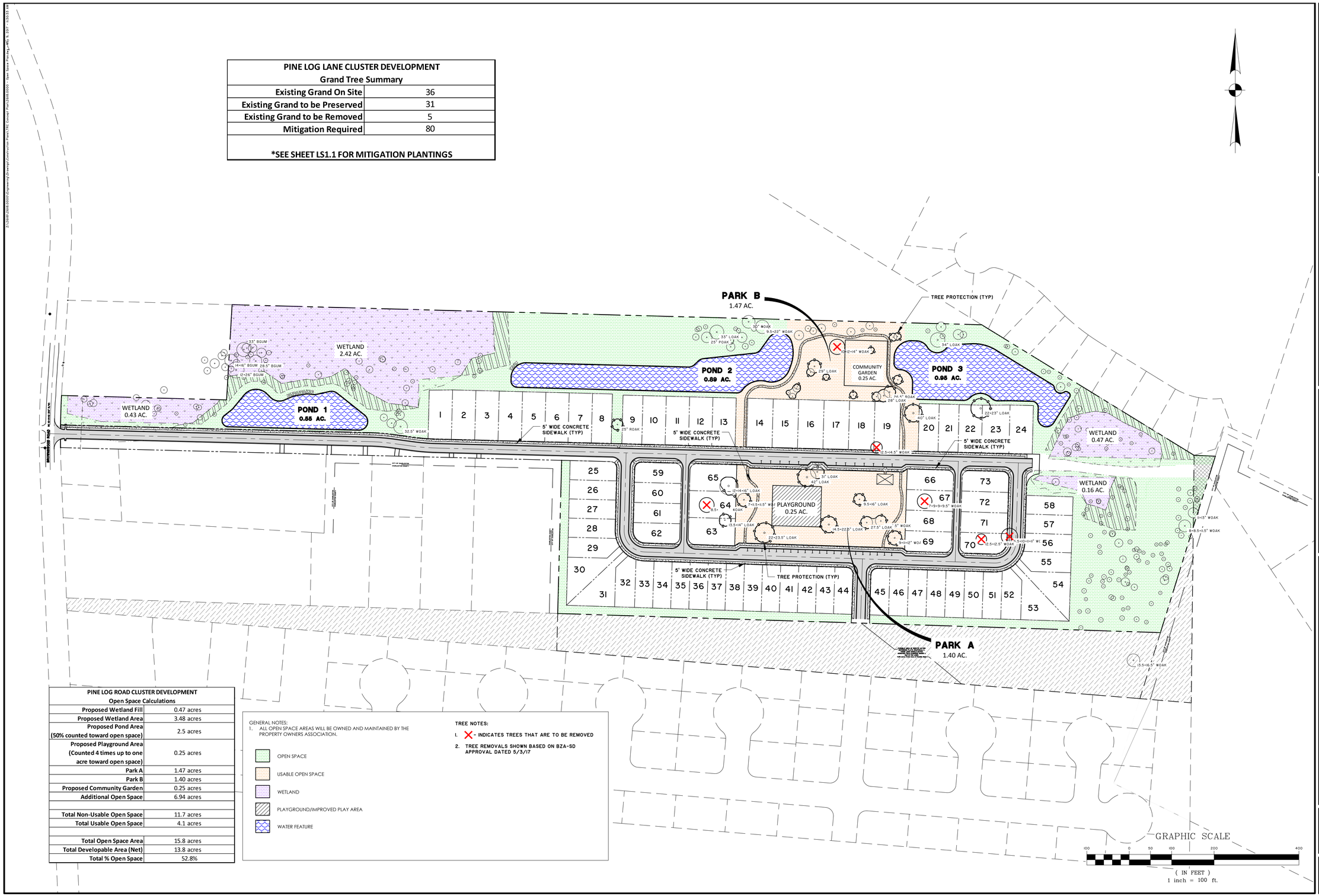
PINE LOG LANE CLUSTER DEVELOPMENT Grand Tree Summary	
Existing Grand On Site	36
Existing Grand to be Preserved	31
Existing Grand to be Removed	5
Mitigation Required	80
*SEE SHEET LS1.1 FOR MITIGATION PLANTINGS	



PINE LOG ROAD CLUSTER DEVELOPMENT Open Space Calculations	
Proposed Wetland Fill	0.47 acres
Proposed Wetland Area	3.48 acres
Proposed Pond Area (50% counted toward open space)	2.5 acres
Proposed Playground Area (Counted 4 times up to one acre toward open space)	0.25 acres
Park A	1.47 acres
Park B	1.40 acres
Proposed Community Garden	0.25 acres
Additional Open Space	6.94 acres
Total Non-Usable Open Space	11.7 acres
Total Usable Open Space	4.1 acres
Total Open Space Area	15.8 acres
Total Developable Area (Net)	13.8 acres
Total % Open Space	52.8%

GENERAL NOTES:
1. ALL OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

- OPEN SPACE
- USABLE OPEN SPACE
- WETLAND
- PLAYGROUND/IMPROVED PLAY AREA
- WATER FEATURE

TREE NOTES:
1. X - INDICATES TREES THAT ARE TO BE REMOVED
2. TREE REMOVALS SHOWN BASED ON BZA-SD APPROVAL DATED 5/3/17

SOUTH CAROLINA THOMAS & HUTTON ENGINEERING No. C00285 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA CHRISTOPHER M. MAGALO No. 23406 LICENSED PROFESSIONAL ENGINEER

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
682 Johnnie Dodds Boulevard • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com

LENNAR CAROLINAS, LLC.
CITY OF CHARLESTON, SC
PINE LOG LANE CLUSTER DEVELOPMENT
OPEN SPACE & TREE PLAN

JOB NO:	J-26118.0000
DATE:	07-24-17
DRAWN:	JM
DESIGNED:	JM
REVIEWED:	JH
APPROVED:	CM
SCALE:	1" = 100'

C1.0