

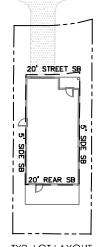
MARY JANE JONES LLC
 R510 007 000 000A 0000
 DB:3679 PG:3240
 PB:104 PG:31

GRIFIN FAMILY TRUST
 R510 007 000 090C 0000
 DB:3482 PG:608

PALMETTO RTC LLC
 R510 007 000 1121 0000
 DB:3013 PG:216
 PB:31 PG:202

BONNIE ROTHWELL
 R510 007 000 0373 0000
 DB:1936 PG:1068
 PB:62 PG:168

BONNIE ROTHWELL
 R510 007 000 092A 0000
 DB:1220 PG:863
 PB:62 PG:168



TYP. LOT LAYOUT
 MIN LOT SIZE=4133 SF
 AVG LOT WIDTH=4575 SF
 MIN LOT WIDTH=453.5 FT.
 AVG. IMP.=50%

SITE DEVELOPMENT SUMMARY
 ZONING DISTRICT - RW-4
 PROPERTY USE - SINGLE-FAMILY RESIDENTIAL
 TOTAL (GROSS) ACRES = 3.92 AC
 CRITICAL AREA=0.00 AC
 ALLOWED TOTAL DENSITY = 4 DU X 3.92 = 23 LOTS
 PROPOSED DENSITY=22 LOTS
 MIN. OPEN SPACE=165=0.63 AC REQ'D

SITE AREA TABLE:

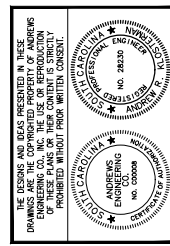
LAND	AREA (AC)	%
LOTS 1-22	2.31	59.00
OPEN SPACE A	0.09	2.30
OPEN SPACE B	0.05	1.24
OPEN SPACE C	0.07	1.86
OPEN SPACE D	0.74	18.89
OPEN SPACE E	0.03	0.77
OPEN SPACE	0.97	24.58
RIGHT-OF-WAY	0.43	10.91
FRESHWATER WETLAND	0.21	5.23
TOTAL SITE	3.92	

SITE LEGEND

HD ASPHALT PAVEMENT	
MD ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
CRUSHED AGGREGATE	
STONE RPP-RAP ON ENG FABRIC	
EX. ASPHALT	
EX. CONCRETE	
EX. CRUSHED AGGREGATE	

PLAN REVISIONS

NO.	DESCRIPTION	DATE	BY:
1			
2			
3			
4			
5			
6			
7			
8			



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 2712 Bull Street Suite A
 843.379.2222
 Fax 843.379.2223

Site Development Plan
 for
 Twin Oaks
 Residential Subdivision
 Jonesville Rd.
 Hilton Head, SC

Overall
 Site Plan

Date Drawn: 06/22/22
 Last Revised:
 Drawn By: T. Yawn
 Engineer: A. Kisteman

SHEET #:
2

JOB: J22008

Old House Creek

Wild Horse Rd

