

TRANSECT I4-2  
 FRONT SETBACK = 6'-25'  
 FRONT SETBACK  
 SECONDARY = 6'-18'  
 SIDE SETBACK = 0'  
 REAR SETBACK = 3'  
 \* OR 14' FROM CENTERLINE OF ALLEY

LOT DATA  
 LOT SIZE: 6,000 S.F. = 0.138 AC.  
 LOT COVERAGE: 34%  
 FRONTAGE BUILDOUT: 68%  
 GARAGE DOOR: 47%  
 GARAGE AREA: N/A  
 FOUNDATION AREA: 1,508 S.F.  
 SOD AREA: 3,668 S.F.  
 CONCRETE AREA: 553 S.F.  
 DRIVEWAY AREA (R/W): 272 S.F.  
 SIDEWALK AREA (R/W): 136 S.F.  
 SOD AREA (R/W): 442 S.F.

BUILDING DATA  
 DISPOSITION: EDGEYARD  
 PRINCIPAL BUILDING CONFIG.: 2 STORY  
 OUTBUILDING CONFIG.: N/A  
 FUNCTION: RESIDENTIAL  
 TYPE: MEDIUM HOUSE  
 PVT. FRONTAGE: PORCH AND FENCE

BUILDER  
 LENNAR BUILDERS  
 1941 SAVAGE RD, SUITE 100-C  
 CHARLESTON, SC 29407  
 CONTACT: CASEY JORDAN  
 EMAIL: CASEY.JORDAN@LENNAR.COM  
 PHONE: 843-388-8987

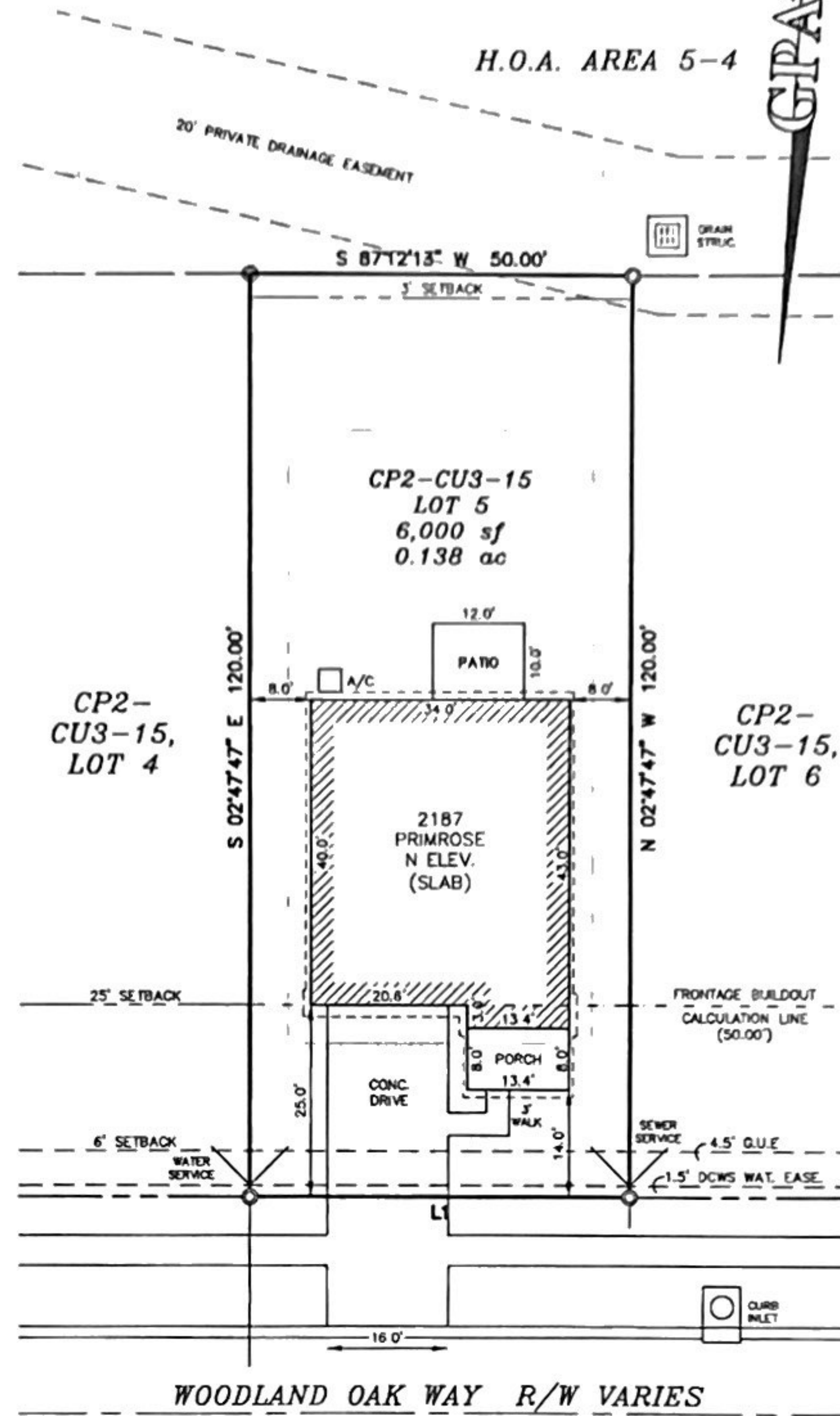
REFERENCES:

1) CONDITIONAL PLAT BY THOMAS & HUTTON, DATED 12/18/2020. RECORDED IN PLAT BOOK N PAGE 40-40 DORCHESTER COUNTY RMC.

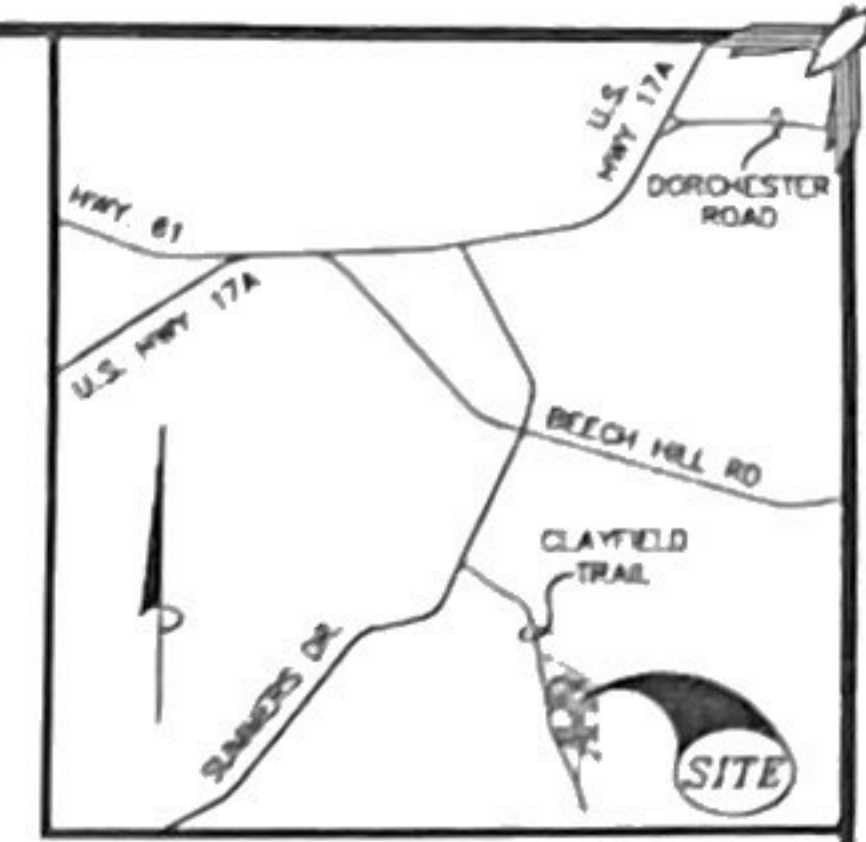
NOTES:

- 1) THIS DRAWING DOES NOT REPRESENT A LAND SURVEY, WAS NOT PREPARED FOR RECORDATION AND IS NOT SUITABLE FOR DEEDING OF PROPERTY. NO FIELD SURVEY WAS PERFORMED.
- 2) THIS DRAWING IS CONCEPTUAL IN NATURE. THE CONTRACTOR SHALL VERIFY SETBACKS, BUILDING DIMENSIONS, AND UTILITIES PRIOR TO CONSTRUCTION.
- 3) THIS PROPERTY SHOWN HEREON APPEARS TO LIE IN ZONE X ACCORDING TO FEMA LETTER OF MAP REVISION DORCHESTER COUNTY, S.C., CASE NO. 16-04-696-P AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR DORCHESTER COUNTY, S.C., COMMUNITY PANEL NO. 45035C 0395E, REVISED TO REFLECT LOMR EFFECTIVE DATE FEBRUARY 8, 2018.
- 4) NO GRAND TREES OF 24" DIAMETER AT BREAST HEIGHT EXIST ON THIS LOT.
- 5) AREA WAS DETERMINED BY THE COORDINATE METHOD.
- 6) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
- 7) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- 8) DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
- 9) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
- 10) THERE ARE NO APPLICABLE OCRM CRITICAL LINE BUFFERS, OR SETBACKS ON THIS PROPERTY.
- 11) NO LAND OR OTHER AREA IS DEDICATED FOR PUBLIC USE BY THIS PLAT UNLESS A DEDICATION IS EXPRESSLY STATED HEREON.
- 12) DIMENSIONS SHOWN ON BUILDINGS ARE PER FOUNDATION PLAN.

LINE	BEARING	DISTANCE
L1	N 87°12'13" E	50.00'

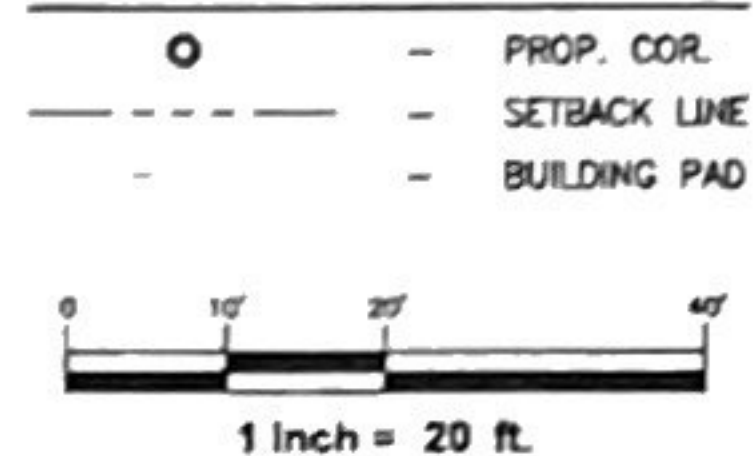


GPA S.C. GRID



VICINITY MAP (NTS)

LEGEND



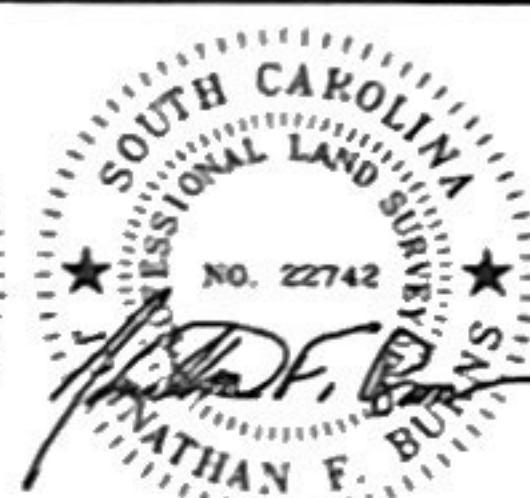
SITE PLAN 5118

PREPARED FOR  
**LENNAR**  
 SUMMERS CORNER  
 AZALEA RIDGE, PHASE 5 - CP2-CU3-15, LOT 5  
 118 WOODLAND OAK WAY  
 TMS NO. 168-03-15-005  
 LOCATED NEAR SUMMERVILLE  
 DORCHESTER COUNTY, SOUTH CAROLINA  
 AUGUST 9, 2021 SCALE: 1" = 20'

JOB NO. 205051  
 CP2-CU3-15, LOT 5



GPA INC.  
 SERVING SOUTH CAROLINA AND NORTH CAROLINA  
 CHARLESTON SC CORP. OFC.  
 281 FREELAND DR. STE B  
 LADSON SC 29458  
 OFFICE (843) 283-2424  
 CHARLOTTE NC BRANCH  
 605 PHILLIP DAVIS DR. STE 3  
 CHARLOTTE NC 28217  
 OFFICE (704) 353-8600  
 GREENVILLE SC BRANCH  
 1200 WOODRUFF RD. STE 0-17  
 GREENVILLE SC 29607  
 OFFICE (864) 274-0454  
 "Integrity Without Boundaries"  
 www.gpaland.com



**SUMMERS CORNER**  
 Summers Corner Design Committee

The design review performed by the Summers Corner Design Committee ("SCDC") is for informational purposes only. SCDC is not responsible for the structural integrity or construction of approved construction or modifications, compliance with building codes or other governmental requirements. SCDC shall not be liable for (a) and conditions, drainage or other projects) with conditions, (b) delays in plan review or approval, (c) loss or damage arising out of action, inaction, emergency, business conditions, or quality of any construction or its subcontractors, employees or agents, or (d) any injury, damage, or loss resulting from the issuance or quality or other circumstances of approved construction or modifications to any property within Summers Corner.

<input checked="" type="checkbox"/>	Approved
Approved with conditions. Owner and/or Contractor shall incorporate all notes and/or conditions prior to and/or during construction.	
By	Casey Jordan
Date	8-17-21