

# MARSHES AT DANIEL ISLAND

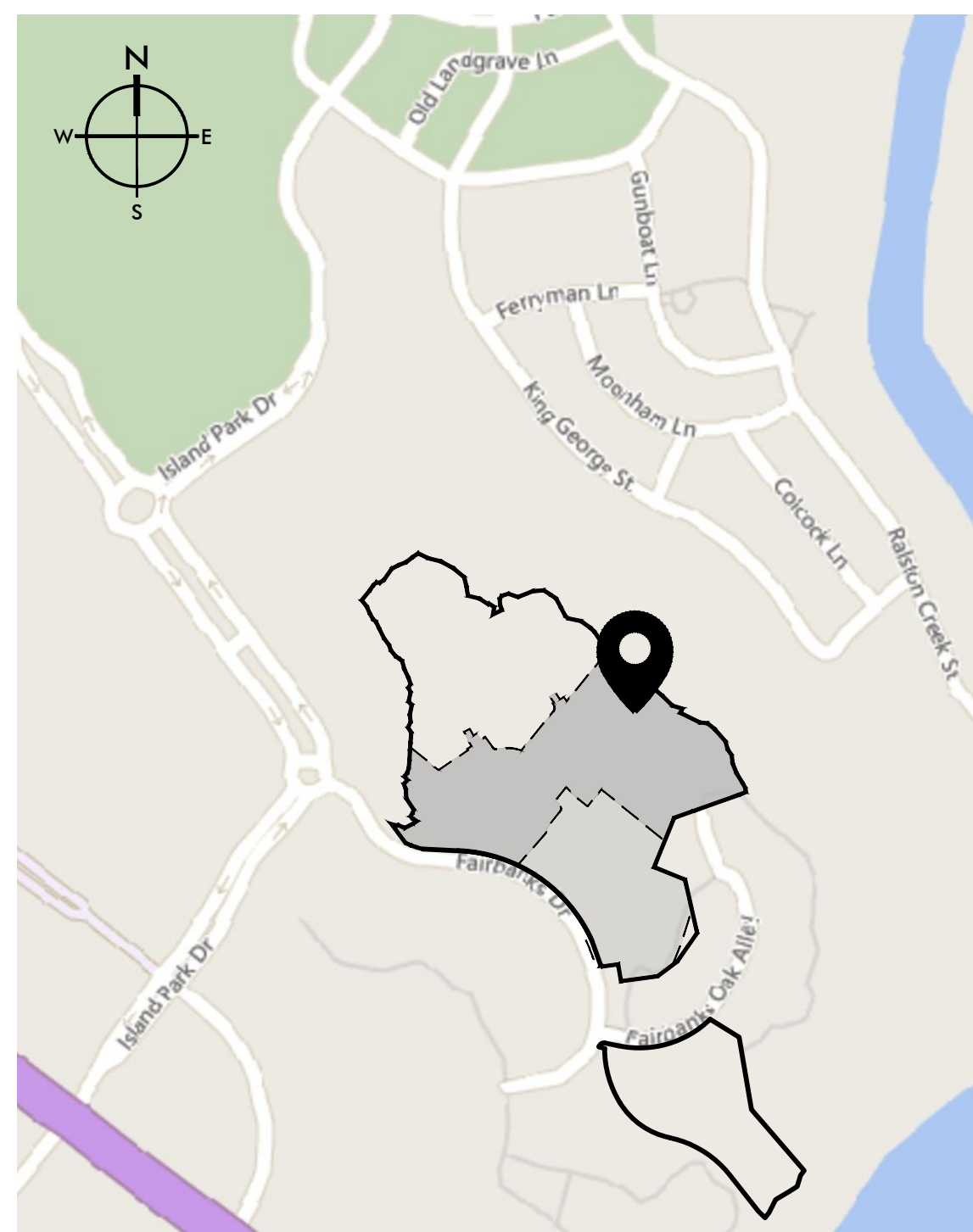
(FKA - Riverside by the Marsh) PHASES 1A & 1B

CITY OF CHARLESTON, SOUTH CAROLINA

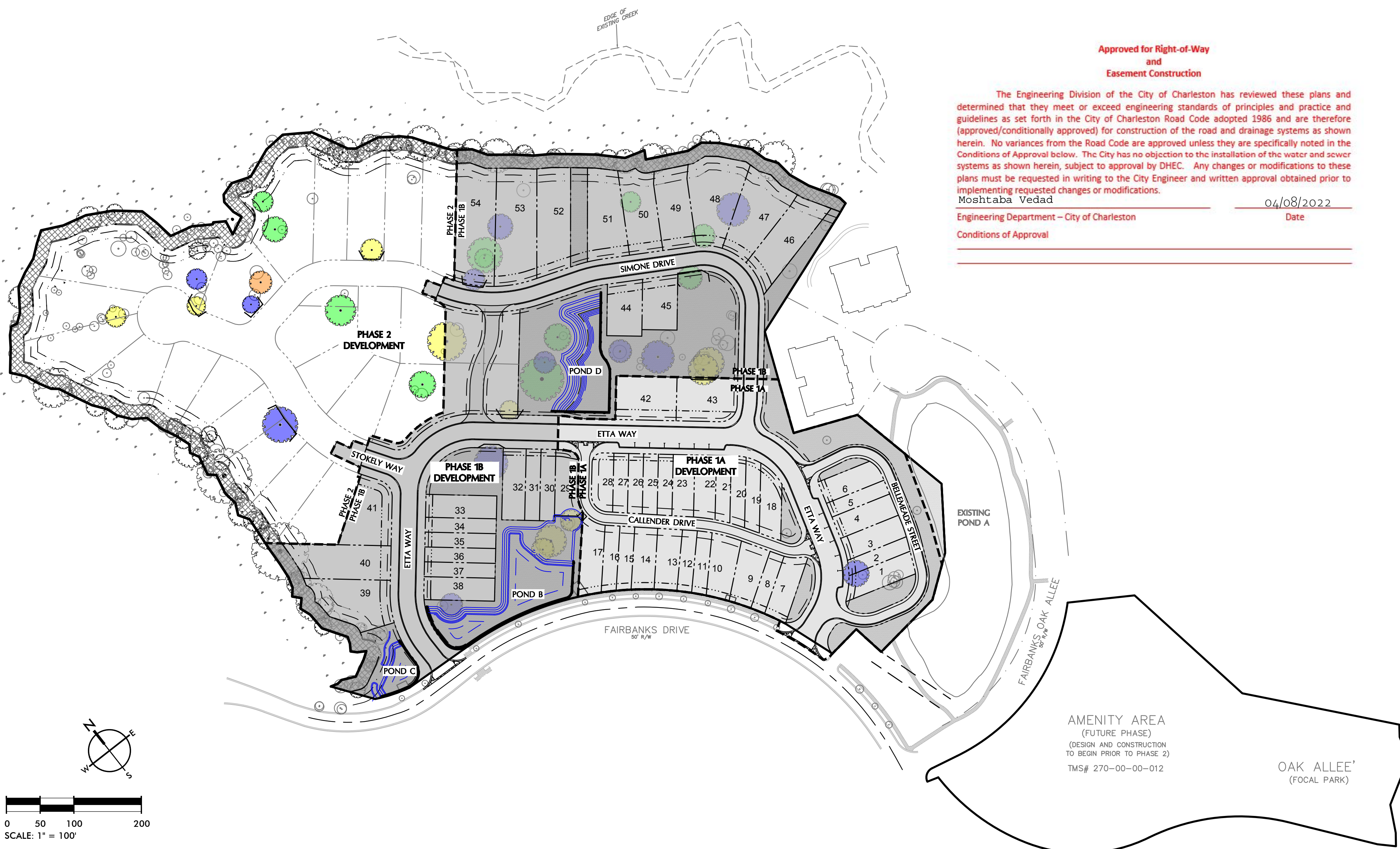
TMS# 271-00-00-010

CITY OF CHARLESTON PROJECT ID#: TRC-SUB2019-000114

## SITE LOCATION MAP (N.T.S.)



## SITE OVERVIEW



**Approved for Right-of-Way and Easement Construction**

The Engineering Division of the City of Charleston has reviewed these plans and determined that they meet or exceed engineering standards of principles and practice and guidelines as set forth in the City of Charleston Road Code adopted 1986 and are therefore (approved/conditionally approved) for construction of the road and drainage systems as shown herein. No variances from the Road Code are approved unless they are specifically noted in the Conditions of Approval below. The City has no objection to the installation of the water and sewer systems as shown herein, subject to approval by DHEC. Any changes or modifications to these plans must be requested in writing to the City Engineer and written approval obtained prior to implementing requested changes or modifications.

Engineering Department - City of Charleston Date: 04/08/2022  
Conditions of Approval

## PROJECT DESCRIPTION

**PROJECT DATA:**  
STANLEY MARTIN HOMES IS PROPOSING TO DEVELOP A MULTIPHASE RESIDENTIAL SUBDIVISION WITH 80 LOTS ON APPROXIMATELY 16.78 ACRES ADJACENT TO FAIRBANKS DRIVE LOCATED ON DANIEL ISLAND, BERKELEY COUNTY, SOUTH CAROLINA. THIS PROJECT WILL CONSIST OF INFRASTRUCTURE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO: ROADWAYS, SEWER, WATER, AND STORMWATER MANAGEMENT.

**FLOOD ZONE:**  
THIS PROPERTY IS LOCATED IN FLOOD ZONES "X SHADED" & "AE" (9), ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL NO. 45015C0760E DATED DECEMBER 7, 2018.

**PROPERTY INFORMATION:**  
TMS#: 271-00-00-010  
TOTAL SITE ACREAGE = 16.78 ACRES  
PHASE 1A/1B TOTAL DISTURBED ACREAGE = 16.6 ACRES

**ZONING REQUIREMENTS**  
ZONING DISTRICT: DANIEL ISLAND GENERAL OFFICE (DI-GO)  
HEIGHT LIMIT: 4 STORIES (LOT H BLK B)  
REQUIRED ON-STREET PARKING: 1 SPACE PER 3 TOWNHOUSE  
1 SPACE PER 4 SINGLE FAMILY  
REQUIRED OFF-STREET PARKING: 2 SPACES PER LOT  
MAX. LOT COVERAGE: 55% IMPERVIOUS (LOT H BLK B)

## GENERAL NOTES

- BOUNDARY INFORMATION PROVIDED BY RLA ASSOCIATES, P.A.
- ALL ELEVATIONS ARE BASED ON NAVD 88 VERTICAL DATUM. BEARINGS ARE GRID NAD 83.
- WATER AND SEWER TO BE PROVIDED BY CHARLESTON WATER SYSTEMS (CWS).
- CONTRACTOR TO VERIFY ACCURACY OF TEMPORARY BENCHMARK PRIOR TO USING THEM FOR CONSTRUCTION. EXISTING UNDERGROUND UTILITIES ARE BASED ON AVAILABLE INFORMATION.
- CONTRACTOR TO CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.
- THE CONTRACTOR SHOULD NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION.
- CONTRACTOR SHALL GRADE ALL AREAS SUCH THAT WATER DRAINS TO THE APPROPRIATE RIGHT-OF-WAY, EASEMENT, OR WETLAND PRIOR TO FINAL APPROVAL.
- ALL LAKES, PONDS, COMMON AREAS, AND OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- CRITICAL LINE APPROVED BY OCRM BY D.F. THOMPSON ON 4/28/2016. ALL PUBLIC R/Ws WILL MEET ADA REQUIREMENTS INCLUDING ALL AMENITIES THAT ARE PART OF THE HOA.
- THE EXISTING PUBLIC RIGHT-OF-WAY MUST REMAIN ADA COMPLIANT DURING CONSTRUCTION OR AN ALTERNATIVE ROUTE MUST BE PROVIDED.
- IT IS THE OWNER'S RESPONSIBILITY TO REPAIR DAMAGED SIDEWALKS TO REINSTATE AN ADA ACCESSIBLE ROUTE.
- COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES (CPMSF) AGREEMENT AND RECORD DRAWINGS MUST BE COMPLETED IN ACCORDANCE WITH CITY OF CHARLESTON SPECIFICATIONS AS PART OF THE RIGHT-OF-WAY DEDICATION PROCESS AND BEFORE A NOTICE OF TERMINATION OF THE CONSTRUCTION GENERAL PERMIT WILL BE APPROVED.
- EACH LOT SHALL REQUIRE TWO (2) OFF-STREET PARKING SPACES.

### STREET TYPE BREAKDOWN:

STREET TYPE	LENGTH OF ROAD		ROAD NAME
	PHASE 1A	PHASE 1B	
50' PUBLIC RW	653.79'	569.00'	ETTA WAY
50' PUBLIC RW	77.14'		STOKELY WAY
38' PUBLIC RW	88.64'	619.43'	SIMONE DRIVE
20' PUBLIC RW	504.57'		BELLEMEADE STREET
20' PUBLIC RW	471.04'		CALLENDER DRIVE
TOTAL PER PHASE	1718.04'	1195.57'	
COMBINED TOTAL	2913.61'		

## PROJECT CONTACTS

**DEVELOPER/OWNER:**  
STANLEY MARTIN HOMES  
502 WANDO PARK BOULEVARD, SUITE 101  
MOUNT PLEASANT, SC 29464  
CONTACT: ROGER HUNT  
PHONE: 843-259-6213

**CIVIL ENGINEER:**  
SEAMON WHITESIDE & ASSOCIATES, LLC  
501 WANDO PARK BLVD., SUITE 200  
MOUNT PLEASANT, SC 29464  
CONTACT: PATTERSON FARMER  
PHONE: 843-884-1667

**LANDSCAPE ARCHITECT:**  
SEAMON WHITESIDE & ASSOCIATES, LLC  
501 WANDO PARK BLVD., SUITE 200  
MOUNT PLEASANT, SC 29464  
CONTACT: MICHAEL CAIN  
PHONE: 843-884-1667

**SURVEYOR:**  
RLA ASSOCIATES, P.A.  
2204 BACONS BRIDGE ROAD  
SUMMERVILLE, SC 29485  
CONTACT: ROB ARRINGTON  
PHONE: 843-879-9091

STORMWATER DESIGN STANDARDS MANUAL (SWDSM) VARIANCES			
APPLICABLE SECTION	DESCRIPTION OF VARIANCE	SUBMITTAL DATE	APPROVAL DATE
3.6.5.o	ALTERNATIVE CONNECTION DETAIL STRUCTURES: C2, D3, D4, D5, D6, E2, E3, E4, F2, F3, F4, G2, G3, I2, K2	3/11/2019	2/22/2022
3.1.2.a & c	VARIANCE TO STORMWATER RUNOFF RATES FOR THE 2-YR, 10-YR, 25-YR, & 100-YR 24 HOUR STORM EVENTS	3/11/2019	2/22/2022
3.6.1.e	VARIANCE TO ALLOW SUBMERGED CONVEYANCES	3/11/2019	2/22/2022
3.6.1.c	VARIANCE SLOPE FOR SUBMERGED PIPE RUNS: A1-A4 AND B5-B8	10/21/2019	2/22/2022
3.6.5.j	VARIANCE TO ALLOW 0.0' DROP FROM INVERT IN TO INVERT OUT FOR DRAINAGE STRUCTURES	4/5/2021	2/22/2022
3.6.3.d	VARIANCE TO ALLOW POND C OUTFALL INVERT TO MATCH EXISTING CONDITIONS INVERT	8/30/2021	2/22/2022
3.8.3	VARIANCE TO ALLOW FOR MODIFIED 10' ACCESS EASEMENT FOR POND B AND POND C	12/6/2021	2/22/2022

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C1.0	TITLE SHEET
C1.1	LEGEND & REVISION NOTES
1 OF 1	EXISTING CONDITIONS BY RLA
1 OF 1	OCRM CRITICAL LINE SURVEY
1 OF 1	BZA SUBMITTAL - BY OTHERS
C2.0	OVERALL CONCEPT PLAN
C2.1	PRELIMINARY PLAT
C2.2	PRELIMINARY PLAT NOTES & TABLES
C2.3	STREET SECTIONS
C2.4	APPROVAL CONDITIONS & RECOMMENDATIONS
C3.0	APPROVED TREE REMOVALS
C4.0	DELIVERY ROUTE PLAN
C5.1	SWPPP PHASE 1 & DEMO
C5.2	SWPPP PHASE 2
C5.3	SWPPP PHASE 3
C5.4	SWPPP NOTES
C5.5	SWPPP DETAILS
C5.6	SWPPP DETAILS
C6.1	DRAINAGE PLAN
C6.2	DRAINAGE PROFILES
C6.3	DRAINAGE PROFILES
C7.1	GRADING PLAN
C7.2	DETAILED GRADING
C7.3	INTERSECTION PLAN
C7.4	INTERSECTION PLAN
C8.1	TRAFFIC SIGNAGE PLAN
C8.2	SCDOT SIGHT DISTANCE PLAN
C8.3	TRAFFIC SIGNAGE DETAILS
C8.4	GEOMETRIC PLAN
C9.1	ROADWAY PLAN & PROFILE
C9.2	ROADWAY PLAN & PROFILE
C9.3	ROADWAY PLAN & PROFILE
C9.4	ROADWAY & DRAINAGE DETAILS
C9.5	ROADWAY & DRAINAGE DETAILS
C9.6	ROADWAY & DRAINAGE DETAILS
C9.7	ROADWAY & DRAINAGE DETAILS
C9.8	ROADWAY & DRAINAGE DETAILS
C9.9	ROADWAY & DRAINAGE DETAILS
C10.1	WATER PLAN
C10.2	WATER PROFILES
C10.3	WATER PROFILES
C10.4	WATER DETAILS
C10.5	FIRE PROTECTION PLAN
C11.1	SEWER PLAN
C11.2	SEWER PROFILES
C11.3	SEWER PROFILES
C11.4	SEWER DETAILS
L1.0	OVERALL LANDSCAPE PLAN & MITIGATION
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	FUTURE PHASE LANDSCAPE PLAN
L2.0	PLANT SCHEDULE AND DETAILS
L3.0	OPEN SPACE PLAN
L4.0	LIGHTING LAYOUT PLAN

SEE SHEET C1.1 FOR DETAILED REVISION HISTORY

APPROVALS	DESCRIPTION OF APPROVAL	APPROVAL DATE
BZA-SD	APPROVED WITH CONDITIONS	5/3/2017
CONCEPT PLAN	APPROVED WITH CONDITIONS	12/20/2017
BZA-SD	APPROVED WITH CONDITIONS & SETTLEMENT AGREEMENT (SIGNED & DATED 12/12/20)	10/15/2020

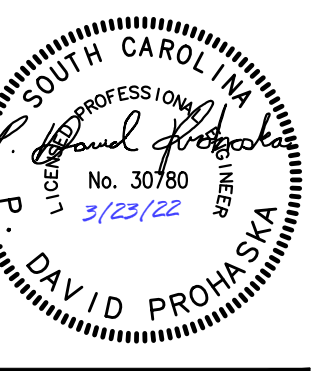
NOTE: SEE SHEET C2.3 FOR ALL APPROVAL CONDITIONS & RECOMMENDATIONS



**EXISTING UTILITY NOTE:**  
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



MOUNT PLEASANT, SC 843.884.1667  
GREENVILLE, SC 864.298.0534  
SUMMERVILLE, SC 843.884.1667  
WWW.SEAMONWHITESIDE.COM



**MARSHES AT DANIEL ISLAND**  
FKA - RIVERSIDE BY THE MARSH  
**PHASES 1A & 1B**  
STANLEY MARTIN HOMES  
CITY OF CHARLESTON, SOUTH CAROLINA

SW+ PROJECT: 7979  
DATE: 03/11/19  
DRAWN BY: SZF  
CHECKED BY: PDP

REVISION HISTORY		
1	10/18/19	8 12/06/21
2	11/26/19	9 01/10/22
3	03/30/20	10 02/03/22
4	02/01/21	11 03/15/22
5	04/05/21	12 03/23/22
6	08/30/21	
7	10/12/21	

TITLE SHEET