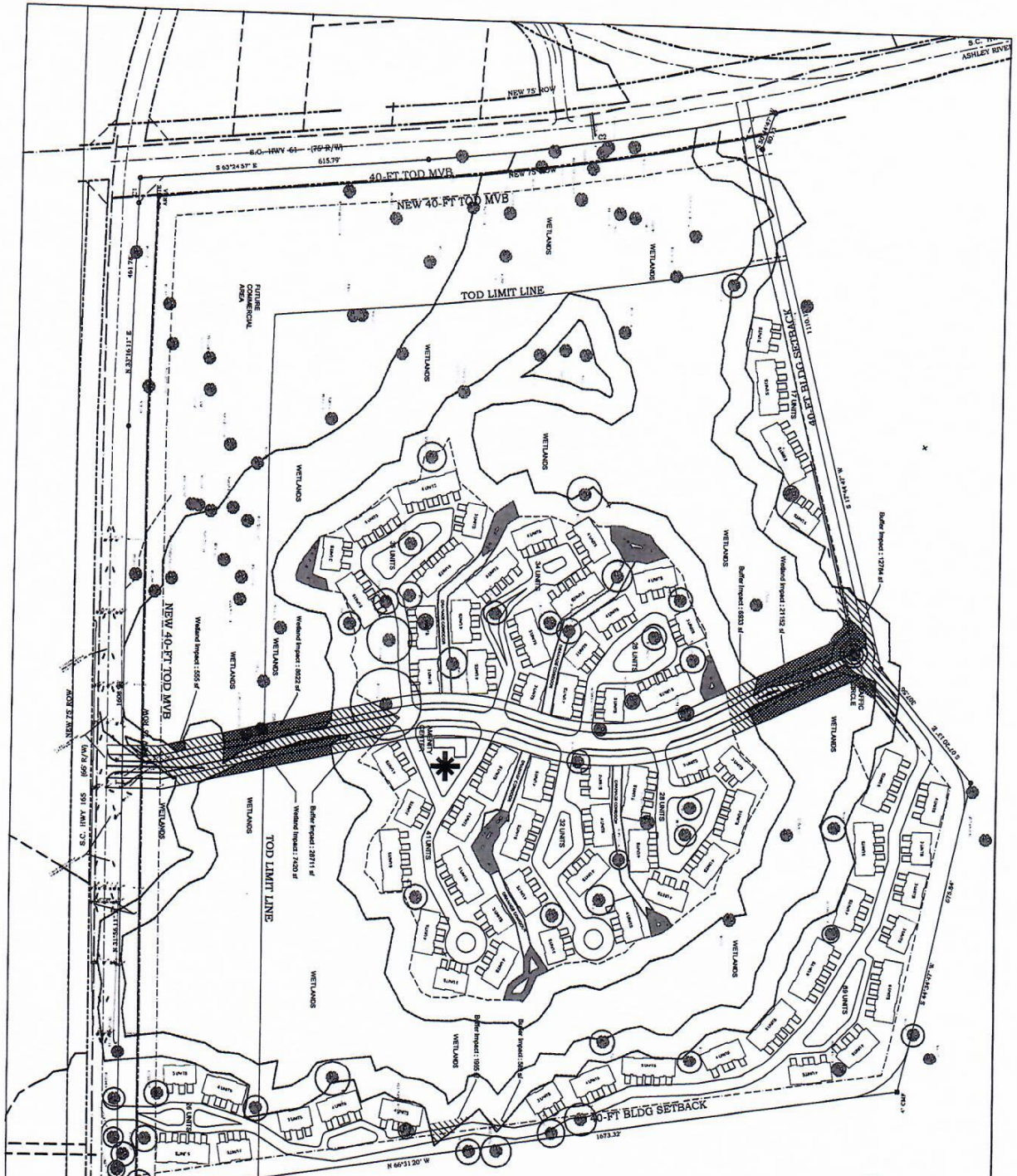




## Dorchester County GIS Viewer

[County Website](#)





# CONCEPTUAL SITE PLAN 308 HEAPE TRACT INTERSECTION OF HWY 61 & HWY 165 DORCHESTER COUNTY, SOUTH CAROLINA

PREPARED BY  
 AEGIS CIVIL ENGINEERING  
 JUNE 27, 2006

## SITE INFORMATION

TMS 160-00-00-032  
 ZONED CN (COMMERCIAL NIEGBORHOOD)  
 TOTAL ACRES = 75.72  
 FUTURE COMMERCIAL = 13.0 ACRES  
 RESIDENTIAL = 62.72 ACRES  
 308 DWELLING UNITS  
 DENSITY 308/ 62.72 = 4.9 UNITS PER ACRE  
 SETBACKS  
 FRONT 25 FEET  
 REAR 25 FEET  
 SIDE SEPERATION 15 FEET  
 ON SITE DETENTION: 24,000 SF  
 WETLAND IMPACT:  
 37,749 SF

SCALE: 1" = 50'-0"  
 NORTH

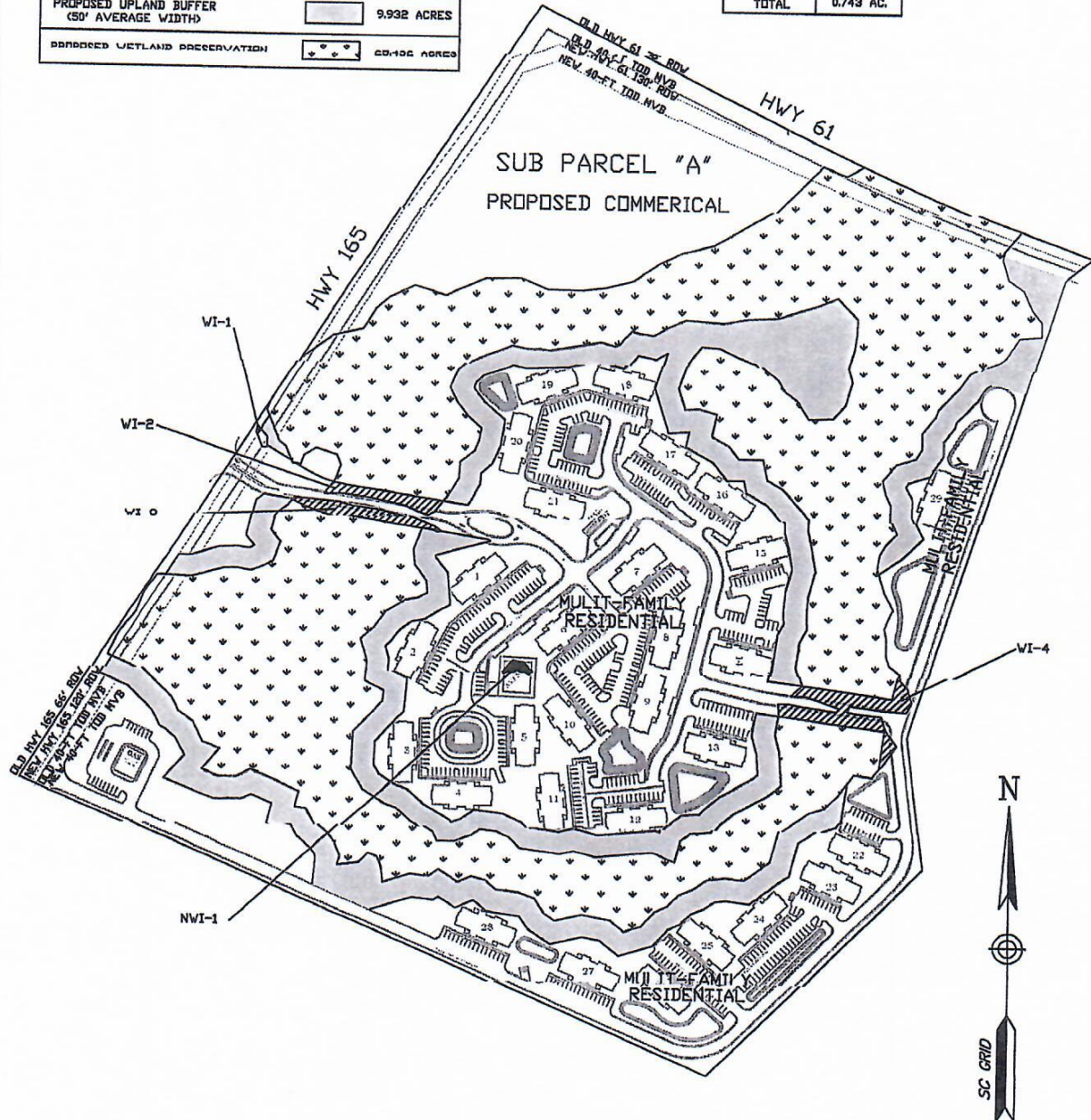


# WETLAND MASTERPLAN

TOTAL PROPOSED WETLAND IMPACT	0.773 ACRES
JURISDICTIONAL WETLAND IMPACT	0.743 ACRES
NON-JURISDICTIONAL WETLAND IMPACT	0.030 ACRES
PROPOSED UPLAND BUFFER (50' AVERAGE WIDTH)	9.932 ACRES
BORDERED WETLAND PRESERVATION	20.106 ACRES

JURISDICTIONAL WETLAND IMPACT	
DESCRIPTION	SIZE
VI-1	0.019 AC.
VI-2	0.141 AC.
VI-3	0.186 AC.
VI-4	0.403 AC.
TOTAL	0.743 AC.

NON-JURISDICTIONAL WETLAND IMPACT	
DESCRIPTION	SIZE
NWI-1	0.030 AC.
TOTAL	0.030 AC.



JOB NAME: LEGEND OAKS COMMONS LOCATION: DORCHESTER COUNTY SOUTH CAROLINA	DRAWN BY: TNR	CHECKED BY: TNR
	SCALE: 1" = 350'	
	DATE: 04 09 08	
	JOB NUMBER: 02-058	SHEET
DESCRIPTION: IMPACT AND MITIGATION	APPLICANT: LEGEND OAKS COMMERCE SC, LLC	3 OF 7 Δ