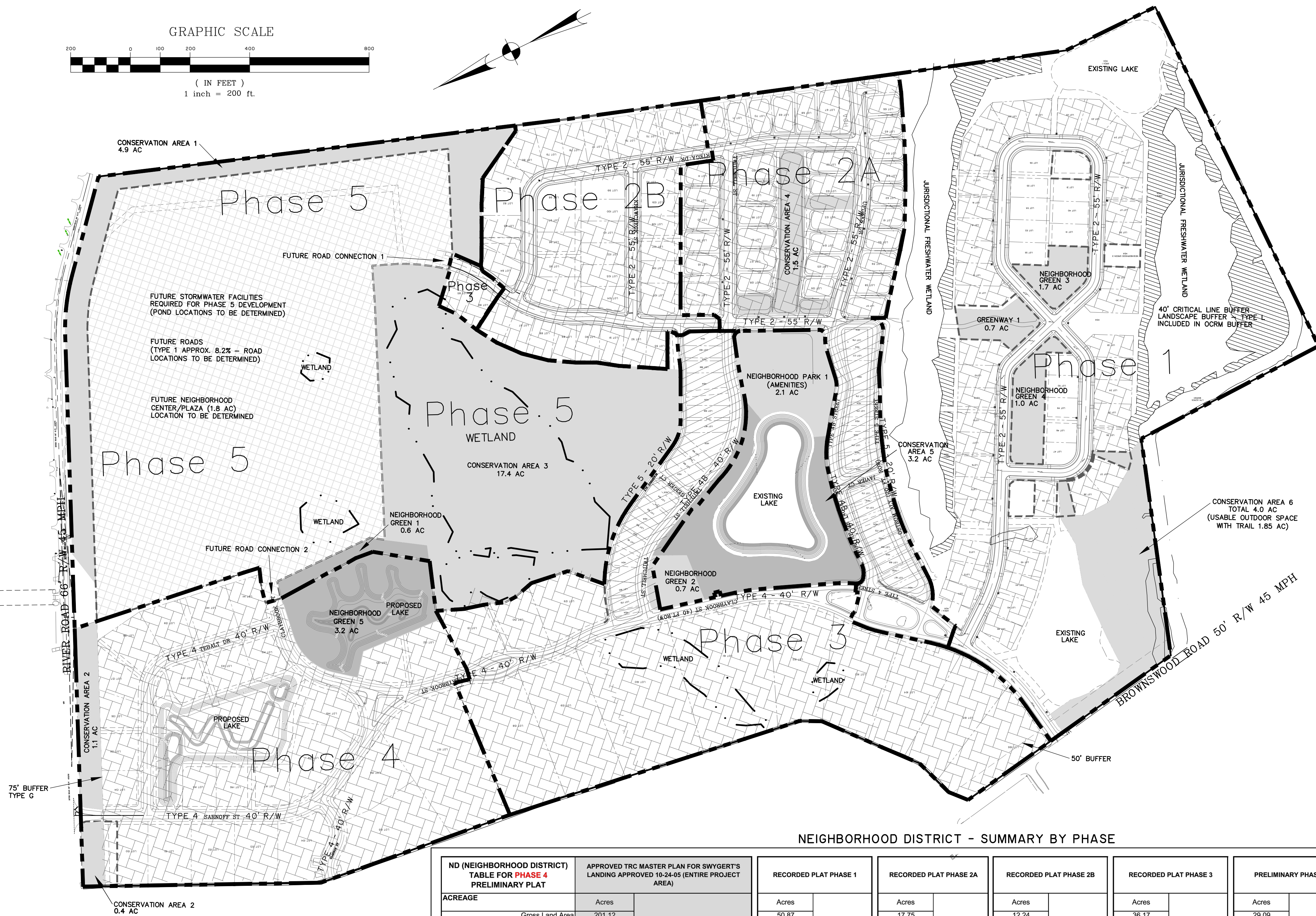
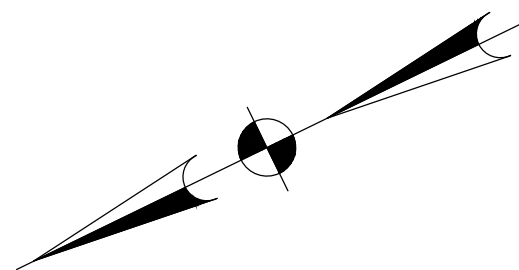
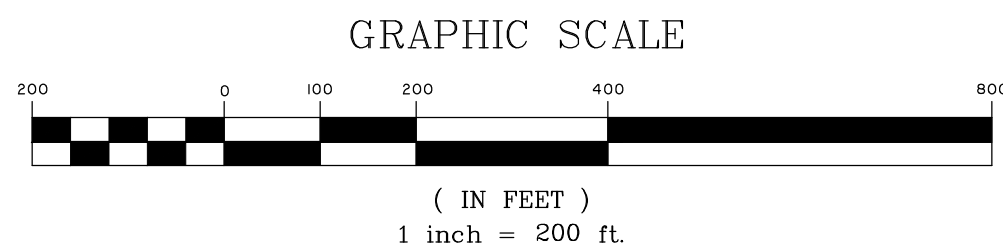


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OUTDOOR SPACE CALCULATIONS FROM NEIGHBORHOOD DISTRICT MASTER PLAN

	PROPOSED	REQUIRED
TOTAL OUTDOOR SPACE	44.4 AC	40.2 AC (20% OF GROSS AREA)
USABLE OUTDOOR SPACE	13.7 AC	10.1 AC (25% OF REQUIRED OUTDOOR SPACE)

	PROPOSED	REQUIRED
NEIGHBORHOOD GREEN 1	0.6 AC	(20,000 SF MIN. PER ND ZONING)
NEIGHBORHOOD GREEN 2	0.7 AC	(20,000 SF MIN. PER ND ZONING)
NEIGHBORHOOD GREEN 3	1.7 AC	(20,000 SF MIN. PER ND ZONING)
NEIGHBORHOOD GREEN 4	1.0 AC	(20,000 SF MIN. PER ND ZONING)
NEIGHBORHOOD GREEN 5	3.2 AC	ADDED DURING DEVELOPMENT
GREENWAY 1	0.7 AC	(1,000 SF MIN. PER ND ZONING)
PLAZA/NEIGHBORHOOD CENTER	1.8 AC	
NEIGHBORHOOD PARK/AMENITIES	2.1 AC	NOT REQUIRED, ADDED
TRAILWAY	1.85 AC	NOT REQUIRED, ADDED

TOTAL USABLE OUTDOOR SPACE 13.7 AC

OTHER OUTDOOR SPACE SUMMARY

CONSERVATION AREA 1	4.9 AC	213,450 SF	(5,000 SF MIN. PER ND ZONING)
CONSERVATION AREA 2	1.5 AC	65,340 SF	(5,000 SF MIN. PER ND ZONING)
CONSERVATION AREA 3	17.4 AC	757,944 SF	(5,000 SF MIN. PER ND ZONING)
CONSERVATION AREA 4	1.5 AC	65,340 SF	(5,000 SF MIN. PER ND ZONING)
CONSERVATION AREA 5	3.2 AC	139,392 SF	
CONSERVATION AREA 6	2.2 AC	95,840 SF	(ADDED IN PHASE 1 WITH 1.85 AC TRAILWAY)

TOTAL OTHER OUTDOOR SPACE 30.7 AC

Development Summary From Neighborhood District Master Plan

Zoning & Available Area	
Gross Area	201.1 AC (Survey date June 14, 2004)
Less Jurisdictional Wetlands	8.59 AC (Survey date June 14, 2004)
Less Jurisdictional Wetlands	10.97 AC (SAC 81-2000-1717 September 13, 2013 - USACOE revised previous determination of the "Non-Jurisdictional" wetlands to "Jurisdictional" wetlands)
Less Critical Area	1.8 AC
Net Area	179.7 AC

Density Calculations

Current Zoning	C (1.5 AC minimum lot size)
# Units Allowed Under Current Zoning	Varies (127 theoretically)
Neighborhood District (ND) Zoning	N-1 (1 Unit/Acre)
# Units Allowed Under ND Zoning	190
# Units Proposed	190
Net Density	1 Unit/Acre

Development Mix

Single Family Attached	24 (Converted to Single Family Detached "Small Lots")
Single Family Detached	166
# Units Total	190

Land Use

	Proposed	Required
R-1 Single Family Attached	19.8 AC	11% of Net Area 10% min - 60% max
R-2 Single Family Detached	80.9 AC	45% of Net Area 10% min - 80% max
Mixed Use (Office/Retail)	31.9 AC	18% of Net Area 2% min - 20% max
Outdoor Space	44.4 AC	See Outdoor Space Calculation above

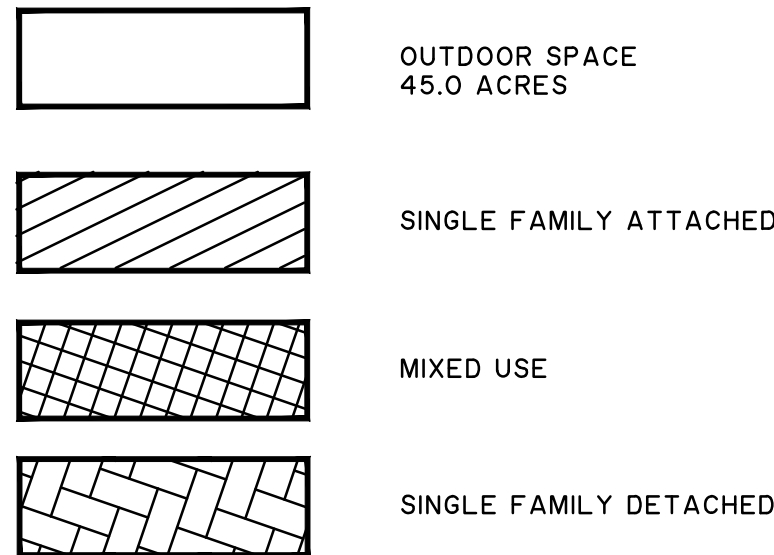
ON 5/4/05, THIS PROJECT RECEIVED A VARIANCE TO REMOVE THE 3 GRAND TREES SHOWN ON THIS PLAN. THE VARIANCE IS KNOWN AS BOARD OF ZONING APPEALS - SITE DESIGN APPLICATION #055-4-B2 AND IS SUBJECT TO THE FOLLOWING CONDITIONS.

- CONDITIONS:
- 62.25 CALIPER INCHES OF RECOMMENDED REPLACEMENT TREES MUST BE PLANTED ON SITE.
 - ALL GRAND TREES WITHIN PROPOSED STREET ISLANDS AND WITHIN 25' OF THE RIGHT-OF-WAY MUST BE TREATED BY A CERTIFIED ARBORIST.
 - ALL GRAND TREES WITHIN PROPOSED STREET ISLANDS MUST BE BARRICADED IN CHAIN LINK FENCING.
 - ALL BEECH TREES ARE TO BE BARRICADED IN CHAIN LINK FENCING.

TREE NOTES: GRAND TREES TO REMOVE

ALL TREES 8 INCHES OR GREATER D.B.H. ARE PROTECTED ON OFFICE/RETAIL TRACTS IN THE NEIGHBORHOOD CENTER.

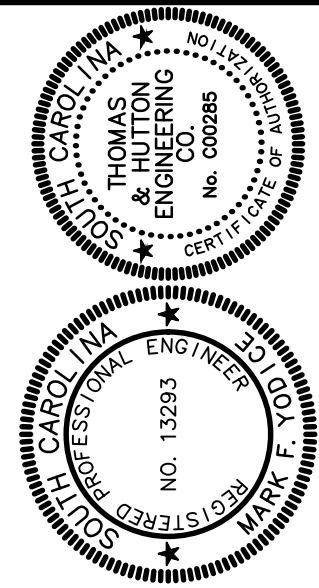
- NOTE:
- ALL ISLANDS, GREENS, PARKS, AND BUFFERS ARE THE PROPERTY OF THE HOME OWNERS ASSOCIATION (HOA)
 - ALL SIDEWALKS SHALL BE HANDICAP ACCESSIBLE.
 - ALL OUTDOOR SPACES SHOWN ON THIS PLAN SHALL BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION TO BE FORMED FOR THAT PURPOSE.



CITY PROJECT ID #
160719 - CLAYBROOKST - I

NEIGHBORHOOD DISTRICT - SUMMARY BY PHASE

ND (NEIGHBORHOOD DISTRICT) TABLE FOR PHASE 4 PRELIMINARY PLAT	APPROVED TRC MASTER PLAN FOR SWYBERT'S LANDING APPROVED 10-24-05 (ENTIRE PROJECT AREA)	RECORDED PLAT PHASE 1	RECORDED PLAT PHASE 2A	RECORDED PLAT PHASE 2B	RECORDED PLAT PHASE 3	PRELIMINARY PHASE 4	TOTAL PHASES 1, 2A, 2B, 3 & 4
ACREAGE	Acres	Acres	Acres	Acres	Acres	Acres	Acres
Gross Land Area	201.12	50.87	17.75	12.24	36.17	29.09	146.12
Less Jurisdictional Wetland	8.59	0	0	0	1.6	0	10.19
Less Critical Area	1.81	0	0	0	0	1.81	3.62
Net Land Area	190.72	40.47	17.75	12.24	34.57	29.09	134.12
UNITS / DENSITY	Acres % Net Acreage Residential Units	Acres Residential Units	Acres Residential Units	Acres Residential Units	Acres Residential Units	Acres Residential Units	Acres Residential Units
Net Density	- 45% 1 Unit / Acre	- 56	- 34	- 36	- 14	- 26	- 166
SF Detached	86	0	0	0	0	0	0
SF Attached / Detached "Small Lots" (City Approved - See noted 1)	20.5 11% 24	0 0	1.3 12	0 0	1.24 12	0 -	2.54 24
Mixed Use	9.5 5% 0	0 0	0 0	0 0	0 0	0 0	0 0
Total Units	- - 190	17.67 56	6.52 46	8.98 36	22.47 26	17.37 26	73.01 190
OUTDOOR SPACE & HOA	Acres % Gross Acreage	Acres	Acres	Acres	Acres	Acres	Acres
*Unclassified "Typical" HOA	0 0%	26.72	3.44	0.48	4.57	3.38	38.59 19%
** Total Outdoor Space	45.0 22%	6.38	1.5	5.91	18.83 9%	10.52 5%	18.83 9%
Conservation	27.0 13%	4.03	1.5	0	3.17	1.82	10.52 5%
Total Usable Outdoor Space	18.0 9%	4.2	0	0	2.74	3.22	10.16 5%
Neighborhood Greens	15.4 8%	1.68	0	0	0.62	3.22	5.52 3%
Plaza / Squares	1.8 1%	0	0	0	0	0	0 0%
Neighborhood Parks	0.0 0%	0	0	0	2.1	0	2.1 1%
Greenways	0.8 0%	0.67	0	0	0	0	0.67 0%
STREET TYPE	Linear Footage % Total	Linear Footage	Linear Footage	Linear Footage	Linear Footage	Linear Footage	Linear Footage % Total
Type 1	2,091 8.2%	0	0	0	0	0	0 0%
Type 2	10,640 41.8%	3,550	1,493	2,307	199	7,549	7,549 30%
Type 3	0 0%	0	0	0	0	0	0 0%
Type 4	8,462 33.2%	494	2,363	0	1,979	3,797	8,633 34%
Type 5	4,268 16.8%	0	1,230	0	1,038	0	2,268 9%
Type 4B	- -	0	0	0	1,185	0	1,185 5%
Total	25,461 100.0%	4,044	5,086	2,307	4,401	3,797	19,635 77%



DATE	BY	REVISIONS
10/25/16	CGB	1
09/10/16	CGB	2
08/04/16	CGB	3
06/23/16	CGB	4

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CAM MANAGEMENT LLC
CHARLESTON / SOUTH CAROLINA

SWYBERT'S LANDING PHASE 4

NEIGHBORHOOD LAND USE PLAN/REVISED ND MASTER PLAN

JOB NO:	J-16634.001
DATE:	11/07/2014
DRAWN:	CGB
DESIGNED:	CGB
REVIEWED:	MFY
APPROVED:	MFY
SCALE:	1" = 200'