

Sommer Lake  
Proposed PUD

July 17, 2005

The proposed project consists of development of a 9.43 acre located on the end of Tanglewood drive on the Marshes of Battery creek. The development consists of the establishment of 24 single-family lots approximately ¼ acre in size ranging from 6,000 sq ft to over 15,000. The proposed project is designed to provide housing with amenities, so the density is 4 du's per acre. The project will adhere to the MU-2 zoning with the following variances:

Cul-Du-Sac

- 20' Front setback
- 30' Min frontage at R.O.W
- 50' Min lot width at front setback
- 5' Side setback
- 10' Rear setback

Street lots

- 50' Min lot width
- 15' Front setback
- 5' Side setback
- 10' Rear setback

Waterfront lots

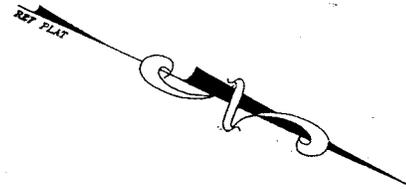
- 50' Min lot width
- 15' Front setback
- 5' Side setback
- 30' Rear setback/ OCRM

Post development storm drainage from areas proposed for development will be handled by detaining the storm water in the existing pond.

Site Break down

Lot area	5.69	60%
Right of ways	1.08	11.5%
*Open Space	2.66	28.2%
*Water preserve is 51%		
Total acres	9.43	100%

BLWSA will provide water and sewer service. Trash collection will be handled by Port Royal and power will provided by SCE&G.



**SITE DATA TABLE**

TOTAL SITE AREA	94.8 AC
TOTAL LOTS	20
OPEN SPACE	24.6 AC
LOT AREA	4.74 AC
AVERAGE LOT SIZE	0.237 AC

