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# Staff Report

To: The Hanahan Planning Commission  
Cc: Larry Sturdivant, Building Official, Jenna Nelson (Bowman Consulting)  
From: Jeff Hajek, Planner/Economic Development Director  
Date: October 6, 2020  
Re: Request for the Creation of a Type "B" Planned Development (Heron Preserve at Tanner Plantation) and subsequent rezoning of TMS# 259-00-00-117 (City of Hanahan, 21-acre tract) from Single-family residential (RS) to Planned Development (PD), Type B

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## General Information

**Applicant/Owner:** Bowman Consulting/City of Hanahan  
**Location:** Southeast of Foster Creek Road/Williams Lane intersection (across the street from Bowen's Corner Elementary School).  
**Tax Map Number(s):** TMS #259-00-00-117  
**Approval Requested:** Rezoning and Creation of Type B, Planned Development  
**Existing Zoning:** Single-Family Residential (RS)  
**Requested Zoning:** Planned Development, Type B (PD, Type B)

## Background and General Application Overview

The proposed planned development district, Heron Preserve at Tanner Plantation, is located immediately south of Williams Lane, adjacent to Bowen's Corner Elementary School and southeast of the intersection of Foster Creek Road and Williams Lane. The twenty-one (21) acre tract currently is comprised of undisturbed wooded uplands (17.2 acres) and wetlands (jurisdictional: 3.8 acres; non-jurisdictional: 0.23 acres) throughout the parcel. From a transactional perspective, this parcel is currently in the due diligence process between the City and Crescent Communities, all guided by a development agreement, which stipulates conditions for the future use of the property.

It is the intent of the developer to "provide an upscale, residential neighborhood option, presenting a higher-end product line of drive-under home site, as an enhanced offering for the surrounding community." In total, the applicant is proposing to create a subdivision of 90 single-family lots, ranging from 2,850 SF to 6,062 SF (average lot size: 3,340 SF) in an area on approximately ten (10) acres

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of land. The proposed houses will be elevated, with drive-under garages. The remaining land (7 acres or 33 percent of the property), which is primarily wetlands, will be preserved as open space for residents of the community. The applicant is proposing one (1) entrance and exit to the development that will tie-in to Williams Lane, a SCDOT-maintained road.

### **Analysis**

#### *Overview of Existing Zoning District: Single-Family Residential (RS)*

Currently, the subject property is zoned Single-Family Residential (RS). Per the Zoning Ordinance, the RS district's intent is to:

*(Section 4.1.2(B)) "...foster, preserve, and promote neighborhoods in which the principal uses of land are detached, single-family dwellings and related accessory and support facilities. The zone also provides opportunities for diverse housing choices in planned developments, which shall be held to high standards necessary for compatibility with the surrounding community. The zone should be mapped to encompass those areas of Hanahan that constitute suburban, bedroom communities within the city as well as existing traditional neighborhoods."*

The RS zone (Section 4.5.4), the largest zoning district in the City, is composed of uses that are strictly residential with a few exceptions allowed. These exceptions include institutions both religious and governmental, and neighborhood amenities such as a clubhouse, pool, etc. The minimum lot area is 8,000 SF and the minimum width is 60, with a density of 5 units per acre.

Given the scope of the applicant's proposed development, the developer states that the "current base zoning lot standards under the existing Single-Family Residential (RS) zone are too big to allow for the proposed community design to be implemented, given the environmental site constraints." Hence the request to rezone to a Type "B" PD.

#### *Overview of Proposed Zoning District: Planned Development, Type B (PD, Type B) and the Overall Proposed Development's Conformance*

The proposed zoning district for the subject development is Type "B", PD (Section 4.7). The intent of this district seeks to:

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*The purpose of the Planned Development District tool in the City of Hanahan is to encourage variety and flexibility in the use and development of land in order to promote its most appropriate use; to improve design, character and quality of new development; to facilitate the provision of streets and utilities; to preserve natural and scenic features in open space; to allow the developer to meet changes in technology and demand; to provide a maximum choice in types of housing, shopping, and community environment; and to promote higher aesthetic standards for land development in the City of Hanahan. The developer shall own the responsibility to propose alternate zoning and land development standards that further these objectives and, furthermore, to illustrate the envisioned land development that necessitates alternate standards as an official master plan for review by the planning commission and approval of the city council. The proposed text and master plan shall identify all community facilities necessitated by the development to meet the intent of the Hanahan Zoning and Land Development ordinances, including but not limited to roads and parking, parks and open space, natural and cultural resources, and education and public safety facility sites.*

In summation, the Type "B" PD district's intent is to provide for the aspirational and visionary; allowing the applicant to provide "higher aesthetic standards", "preserve natural and scenic features" and "improve design," as well as a variety other motivations. Overall, the proposed development mirrors that of the RS district in regard to primary use—strictly single-family detached units only. The developer seeks to create regulatory provisions that adjust the density, minimum lot size, height maximum and setbacks in order to accommodate for the desired number of 90 parcels.

Other than stated provisions, there is nothing additionally proposed that sets the development "apart" or make it "unique" as far as a mix of uses, amenities or other distinguishing factors, which is typically customary under a PD District. Part of this outcome, is the result of the aforementioned Development Agreement laid out by City Administration that requires the development be built as "a single-family residential development," with the construction of "Charleston-style homes, the exterior of which shall be Fiber Cement Lap Siding."

#### *Minimum Requirements for Planned Development Districts*

To be considered as a planned development district, the applicant must meet the Minimum Requirements as outlined in Section 4.7.2 in the Land Development Ordinance. Below are the following requirements and applicability to the Developer in meeting them:

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1. **Minimum District Size:** Two (2) acres in size. A Planned Development District may need to be larger than two (2) acres to meet the next standard, “district location.”
  - a. **Requirement Met:** The applicant’s proposed development meets this requirement with a total parcel size of twenty-one (21) acres.
2. **District Location:** So as to avoid illegal spot zoning, a Planned Development District shall be located in an area that can be justified as a distinct district based on characteristics of the land, access to infrastructure and juxtaposition of zoning districts in the vicinity.
  - a. **Requirement Met:** The applicant’s proposed PDD will blend in with the surrounding single-family residential character, as it is surrounded by RS and RT-zoned properties. Furthermore, the property has ready access to all required utilities and other infrastructure in the vicinity.
3. **Minimum Public Infrastructure:** The area proposed for a Planned Development District shall have direct access to public infrastructure systems—roads, potable water, sewer, stormwater drainage, etc.—in a location where the infrastructure systems can adequately accommodate increases in demand reasonably expected to be generated by development within the PDD. Alternatively, the developer shall propose to upgrade the infrastructure systems accordingly. Proposed improvements need not be limited to infrastructure segments abutting the property; the broader system shall be upgraded to offset negative impacts to surrounding districts.
  - a. **Requirement Met:** The proposed development does meet the minimum required infrastructure per the attached correspondence from the respective utilities and agencies (BCWS, CWS, Berkeley County, SCDOT).

#### *Master Development Plan Requirements*

To fulfill the requirements of the PDD application, the following Master Development Plan documentation must be submitted. Below are comments that will need to be addressed for the documents submitted for Heron Preserve.

#### **Proposed Land Development Information**

1. **Section 4.7.5(C)2:** Applicant has provided right-of-way sections in regard to pedestrian network throughout the development, but more detail will be needed:

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- a. Applicant must provide more detail for each section visually. Specifically, what type of landscaping (canopy tree, shrubs, etc.)
- b. Applicant must provide rationale why sidewalk is not provided to southern most cul-de-sac, located in the central part of the development.
- c. Staff would prefer to see a stronger emphasis on bicycle infrastructure, given the proximity of the development to Bowen's Corner Elementary and the Tanner Pedestrian/Bike Trail nearby. Continuity of pedestrian and bicycle infrastructure is an imperative in this particular part of the City.

### Supplemental Data

1. **Section 4.7.5(D)(1):** A traffic study must be provided in order to be considered for approval. Requirements may be found in Section 3.3 of the Land Development Ordinance.
  - a. Per applicant, Traffic Impact Analysis is in process and will be submitted to SCDOT and the City of Hanahan upon completion.

### *Requirements of Statement of Intent and Regulatory Provisions*

As mentioned in the "Overview of Proposed Zoning District: Planned Development, Type B (PD, Type B) and the Overall Proposed Development's Conformance" section, the Heron Preserve relies heavily upon the existing 2008 Zoning and Land Development Ordinance for the majority of the required regulatory provisions. As dictated by Section 4.7.6(B), there are a series of provisions that are suggested to be part of the PDD. Below are the proposed regulations for the development:

Zoning Comparison Table		
	Single-Family Residential (RS)	Heron Preserve PD
Min. Lot Area-Residential	8,000 SF	2,850 SF
Min. Lot Width	60 ft	30 ft
Min. Setbacks-Front, Street Frontage	25 ft	0 ft
Min. Setbacks-Side-Residential	(B)	0 ft

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Min. Setbacks-Rear-Residential	15 ft	0 ft
Max. Impervious Surface Ratio	45%	45%
Max. Height	35 ft	45 ft
Max. Residential Density	5 units per acre	5 units per acre

Any of these provisions not identified in the PD document, shall revert to the 2008 Zoning Ordinance. The following below represent staff comments for specific provisions provided in the Heron Preserve PD document:

1. **Section 4.7.6(B)(6)—Road and bicycle/pedestrian infrastructure standards:**
  - a. Per Section 5.6 (Roads), please specify whether the roads will be publicly or privately maintained.
2. **Section 4.7.6(B)(7)—Natural resource protection and green space standards:**
  - a. Although it is not indicated in the PD document, staff wishes to clarify if there is any plan to build boardwalks, trails, etc. within the open space designations.
  - b. The future land use of this parcel is conservation/recreation. While staff cannot require the preservation of more land, the City is recommending the preservation of land from 33.3% to 45%. Although this will lead to a reduction in number of units, staff believes that it will aid in further preservation of natural resources, aid in additional stormwater mitigation and ultimately fulfill the goal under the Comprehensive Plan.

*Consistency with the Comprehensive Plan and Other Considerations*

As with any rezoning, the requested zoning designation should align with the goals, policies and future land uses of the municipality's guiding comprehensive plan. Stated in the 2012 City of Hanahan Comprehensive Plan (the most current to date), "while the future land use plan neither dictates a precise requirement nor eliminates room for flexibility, it does articulate a vision and guide for future development in the City." According to the Comprehensive Plan, this proposed rezoning is within relative compliance of this guiding document. In Section I: Issues, Goals and Policies of the comprehensive plan, this rezoning would be compliant with a list of goals set forth in the document. These include:

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### **Population Goals and Policies**

GOAL 3: Hanahan will guide population growth to areas where supporting infrastructure exists or can efficiently be expanded without sacrificing the environment or quality of life which currently characterize Hanahan.

2. The City will encourage new growth to locate where public services already exist and are adequate to handle needs so the City can continue to provide the highest quality of essential services

### **Land Use Goals and Policies**

GOAL 1: Hanahan will continue to protect and enhance the character of the City's existing neighborhoods as well as encourage the preservation of its wetlands and natural resources

3. The City will ensure that new development in residential districts is compatible in scale and character with existing residences and that it preserves important neighborhood characteristics.

Lastly, the 2012 Comprehensive Plan Future Land Use Map (Appendix: Figure 1) identifies the future land use of the subject properties as "Conservation/Recreation." The intent of this future land use district, is "to preserve and maintain Hanahan's diverse natural resources (Page 32)." At the time of the drafting of the Comprehensive Plan, and prior to the donation of the 53-acre property from the federal government, the subject parcel was slated to become a City park facility, hence the future land use designation of conservation/recreation. Subsequently, this future land use was never adjusted following the purchase of the 53-acre property in summer 2018. Overall, there is relative consistency with the Comprehensive Plan being that a little more than 30% of the property will be conserved. Furthermore, the existing zoning for the property is Single-Family Residential (RS), which currently allows by-right development of the property.

### **Recommendations**

Based upon staff's review, it is recommended that the Planning Commission ***conditionally approve*** the planned development district (PDD), Heron Preserve, and the subsequent amendment to the 2010 Zoning Map for the rezoning of TMS number 259-00-00-117 from Single-Family Residential (RS) to Type "B" PD for the following reasons:

1. The proposed development is in line with the 2012 Comprehensive Plan Goals, Policies and Future Land Uses

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2. The proposed development is in line with the 2008 Zoning Ordinance and its surrounding zoning districts
3. The rezoning will benefit the economic well-being of the City and its residents.

The following conditions will need to be met to approve the PD and therefore recommend it to City Council for final approval:

1. Addressing all comments in the "Development Master Plan Requirements" section
2. Addressing all comments in "Requirements of Statement of Intent and Regulatory Provisions" section
3. Receipt of letter of approval from SCDOT concerning traffic impact analysis



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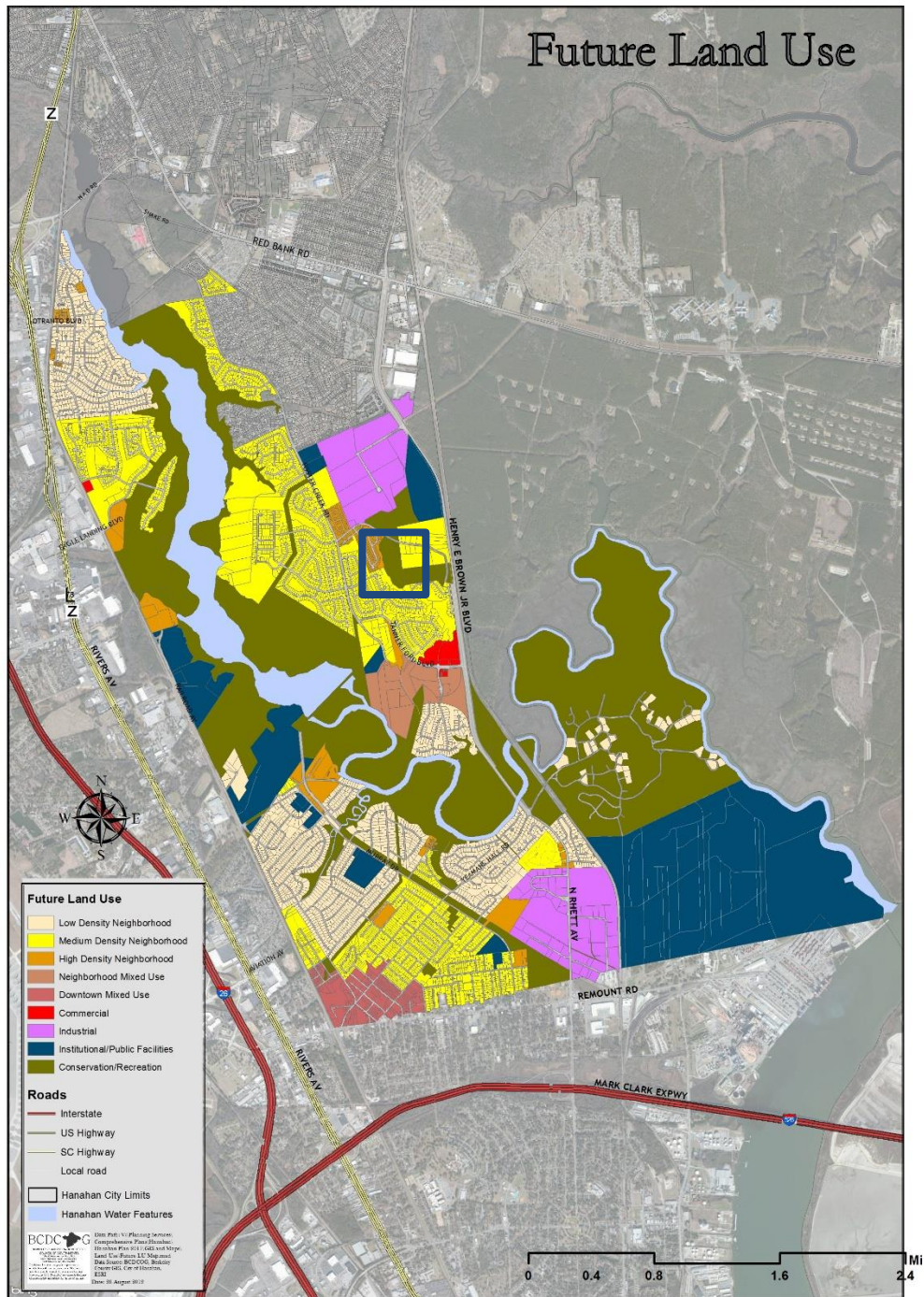


Figure 1: 2012 Future Land Use Map

# Heron Preserve at Tanner Plantation

Planned Development District

Guidelines & Statement of Intent

Presented to:

**The City of Hanahan**

September 11, 2020

Prepared for:

Heron Preserve LLC

Prepared by:

**Bowman**

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## I. PLANNED DEVELOPMENT DISTRICT REQUIREMENTS

### A. General Conditions Compliance

The subject property for this rezoning application (TMS Number 259-00-00-117; the 'Property') may be considered for rezoning as a Type "B" PD, Planned Development District, because variations to the site, dimensional standards, and other requirements of the zoning ordinance are being sought.

### B. Minimum Requirements Compliance

#### ***Minimum Requirements for Consideration***

##### (1) Minimum District Size

The Property contains approximately 21 acres, which fulfills the two-acre minimum requirement.

##### (2) District Location

The Property is generally located to the east of the Goose Creek Reservoir and to the west of Henry E. Brown, Jr. Boulevard (see Appendix / EXHIBITS Item 1).

The adjacent residential community to the west and south is zoned *Single-Family Residential (RS)*. Adjacent properties to the east are zoned *Residential-Manufactured Housing District (RT)*, which is intended to accommodate manufactured housing development in concert with site-built, single-family homes and duplexes in planned developments and cooperative communities (see Appendix / EXHIBITS Item 2).

Additional existing site information is included in the Appendix, including the current Flood Insurance Rate Map (FIRM), Existing Site Conditions, and Existing Site Topography (see Appendix / EXHIBITS Items 3 – 5).

##### (3) Minimum Public Infrastructure

The Property has access to public infrastructure systems, including roads, potable water, sewer, and stormwater drainage.

Primary access to the Property proposed for a Planned Development District is intended along Williams Lane, which is maintained by SCDOT. There are no other primary roads accessible from the Property. Confirmation of preliminary coordination with SCDOT has been provided by Robert W. Grooms (dated September 8, 2020), indicating no objections to the proposed project or the access location as shown within the Master Development Plan. A copy of this confirmation of preliminary coordination with SCDOT has been included in Appendix / DOCUMENTATION Item 1. A formal traffic study is in-progress for the Property. Copies of the completed Traffic Impact Analysis will be provided to both SCDOT and the City of Hanahan upon completion.

Potable water is available to the Property and will be provided by Charleston Water System (CWS) since the Property is located within the CWS Water Service Area. An 8" ductile iron water main exists along Williams Lane across from the northern boundary of the Property that can be used to provide water service. A flow test was performed on Hydrant No. 05-B20-0691, located at 1306 Williams Lane. A letter confirming willingness and ability to provide water service has been provided by CWS, dated September 9, 2020. Copies of this letter, a map of the CWS water utility infrastructure surrounding the Property, and the flow test results have been included as Appendix / DOCUMENTATION Items 2 - 4. Please refer also to the proposed Domestic Water Plan in Appendix / EXHIBITS Item 6.

Berkeley County Water & Sanitation (BCWS) Engineering Department has reviewed the proposed project for sanitary sewer availability. Sewer service is not currently available to the Property; however, sewer service will be available upon completion of a proposed sewer main extension project and issuance of a permit-to-operate (PTO). An offsite sewer utility connection is planned to connect from the existing BCWS pump station located at TMS Number 259-12-02-029 and connect to the Property through the southern boundary of the site. The proposed offsite alignment has been reviewed by BCWS Engineering Department and is supported as a viable sewer alignment route. A letter of availability (dated March 25, 2020) has been provided by BCWS, indicating that the wastewater treatment plant that would treat wastewater generated by the development currently has capacity. Additionally, the proposed alignment would traverse between two private properties through an existing drainage easement. All appropriate permissions have been procured to allow for construction of the proposed sewer main through the affected properties, including Mossey Creek POA, Inc. Copies of the letter of availability, a coordination email with BCWS confirming support for the proposed sewer alignment, a BCWS sewer utility map, and an exhibit showing the proposed offsite sewer alignment route are included as Appendix / DOCUMENTATION Items 5-8. Please refer also to the proposed Sanitary Sewer Plan in Appendix / EXHIBITS Item 7.

Stormwater runoff generated by the proposed project will be treated onsite for both quantity and quality through a series of stormwater management ponds and other onsite BMP's. Post-development peak discharge rates will be less than or equal to pre-development rates for the 2-year, 10-year, and 25-year 24-hour storm events. In order to better mimic the natural hydrology and improve stormwater flows, the proposed Stormwater Management Plan (Appendix / EXHIBITS Item 8) presents residential lots smaller than traditional RS standards allocated in a linear fashion to the east of the wetland/stream corridor. Stormwater ponds are proposed to be located adjacent to the existing wetlands to capture a majority of runoff generated within the Property. The series of stormwater ponds will have multiple outfalls, which will help diffuse stormwater throughout the adjacent wetlands to emulate the pre-development drainage patterns. Stormwater culverts will be installed to allow offsite drainage to flow through existing streams, maintaining existing drainage patterns, to prevent adverse impacts to neighboring properties.

Electric and natural gas services are both available to the Property. Dominion Energy has confirmed availability and willingness to provide services to the Planned Development District. Copies of the letters of availability are included in the Appendix / DOCUMENTATION Items 9 and 10.

Additional confirmation of preliminary review and coordination for public services has been provided by the Berkeley County Engineering Department as well as the City of Hanahan Fire Department. Copies of the letters of preliminary coordination are included in the Appendix / DOCUMENTATION Items 11 and 12.

### ***Minimum Requirements for the Approved Development Upon Completion***

#### **(1) Setbacks and Buffering**

The proposed Planned Development District includes setbacks and buffering from adjoining districts having lower development intensity. Furthermore, the site layout and grading were specifically designed to minimize impacts to the existing stream and wetland network within the Property. The specific dimensions of the proposed setbacks and buffering are included within the Master Development Plan, which is submitted for Planning Commission review.

#### **(2) Minimum District Size**

The proposed Planned Development District includes provisions to protect natural and cultural resources and care has been taken through careful design to ensure adequate buffering for the stream and wetland

network that runs the length of the Property. The specific dimensions, acreages, and locations are proposed within the Master Development Plan, which is submitted for Planning Commission review.

**Minimum Requirements by the City of Hanahan**

It is the Applicant’s understanding that no capital improvement projects will be required for approval of this proposed Planned Development District.

## II. STATEMENT OF INTENT

The proposed Planned Development District is intended to provide an upscale residential neighborhood option, presenting a higher-end product line of drive-under home sites, as an enhanced offering for the surrounding community.

The current base zoning lot standards under the existing Single-Family Residential (RS) zone are too big to allow for the proposed community design to be implemented given the existing environmental site constraints.

It is the intent of the Developer to integrate the nature of small-lot residential clustering to minimize the development footprint and to maximize the preservation of the inherent natural features of the Property, thus also capitalizing on increased opportunities for open space.

The proposed community layout as presented in the Master Development Plan shows the design preservation of the expansive, contiguous corridor of jurisdictional wetland and stream network located within the Property. Consideration for the preservation of these existing environmental site conditions was given the highest importance, and numerous measures are being undertaken to preserve and protect these natural features to the maximum extent practicable. These efforts should allow for future residents to benefit from and enjoy access to these natural spaces.

The proposed residential neighborhood will be constructed in a single phase with an anticipated 6-10-month site development period. This will be followed by an approximate 3-year estimated buildout period. Please refer to the proposed Conceptual Site Plan in the Appendix / EXHIBITS Item 9.

### A. Project Identification

Name of Development:	Heron Preserve at Tanner Plantation
Applicant:	Heron Preserve LLC 572 Savannah Highway Charleston, SC 29407 (843) 573-9635
Engineer:	Bowman Consulting 880 Island Park Drive, Suite 400 Charleston, SC 29492 (843) 501-0333

## B. Detailed Legal Description and Parcel Summary

The Property is located in the City of Hanahan, Berkeley County, South Carolina. The site consists of a single parcel (TMS # 259-00-00-117), owned by Heron Preserve LLC. See Appendix / EXHIBITS Item 10 (and below) for a detailed legal description of the Property.

All those places, parcels, or tracts of land, situate, lying and being in the City of Hanahan, County of Berkeley, State of South Carolina, and being designated as "TRACT 3K 928,152.01 S.F. 21.307 AC. (UPLAND = 11.075 AC. WET/BUFFERED = 10.232 AC.)" as more fully shown on a certain plat entitled "CONVEYANCE PLAT SHOWING TRACT 3K, PROPERTY OF RGT/CHARLESTON PARTNERS, LTD, ABOUT TO BE CONVEYED TO THE CITY OF HANAHAN, LOCATED AT TANNER PLANTATION, IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA" made by Trico Engineering Consultants, Inc., dated October 3, 2002, and recorded November 27, 2002 in Plat Cabinet P, Page 317B in the Register of Deeds (ROD) Office of Berkeley County, South Carolina. Said parcel having such size, shape, dimensions, butting and boundings, more or less, as will by reference to said plat more fully and at large appear.

## C. Total Site and Wetland Areas & Tree Survey

The Property is uniquely characterized by a large, contiguous corridor of jurisdictional wetland and stream network that runs the full length of the Property from north to south, thus isolating the primary upland areas from the adjacent residential community to the west and south of the Property.

The Property consists of a total of 21.306 acres of which incorporates the following site summary breakdown:

Total Non-Jurisdictional Wetland	0.235 ac
Total Jurisdictional Wetland	3.868 ac
Total Upland	17.203 ac
<b>TOTAL SITE</b>	<b>21.306 ac</b>

An application has been submitted to the U.S. Army Corps of Engineers (USACE) for an *Approved Jurisdictional Determination* review of the onsite wetlands within the Property. USACE performed a site review of the wetlands flagged by Passarella & Associates on August 10, 2020. The wetland limits flagged onsite were approved by USACE, and the application is in the final stages of approval.

The assigned USACE Project Manager is Jeremy Kinney, and the JD Project Number is SAC-2020-00735. The wetland boundaries under USACE review are depicted in the Wetland Delineation Survey as provided by Parker Land Surveying, dated September 10, 2020. A copy of the Wetland Delineation Survey has been included in the Appendix / EXHIBITS Item 11. Since the application is still under review, a copy of the final Jurisdictional Determination letter will be provided to the City of Hanahan once it has been issued by USACE.

A tree location survey was performed by Parker Land Surveying for all trees located within the Property. An exhibit of this survey is included in the Appendix / EXHIBITS Item 12. Mike Russell of Natural Directions, who is an ISA Certified Arborist and a SC Registered Forester, has performed a review of all landmark trees located within the Property to assess for tree condition. A copy of the tree assessment survey for landmark trees is included in Appendix / EXHIBITS Item 13. A final assessment of the remaining (non-landmark) trees located within the Property is in-progress, and a copy of the resultant Arborist's report will be provided to the City of Hanahan upon completion.

#### D. Additional Development Restrictions

There are no known additional development restrictions on the Property.

#### E. Additional Legal Regulations

Beyond the requested variations from the existing Zoning and Land Development Ordinance explicitly outlined herein, there are no known local, state, or federal laws or regulations that may restrict, govern, impact, or be affected by the proposed PDD plan.

#### F. Known Historical and Architecturally Significant Sites

There are no known historical and/or architecturally significant sites on the Property.

#### G. Conditions Unique to the Subject Property

The Property is situated between Foster Creek Road to the west and North Rhett Avenue to the east. The site is adjacent to the Tanner Plantation residential community. It is uniquely characterized by a large, contiguous corridor of jurisdictional wetland and stream network that runs the full length of the Property from north to south, thus isolating the primary upland areas from the adjacent residential community to the west and south of the Property and providing a natural buffer for the proposed Planned Development District.

To provide context for the proposed residential density and housing type, please refer to the planned product line elevations for the *Cottage Drive Under Series* (Virginia, Avondale, Asher, Sawgrass, and Ashley), included in the Appendix / EXHIBITS Item 14, as well as the rendering samples (Bennett B, Emory C, Montague B, Monroe B), which are included in the Appendix / EXHIBITS Item 15.

### III. REGULATORY PROVISIONS

#### A. Land Uses

Only *Single-Family Detached Residences* (Land Use Code 1110) are programmed for the proposed Planned Development District, including open spaces, and utility areas designed to support the development of a functional single-family neighborhood.

#### B. Intensity, Lot, and Building Standards

In **Chapter 4 LAND USE** of the Hanahan Zoning Ordinance as per **Section 4.5.1 Administration of Standards** regarding item **(C) Minimum Setbacks**:

- (C) **Minimum setbacks:** All structures on a lot shall be sited a distance equal to or greater than the minimum required setbacks from property boundaries for the *Planned Development District*, except for the following which may protrude a maximum of twenty-four (24) inches into required setback: an unenclosed, unscreened front porch, portico, or gallery; patios, decks, and balconies; roof eaves, overhangs, and gutters; and stoops and stairs. Other structures not attached to the primary structure, including but not limited to garages, sheds, and other accessory structures shall be located a minimum of five (5) feet from a side or rear property line; provided however that this provision shall neither exempt the builder from meeting the



fire code administrated by the City of Hanahan nor allow encroachment of easements on the property. *All side setbacks should be measured from the foundation of the primary house structure. Measurements for side setbacks do not include the eaves of the house structure.* All pools shall be setback a minimum of ten (10) feet, with decking no closer than five (5) feet, from side and rear property lines.

As per **Section 4.5.4 Single-Family Residential (RS)** in **Chapter 4 LAND USE** of the Hanahan Zoning Ordinance:

(A) Basic Zoning Standards

Zoning Comparison Table		
	Single-Family Residential (RS)	PDD
Min. Lot Area - Residential	8,000 SF	2,850 SF
Min. Lot Width	60 ft	30 ft
Min. Setbacks - Front, Street Frontage	25 ft	0 ft
Min. Setbacks - Side - Residential	(B)	0 ft
Min. Setbacks - Rear- Residential	15 ft	0 ft
Max. Impervious Surface Ratio	45%	45%
Max. Height	35 ft	45 ft
Max. Residential Density	5 units per acre	5 units per acre

**C. Building Design Standards**

The proposed Planned Development District complies with all design standards as set forth in the *International Building Code* as referenced in the Hanahan Zoning and Land Development Ordinance Sections 8-21, 8-22, 8-23, and 8-24.

Standards as set forth in the Hanahan Zoning and Land Development ordinances prevail.

**D. Landscaping and Signage Standards**

The proposed Planned Development District complies with all design standards as set forth in **Chapter 6 LANDSCAPING** as referenced in the Hanahan Zoning Ordinance Sections 6.1 through 6.9.

Standards as set forth in the Hanahan Zoning and Land Development ordinances prevail.

The proposed Planned Development District complies with all design standards as set forth in **Chapter 8 SIGNAGE** as referenced in the Hanahan Zoning Ordinance Sections 8.1 through 8.9.

Standards as set forth in the Hanahan Zoning and Land Development ordinances prevail.

#### E. Parking and Access Standards

The proposed Planned Development District complies with all design standards as set forth in **Section 5.9 Parking** in **Chapter 5 DESIGN AND IMPROVEMENTS STANDARDS** of the Hanahan Land Development Ordinance Sections 5.9.1 through 5.9.4.

Standards as set forth in the Hanahan Zoning and Land Development ordinances prevail.

#### F. Road and Bicycle/Pedestrian Infrastructure Standards

The proposed Planned Development District complies with all design standards as set forth in **Section 5.6 Roads** in **Chapter 5 DESIGN AND IMPROVEMENTS STANDARDS** of the Hanahan Land Development Ordinance Sections 5.6.1 through 5.6.10.

Standards as set forth in the Hanahan Zoning and Land Development ordinances prevail.

The proposed Planned Development District complies with all design standards as set forth in **Section 5.7 Design and Improvements Standards for Pedestrian Facilities** in **Chapter 5 DESIGN AND IMPROVEMENTS STANDARDS** of the Hanahan Land Development Ordinance Sections 5.7.1 through 5.7.6.

Standards as set forth in the Hanahan Zoning and Land Development ordinances prevail.

#### G. Natural Resource Protection and Green Space Standards

The proposed Planned Development District complies with all design standards as set forth in **Section 5.13 Green Space** in **Chapter 5 DESIGN AND IMPROVEMENTS STANDARDS** of the Hanahan Land Development Ordinance Sections 5.13.1 through 5.13.2.

Standards as set forth in the Hanahan Zoning and Land Development ordinances prevail.

#### H. Additional Zoning and Land Development Standards

No additional zoning and land development standards are sought by the Developer under this proposed Planned Development District ordinance.

## APPENDICES

### DOCUMENTATION OF COORDINATION FOR PUBLIC INFRASTRUCTURE AND SERVICES

1. SCDOT Confirmation of Preliminary Review
2. Charleston Water System Water Availability Letter
3. Charleston Water System Water Utility Map
4. Charleston Water System Hydrant Flow Test Results
5. Berkeley County Water & Sanitation Sewer Availability Letter
6. Berkeley County Water & Sanitation Sewer Alignment Confirmation
7. Berkeley County Water & Sanitation Sewer Utility Map
8. Berkeley County Water & Sanitation Offsite Sewer Alignment Route
9. Dominion Energy Electric Availability Letter
10. Dominion Energy Natural Gas Availability Letter
11. Berkeley County Engineering Department Letter of Coordination
12. Hanahan Fire Department Letter of Coordination

### EXHIBITS

1. Aerial Exhibit | Location Map
2. Existing Zoning
3. Current Flood Insurance Rate Map
4. Existing Conditions
5. Existing Site Topography
6. Domestic Water Plan
7. Sanitary Sewer Plan
8. Stormwater Management Plan
9. Conceptual Site Plan
10. Legal Property Description
11. Wetland Delineation Survey
12. Tree Survey
13. Arborist Landmark Tree Survey
14. Proposed Product Line Elevations
15. Proposed Product Line Rendering Samples

### MASTER DEVELOPMENT PLAN

- C001. Cover Sheet
- C002. General Notes
- C003. Survey (By Others)
- C100. Conceptual Lot Layout Plan
- C200. Thoroughfare Plan
- C300. Utility Sketch Plan
- C400. Open Space Plan
- C500. Clearing Limits and Tree Removal Plan
- C600. Overall Grading and Drainage Plan
- C700. Preliminary Drainage Study
- C800. ADA Accessibility Plan
- C900. Fire Protection Plan

**From:** [Grooms, Robert W.](#)  
**To:** [Jenna Nelson](#)  
**Cc:** [Fleming, Juleigh B.](#); [Ricky Waters](#); [Yesim Yazgan](#); [Megan Baum](#); [Johnson, Joshua A.](#)  
**Subject:** RE: Hanahan Williams Ln Subdivision  
**Date:** [Tuesday, September 8, 2020](#) 12:38:59 PM  
**Attachments:** [DOT Concept Plan.pdf](#)  
[Application Checklist \(DPE\).pdf](#)

---

Jeena – thank you for the early coordination. We have no objections to the proposed project and access location as shown on the attached drawing.

This type of development will require a traffic study. Traffic study approval is required before you can submit an online encroachment request. Our District Traffic Engineer would review and approve the traffic study and any required traffic mitigation. The study needs to be emailed to our District Traffic Engineer Josh Johnson who is cc'd on this email. Upon receiving email approval from our office the final traffic study and email approval needs to be uploaded in EPPS with the encroachment request and all required EPPS "Check List" documentation.

This email does not constitute encroachment approval. Final approval is issued through our online EPPS system. This preliminary review is valid for six months. Any submissions after six months are subject to re-evaluation.

Please let me know if you have any questions.

Thank you.

---

**From:** Jenna Nelson <jnelson@bowmanconsulting.com>  
**Sent:** Tuesday, September 8, 2020 12:28 PM  
**To:** Grooms, Robert W. <GroomsRW@scdot.org>  
**Cc:** Fleming, Juleigh B. <FlemingJB@scdot.org>; Ricky Waters <rwaters@bowmanconsulting.com>; Yesim Yazgan <yyazgan@bowmanconsulting.com>; Megan Baum <mbaum@bowmanconsulting.com>  
**Subject:** RE: Hanahan SCDOT Contact

**\*\*\* This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. \*\*\***

Wade,

We hope you had a great Labor Day holiday weekend!

I have attached a revised exhibit for the Hanahan Tract (TMS #259-00-00-117) to address your comments regarding roadway and spacing information from the previous email. We attempted to identify existing pavement markings but, based on Google Street View imagery, there are none. After you have had a chance to review, please let us know if you have additional comments or if you need additional information.

Would it be possible for you to provide an email indicating coordination with DOT by this Thursday? We need to provide an indication of preliminary review to the City of Hanahan.

We sincerely appreciate your help as well as your time in review.

Very respectfully,

Jenna

**Jenna Nelson | Bowman Consulting**

direct: 843.501.0338 | cell: 843.822.8317

---

**From:** Grooms, Robert W. <[GroomsRW@scdot.org](mailto:GroomsRW@scdot.org)>

**Sent:** Monday, August 31, 2020 2:57 PM

**To:** Jenna Nelson <[jnelson@bowmanconsulting.com](mailto:jnelson@bowmanconsulting.com)>

**Cc:** Megan Baum <[mbaum@bowmanconsulting.com](mailto:mbaum@bowmanconsulting.com)>; Ricky Waters <[rwaters@bowmanconsulting.com](mailto:rwaters@bowmanconsulting.com)>; Yesim Yazgan <[yazgan@bowmanconsulting.com](mailto:yazgan@bowmanconsulting.com)>; Fleming, Juleigh B. <[FlemingJB@scdot.org](mailto:FlemingJB@scdot.org)>

**Subject:** RE: Hanahan SCDOT Contact

Jenna – the attached concept plan lacks required roadway and spacing information. The plan needs to dimension the spacing from proposed access to all adjacent driveways and roads. This dimension needs to be compared to the required ARMS spacing. The ARMS spacing requirement is based on the roadway speed limit. The existing roadway pavement markings also need to be shown.

Please ensure that the required sight distance can also be met. I would capture the sight distance requirement on the concept plan as well.

Thanks.

---

**From:** Jenna Nelson <[jnelson@bowmanconsulting.com](mailto:jnelson@bowmanconsulting.com)>

**Sent:** Monday, August 31, 2020 2:47 PM

**To:** Grooms, Robert W. <[GroomsRW@scdot.org](mailto:GroomsRW@scdot.org)>

**Cc:** Megan Baum <[mbaum@bowmanconsulting.com](mailto:mbaum@bowmanconsulting.com)>; Ricky Waters <[rwaters@bowmanconsulting.com](mailto:rwaters@bowmanconsulting.com)>; Yesim Yazgan <[yazgan@bowmanconsulting.com](mailto:yazgan@bowmanconsulting.com)>; Fleming, Juleigh B. <[FlemingJB@scdot.org](mailto:FlemingJB@scdot.org)>

**Subject:** RE: Hanahan SCDOT Contact

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Thank you, Wade. That sounds perfect and should be more than sufficient to meet the requirement. We appreciate your help.

Kind regards,

Jenna

**Jenna Nelson | Bowman Consulting**

direct: 843.501.0338 | cell: 843.822.8317

---

**From:** Grooms, Robert W. <[GroomsRW@scdot.org](mailto:GroomsRW@scdot.org)>  
**Sent:** Monday, August 31, 2020 2:43 PM  
**To:** Jenna Nelson <[jnelson@bowmanconsulting.com](mailto:jnelson@bowmanconsulting.com)>  
**Cc:** Megan Baum <[mbaum@bowmanconsulting.com](mailto:mbaum@bowmanconsulting.com)>; Ricky Waters <[rwaters@bowmanconsulting.com](mailto:rwaters@bowmanconsulting.com)>; Yesim Yazgan <[y yazgan@bowmanconsulting.com](mailto:y yazgan@bowmanconsulting.com)>; Fleming, Juleigh B. <[FlemingJB@scdot.org](mailto:FlemingJB@scdot.org)>  
**Subject:** RE: Hanahan SCDOT Contact

Jenna – we do not provide letters of coordination but we will be glad to review and provide conceptual plan review comments as well as concept plan approval by email. Our email approval will serve as proof of coordination.

thanks

---

**From:** Jenna Nelson <[jnelson@bowmanconsulting.com](mailto:jnelson@bowmanconsulting.com)>  
**Sent:** Monday, August 31, 2020 2:38 PM  
**To:** Grooms, Robert W. <[GroomsRW@scdot.org](mailto:GroomsRW@scdot.org)>  
**Cc:** Megan Baum <[mbaum@bowmanconsulting.com](mailto:mbaum@bowmanconsulting.com)>; Ricky Waters <[rwaters@bowmanconsulting.com](mailto:rwaters@bowmanconsulting.com)>; Yesim Yazgan <[y yazgan@bowmanconsulting.com](mailto:y yazgan@bowmanconsulting.com)>  
**Subject:** RE: Hanahan SCDOT Contact

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Good Afternoon Wade,

Thank you for confirming. We'd like to request a preliminary review of the attached concept plan for a project to be located within the City of Hanahan (TMS #259-00-00-117) along Williams Lane, which is maintained by SCDOT. We are currently preparing a Planned Development District package for the City's Planning Commission review.

We are required to provide a letter of coordination from SCDOT as part of our submittal package to indicate project awareness and to include any issues regarding feasibility as part of the written statement. Would you mind please reviewing this proposed project and providing the associated letter of coordination? We are happy to provide any additional information that you need to support your review.

We appreciate your help with this request and, again, please let us know if you need anything else.

Very respectfully,  
Jenna

**Jenna Nelson | Bowman Consulting**  
direct: 843.501.0338 | cell: 843.822.8317

**From:** Grooms, Robert W. <[GroomsRW@scdot.org](mailto:GroomsRW@scdot.org)>  
**Sent:** Wednesday, August 26, 2020 9:44 AM  
**To:** Megan Baum <[mbaum@bowmanconsulting.com](mailto:mbaum@bowmanconsulting.com)>  
**Cc:** Jenna Nelson <[jnelson@bowmanconsulting.com](mailto:jnelson@bowmanconsulting.com)>  
**Subject:** RE: Hanahan SCDOT Contact

Megan I handle reviews for that area.

---

**From:** Megan Baum <[mbaum@bowmanconsulting.com](mailto:mbaum@bowmanconsulting.com)>  
**Sent:** Wednesday, August 26, 2020 9:42 AM  
**To:** Grooms, Robert W. <[GroomsRW@scdot.org](mailto:GroomsRW@scdot.org)>  
**Cc:** Jenna Nelson <[jnelson@bowmanconsulting.com](mailto:jnelson@bowmanconsulting.com)>  
**Subject:** RE: Hanahan SCDOT Contact

**\*\*\* This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. \*\*\***

Good morning, Wade,

I am following up on the question below. Can you let us know who to contact for a Hanahan project?

Respectfully,  
Megan

**Megan Baum | Project Coordinator**  
**Bowman Consulting**  
direct: 843.501.0328

---

**From:** Megan Baum  
**Sent:** Friday, August 21, 2020 10:03 AM  
**To:** [GroomsRW@scdot.org](mailto:GroomsRW@scdot.org)  
**Subject:** Hanahan SCDOT Contact

Good morning, Wade,

I hope you are doing well! We are working on a project in the City of Hanahan off Williams Lane (S-1125). Would you be able to tell us who our SCDOT contact for that area would be?

**Megan Baum | Project Coordinator**  
**Bowman Consulting**

880 Island Park Drive, Suite 400, Charleston, SC 29492  
direct: 843.501.0328  
[mbaum@bowmanconsulting.com](mailto:mbaum@bowmanconsulting.com) | [bowmanconsulting.com](http://bowmanconsulting.com)



PO Box B  
Charleston, SC 29402  
103 St. Philip Street (29403)  
  
(843) 727-6800  
[www.charlestonwater.com](http://www.charlestonwater.com)

**Board of Commissioners**  
Thomas B. Pritchard, Chairman  
David E. Rivers, Vice Chairman  
William E. Koopman, Jr., Commissioner  
Mayor John J. Tecklenburg (Ex-Officio)  
Councilmember Perry K. Waring (Ex-Officio)

**Officers**  
Kin Hill, P.E., Chief Executive Officer  
Mark Cline, P.E., Assistant Chief Executive Officer  
Dorothy Harrison, Chief Administrative Officer  
Wesley Ropp, CMA, Chief Financial Officer  
Russell Huggins, P.E., Capital Projects Officer

September 9, 2020

Megan Baum  
Bowman Consulting  
[mbaum@bowmanconsulting.com](mailto:mbaum@bowmanconsulting.com)

Water Availability to TMS 259-00-00-117  
Re: 85 lot subdivision

This letter is to certify our willingness and ability to provide water service to the above referenced site in Berkeley County, South Carolina. CWS currently has an 8" ductile iron water main in the Right of Way of Williams Road which can serve the site.

It will of course be a developer responsibility to ensure there are adequate pressures and quantities on the existing mains to serve this site with domestic water/fire flow and not negatively impact the existing developments. Please be advised any extensions or modifications to the infrastructure will be a developer's expense. All fees and cost associated with providing service to this site will be a developer expense and will be due prior to connection of any Charleston Water System's system. This letter does not reserve capacity in the Charleston Water System infrastructure and it is incumbent upon the developer or his agent to confirm the availability herein granted past 12 months of this correspondence.

The Charleston Water System certifies the availability of service only insofar as its rights allow. Should access to our existing main/mains be denied by appropriate governing authorities, the Charleston Water System will have no other option than to deny service. This letter is not to be construed as a letter of acceptance for operation and maintenance from the Department of Health and Environmental Control.

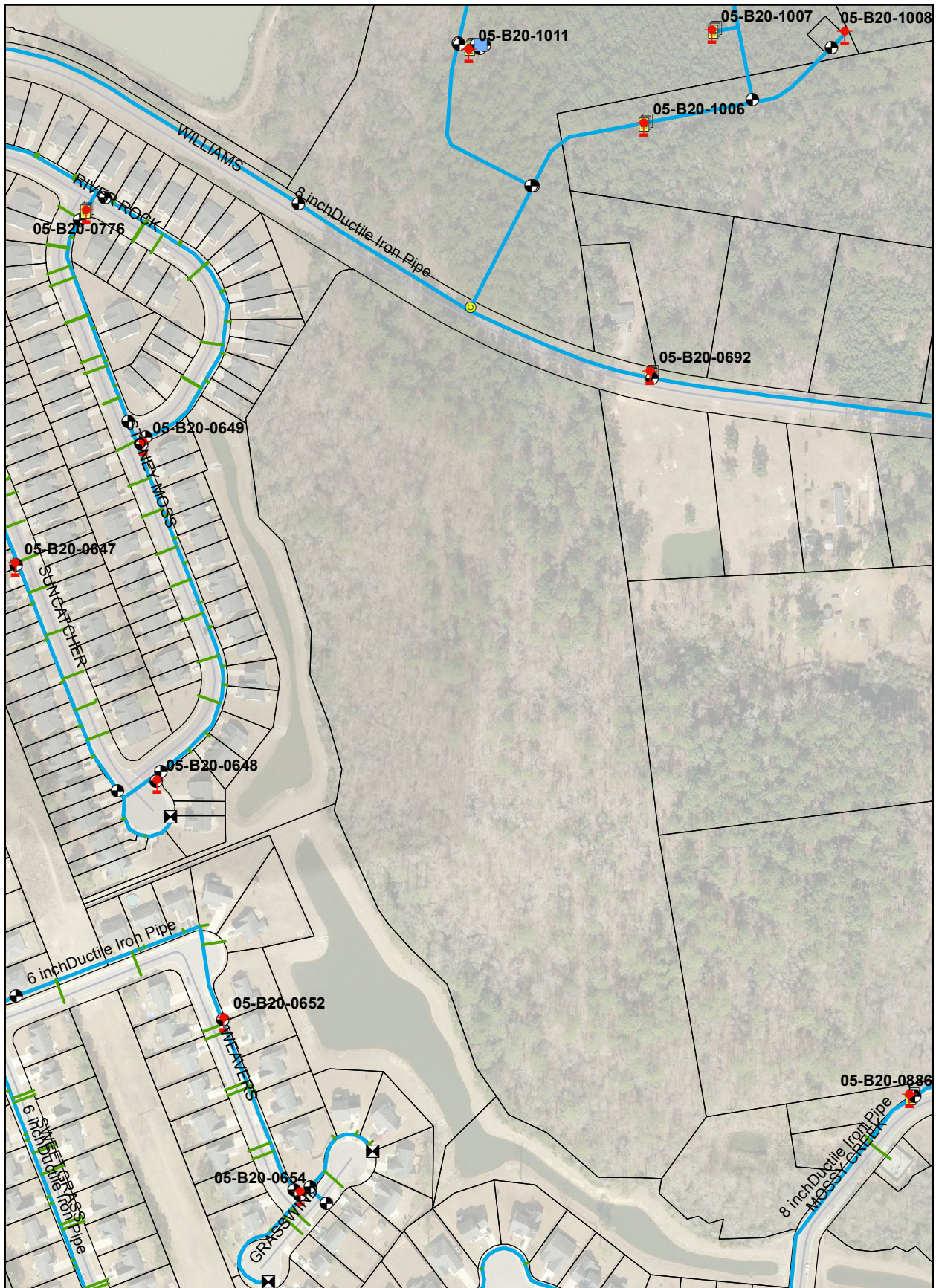
If there are any questions pertaining to this letter, please do not hesitate to call on me at (843) 727-6869.

Sincerely,

A handwritten signature in blue ink that reads "Lydia Owens". The signature is written in a cursive style and is positioned over a faint, light-colored rectangular stamp or watermark.

Lydia Owens  
Charleston Water System





**Legend**

1 inch equals 275 feet



- Water Main
- ⊕ Gate
- ⊕ ThreeWay
- HydrantControl

## NEW PROJECT HYDROSTATIC FIELD TEST FORM

REQUESTOR:	Yesim Yazgan	COMPANY:	Bowman Consulting
PROJECT / LOCATION:	Hanahan Tract (Williams Lane)		
DATE:	8/11/2020	TIME:	12:10 PM
PERSONNEL:	Gaillard / Beasley		

### Static and Residual Hydrant

HYDRANT NO.:	05-B20-0692	HYDRANT LOCATION:	1201 Williams Lane
STATIC PRESSURE =	92 PSI		
RESIDUAL PRESSURE =	78 PSI		

### Flow Hydrant No. 1

HYDRANT NO.:	05-B20-0691	MAIN SIZE:	8"	HYDRANT LOCATION:	1306 Williams Lane
OUTLETS USED:	2	OUTLET SIZE:	2 1/2		
FLOW RATE PER OUTLET =	25 PSI =		839 GPM		
TOTAL FLOW RATE =	1678 GPM				
FLOW DURATION =	3 MIN.			TOTAL GALLONS =	5034

### Flow Hydrant No. 2

HYDRANT NO.:		MAIN SIZE:		HYDRANT LOCATION:	
OUTLETS USED:	0	OUTLET SIZE:	0		
FLOW RATE PER OUTLET =	0 PSI =		0 GPM		
TOTAL FLOW RATE =	0 GPM				
FLOW DURATION =	2 MIN.			TOTAL GALLONS =	0

### Test Results

STATIC PRESSURE =	92 PSI	TOTAL GALLONS=	5034
RESIDUAL PRESSURE =	78 PSI	Q20 =	4062
TOTAL FLOW RATE =	1678 GPM		

March 25, 2020

Levi Grantham LLC  
572 Savannah Highway  
Charleston, SC 29407

RE: TMS #259-00-00-117

**This letter should not be used in the application for building permits.**

Dear To whom it may concern:

We have received a request for sewer availability to serve 64 residential units within a 21 acre development on the above referenced parcel. Sewer service is not currently available to this parcel. Sewer will be available with the completion and permit-to-operate (PTO) of the sewer main extension project. However, any necessary extensions and/or upgrades to our systems in order to provide required service to the said development on the above referenced site would be the sole responsibility and cost to the developer. The Water and Waste Water Treatment Plants that would provide water and treat wastewater generated by the development currently have capacity.

Berkeley County Water & Sanitation cannot guarantee nor reserve water and sewer capacity for the referenced property until (1) development plans are submitted to and approved by our office, (2) all applicable fees are paid, and (3) contracts are entered into with BCWS. All capacities referenced above are only valid for the date of this letter and are subject to change due to development changes within the BCWS system. Should you have any questions or comments, do not hesitate to call this office at (843) 719-2317.

Sincerely,



**Ashley Yeh, PE**  
Director of Engineering  
**Berkeley County Water & Sanitation**  
Engineering Department  
212 Oakley Plantation Drive  
Moncks Corner, SC 29461  
ashley.yeh@berkeleycountysc.gov

**From:** [Ryan Gatlin](#)  
**To:** [Jenna Nelson](#)  
**Cc:** [Mark Waters](#); [Ashley Yeh](#); [Bob Pickard \(bob.pickard@crescenthomes.net\)](#); [Joshua Craig \(joshua.craig@crescenthomes.net\)](#); [Craig Hobart](#); [Ricky Waters](#)  
**Subject:** RE: Sewer Connection for TMS 259-00-00-117 5/12/20 Meeting Recap  
**Date:** Monday, May 18, 2020 1:02:04 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)

---

Jenna,

BCWS is in agreement with the alignment. If you have any questions, please let me know.

Thank you,



**Ryan Gatlin, E.I.T.**  
BCWS Engineering: Engineer  
T: 843-719-2319  
[ryan.gatlin@berkeleycountysc.gov](mailto:ryan.gatlin@berkeleycountysc.gov)  
[www.berkeleycountysc.gov](http://www.berkeleycountysc.gov)  
[bcws.berkeleycountysc.gov](http://bcws.berkeleycountysc.gov)  
212 Oakley Plantation Drive  
Moncks Corner, SC 29461

---

**From:** Jenna Nelson <jnelson@bowmanconsulting.com>  
**Sent:** Monday, May 18, 2020 11:43 AM  
**To:** Ryan Gatlin <ryan.gatlin@berkeleycountysc.gov>  
**Cc:** Mark Waters <mark.waters@berkeleycountysc.gov>; Ashley Yeh <ashley.yeh@berkeleycountysc.gov>; Bob Pickard (bob.pickard@crescenthomes.net) <bob.pickard@crescenthomes.net>; Joshua Craig (joshua.craig@crescenthomes.net) <joshua.craig@crescenthomes.net>; Craig Hobart <craig.hobart@crescenthomes.net>; Ricky Waters <rwaters@bowmanconsulting.com>  
**Subject:** RE: Sewer Connection for TMS 259-00-00-117 5/12/20 Meeting Recap

---

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Good Morning Ryan,

We hope you had a great weekend.

I'm following up to confirm your support for this particular path forward on TMS 259-00-00-117

based on our discussion last week. We are getting ready to initiate a lot of coordination in order to proceed with this proposed alignment. Please let us know if BCWS is good with the proposed alignment as reflected in the attached exhibits.

Thank you for your help.

Very respectfully,  
Jenna

**Jenna Nelson | Bowman Consulting**

---

**From:** Ricky Waters <[rwaters@bowmanconsulting.com](mailto:rwaters@bowmanconsulting.com)>  
**Sent:** Thursday, May 14, 2020 10:25 AM  
**To:** Ryan Gatlin <[ryan.gatlin@berkeleycountysc.gov](mailto:ryan.gatlin@berkeleycountysc.gov)>  
**Cc:** Jenna Nelson <[jnelson@bowmanconsulting.com](mailto:jnelson@bowmanconsulting.com)>; Mark Waters <[mark.waters@berkeleycountysc.gov](mailto:mark.waters@berkeleycountysc.gov)>; Ashley Yeh <[ashley.yeh@berkeleycountysc.gov](mailto:ashley.yeh@berkeleycountysc.gov)>; Bob Pickard ([bob.pickard@crescenthomes.net](mailto:bob.pickard@crescenthomes.net)) <[bob.pickard@crescenthomes.net](mailto:bob.pickard@crescenthomes.net)>; Joshua Craig ([joshua.craig@crescenthomes.net](mailto:joshua.craig@crescenthomes.net)) <[joshua.craig@crescenthomes.net](mailto:joshua.craig@crescenthomes.net)>; Craig Hobart <[craig.hobart@crescenthomes.net](mailto:craig.hobart@crescenthomes.net)>  
**Subject:** Sewer Connection for TMS 259-00-00-117 5/12/20 Meeting Recap

Hi Ryan,

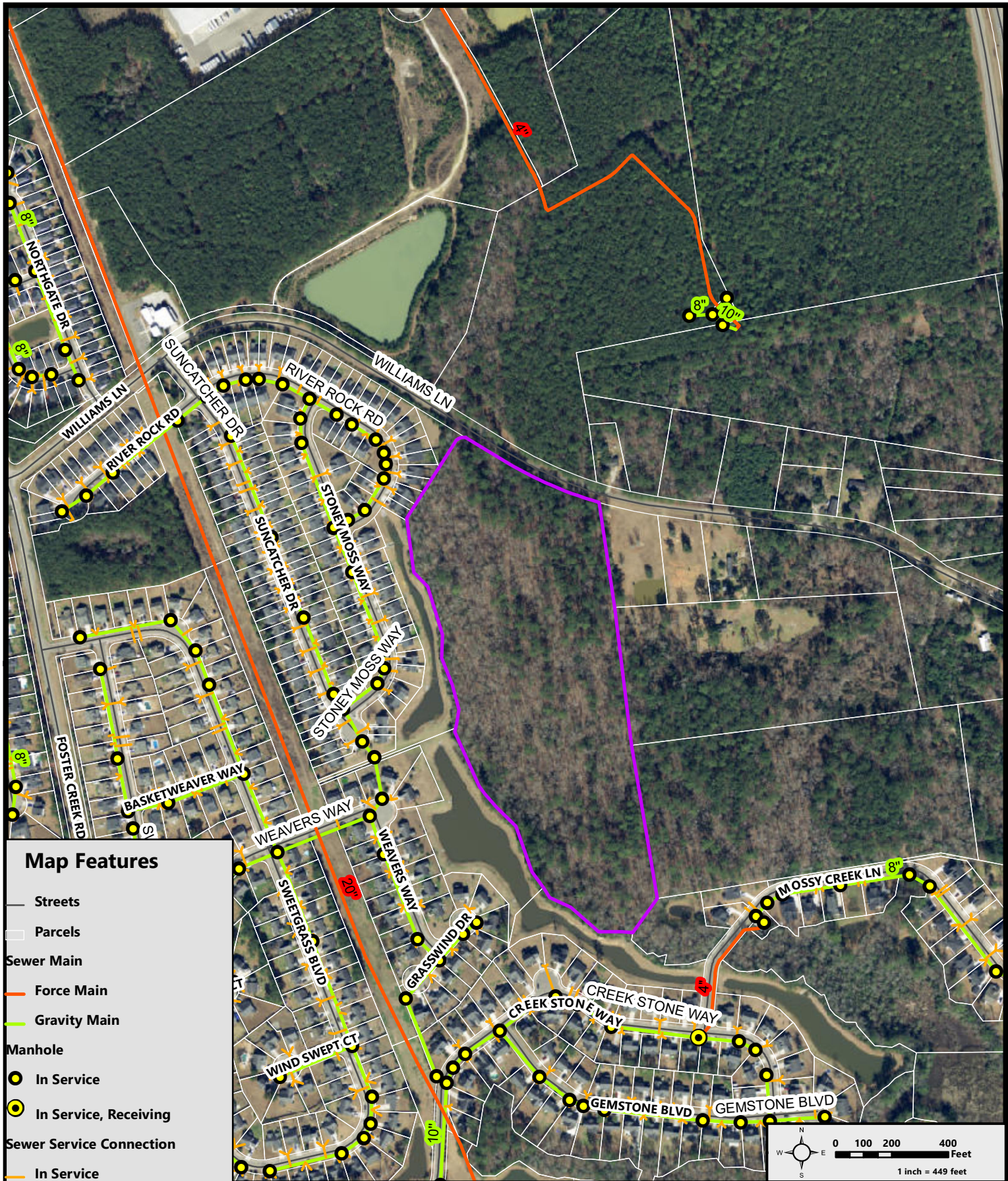
Thanks for talking with us earlier this week on the 12<sup>th</sup>! As discussed, BCWS is good with the alignment and approximate manhole depths shown in the attached exhibits. With this confirmation our plan is to move into the next phase of design for the subdivision and this associated sewer connection. Thank you to you and the rest of the BCWS Team for working through this critical part of the project with us.

Very respectfully,  
Ricky

**Richard Waters, P.E., LEED AP | Principal/Branch Manager**  
**Bowman Consulting**

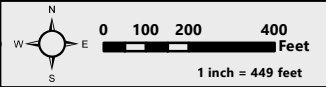
210 Seven Farms Dr., Suite 101, Charleston, SC 29492  
direct: 843.501.0411 | mobile: 843.990.3413  
[rwaters@bowmanconsulting.com](mailto:rwaters@bowmanconsulting.com) | [bowmanconsulting.com](http://bowmanconsulting.com)

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**Map Features**

- Streets
- ▭ Parcels
- Sewer Main
  - Force Main
  - Gravity Main
- Manhole
  - In Service
  - In Service, Receiving
- Sewer Service Connection
  - In Service



**TMS #259-00-00-117**  
 Berkeley County Water & Sanitation

**THIS MAP DOES NOT REPRESENT  
 AN ENGINEERED DRAWING**

BERKELEY COUNTY WATER AND SANITATION AND ITS ENGINEERING DEPARTMENT DISCLAIM ACCOUNTABILITY FOR THIS PRODUCT AND MAKE NO EXPRESS OR IMPLIED WARRANTY CONCERNING THE ACCURACY THEREOF. RESPONSIBILITY FOR INTERPRETATION AND APPLICATION OF THIS PRODUCT LIES WITH THE USER. THIS PRODUCT DOES NOT ENSURE AVAILABILITY OF WATER AND/OR SEWER SERVICE. PLEASE CONTACT BCWS ENGINEERING WITH QUESTIONS REGARDING AVAILABILITY.





## Commercial Letter of Availability

August 24, 2020

Megan Baum, Project Coordinator  
Bowman Consulting  
880 Island Park Drive  
Suite 400  
Charleston, SC 29492

Re: Planned Development District in the City of Hanahan  
TMS# 259-00-00-117

Dear Megan Baum,

I am pleased to inform you that Dominion Energy will be able to provide electric service to the above referenced parcel. Electric service will be provided in accordance with Dominion Energy General Terms and Conditions, other documents on file with the South Carolina Public Service Commission, and the company's standard operating policies and procedures. In order to begin engineering work for the project, the following information will need to be provided:

- 1.) Detailed utility site plan (AutoCAD format preferred) showing water, sewer, and storm drainage as well as requested service point/transformer location.
- 2.) Additional drawings that indicate wetlands boundaries, tree survey with barricade plan and buffer zones (if required), as well as any existing or additional easements will also be needed.
- 3.) Electric load breakdown by type with riser diagrams.
- 4.) Gas load and delivery pressure (if applicable)

Dominion Energy construction standards and specifications are available upon request. For more information or questions, contact me by phone at (843) 576-8452 or at [monique.palmer@dominionenergy.com](mailto:monique.palmer@dominionenergy.com)

Sincerely,

Monique Palmer  
Account Manager





## Gas Availability Letter

August 24, 2020

Megan Baum | Project Coordinator  
Bowman Consulting  
880 Island Park Drive, Suite 400, Charleston, SC 29492

**Re: Hanahan - TMS# 259-00-00-117**

Dear Ms. Baum:

I am pleased to inform you that Dominion Energy will be able to provide natural gas service to the above referenced project. Services will be provided in accordance with Dominion Energy's General Terms and Conditions, other documents on file with the South Carolina Public Service Commission, and the company's standard operating policies and procedures.

Any cost associated with providing service will be determined when a finalized/approved plan is submitted to our office. In order to begin engineering work for the project, the following information will need to be provided:

- 1.) Detailed utility site plan (AutoCAD format preferred) showing water, sewer, and storm drainage. The finalized/approved plan must include lot numbers, street names, and 911 addresses for each lot.
- 2.) Additional drawings that indicate wetlands boundaries, tree survey with barricade plan and buffer zones (if required), as well as any existing or additional easements will also be needed.
- 3.) Copies of the Army Corp of Engineers official delineation and permits. If applicable, OCMR permits should also be included.
- 4.) Signed copy of this letter acknowledging its receipt and responsibility for its contents and authorization to begin engineering work with the understanding that Dominion Energy intends to serve the referenced project.

Dominion Energy's construction standards and specifications are available upon request. For more information or questions, contact me by phone at (843) 576-8923 or at [Barron.Gossett@dominionenergy.com](mailto:Barron.Gossett@dominionenergy.com)

Sincerely,

*Barron Gossett*

Barron Gossett  
Dominion Energy



BERKELEY  
COUNTY SC

Engineering Department  
212 Oakley Plantation Drive  
Moncks Corner, SC 29461  
berkeleycountysc.gov  
843.719.4127

September 9, 2020

Megan Baum  
Bowman Consulting  
880 Island Park Drive  
Charleston, SC 29492

Re: Hanahan Tract  
Letter of coordination

Dear Ms. Baum:

This will serve as our "Letter of Coordination" for the referenced project. We have reviewed the Concept Plan showing 85 lots located off Williams Lane. Williams Lane is maintained by SCDOT.

While the concept plan lacks the details to review specific design elements, we are concerned with the apparent lack of off-street parking. The plan indicates 9 designated on-street spaces on one street. Berkeley County would not accept this street for maintenance.

Please feel free to contact me if you have any questions. I can be reached at 843.719.4179 or [frank.carson@berkeleycountysc.gov](mailto:frank.carson@berkeleycountysc.gov).

Sincerely,

Frank Carson, PE  
County Engineer

**MAYOR**  
CHRISTIE RAINWATER

**CITY ADMINISTRATOR**  
MIKE COCHRAN



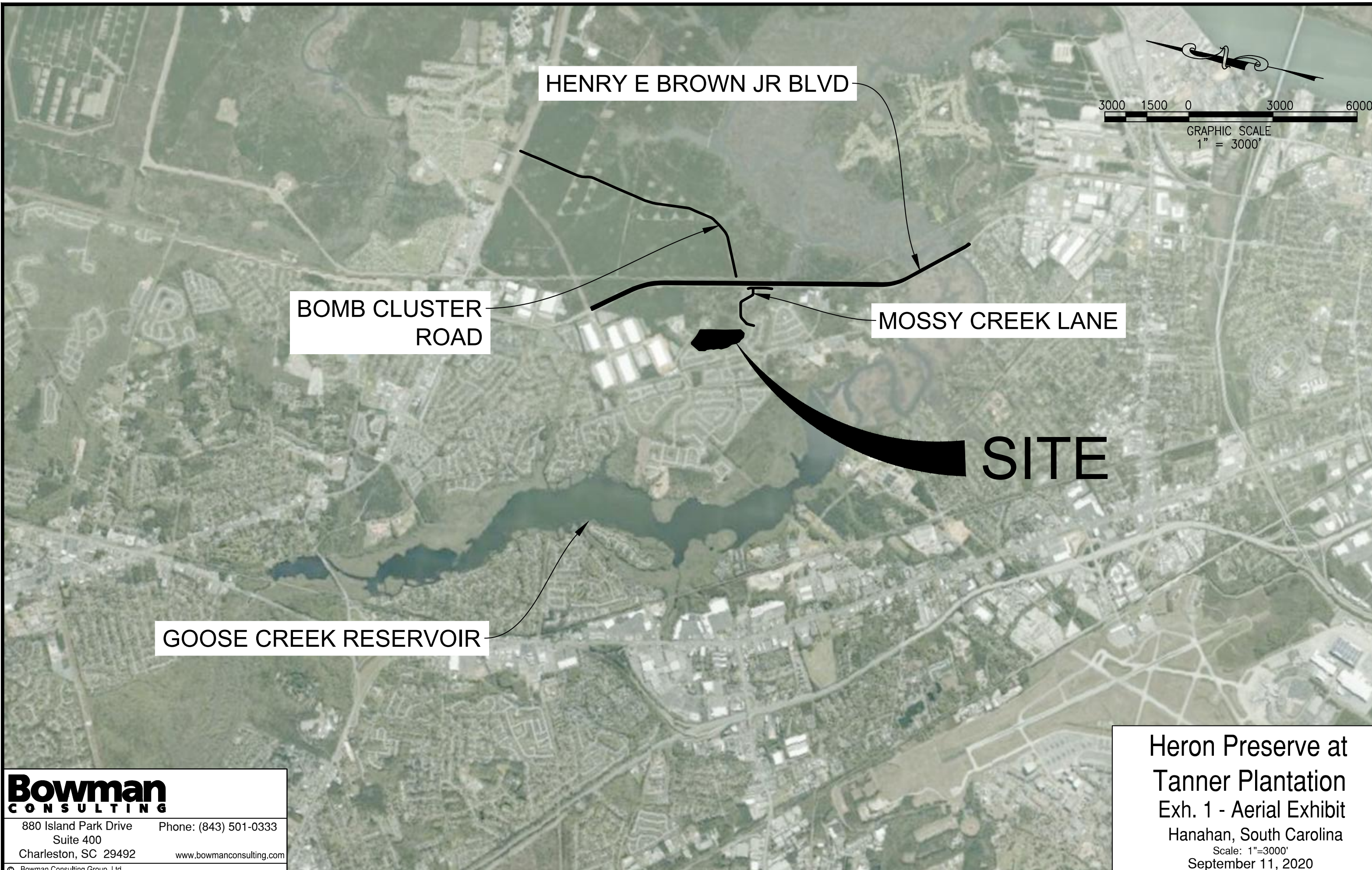
**CITY COUNCIL**  
JEFF C. CHANDLER, MAYOR PRO-TEM  
MIKE DYSON  
KEVIN HEDGPETH  
JOEL E. HODGES  
Adam Spurlock  
MICHAEL SALLY

To: Megan Baum, Project Coordinator  
From: Michael Bargeron, Deputy Fire Chief  
Date: September 9, 2020  
RE: **LETTER OF COORDINATION**

---

The City of Hanahan Fire Department is aware of the project for home developments by Bowman Consulting. Per the conceptual image it is noted that there are anticipated to be 80 home lots. The plan as we are aware is to have them as a drive under home. Based on this fact and the layout of the subdivision the following areas are things of concern that must be addressed.

- Hydrants – The fire department is requesting a minimum of 5 hydrants.
- Access – The fire department notes that these are all dead-end streets and will have access concerns in the event of fire
- Residential Sprinklers – Due to the design and aforementioned areas the Fire Department is requesting as the AHJ to have sprinklers installed. If this is done the minimum hydrants would be 3 and it would mitigate access issues.



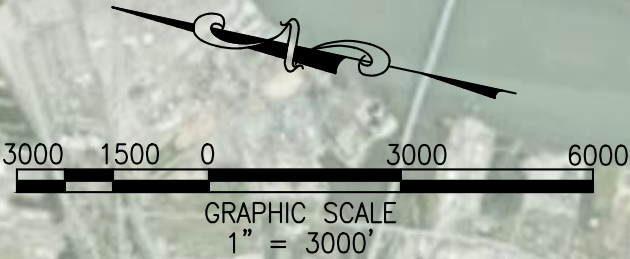
HENRY E BROWN JR BLVD

BOMB CLUSTER ROAD

MOSSY CREEK LANE

GOOSE CREEK RESERVOIR

SITE

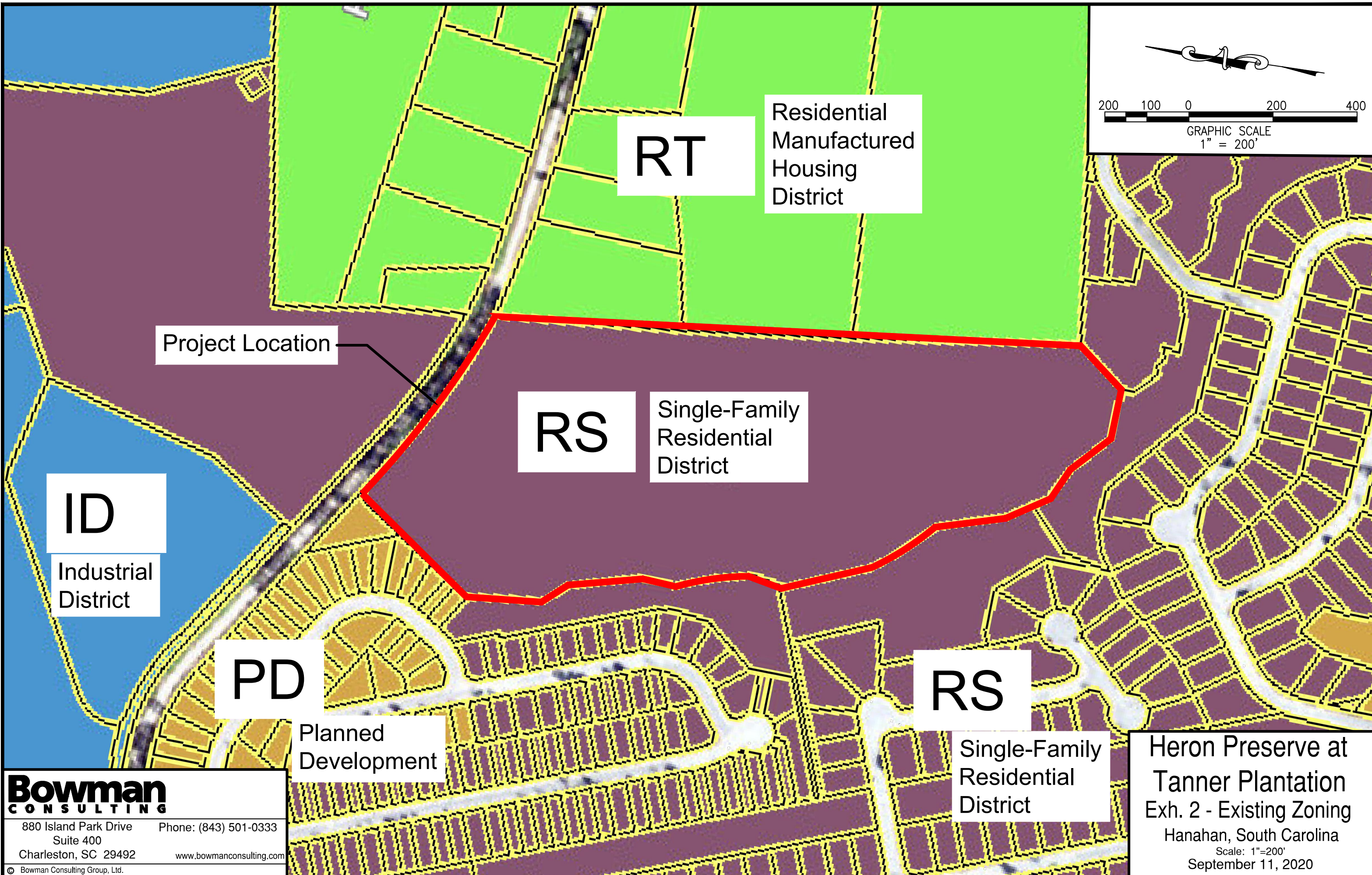


**Bowman**  
CONSULTING

880 Island Park Drive Phone: (843) 501-0333  
Suite 400  
Charleston, SC 29492 www.bowmanconsulting.com

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Heron Preserve at  
Tanner Plantation  
Exh. 1 - Aerial Exhibit  
Hanahan, South Carolina  
Scale: 1"=3000'  
September 11, 2020



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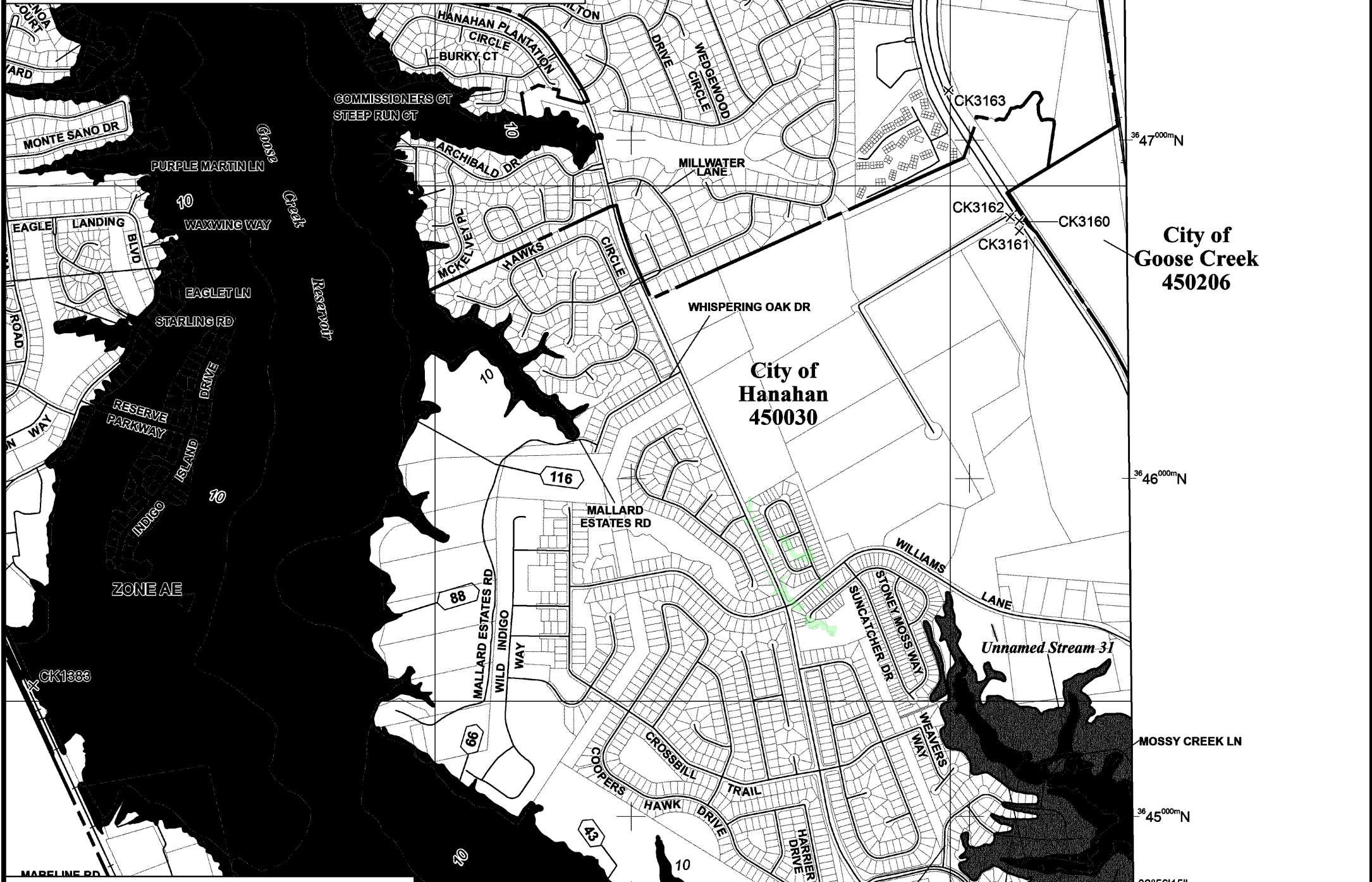
© Bowman Consulting Group, Ltd.

Heron Preserve at  
Tanner Plantation  
Exh. 2 - Existing Zoning  
Hanahan, South Carolina  
Scale: 1"=200'  
September 11, 2020

# Heron Preserve at Tanner Plantation

## Exh. 3 - Current Flood Insurance Rate Map

Hanahan, South Carolina  
No Scale  
September 11, 2020



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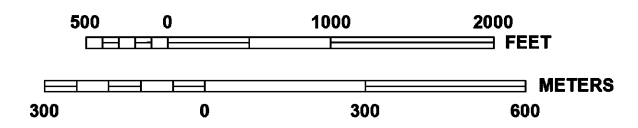
October 16, 2003

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL  
December 7, 2018  
SEE NOTICE TO FLOOD INSURANCE USERS IN THE FIS REPORT  
FOR REASON OF REVISION

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.  
To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 1000'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0685E

## FIRM FLOOD INSURANCE RATE MAP

BERKELEY COUNTY,  
SOUTH CAROLINA  
AND INCORPORATED AREAS

PANEL 685 OF 776  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BERKELEY COUNTY	450029	0685	E
GOOSE CREEK, CITY OF	450206	0685	E
HANAHAN, CITY OF	450030	0685	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER  
45015C0685E

MAP REVISED  
DECEMBER 7, 2018

Federal Emergency Management Agency



GRAPHIC SCALE  
1" = 200'

NON-JURISDICTIONAL  
WETLAND DELINEATION

PROPERTY LINE

WETLAND  
DELINEATION

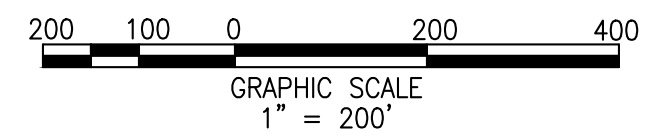
JURISDICTIONAL  
TRIBUTARY 1

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Heron Preserve at  
Tanner Plantation  
Exh. 4 - Existing Conditions  
Hanahan, South Carolina  
Scale: 1"=200'  
September 11, 2020



PROPERTY  
LINE

TMS# 259-00-00-117  
928,997.05 sq. ft.  
21.306 acres

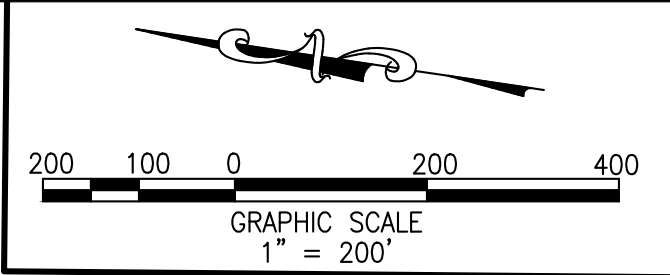
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CONSULTING

880 Island Park Drive    Phone: (843) 501-0333  
Suite 400  
Charleston, SC 29492    www.bowmanconsulting.com

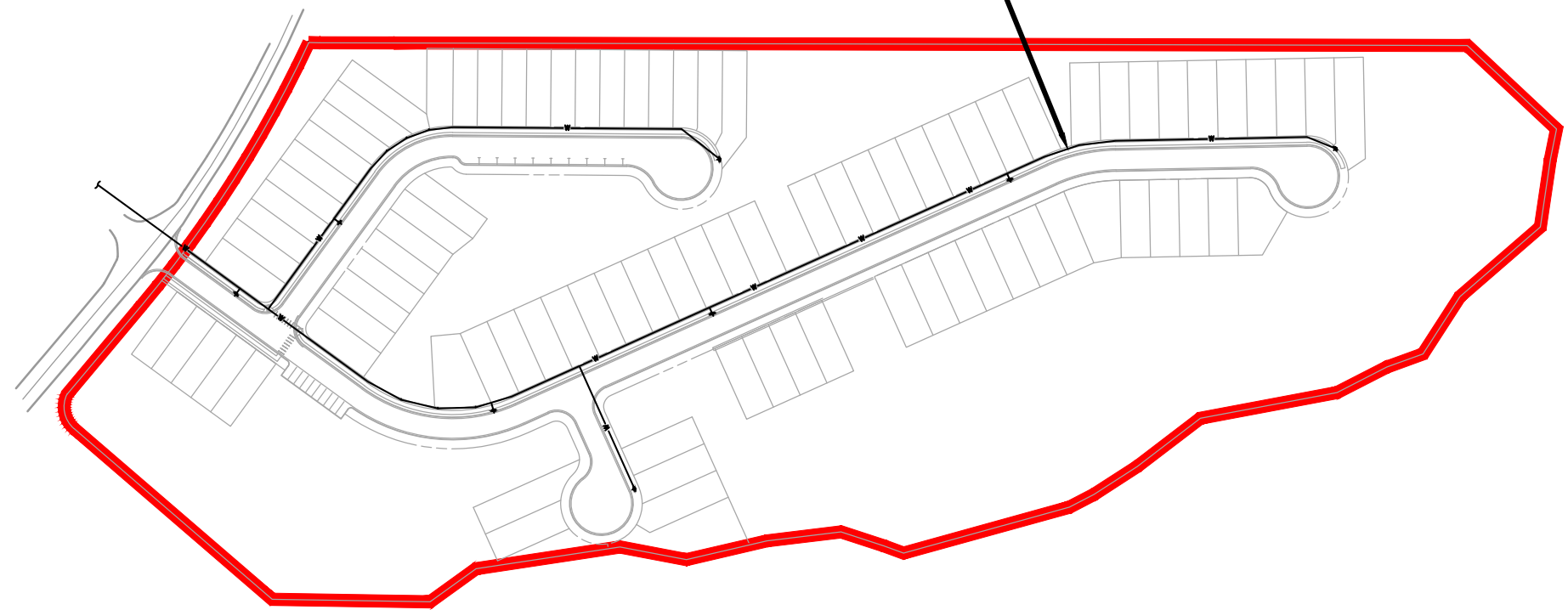
© Bowman Consulting Group, Ltd.

Heron Preserve at  
Tanner Plantation  
Exh. 5 - Existing Site Topography  
Hanahan, South Carolina  
Scale: 1"=200'  
September 11, 2020





NEW 6" - 12" WATER  
LINES

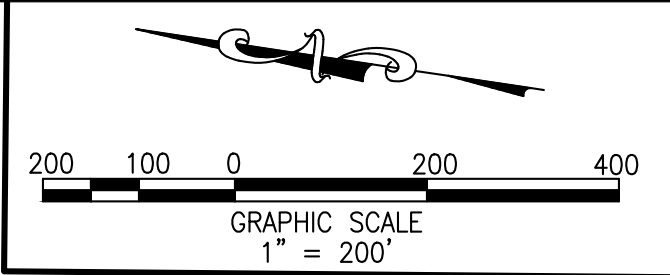


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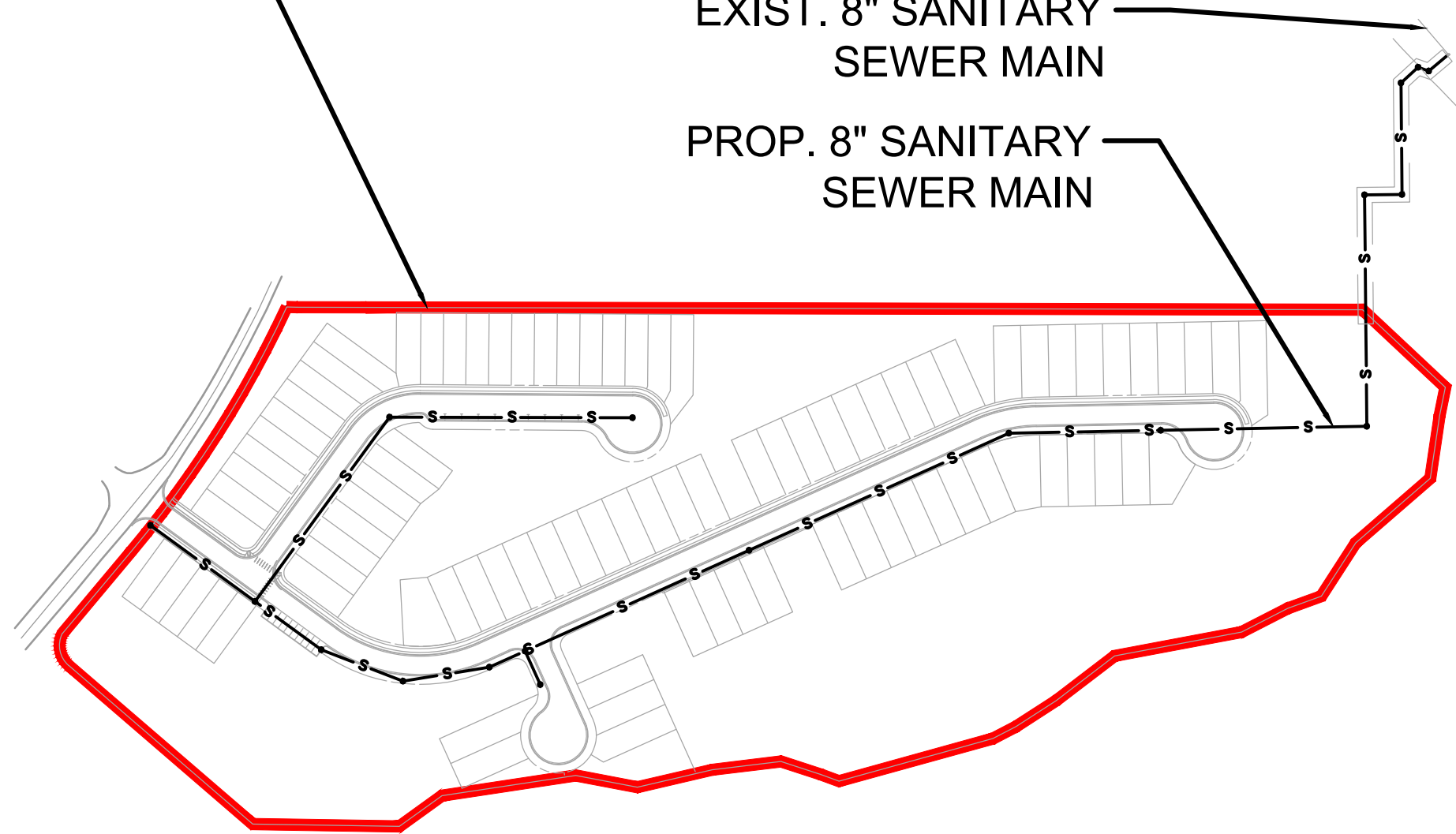
Heron Preserve at  
Tanner Plantation  
Exh. 6 - Domestic Water Plan  
Hanahan, South Carolina  
Scale: 1"=200'  
September 11, 2020



SITE BOUNDARY

EXIST. 8" SANITARY SEWER MAIN

PROP. 8" SANITARY SEWER MAIN

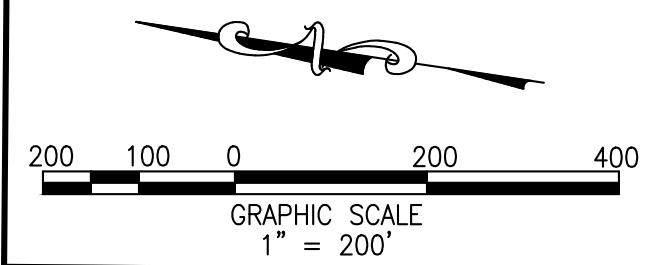


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Heron Preserve at  
Tanner Plantation  
Exh. 7 - Sanitary Sewer Plan  
Hanahan, South Carolina  
Scale: 1"=200'  
September 11, 2020

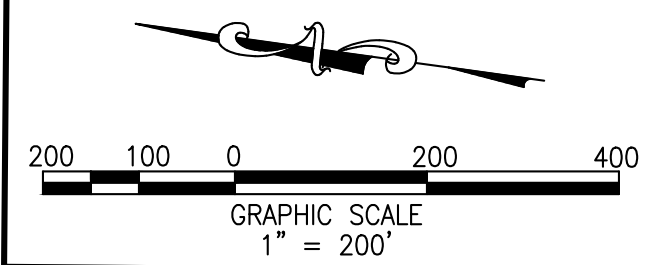


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Heron Preserve at  
Tanner Plantation  
Exh. 8 - Stormwater Management Plan  
Hanahan, South Carolina  
Scale: 1"=200'  
September 11, 2020



FUTURE TIE-IN TO  
WILLIAMS LANE



WETLAND  
DELINEATION

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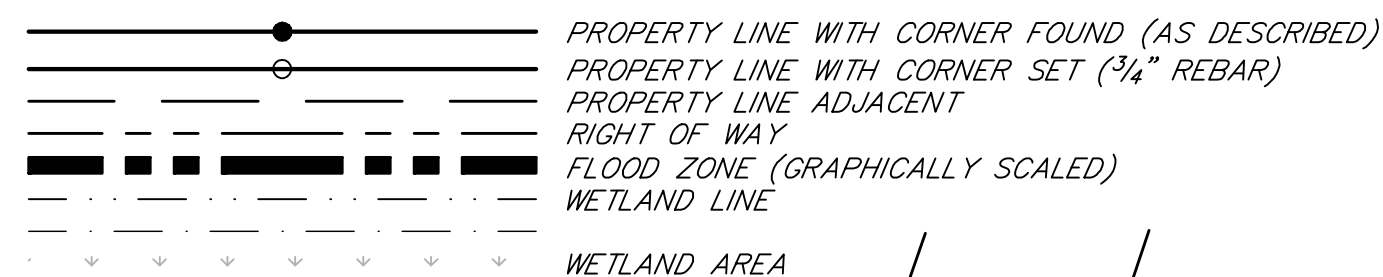
© Bowman Consulting Group, Ltd.

Heron Preserve at  
Tanner Plantation  
Exh. 9 - Conceptual Site Plan  
Hanahan, South Carolina  
Scale: 1"=200'  
September 11, 2020

## LEGAL DESCRIPTION

All those places, parcels, or tracts of land, situate, lying and being in the City of Hanahan, County of Berkeley, State of South Carolina, and being designated as "TRACT 3K 928,152.01 S.F. 21.307 AC. (UPLAND = 11.075 AC. WET/BUFFERED = 10.232 AC.)" as more fully shown on a certain plat entitled "CONVEYANCE PLAT SHOWING TRACT 3K, PROPERTY OF RGT/CHARLESTON PARTNERS, LTD, ABOUT TO BE CONVEYED TO THE CITY OF HANAHAN, LOCATED AT TANNER PLANTATION, IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA" made by Trico Engineering Consultants, Inc., dated October 3, 2002, and recorded November 27, 2002 in Plat Cabinet P, Page 317B in the Register of Deeds (ROD) Office of Berkeley County, South Carolina. Said parcel having such size, shape, dimensions, butting and boundings, more or less, as will by reference to said plat more fully and at large appear.

LEGEND



**SITE SUMMARY**

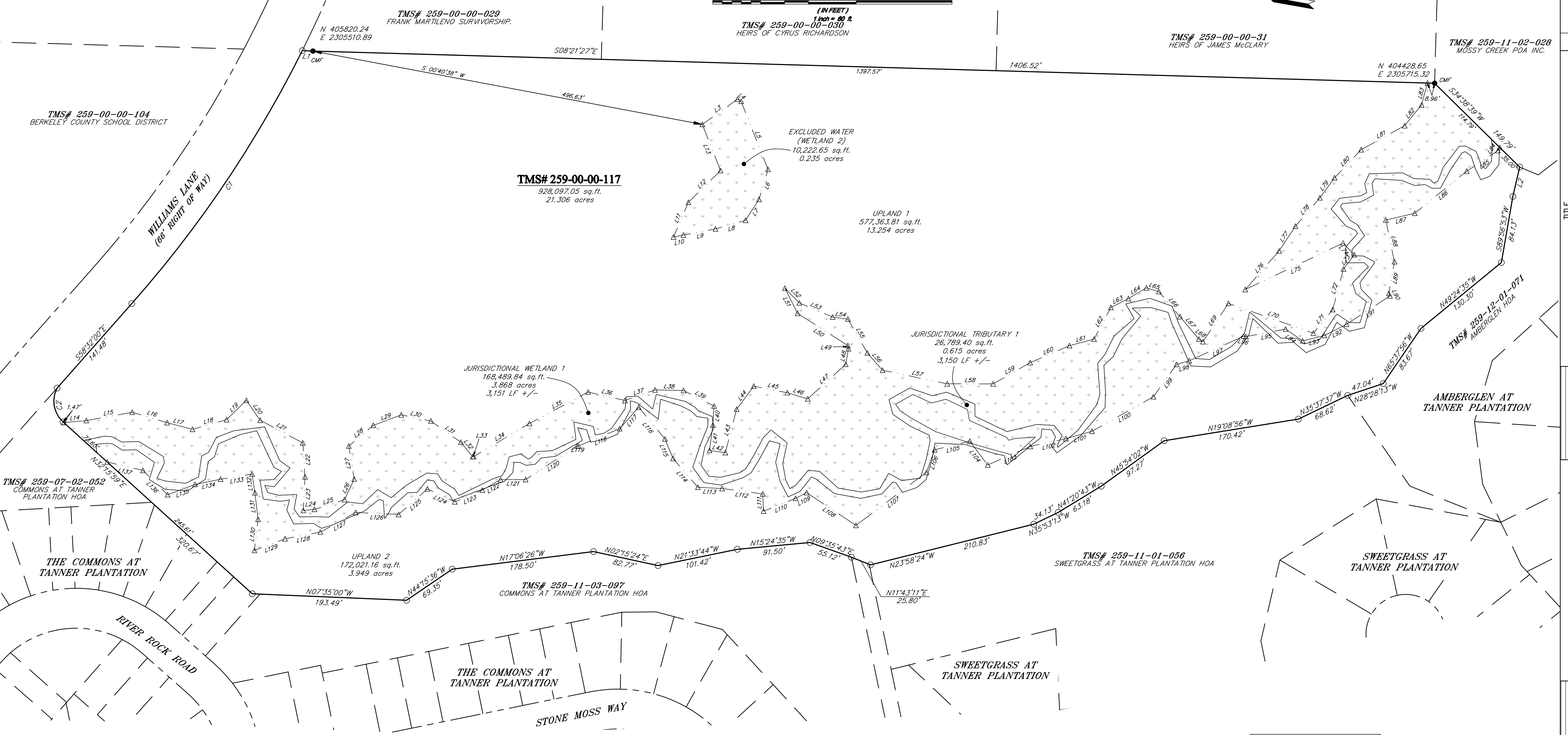
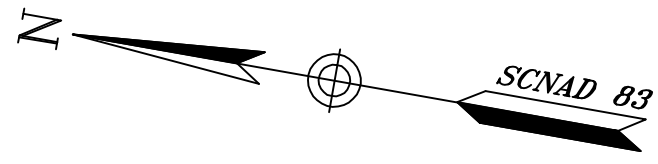
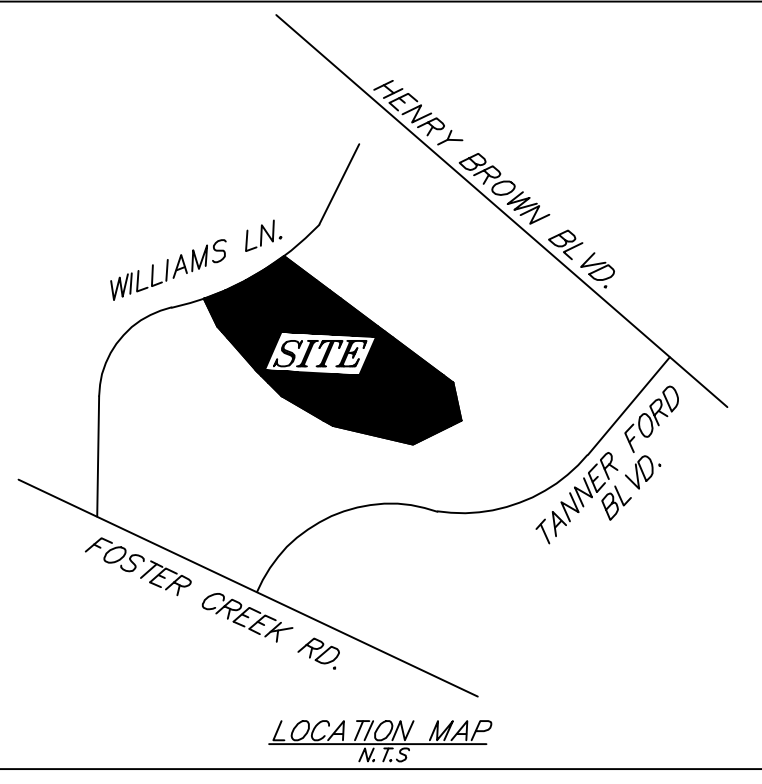
TOTAL NON JURISDICTIONAL WETLAND	0.235 ACRES
TOTAL JURISDICTIONAL WETLAND	3,868 ACRES
TOTAL UPLAND	17,203 ACRES
TOTAL SITE	21,306 ACRES

REFERENCES:

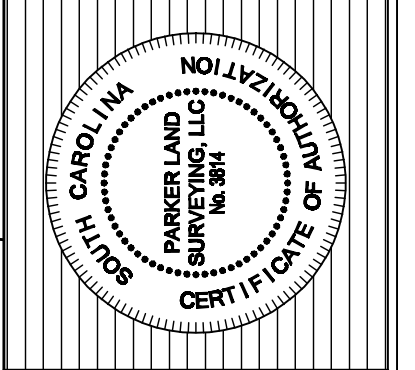
- CONVEYANCE PLAT SHOWING TRACT 3K AND TRACT 4, LOCATED AT TANNER PLANTATION, DATED OCTOBER 3, 2002, BY RICHARD A ALDRIDGE, SCPLS# 20854 AND RECORDED AT BERKELEY COUNTY PLAT CABINET P PAGE 317.
- FINAL SUBDIVISION PLAT SHOWING TANNER PLANTATION, PHASE 9 MOSSY CREEK, DATED NOVEMBER 9, 2006 BY RICHARD A ALDRIDGE, SCPLS# 20854 AND RECORDED AT BERKELEY COUNTY PLAT CABINET P PAGE 262.
- SUBDIVISION PLAT SHOWING TANNER PLANTATION PHASE 4, AMBERGLEN SUBDIVISION, TRACT 3H, DATED JULY 22, 2002, BY RICHARD A ALDRIDGE, SCPLS# 20854 AND RECORDED AT BERKELEY COUNTY PLAT CABINET P PAGE 267.
- SUBDIVISION PLAT SHOWING TANNER PLANTATION PHASE 1-81, THE COMMONS, TRACT 3E, DATED MAY 3, 2005, BY RICHARD A ALDRIDGE, SCPLS# 20854 AND RECORDED AT BERKELEY COUNTY PLAT CABINET M PAGE 035.
- SUBDIVISION PLAT SHOWING TANNER PLANTATION PHASE 2, SECTION A2, SWEETGRASS SUBDIVISION, A PORTION OF TRACT 3G, DATED JANUARY 30, 2003, BY RICHARD A ALDRIDGE SCPLS# 20854 AND RECORDED AT BERKELEY COUNTY PLAT CABINET P PAGE 355.

NOTES:

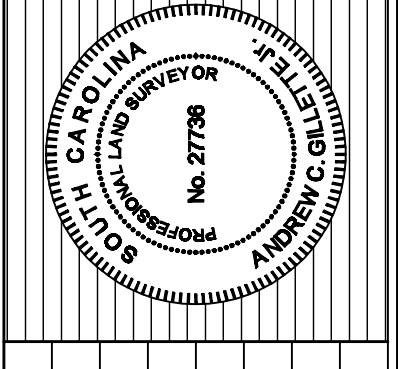
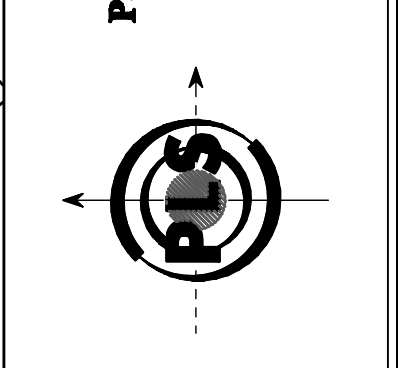
- INFORMATION SHOWN OUTSIDE OF THE SURVEY LIMITS IS FOR INFORMATIONAL PURPOSES ONLY.
- BY GRAPHICAL PLOTTING, THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE X AND AE (ELV 9) PER FEMA PLOT 45015C0685E, CITY OF HANAHAN (4550.30) EFFECTIVE DATE 12/7/2018.
- AREAS DETERMINED BY COORDINATE METHOD.
- PROPERTY CORNERS FOUND AS LABELED.
- ALL PROPERTY CORNER SET AS 3/4" REBAR.
- ANY EASEMENTS SHOWN ARE PER REFERENCES ONLY, PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT OBVIOUS OR APPARENT TO THE SURVEYOR.
- THIS SURVEY DOES NOT CONFIRM OR DENY THE EXISTENCE OF WETLANDS.
- A TITLE SEARCH WAS NOT PERFORMED FOR THE CREATION OF THIS SURVEY.
- THE APPROXIMATE GEOGRAPHICAL CENTER OF THIS SITE IS LATITUDE: 32-56-34 LONGITUDE: -80-00-16



**WETLAND DELINEATION SURVEY**  
 TMS# 259-00-00-117  
 PROPERTY OF THE CITY OF HANAHAN  
 LOCATED IN THE CITY OF HANAHAN  
 BERKELEY COUNTY, SOUTH CAROLINA



**Parker Land Surveying, LLC**  
 5910 Griffin Street  
 Hanahan, SC 29410  
 Phone: (843) 554-7177  
 Fax: (843) 554-7175

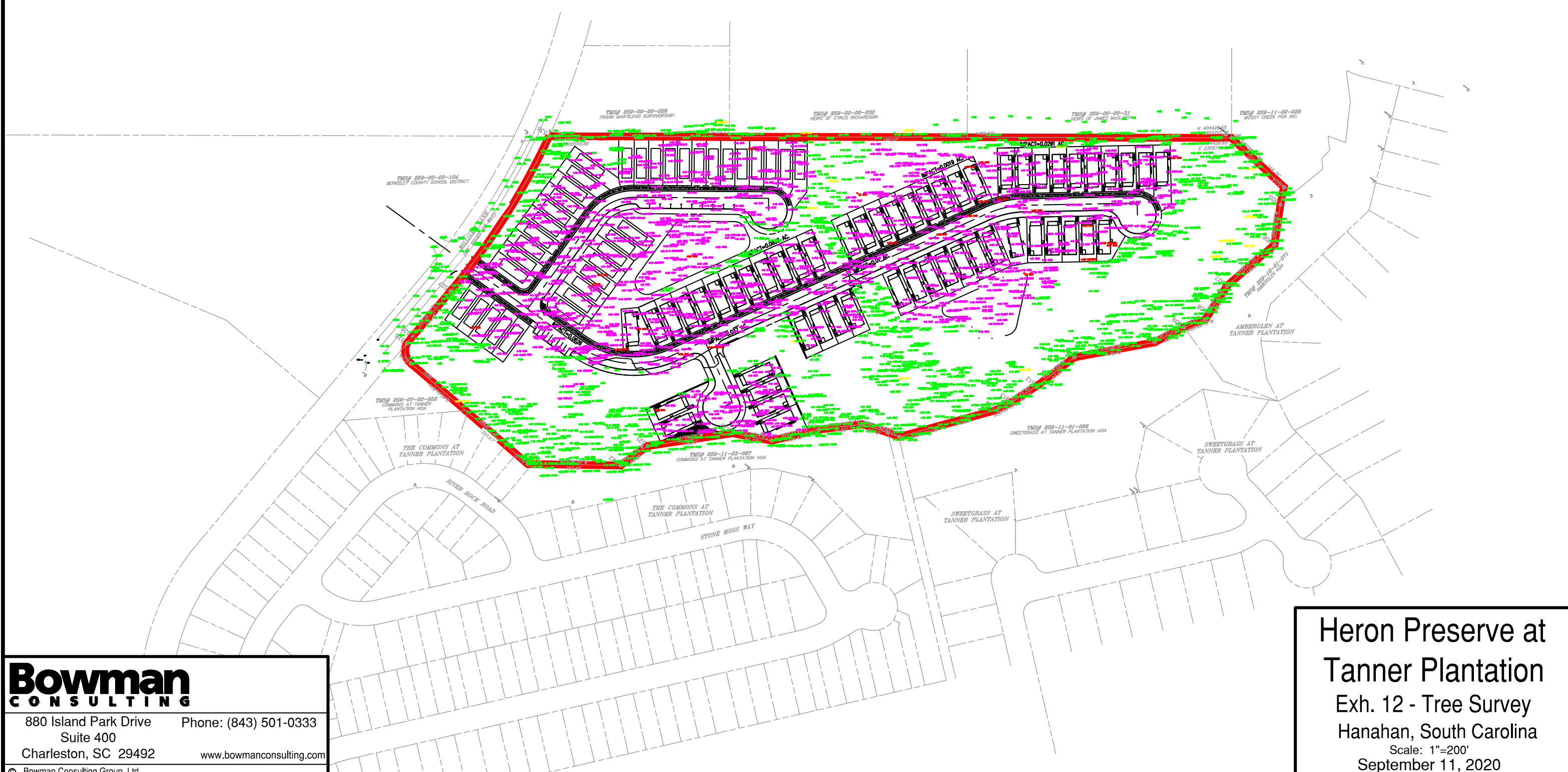
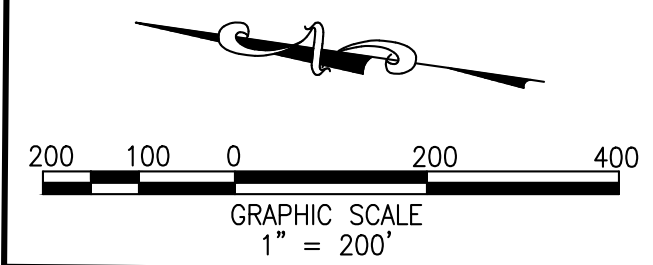


CURVE	LENGTH	RADIUS	TANGENT	DELTA	DIRECTION	CHORD
C1	383.61'	1465.39'	192.91'	14.59°56"	S 66°01'58" E	382.51'
C2	46.26'	35.00'	27.21'	75°43'58"	S 70°10'13" W	42.92'

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH			
L1	S 07°12'20" E	13.40'	L18	S 25°53'21" E	44.49'	L35	S 38°10'32" E	83.52'	L52	S 35°24'22" W	25.74'	L69	S 66°20'28" E	57.67'	L86	N 48°59'39" W	83.92'	L103	N 33°32'49" W	58.11'
L2	N 87°03'36" W	37.65'	L19	S 54°19'15" E	34.61'	L36	S 02°48'39" W	47.31'	L53	S 13°04'49" W	45.56'	L70	S 09°20'02" W	112.88'	L87	N 23°17'09" W	37.25'	L104	N 43°00'08" E	37.37'
L3	S 45°40'39" E	54.27'	L20	S 45°15'26" W	30.35'	L37	S 29°21'30" E	39.94'	L54	S 02°50'22" E	19.29'	L71	S 60°49'58" E	38.18'	L88	S 68°16'44" W	53.32'	L105	N 23°47'42" W	45.46'
L4	S 78°58'33" W	47.37'	L21	S 17°50'42" W	60.55'	L38	S 08°47'58" E	35.78'	L55	S 50°16'30" W	48.85'	L72	S 85°00'48" E	52.04'	L89	N 89°48'14" W	40.47'	L106	N 80°16'45" W	30.15'
L5	S 58°29'06" W	91.83'	L22	S 26°22'16" W	42.71'	L39	S 17°06'05" W	43.00'	L56	S 38°46'40" W	28.04'	L73	S 63°10'33" E	22.37'	L90	S 53°58'41" W	3.45'	L107	N 46°33'56" W	110.54'
L6	N 83°15'41" W	39.22'	L23	S 82°45'17" W	42.22'	L40	S 83°44'15" W	23.92'	L57	S 01°51'00" W	82.96'	L74	N 36°32'34" E	20.19'	L91	N 43°09'20" W	65.04'	L108	N 23°31'52" E	74.22'
L7	N 67°26'11" W	31.23'	L24	S 15°49'35" E	13.91'	L41	S 87°33'13" W	32.09'	L58	S 09°54'59" E	57.44'	L75	N 35°23'40" W	135.79'	L92	N 36°52'48" W	15.53'	L109	N 37°33'59" W	15.53'
L8	N 25°55'15" W	39.25'	L25	S 27°52'34" E	39.69'	L42	S 02°04'38" E	20.03'	L59	S 39°49'02" E	53.46'	L76	S 58°43'22" E	64.34'	L93	N 23°56'12" W	27.98'	L110	N 31°46'19" W	45.12'
L9	N 20°49'17" W	40.93'	L26	S 74°32'41" E	28.60'	L43	S 85°26'28" E	56.36'	L60	S 33°24'13" E	53.73'	L77	S 66°42'31" E	37.18'	L94	N 24°47'51" E	26.12'	L111	N 77°38'12" E	21.68'
L10	N 21°19'17" W	12.63'	L27	N 70°45'22" E	41.92'	L44	S 63°20'14" E	35.97'	L61	S 24°50'18" E	31.86'	L78	S 59°12'16" E	46.91'	L95	N 20°53'57" W	50.52'	L112	N 02°25'17" W	51.49'
L11	S 78°58'33" W	47.37'	L28	S 50°19'22" W	40.15'	L45	S 01°01'22" E	42.85'	L62	S 71°59'54" E	45.06'	L79	S 63°51'41" E	31.19'	L96	N 00°58'44" W	2.93'	L113	N 07°02'47" W	30.38'
L12	S 54°36'19" E	56.55'	L29	S 30°32'00" E	32.49'	L46	S 06°44'19" W	28.78'	L63	S 36°19'51" E	24.52'	L80	S 56°36'53" E	48.47'	L97	N 34°15'14" W	74.97'	L114	N 39°17'55" E	42.72'
L13	N 58°33'01" E	62.25'	L30	S 01°47'49" W	37.88'	L47	S 52°18'01" E	64.34'	L64	S 40°58'04" E	26.32'	L81	S 38°51'29" E	62.32'	L98	N 26°22'26" W	16.46'	L115	N 57°30'32" E	26.38'
L14	S 15°08'02" E	28.28'	L31	S 25°11'50" W	46.02'	L48	N 89°47'56" E	19.75'	L65	S 06°38'56" W	16.23'	L82	S 60°46'14" E	33.70'	L99	N 64°22'52" W	49.78'	L116	N 40°19'17" E	51.70'
L15	S 20°14'48" E	58.43'	L32	S 40°34'58" W	23.36'	L49	N 70°16'41" E	4.13'	L66	S 39°51'29" W	41.25'	L83	S 85°01'45" E	28.43'	L100	N 39°20'27" W	88.33'	L117	N 58°26'21" W	35.77'
L16	S 06°35'45" W	45.76'	L33	S 13°47'39" E	1.17'	L50	N 22°39'26" E	74.92'	L67	S 39°48'37" W	36.71'	L84	N 68°12'51" W	4.62'	L101	N 25°54'55" W	34.00'	L118	N 32°59'46" W	55.94'
L17	S 04°40'36" W	32.84'	L34	S 40°37'28" E	81.26'	L51	N 53°09'09" E	35.25'	L68	S 22°52'04" W	5.99'	L85	N 43°22'53" W	46.67'	L102	N 22°17'17" W	45.73'	L119	N 09°35'49" W	2.05'

# LEGEND

- ✖ 26 OAK LANDMARK TREE TO BE SAVED
- ✖ 26 OAK LANDMARK TREE TO BE REMOVED
- ✖ 10 GUM TREES TO BE SAVED
- ✖ 10 GUM TREES TO BE REMOVED



**Bowman**  
CONSULTING

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Suite 400  
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**Heron Preserve at  
Tanner Plantation**  
Exh. 12 - Tree Survey  
Hanahan, South Carolina  
Scale: 1"=200'  
September 11, 2020

Tree Number	DBH	Speices	Grade	Comments	Comments	Condition		
1	24.5	Red Oak	C	Poor Form		Fair	A	Good
2	26	Live Oak	C	Hollow Base		Fair	B	Good
3	12/16	Maples	D	Broken Top	Poor Form	Poor	C	Fair
4	25	Willow Oak	C	Poor Form		Fair	D	Poor
5	27.5	Red Oak	B			Good	F	Poor
6	17/25.5	Hickory	C	V-Shaped Crotch	Poor Form	Fair		
7	25.5	Live Oak	B			Good		
8	25.5	Red Oak	B			Good		
9	25	Willow Oak	C	Forked		Fair		
10	32	Red Oak	D	Hollow	Poor Form	Poor		
11	26	Swamp Chestnut Oak	C	Poor Form		Fair		
12	26.5	Willow Oak	B			Good		
13	27	Red Oak	B			Good		
14	30.5	Red Oak	B			Good		
15	27	Red Oak	C	Forked	Poor Form	Fair		
16	23.5	Hickory	C	Forked	Poor Form	Fair		
17	27.5	Laurel Oak	C			Fair		
18	27	Yellow Poplar		Dead		#N/A		
19	27.5	Hickory	C	Forked		Fair		
20	23.9	Red Oak	B			Good		
21	31	Hickory	D	Hollow Base	Decay	Poor		
22	25.5	White Oak	C	Forked	Poor Form	Fair		
23	27.5	Red Oak	B			Good		
24	26.5	Red Oak	C	Poor Form		Fair		
25	24.5	Red Oak	B			Good		
26	24	Red Oak	B			Good		
27	6/10/11	Hickory	D	Hollow	Poor Form	Poor		
28	24	Red Oak	C	Sweep	Poor Form	Fair		
29	24	Live Oak	C	Suppressed		Fair		
30	31.5	Red Oak	C	Poor Form	Forked	Fair		
31	32.5	Red Oak	B			Good		
32	25	Red Oak	D	Broken Top	Storm Damage	Poor		
33	14/16	White Oak	C	Forked		Fair		
34	32.5	Swamp Chestnut Oak	D	Hollow		Poor		
35	7.5/14/12	Water Oak	D	Stump Sprouts	Poor Form	Poor		



LEGEND

- PROPERTY LINE WITH CORNER FOUND (AS DESCRIBED)
- PROPERTY LINE WITH CORNER SET (1/4" REBAR)
- — — PROPERTY LINE ADJACENT
- — — RIGHT OF WAY
- — — FLOOD ZONE (GRAPHICALLY SCALED)
- — — WETLAND LINE
- — — PERENNIAL CREEK - EDGE BANK
- — — WETLAND AREA
- — — CREEK AREA

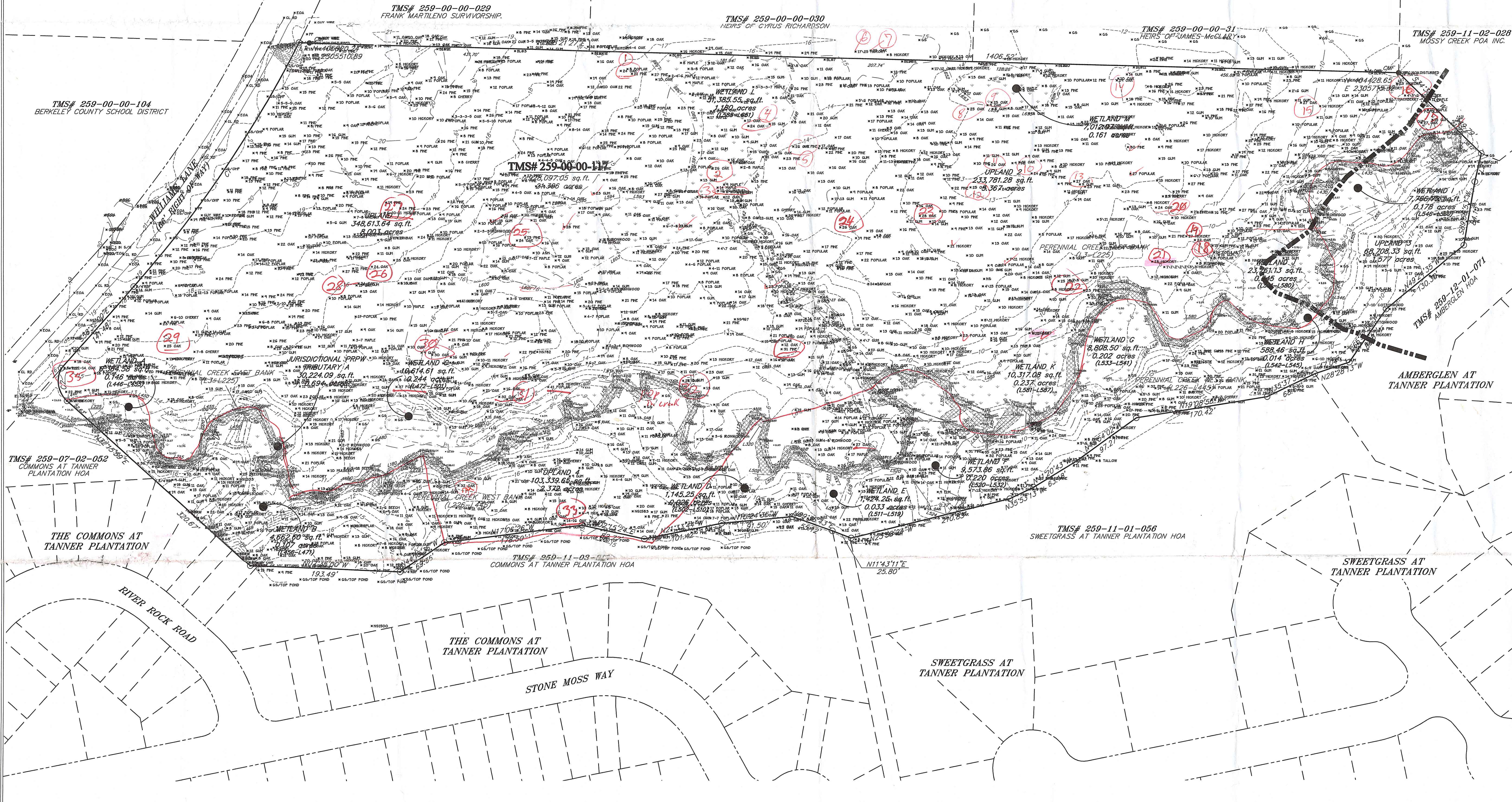
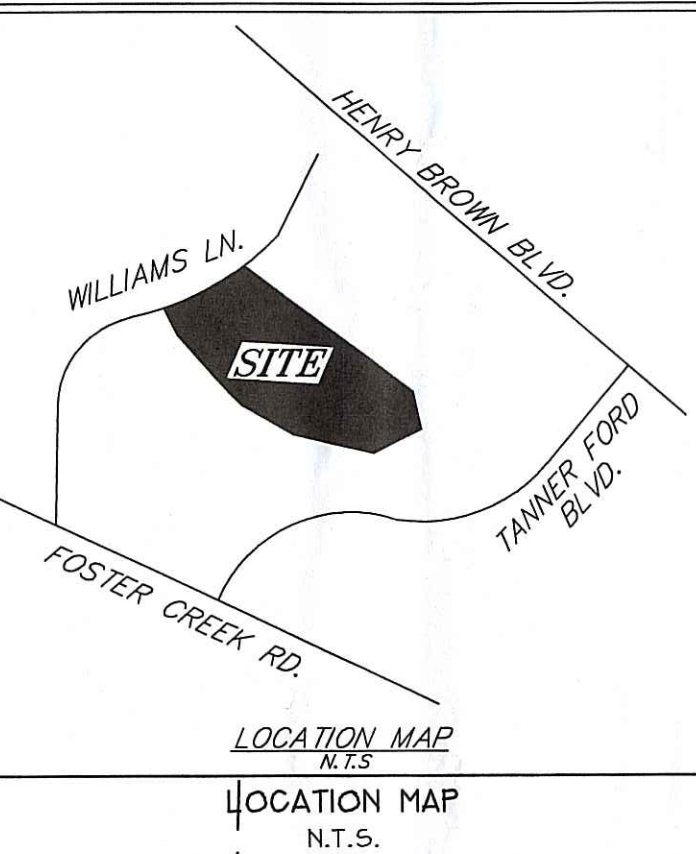
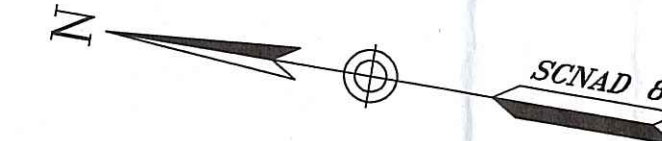
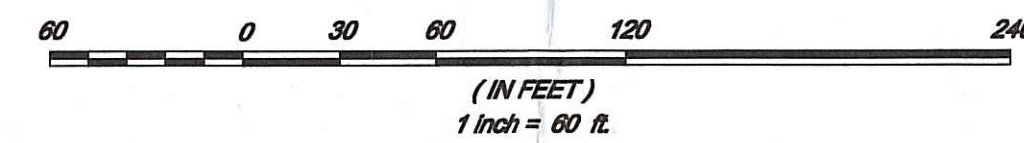
SITE SUMMARY	
TOTAL WETLAND	3.293 ACRES
TOTAL JURISDICTIONAL PRPW TRIBUTARY	0.694 ACRES
TOTAL UPLAND	17.619 ACRES
TOTAL SITE	21.306 ACRES

REFERENCES:

- CONVEYANCE PLAT SHOWING TRACT 3K AND TRACT 4, LOCATED AT TANNER PLANTATION, DATED OCTOBER 3, 2002, BY RICHARD A ALDRIDGE, SCPLS# 20854 AND RECORDED AT BERKELEY COUNTY PLAT CABINET P PAGE 317.
- FINAL SUBDIVISION PLAT SHOWING TANNER PLANTATION, PHASE 9 MOSSY CREEK, DATED NOVEMBER 9, 2006 BY RICHARD A ALDRIDGE, SCPLS# 20854 AND RECORDED AT BERKELEY COUNTY PLAT CABINET R PAGE 262.
- SUBDIVISION PLAT SHOWING TANNER PLANTATION PHASE 4, AMBERGLEN SUBDIVISION, TRACT 3H, DATED JULY 22, 2002, BY RICHARD A ALDRIDGE, SCPLS# 20854 AND RECORDED AT BERKELEY COUNTY PLAT CABINET P PAGE 267.
- SUBDIVISION PLAT SHOWING TANNER PLANTATION PHASE 1-B1, THE COMMONS, TRACT 3E, DATED MAY 5, 2005, BY RICHARD A ALDRIDGE, SCPLS# 20854 AND RECORDED AT BERKELEY COUNTY PLAT CABINET M PAGE 035.
- SUBDIVISION PLAT SHOWING TANNER PLANTATION PHASE 2, SECTION A2, SWEETGRASS SUBDIVISION, A PORTION OF TRACT 3G, DATED JANUARY 30, 2003, BY RICHARD A ALDRIDGE, SCPLS# 20854 AND RECORDED AT BERKELEY COUNTY PLAT CABINET P PAGE 355.

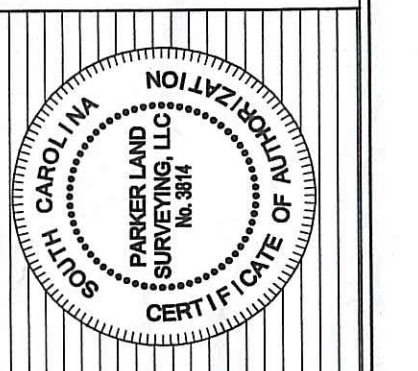
NOTES:

- INFORMATION SHOWN OUTSIDE OF THE SURVEY LIMITS IS FOR INFORMATIONAL PURPOSES ONLY.
- BY GRAPHICAL PLOTTING THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE X AND A PER FEMA PANEL 4501SC06850, CITY OF HANAHAN (455030) EFFECTIVE DATE 10/16/2003.
- AREAS DETERMINED BY COORDINATE METHOD.
- PROPERTY CORNERS FOUND AS LABELED.
- ALL PROPERTY CORNER SET AS 1/4" REBAR.
- ANY EASEMENTS SHOWN ARE PER REFERENCES ONLY, PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT OBVIOUS OR APPARENT TO THE SURVEYOR.
- THIS SURVEY DOES NOT CONFIRM OR DENY THE EXISTENCE OF WETLANDS.
- A TITLE SEARCH WAS NOT PERFORMED FOR THE CREATION OF THIS SURVEY.
- THE APPROXIMATE GEOGRAPHICAL CENTER OF THIS SITE IS LATITUDE: 32-56-34 LONGITUDE: -80-00-16
- ALL WETLANDS DEPICTED ARE "JURISDICTIONAL".

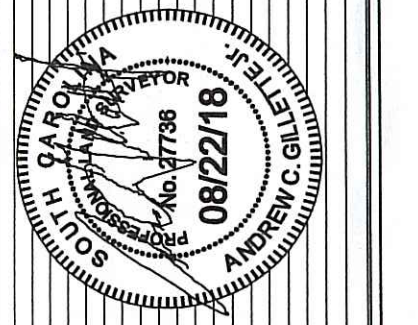
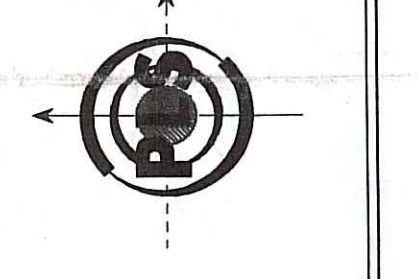


NO.	DATE	REVISIONS

TITLE  
**TREE & TOPOGRAPHIC SURVEY**  
 TMS# 259-00-00-117  
 PROPERTY OF THE CITY OF HANAHAN  
 LOCATED IN THE CITY OF HANAHAN  
 BERKELEY COUNTY, SOUTH CAROLINA



**Parker Land Surveying, LLC**  
 5910 Griffin Street  
 Hanahan, SC 29410  
 Phone: (843) 554-7777  
 Fax: (843) 554-7779



DESIGNED: CAC  
 DRAWN: ACC  
 CHECKED: ACC  
 APPROVED: ACC  
 SCALE: 1"=60'  
 DATE: 7/24/2020  
 PROJECT NO.: 18-039  
 SHEET 1 OF 2

COTTAGE DRIVE UNDER SERIES

# VIRGINIA

2,433 SQUARE FEET | 3-4 BEDROOMS | 3 BATHROOMS



OPTIONAL DOOR SHOWN ON ALL ELEVATIONS.



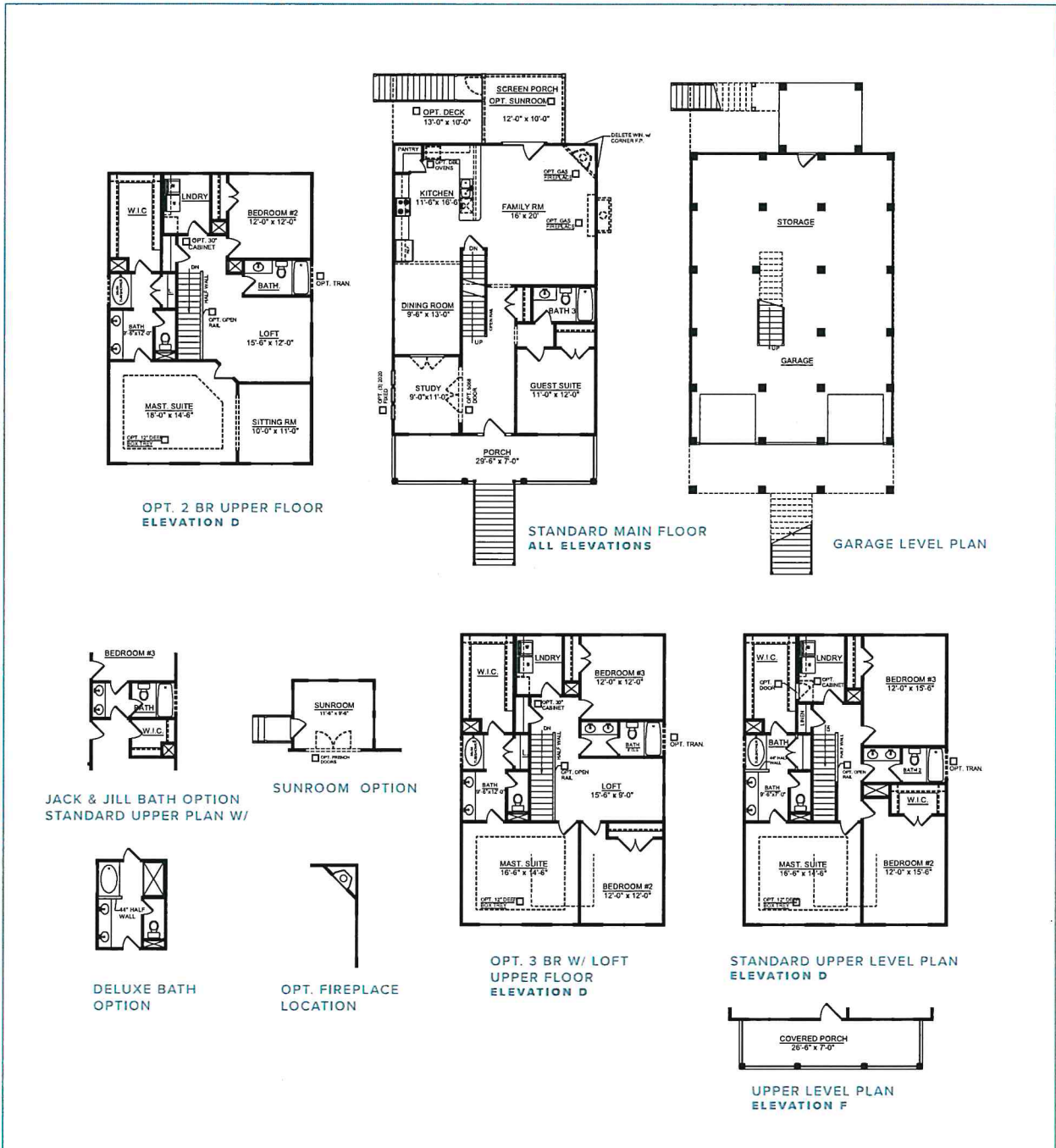
[CRESCENTHOMES.NET](https://www.crescenthomes.net)

CHS 843.466.5000 | GVL 864.406.5000 | NVL 615.392.5000

CRESCENT  
HOMES

THE VIRGINIA

COTTAGE DRIVE UNDER SERIES



REV. 03.14.20

Dimensions and square footage are approximate. Elevations shown are artist's concepts. Optional features reflected in floor plan. Floor plans may vary per elevation. Crescent Homes reserves the right to make changes without notice or prior obligation.



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CRESCENT HOMES

COTTAGE DRIVE UNDER SERIES

# AVONDALE

2,553 SQUARE FEET | 4-5 BEDROOMS | 2.5-3.5 BATHROOMS



OPTIONAL DOOR SHOWN ON ALL ELEVATIONS.



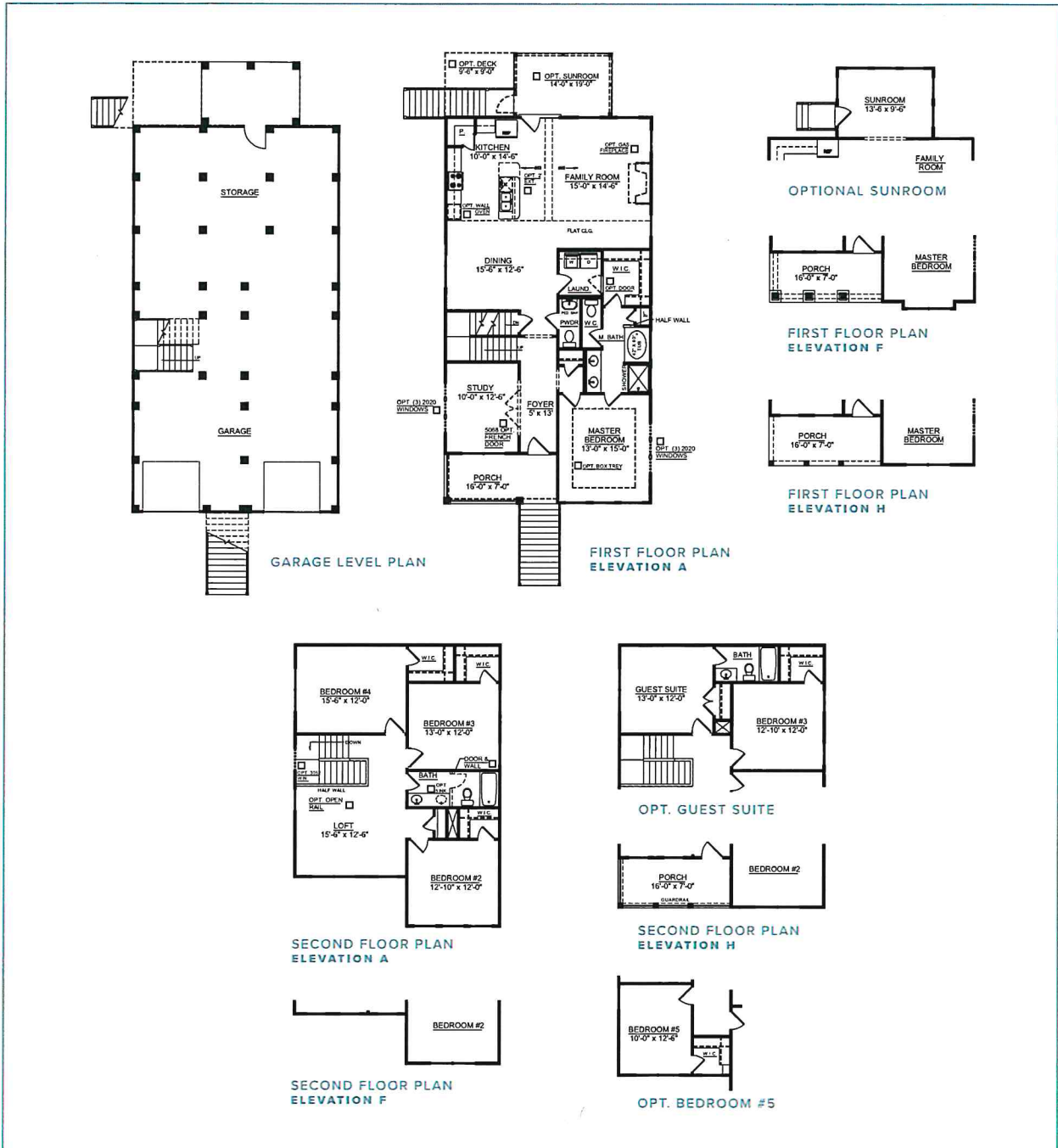
[CRESCENTHOMES.NET](https://www.crescenthomes.net)

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CRESCENT  
HOMES

THE AVONDALE

COTTAGE DRIVE UNDER SERIES



REV.  
03.14.20

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HOMES

COTTAGE DRIVE UNDER SERIES

# ASHER

2,492 SQUARE FEET | 3-4 BEDROOMS | 2.5-3.5 BATHROOMS



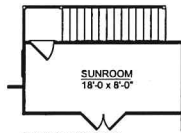
[CRESCENTHOMES.NET](https://www.crescenthomes.net)

CHS 843.466.5000 | GVL 864.406.5000 | NVL 615.392.5000

CRESCENT  
HOMES

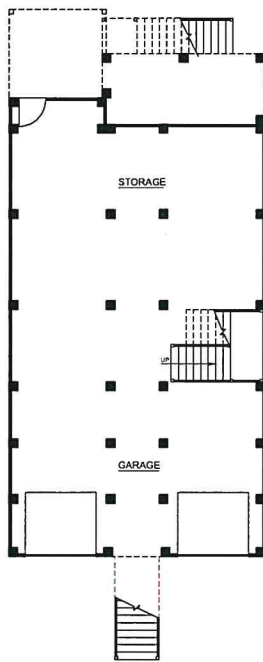
**THE ASHER**

**COTTAGE DRIVE UNDER SERIES**

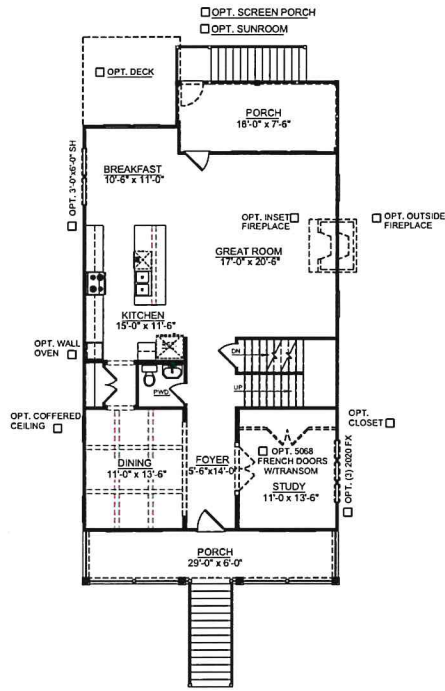


5068 GLASS DOORS  
W/TRANSOM

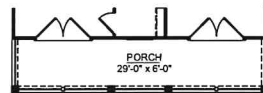
SUNROOM OPTION



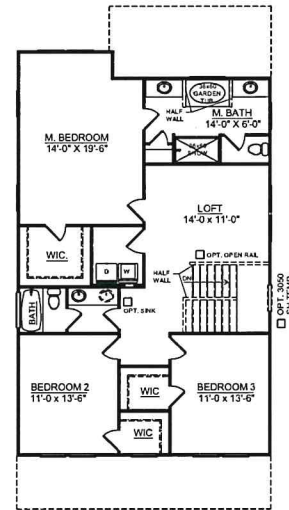
GARAGE LEVEL PLAN- STANDARD



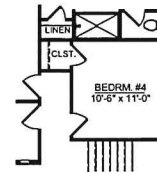
MAIN FLOOR PLAN



OPT. PORCH  
ELEVATION C



UPPER LEVEL FLOOR PLAN



BEDROOM 4 OPT.

REV.  
03.10.20

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CRESCENT  
HOMES

COTTAGE DRIVE UNDER SERIES

# SAWGRASS

2,211 SQUARE FEET

| 3-4 BEDROOMS

| 2.5-3 BATHROOMS



OPT. METAL ROOF



OPT. METAL ROOF

OPTIONAL DOOR SHOWN ON ALL ELEVATIONS.



[CRESCENTHOMES.NET](https://www.crescenthomes.net)

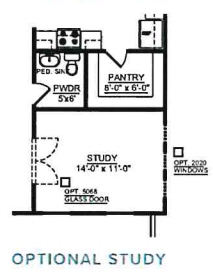
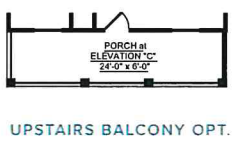
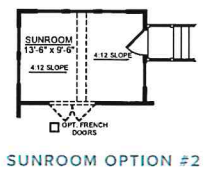
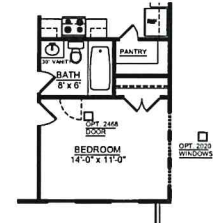
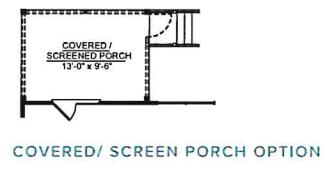
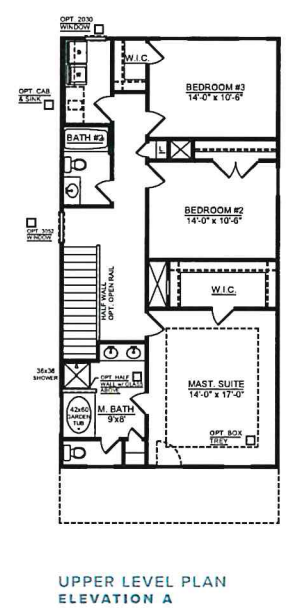
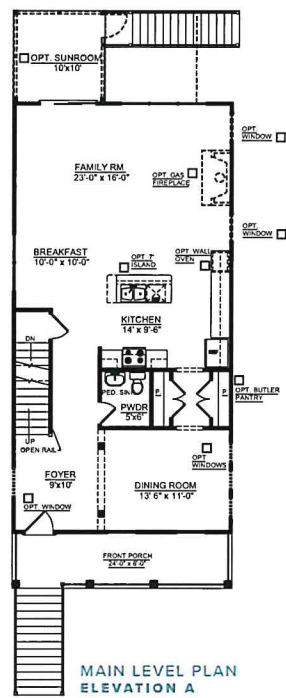
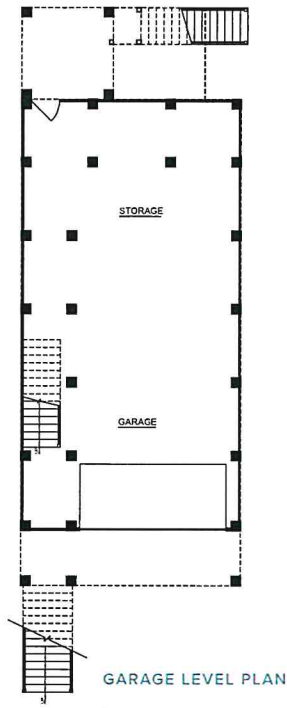
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HOMES



**THE SAWGRASS**

COTTAGE DRIVE UNDER SERIES



REV. 03.14.20

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COTTAGE DRIVE UNDER SERIES

# ASHLEY

2,403 SQUARE FEET | 3-4 BEDROOMS | 2.5-3.5 BATHROOMS



C



A



B



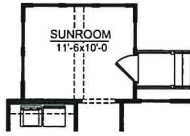
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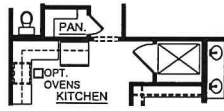
CRESCENT  
HOMES

THE ASHLEY

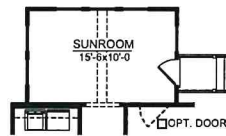
COTTAGE DRIVE UNDER SERIES



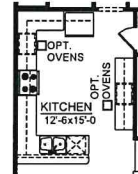
SUNROOM OPTION



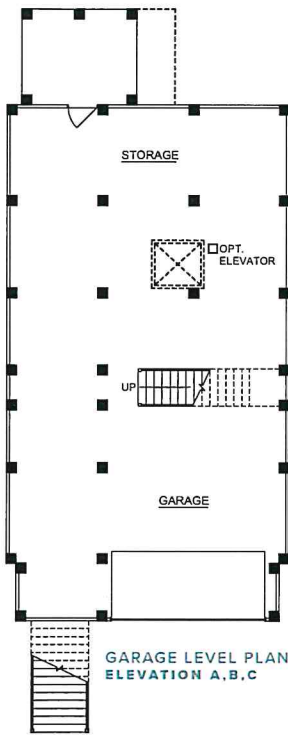
ELEVATOR OPTION



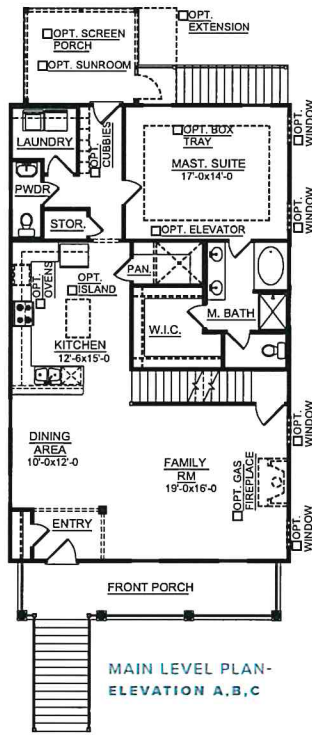
SUNROOM OPTION W/ EXTENSION



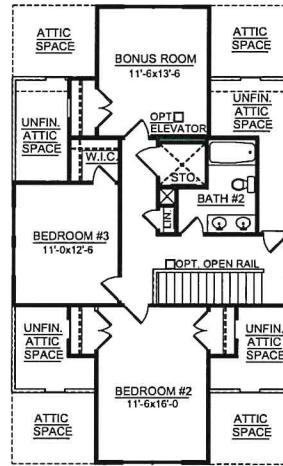
DELUXE KITCHEN OPTION



GARAGE LEVEL PLAN  
ELEVATION A, B, C



MAIN LEVEL PLAN  
ELEVATION A, B, C



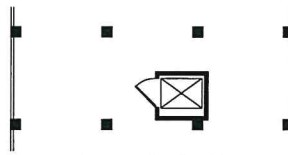
STANDARD UPPER LEVEL PLAN  
ELEVATION A



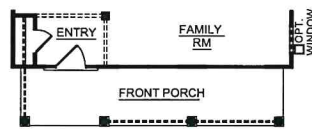
UPPER LEVEL PLAN  
ELEVATION B



UPPER LEVEL PLAN  
ELEVATION C



ELEVATOR OPTION



FRONT ELEVATION  
ELEVATION B, C, D

REV.  
03.10.20

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CRESCENT  
HOMES



BENNETT B DU

100630



EMORY C

6-2-20



WATSON © 20

MONTGUE 3 J1

2006 30



MONROE B DU

10/11/10

# PROPOSED MASTER DEVELOPMENT PLAN FOR HERON PRESERVE AT TANNER PLANTATION CITY OF HANAHAN, BERKELEY COUNTY, SC

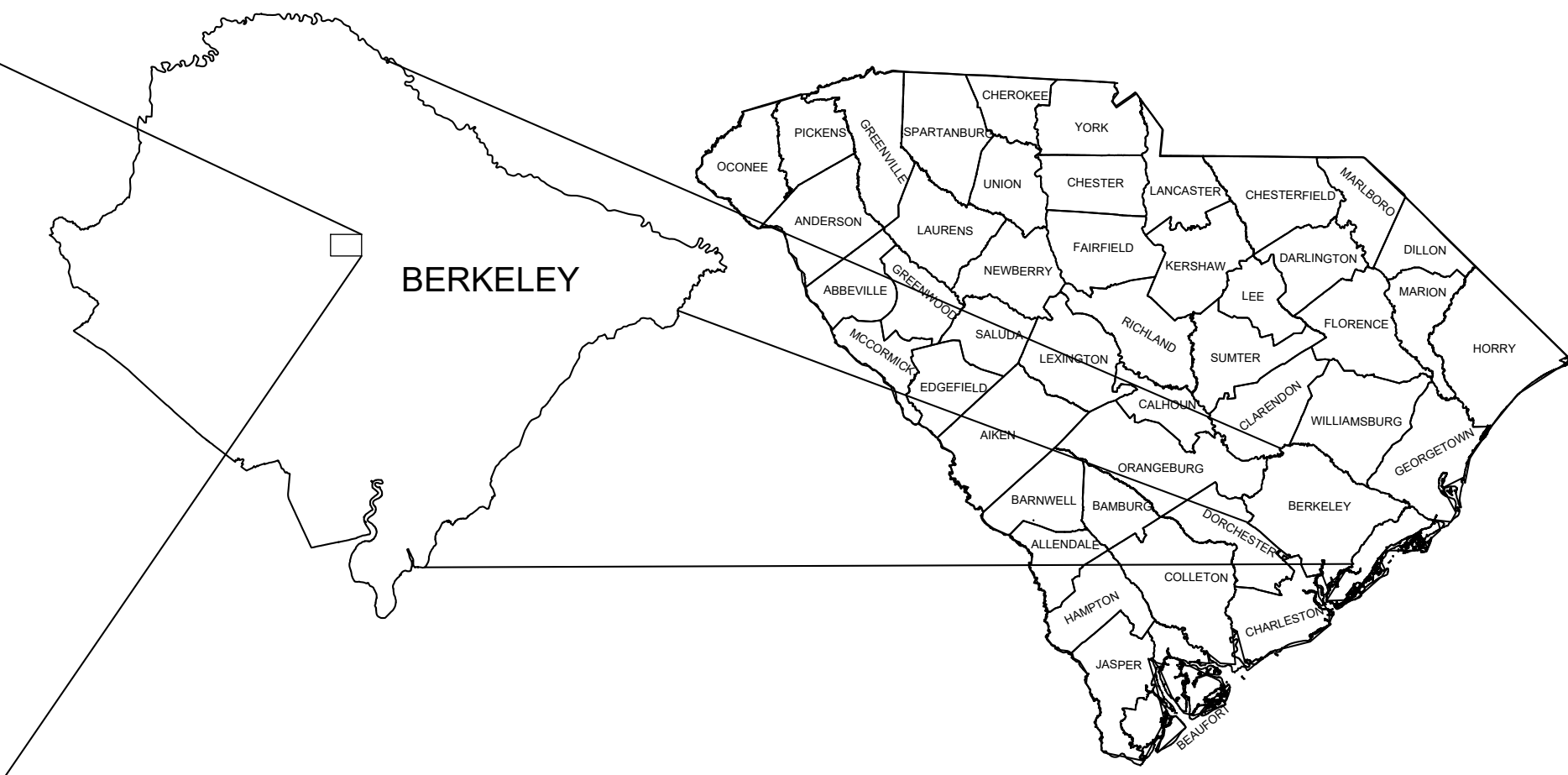
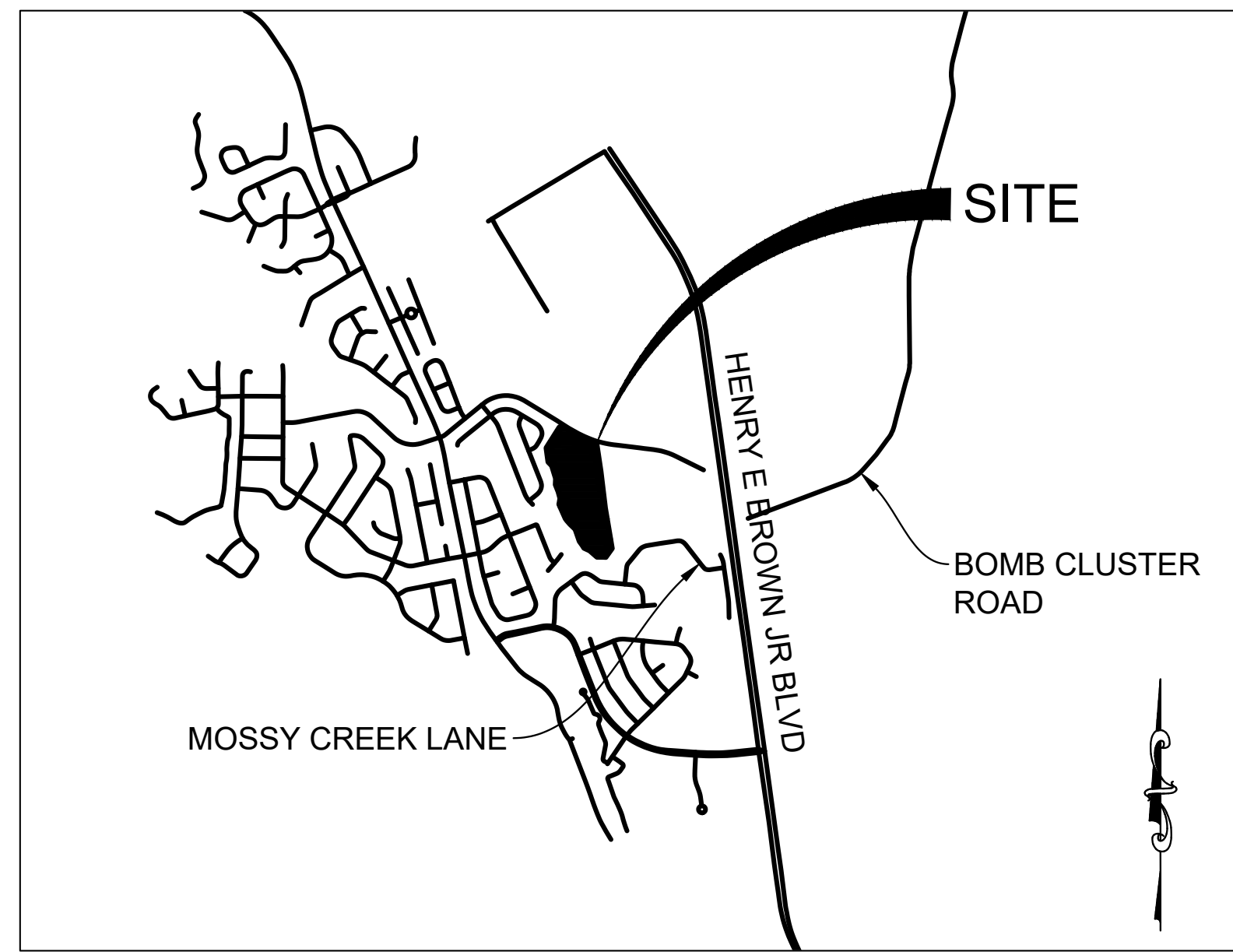
PARCEL ID# 259-00-00-117

**CONTACTS:**

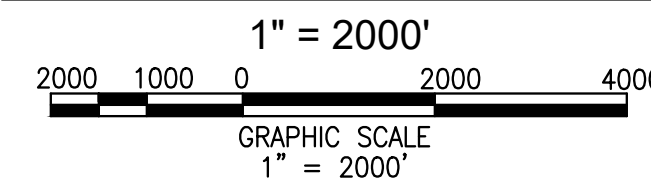
SURVEYING - PARKER LAND SURVEYING, LLC  
5910 GRIFFIN STREET  
HANAHAN, SC 29410  
PHONE: (843) 554-7777  
CONTACT: ANDREW C. GILLETTE JR., PLS

**UTILITY PROVIDERS:**

SEWER SYSTEM PROVIDER      BERKELEY COUNTY WATER AND SANITATION  
WATER PROVIDER                CHARLESTON WATER SYSTEM



**SITE LOCATION MAP**



**CIVIL ENGINEER:**

BOWMAN CONSULTING GROUP  
880 ISLAND PARK DRIVE, SUITE 400  
CHARLESTON, SC 29492  
(843) 501-0333  
CONTACT: RICHARD WATERS, P.E.



**OWNER/DEVELOPER:**

HERON PRESERVE LLC  
572 SAVANNAH HIGHWAY  
CHARLESTON, SC 29407  
PHONE: (843) 573-9635  
CONTACT: JOSHUA CRAIG, DIRECTOR OF ACQUISITIONS

**Sheet List Table**

Sheet Number	Sheet Title
C001	COVER SHEET
C002	GENERAL NOTES
C003	SURVEY (BY OTHERS)
C100	CONCEPTUAL LOT LAYOUT PLAN
C200	THOROUGHFARE PLAN
C300	UTILITY SKETCH PLAN
C400	OPEN SPACE PLAN
C500	CLEARING LIMITS AND TREE REMOVAL PLAN
C600	OVERALL GRADING AND DRAINAGE PLAN
C700	PRELIMINARY DRAINAGE STUDY
C800	ADA ACCESSIBILITY PLAN
C900	FIRE PROTECTION PLAN

**SUBMITTAL HISTORY**

NO.	DESCRIPTION	DATE
1	CITY OF HANAHAN	9/10/2020

**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd.  
880 Island Park Drive  
Suite 400  
Charleston, SC 29492  
bowmanconsulting.com  
© Bowman Consulting Group, Ltd.

COVER SHEET  
Heron Preserve at Tanner Plantation  
Master Development Plan  
CITY OF HANAHAN, SOUTH CAROLINA



PLAN STATUS  
XXXXX      XXXXXXXX

DATE	DESCRIPTION	
DESIGN	DRAWN	CHKD
SCALE	HT: N/A	VT: N/A

JOB No. 150012-01-009

DATE 8/27/20

FILE No. 150012-0-CP-009-COV/20

SHEET C001



**GENERAL NOTES:**

- ALL ELEVATIONS SHOWN ARE BASED ON NAD83 AND WERE SURVEYED BY PARKER LAND SURVEYING, LLC ON MAY 5, 2018.
- CONTRACTOR SHALL VERIFY ACCURACY OF ANY TEMPORARY BENCHMARKS SHOWN PRIOR TO UTILIZING THEM FOR CONSTRUCTION.
- THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES PRIOR TO BEGINNING DIGGING OPERATIONS. IF UTILITIES OTHER THAN THOSE SHOWN ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND TAKE STEPS TO PROTECT THE LINE(S) AND ENSURE CONTINUED SERVICE. DAMAGE CAUSED TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL AND PREVENTION STRUCTURES SHOWN ON THE PLANS. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS. DEVICES SHALL BE IN ACCORDANCE WITH THE NC DEQ BMP MANUAL.
- IF WORK IS SUSPENDED OR DELAYED FOR FOURTEEN (14) DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREA AT CONTRACTOR'S EXPENSE.
- THE TREE PROTECTION IN THE AREAS OF WORK SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE START OF LAND DISTURBANCE ACTIVITIES. UNLESS SPECIFICALLY SHOWN ON THESE PLANS, THE DESTRUCTION OF ANY REGULATED TREES IS PROHIBITED. PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL TREES DURING ALL PHASES OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION.
- CONTRACTOR WILL BE REQUIRED TO ADJUST MANHOLE FRAMES TO MATCH FINAL GRADE AT NO ADDITIONAL COST.
- ANY DAMAGE TO EXISTING PAVEMENT MUST BE REPAIRED AT CONTRACTOR'S EXPENSE.
- ALL RIGHT-OF-WAY AND DRAINAGE EASEMENT CONSTRUCTION SHALL MEET APPLICABLE SCDOT AND THE CITY OF HANAHAN STANDARD SPECIFICATIONS UNLESS SPECIFIED ELSEWHERE AND APPROVED IN WRITING BY THE COUNTY ENGINEER.
- WHERE FIELD INSPECTIONS ARE REQUIRED BY THE CITY, THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION A MINIMUM OF 48 HOURS IN ADVANCE TO SCHEDULE SUCH INSPECTIONS.
- A COMPLETE SET OF APPROVED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE TO THE CITY PERSONNEL AT THEIR REQUEST.
- ANY REVISIONS DURING CONSTRUCTION WHICH ALTER THE ROAD LAYOUT, CONSTRUCTION METHODS, RIGHT-OF-WAY LOCATIONS OR STORM DRAINAGE AS INDICATED AND APPROVED BY THE COUNTY MUST BE SUBMITTED AND APPROVED IN WRITING BY THE CITY ENGINEER.
- THE CONTRACTOR AND ALL SUB-CONTRACTORS HIRED BY THE CONTRACTOR SHALL BE LICENSED TO WORK IN THE STATE OF SOUTH CAROLINA.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS NECESSARY FROM OTHER RESPONSIBLE AGENCIES.
- ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND "SOUTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES." ALL DRAINAGE WILL BE MADE FUNCTIONAL DAILY AS WORK PROGRESSES.
- EACH EXISTING ROAD WILL BE CLEANED OF DEBRIS AND RESTORED DAILY, OR MORE OFTEN IF NECESSARY.
- NEW PAVEMENT TO BE FLUSH WITH EDGE OF EXISTING PAVEMENT.
- ALL SANITARY SEWER SHALL BE IN ACCORDANCE WITH BERKELEY COUNTY WATER & SANITATION STANDARDS AT THE TIME OF CONSTRUCTION.
- ALL WATER INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH CHARLESTON WATER SYSTEM STANDARDS AT THE TIME OF CONSTRUCTION.
- THE SEDIMENT AND EROSION CONTROL PLAN MUST BE KEPT ON SITE AT ALL TIMES, AND IN A DESIGNATED AREA THAT IS ACCESSIBLE TO THE INSPECTORS.
- SEDIMENT AND EROSION CONTROL INSPECTIONS MUST BE COMPLETED BY A CERTIFIED INSPECTOR.
- SEDIMENT AND EROSION CONTROL SHOULD INCLUDE A CONCRETE WASHOUT/STAGING AREA FOR SITE AND BUILDING CONSTRUCTION AND ALL OTHER PURPOSES OF THE DEVELOPMENT.
- CONSTRUCTION DEBRIS MUST BE PLACED INSIDE CONTAINERS AND NOT LEFT EXPOSED TO THE ELEMENTS.
- SITE MUST BE BUILT ACCORDING TO APPROVED COUNTY AND CITY PLANS UNLESS SEDIMENT AND EROSION CONTROL PLAN DOCUMENTS ARE UPDATED BY THE ORIGINAL PREPARER, REVIEWED AND APPROVED. OTHERWISE PERMITS WILL BE INVALIDATED.
- NO OBSTRUCTIONS, TO INCLUDE BUT NOT LIMITED TO FENCES, STRUCTURES, OR LANDSCAPING MAY BE PERMITTED OR BUILT WITHIN ANY SWALES OR DRAINAGE EASEMENT.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF UNDERGROUND UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
- PIPE LENGTHS THAT ARE SHOWN ON THE PLANS ARE 2D LENGTH FROM CENTER TO CENTER. FIELD ADJUSTMENT OF THE ACTUAL PIPE LENGTHS MAY BE NECESSARY.
- THE CONTRACTOR SHALL STAGE CLEARING AND GRUBBING WORK TO MINIMIZE THE AMOUNT OF EROSION AND SEDIMENTATION.
- THE CONTRACTOR SHALL PROVIDE APPROPRIATE BARRICADES, WARNING LIGHTS, AND WARNING SIGNS TO ENSURE THE SAFETY OF THE PUBLIC AT ALL TIMES.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SIGNAGE AND MAINTENANCE OF EXISTING PERMANENT SIGNS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY PROPERTY LINES, BUILDING DIMENSIONS, AND ALL OTHER SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY SIGNIFICANT VARIATIONS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS ON THE JOB. BOWMAN CONSULTING GROUP SHALL BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS, AND SPECIFICATIONS SHOWN BY THESE DRAWINGS.
- ALL CURVE RADII ARE SHOWN TO THE FACE OF CURBING, UNLESS NOTED OTHERWISE.
- GRASSING SHALL BE IN ACCORDANCE WITH SCDOT STANDARD SPECIFICATIONS FOR ROAD AND STRUCTURES (CURRENT EDITION). SHALL BE AS SHOWN IN THE BID FORM AND SHALL BE COMPENSATION FOR ALL NECESSARY WORK AND MATERIALS TO COMPLETE THE SEEDING IN ACCORDANCE WITH THESE SPECIFICATIONS.
- ALL DRAINAGE WILL BE MADE FUNCTIONAL DAILY AS WORK PROGRESSES.
- AT THE CONCLUSION OF THE CONSTRUCTION PROJECT, ALL COMPONENTS OF THIS DESIGN PACKAGE SHALL BE IN OPERABLE CONDITION, MEETING ITS REQUIREMENTS.
- THE CONTRACTOR SHALL CONTACT SOUTH CAROLINA 811 AT (800) 632-4949, UTILITY COMPANY REPRESENTATIVES, PERFORM TEST PITS, REVIEW CURRENT TEST PIT DATA, AND SEE WHAT IS AVAILABLE TO INSURE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE AREA OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY BOWMAN CONSULTING GROUP, LTD. OF ANY POTENTIAL CONFLICTS PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND MAKE ALL INSPECTIONS NECESSARY IN ORDER TO DETERMINE THE FULL EXTENT OF THE WORK REQUIRED TO MAKE THE PROPOSED WORK CONFORM TO THE DRAWINGS AND SPECIFICATIONS.
- UTILITY COMPANIES SHALL BE NOTIFIED 72 HOURS IN ADVANCE OF ANY EXCAVATION.
- ALL UNDERGROUND UTILITIES WITHIN THE STREET RIGHT-OF-WAY SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT-OF-WAY LINE PRIOR TO THE INSTALLATION OF ANY SUBBASE MATERIAL, CURB AND GUTTER OR SIDEWALK.
- NO BLASTING SHALL BE PERMITTED WITHIN 25' OF EXISTING UTILITIES LINE OR STRUCTURES. BLASTING TO BE EXTENDED TO 25' BEYOND PROPOSED STRUCTURES IF CONDITIONS WARRANT FUTURE EXTENSIONS.
- ADDITIONAL SILTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS DIRECTED BY THE INSPECTOR DURING FIELD REVIEW.
- ALL SURFACED STREETS SHALL BE MAINTAINED IN A CLEAR CONDITION; FREE OF DUST, MUD OR SNOW AT ALL TIMES. THE DEVELOPER SHALL

PROVIDE ADEQUATE MEANS TO CLEAN TRUCKS AND OTHER EQUIPMENT USING SURFACED STREETS.

- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR RECONSTRUCTIONS OF ALL UTILITY COVER (MANHOLE FRAMES AND COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
- THE CONTRACTOR MUST HAVE THE APPROVED SET OF CONSTRUCTION PLANS AND ALL APPLICABLE PERMITS IN POSSESSION PRIOR TO THE START OF CONSTRUCTION. AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH REVISIONS, MUST BE KEPT ON-SITE AT ALL TIMES.
- THESE PLANS MAKE NO REPRESENTATION AS TO THE SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OF THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.
- STORM SEWER AND CULVERT PIPE SHALL BE REINFORCED CONCRETE PIPE TO CONFORM TO THE CURRENT A.A.S.H.T.O. DESIGNATION M170, UNLESS OTHERWISE DESIGNATED ON THESE PLANS. CLASS III PIPE AS A MINIMUM, WILL BE REQUIRED WITHIN THE LIMITS OF RIGHT-OF-WAY.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE CONSTRUCTION SITE AND COMPLYING WITH ALL OSHA REGULATIONS.
- EMERGENCY VEHICLE ACCESS SHALL BE PROVIDED DURING ALL PHASES OF CONSTRUCTION.
- WHERE IMPROVEMENTS ARE PROPOSED WITHIN EXISTING EASEMENTS OF RECORD, THE DEVELOPER SHALL OBTAIN WRITTEN PERMISSION FROM THE AUTHORITIES THAT ARE DOMINANT TENEMENTS OF THESE EASEMENTS FOR PERMIT FOR ANY DISTURBANCES WITHIN THESE AREAS PRIOR TO CONSTRUCTIONS.
- ALL FINISHED GRADING, SEEDING, SODDING OR PAVING SHALL BE DONE IN SUCH MANNER TO PRECLUDE THE PONDING OF WATER.
- TYPICAL SECTIONS ARE INTENDED TO SHOW GENERAL FEATURES OF THE PROPOSED CONSTRUCTION. FOR EXACT DETAILS AT ANY GIVEN LOCATION, SEE THE SITE PLAN SHEETS.
- ALL SIDEWALKS TO BE 4" THICK CONCRETE UNLESS OTHERWISE SHOWN ON THE PLAN.
- THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OF FAILURE TO CARRY OUT THE WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
- ALL GAS LINES REQUIRE A MINIMUM OF 1 FOOT VERTICAL AND 5 FEET HORIZONTAL SEPARATION. CONSTRUCTION WITHIN 10 FEET OF THE GAS LINE REQUIRES A GAS LINE REPRESENTATIVE TO BE PRESENT DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE GAS COMPANY PRIOR TO CONSTRUCTION.
- NO TREES SHALL BE PLANTED IN THE WATER AND SEWER EASEMENTS.
- UNLESS OTHERWISE NOTED HEREIN, CONSTRUCTION OF PAVEMENT AND DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.
- UPON AWARD OF CONTRACT, THE CONTRACTOR SHALL OBTAIN THE NECESSARY LOCAL TRADE PERMITS (INCLUDING APPLICATIONS AND FEES) ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS AND IN THE CONTRACT DOCUMENTS.
- ALL ROAD IMPROVEMENTS AT THE DRIVE CONNECTIONS ARE TO BE COORDINATED WITH CITY OF HANAHAN ENGINEERING DEPARTMENT AND THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER THE CITY OF HANAHAN ZONING AND LAND DEVELOPMENT ORDINANCE. ADDITIONALLY, COORDINATE SCDOT SPECIFIC AREAS WHERE WARRANTED.
- IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE COUNTY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO COUNTY ENGINEER PRIOR TO CONSTRUCTION.
- PRIOR TO PLAT RECORDATION, OFFSITE RW AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE RW ACQUISITION PROCESS". THESE NEEDED RW AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
- CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON COUNTY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION (704-336-4025) OR VISIT [HTTP://WWW.CHARMECK.ORG/DEPARTMENTS/TRANSPORTATION/STREET-MAINTENANCE/HOME.HTM](http://www.charmeck.org/departments/transportation/street-maintenance/home.htm)
- ALL OPENINGS (E.G. DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON THE ENTIRE LOT SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN THE 100+1 FLOOD ANALYSIS.)

- THE DESIGN PROFESSIONAL SIGNING THIS DOCUMENT REPRESENTS THAT TO THE BEST OF HIS/HER PROFESSIONAL JUDGEMENT, KNOWLEDGE, AND BELIEF THE DESIGN SPECIFICATIONS HEREIN COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
- ALL GRADES/SLOPES SHOWN ON THIS PLAN WERE DESIGNED AT OR BELOW MAXIMUMS ALLOWED BY THE AMERICANS WITH DISABILITIES ACT (ADA). IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, AND THE ADA DESIGN MANUAL. IN THE EVENT THAT A DESIGN QUESTION SHOULD ARISE, OR A FIELD CONDITION PRESENT ITSELF THAT IS DIFFERENT FROM THOSE SHOWN ON THESE PLANS, WORK SHOULD CEASE AND THE ENGINEER SHOULD BE NOTIFIED SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.
- THE CONTRACTOR IS ADVISED TO CAREFULLY CHECK ALL THE PHASES OF WORK RELATING TO ADA ACCESSIBILITY FOR THIS PROJECT. SINCE THE CODE DOES NOT ALLOW FOR CONSTRUCTION TOLERANCE, ANY CONSTRUCTION THAT EXCEEDS MAXIMUM OR MINIMUM DIMENSIONS AND SLOPES AS REQUIRED BY ADA ARE SUBJECT TO REJECTION AND MAY BE REQUIRED TO BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- SINCE THE CIVIL ENGINEER OR SURVEYOR CANNOT CONTROL THE EXACT METHODS OR MEANS USED BY THE GENERAL CONTRACTOR OR THEIR SUBCONTRACTORS DURING GRADING AND CONSTRUCTION OF THE PROJECT, THE CIVIL ENGINEER OR SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE FINAL ACCEPTANCE OF AMERICANS WITH DISABILITIES ACT ACCESSIBILITY RELATED ITEMS BY THE CITY, ANY OTHER AUTHORITY, OR AFFECTED PARTIES.

**PROJECT NARRATIVE**

EXISTING CONDITIONS:

THE HANAHAN TRACT IS LOCATED OFF WILLIAMS LANE IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA. THE SITE CONSISTS OF 21.3 ACRES OF UNDEVELOPED FORESTED LAND. THE MAXIMUM AND MINIMUM ELEVATIONS ARE APPROXIMATELY 33' AND 1', RESPECTIVELY.

PROPOSED CONDITIONS:

THE HANAHAN TRACT IS LOCATED OFF WILLIAMS LANE IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA. THE PROPERTY IS CURRENTLY ZONED SINGLE-FAMILY RESIDENTIAL (RS) AND IS IDENTIFIED AS TMS NUMBER 259-00-00-117 (APPROXIMATELY 21 ACRES).

**ABBREVIATIONS**

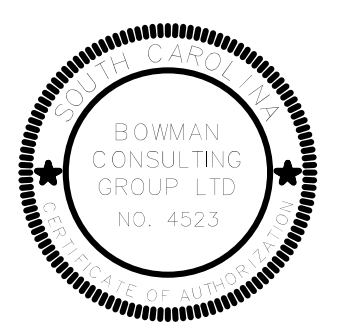
ACRE	AC	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	HDPE	POINT OF CURVE	PC
BACK OF CURB	BC	HOME OWNER'S ASSOCIATION	HOA	POINT OF TANGENCY	PT
BENCHMARK	BM	INGRESS/EGRESS EASEMENT	I/E.E.	POLYVINYL CHLORIDE PIPE	PVC
CORRUGATED METAL PIPE	CMP	INSIDE DIAMETER	ID	POND MAINTENANCE EASEMENT	P.M.E.
CURB INLET	CI	INVERT ELEVATION	IE	PRELIMINARY	PRELIM
DUCTILE IRON	DI	JUNCTION BOX	JB	PROPERTY LINE	PL
EASEMENT (ACCESS)	A.E.	LINEAR FEET	LF	PROPOSED	PROP
EASEMENT (DRAINAGE)	D.E.	MAXIMUM	MAX	PROPERTY OWNER ASSOCIATION	POA
EASEMENT (GENERAL UTILITY)	G.U.E.	MILES PER HOUR	MPH	RADIUS	R
EASEMENT (SEWER)	S.E.	MINIMUM	MIN	REINFORCED CONCRETE PIPE	RCP
EASEMENT (WATER)	W.E.	ON CENTER	O.C.	RIGHT OF WAY	RW; ROW
EDGE OF PAVEMENT	EOP	OUTSIDE DIAMETER	OD	SANITARY SEWER	SS
ELEVATION	EL; ELEV	PAVEMENT	PVMT	STATION	STA.
ENGINEER	ENGR			STORM	STRM
FINISHED GRADE	FG			TOP OF CURB	TC
FIRE HYDRANT	FH			TOP OF PAVEMENT	TP
EXISTING	EX			TOP OF WALK	TW
GRATE INLET	GI			TYPICAL	TYP
				WATER SURFACE ELEVATION	WSE

THIS IS A STANDARD LIST. THEREFORE SOME ABBREVIATIONS MAY APPEAR ON THIS SHEET AND NOT USED ON THIS PROJECT. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE ENGINEER.



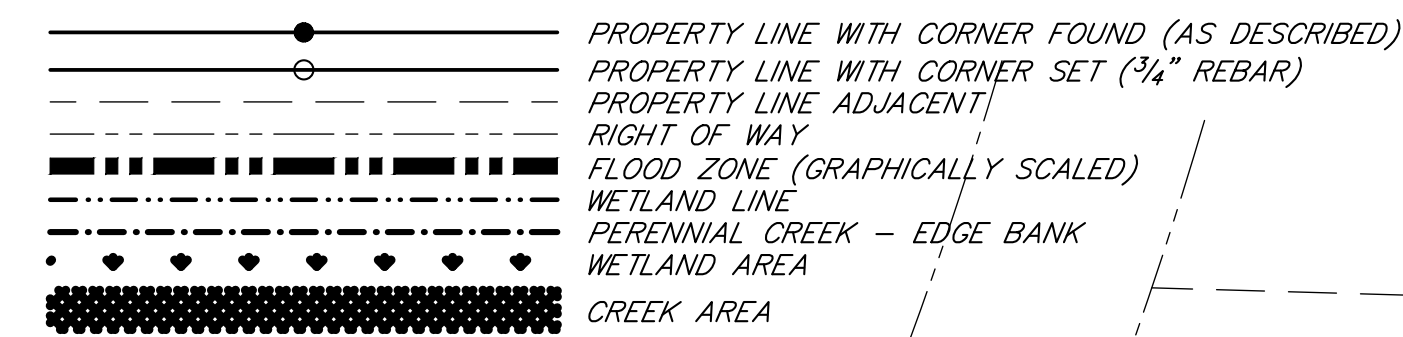
Bowman Consulting Group, Ltd.  
880 Island Park Drive  
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Charleston, SC 29492  
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**GENERAL NOTES**  
**Heron Preserve at Tanner Plantation**  
**Master Development Plan**  
 CITY OF HANAHAN, SOUTH CAROLINA



PLAN STATUS		
XXXXX	XXXXXXX	
DATE	DESCRIPTION	
DESIGN	DRAWN	CHKD
SCALE	HE	N/A
	VS	N/A
JOB No. 150012-01-009		
DATE 8/27/20		
FILE No. 150012-01-009-COV.dwg		
SHEET C002		

LEGEND



**SITE SUMMARY**

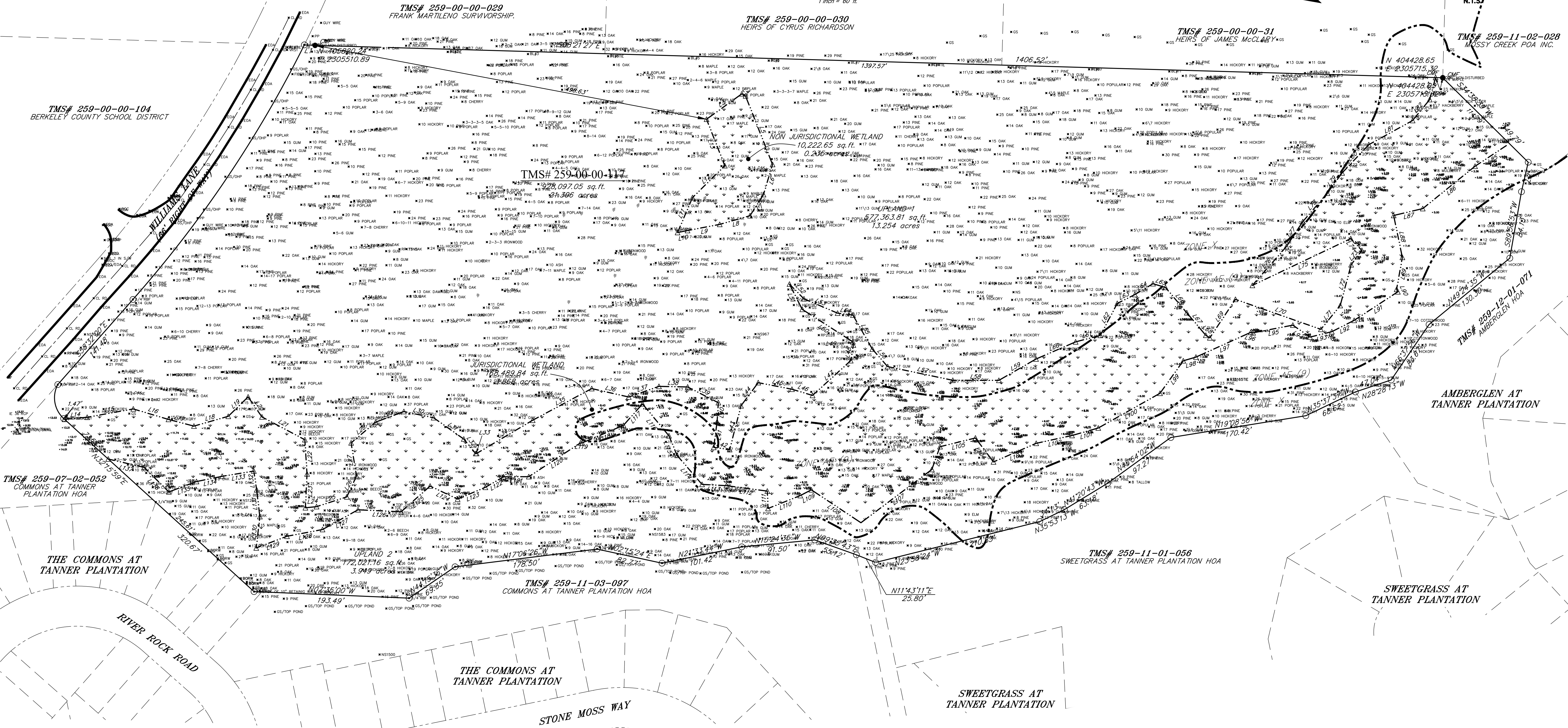
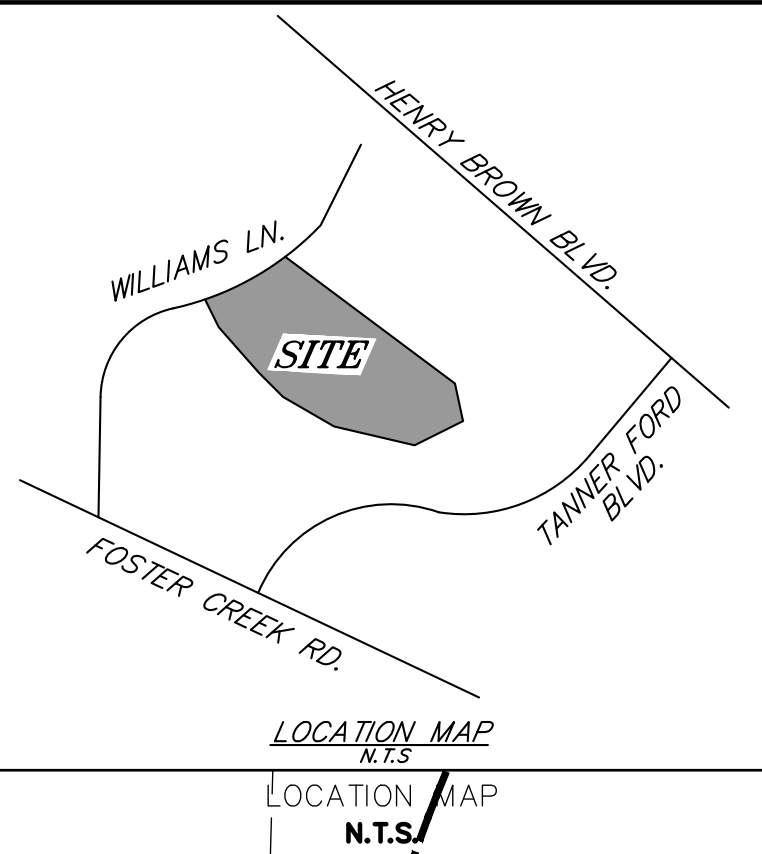
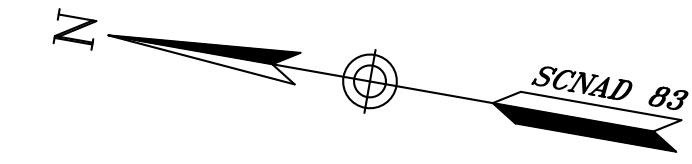
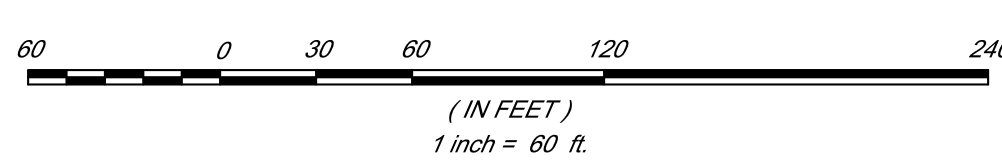
TOTAL NON JURISDICTIONAL WETLAND	0.235 ACRES
TOTAL JURISDICTIONAL WETLAND	3.868 ACRES
TOTAL UPLAND	17.203 ACRES
<b>TOTAL SITE</b>	<b>21.306 ACRES</b>

REFERENCES:

- CONVEYANCE PLAT SHOWING TRACT 3K AND TRACT 4, LOCATED AT TANNER PLANTATION, DATED OCTOBER 3, 2002, BY RICHARD A ALDRIDGE, SCPLS# 20854 AND RECORDED AT BERKELEY COUNTY PLAT CABINET P PAGE 317.
- FINAL SUBDIVISION PLAT SHOWING TANNER PLANTATION, PHASE 9 MOSSY CREEK, DATED NOVEMBER 9, 2006 BY RICHARD A ALDRIDGE, SCPLS# 20854 AND RECORDED AT BERKELEY COUNTY PLAT CABINET P PAGE 262.
- SUBDIVISION PLAT SHOWING TANNER PLANTATION PHASE 4, AMBERGLEN SUBDIVISION, TRACT 3H, DATED JULY 22, 2002, BY RICHARD A ALDRIDGE, SCPLS# 20854 AND RECORDED AT BERKELEY COUNTY PLAT CABINET P PAGE 267.
- SUBDIVISION PLAT SHOWING TANNER PLANTATION PHASE 1-81, THE COMMONS, TRACT 3E, DATED MAY 5, 2005, BY RICHARD A ALDRIDGE, SCPLS# 20854 AND RECORDED AT BERKELEY COUNTY PLAT CABINET M PAGE 035.
- SUBDIVISION PLAT SHOWING TANNER PLANTATION PHASE 2 SECTION A2, SWEETGRASS SUBDIVISION, A PORTION OF TRACT 3G, DATED JANUARY 30, 2003, BY RICHARD A ALDRIDGE SCPLS# 20854 AND RECORDED AT BERKELEY COUNTY PLAT CABINET P PAGE 355.

NOTES:

- INFORMATION SHOWN OUTSIDE OF THE SURVEY LIMITS IS FOR INFORMATIONAL PURPOSES ONLY.
- BY GRAPHICAL PLOTTING, THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE X AND AE (ELV 9') PER FEMA PANEL 45015C0685E, CITY OF HANAHAN (455030) EFFECTIVE DATE 12/7/2018.
- AREAS DETERMINED BY COORDINATE METHOD.
- PROPERTY CORNERS FOUND AS LABELED.
- ALL PROPERTY CORNER SET AR 3/4" REBAR.
- ANY EASEMENTS SHOWN ARE PER REFERENCES ONLY, PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT OBVIOUS OR APPARENT TO THE SURVEYOR.
- THIS SURVEY DOES NOT CONFIRM OR DENY THE EXISTENCE OF WETLANDS.
- A TITLE SEARCH WAS NOT PERFORMED FOR THE CREATION OF THIS SURVEY.
- THE APPROXIMATE GEOGRAPHICAL CENTER OF THIS SITE IS LATITUDE: 32-56-34 LONGITUDE: -80-00-16



**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA	DIRECTION	CHORD
C1	383.61'	1465.39'	192.91'	145°59'56"	S 66°01'58" E	382.51'
C2	46.26'	35.00'	27.21'	75°43'58"	S 70°10'13" W	42.92'

**LINE TABLE**

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 07°17'20" E	13.40'	L18	S 25°53'21" E	44.49'
L2	N 87°03'36" W	37.65'	L19	S 54°19'15" E	34.61'
L3	S 45°40'39" E	54.27'	L20	S 45°15'26" W	30.35'
L4	S 79°58'15" W	52.27'	L21	S 17°50'40" W	60.56'
L5	S 58°29'06" W	91.83'	L22	S 78°29'16" W	42.27'
L6	N 83°15'41" W	39.22'	L23	S 82°45'17" W	42.22'
L7	N 67°26'11" W	31.23'	L24	S 15°49'35" E	13.91'
L8	N 25°55'15" W	39.25'	L25	S 27°52'34" E	39.69'
L9	N 20°49'17" W	40.93'	L26	S 74°37'41" E	28.60'
L10	N 21°19'17" W	72.63'	L27	N 70°45'27" E	41.92'
L11	S 79°58'15" W	42.27'	L28	S 50°20'02" E	40.15'
L12	S 54°36'10" E	56.55'	L29	S 30°32'00" E	37.48'
L13	N 58°33'01" E	62.25'	L30	S 01°47'49" W	37.88'
L14	S 15°08'02" E	28.28'	L31	N 89°47'36" E	19.75'
L15	S 20°14'48" E	58.43'	L32	S 40°34'58" W	23.36'
L16	S 06°35'45" W	45.76'	L33	S 13°47'39" E	1.17'
L17	S 04°40'36" W	32.84'	L34	S 40°37'26" E	81.26'

**LINE TABLE**

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L35	S 38°10'32" E	83.52'	L52	S 35°24'22" W	25.74'
L36	S 02°48'39" W	47.31'	L53	S 1°04'49" W	45.56'
L37	S 29°23'30" E	39.94'	L54	S 02°50'27" E	19.29'
L38	S 08°14'58" E	35.78'	L55	S 50°18'30" W	48.89'
L39	S 17°08'05" W	28.94'	L56	S 38°46'40" W	28.94'
L40	S 83°44'15" W	23.92'	L57	S 01°51'00" W	82.96'
L41	S 87°33'13" W	32.09'	L58	N 35°24'59" E	57.44'
L42	S 02°04'38" E	20.03'	L59	S 39°49'02" E	53.46'
L43	S 85°26'28" E	56.36'	L60	S 33°24'13" E	53.73'
L44	S 63°20'14" E	35.97'	L61	S 24°30'18" E	31.86'
L45	S 01°01'22" W	42.85'	L62	S 71°50'54" E	45.06'
L46	S 06°44'19" W	28.78'	L63	S 36°39'51" E	24.52'
L47	S 52°18'01" E	64.34'	L64	S 40°58'04" E	26.32'
L48	N 89°47'36" E	19.75'	L65	S 06°38'56" W	16.23'
L49	N 70°18'41" E	4.13'	L66	S 39°53'29" W	41.25'
L50	N 22°39'26" W	74.92'	L67	S 39°48'37" W	36.71'
L51	N 53°09'05" E	35.25'	L68	S 22°52'04" W	5.99'

**LINE TABLE**

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L69	S 66°20'28" E	57.67'	L86	N 48°58'39" W	83.92'
L70	S 09°20'02" W	112.88'	L87	N 23°17'09" W	37.25'
L71	S 60°49'58" E	39.18'	L88	S 68°16'44" W	53.32'
L72	S 85°00'44" E	52.64'	L89	N 89°48'14" W	40.47'
L73	S 61°07'33" E	22.37'	L90	S 53°58'14" W	3.45'
L74	N 36°32'34" E	20.19'	L91	N 43°09'20" W	65.04'
L75	N 35°24'59" E	135.79'	L92	N 36°52'48" W	31.21'
L76	S 58°43'22" E	64.34'	L93	N 23°56'12" W	27.98'
L77	S 66°42'31" E	37.18'	L94	N 24°47'51" E	26.12'
L78	S 59°17'16" E	46.91'	L95	N 20°53'57" W	50.52'
L79	S 07°50'44" E	31.19'	L96	N 00°56'44" W	30.38'
L80	S 56°36'57" E	48.47'	L97	N 34°15'14" W	47.22'
L81	S 38°51'29" E	62.32'	L98	N 26°22'26" W	16.46'
L82	S 60°46'14" E	33.70'	L99	N 64°22'52" W	49.78'
L83	S 85°01'45" E	28.43'	L100	N 39°20'27" W	88.33'
L84	N 68°12'51" W	4.62'	L101	N 25°54'55" W	34.00'
L85	N 43°22'53" W	46.67'	L102	N 22°17'17" W	45.73'

**LINE TABLE**

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L103	N 33°32'49" W	56.11'	L121	N 10°15'09" W	31.42'
L104	N 43°00'08" E	37.37'	L122	N 39°54'59" W	26.28'
L105	N 23°47'42" W	45.46'	L123	N 33°01'12" W	37.58'
L106	N 80°16'45" W	30.15'	L124	N 15°20'48" W	32.91'
L107	N 46°33'33" W	110.54'	L125	N 51°34'02" W	48.31'
L108	N 23°31'52" E	74.22'	L126	N 02°21'02" W	53.82'
L109	N 37°33'13" W	15.53'	L127	N 39°03'37" W	50.63'
L110	N 31°46'19" W	43.32'	L128	N 20°42'44" W	45.12'
L111	N 77°38'12" E	21.68'	L129	N 30°49'57" W	41.01'
L112	N 02°25'17" W	51.49'	L130	N 86°36'40" E	39.35'
L113	N 07°02'47" W	30.38'	L131	N 73°12'45" E	33.83'
L114	N 39°11'56" E	47.22'	L132	N 71°24'19" E	23.71'
L115	N 57°30'32" E	26.38'	L133	N 19°24'29" W	39.98'
L116	N 40°19'12" E	51.70'	L134	N 21°30'31" W	32.73'
L117	N 58°26'21" W	35.77'	L135	N 30°32'35" W	36.76'
L118	N 32°59'46" W	55.94'	L136	N 34°44'54" E	43.45'
L119	N 09°35'49" W	2.05'	L137	N 03°04'17" E	45.89'

**REVISIONS**

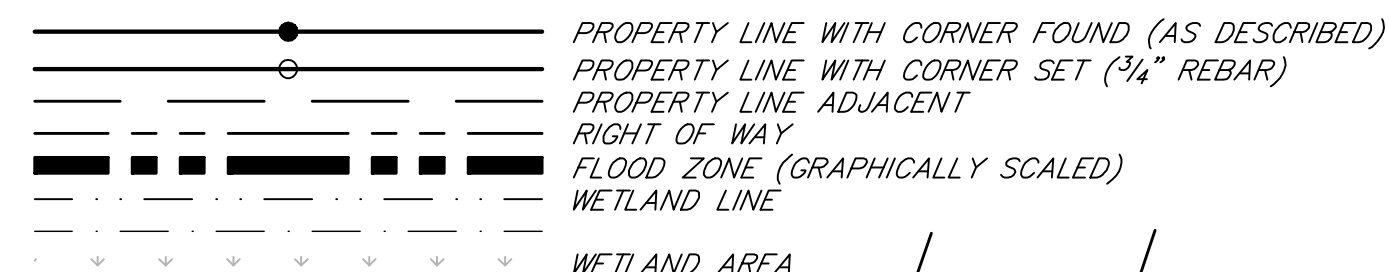
NO.	DATE	DESCRIPTION

**TITLE**  
**TREE & TOPOGRAPHIC SURVEY**  
 TMS# 259-00-00-117  
 PROPERTY OF THE CITY OF HANAHAN  
 LOCATED IN THE CITY OF HANAHAN  
 BERKELEY COUNTY, SOUTH CAROLINA

**Parker Land Surveying, LLC**  
 5910 Griffin Street  
 Hanahan, SC 29410  
 Phone: (843) 554-7777  
 Fax: (843) 554-7779

**DESIGNED BY:** CAC  
**DRAWN BY:** ACC  
**CHECKED BY:** ACC  
**APPROVED BY:** ACC  
**SCALE:** 1"=60'  
**DATE:** 7/24/2020  
**PROJECT NO.:** 18-039  
**SHEET NO.:** 1 OF 1

LEGEND



REFERENCES:

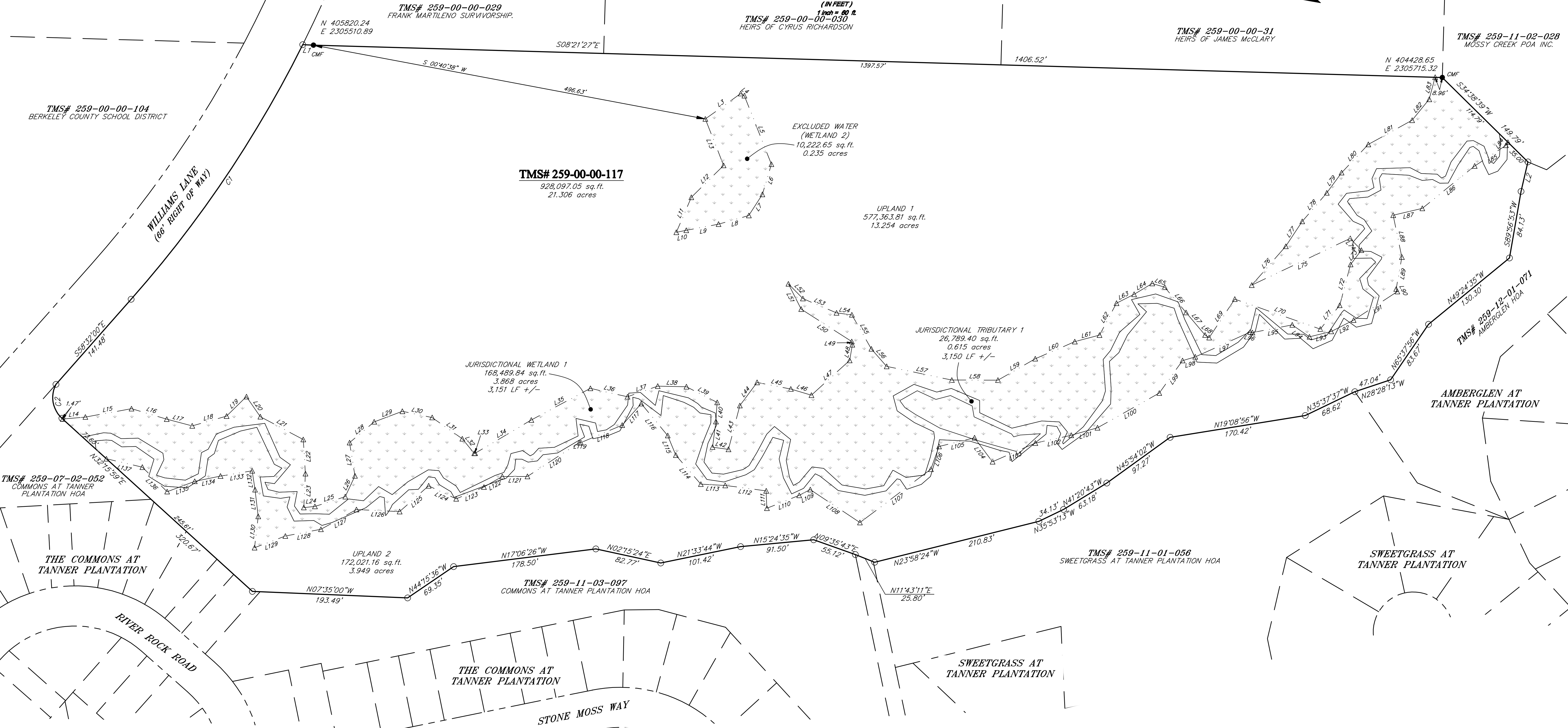
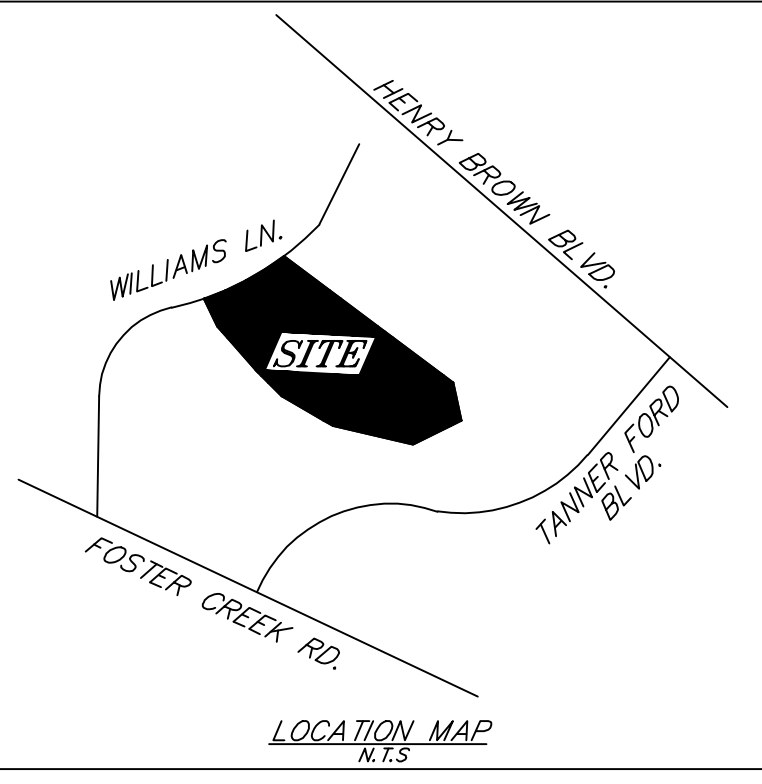
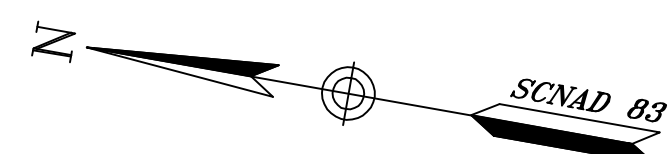
- CONVEYANCE PLAT SHOWING TRACT 3K AND TRACT 4, LOCATED AT TANNER PLANTATION, DATED OCTOBER 3, 2002, BY RICHARD A ALDRIDGE, SCPLS# 20854 AND RECORDED AT BERKELEY COUNTY PLAT CABINET P PAGE 317.
- FINAL SUBDIVISION PLAT SHOWING TANNER PLANTATION, PHASE 9 MOSSY CREEK, DATED NOVEMBER 9, 2006 BY RICHARD A ALDRIDGE, SCPLS# 20854 AND RECORDED AT BERKELEY COUNTY PLAT CABINET P PAGE 262.
- SUBDIVISION PLAT SHOWING TANNER PLANTATION PHASE 4, AMBERGLEN SUBDIVISION, TRACT 3H, DATED JULY 22, 2002, BY RICHARD A ALDRIDGE, SCPLS# 20854 AND RECORDED AT BERKELEY COUNTY PLAT CABINET P PAGE 267.
- SUBDIVISION PLAT SHOWING TANNER PLANTATION PHASE 1-81, THE COMMONS, TRACT 3E, DATED MAY 3, 2005, BY RICHARD A ALDRIDGE, SCPLS# 20854 AND RECORDED AT BERKELEY COUNTY PLAT CABINET M PAGE 035.
- SUBDIVISION PLAT SHOWING TANNER PLANTATION PHASE 2, SECTION A2, SWEETGRASS SUBDIVISION, A PORTION OF TRACT 3G, DATED JANUARY 30, 2003, BY RICHARD A ALDRIDGE SCPLS# 20854 AND RECORDED AT BERKELEY COUNTY PLAT CABINET P PAGE 355.

NOTES:

- INFORMATION SHOWN OUTSIDE OF THE SURVEY LIMITS IS FOR INFORMATIONAL PURPOSES ONLY.
- BY GRAPHICAL PLOTTING, THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE X AND AE (ELV 9) PER FEMA PLAN 45015C0685E, CITY OF HANAHAN (4550.30) EFFECTIVE DATE 12/7/2018.
- AREAS DETERMINED BY COORDINATE METHOD.
- PROPERTY CORNERS FOUND AS LABELED.
- ALL PROPERTY CORNER SET AS 1/4" REBAR.
- ANY EASEMENTS SHOWN ARE PER REFERENCES ONLY, PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT OBVIOUS OR APPARENT TO THE SURVEYOR.
- THIS SURVEY DOES NOT CONFIRM OR DENY THE EXISTENCE OF WETLANDS.
- A TITLE SEARCH WAS NOT PERFORMED FOR THE CREATION OF THIS SURVEY.
- THE APPROXIMATE GEOGRAPHICAL CENTER OF THIS SITE IS LATITUDE: 32-56-34 LONGITUDE: -80-00-16

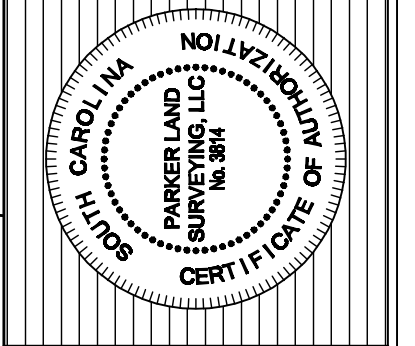
**SITE SUMMARY**

TOTAL NON JURISDICTIONAL WETLAND	0.235 ACRES
TOTAL JURISDICTIONAL WETLAND	3,868 ACRES
TOTAL UPLAND	17,203 ACRES
TOTAL SITE	21,306 ACRES

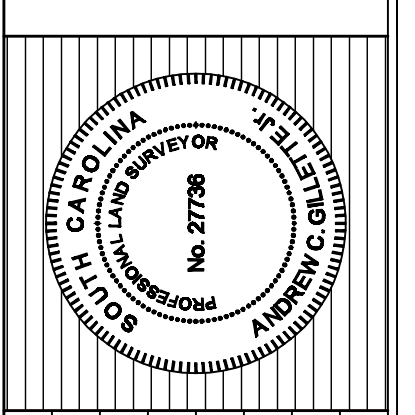
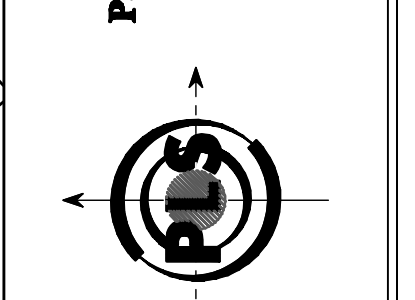


CURVE	LENGTH	CURVE TABLE			CHORD	LINE BEARING	LENGTH	LINE BEARING	LENGTH	LINE BEARING	LENGTH	LINE BEARING	LENGTH	LINE BEARING	LENGTH	LINE BEARING	LENGTH	LINE BEARING	LENGTH													
		TANGENT	DELTA	DIRECTION																												
C1	383.61'	1465.39'	14.59°56"	S 66°01'58" E	382.51'	L1	S 07°12'20" E	13.40'	L18	S 25°53'21" E	44.49'	L35	S 38°10'32" E	83.52'	L52	S 35°24'22" W	25.74'	L69	S 66°20'28" E	57.67'	L86	N 48°59'39" W	83.92'	L103	N 33°32'49" W	58.11'	L120	N 43°08'44" W	77.02'	L137	N 03°04'17" E	43.89'
C2	46.26'	35.00'	27.21'	75°43'58" S	42.92'	L2	N 87°03'36" W	37.65'	L19	S 54°19'15" E	34.61'	L36	S 02°48'39" W	47.31'	L53	S 13°04'49" W	45.56'	L70	S 09°20'02" W	112.88'	L87	N 23°17'09" W	37.25'	L104	N 43°00'08" E	37.37'	L121	N 10°15'09" W	31.42'	L138	S 69°16'44" W	53.32'

TITLE  
 WETLAND DELINEATION SURVEY  
 TMS# 259-00-00-117  
 PROPERTY OF THE CITY OF HANAHAN  
 LOCATED IN THE CITY OF HANAHAN  
 BERKELEY COUNTY, SOUTH CAROLINA



Parker Land Surveying, LLC  
 5910 Griffin Street  
 Hanahan, SC 29410  
 Phone: (843) 554-1777  
 Fax: (843) 554-1775



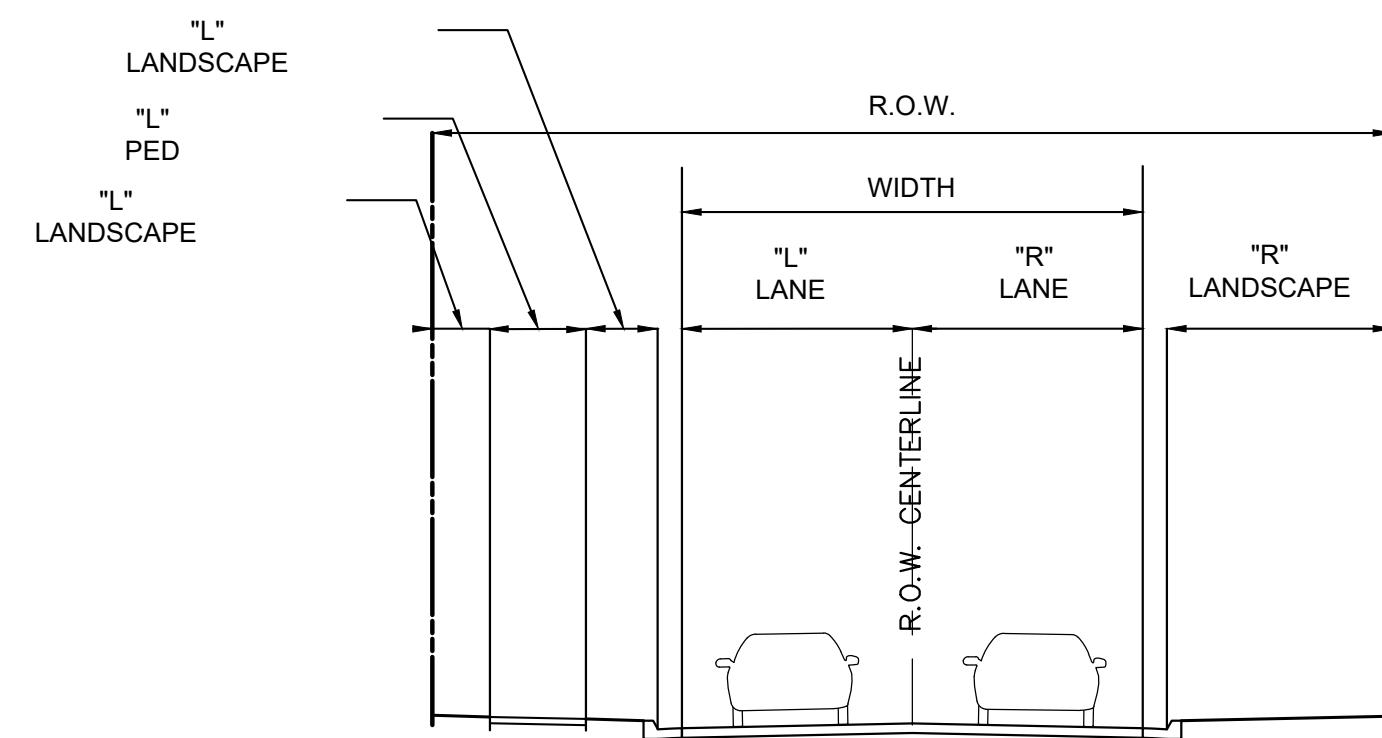
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 DRAWN BY: ACC/JF  
 CHECKED BY: ACC/JF  
 APPROVED BY: ACC/JF  
 SCALE: 1"=60'  
 DATE: MAY 5, 2018  
 PROJECT NO.: 18-039  
 SHEET 1 OF 2



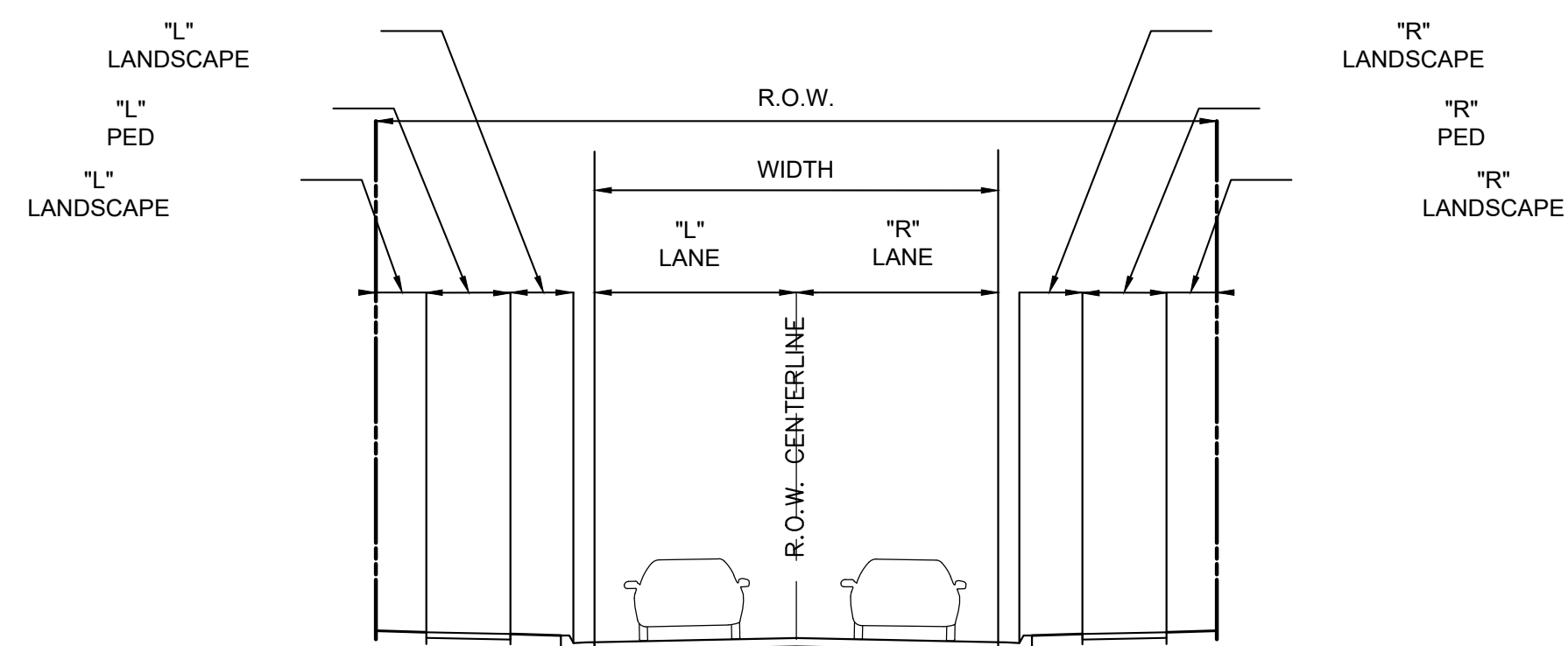
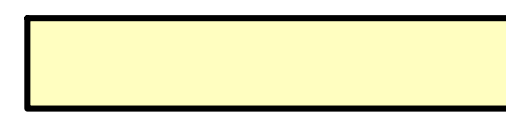
CONCEPTUAL LOT LAYOUT PLAN  
**Heron Preserve at Tanner Plantation**  
Master Development Plan  
CITY OF HANAHAN, SOUTH CAROLINA



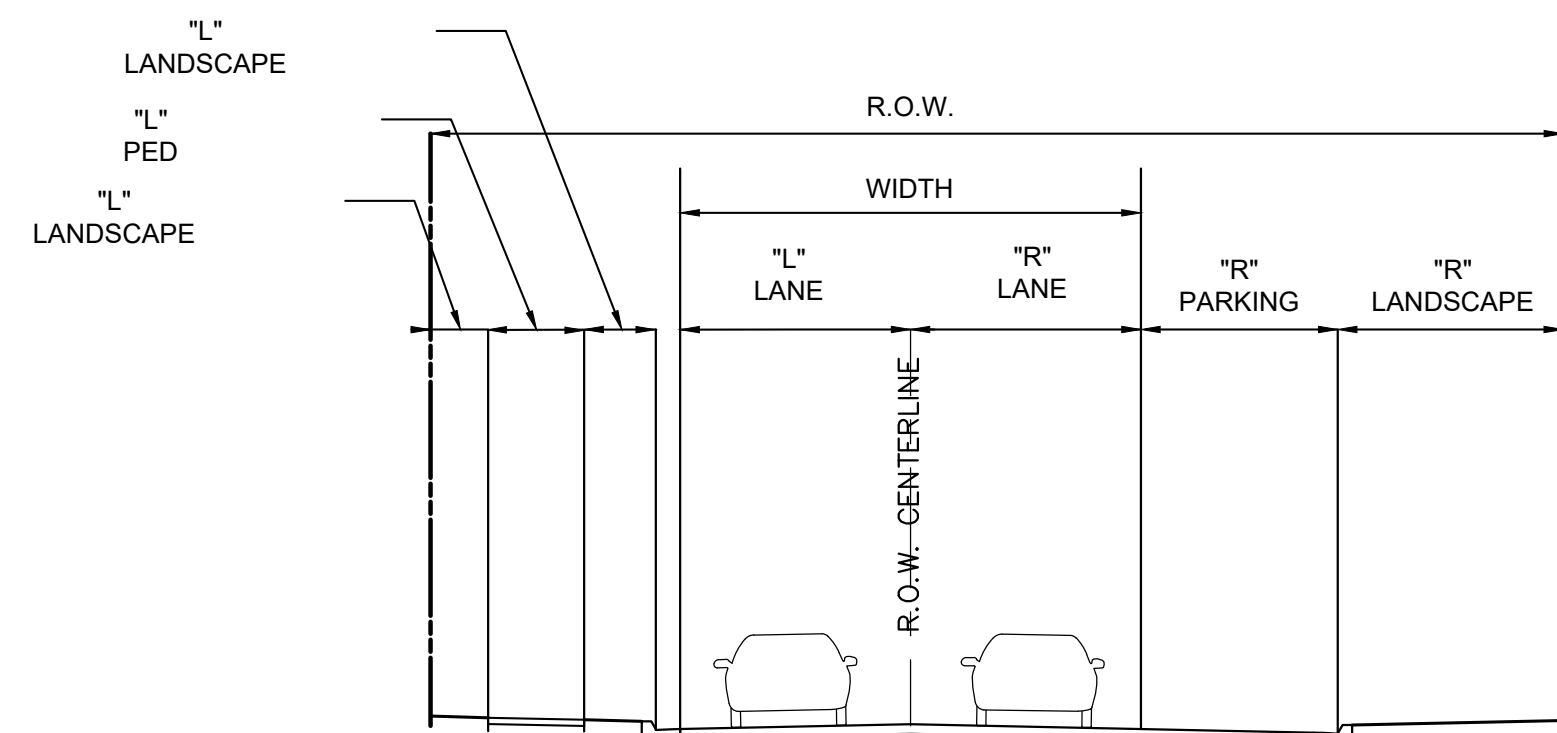
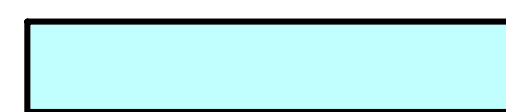
PLAN STATUS	
XXXXX	XXXXXXXX
DATE	DESCRIPTION
JC	BH YY
DESIGN	DRAWN CHKD
SCALE	H: 1" = 60'
	V: 1" = 60'
JOB No.150012-01-009	
DATE 8/27/20	
FILE No.	
SHEET C100	



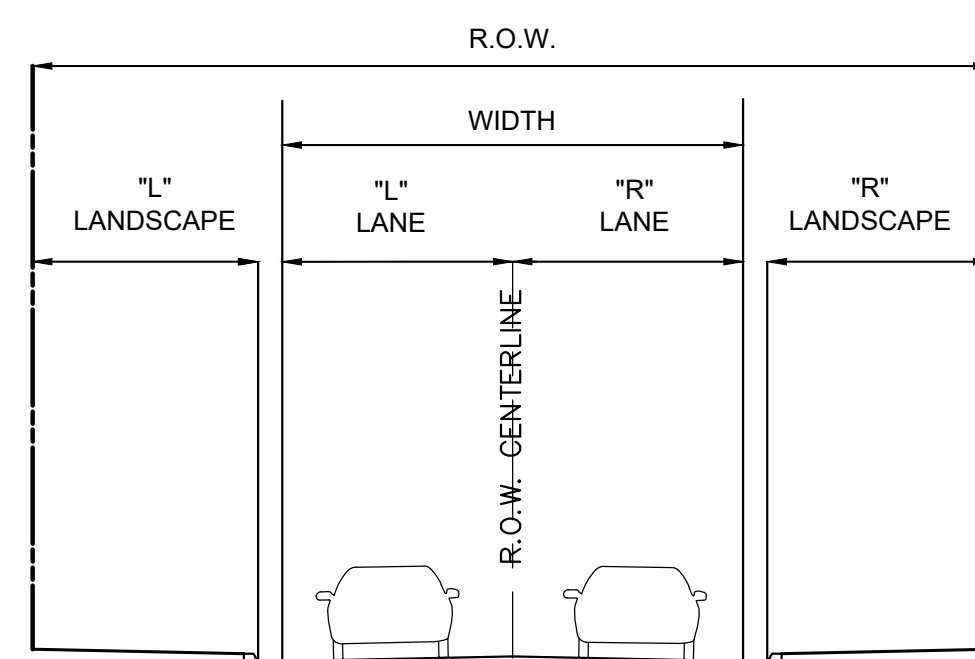
TWO-LANE THOROUGHFARE  
SIDEWALK ON LEFT SIDE  
TYPICAL SECTION



TWO-LANE THOROUGHFARE  
SIDEWALK ON BOTH SIDES  
TYPICAL SECTION



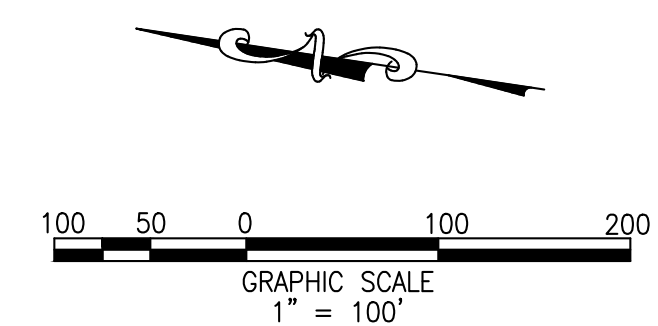
TWO-LANE THOROUGHFARE  
SIDEWALK ON LEFT SIDE W/ ON STREET PARKING  
TYPICAL SECTION



TWO-LANE THOROUGHFARE  
NO SIDEWALK  
TYPICAL SECTION



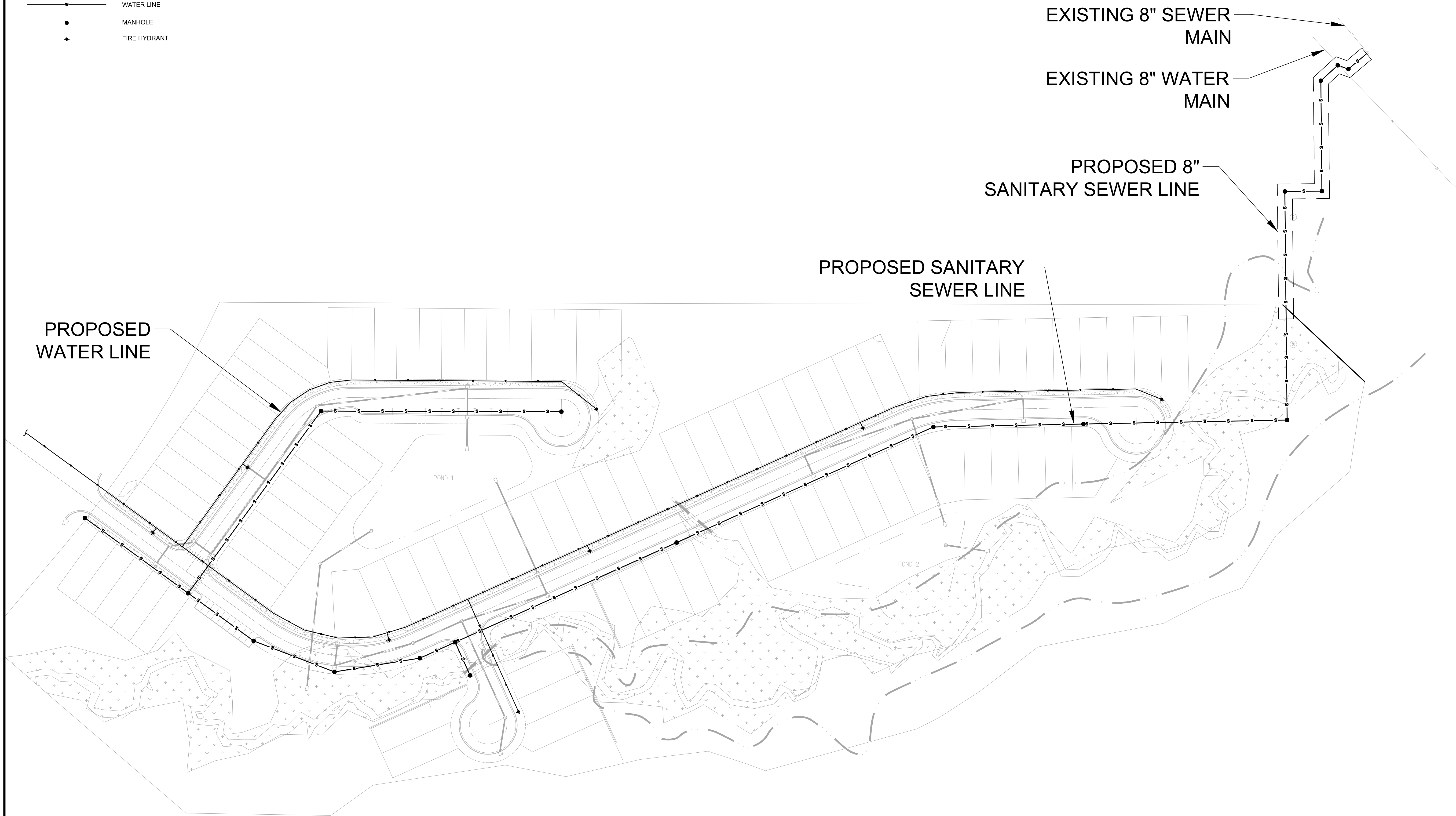
THOROUGHFARE CROSS SECTION TABLE												
DESIGNATION	DESIGN SPEED	ROW	WIDTH	"L" LANDSCAPE	"L" PED	"L" LANDSCAPE	"L" LANE	"R" LANE	"R" PARKING	"R" LANDSCAPE	"R" PED	"R" LANDSCAPE
TWO-LANE THOROUGHFARE SIDEWALK ON LEFT SIDE	25 MPH	50'	27'	3'	5' SW	3'	12'	12'	NA	11'	NA	NA
TWO-LANE THOROUGHFARE SIDEWALK ON BOTH SIDES	25 MPH	50'	27'	3'	5' SW	3'	12'	12'	NA	3'	5'	3'
TWO-LANE THOROUGHFARE SIDEWALK ON LEFT SIDE W/ ON STREET PARKING	25 MPH	50'	27'	3'	5' SW	3'	12'	13.5'	9'	11'	NA	NA
TWO-LANE THOROUGHFARE NO SIDEWALK	25 MPH	50'	27'	NA	NA	11'	12'	12'	NA	11'	NA	NA



PLAN STATUS	
XXXXX	XXXXXXXX
DATE	DESCRIPTION
DESIGN	DRAWN
SCALE	CHKD
JOB No.150012-01-009	YY
DATE 8/27/20	SCALE H: 1" = 100'
FILE No.	SCALE V: 1" = 100'
SHEET C200	

UTILITY LEGEND

- s — s — s — SANITARY SEWER LINE
- w — w — w — WATER LINE
- MANHOLE
- ✦ FIRE HYDRANT



**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd.  
880 Island Park Drive  
Suite 400  
Charleston, SC 29492  
bowmanconsulting.com  
© Bowman Consulting Group, Ltd.

UTILITY SKETCH PLAN  
**Heron Preserve at Tanner Plantation**  
Master Development Plan  
CITY OF HANAHAN, SOUTH CAROLINA



PLAN STATUS  
XXXXX XXXXXXXX

DATE	DESCRIPTION

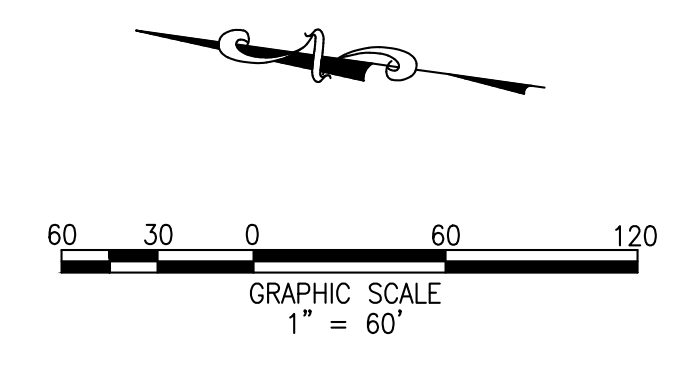
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V: 1" = 60'

JOB No. 150012-01-009  
DATE 8/27/20

FILE No.

SHEET C300

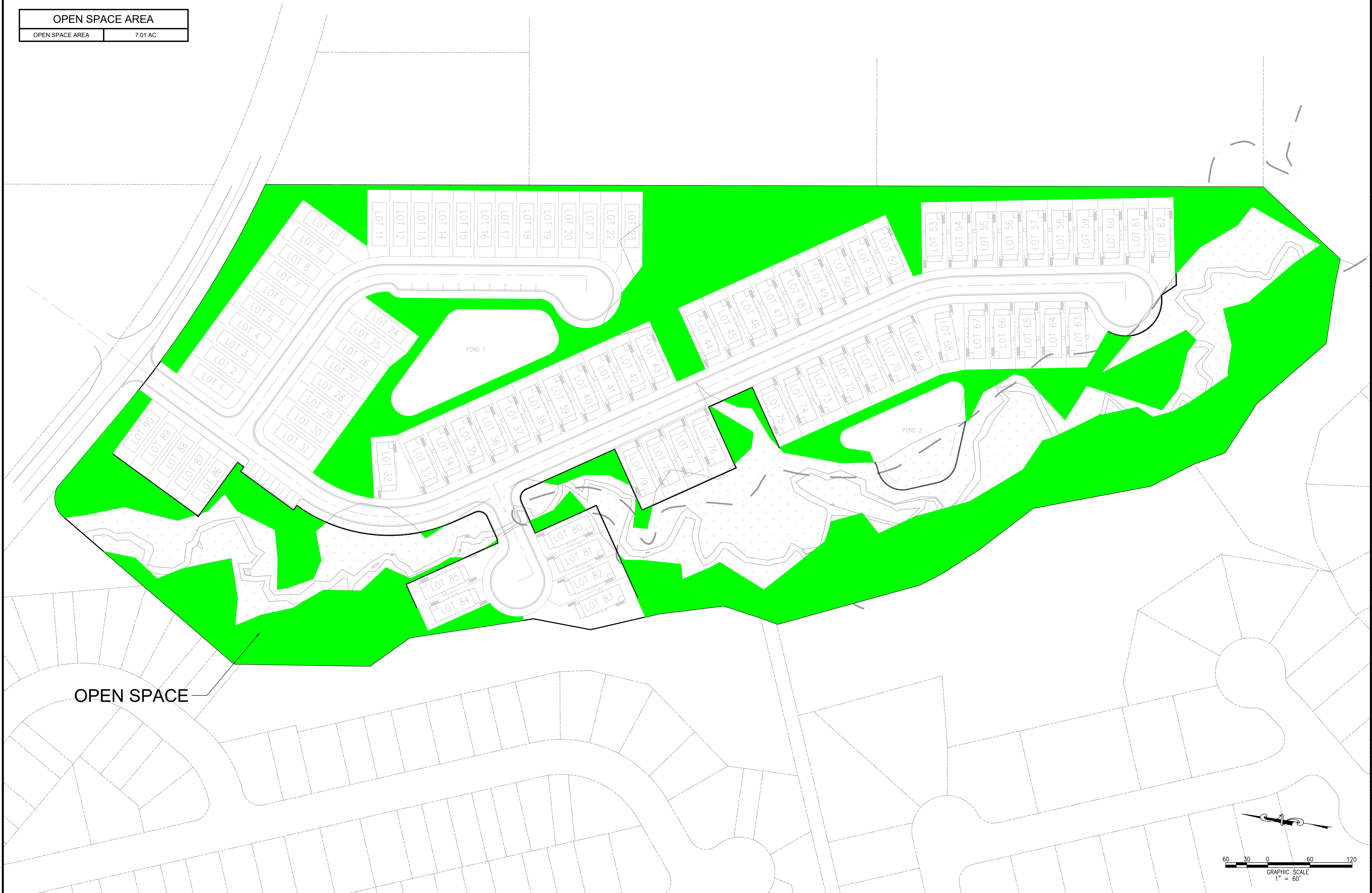


OPEN SPACE LEGEND



OPEN SPACE

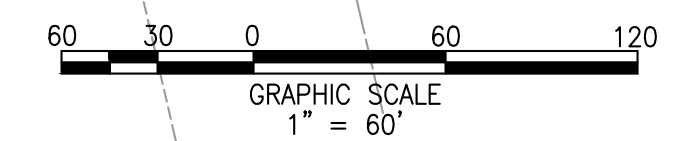
OPEN SPACE AREA	
OPEN SPACE AREA	7.01 AC



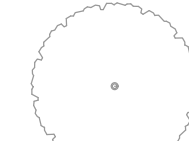
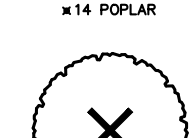


OPEN SPACE

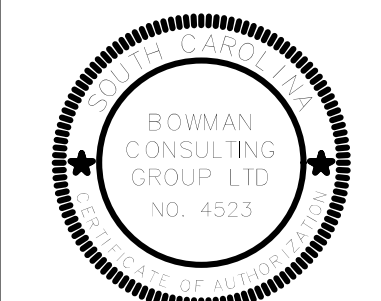


PLAN STATUS	
XXXXX	XXXXXXXX
DATE	DESCRIPTION
DESIGN	DRAWN   CHKD
SCALE	H: 1" = 60"
	V: 1" = 60"
JOB No. 150012-01-009	
DATE 8/27/20	
FILE No.	



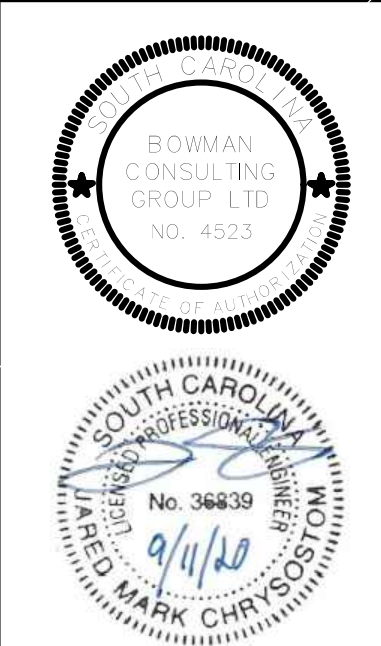
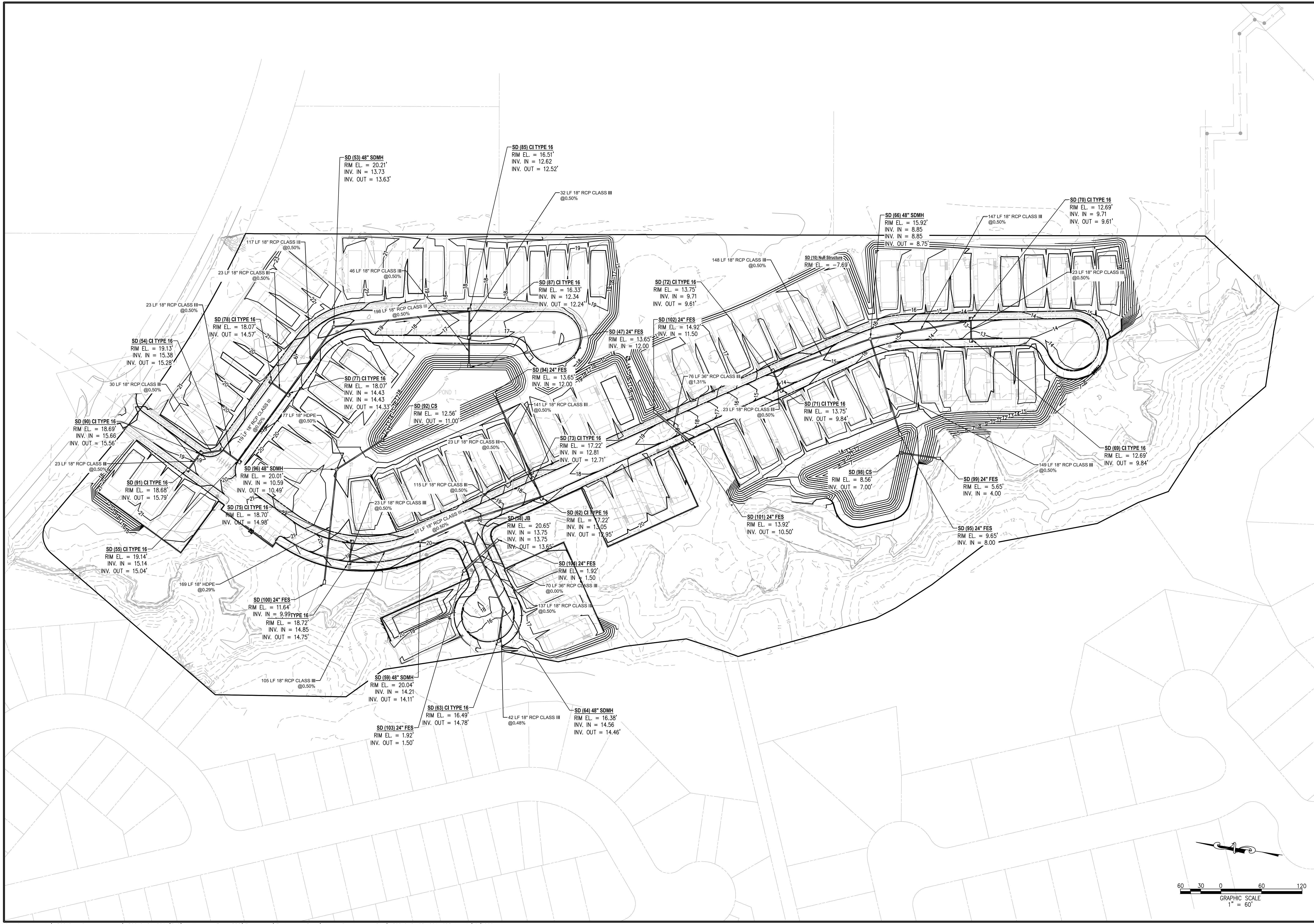
DEMOLITION LEGEND

-  EXISTING PROTECTED TREE TO BE SAVED
-  EXISTING LANDMARK TREE TO BE SAVED
-  EXISTING PROTECTED TREE TO BE REMOVED
-  EXISTING LANDMARK TREE TO BE REMOVED

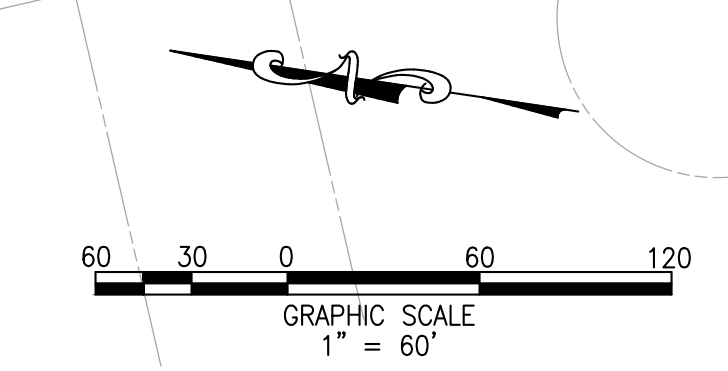


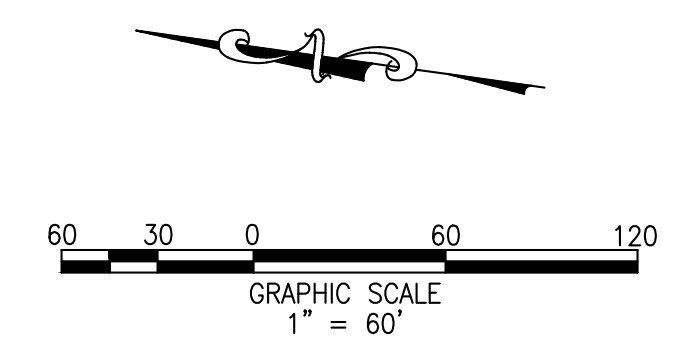
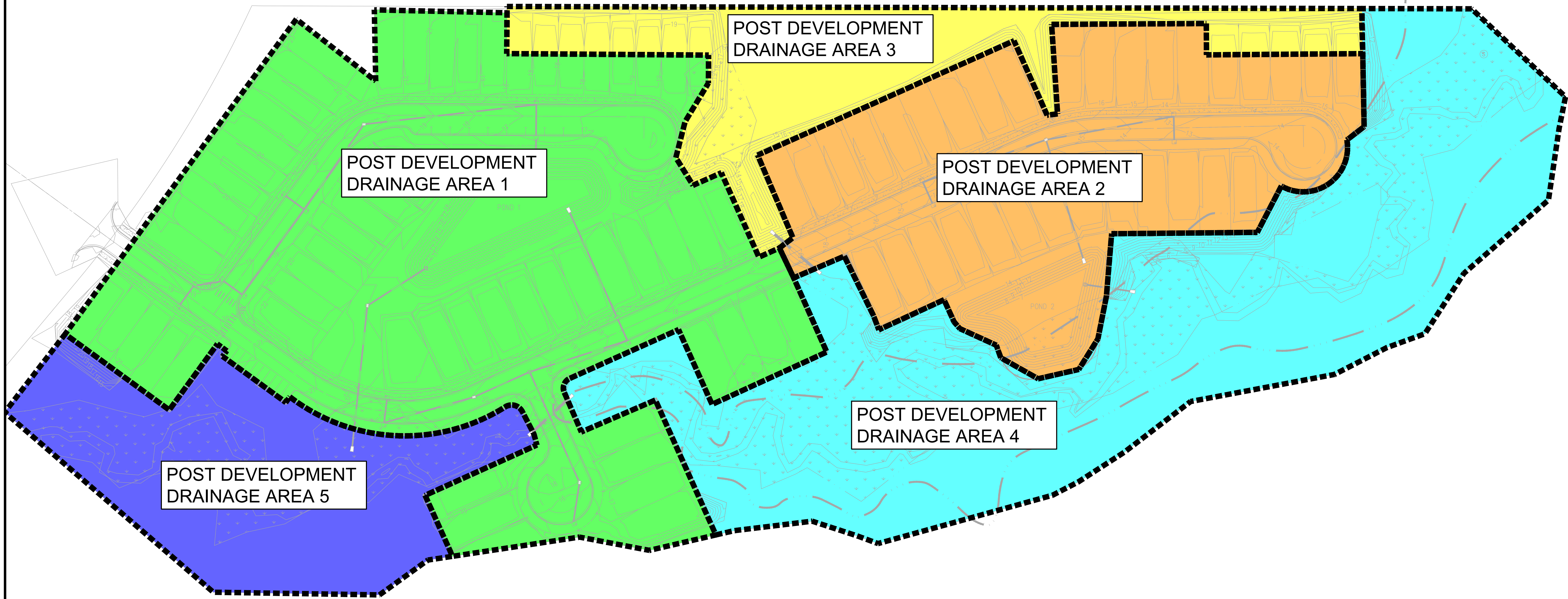
PLAN STATUS	
XXXX	XXXXXX
DATE	DESCRIPTION
DESIGN	Y Y
DRAWN	CHKD
SCALE	H: 1" = 60'
	V: 1" = 60'
JOB No.150012-01-009	
DATE 8/27/20	
FILE No.	
SHEET C500	





PLAN STATUS	
XXXXX	XXXXXXXXX
DATE	DESCRIPTION
DESIGN	DRAWN
SCALE	CHKD
NO. 150012-01-009	YY
DATE 8/27/20	SCALE H: 1" = 60'
FILE No.	SCALE V: 1" = 60'
SHEET C600	





PLAN STATUS  
XXXXX XXXXXXXX

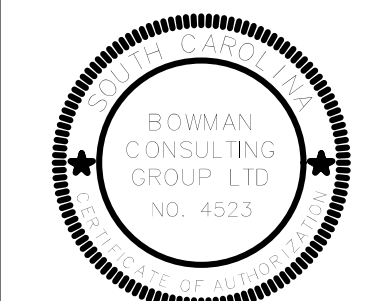
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DESIGN	DRAWN	CHKD	YY

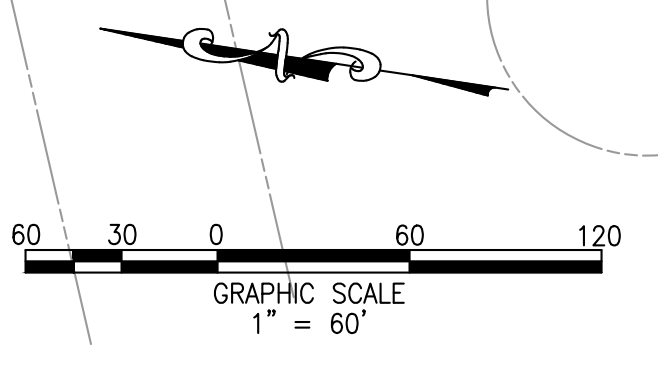
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JOB No. 150012-01-009  
DATE 8/27/20

FILE No.  
SHEET C700



PLAN STATUS	
XXXXX	XXXXXXXX
DATE	DESCRIPTION
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SCALE	CHKD
JOB No. 150012-01-009	
DATE 8/27/20	
FILE No.	
SHEET C800	

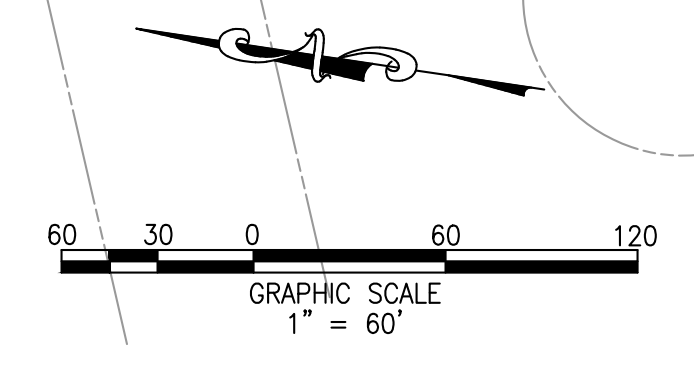




**LEGEND**

PROPOSED FIRE HYDRANT 

PROPOSED WATER LINE 



PLAN STATUS	
XXXXX	XXXXXXXX

DATE	DESCRIPTION	YY
DESIGN	DRAWN	CHKD
SCALE	H: 1" = 60'	
	V: 1" = 60'	
JOB No. 150012-01-009		
DATE 8/27/20		
FILE No.		

**MAYOR**  
CHRISTIE RAINWATER

**CITY ADMINISTRATOR**  
MIKE COCHRAN



**CITY COUNCIL**  
JEFF C. CHANDLER, MAYOR PRO-TEM  
MIKE DYSON  
KEVIN HEDGPETH  
JOEL E. HODGES  
DAN OWENS  
MICHAEL SALLY

# Staff Report

To: The Hanahan Planning Commission  
Cc: Larry Sturdivant, Building Official  
From: Jeff Hajek, Planner/Economic Development Director  
Date: October 6, 2020  
Re: Zoning text amendment to Section 8.8(G) (Political Signs) requesting to extend the time period from 30 days to 45 days

---

## **General Information**

**Applicant/Owner:** The City of Hanahan  
**Location:** N/A  
**Tax Map Number(s):** N/A  
**Approval Requested:** Zoning Amendment to Section 8.8(G) (Political Signs)  
**Existing Zoning:** N/A

## **Background , Context and Intent**

This zoning text amendment is a request to amend Section 8.8 (Exempt Signs) of the Signage Ordinance (Section 8), specifically Section 8.8(G) (Political Signs). In light of the Covid-19 pandemic and the anticipated strain of the November elections, particularly on the forecasted increase in absentee voters, City Administration has sought to extend the allowed timeframe that a candidate can place out their respective signs from 30 days to 45 days.

This amendment stems from the South Carolina General Assembly's legislation (H.5305/R.149), passed September 16, 2020, which makes significant changes to absentee voting rules. According to the South Carolina Election Commission, "all voters are now qualified to vote absentee under the 'State of Emergency' reason," with a voter registration deadline of Saturday, October 25<sup>th</sup>. This 15-day increase adjustment to the ordinance will aid in accommodating for the time extension given to the absentee voting period.

Specifically, the Berkeley County Elections Office has stated that absentee voting will be opened approximately thirty (30) days before the official election. By allowing signs to be out 45 days in advance, this will allow residents to become familiar with the candidates at least 15 days before they are required to start voting absentee, as well as

**MAYOR**  
CHRISTIE RAINWATER

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MIKE COCHRAN



**CITY COUNCIL**  
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MIKE DYSON  
KEVIN HEDGPETH  
JOEL E. HODGES  
DAN OWENS  
MICHAEL SALLY

provide an accommodation to allow an extension of freedom of speech in the political process.

*Proposed Ordinance Revision*

(G) **Political signs.** Any sign erected for the purpose of advertising a candidate for public office, or stating a position on a public issue on which an election or referendum is pending with respect to a particular campaign, shall be exempt, provided the following standards are met.

- (1) It is unlawful to place, erect, or maintain any political sign so as to pose a visible hazard to pedestrian or vehicular traffic along streets, sidewalks, or at street corners.
- (2) No political signs are allowed to be illuminated or larger than sixteen (16) square feet.
- (3) Signs cannot be placed more than ~~thirty (30)~~ **forty-five (45)** days prior to official election date for the issue presented on the sign.
- (4) Signs must be removed no later than ten (10) days after the election.

*Consistency with the Comprehensive Plan and Other Considerations*

According to the City of Hanahan 2012 Comprehensive Plan (the City's current guiding document), this proposed zoning amendment is within compliance of this guiding document. In the "Overall Vision and Guiding Principles" section, the rezoning would meet one of the five principles. This principle includes:

4. Hanahan *will strive to maintain and enhance the quality level of safety and security of its residents* as well as the protection and preservation of its natural resources.

It is the City's goal to provide its residents with a safe and secure way to exercise their right to vote, be it in person or absentee. This 15-day time extension will allow residents the ability to know about the candidates before official ballots are mailed out. Below are the following Goals and Policies under the Population Element that further apply to the signage amendment and the City's goal of building community through this effort:

**GOAL 1:** Hanahan will continue to promote a sense of community among its residents

1. *The City will continue to promote activities and events that reflect pride in the community*, including festivals, parades, clean up, any beautification efforts and educational programs.

**MAYOR**  
CHRISTIE RAINWATER

**CITY ADMINISTRATOR**  
MIKE COCHRAN



**CITY COUNCIL**  
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MIKE DYSON  
KEVIN HEDGPETH  
JOEL E. HODGES  
DAN OWENS  
MICHAEL SALLY

**GOAL 2:** Hanahan will continue to support the provision of quality community services that are essential for all population groups.

1. *The City will continue to support the provision of community services for its diverse and growing population* such as quality housing, opportunities for recreation, and access to childcare and elderly care.

### **Recommendations**

Based upon staff's review, it is recommended that the Planning Commission **approve** the amendment to Section 8.8(G) (Political Signs) of the 2008 Zoning Ordinance to increase the timeframe, for political signs to be placed in the right-of-way, from thirty (30) days to forty-five (45) days, for the following reasons:

1. The City seeks to provide its citizens safety and security through the practice of absentee voting by extending the timeframe for political signs to be placed in the right-of-way.
2. The City seeks to continue to promote a sense of community by creating a timeframe to promote freedom of speech throughout the election process.

**RESOLUTION NO. 6-2020**

**A RESOLUTION FOR THE CITY OF HANAHAN PLANNING COMMISSION  
TO RECOMMEND TO CITY COUNCIL CONSIDERATION AND ADOPTION  
OF AMENDING THE CITY OF HANAHAN'S ZONING ORDINANCE**

**WHEREAS**, the City of Hanahan City Council adopted a comprehensive plan for the City of Hanahan in 2012 and a zoning code in 2008; and

**WHEREAS**, Section 2.4 (Amendments) of the City of Hanahan Zoning Ordinance provides a procedure for amending the ordinance; and,

**WHEREAS**, the City of Hanahan Planning Commission, along with the City Planner, has recommended changes to the City's Zoning Ordinance and has made its findings to City Council; and,

**WHEREAS**, a public hearing on these proposed changes was held by the Planning Commission on October 6<sup>th</sup>, 2020 after due publication of notice of said public hearing as required by law; and,

**WHEREAS**, after hearing all who wished to be heard on this matter and upon review of the findings and recommendations of the Planning Commission, City Council now wishes to act on this matter;

**NOW, THEREFORE, BE IT RESOLVED** by the City of Hanahan Planning Commission that the following amendments be recommended:

**Section 8.8(G) (Political Signs):**

(G) **Political signs.** Any sign erected for the purpose of advertising a candidate for public office, or stating a position on a public issue on which an election or referendum is pending with respect to a particular campaign, shall be exempt, provided the following standards are met.

- (1) It is unlawful to place, erect, or maintain any political sign so as to pose a visible hazard to pedestrian or vehicular traffic along streets, sidewalks, or at street corners.
- (2) No political signs are allowed to be illuminated or larger than sixteen (16) square feet.
- (3) Signs cannot be placed more than ~~thirty (30)~~ **forty-five (45)** days prior to official election date for the issue presented on the sign.
- (4) Signs must be removed no later than ten (10) days after the election.

**DONE IN COMMISSION ASSEMBLED THIS 6<sup>TH</sup> DAY OF OCTOBER, 2020**

---

Pat Eckstine, Chair

ATTEST:

---

Jeff Hajek, Planner/Economic Development Director



MAYOR  
CHRISTIE RAINWATER

CITY ADMINISTRATOR  
MIKE COCHRAN



CITY COUNCIL  
JEFF C. CHANDLER, MAYOR PRO-TEM  
MIKE DYSON  
KEVIN HEDGPETH  
JOEL E. HODGES  
DAN OWENS  
MICHAEL SALLY

# Staff Report

To: Planning Commission  
Cc: Fred Skipper (Bowen); Kevin Coffey (Lowcountry Land Development) Larry Sturdivant, Building Official  
From: Jeff Hajek, Planner/Economic Development Director  
Date: 10/6/2020  
Re: Surety Bond for Sarah's Court

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Applicant/Owner: The Wrenn Group  
Location: Southwest of Bowen Corner Ave. and North of Evening Tide Drive  
Tax Map Number(s): 259-00-00-025; 259-00-00-140; 259-00-00-168  
Approval Requested: Surety Bond Approval  
Existing Zoning/Land Use: PD Development, Type B/Residential

## Background and General Application Overview

The Wrenn Group is requesting the Planning Commission grant approval for a surety bond for "Sidewalk Performance" in the Sarah's Corner district of the Bowen Development. This particular request is coming before the Planning Commission because of an ordinance in one of the guiding documents of Bowen, the 1984 Subdivision Regulations, which requires the Planning Commission's approval for surety bonds. These improvements include stormwater infrastructure, roads, water infrastructure and sewer infrastructure. The summary of the planned improvements and their corresponding amounts, provided by Kevin Coffey (Lowcountry Land Development), are as follows in the attached "Performance Bond Analysis":

Item Description	Total	% Remaining	Amount to Bond
Stormwater and Roads	\$70,109.00	100%	\$70,109.00
Water and Sewer	\$159,815.00	100%	\$159,815.00
<b>Total:</b>			<b>\$229,924.00</b>

The numbers provided are from an existing itemized contract between the Wrenn Group and their chosen contractor. Located essentially in the "heart" of the Bowen Development, the surety bond for road infrastructure for Sarah's Court, (the development was approved by the Planning Commission, July 2018) will provide for the road (to be named) that will connect Bowen Corner Avenue and Evening Tide Drive. The proposed road will be 506 linear feet. As a

**MAYOR**  
CHRISTIE RAINWATER

**CITY ADMINISTRATOR**  
MIKE COCHRAN



**CITY COUNCIL**  
JEFF C. CHANDLER, MAYOR PRO-TEM  
MIKE DYSON  
KEVIN HEDGPETH  
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reminder, the Sarah's Court subdivision is currently under construction to build twenty-two (22) "carriage house" style, single-family homes in an area of approximately 3.5 acres of land.

According to Article VI (Improvements Required) of the 1984 Subdivision Regulations:

"Final plat approval shall not be given until the subdivider has installed the required improvements or has guaranteed to the satisfaction of the City that such improvements will be installed. One set of as-built plans and specifications, certified by a registered engineer shall be filed with the City prior to acceptance by the governing body of any improvement installed by subdivider. The following improvements are required: survey reference markers, grading and street improvements, water system, sanitary sewer system, storm sewers and drainage and street signs."

Additionally, in Article VI-3 (Surety Bond), "...the Planning Commission shall required the subdivider to file a surety bond to insure the actual construction of such improvements according to the plans and specifications filed with the Commission."

Specifically, the bond "shall be in the amount of not less than one hundred percent (100%) as determined by the Planning Commission, and with surety and conditions satisfactory to the City Attorney and the Commission." The bond that has been submitted has met the requirement of 100%.

### Recommendations

Based upon staff's review of the submitted surety bond analysis for Sarah's Court road improvements, which includes stormwater infrastructure, road infrastructure, and water and sewer infrastructure, staff recommends the Planning Commission *approve* the Wrenn Group's request for amount of 100%.

Per the Subdivision Regulations, "the City shall enforce such bond by all appropriate legal means within its authority." Following completion of said improvements, the Wrenn Group will need to provide as-built drawings to City Staff prior to acceptance of the Bowen HOA.

9/21/2020



Mr. Jeffrey Hajek  
City of Hanahan - Planning  
1255 Yeamans Hall Road  
Hanahan, SC 29410

Re: Sarah's Corner at Bowen

Dear Mr. Hajek,

Please see below a summary of work to be completed with the unit price to be paid by the Developer to the Contractor for the Sarah's Corner at Bowen project.

**SUMMARY OF BOND ANALYSIS - SIDEWALKS PERFORMANCE**

Sarah's Corner at Bowen

21-Sep-20

Item Description	Total	% Remaining	Amount to Bond
Stormwater and Roads	\$70,109.00	100%	\$70,109.00
Water and Sewer	\$159,815.00	100%	\$159,815.00
		Total	\$229,924.00

Please refer to approved plans for Sarah's at Bowen dated 7/28/2020 for water, sewer, roads and drainage.

Bond Amount Approved By:

Date:

Kevin J. Coffey, P.E.

9/21/20

I have reviewed and compiled this bond analysis based on bids submitted to the Developer for the construction of the water, sewer, roads and drainage for the Sarah's Corner at Bowen Subdivision. Please let me know if there are any questions and or concerns.

Sincerely yours,

Kevin J. Coffey, Sr., P.E.  
SCPE 22398



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