

MAYOR
CHRISTIE RAINWATER

CITY ADMINISTRATOR
MIKE COCHRAN



CITY COUNCIL
KEVIN HEDGPETH, MAYOR PRO-TEM
KEN BOGGS
JEFF C. CHANDLER
MIKE DYSON
MICHAEL SALLY
ADAM SPURLOCK

Staff Report

To: The Hanahan Planning Commission
Cc: Larry Sturdivant, Building Official; Kevin Coffey, Lowcountry Land Development
From: Alexis Kiser, Planner/Economic Development Director
Date: November 30, 2021
Re: Preliminary Land Development Plan Approval for “Murray Drive Townhomes”

Applicant/Owner: Kevin Coffey, Lowcountry Land Development/The Best Invest
Location: Eastside of Murray Drive, approximately 426' from Remount Road
Tax Map Number(s): 265-16-07-022
Approval Requested: Preliminary Development Plan Approval
Existing Zoning/Land Use: Town Residential (TR)/Residential

General Application Overview and Background

The “Murray Drive Townhomes” development is located on the east side of Murray Drive, approximately 426' north of Remount Road. The one (1) acre tract (1.05 acres) is currently vacant, and once housed a nine (9) unit mobile home community on the property.

It is the intent of the developer to construct fourteen (14), duplex, single-family attached units within seven (7) buildings throughout the property. According to the developer, the units will be governed through a horizontal regime and therefore do not require individual parcels for each unit. Each unit will be 1,482 SF, plus a porch (150 SF) for a total of 1,640 SF. Of the fourteen units, eight (8) will front Murray Drive. The remaining six (6) units will be situated perpendicular to the frontage units, in the northern part of the site. The proposed homes will have two (2) stories, with parking located directly behind units that front Murray Drive and the remainder of the stalls in front of the rear units. There will be 28 parking stalls in total, three of which will be handicap accessible.

The applicant is proposing one (1) entrance and exit to the development that will tie-in to Murray Drive, a SCDOT-maintained road. An encroachment permit will be required to tie-in to Murray Drive. Given the relatively low amount of units, a traffic study will not be required for this request, as Section 3.3 (Traffic study) of the 2008

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Land Development ordinance states for any project that “generates one hundred (100) or more peak-hour vehicle trips at any intersection at the perimeter of the land development.” This scale of development will not generate that stated amount.

Utilities for Charleston Water System (CWS), Berkeley County Water and Sanitation Authority (BCWS) and Dominion Power are existing and little infrastructure enhancements, other than connections and extensions will be needed.

General Conformance Analysis

The following report utilized the 2008 Hanahan Zoning Ordinance to analyze the submitted preliminary land development plan for the Park at Hanahan development.

Per the Zoning Ordinance, staff finds the following general conformance standards for the proposed site:

1. **Lot size**—The total lot size is 1.05 acres and meets the minimum size of 1,500 SF.
2. **Lot Width**— The parcel meets the minimum lot width of 25 feet.
3. **Density**—4 units per 100’ of street frontage (public and private). TR ordinance allows up to 25 units with total linear feet of frontage proposed.
4. **Setbacks**—All proposed building sites must meet the required setbacks as dictated by the ordinance. Below are the required:
 - Front: 7’ feet from edge of Roadway
 - **SETBACK MET**
 - Side: 0’ feet
 - **SETBACK MET**
 - Rear: 15’ feet from neighboring unattached structures and parcels
 - **SETBACK MET**
5. **Impervious Surface Ratio**—75% maximum allowed. All homes are under the allowed maximum.
 - The proposed total impervious ratio is 67.2%. **MET**

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Consistency with the Town Residential (TR) District

The TR district is known as a “Redevelopment zone” within the 2008 Zoning Ordinance, and its intent is to:

“...provide housing in attached and detached units in a highly interconnected, pedestrian-scale environment near shops, schools, recreation, emergency services and other public and private services typically found in a full-service community. This district is to provide opportunities for development and redevelopment that contributes to the neighborhood and town atmospheres without unduly burdening infrastructure.”

The allowed residential uses within the TR zone include: single-family detached, row house, duplex, accessory dwelling unit, townhouse, housing services for the elderly, bed and breakfast inn and rooming and boarding.

Overall, the submitted preliminary land development plan meets the intent and uses of the Town Residential (TR) district through the proposal of constructing seven (7) duplex buildings, an allowed use. Additionally, the intended use of duplexes, will blend in with the character and architectural language of the surrounding Charleston Farms neighborhood, which contains a variety of housing typologies.

Preliminary Plan Requested Corrections

Given that the submitted preliminary subdivision plat meets general zoning conformance, there are other pertinent and required elements needed to have a complete submittal. These documentation requirements may be found in the 2008 Zoning Ordinance, Section 3.2. The following will be needed for approval:

Required Contents of the Preliminary Plan (Section 3.2)

Existing Site Information

1. **Section 3.2(B)(3)(g):** All trees required to be protected, including graphic indication as to whether landmark trees and protected trees are proposed to be preserved or removed. Tree survey and protection standards shall be those found in Chapter 7 of the Zoning Ordinance.
 - a. Property owner prematurely removed twenty-one (21) trees without legal permits. Trees included both protected and landmark species. City Staff and applicant have met, and two-hundred and thirty-six

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(236) trees will be required for mitigation. Stated mitigation must be paid to the Hanahan Community Tree Fund for a certificate of occupancy (CO) to be granted. City staff and the Developer have recently been in contact over this issue.

Proposed Land Development Information

1. **Section 3.2(B)(4)(b):** Proposed name for primary access road will need to be pre-approved by Berkeley County E-911.

Other

Landscape Plan for Off-Street Parking and Internal Roadways

A landscape plan for this development is provided. However, it will be updated as we continue to work through the tree mitigation issue discussed prior. All trees that are required in Section 6.5 (Landscaping Provisions for Off-Street Parking, Loading and Vehicular Use Areas) and Section 5.6.9 (Tree Planting along roadways) will not be included as a part of tree mitigation. A final landscape plan must be included for final plat approval.

Submittal to Respective Utilities and Agencies

The applicant will need to ensure that the preliminary plan has been submitted to Charleston Water System (CWS), Berkeley County Water and Sanitation (BCWS), Berkeley County Engineering for general review and review for stormwater management and SC Department of Transportation. Letters of recommendation/approval will be needed to receive planning commission approval.

Copies of the eventual construction plans will also need to be submitted to Berkeley County Engineering. Comments received by said agencies may affect changes to the preliminary plan.

Recommendation

This plan constitutes a preliminary plat subdivision submittal. Approval of this plan does not imply approval of permits to begin construction. Approval of this application will enable the developer to seek permits for land disturbance and

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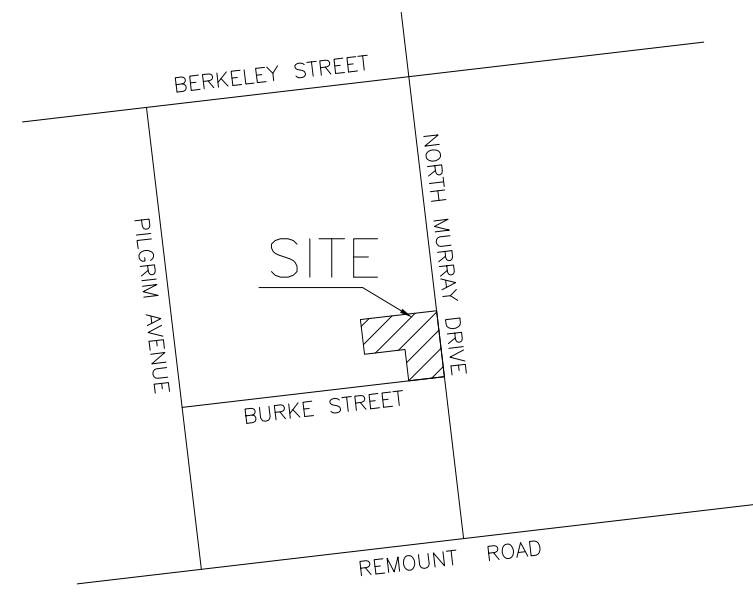


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installation of necessary infrastructure to serve this phase of the project. Subsequent to approval to install infrastructure, the applicant must submit a final plat that depicts all easements provided for its maintenance, whether by a public agency or property owners association. Such plat must be approved and recorded prior to transfer of individual lots depicted on this plan.

Based upon staff's review, the City recommends that the Planning Commission ***approve with conditions*** the submitted preliminary land development plan for the "Murray Drive Townhomes" development with conditions. The stated conditions must be fully completed to receive Planning Commission approval for land development. Said conditions include:

1. Addressing all requested information in the "Preliminary Plan Requested Corrections" section of this staff report.
2. Addressing all requested information in the "Other" section of this staff report.
3. Receipt of recommendation/approval letters from CWS, BCWS, Berkeley County Engineering and SCDOT.



LOCATION MAP
N.T.S.

LEGEND

---	PROPERTY LINE W/IRON PIN
---	CENTER LINE
SS	UNDERGROUND SEWER LINE
FM	UNDERGROUND SEWER FORCE MAIN
T	UNDERGROUND TELEPHONE LINE
FIBER	UNDERGROUND FIBER OPTIC
G	UNDERGROUND GAS LINE
OHP	OVER HEAD POWER LINE
UP	UNDERGROUND POWER LINE
---	WATER LINE
X	FENCE LINE
---	CONCRETE HATCH
---	EDGE OF PAVEMENT HATCH
*	SERVICE POLE
o	POWER POLE
o	SEWER MANHOLE
o	SEWER CLEAN OUT
o	WATER METER
o	WATER VALVE
o	FIRE HYDRANT
o	GAS VALVE
o	GAS SERVICE STUB OUT
o	SPOT ELEVATION (TYPICAL)

DATUM:
VERTICAL: NAVD 88
HORIZONTAL: SC SPC NAD83(2011)

NOTICE:
CONSIDERABLE EFFORT HAS BEEN MADE TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES. SOME LOCATIONS ARE ACTUAL FIELD MEASUREMENTS AND SOME ARE TAKEN FROM UTILITY RECORDS. THIS PLAN DOES NOT WARRANT THAT UTILITIES ARE SHOWN ACCURATELY NOR THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES PRIOR TO BEGINNING DIGGING OPERATIONS. CALL PALMETTO UTILITY PROTECTION SERVICE, INC. AT SC 811 A MINIMUM OF 3 WORKING DAYS BEFORE DIGGING. ANY UTILITIES DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.

- NOTES:**
- 1) AREA WAS DETERMINED BY THE COORDINATE METHOD.
 - 2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
 - 3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
 - 4) THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH TO PERFORM THE REQUESTED SERVICES. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
 - 5) DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
 - 6) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED BY ASHLEY LAND SURVEYING, INC. FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 - 7a) THE PROPERTY IN CHARLESTON COUNTY IS LOCATED IN FLOOD ZONE X SEE FIRM PANEL 45019C 0315 J, MAP REVISED 11/17/2004
 - 7b) THE PROPERTY IN BERKELEY COUNTY IS LOCATED IN FLOOD ZONE X SEE FIRM PANEL 45015C 0715 E, MAP REVISED 12/07/2018
 - 8a) ZONING: CITY OF HANAHAN - TR
 - 8b) ZONING: CITY OF NORTH CHARLESTON - R-1 (SINGLE FAMILY RESIDENTIAL)

- REFERENCES:**
- 1) PLAT BY JAMES G. PENNINGTON, DATED MARCH 28, 2000 RECORDED IN THE R.O.D. OFFICE OF BERKELEY COUNTY IN PLAT CABINET O, AT PAGE 298-E.
 - 2) PLAT BY FRANK CRAWFORD, DATED MARCH 1937 RECORDED IN THE R.O.D. OFFICE OF CHARLESTON COUNTY IN PLAT BOOK E, AT PAGE 145.
 - 3) PLAT BY J. O'HEAR SANDERS, DATED JANUARY 23, 1949 RECORDED IN THE R.O.D. OFFICE OF CHARLESTON COUNTY IN PLAT BOOK Y-50, AT PAGE 111.

ACREAGE CHART

BERKELEY COUNTY	0.88 Ac ±
CHARLESTON COUNTY	0.17 Ac ±
TOTAL COMBINED	1.05 Ac



265-16-07-003
J & D MASTER
COMPANY LLC

265-16-07-002
MICHAEL J. IENELLO

265-16-07-025
SONNY W. MCGEE

CHARLESTON COUNTY
473-15-00-203
SONNY W. MCGEE

265-16-07-024
JEREMY EVANS &
RHONDA EVANS

CHARLESTON COUNTY
473-15-00-202
JEREMY EVANS &
RHONDA EVANS

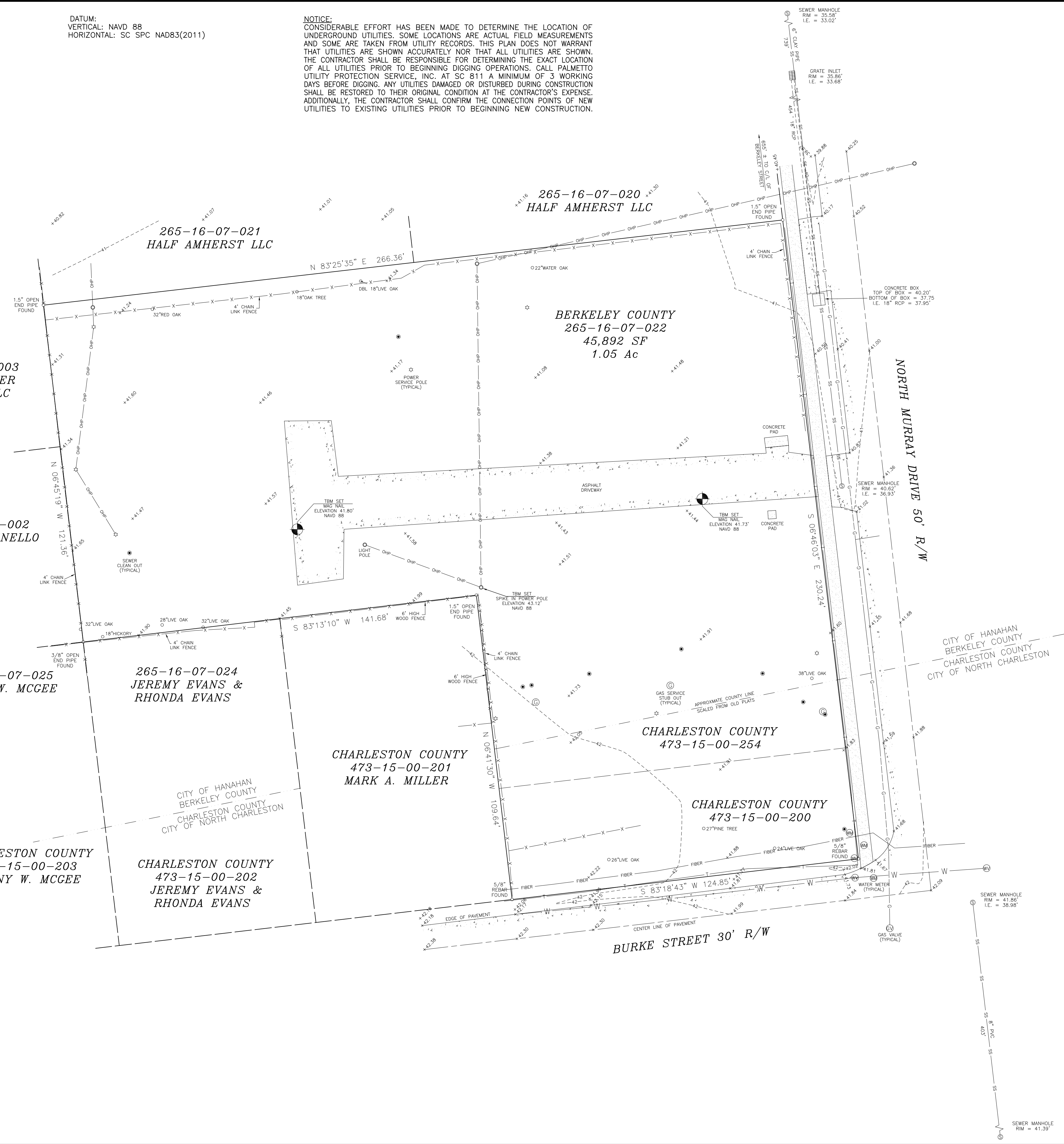
CHARLESTON COUNTY
473-15-00-201
MARK A. MILLER

265-16-07-020
HALF AMHERST LLC

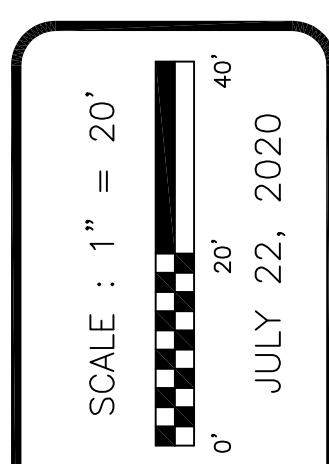
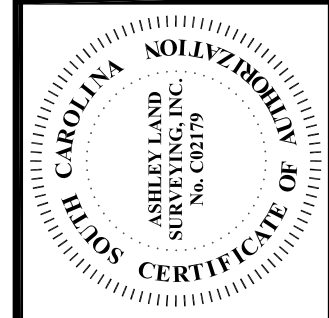
BERKELEY COUNTY
265-16-07-022
45,892 SF
1.05 Ac

CHARLESTON COUNTY
473-15-00-254

CHARLESTON COUNTY
473-15-00-200



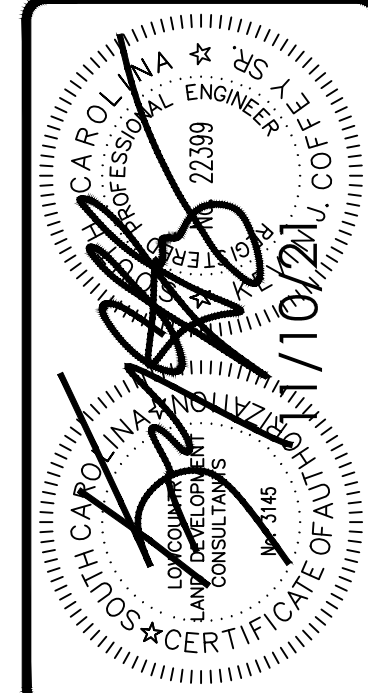
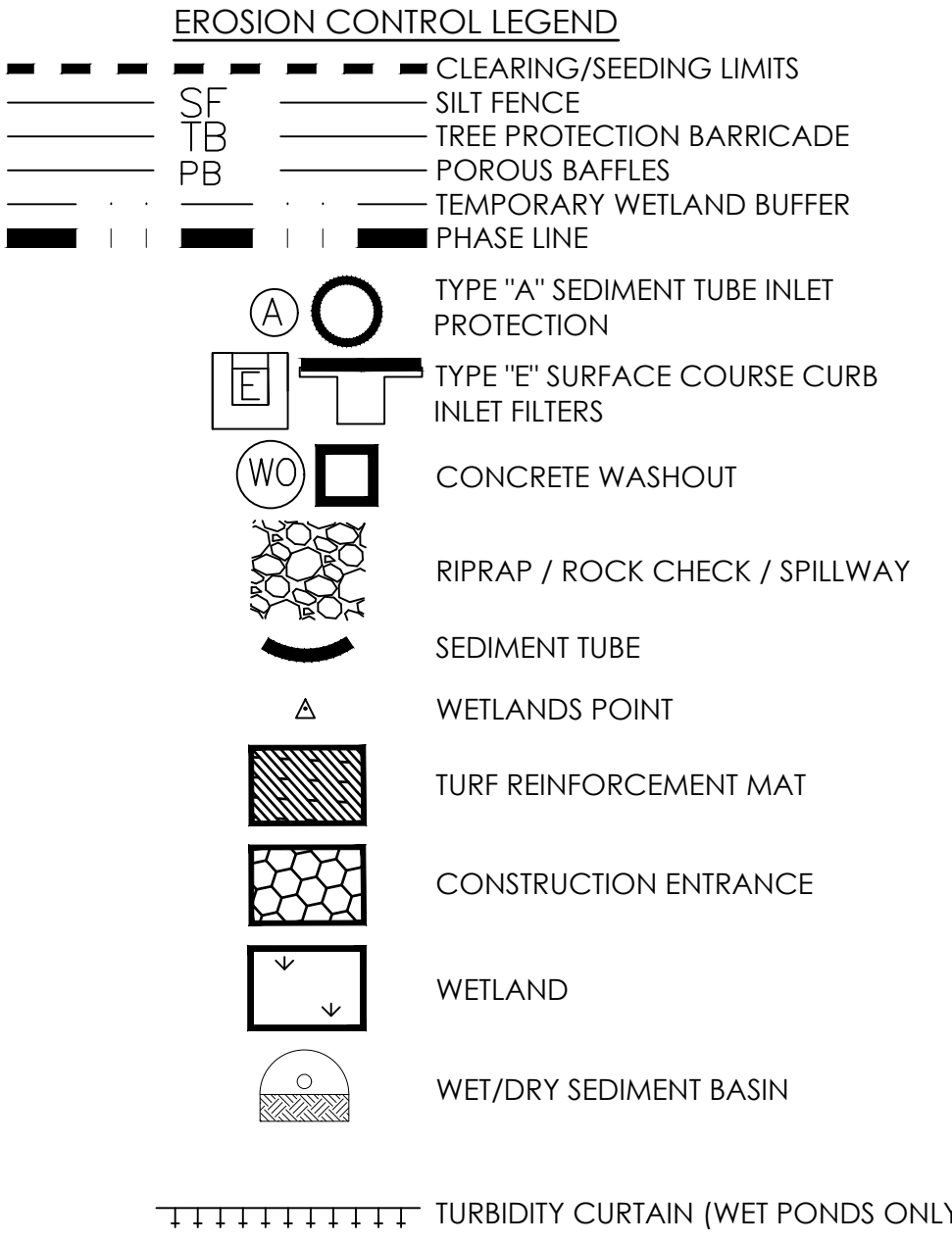
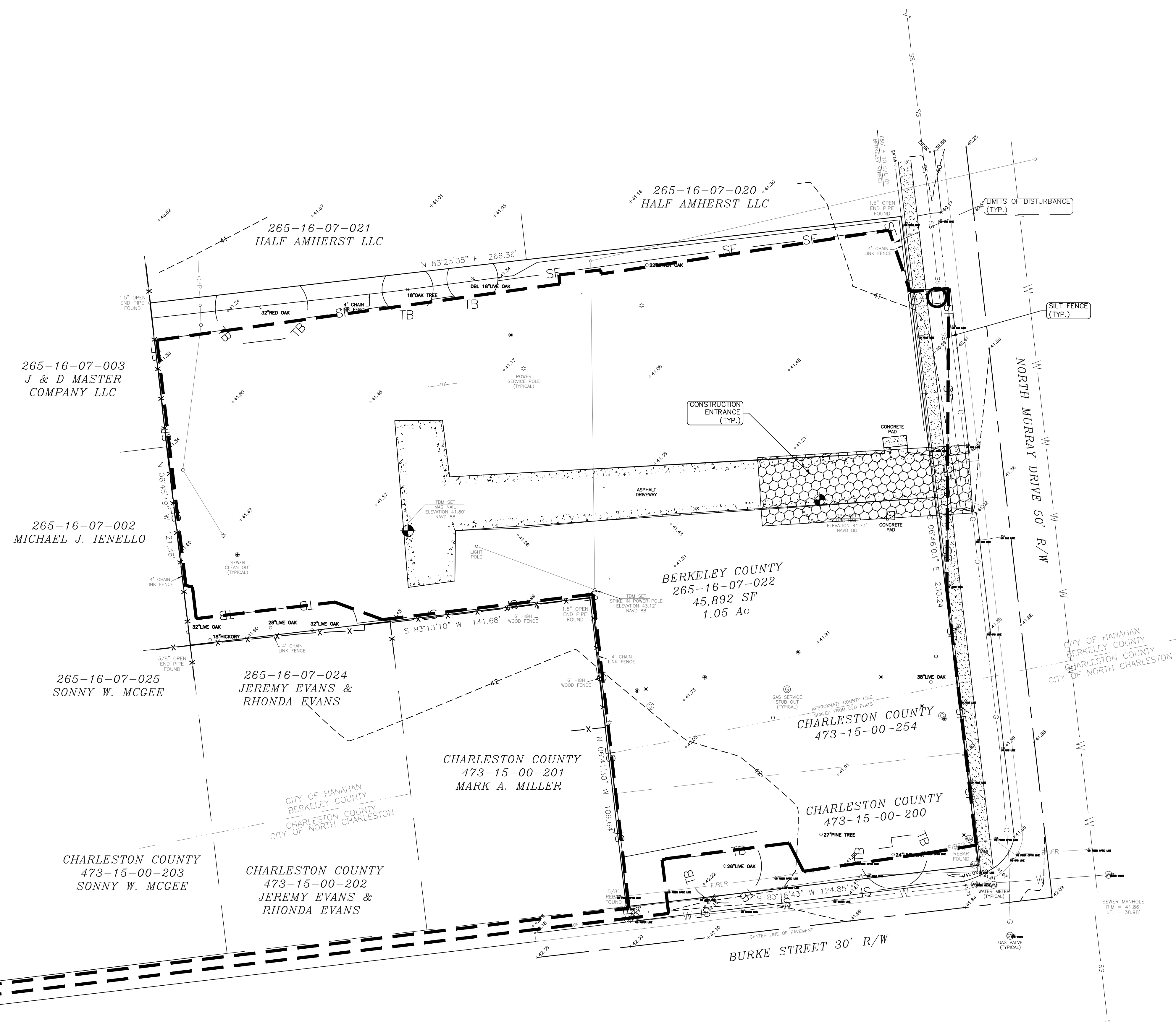
TOPOGRAPHIC SURVEY OF TMS 265-16-07-022, TMS 473-15-00-254 & TMS 473-15-00-200 OWNED BY THE BEST INVEST LLC LOCATED IN THE CITY OF HANAHAN AND THE CITY OF NORTH CHARLESTON BERKELEY & CHARLESTON COUNTY, SOUTH CAROLINA.



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS AND PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS THEREIN FOR A CLASS A SURVEY AS SPECIFIED THEREIN.
PAUL C. LAWSON, JR., S.C. REC. NO. 14191

ASHLEY LAND SURVEYING, INC.
P.O. BOX 1902 SUMMERVILLE, SC 29484
TELEPHONE: (843) 871-4416 FAX: (843) 871-9538
EMAIL: PLAWSON@ASHLEYS.COM WEB: WWW.ASHLEYS.COM

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SPRINGBOARD PROPERTIES LLC
1012 Dominion Drive
Hanahan, SC 29410

MURRAY DRIVE
TOWNHOMES

CIVIL

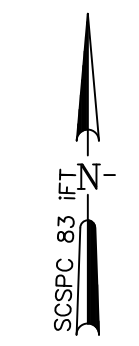
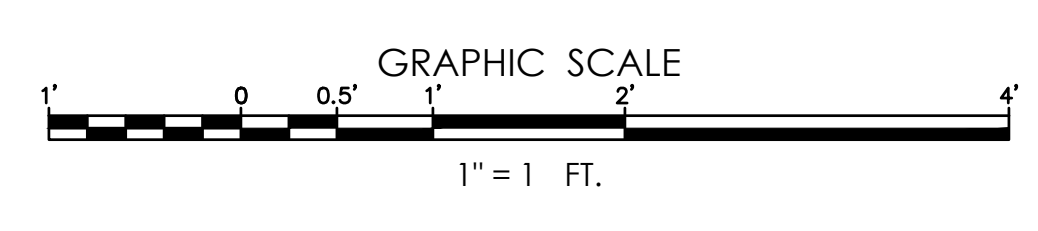
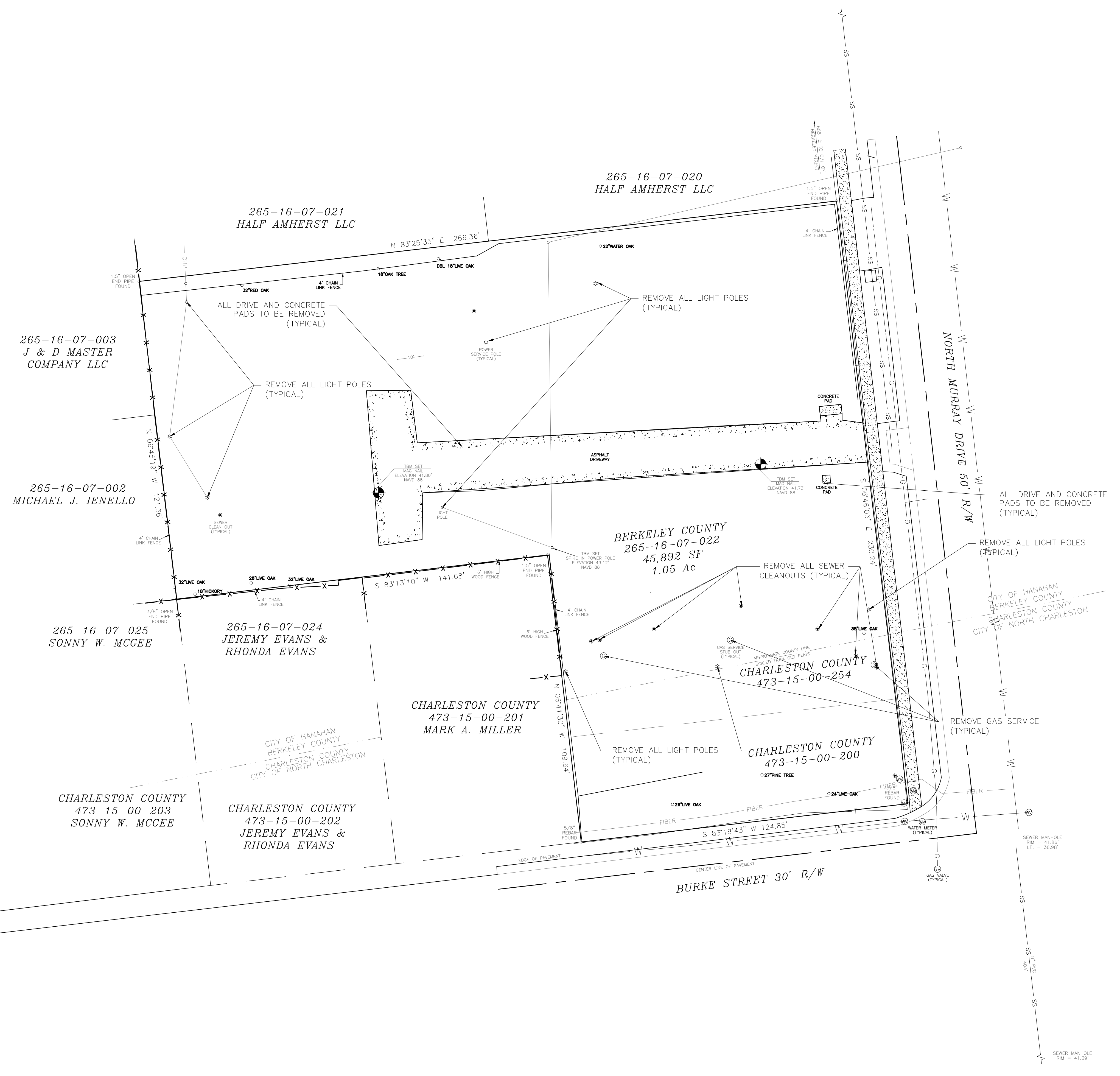
PRELIMINARY EROSION
CONTROL PLAN
TOWN HOMES AT
MURRAY DRIVE
CITY OF HANNAH,
BERKELEY COUNTY, SC.
TMS 265-16-07-022

REV.	DESCRIPTION	DATE

DESIGNED	JKT	CHECKED	KJC
DRAWN	JKT	APPROVED	KJC

PROJECT NUMBER: 265-16-07-022
PROJECT DATE: FEBRUARY 15, 2021
DATE LAST SAVED: NOVEMBER 11, 2021
SCALE: N/A

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Hanahan, SC 29410

**MURRAY DRIVE
TOWNHOMES**

CIVIL

DEMOLITION PLAN
TOWN HOMES AT
MURRAY DRIVE
CITY OF HANNAH,
BERKELEY COUNTY SC.
TMS 265-16-07-022

REVISION	DATE	DESCRIPTION	BY	CHKD	APP'D	SCALE	DATE LAST SAVED
1						N/A	NOVEMBER 11, 2021
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Curve Table						
Curve #	Length	Radius	Delta	Bearing	Chord	Tangent
C1	10.36'	50.00'	11°52'15"	S 88°36'52" W	10.34'	5.20'
C2	9.87'	50.00'	11°19'49"	S 88°53'05" W	9.87'	4.96'

BUILDING COVERAGE

TOTAL AREA OF SITE	45,892 SF
PROPOSED BUILDING AREA	11,732 SF
BUILDING COVERAGE PROPOSED	25.6%
UNITS ALLOWED 4 UNITS/100 LF OF FRONTAGE FRONTAGE 517 LF * 4 UNITS = 20 UNITS	

PERVIOUS/IMPERVIOUS AREAS

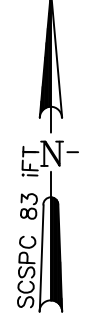
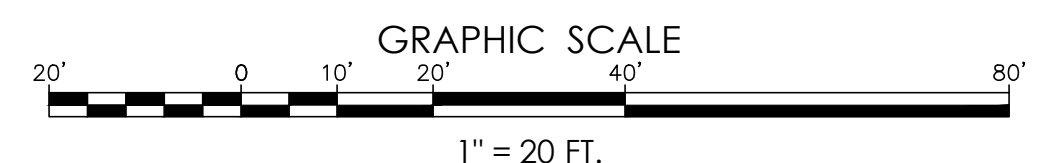
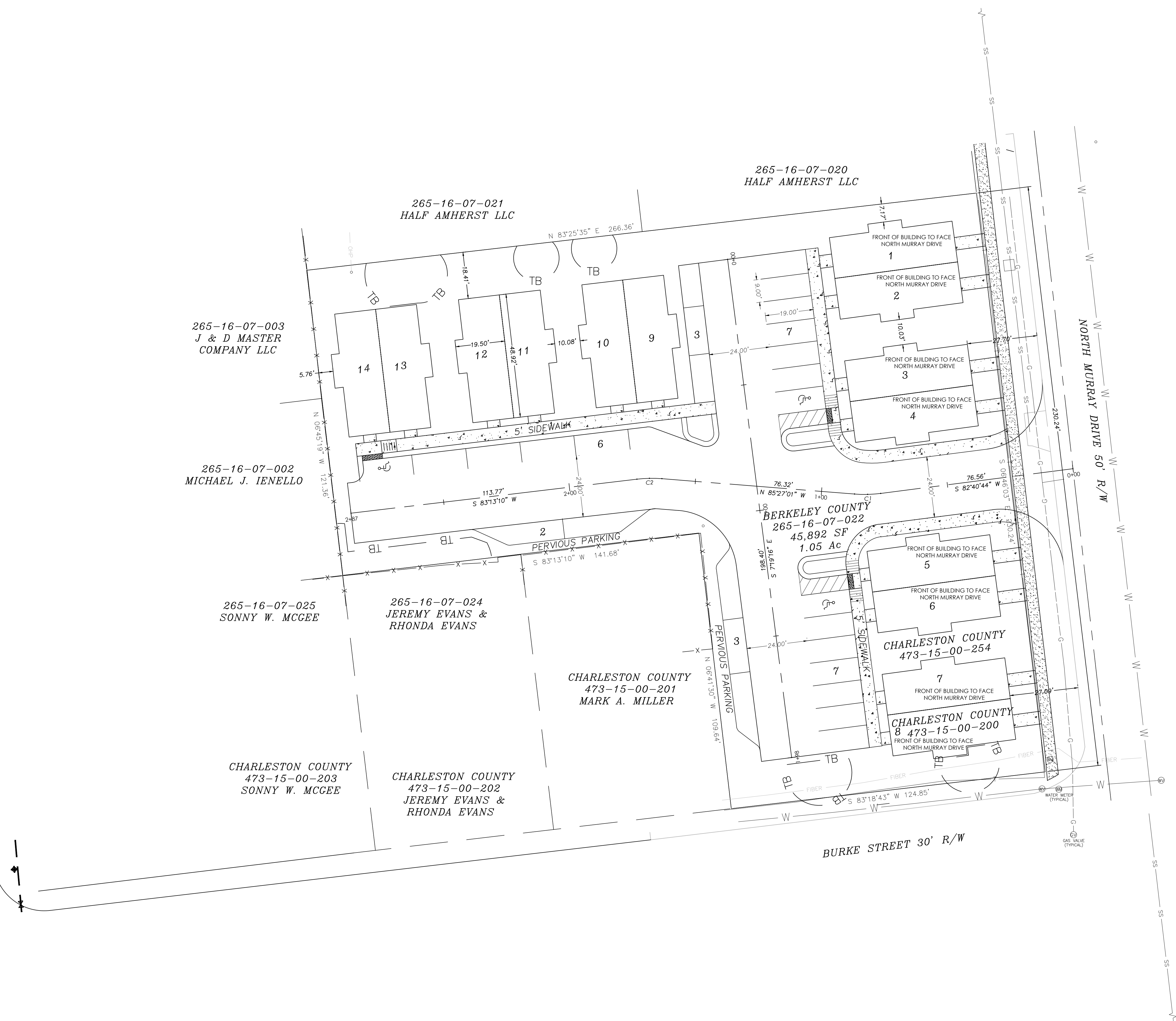
TOTAL AREA OF SITE	45,892 SF
PROPOSED IMPERVIOUS	30,849 SF
PROPOSED PERVIOUS	15,043 SF
PERCENTAGE OF IMPERVIOUS	67.2%

PARKING ANALYSIS

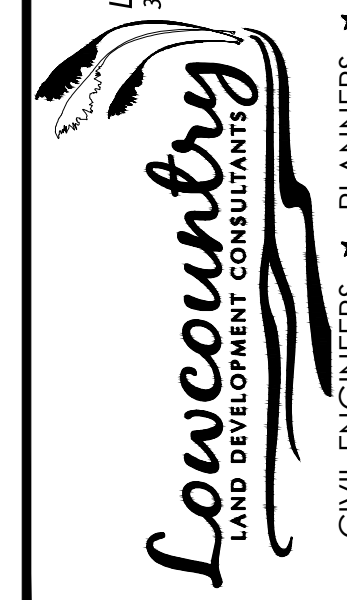
PARKING REQUIREMENTS FOR TR ZONING
(2 SPACES / 1 UNIT)
PARKING REQUIRED
2 SPACES * 14 UNITS = 28 SPACES
PARKING PROVIDED = 28 SPACES
ADA PARKING PROVIDED = 3

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1/17/2021 1/17/2021 5:39 PM



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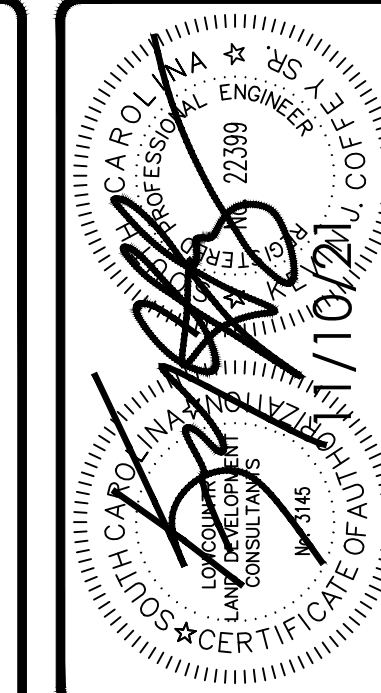
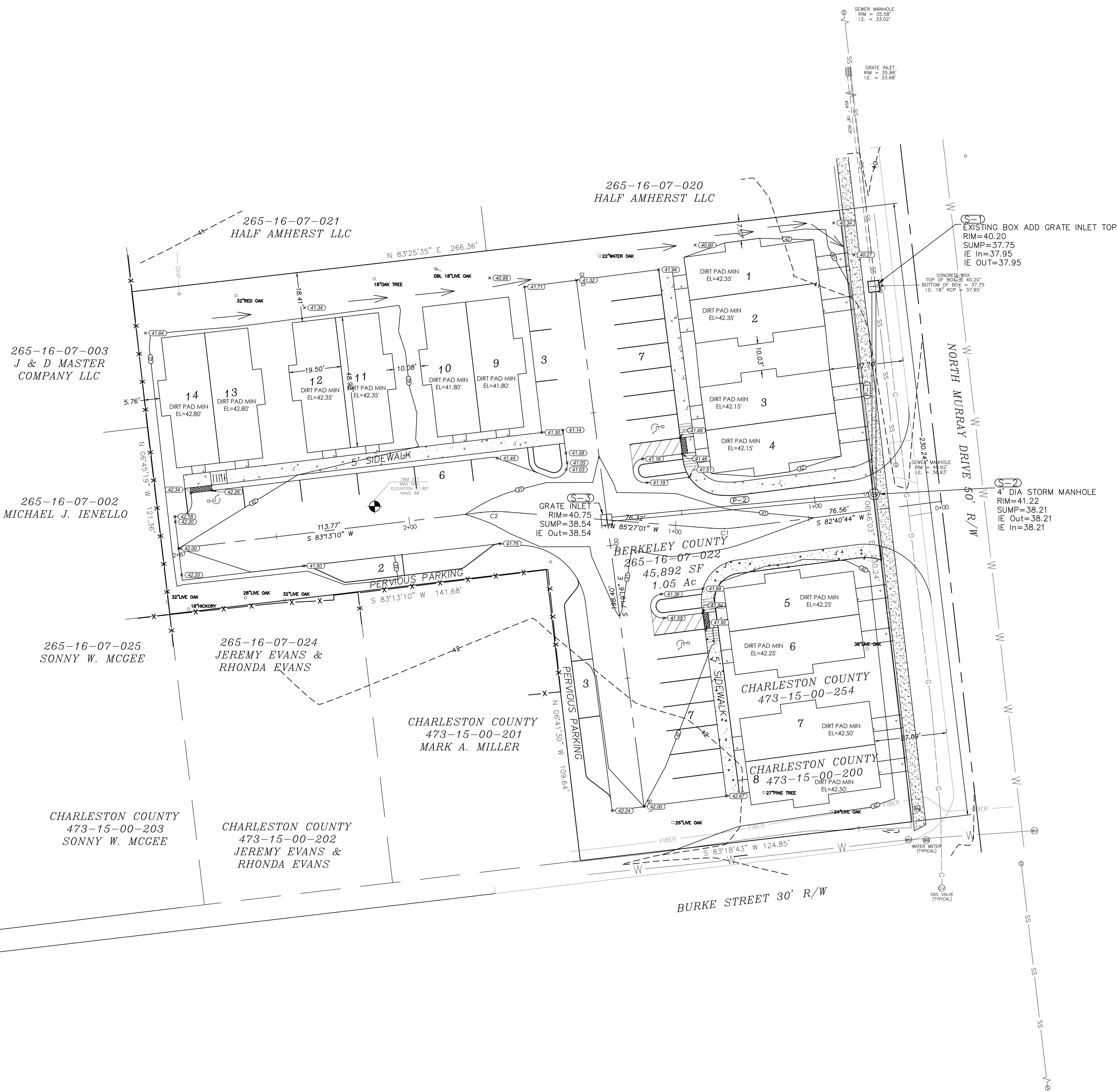
SITE PLAN
TOWN HOMES AT
MURRAY DRIVE
CITY OF HANNAH,
BERKELEY COUNTY SC.
TMS 265-16-07-022

REVISION	DATE	BY	DESCRIPTION

DESIGNED: JKT
DRAWN: JKT
CHECKED: KJC
APPROVED: KJC
JOB NO.:
PROJECT CREATOR: JKT
DATE LAST SAVED: FEBRUARY 15, 2021
SCALE: N/A
DATE LAST SAVED: NOVEMBER 17, 2021

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Sheet 11 of 12/2021, Revised 11/11/2021
 5309 Murray Drive, Suite 111-112, Charleston, SC 29410



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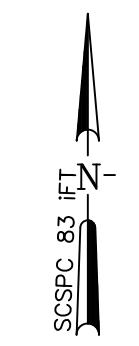
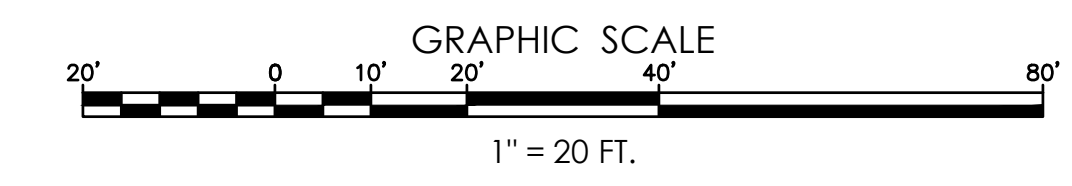
CIVIL ENGINEERS ★ PLANNERS ★ SURVEYORS ★ SCIENTISTS

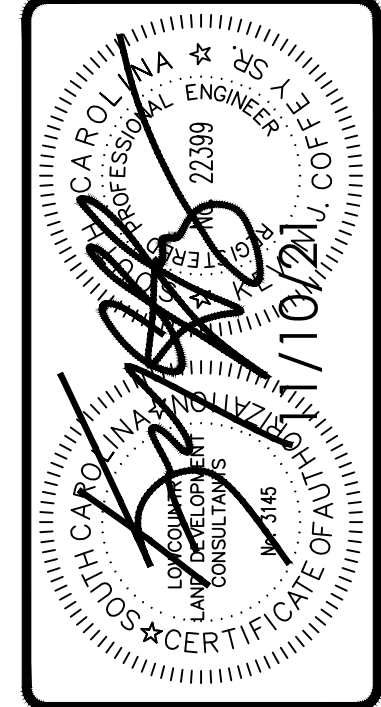
SPRINGBOARD PROPERTIES LLC
 1012 Dominion Drive
 Hanahan, SC 29410

**MURRAY DRIVE
 TOWNHOMES**

GRADING & DRAINAGE PLAN
 TOWN HOMES AT
 MURRAY DRIVE
 CITY OF HANNAH,
 BERKELEY COUNTY SC.
 TMS 265-16-07-022

DESIGNED	JKT	CHECKED	KJC	SCALE	N/A
DRAWN	JKT	APPROVED	KJC	DATE LAST SAVED	NOVEMBER 11, 2021
				PROJECT CREATOR DATE	FEBRUARY 15, 2021
				JOB NO.	





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**MURRAY DRIVE
TOWNHOMES**

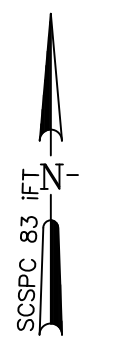
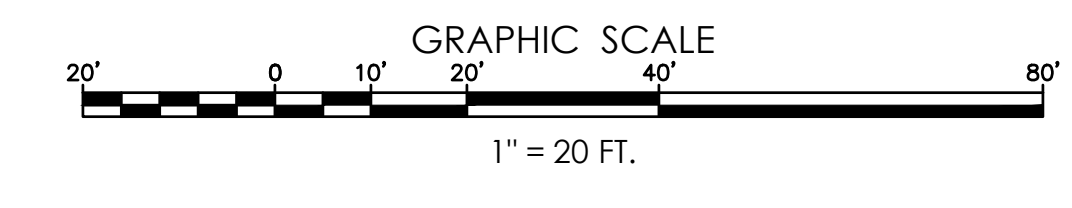
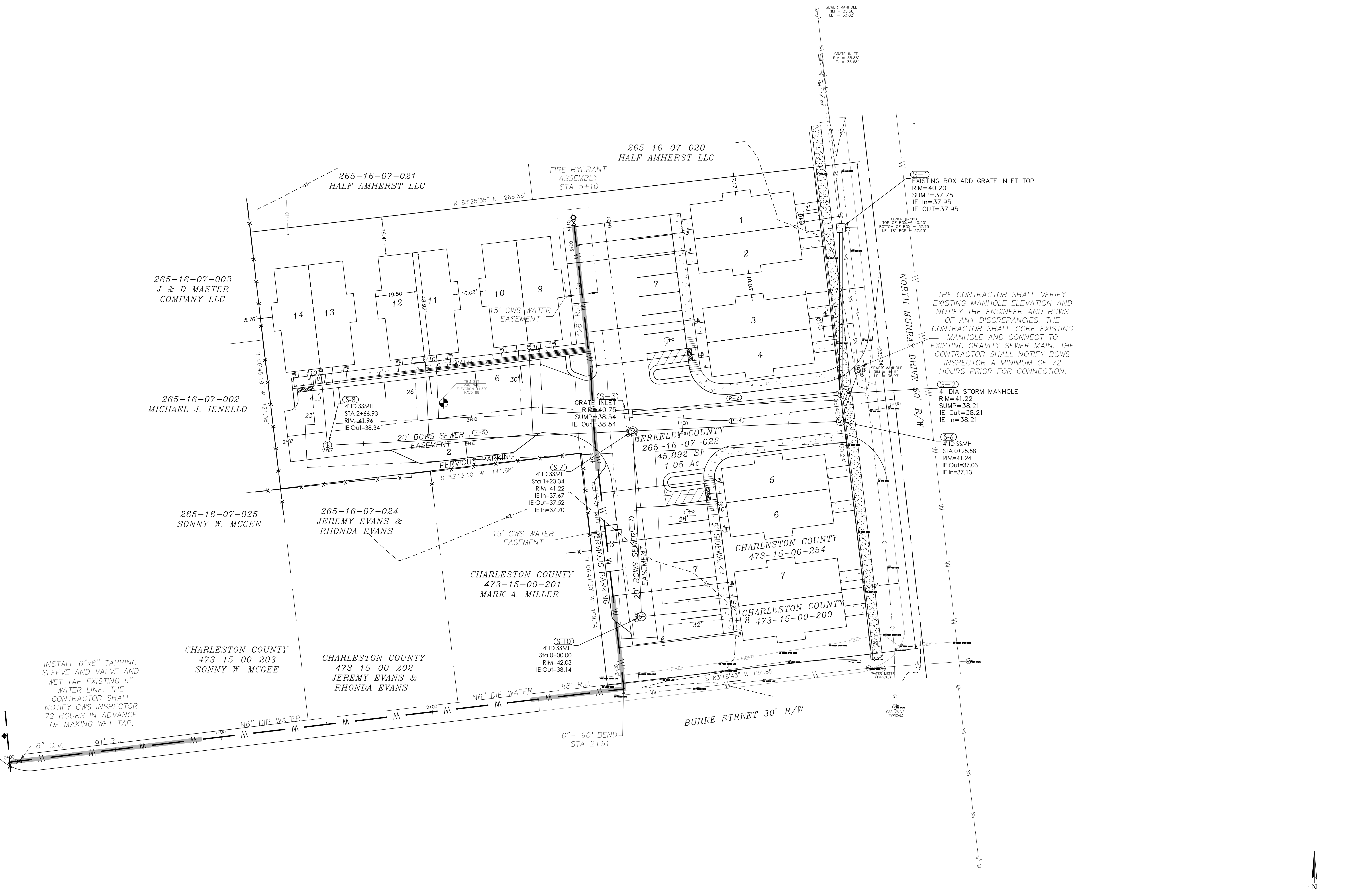
CIVIL

WATER & SEWER PLAN
TOWN HOMES AT
MURRAY DRIVE
CITY OF HANNAH,
BERKELEY COUNTY SC.
TMS 265-16-07-022

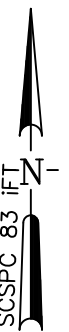
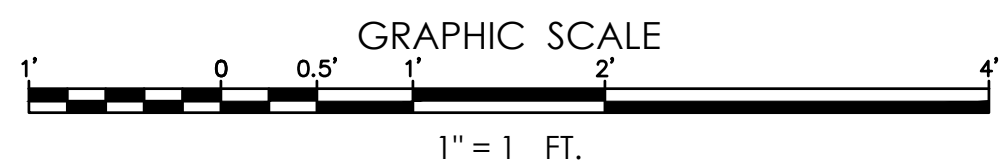
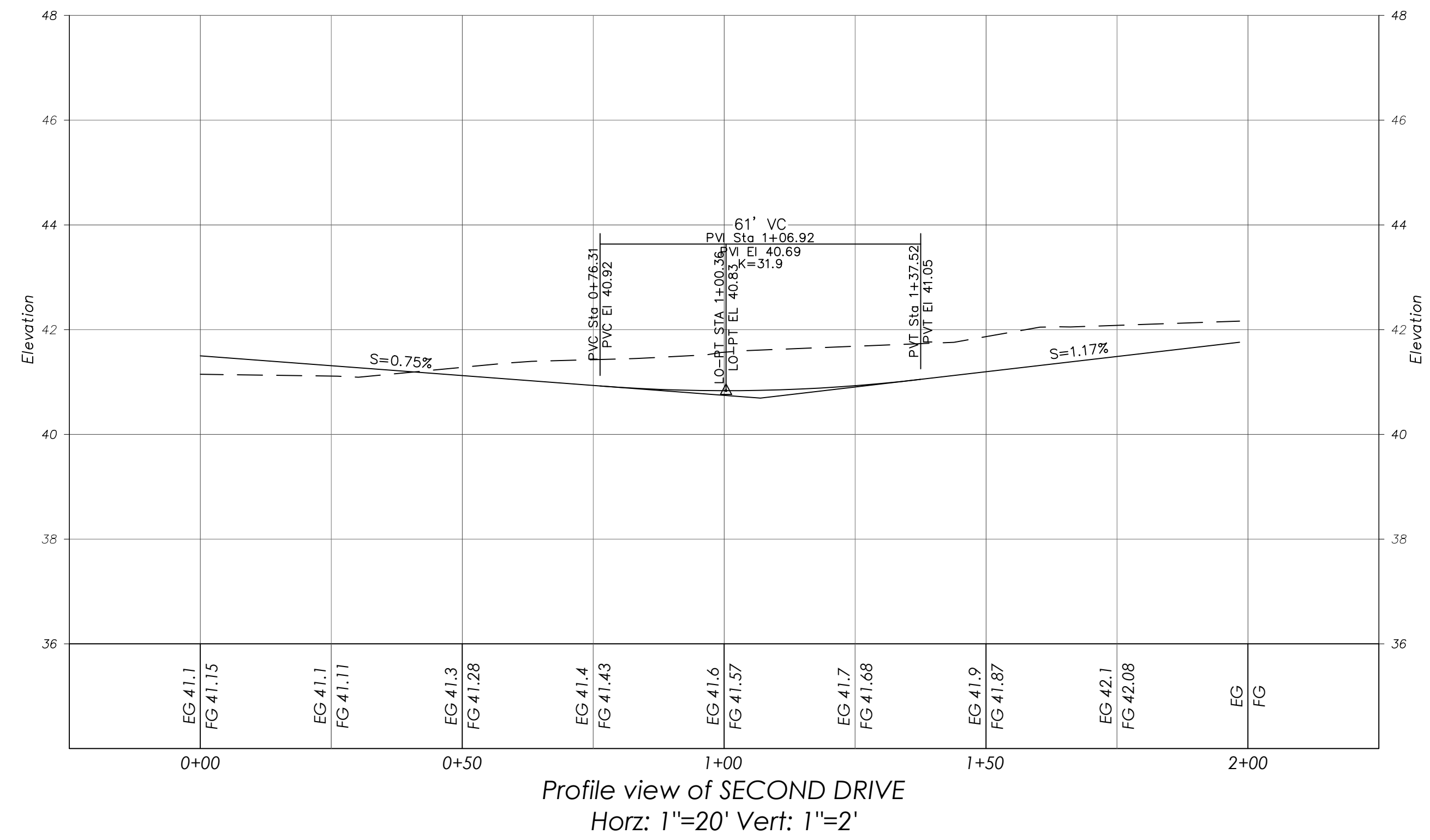
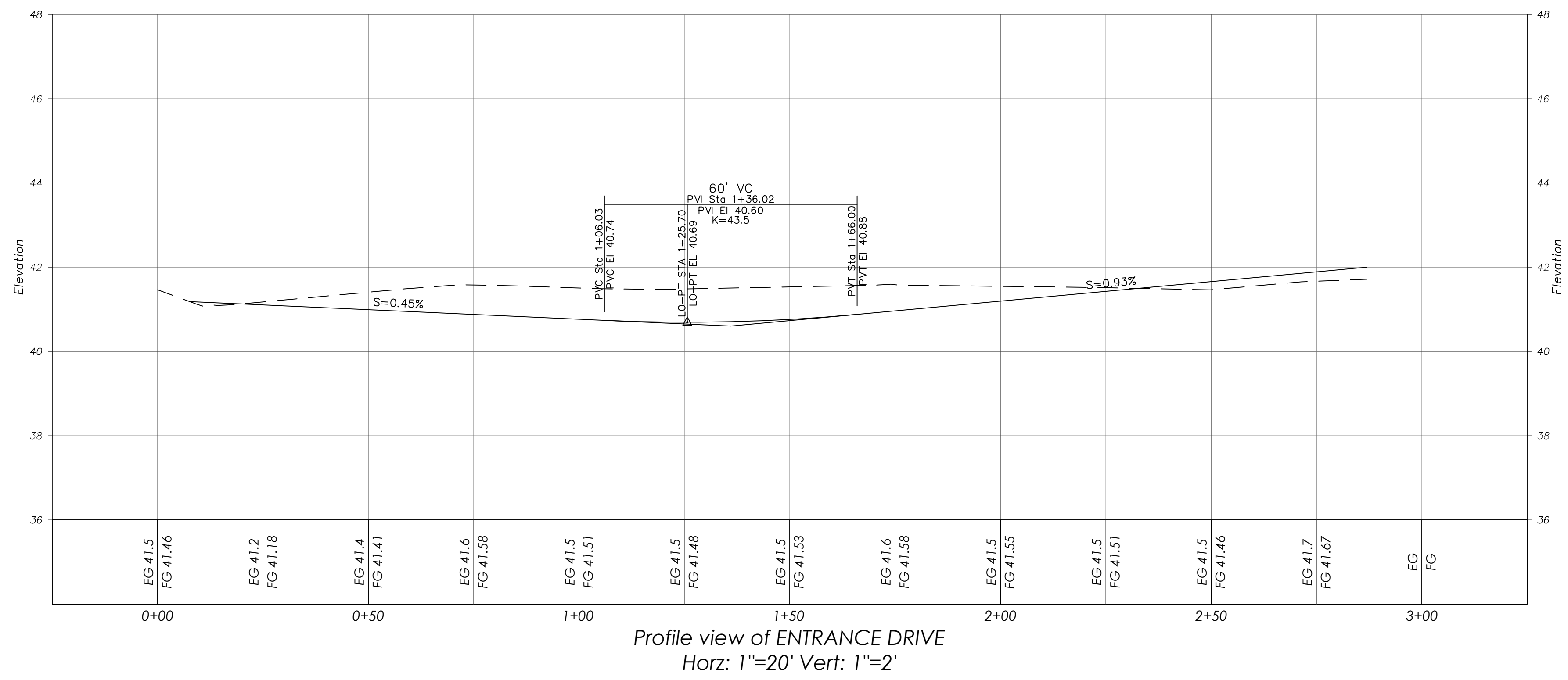
NO.	REVISION DESCRIPTION	DATE

DESIGNED: JKT DRAWN: JKT
CHECKED: KJC APPROVED: KJC
PROJECT CREATOR DATE: FEBRUARY 15, 2021
DATE LAST SAVED: NOVEMBER 11, 2021
SCALE: N/A

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REV #	REVISION DESCRIPTION	REVISION DATE

CHECKED KJC	JOB NO. KJC	SCALE N/A
APPROVED JKT	PROJECT CREATOR DATE FEBRUARY 15, 2021	DATE LAST SAVED NOVEMBER 11, 2021
DESIGNED JKT		
DRAWN JKT		

SHEET 8 OF 15

SPRINGBOARD PROPERTIES LLC
1012 Dominion Drive
Hanahan, SC 29410
MURRAY DRIVE
TOWNHOMES

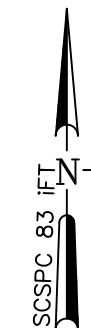
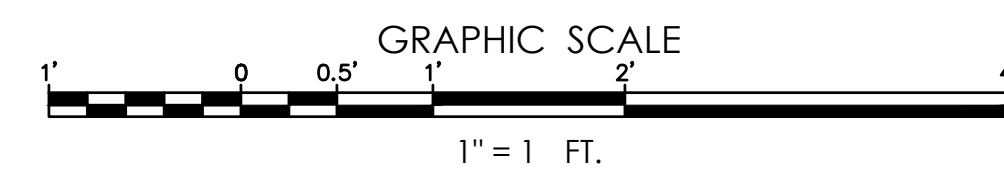
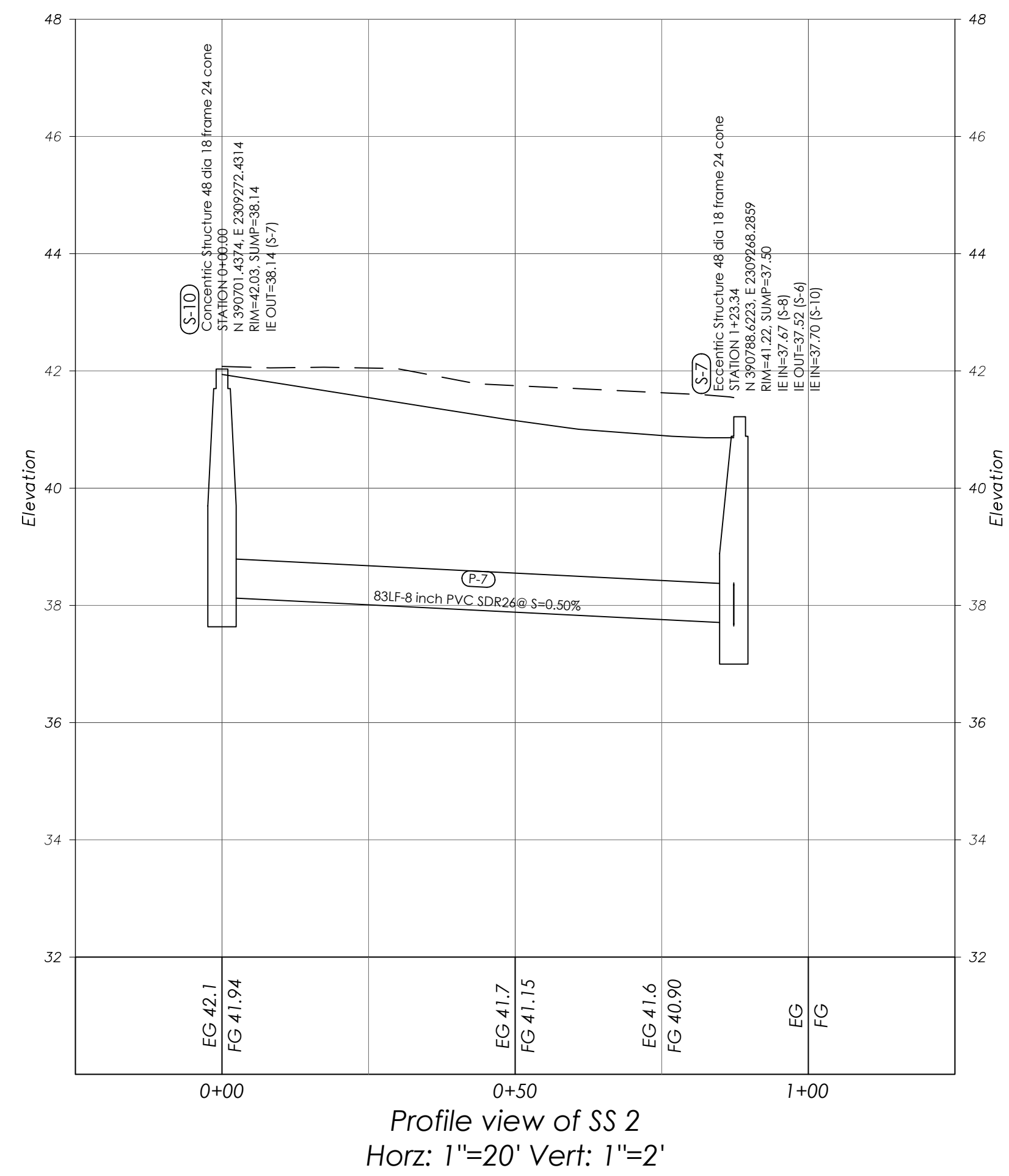
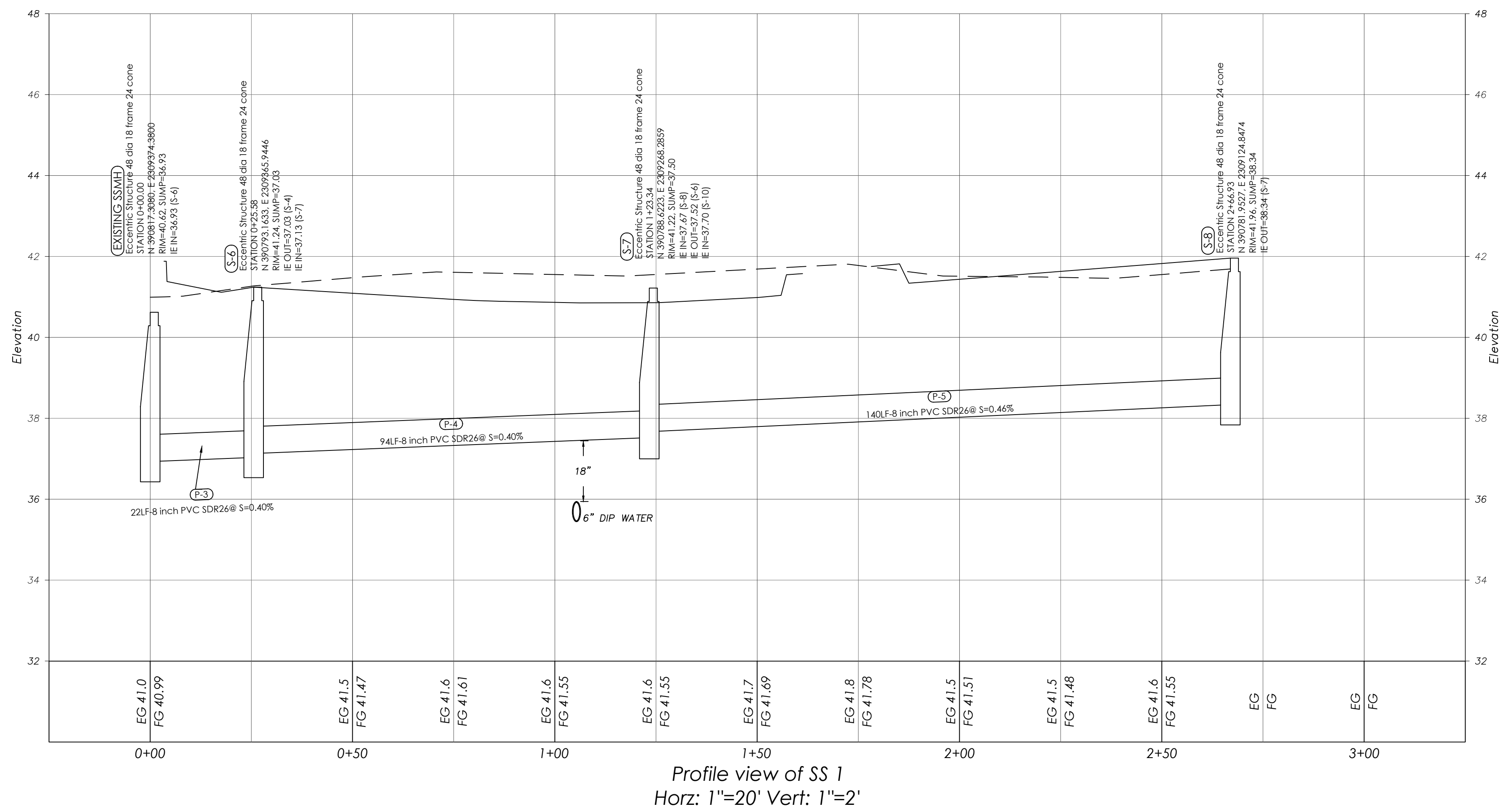
DRIVE PROFILES
TOWN HOMES AT
MURRAY DRIVE
CITY OF HANNAH,
BERKELEY COUNTY SC.
TMS 265-16-07-022

CIVIL

LOWCOUNTRY
LAND DEVELOPMENT CONSULTANTS
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REV #	REVISION DESCRIPTION	REVISION DATE

CHECKED KJC	JOB NO. N/A	SCALE N/A
APPROVED KJC	PROJECT CREATOR DATE FEBRUARY 15, 2021	DATE LAST SAVED NOVEMBER 11, 2021
DRAWN JKT	DESIGNED JKT	

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TOWN HOMES AT
MURRAY DRIVE
CITY OF HANNAH,
BERKELEY COUNTY SC.
TMS 265-16-07-022

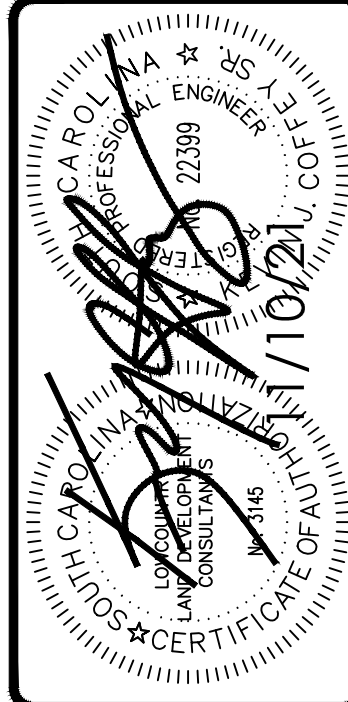
CIVIL

SPRINGBOARD PROPERTIES LLC
1012 Dominion Drive
Hanahan, SC 29410
**MURRAY DRIVE
TOWNHOMES**

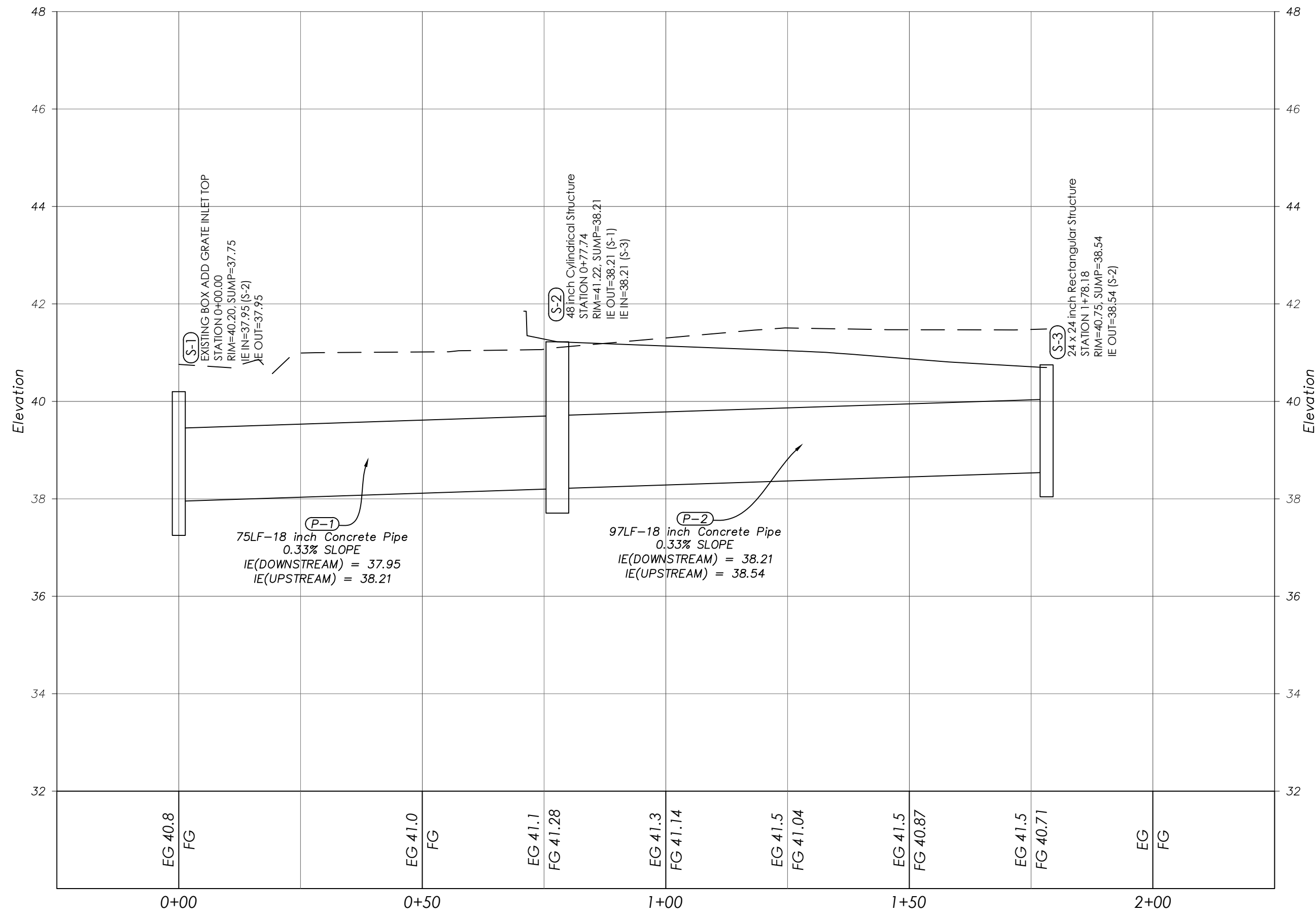
Lowcountry
LAND DEVELOPMENT CONSULTANTS

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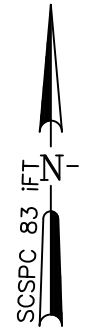
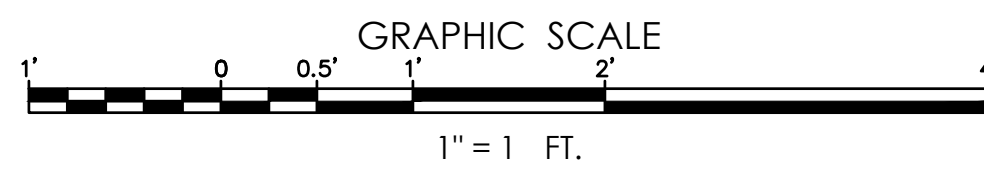
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Profile view of STORM LINE
Horz: 1"=20' Vert: 1"=2'

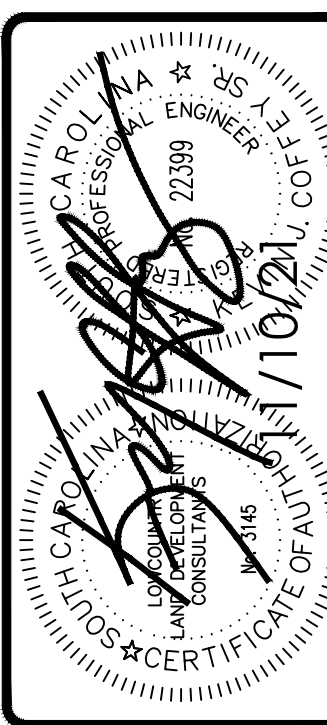


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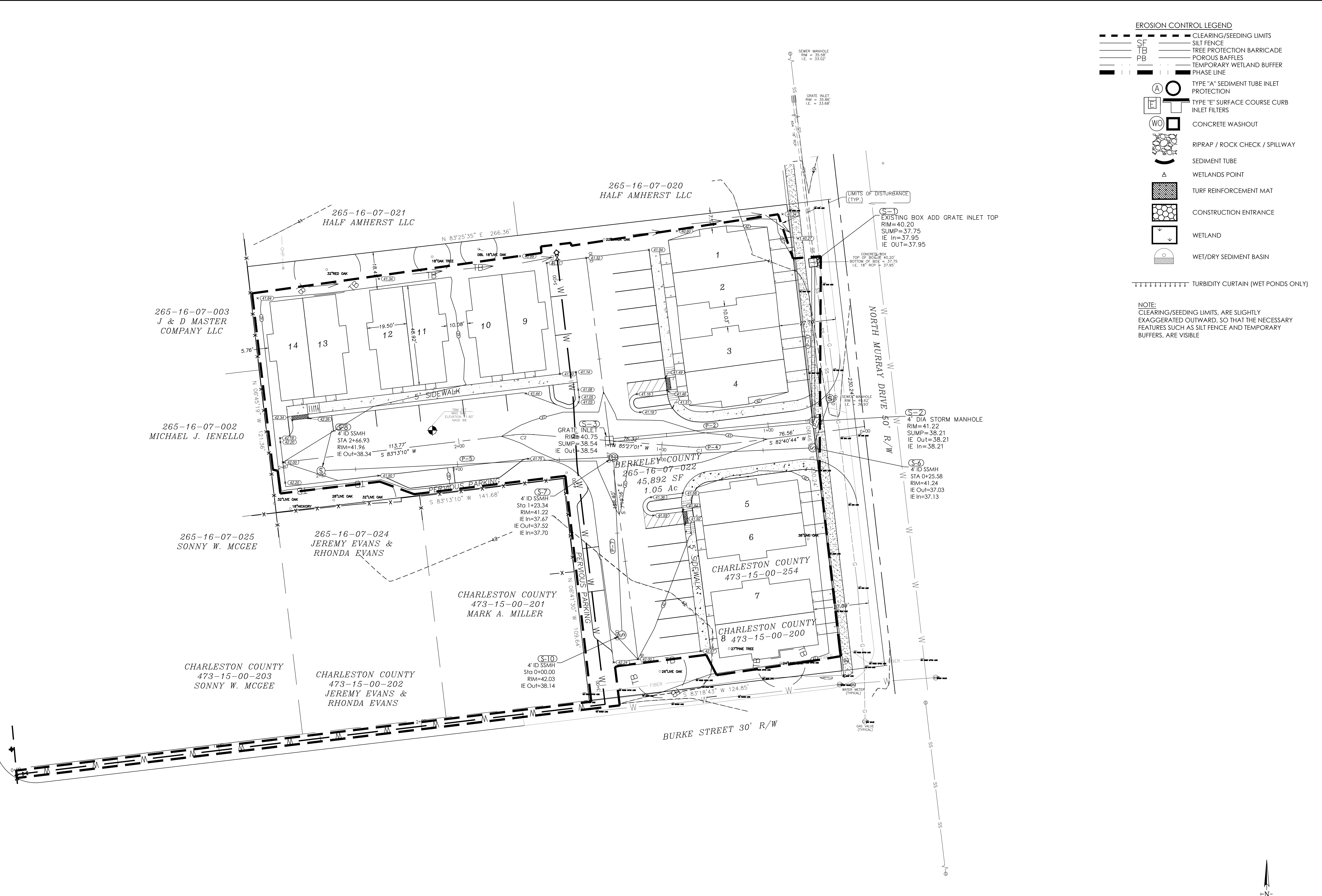
DESIGNED: JKT
 DRAWN: JKT
 CHECKED: K/C
 APPROVED: K/C
 JOB NO.:
 PROJECT ORIGINATOR DATE: FEBRUARY 15, 2021
 SCALE: N/A
 DATE LAST SAVED: NOVEMBER 11, 2021

SPRINGBOARD PROPERTIES LLC
 1012 Dominion Drive
 Hanahan, SC 29410
MURRAY DRIVE
TOWNHOMES
 CIVIL
 STORM PROFILES
 TOWN HOMES AT
 MURRAY DRIVE
 CITY OF HANNAH,
 BERKELEY COUNTY SC.
 TMS 265-16-07-022

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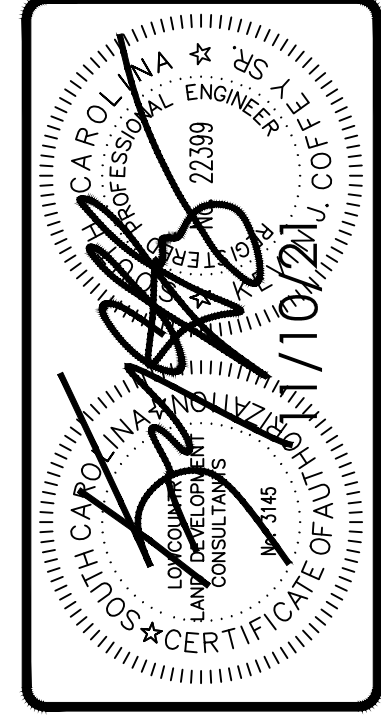
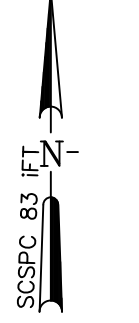
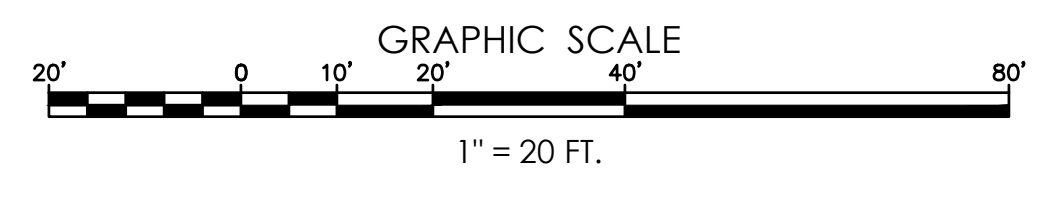
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EROSION CONTROL LEGEND

--- SF ---	CLEARING/SEEDING LIMITS
--- TB ---	SILT FENCE
--- PB ---	TREE PROTECTION BARRICADE
---	POROUS BAFFLES
---	TEMPORARY WETLAND BUFFER
---	PHASE LINE
(A) ○	TYPE "A" SEDIMENT TUBE INLET PROTECTION
(E) T	TYPE "E" SURFACE COURSE CURB INLET FILTERS
WO	CONCRETE WASHOUT
⊘	RIPRAP / ROCK CHECK / SPILLWAY
⊘	SEDIMENT TUBE
△	WETLANDS POINT
▨	TURF REINFORCEMENT MAT
⊘	CONSTRUCTION ENTRANCE
⊘	WETLAND
⊘	WET/DRY SEDIMENT BASIN
	TURBIDITY CURTAIN (WET PONDS ONLY)

NOTE:
CLEARING/SEEDING LIMITS, ARE SLIGHTLY EXAGGERATED OUTWARD, SO THAT THE NECESSARY FEATURES SUCH AS SILT FENCE AND TEMPORARY BUFFERS, ARE VISIBLE



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Hanahan, SC 29410

MURRAY DRIVE
TOWNHOMES

CIVIL

FINAL EROSION CONTROL PLAN
TOWN HOMES AT
MURRAY DRIVE
CITY OF HANNAH,
BERKELEY COUNTY SC.
TMS 265-16-07-022

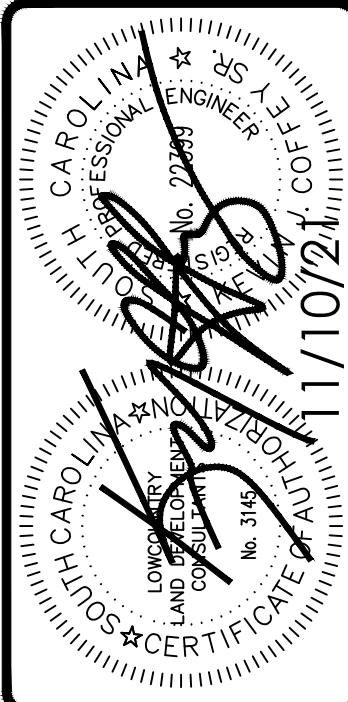
NO.	REVISION DESCRIPTION	DATE

DESIGNED: JKT
DRAWN: JKT
CHECKED: KJC
APPROVED: KJC

PROJECT CREATOR: JKT
DATE: FEBRUARY 15, 2021

SCALE: N/A
DATE LAST SAVED: NOVEMBER 11, 2021

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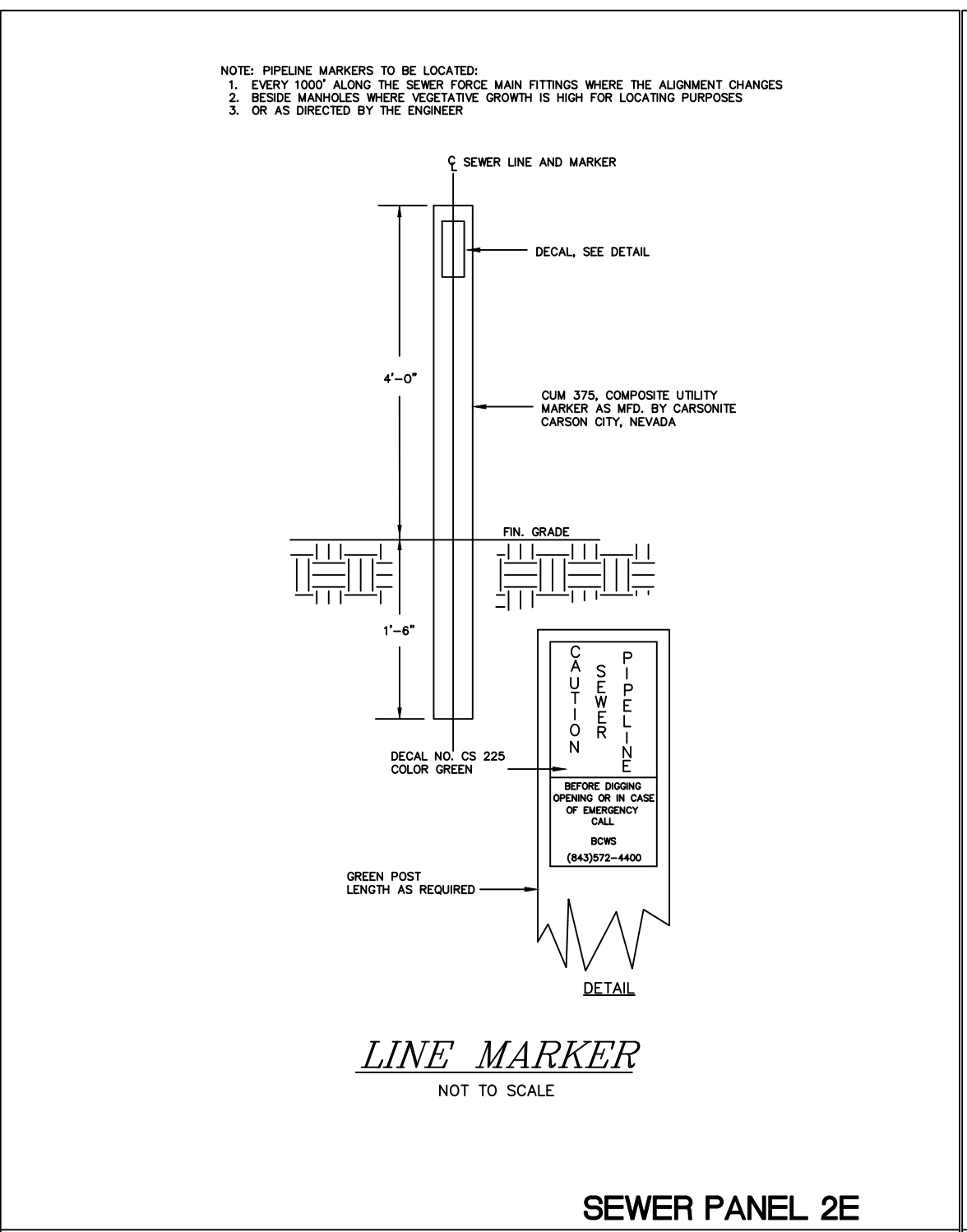
SPRINGBOARD PROPERTIES LLC
1012 Dominion Drive,
Hanahan, SC 29410

MURRAY DRIVE
TOWNHOMES

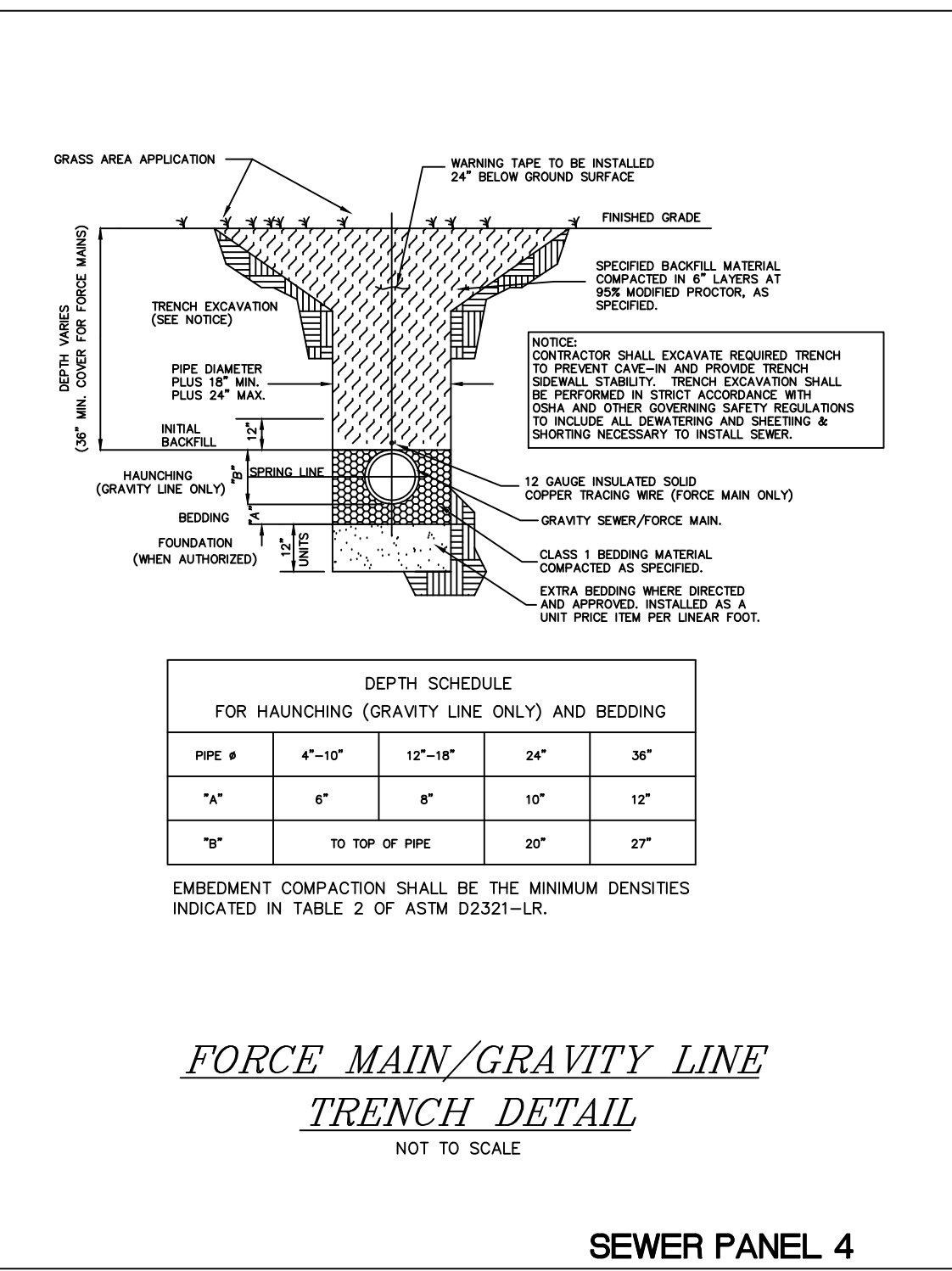
CIVIL

SEWER DETAILS
TOWN HOMES AT
MURRAY DRIVE
CITY OF HANNAH,
BERKELEY COUNTY SC.
TMS 265-16-07-022

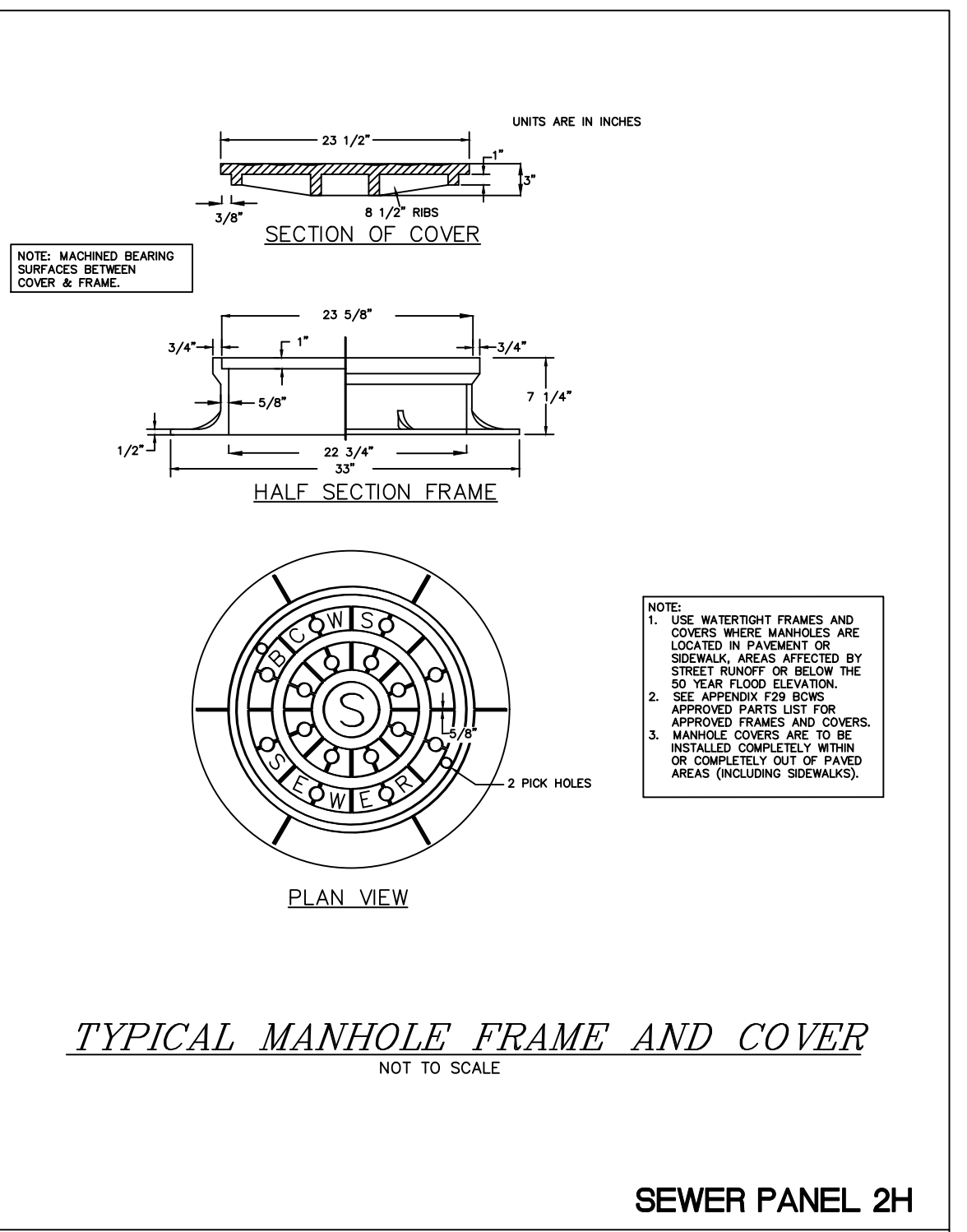
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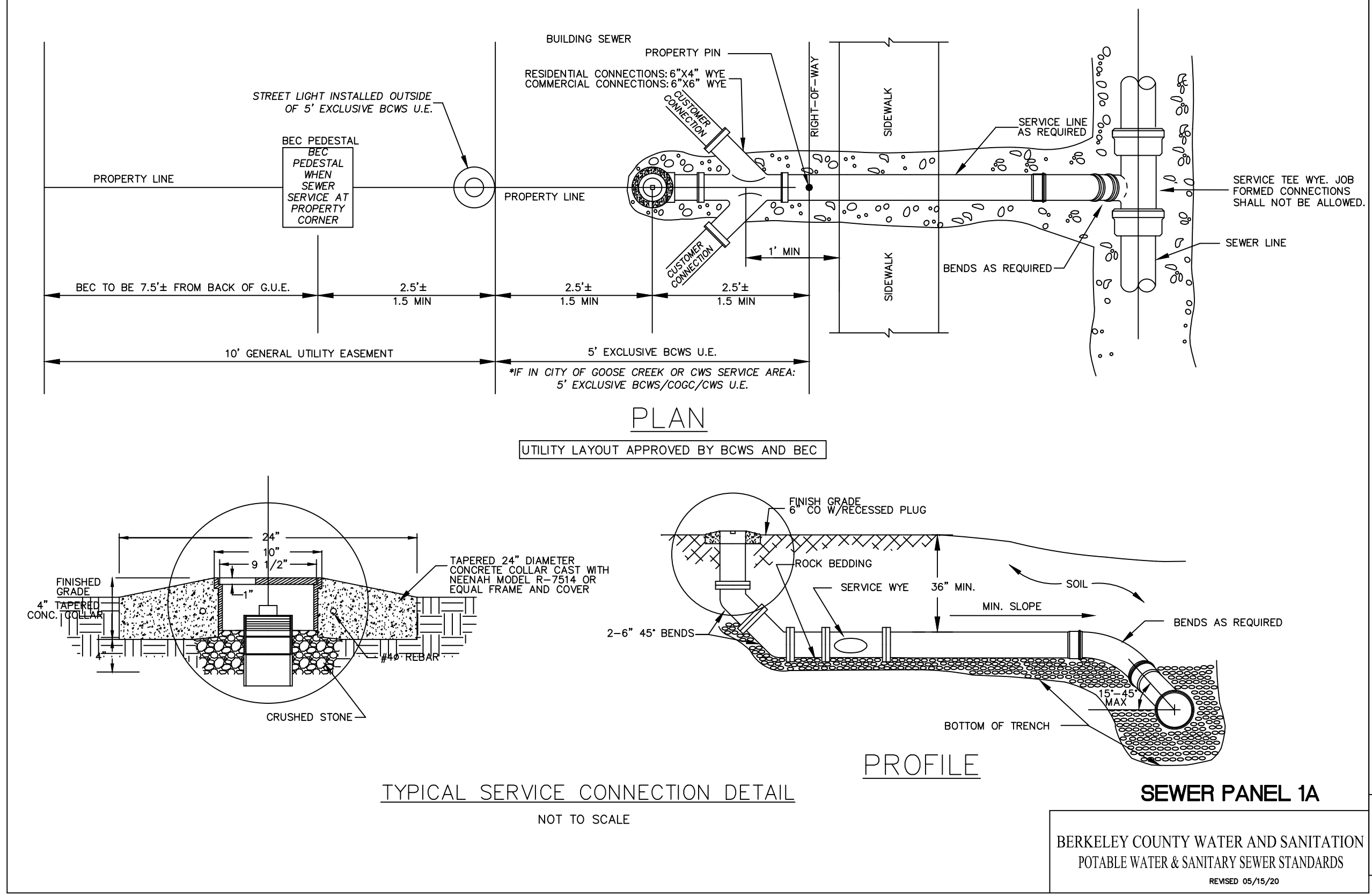
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POTABLE WATER & SANITARY SEWER STANDARDS
REVISED 05/15/20



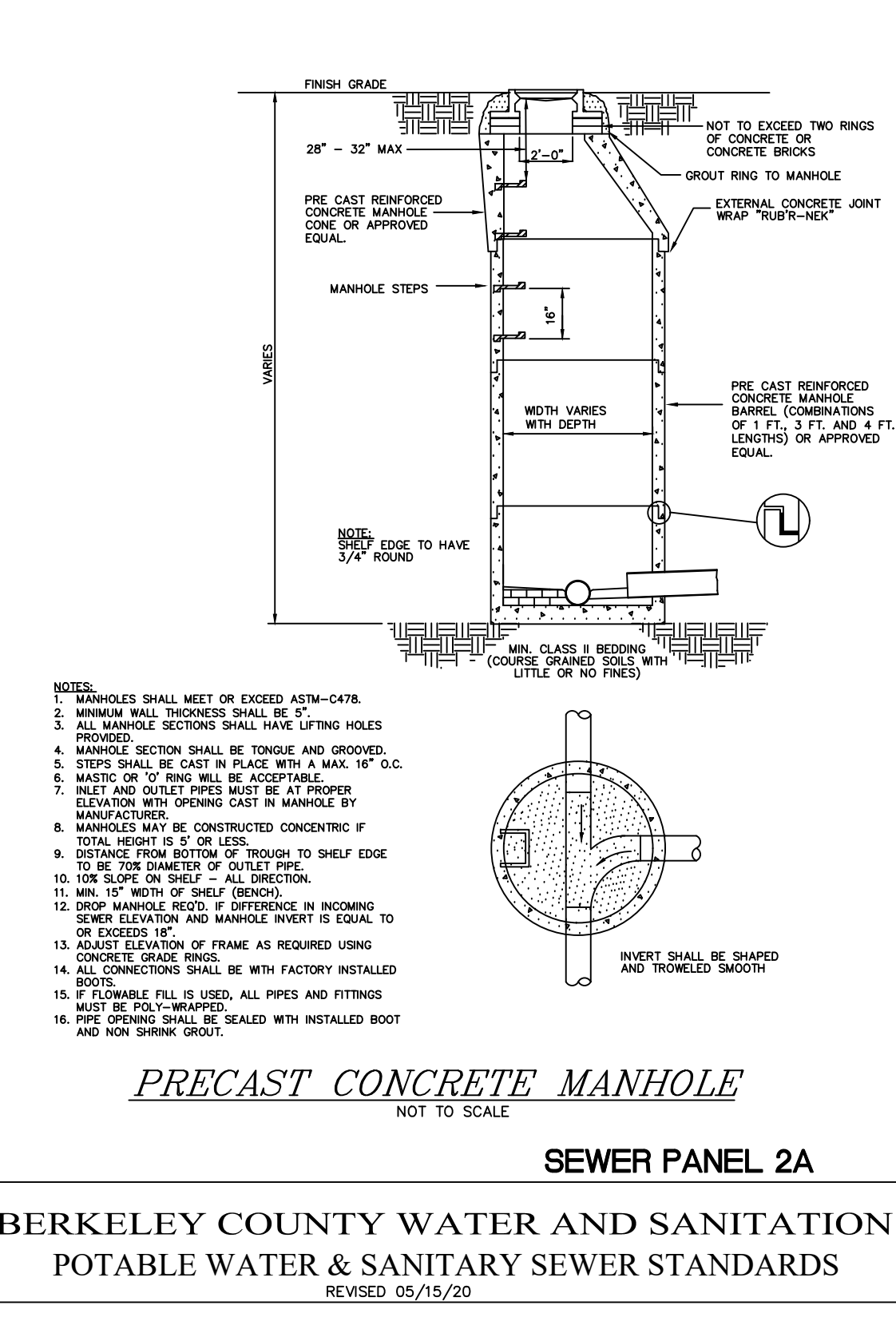
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POTABLE WATER & SANITARY SEWER STANDARDS
REVISED 05/15/20



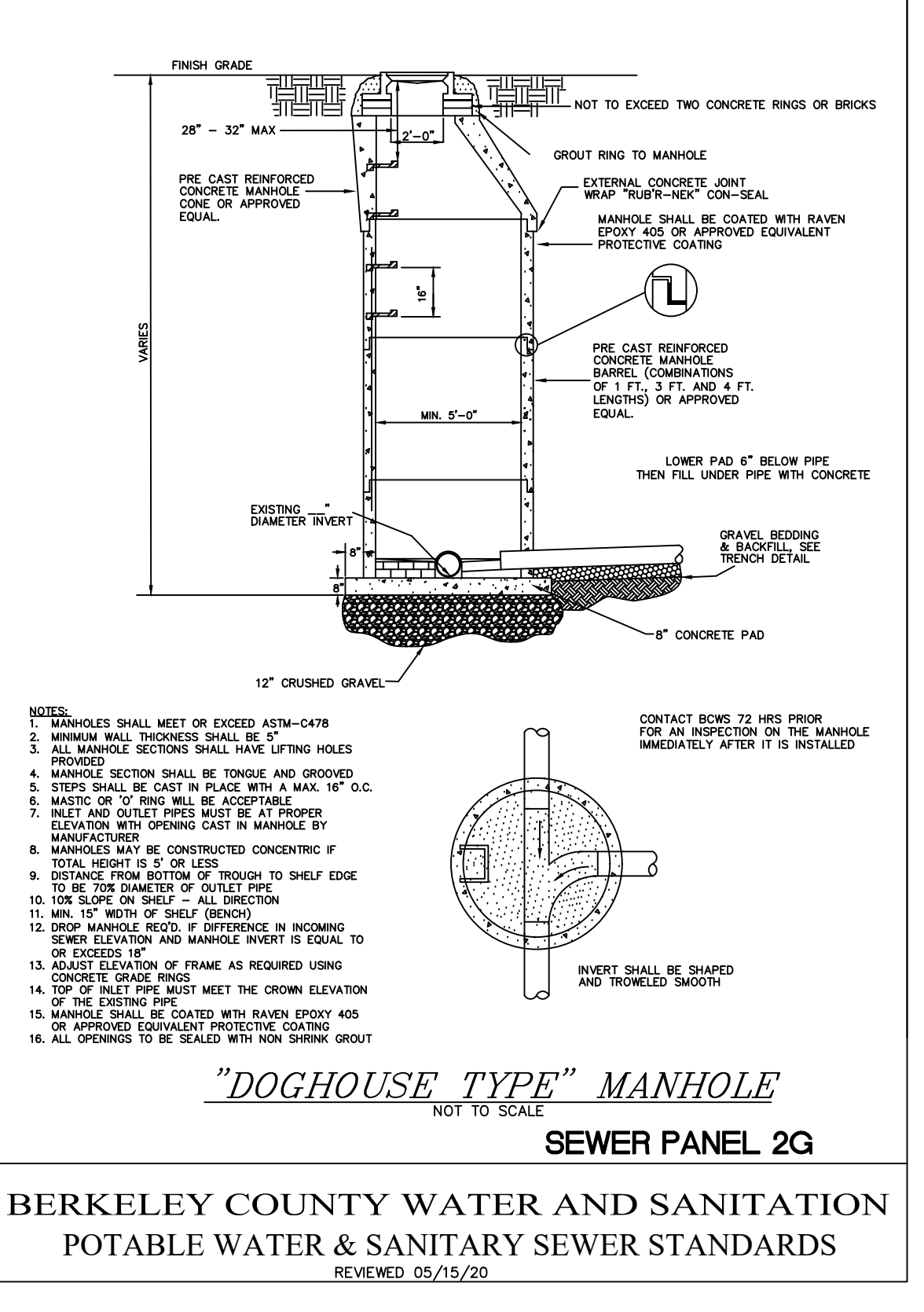
BERKELEY COUNTY WATER AND SANITATION
POTABLE WATER & SANITARY SEWER STANDARDS
REVISED 05/15/20



BERKELEY COUNTY WATER AND SANITATION
POTABLE WATER & SANITARY SEWER STANDARDS
REVISED 05/15/20

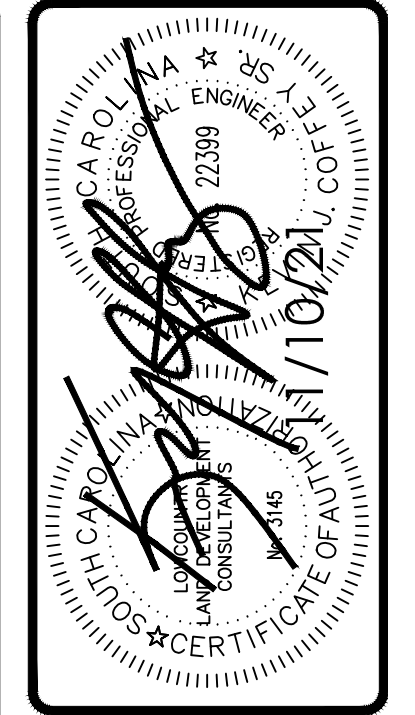


BERKELEY COUNTY WATER AND SANITATION
POTABLE WATER & SANITARY SEWER STANDARDS
REVISED 05/15/20



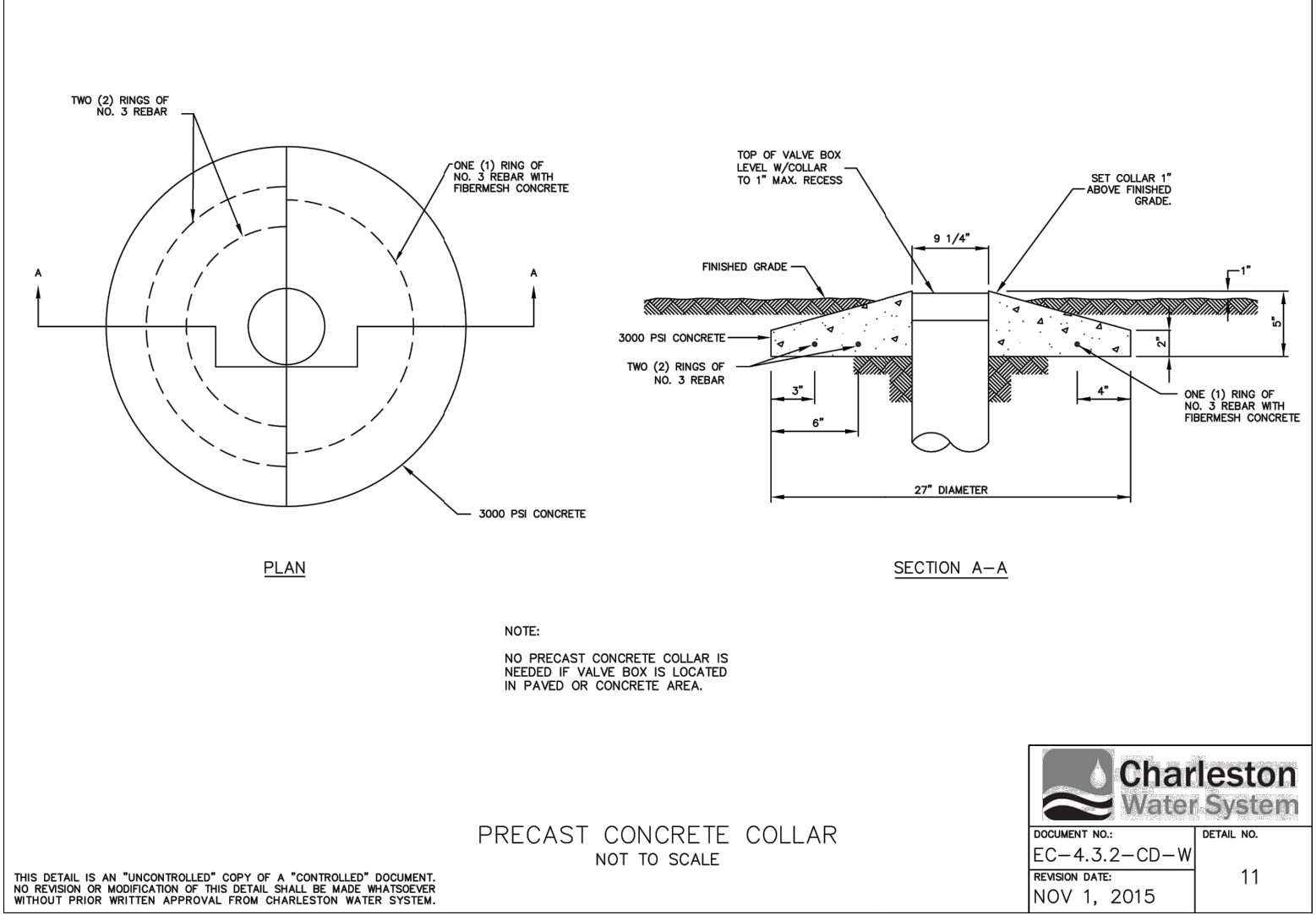
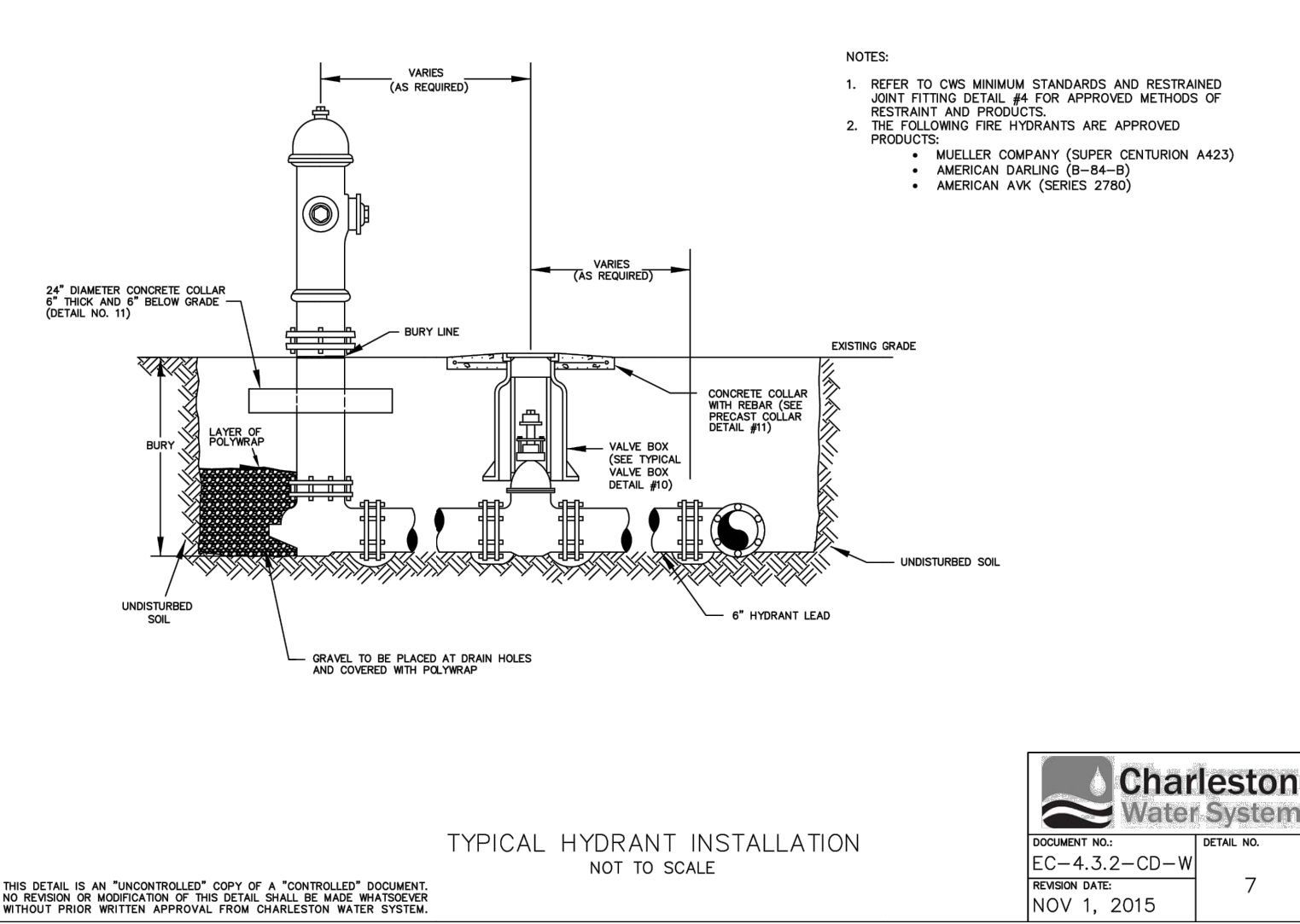
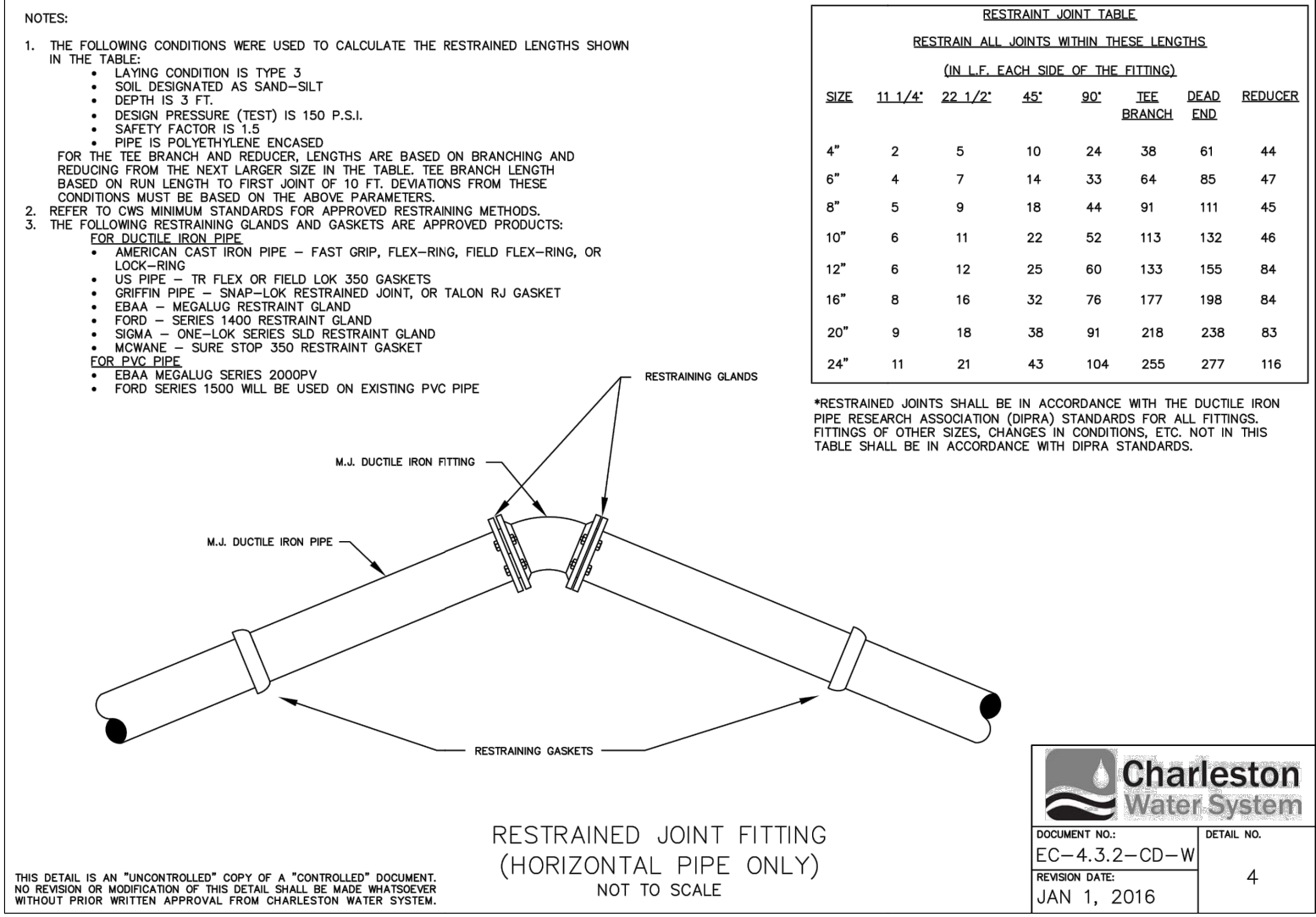
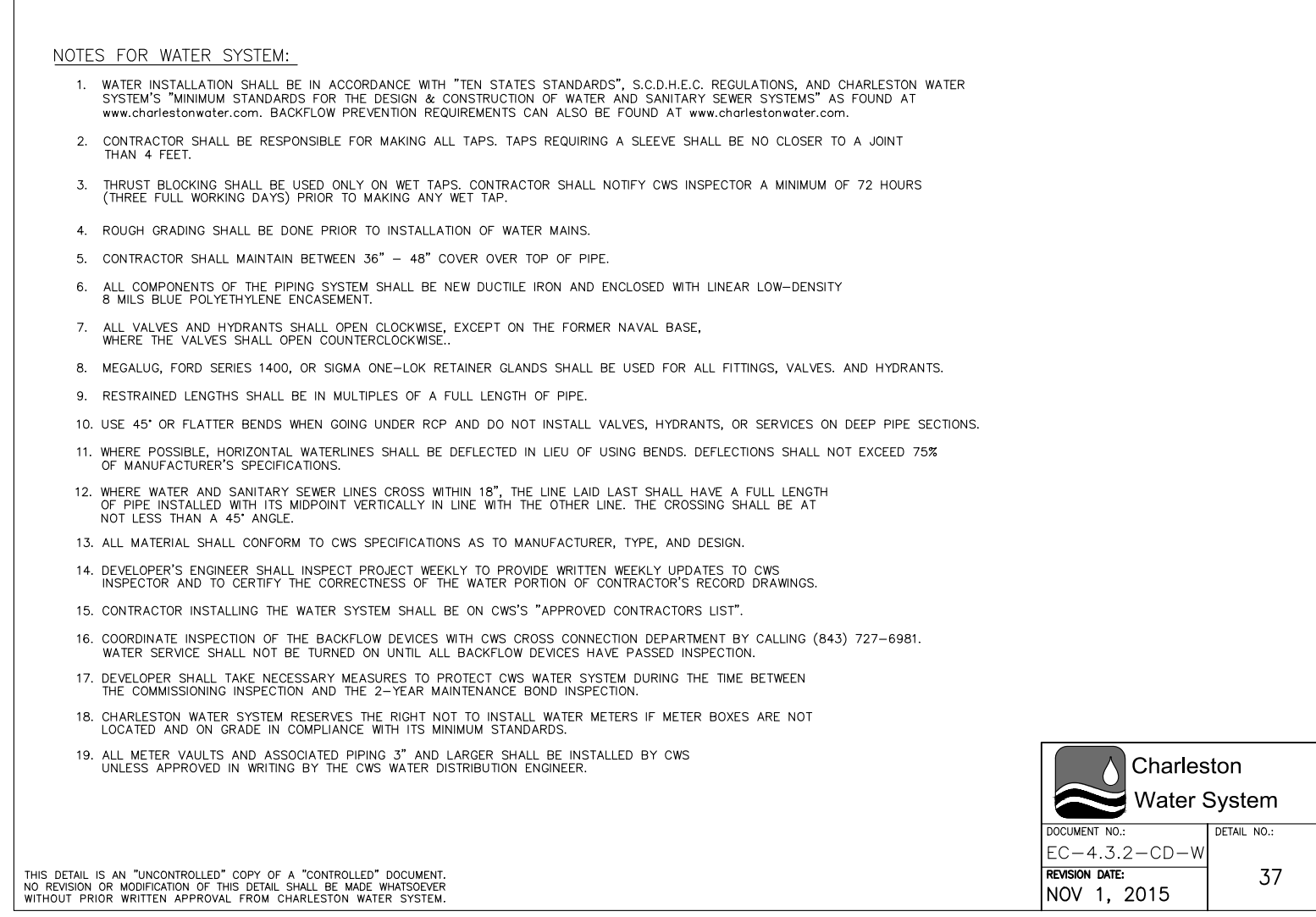
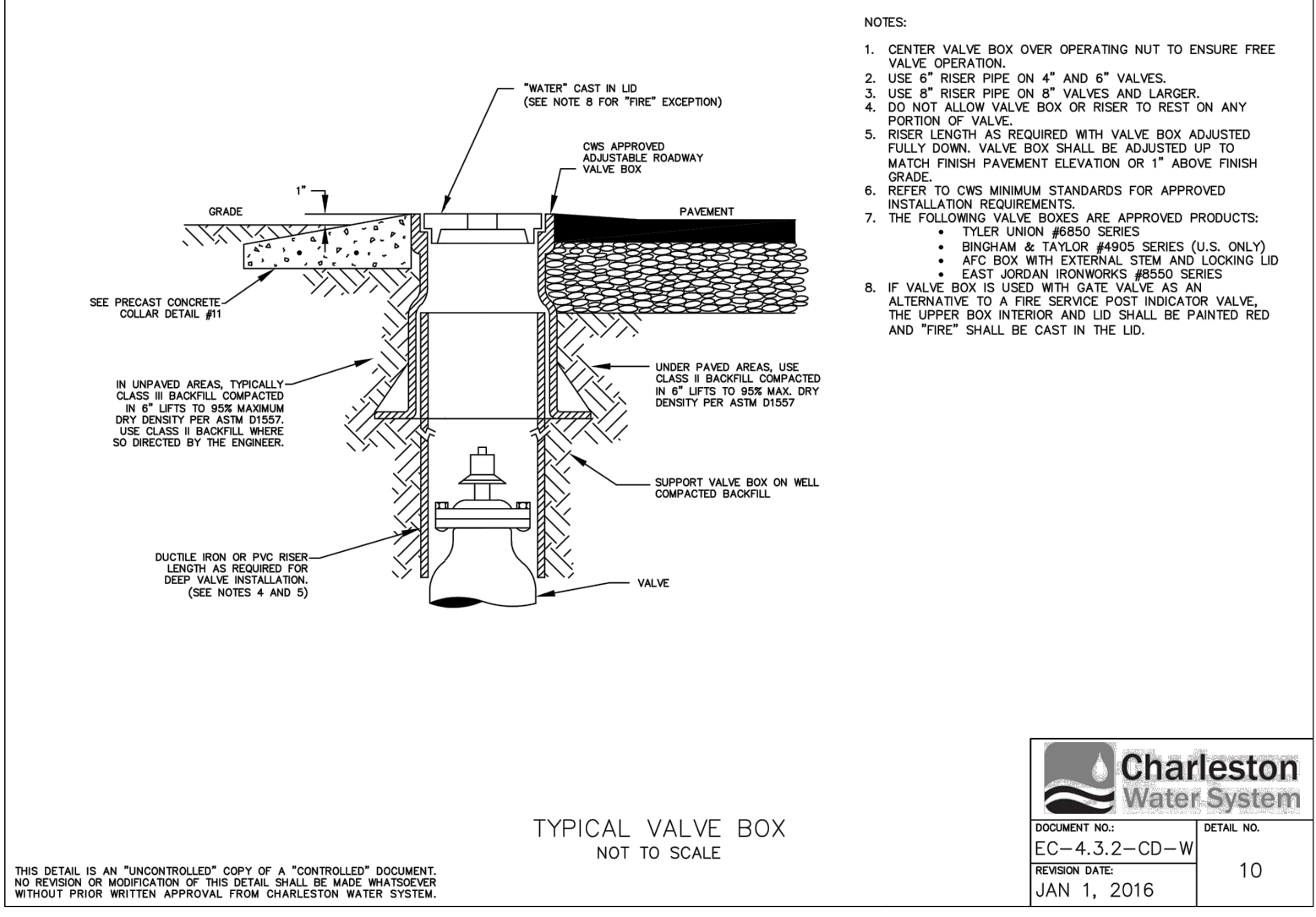
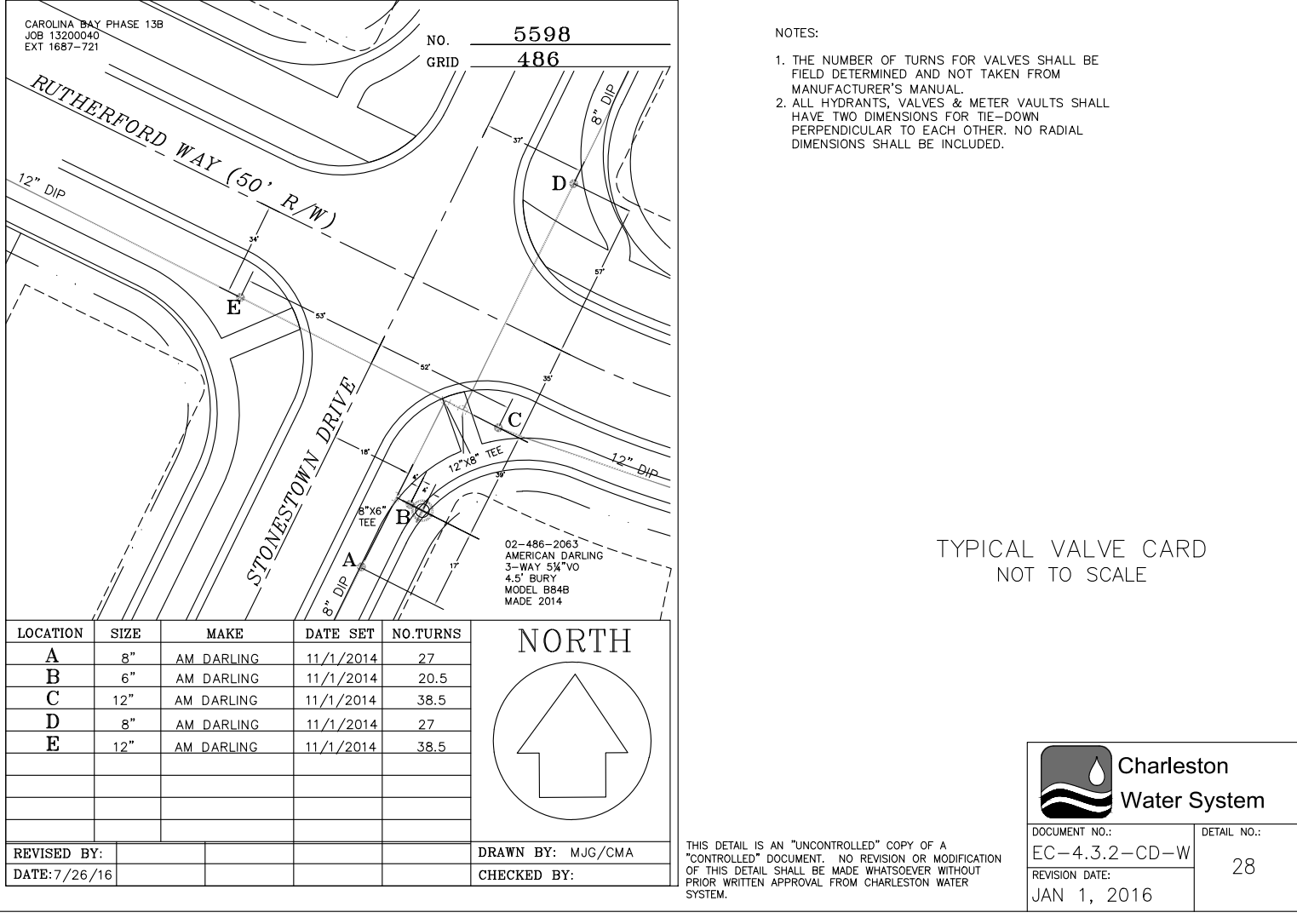
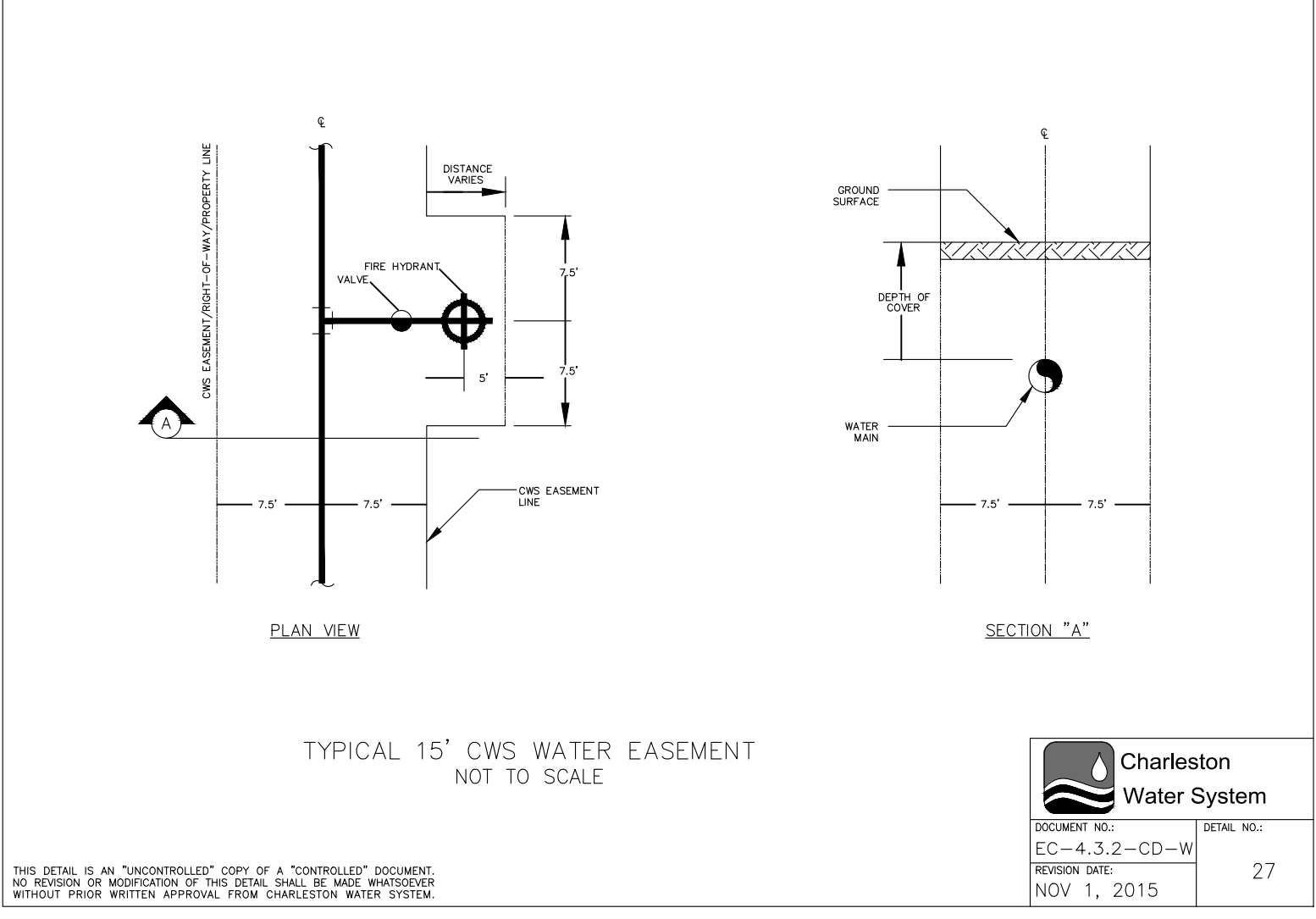
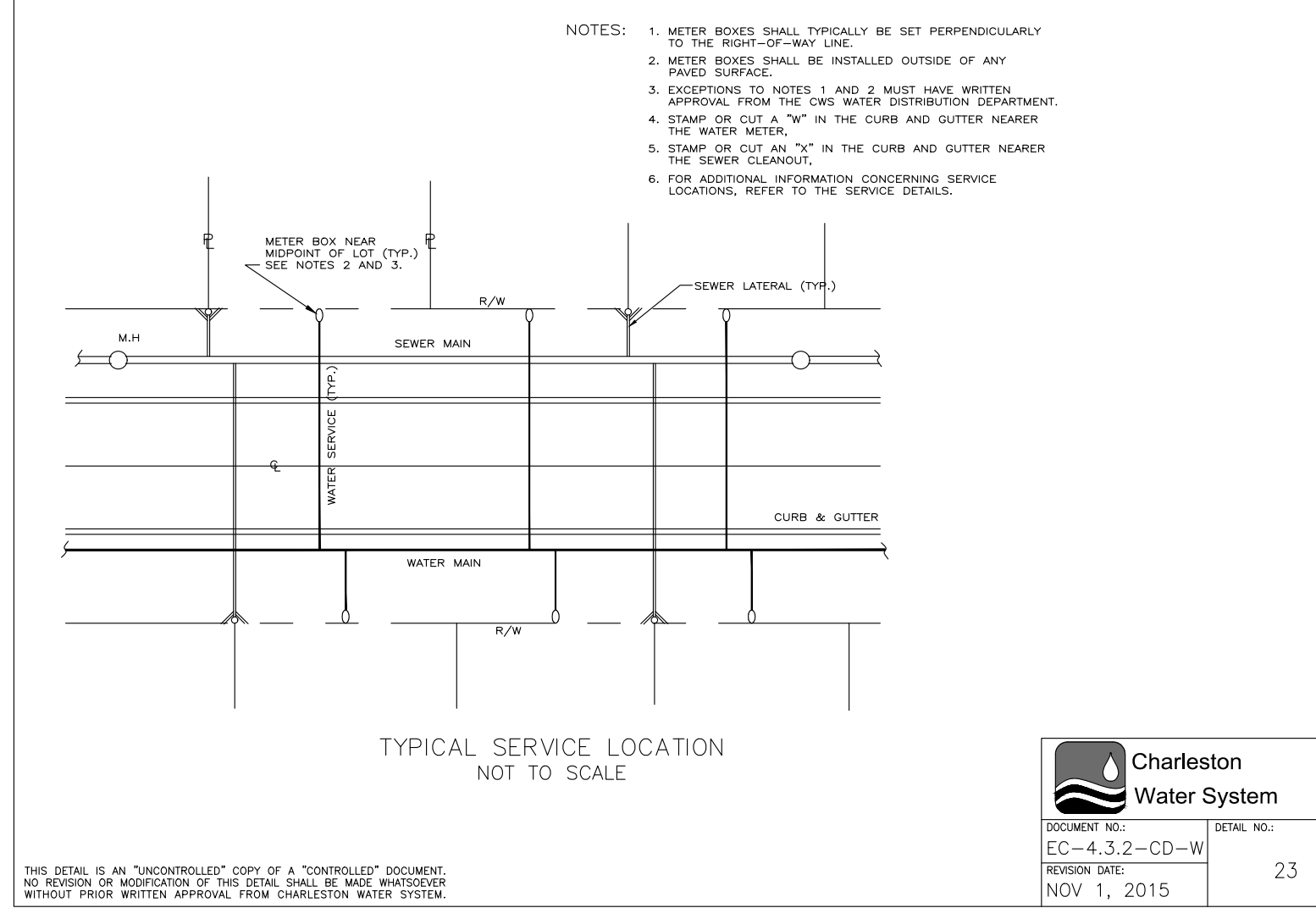
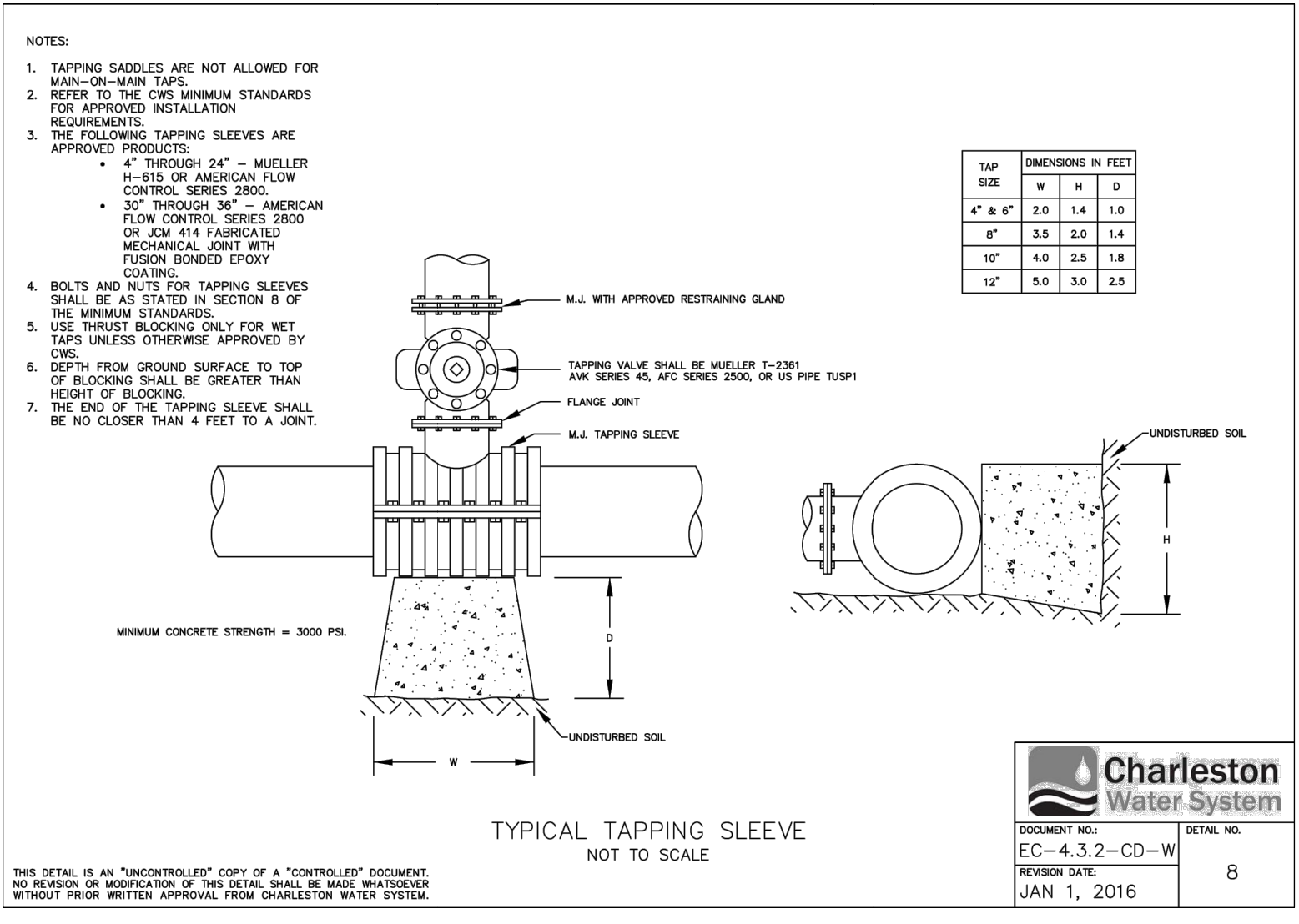
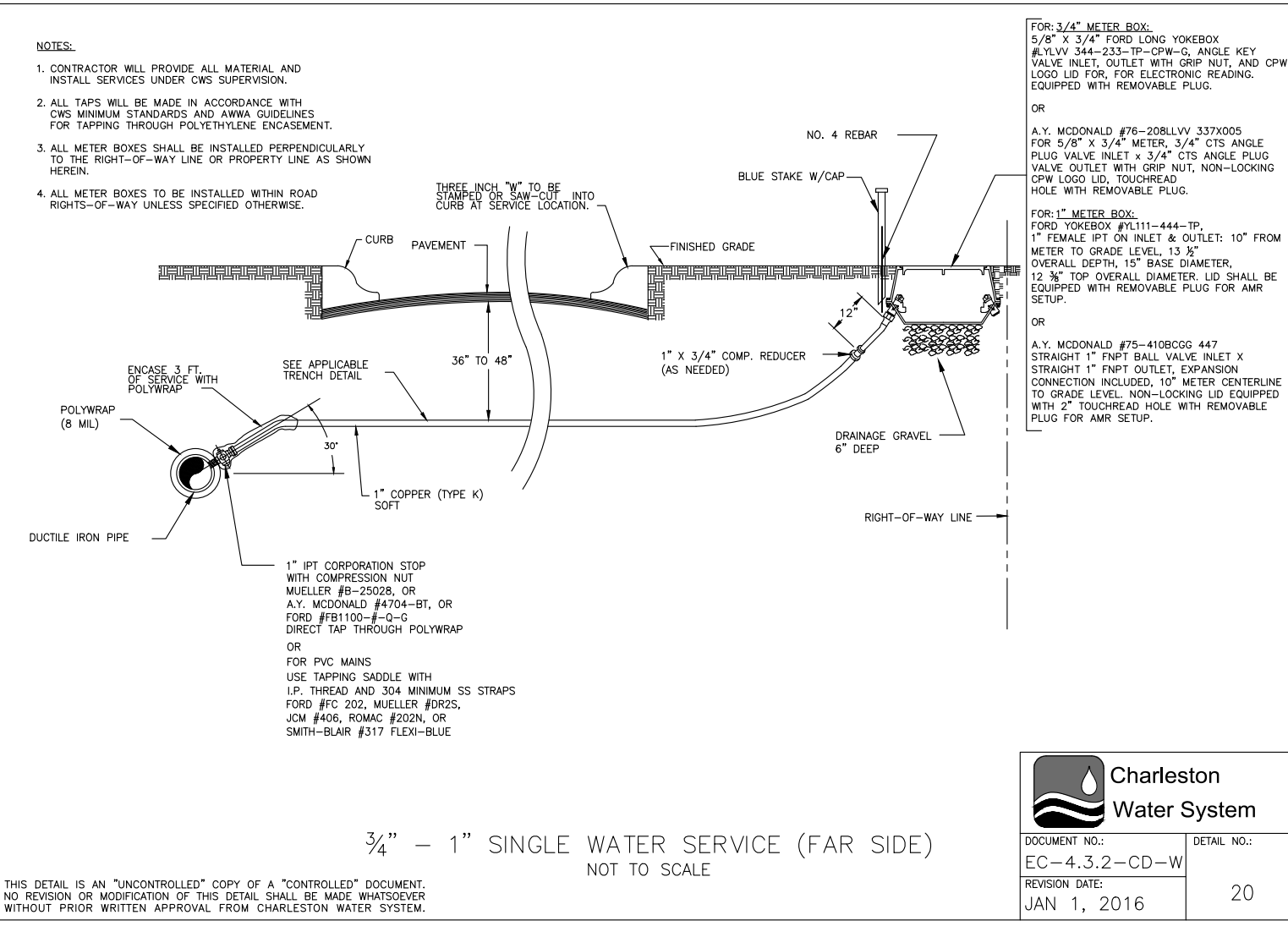
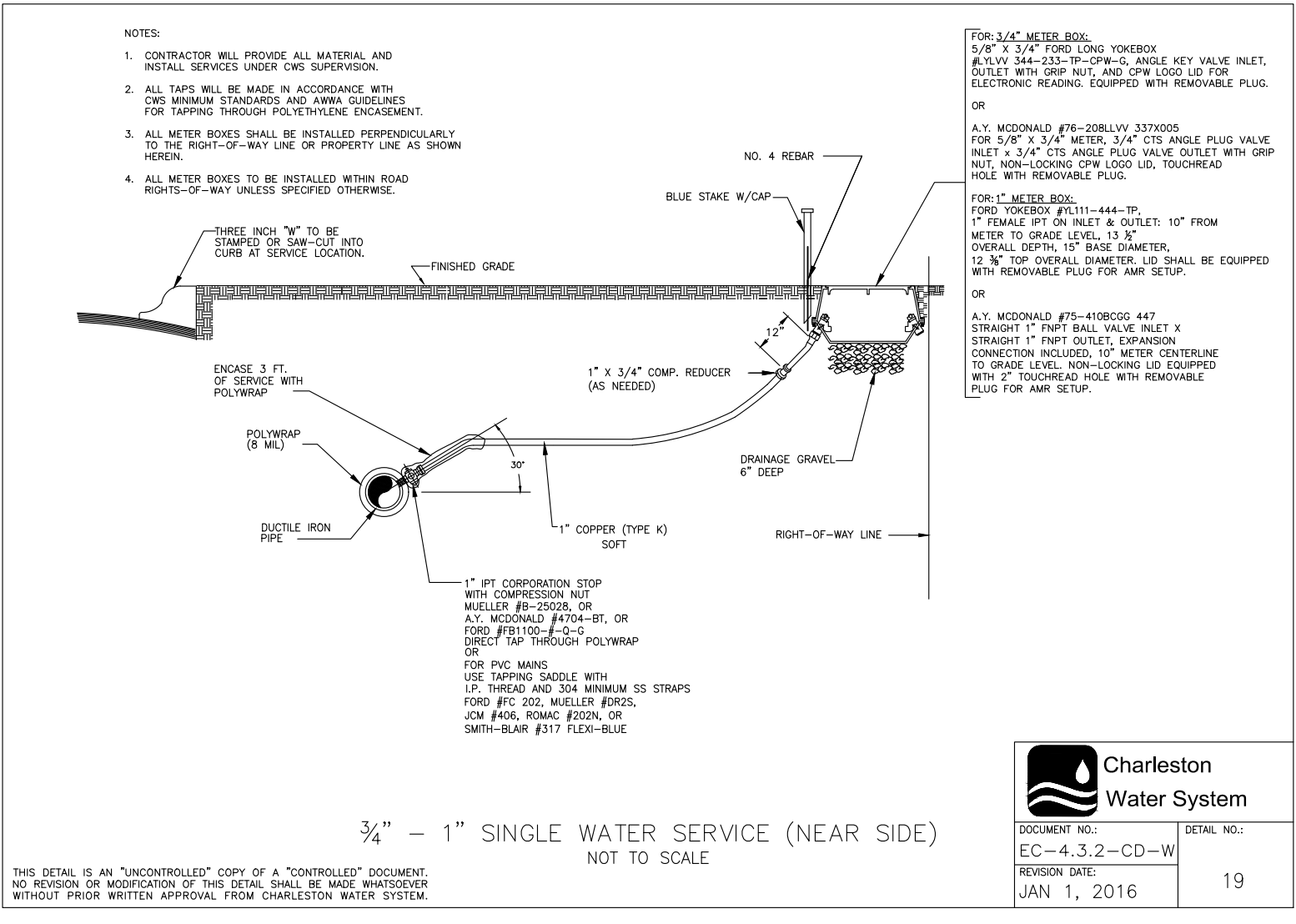
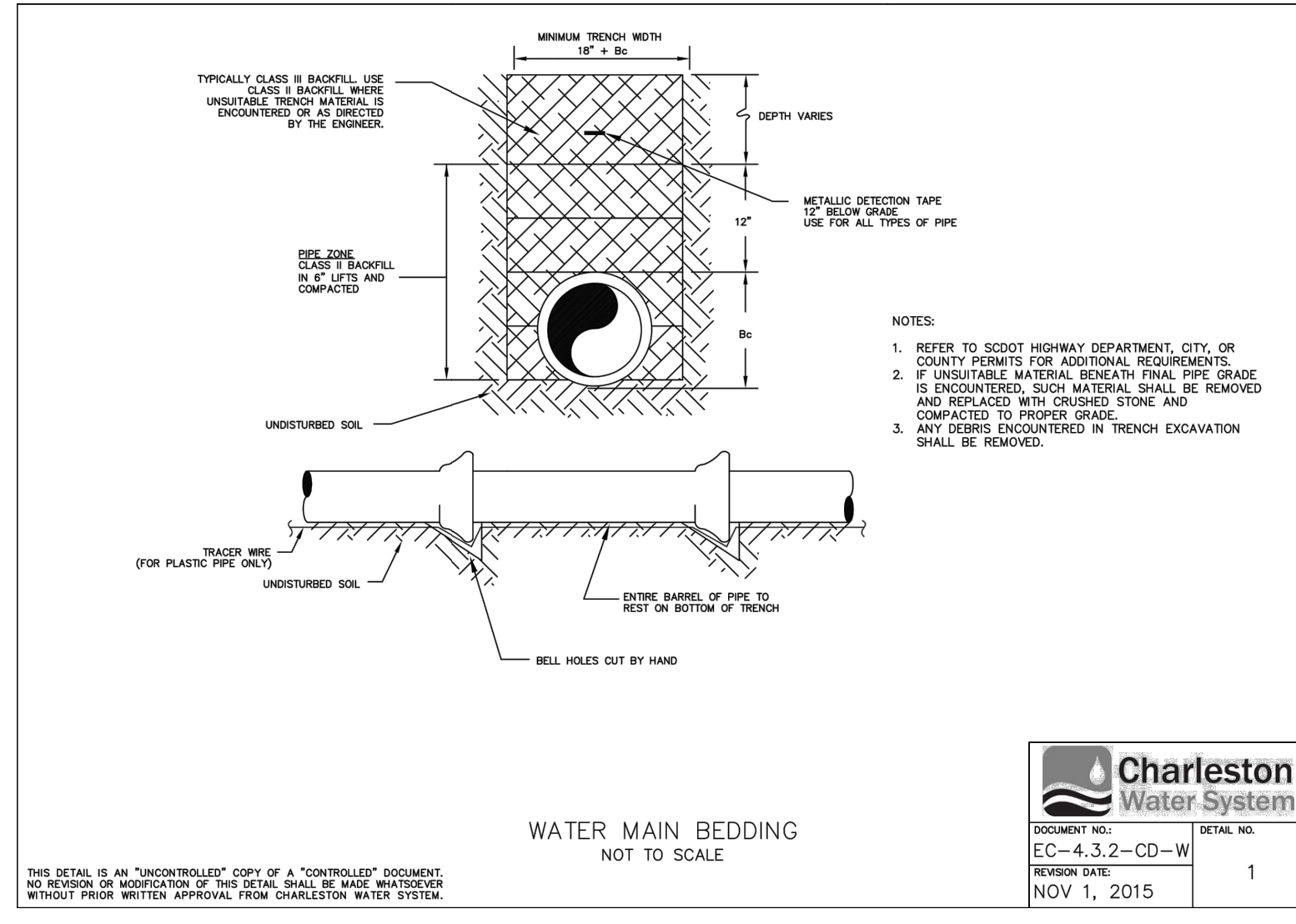
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MURRAY DRIVE TOWNHOMES

CIVIL

WATER DETAILS AT TOWN HOMES AT MURRAY DRIVE, CITY OF HANNAH, BERKELEY COUNTY, SC.
 TMS 265-16-07-022

DESIGNED: JKT
 DRAWN: JKT
 CHECKED: J.C.C.
 APPROVED: J.C.C.

SCALE: N/A
 DATE: NOVEMBER 11, 2021
 PROJECT CREATION DATE: FEBRUARY 15, 2021

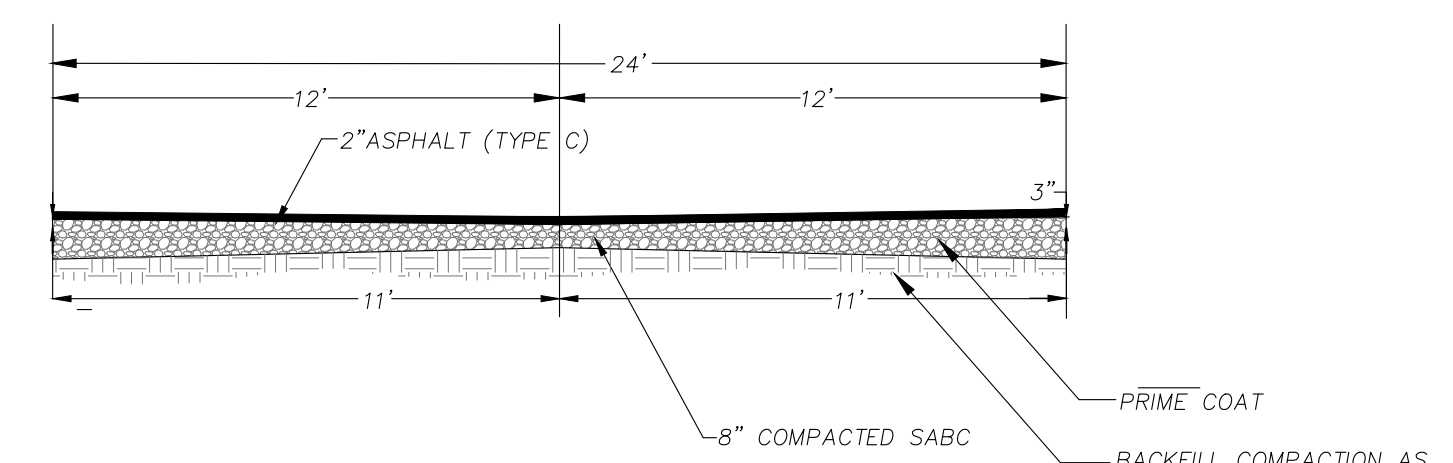
SHEET 13 OF 15

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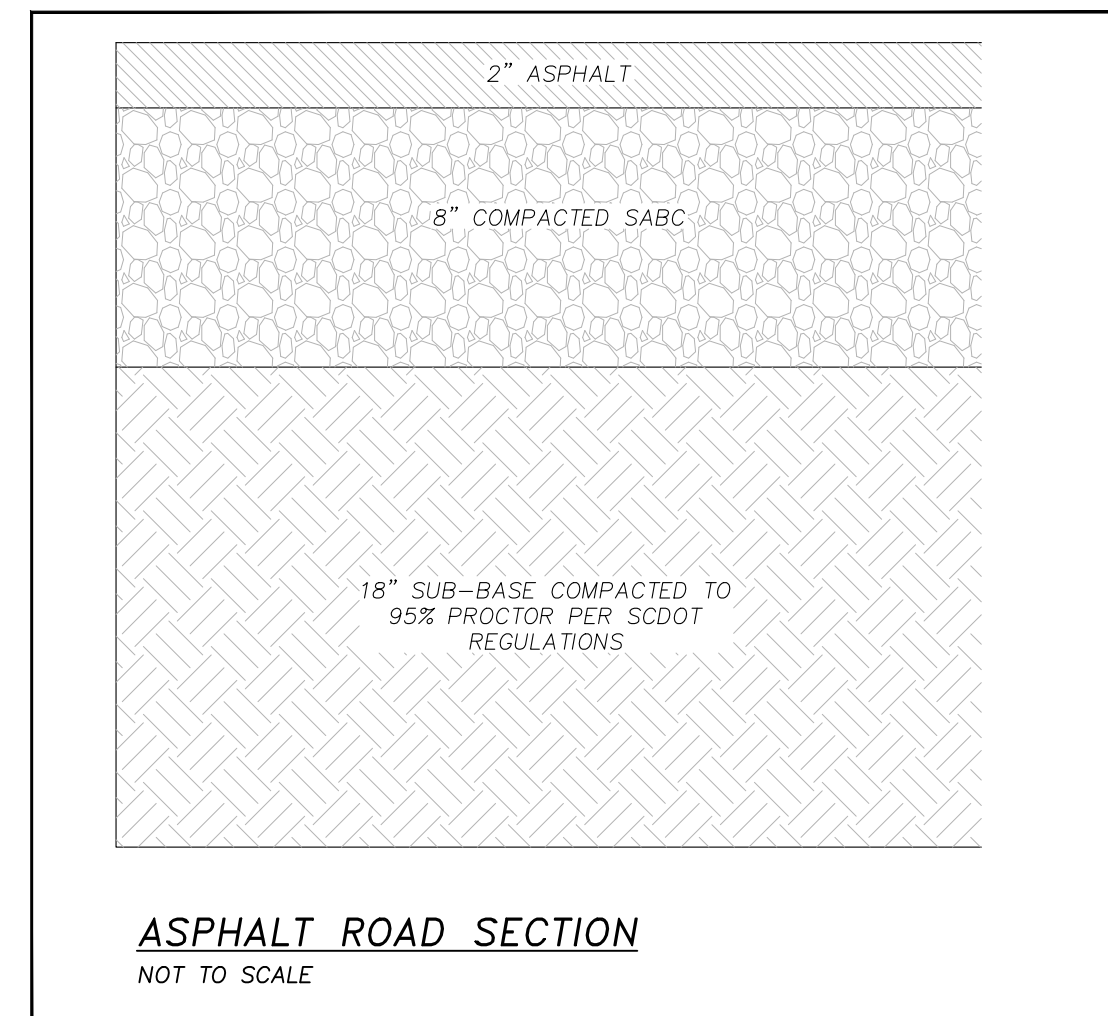
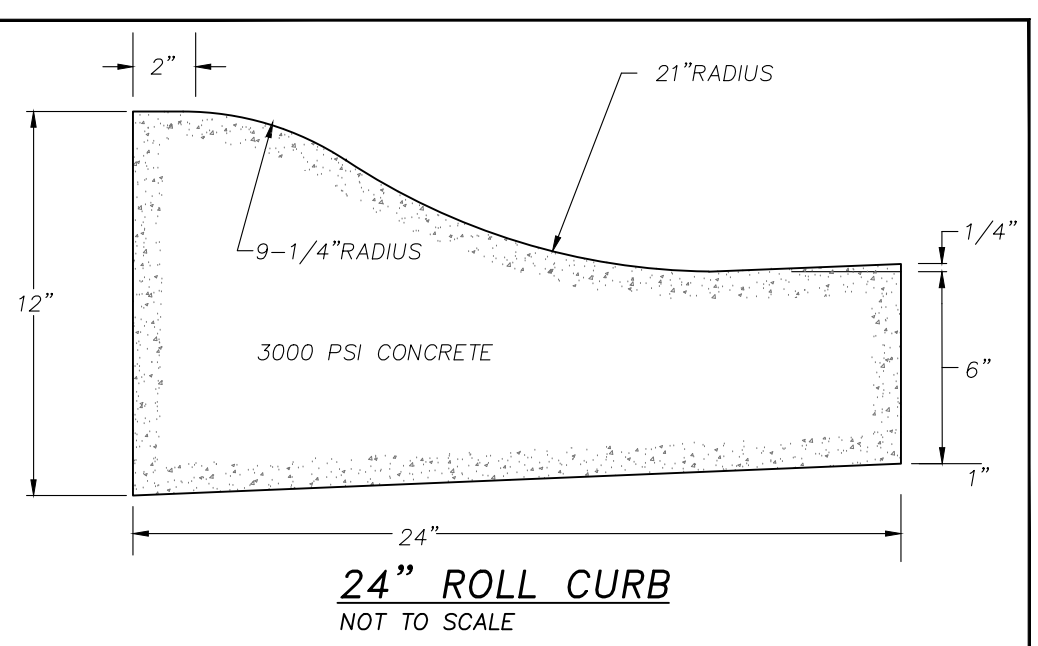
DATE: 11/10/2021 REVISED: 11/11/2021
5759 Murray Drive, Suite 111, Charleston, SC 29414

TYPICAL ROADWAY CROSS-SECTION (SIDEWALK BOTH SIDES)

NTS

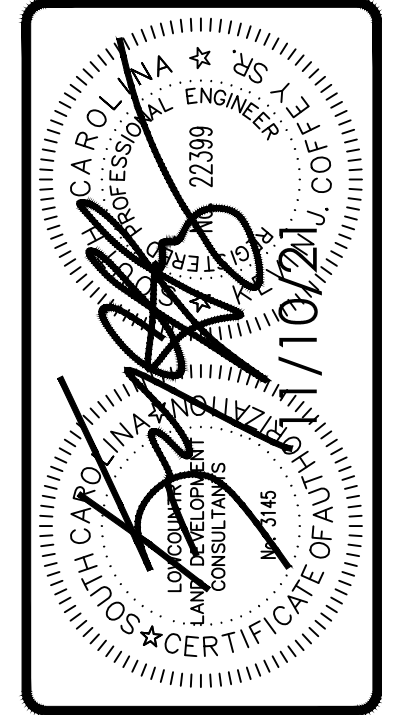
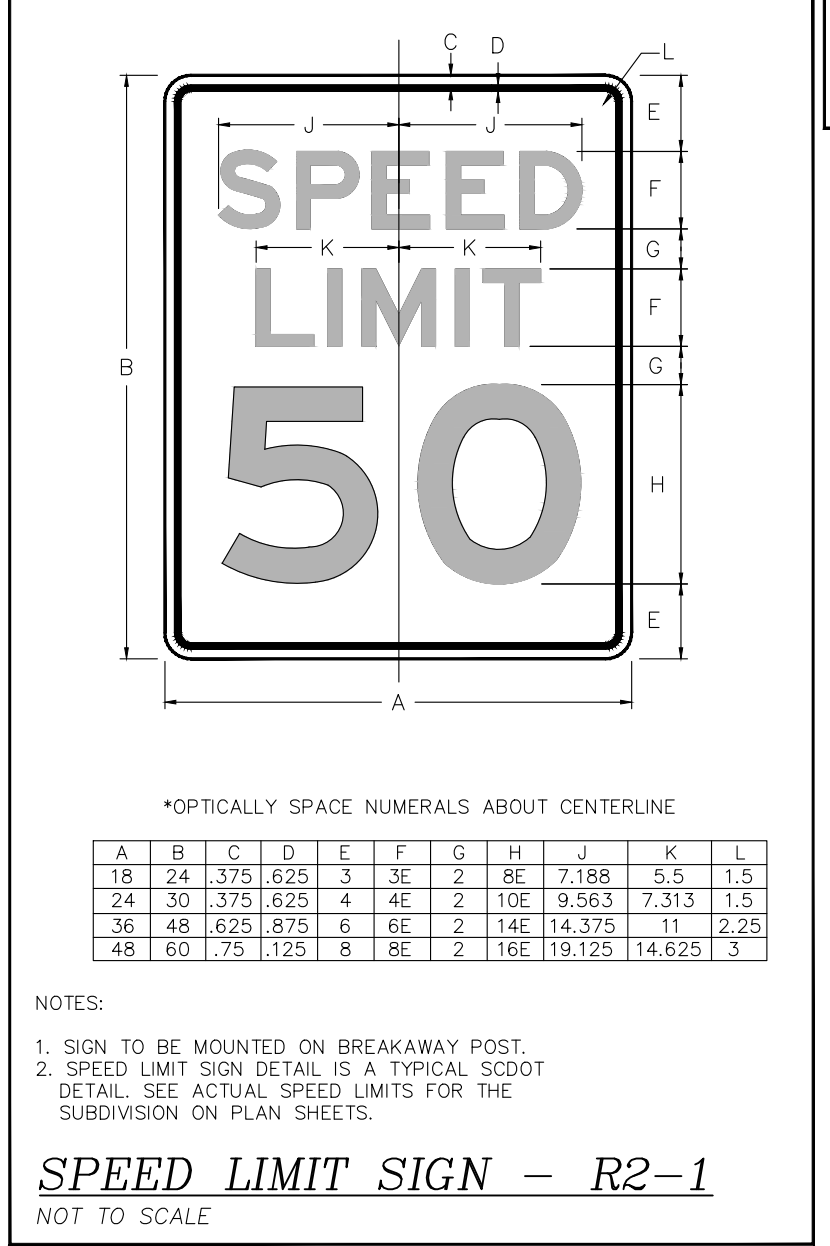
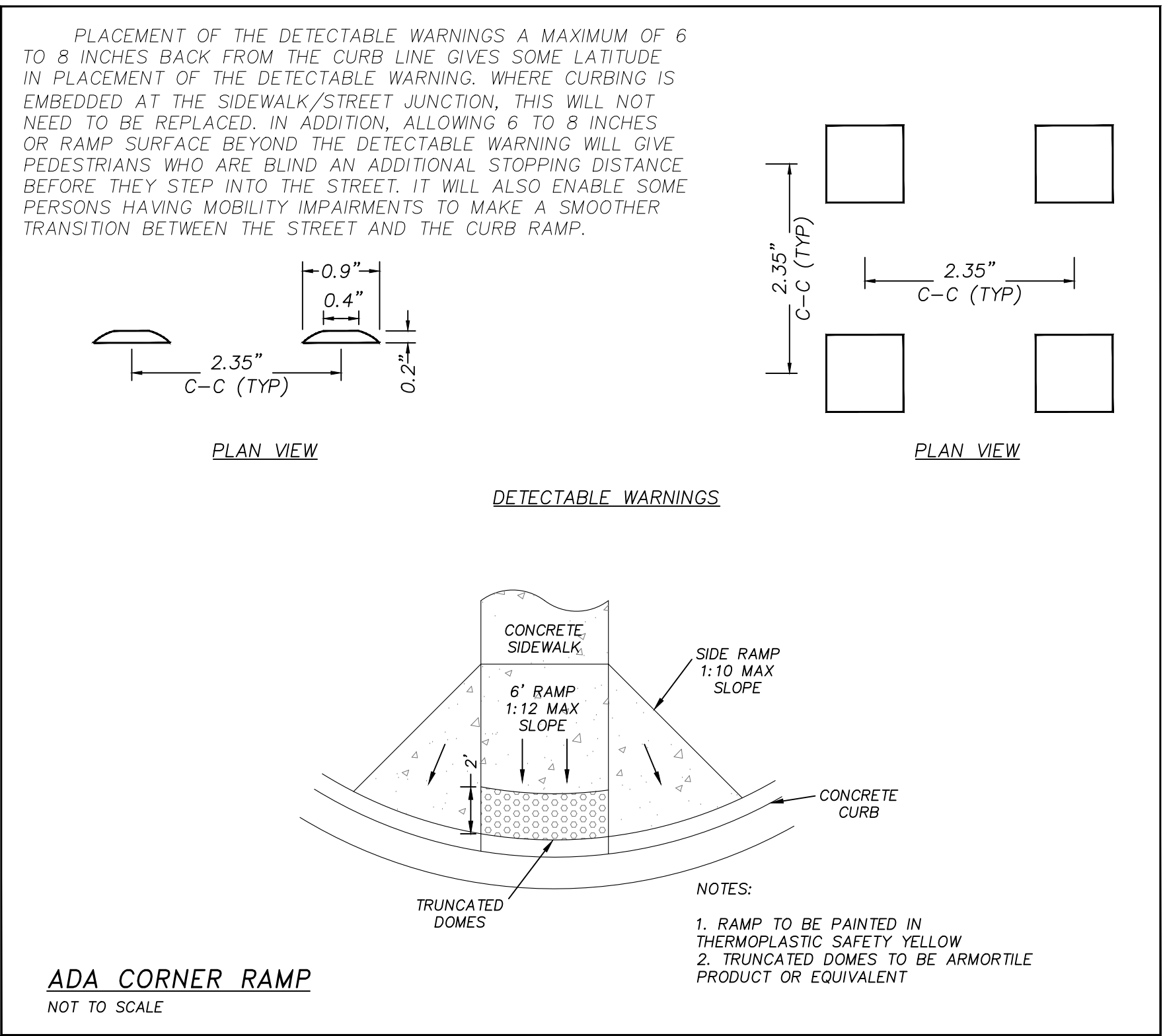
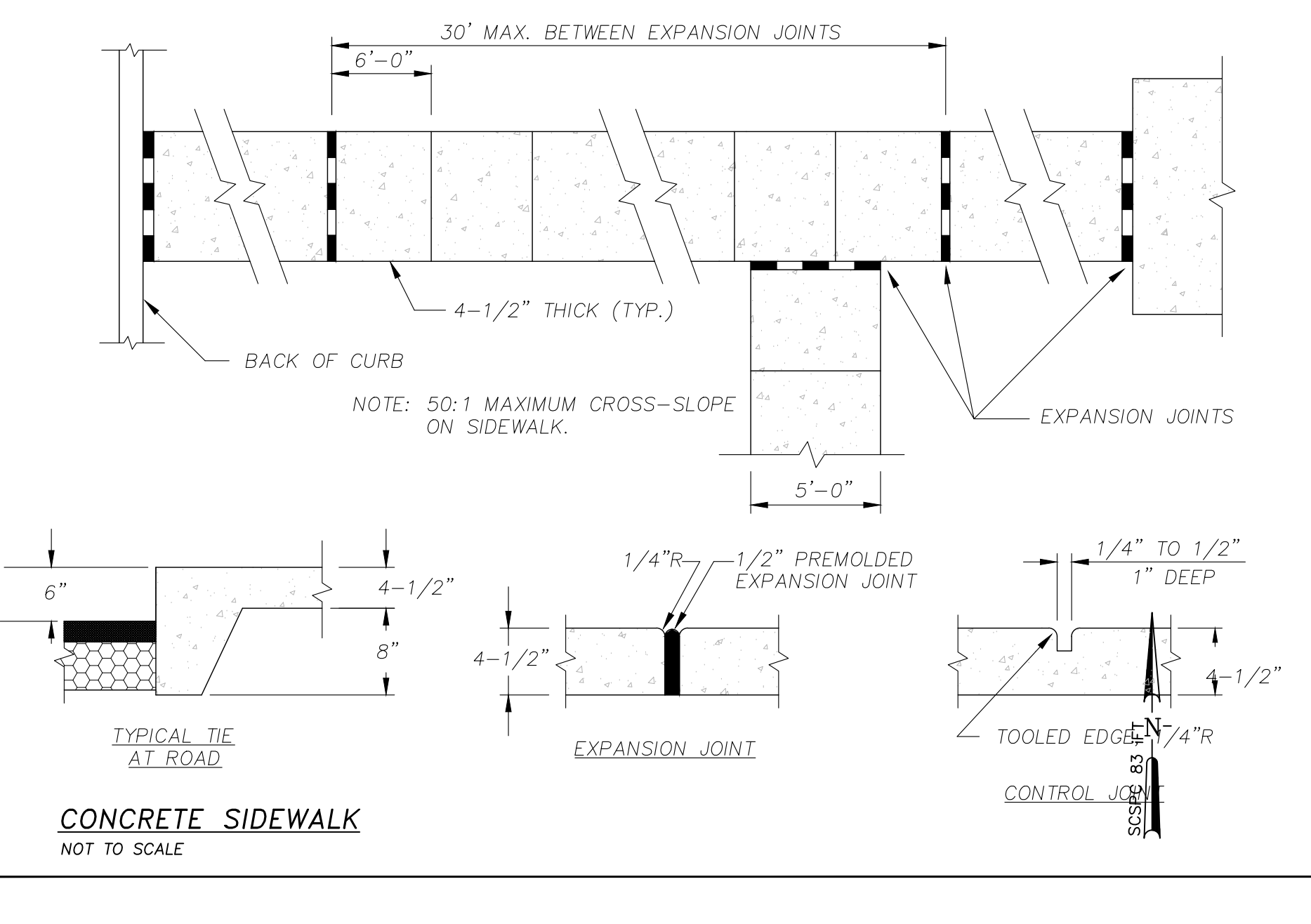
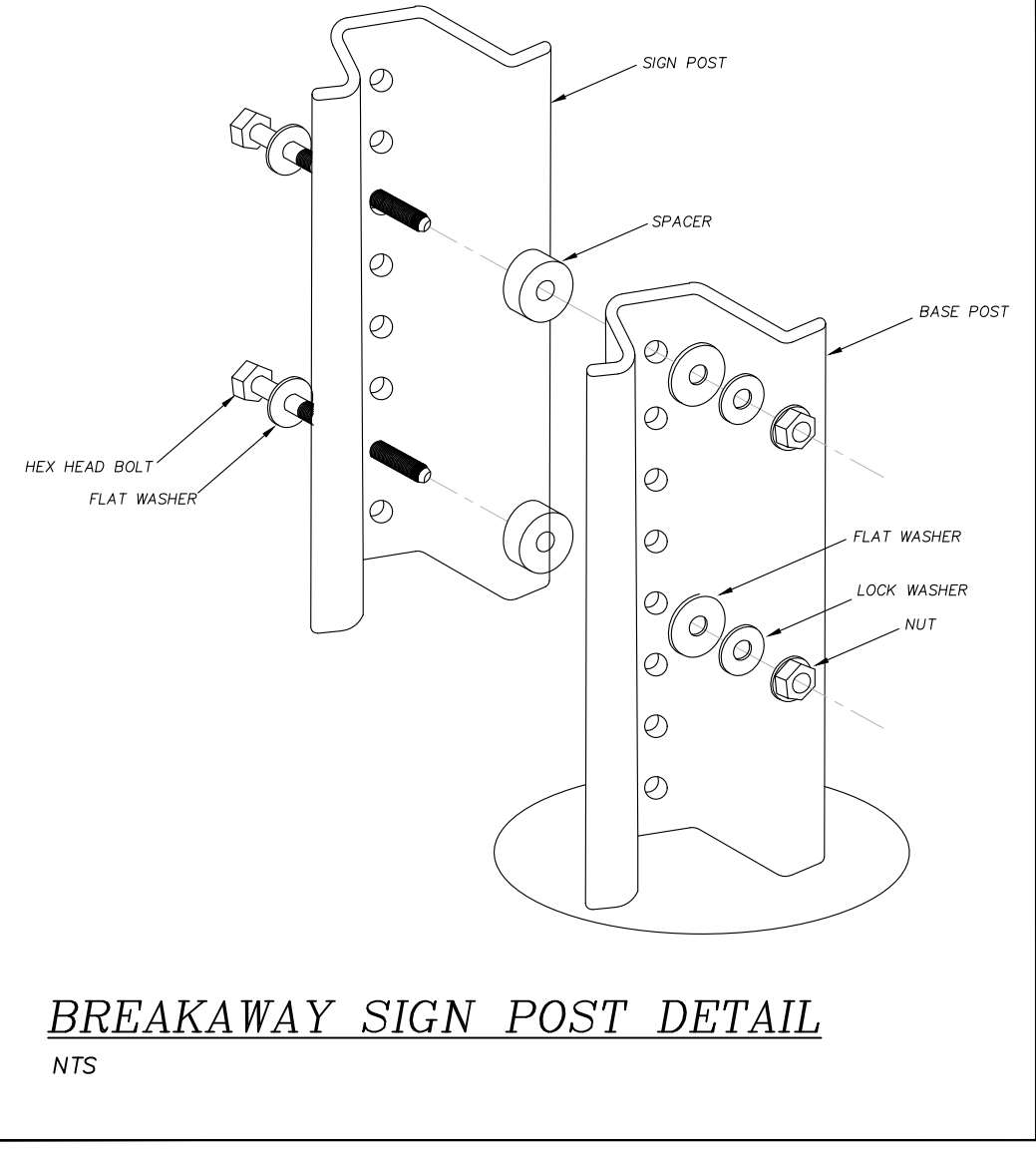
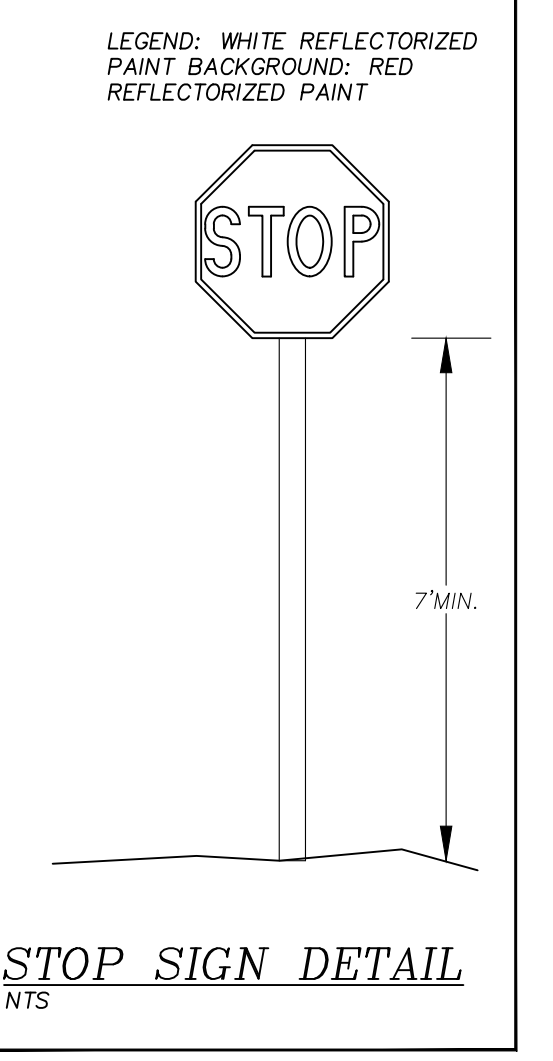
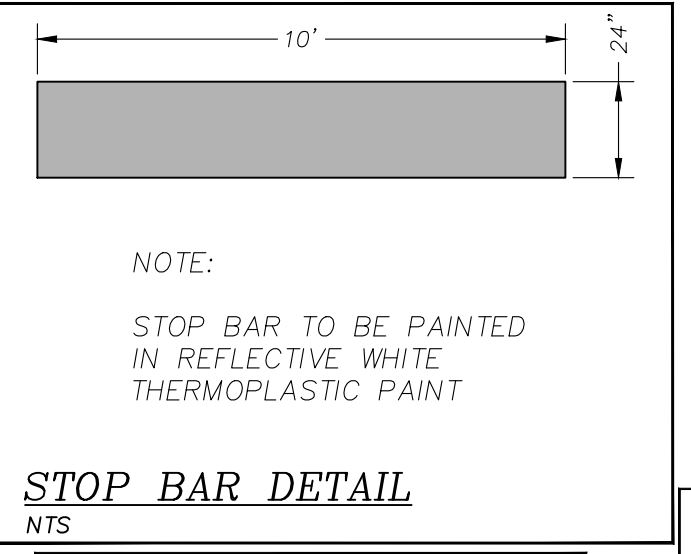
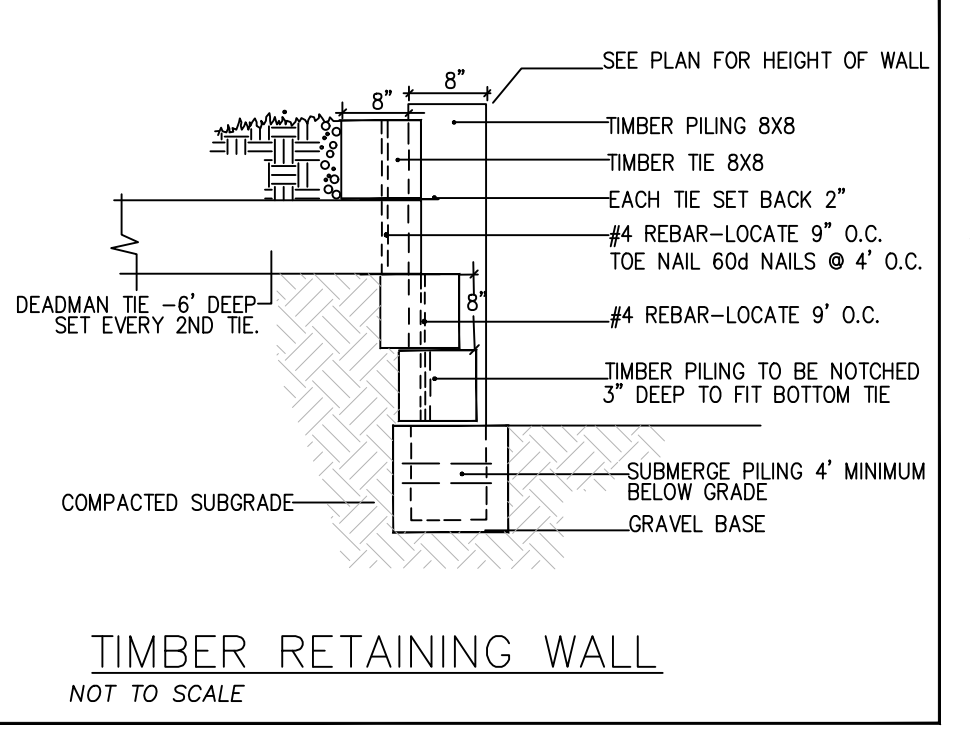
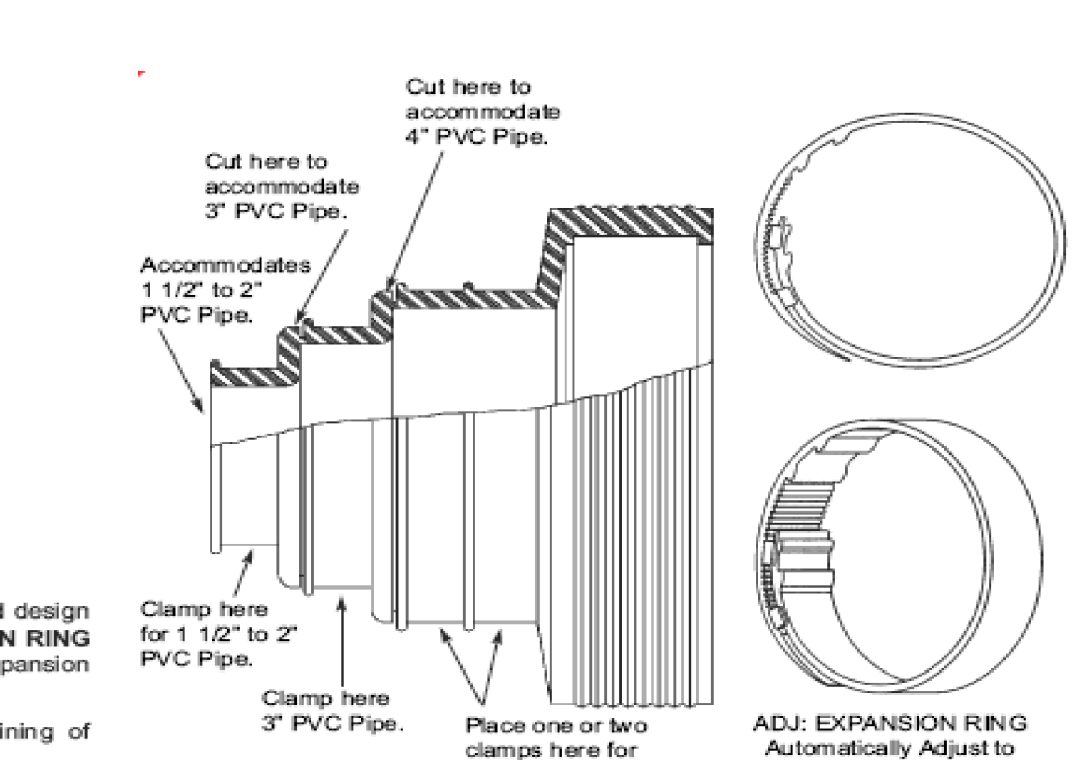
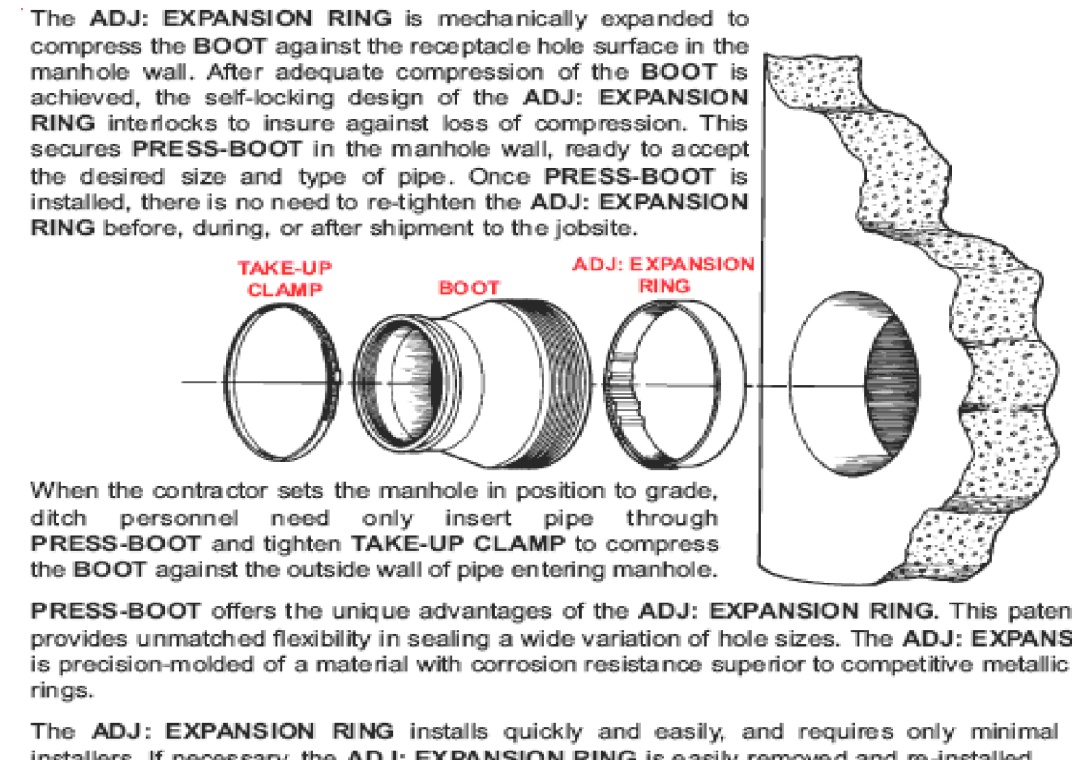
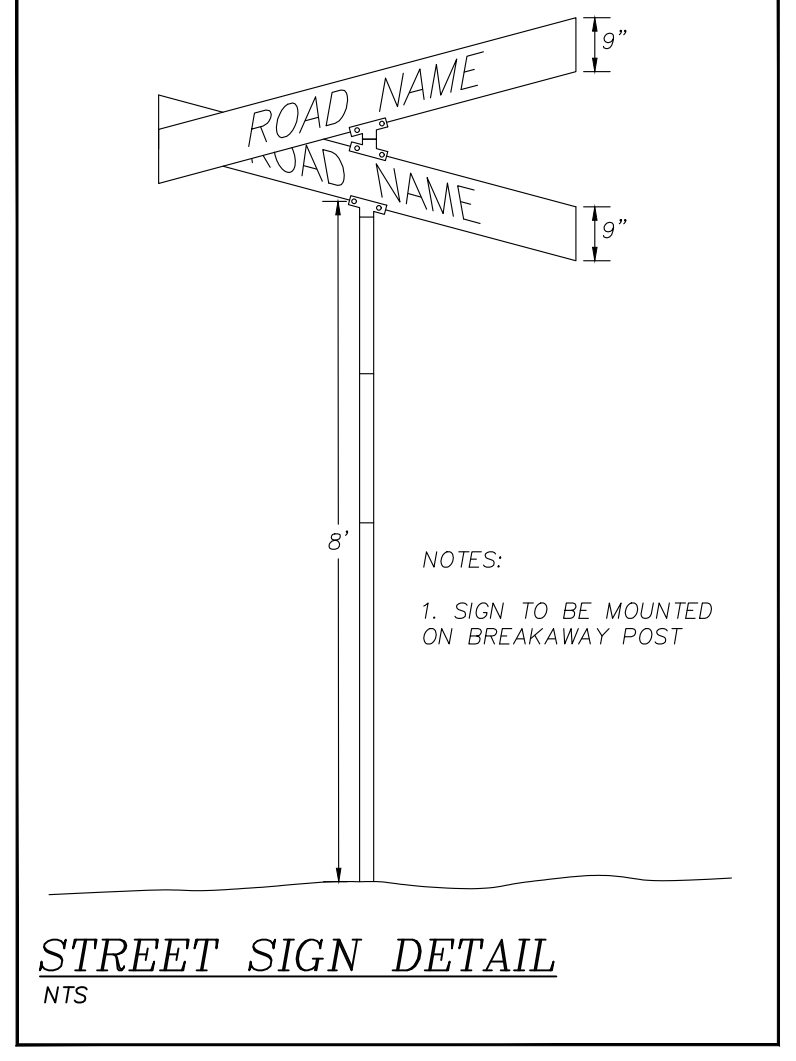
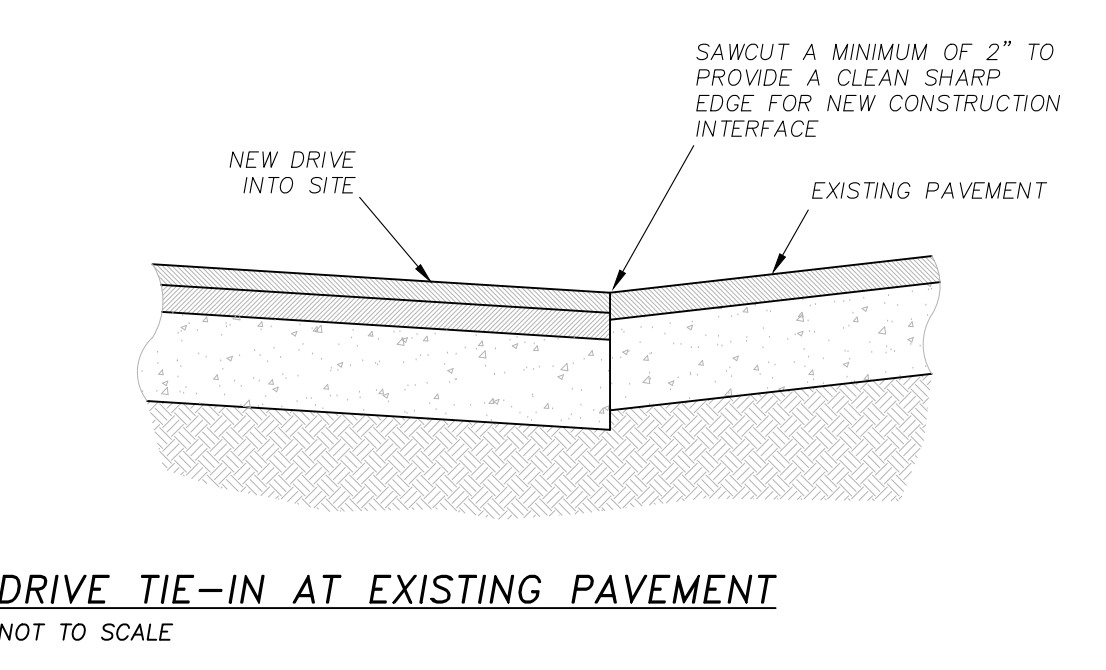
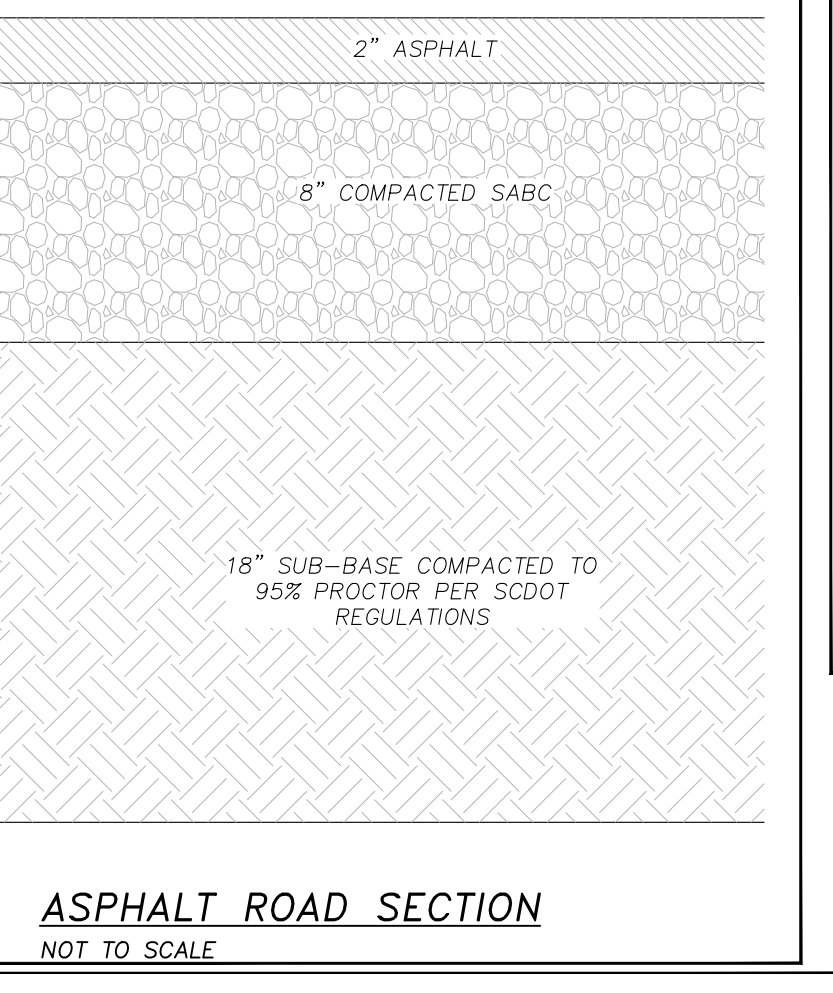
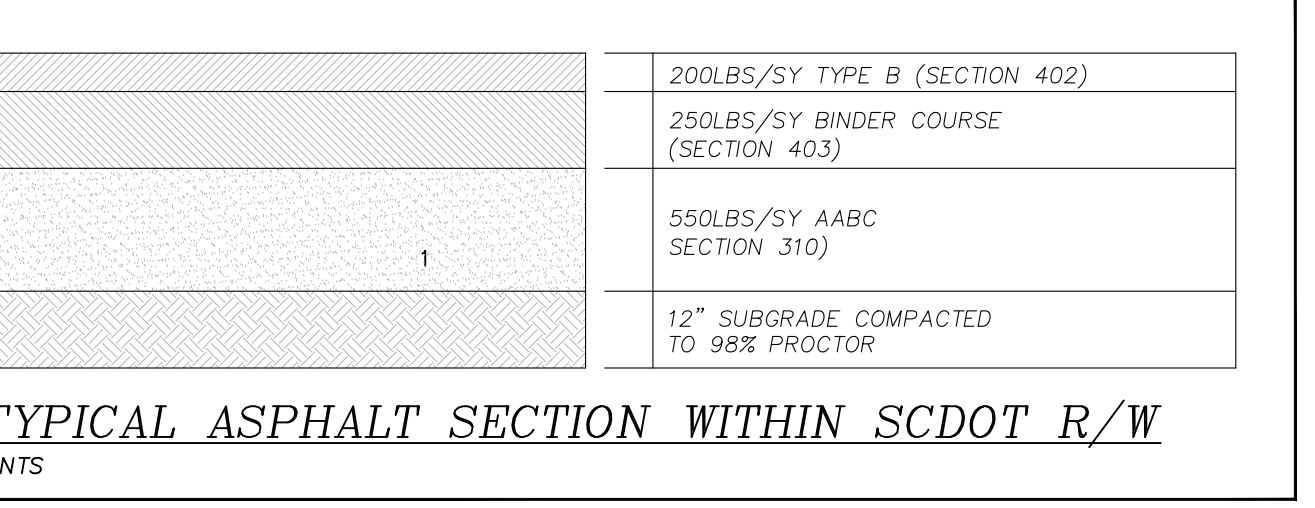
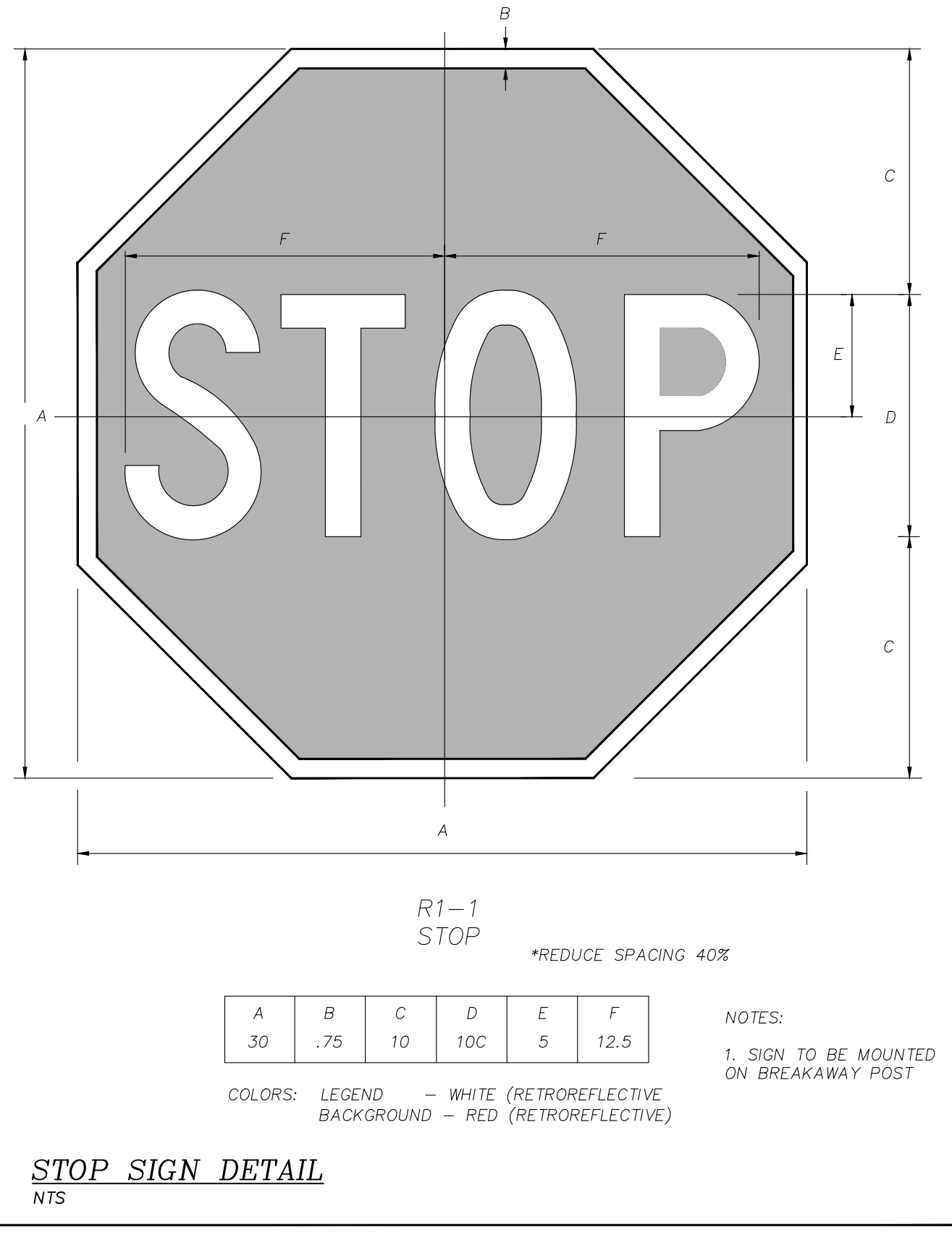
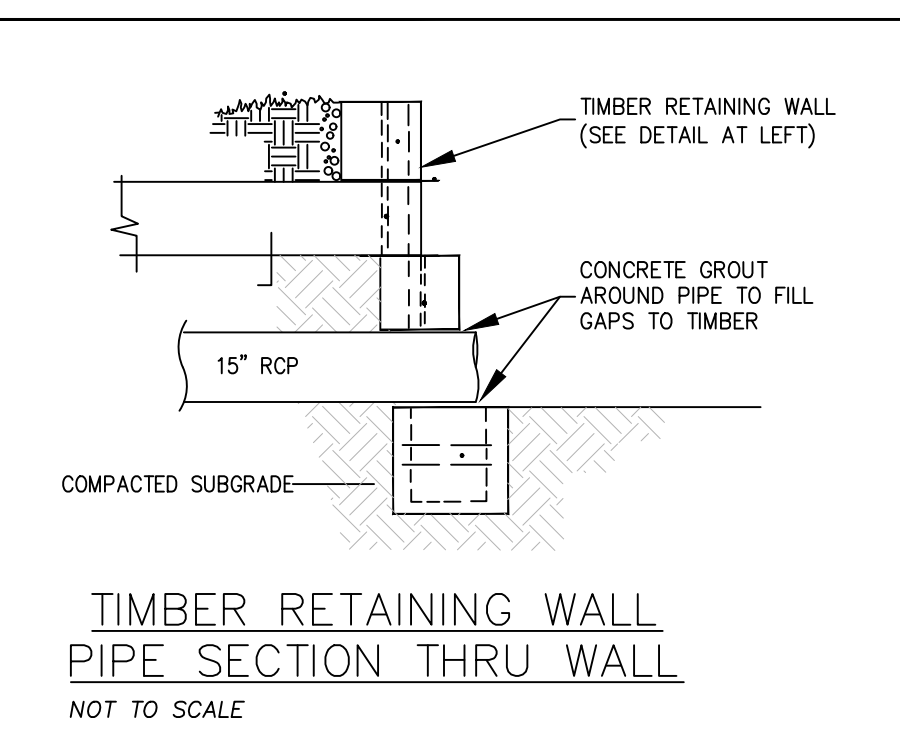
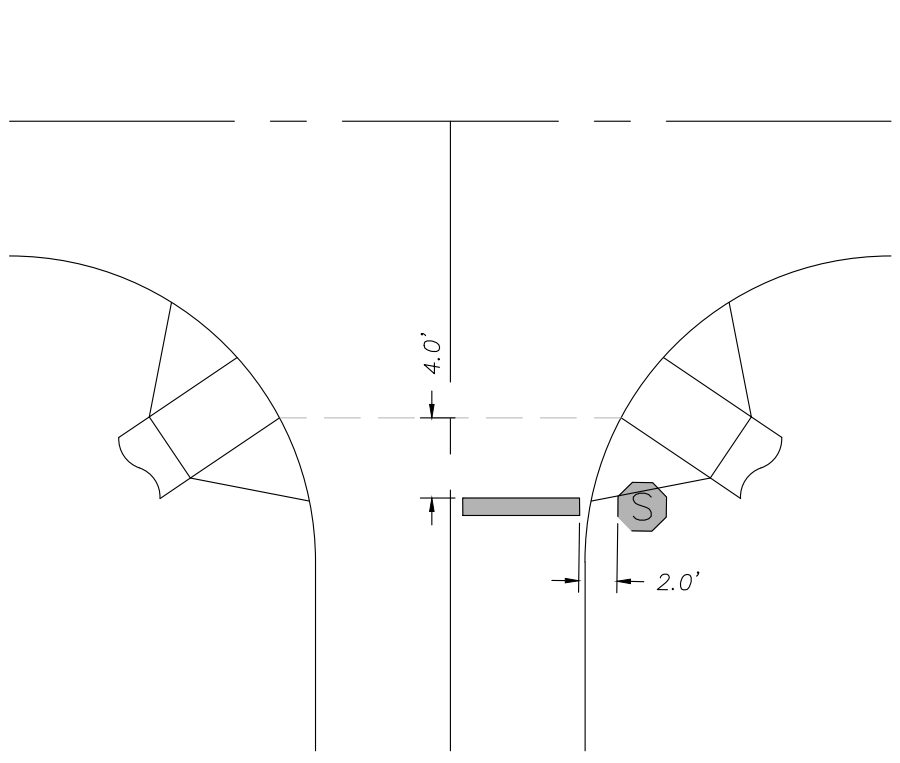


- NOTES:**
1. ALL ROADWAY AND DRAINAGE WORK SHALL CONFORM WITH CURRENT SCDOT AND CITY OF NORTH CHARLESTON SPECIFICATIONS.
 2. MUCKING SHALL BE PERFORMED AS NECESSARY. CONTRACTOR SHALL PROVIDE UNIT PRICE FOR MUCKING.
 3. ROADWAY CROSS-SECTION IS TYPICAL, EXCEPT WHERE SIDEWALK IS ONLY SHOWN ON THE PLANS ON ONE SIDE OF THE ROAD.
 4. PIPED UNDERDRAIN SHALL BE PROVIDED 100' EACH SIDE OF LOW POINTS. ADDITIONAL UNDERDRAIN MAY BE REQUIRED AT THE DISCRETION OF THE CITY ENGINEER OR INSPECTOR.



INTERSECTION DETAIL

NTS



Lowcountry
LAND DEVELOPMENT CONSULTANTS

3030 ASHLEY TOWN CENTER DR., SUITE 1014
CHARLESTON, SOUTH CAROLINA 29414
(843) 366-3996; (843) 366-3999 FAX
www.lowcountryltdc.com
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CIVIL ENGINEERS • PLANNERS • SURVEYORS • SCIENTISTS

SPRINGBOARD PROPERTIES LLC
1012 Dominion Drive,
Hanahan, SC 29410

**MURRAY DRIVE
TOWNHOMES**

CIVIL

EROSION DETAILS
TOWN HOMES AT
MURRAY DRIVE
CITY OF HANNAH,
BERKELEY COUNTY SC.
TMS 265-16-07-022

REVISION DATE

NO.	DESCRIPTION	DATE	BY	CHECKED	SCALE	DATE LAST SAVED
1					N/A	NOVEMBER 11, 2021

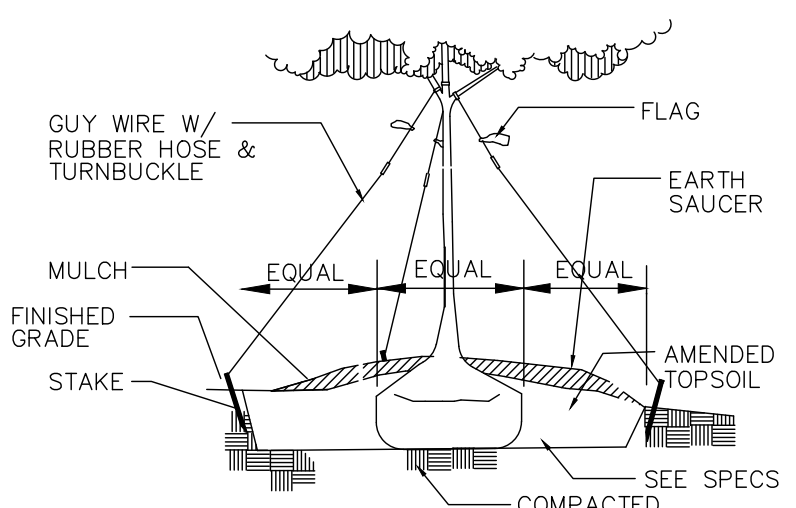
PROJECT CREATION DATE: FEBRUARY 15, 2021

CHECKED: J.K.C. / APPROVED: J.K.C.

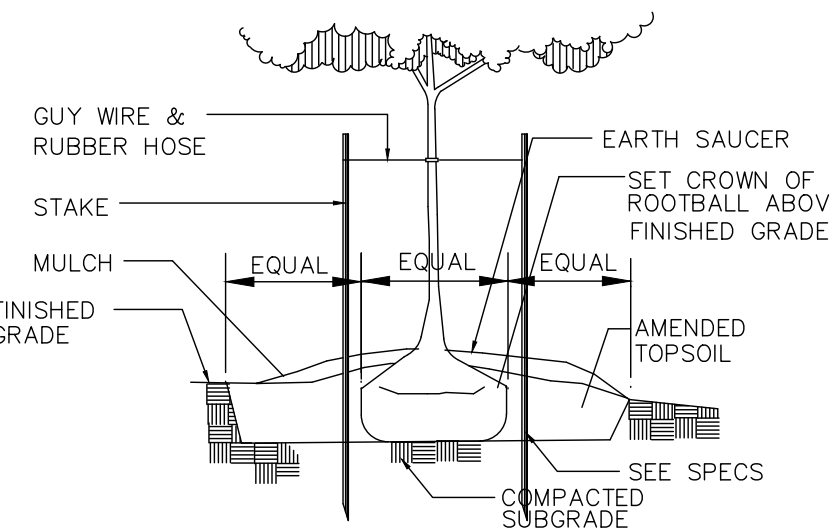
DESIGNED: J.K.T. / DRAWN: J.K.T.

SHEET 15 OF 15

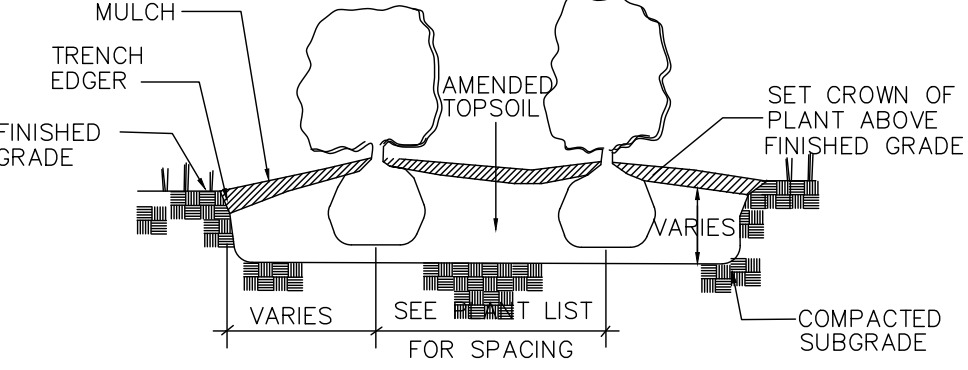
THE DRAWINGS AND DESIGN THEREIN ARE THE PROPERTY OF LOWCOUNTRY LAND DEVELOPMENT CONSULTANTS AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION



CANOPY TREE PLANTING
N.T.S.

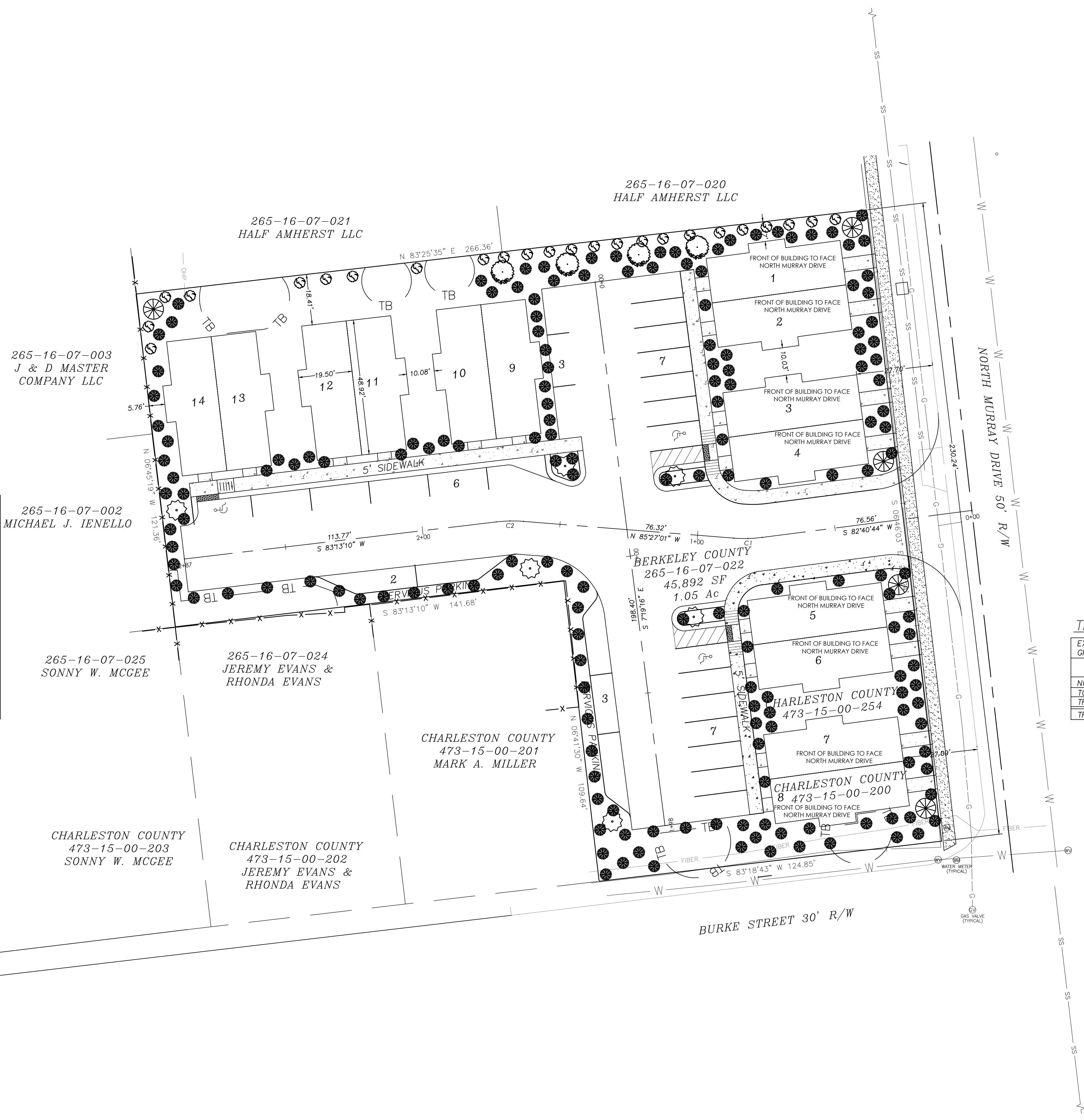


UNDERSTORY TREE PLANTING
N.T.S.



SHRUB/GROUND COVER PLANTING
N.T.S.

WATERING SCHEDULE
ACCEPTABLE WATERING METHODS
1. GATOR BAGS
2. SAUCER WITH HAND WATERING
3. IRRIGATION
PLANS FOR IN-GROUND IRRIGATION SYSTEMS SHALL BE SUBMITTED AT TIME OF REVIEW FOR APPROVAL.
WATERING LOG MAY BE REQUIRED TO BE SUBMITTED.
RECOMMENDED WATERING:
4" CALIPER OR LESS, AND PALMETTOS
1. 10 GALLONS/DAY EVERY DAY FOR 30 DAYS AFTER PLANTING
2. 15 GALLONS/DAY 2 TIMES PER WEEK FOR 3 MONTHS THEREAFTER
3. 20 TO 25 GALLONS PER WEEK UNTIL 1 YEAR AFTER INSTALLATION
4" TO 6" CALIPER
1. 15 GALLONS/DAY EVERY DAY FOR 30 DAYS AFTER PLANTING
2. 20 GALLONS/DAY 2 TIMES PER WEEK FOR 3 MONTHS THEREAFTER
3. 30 GALLONS PER WEEK UNTIL 1 YEAR AFTER INSTALLATION
IF THE LANDSCAPING CONTRACTOR HAS A MORE INTENSIVE WATERING SCHEDULE, PLEASE CONSULT WITH THEM REGARDING THEIR WARRANTY.



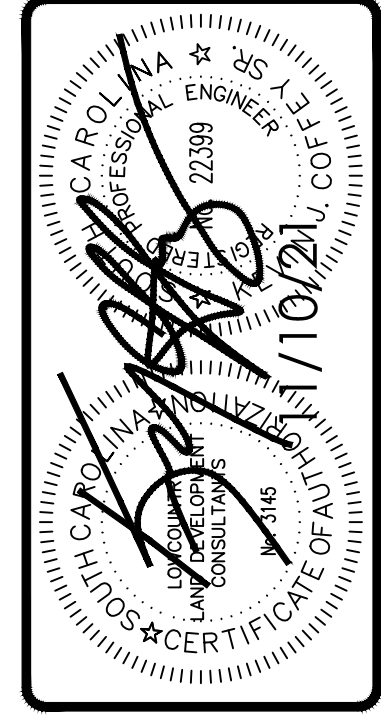
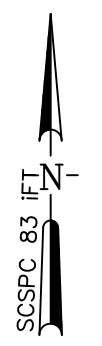
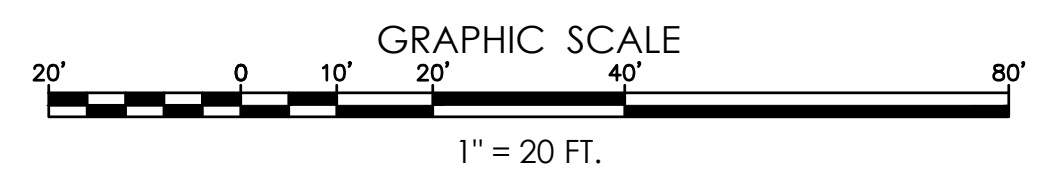
Curve Table					
Curve #	Length	Radius	Delta	Bearing	Tangent
C1	10.36'	50.00'	11°52'15"	S 88°36'52" W	10.34'
C2	9.89'	50.00'	11°19'49"	S 88°53'05" W	9.87'

FRONT BUFFER		
CANOPY TREES		
QUANTITY	NAME	SIZE
5	Quercus Virginiana 'Live Oak'	(3" dbh) 12' ht. B & B
6	Acer Rubrum 'Red Maple'	(3" dbh) 12' ht. B & B
UNDERSTORY TREES		
QUANTITY	NAME	SIZE
4	Lagerstroemia indica 'Catawba Crape Myrtle'	(2" dbh) 6-8' ht. B & B
SHRUBS		
QUANTITY	NAME	SIZE
24	Ilex cornuta 'Carissa' 'Carissa Holly'	2' ht. x 4' spd.
173	Pittosporum tobira 'Wheeler's Dwarf' 'Dwarf Pittosporum'	4' ht. x 4' spd.

MULCHING MATERIAL, SEEDING, SODDING AND ANNUALS TO BE DETERMINED BY LANDSCAPE CONTRACTOR. TREES SHOULD NOT BE SPACED MORE THAN 50 FEET APART ON CENTER.

TREE LEGEND

EXISTING TREES GRAND	EXISTING TREES PROTECTED	GRAND TO BE REMOVED	PROTECTED TO BE REMOVED	GRAND TO BE SAVED	PROTECTED TO BE SAVED
1	7	1	7	0	0
NUMBER OF REPLACEMENT TREES REQUIRED (40" DBH/ACRE)					4
TOTAL TREES TO BE PLANTED IN BUFFER AREAS					4
TREE MITIGATION FOR REMOVAL OF 24" GUM TREE (3" CALIPER TREES)					8
TREES REQUIRED TO BE PLANTED BASED ON MITIGATION, REPLACEMENT TREES & BUFFERS					16



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CIVIL ENGINEERS ★ PLANNERS ★ SURVEYORS ★ SCIENTISTS

SPRINGBOARD PROPERTIES LLC
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Hartwood, SC 29410

MURRAY DRIVE TOWNHOMES

SITE PLAN
TOWN HOMES AT
MURRAY DRIVE
CITY OF HANNAH,
BERKELEY COUNTY SC.
TMS 265-16-07-022

REVISION	DATE	DESCRIPTION	SCALE	DATE LAST SAVED
			N/A	NOVEMBER 11, 2021
DESIGNED	JKT			FEBRUARY 15, 2021
DRAWN	JKT			
CHECKED	KJC			
APPROVED	KJC			

MAYOR
CHRISTIE RAINWATER

CITY ADMINISTRATOR
MIKE COCHRAN



CITY COUNCIL
KEVIN HEDGPETH, MAYOR PRO-TEM
KEN BOGGS
JEFF C. CHANDLER
MIKE DYSON
MICHAEL SALLY
ADAM SPURLOCK

Staff Report

To: The Hanahan Planning Commission
Cc: Larry Sturdivant, Building Official; Ray Wrenn, the Wrenn Group, Lee Rodriguez, LFK Architects, LLC
From: Alexis Kiser, Planner/Economic Development Director
Date: November 30, 2021
Re: Bowen “Greenway” Site Plan Submittal

Applicant/Owner: Ray Wrenn, the Wrenn Group
Location: Northeast of the Evening Tide Drive-Caisa Alley intersection
Tax Map Number(s): 265-00-00-170,259-00-00-125
Approval Requested: Site Plan Approval Request
Existing Zoning/Land Use: PD Development, Type B

Applicant provided staff the submittal for the “Greenway” at Bowen on November 18, 2021 and requested that it be on the December Planning Commission Meeting. City staff and the Planning Commission have previously requested that submissions be made 25 days in advance. Staff recommends that Planning Commission *defer* this submission to the January Planning Commission Meeting.

DATE: 11.18.21

TO: Hanahan Planning Commission

C/O Larry Sturdivant



FROM: LFK Architects, LLC

(Contact) **Losse F. Knight III, AIA, NCARB**

802 Coleman Blvd., Suite 100

Mt. Pleasant, SC 29464

Ph: (843)-330-8940

losse@lfkarchitect.com

City of Hanahan
Mr. Larry Sturdivant
1255 Yeamans Hall Road
Hanahan, SC 29410

November 18, 2021

By Hand Delivery and Electronic Mail

Reference: Site Plan Submittal for Project titled "The Greenway" at Bowen

Larry,

We are pleased to submit the Site Plan Diagram for approval by the Planning Commission at the meeting scheduled for December 7th, 2021. Please place us on the agenda for that meeting. This submittal is made in accordance with the required Item Number 8 of the "Type B Planned Development" for "Foster Creek Village." We have also reviewed and complied with item 601.3 "Site Plan" requirements of the

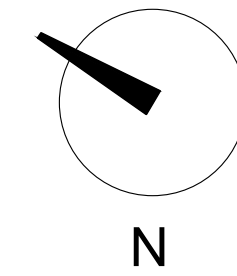
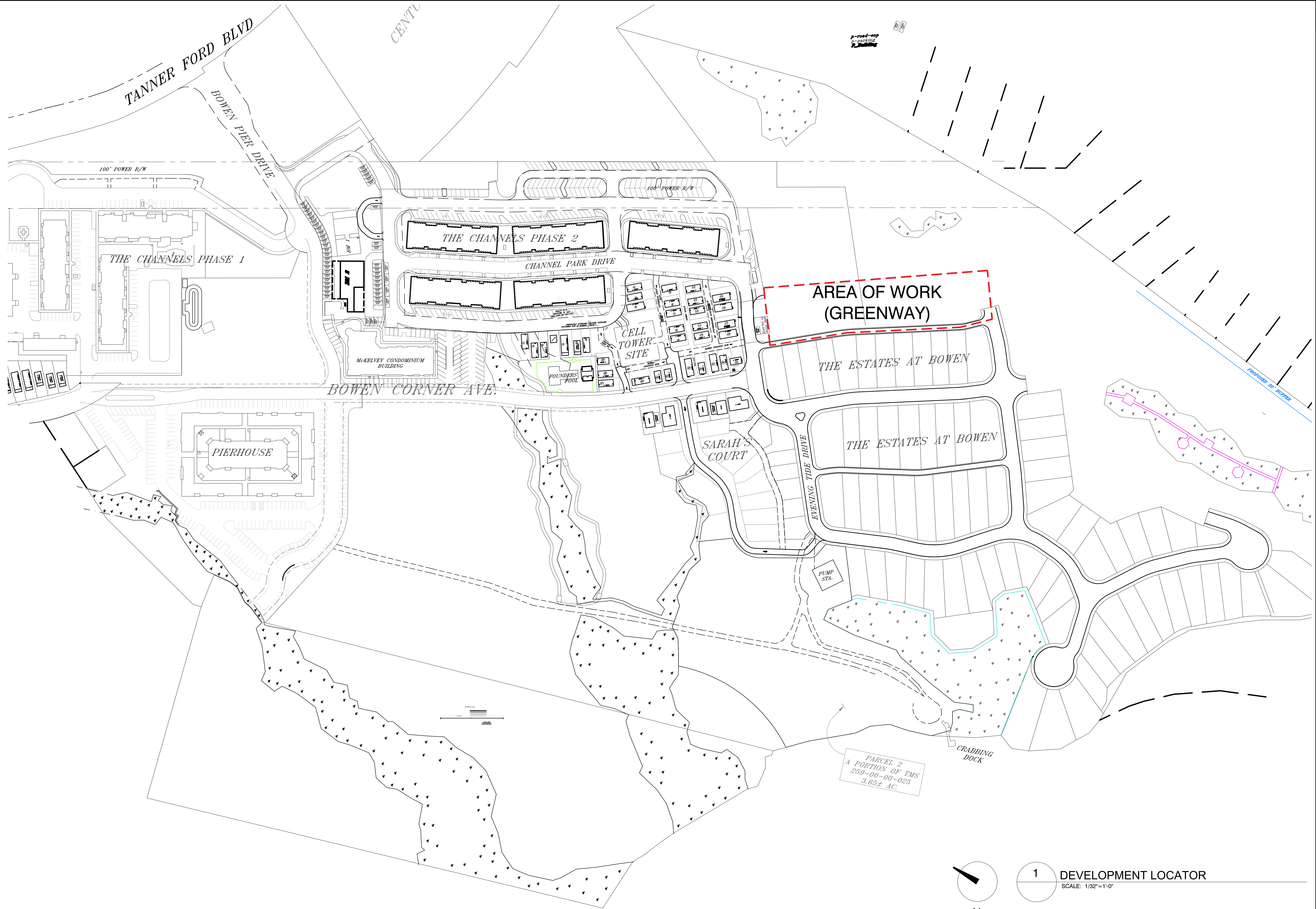
1993 Zoning Ordinance. Please see the following listed by referenced item numbers of the Site Plan requirements:

1. Project –
 - a. Project title – “The Greenway” at Bowen
 - b. Project Designer -LFK Architects, Mt. Pleasant, SC and previous
 - c. Developer – Foster Creek Village, LLC or assigns
2. Boundaries, existing easements, property lines, existing streets, buildings are minimal as the site is currently vacant land.
3. Existing utilities – Minimal as the property is vacant land.
4. Proposed streets, driveways, curb cuts and other items required under this item are indicated on Site Plan.
5. General location of lots, setbacks, easements, etc: These items are indicated on Site Plan.
6. General locations, heights, dimensions of buildings: The approximate heights of all homes shall vary and range between approx. 35’ to approx. 50’.
7. Fencing & landscaping., etc: Items are shown on site plan
8. Approximate number of dwellings is 12.
9. Signage noted on site plan.
10. As shown on Site Plan the development is directly Sarah’s court, and adjacent to The Estuary.
11. Each lot is about 60’x37’.

Please note that all dimensions contained on Site Plan including but not limited to heights of buildings, width of buildings sidewalk sizes, drive isles, etc., are materially correct but are subject to adjustment as architecture and engineering are commenced and concluded. It is understood from our interpretation of the PD this site plan once approved by Planning Commission as indicated on item number 8 page 10 of the PD, shall enable architecture and engineering to then be submitted to The City of Hanahan permitting department along with other required county and agency submittals for final permits for horizontal and vertical construction respectively.

Respectfully,

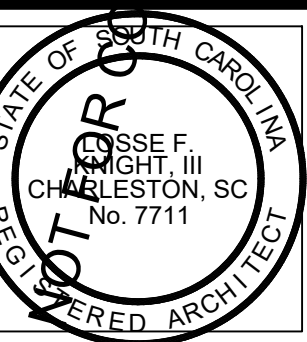
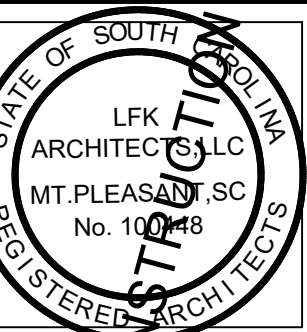
Project Planners
LFK Architects



1

DEVELOPMENT LOCATOR

SCALE: 1/32"=1'-0"



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802 COLEMAN BLVD, SUITE 100
MOUNT PLEASANT, SC 29464
LOSSE F. KNIGHT III, AIA
losse@lfkarchitect.com
phone: 843-330-8940

JOB NUMBER:

DRAWN:

CHECKED:

REVISION NOTES:

THE GREENWAY AT BOWEN

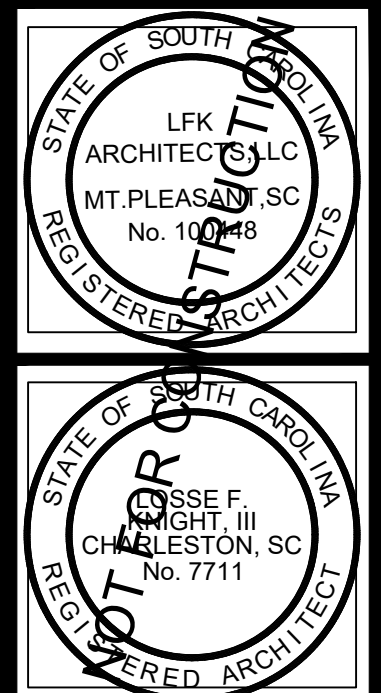
BOWEN PIER DR
HANAHAN, SC

SHEET NUMBER & TITLE:

A001

SITE CONCEPT
09.29.21

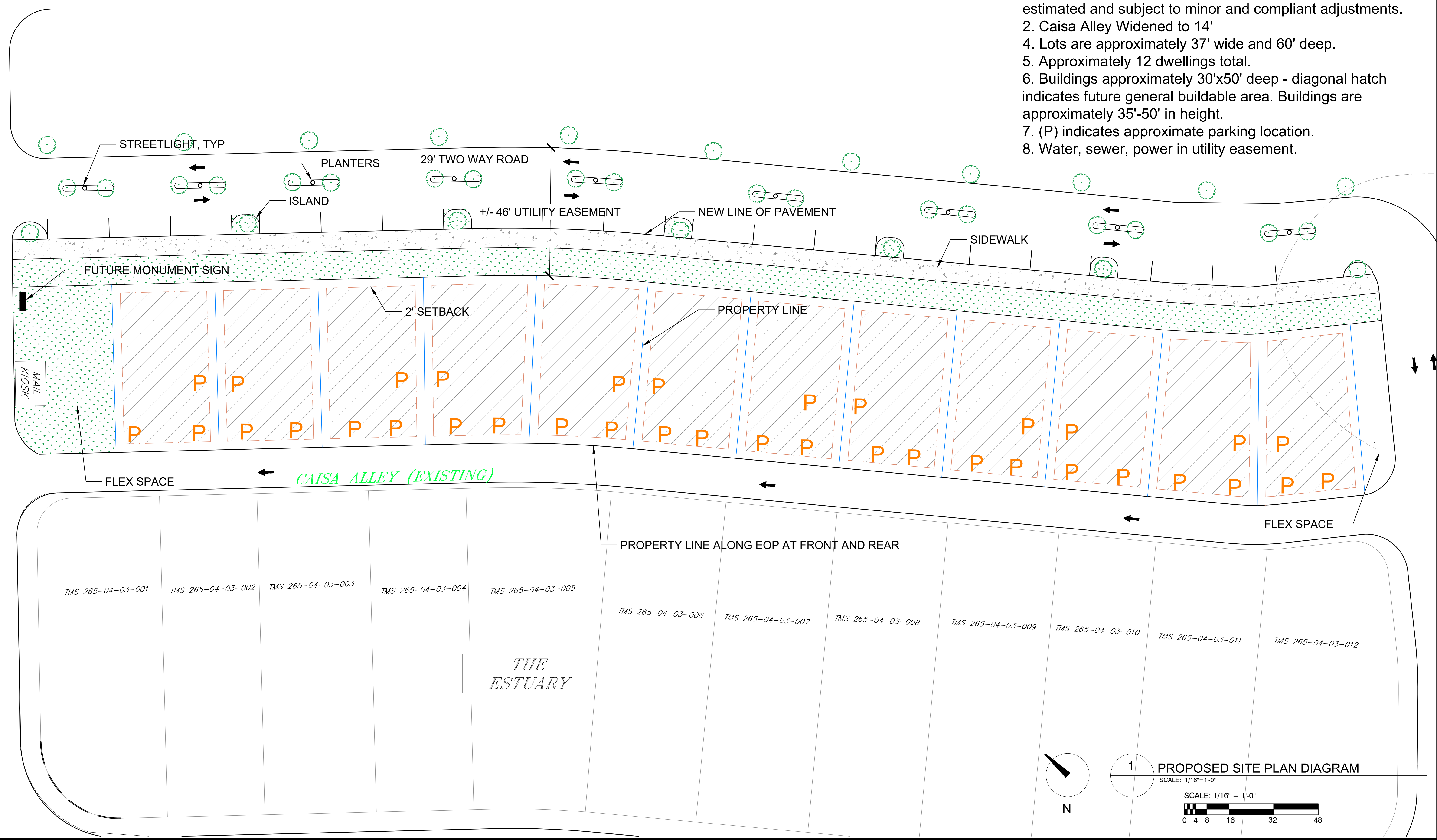
209-00-00-170



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JOSSE F. KNIGHT, III, AIA
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phone: 843-330-8940

SITE DIAGRAM NOTES

1. Measurements, parking counts, areas, locations are estimated and subject to minor and compliant adjustments.
2. Caisa Alley Widened to 14'
4. Lots are approximately 37' wide and 60' deep.
5. Approximately 12 dwellings total.
6. Buildings approximately 30'x50' deep - diagonal hatch indicates future general buildable area. Buildings are approximately 35'-50' in height.
7. (P) indicates approximate parking location.
8. Water, sewer, power in utility easement.



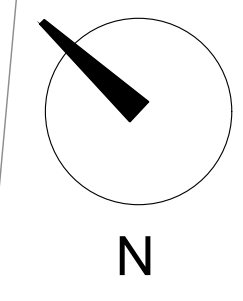
AVENING TIDE DRIVE

JOB NUMBER:
DRAWN:
CHECKED:

REVISION NOTES:

THE GREENWAY AT BOWEN
BOWEN PIER DR
HANAHAN, SC
SITE PLAN DIAGRAM

SHEET NUMBER & TITLE:
A003
SITE CONCEPT
09.29.21

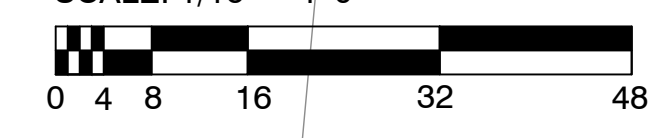


1

PROPOSED SITE PLAN DIAGRAM

SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"



MAYOR
CHRISTIE RAINWATER

CITY ADMINISTRATOR
MIKE COCHRAN



CITY COUNCIL
KEVIN HEDGPETH, MAYOR PRO-TEM
KEN BOGGS
JEFF C. CHANDLER
MIKE DYSON
MICHAEL SALLY
ADAM SPURLOCK

Staff Report

To: The Hanahan Planning Commission
Cc: Larry Sturdivant, Building Official; Ray Wrenn, the Wrenn Group, Lee Rodriguez, LFK Architects, LLC
From: Alexis Kiser, Planner/Economic Development Director
Date: November 30, 2021
Re: Bowen "The Landing" Site Plan Submittal

Applicant/Owner: Ray Wrenn, the Wrenn Group
Location: East of Evening Tide Drive
Tax Map Number(s): Not Provided
Approval Requested: Site Plan Approval Request
Existing Zoning/Land Use: PD Development, Type B

Applicant provided staff the submittal for the "The Landing" at Bowen on November 18, 2021 and requested that it be on the December Planning Commission Meeting. City staff and the Planning Commission have previously requested that submissions be made 25 days in advance. Staff recommends that Planning Commission *defer* this submission to the January Planning Commission Meeting.

DATE: 11.18.21

TO: Hanahan Planning Commission

C/O Larry Sturdivant



FROM: LFK Architects, LLC

(Contact) **Losse F. Knight III, AIA, NCARB**

802 Coleman Blvd., Suite 100

Mt. Pleasant, SC 29464

Ph: (843)-330-8940

losse@lfkarchitect.com

City of Hanahan
Mr. Larry Sturdivant
1255 Yeamans Hall Road
Hanahan, SC 29410

November 18, 2021

By Hand Delivery and Electronic Mail

Reference: Site Plan Submittal for Project titled "The Landing Homes" at Bowen

Larry,

We are pleased to submit the Site Plan Diagram for approval by the Planning Commission at the meeting scheduled for December 7th, 2021. Please place us on the agenda for that meeting. This submittal is made in accordance with the required Item Number 8 of the "Type B Planned Development" for "Foster

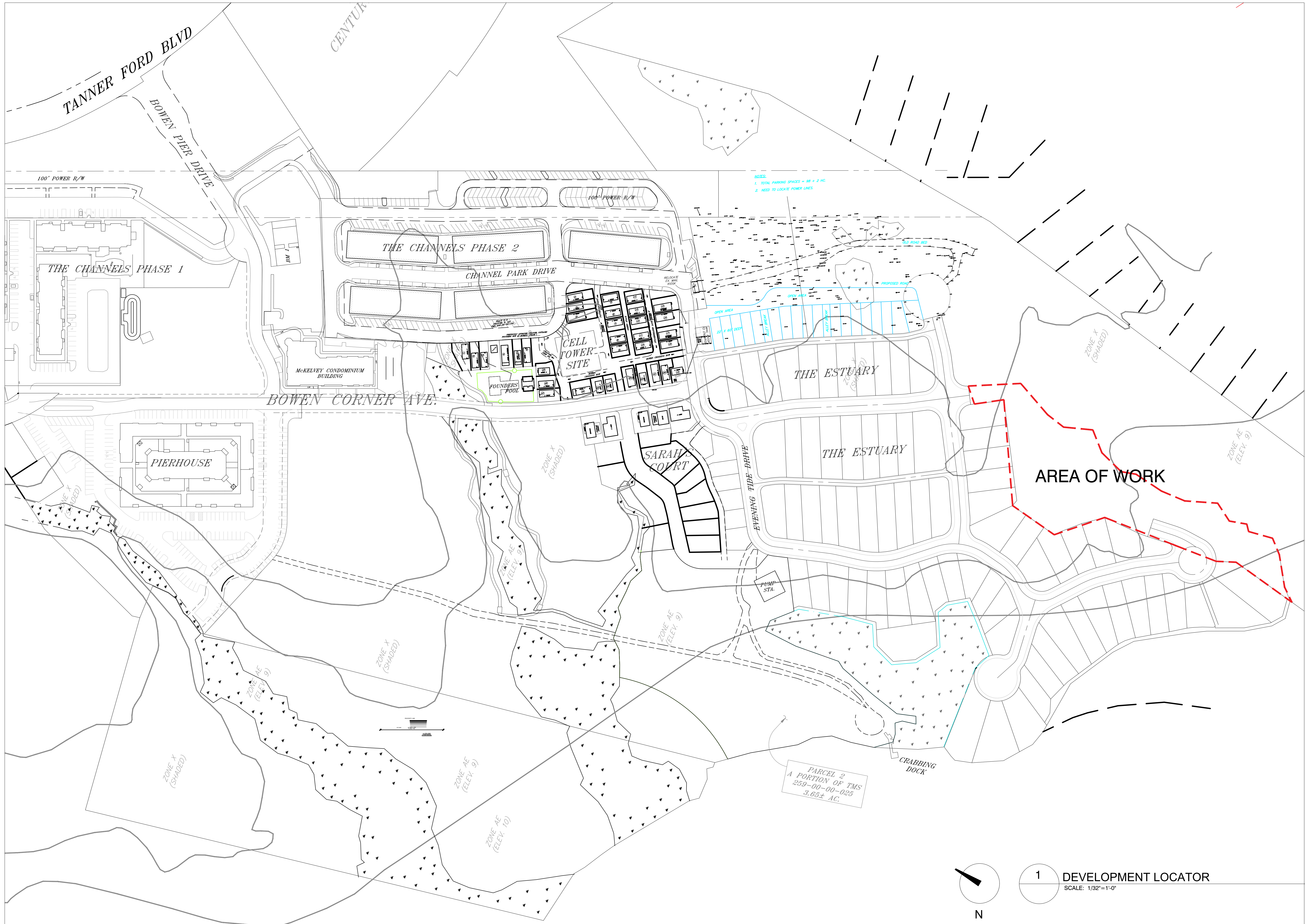
Creek Village.” We have also reviewed and complied with item 601.3 “Site Plan” requirements of the 1993 Zoning Ordinance. Please see the following listed by referenced item numbers of the Site Plan requirements:

1. Project –
 - a. Project title – “The Landing Homes” at Bowen
 - b. Project Designer -LFK Architects, Mt. Pleasant, SC and previous
 - c. Developer – Foster Creek Village, LLC or assigns
2. Boundaries, existing easements, property lines, existing streets, buildings are minimal as the site is currently vacant land.
3. Existing utilities – Minimal as the property is vacant land.
4. Proposed streets, driveways, curb cuts and other items required under this item are indicated on Site Plan.
5. General location of lots, setbacks, easements etc. These items are indicated on Site Plan.
6. General locations, heights, dimensions: The approximate heights of all homes shall vary and range between approx. 35’ to approx. 45’. The building range from 15’-25’ in width, and 35’-60’ in length.
7. Fencing & landscaping, etc: Items are shown on site plan
8. Approximate number of dwellings is 19-21.
9. Signage noted on site plan.
10. As shown on Site Plan the development, the development is contiguous to Estuary land.
11. Lot widths vary from 20’ to 35’, lot lengths vary from 63’ to 96’.

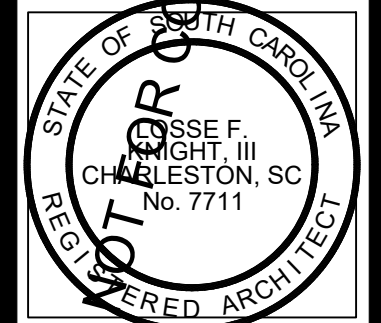
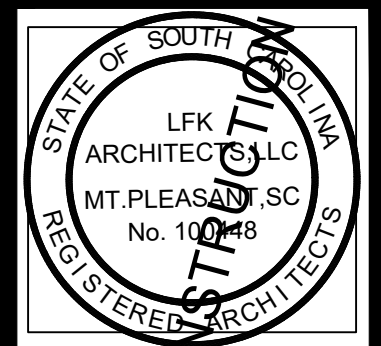
Please note that all dimensions contained on Site Plan including but not limited to heights of buildings, width of buildings sidewalk sizes, drive isles, etc., are materially correct but are subject to adjustment as architecture and engineering are commenced and concluded. It is understood from our interpretation of the PD this site plan once approved by Planning Commission as indicated on item number 8 page 10 of the PD, shall enable architecture and engineering to then be submitted to The City of Hanahan permitting department along with other required county and agency submittals for final permits for horizontal and vertical construction respectively.

Respectfully,

Project Planners
LFK Architects



- NOTES:
1. TOTAL PARKING SPACES = 56 + 2 HC.
 2. NEED TO LOCATE POWER LINES.



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 MOUNT PLEASANT, SC 29464
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 phone: 843-330-8940

JOB NUMBER:
 DRAWN:
 CHECKED:

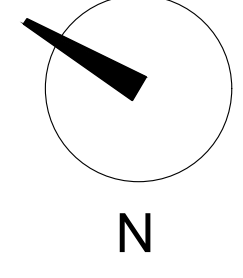
REVISION NOTES:

THE LANDINGS AT BOWEN
 BOWEN PIER DR
 HANAHAN, SC

SHEET NUMBER & TITLE:

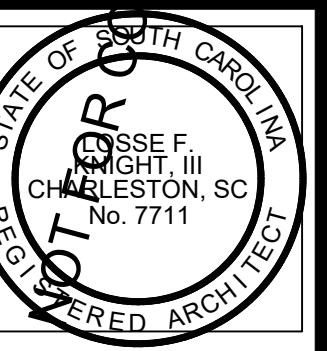
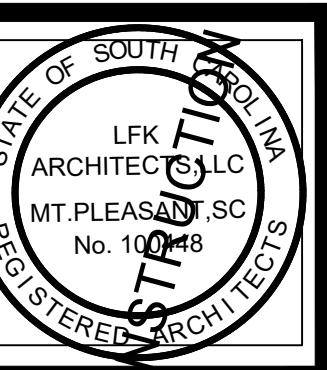
A001

SITE CONCEPT
 11.18.21



1

DEVELOPMENT LOCATOR
 SCALE: 1/32"=1'-0"



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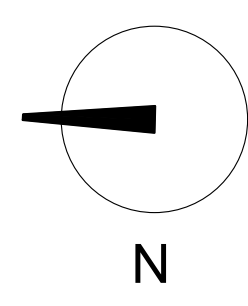
REVISION NOTES:

THE LANDINGS AT BOWEN
BOWEN PIER DR
HANAHAN, SC
SITE AERIAL

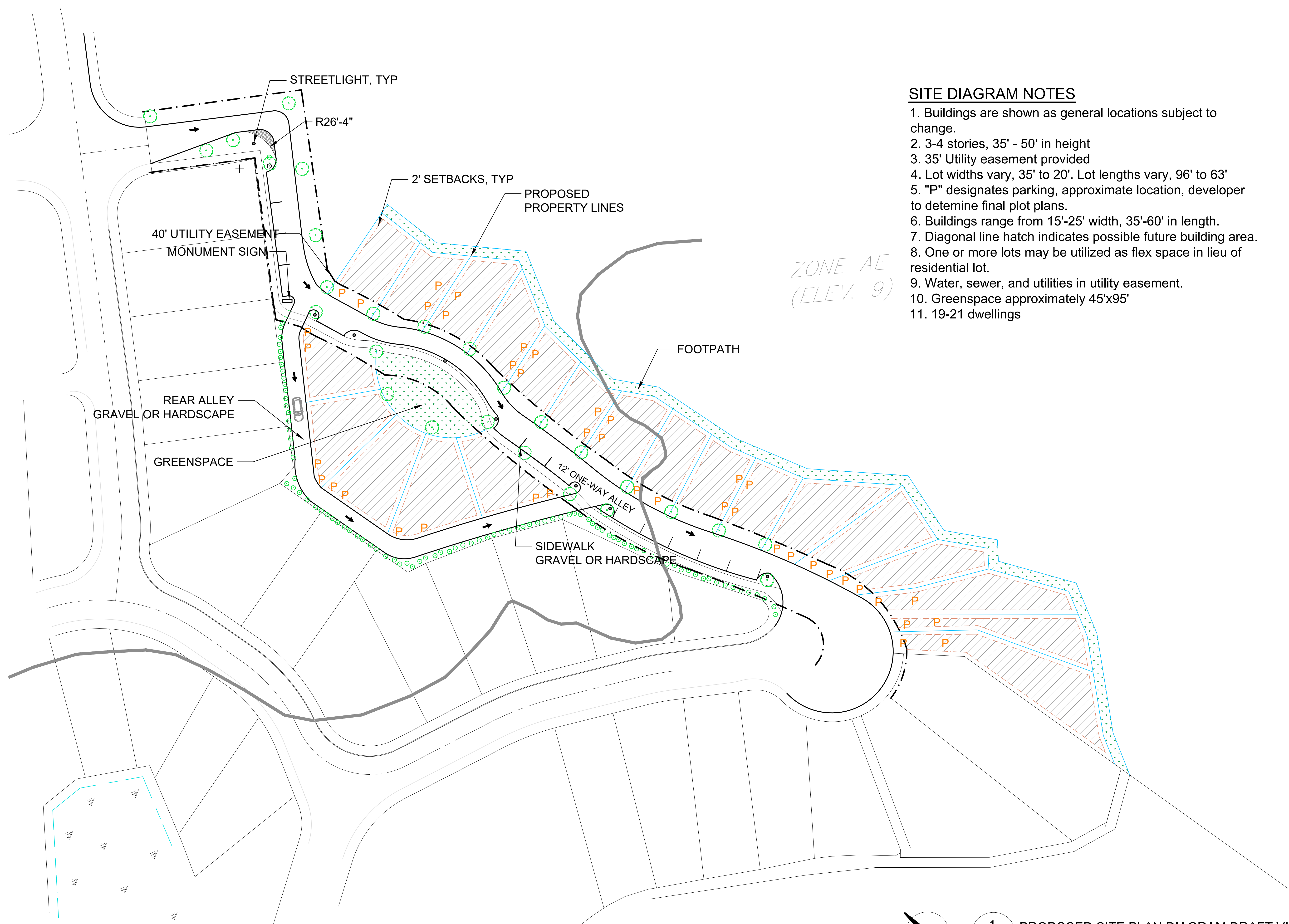
SHEET NUMBER & TITLE:

A002

SITE CONCEPT
11.18.21

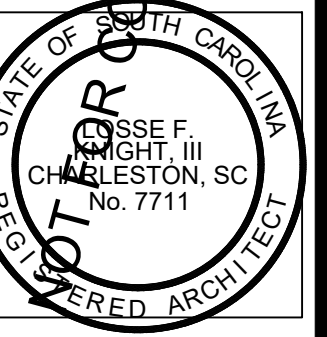
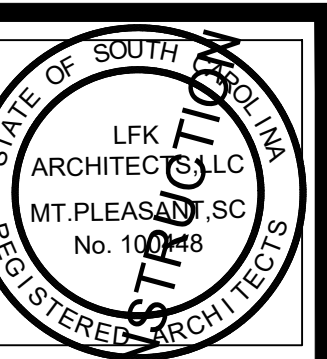


1 SITE AERIAL
NOT TO SCALE



SITE DIAGRAM NOTES

1. Buildings are shown as general locations subject to change.
2. 3-4 stories, 35' - 50' in height
3. 35' Utility easement provided
4. Lot widths vary, 35' to 20'. Lot lengths vary, 96' to 63'
5. "P" designates parking, approximate location, developer to determine final plot plans.
6. Buildings range from 15'-25' width, 35'-60' in length.
7. Diagonal line hatch indicates possible future building area.
8. One or more lots may be utilized as flex space in lieu of residential lot.
9. Water, sewer, and utilities in utility easement.
10. Greenspace approximately 45'x95'
11. 19-21 dwellings



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JOB NUMBER:
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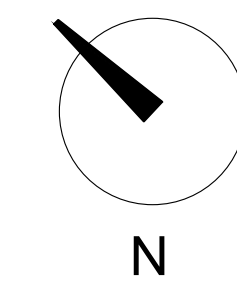
REVISION NOTES:

THE LANDINGS AT BOWEN
 BOWEN PIER DR
 HANAHAN, SC
SITE PLAN DIAGRAM

SHEET NUMBER & TITLE:

A003

SITE CONCEPT
11.18.21



1

PROPOSED SITE PLAN DIAGRAM DRAFT VII

SCALE: 1/32" = 1'-0"

SCALE: 1/32" = 1'-0"

