

Crown Pointe

CAPACITY STUDY
GEORGETOWN, SOUTH CAROLINA
PREPARED FOR:
COPPER STATION PROPERTIES
PREPARED BY:
ATLANTIC INTERNATIONAL DESIGN STUDIO
THOMAS & HUTTON ENGINEERING CO.
NEWKIRK ENVIRONMENTAL, INC.
AUGUST 2007
REVISED: 8/10/07



LOCATION MAP

RV1 - RESIDENTIAL VILLAGE 1

USE	ACRES	DUs	DU/AC
A: Neighborhood Commercial	±4.5	36,000 sf	8,000 sf
B: Neighborhood Commercial	±9.1	72,800 sf	8,000 sf
C: Patio Lots	±33.2	133	4.0
D: Residential/Attached	±17.3	121	7.0
E: Open Space/Community Recreation	±7.7	N/A	N/A
F: Open Space/Community Recreation	±2.0	N/A	N/A
G: Single Family Residential	±39.5	119	3.0
H: Single Family Residential	±25.4	76	3.0
I: Residential/Attached	±4.2	29	7.0
J: Residential/Attached	±9.8	69	7.0
K: Open Space/Community Recreation	±6.5	N/A	N/A
L: Single Family Residential	±52.8	132	2.5
M: Single Family Residential	±30.2	76	2.5
N: Single Family Residential	±15.0	38	2.5
TOTAL:	±390.1	793 /	3.7/net ac
UPLAND:	±257.2	108,800 sf	
WETLAND:	±121.0		
RESERVED OPEN SPACE:	±11.9		

RV2 - RESIDENTIAL VILLAGE 2

USE	ACRES	DUs	DU/AC
A: Single Family Residential	±48.8	146	3.0
B: Single Family Residential	±28.4	71	2.5
C: Residential/Attached	±42.3	296	7.0
D: Open Space/Community Recreation	±6.7	N/A	N/A
E: Single Family Residential	±75.4	189	2.5
F: Residential Multi-Family	±21.6	259	12.0
G: Residential/Attached	±8.0	56	7.0
H: Residential/Attached	±9.7	68	7.0
I: Residential Multi-Family	±21.7	260	12.0
J: Residential/Attached	±42.4	297	7.0
TOTAL:	±484.2	1,642	5.5/net ac
UPLAND:	±395		
WETLAND:	±150.5		
RESERVED OPEN SPACE:	±28.7		

RV3 - RESIDENTIAL VILLAGE 3

USE	ACRES	DUs	DU/AC
A: Neighborhood Commercial	±7.6	60,800 sf	8,000 sf
B: Residential/Attached	±17.4	124	7.0
C: Neighborhood Commercial	±4.8	38,400 sf	8,000 sf
TOTAL:	±138.4	124 /	7.0/net ac
UPLAND:	±29.7	99,200 sf	
WETLAND:	±108.7		

VC - VILLAGE CENTER

USE	ACRES	DUs	DU/AC
A: Residential Multi-family	±13.2	158	12.0
B: Residential Multi-family	±4.5	54	12.0
C: Neighborhood Commercial	±9.2	73,600 sf	8,000 sf
D: Neighborhood Commercial	±6.9	55,200 sf	8,000 sf
E: Neighborhood Commercial	±11.0	88,000 sf	8,000 sf
F: Neighborhood Commercial	±6.8	54,400 sf	8,000 sf
G: Neighborhood Commercial	±6.5	52,000 sf	8,000 sf
H: Mixed Use/Commercial	±66.9	669,000 sf	10,000 sf
I: TND Towns/Attached	±36.7	367	10.0
J: Neighborhood Commercial	±5.3	42,400 sf	8,000 sf
TOTAL:	±255.7	579 /	10.6/net ac
UPLAND:	±167	1,034,600 sf	
WETLAND:	±84.9		
RESERVED OPEN SPACE:	±3.8		

CS - COUNTY SERVICES AND PARKS

USE	ACRES	DUs	DU/AC
A: Government Services	±11.1	N/A	N/A
B: Park	±18.0	N/A	N/A
C: Park	±21.3	N/A	N/A
D: Park	±17.3	N/A	N/A
E: School	±19.9	N/A	N/A
F: YMCA-not included in PUD rezoning	±16.4	N/A	N/A
TOTAL:	±213.9	N/A	N/A
UPLAND:	±87.6		
WETLAND:	±126.3		

POM - PROFESSIONAL, OFFICE, MEDICAL

USE	ACRES	SF	DU/AC
A: Professional, Office, Medical	±11.2	90,000 sf	N/A
B: Professional, Office, Medical	±16.3	90,000 sf	N/A
C: Professional, Office, Medical	±54.0	316,600 sf	N/A
D: Professional, Office, Medical	±11.1	33,750 sf	N/A
E: Professional, Office, Medical	±5.1	33,750 sf	N/A
F: Professional, Office, Medical	±5.5	33,750 sf	N/A
G: Professional, Office, Medical	±5.8	33,750 sf	N/A
H: Professional, Office, Medical	±25.2	110,000 sf	N/A
TOTAL:	±234.5	741,600 sf	
UPLAND:	±134.2		
WETLAND:	±95.8		
RESERVED OPEN SPACE:	±4.5		

LAND USE SUMMARY

USE	ACRES
UPLAND	±980.7
WETLAND	±687.2
OPEN SPACE	±48.9
CANAL	±38.7
CANAL EASEMENT	±193.4
SITE TOTAL	±1948.9



0' 800' 1600' 3200'

THIS PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.

CROWN POINTE EAST

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