

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

AGENDA
HANAHAN PLANNING COMMISSION MEETING
Thursday, January 6, 2022
6:30 P.M.

Call to Order

Pat Eckstine

Pledge of Allegiance

Pat Eckstine

Old Business

Approval of Minutes from December 7, 2021 Meeting

Pat Eckstine

Site Plan Approval Request: TMS# 259-00-00-170

Alexis Kiser

- Bowen "Greenway" Development

Citizen Comments Regarding Site Plan Approval Request
TMS#259-00-00-170, "The Greenway"

Site Plan Approval Request: TMS# 259-00-00-125

Alexis Kiser

- Bowen "The Landing" Development

Citizen Comments Regarding Site Plan Approval Request
TMS#259-00-00-125, "The Landing"

New Business

Citizen Comments

ADJOURNMENT

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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: December 27, 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
Approval Requested: Site Plan Approval Request
Existing Zoning/Land Use: PD Development, Type B

Background and General Application Overview

Bowen (formerly known as Foster Creek Village) is bounded by Tanner Ford Boulevard to the south, Tanner Hall subdivision to the east, the Goose Creek Reservoir to the west and north of Goose Creek, a tributary of the Cooper River. The subject site plan is located within the FCV-MF (Multifamily) District of the Bowen Development, immediately north of the Estuary district (Single-family homes) and south of the 100' Santee Cooper right-of-way easement.

The applicant submitted a site plan for the December 7, 2021, Planning Commission meeting. The applicant presented the proposed development to the Planning Commission at the December meeting, where the Commission voted to defer a decision. The applicant submitted an updated site plan to City Staff on December 22, 2021 to be presented at the January 6, 2022 Planning Commission Meeting.

The applicant is presenting an initial proposal to Planning Commission to develop land with the intention to create 12 single-family lots, ranging from 2,217 SF to 2,252 SF in the FCV-MF (multifamily) district on approximately 1.3 acres of land. These housing typologies are permitted under the PD guiding document's land use table.

The single-family detached homes will be 35' to 50' in height with varied lot widths (34'-7" to 39'-4") and lot lengths will be approximately 60'-1". The proposed development will be served by the existing Caisa Alley, which appears from the

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site plan to provide access to parking and a new two-way road that will be approximately 29' wide. The site plan appears to have on street parking on the new roadway and the width of the road includes parking stalls. The site plan appears to indicate that a total of 36 parking stalls will service the single-family detached homes from the back. Additionally, the applicant indicates the installation of a new sidewalk but does not provide dimensions. There will be a greenspace that will act as a buffer from the buildable area to the sidewalk and new roadway.

General Conformance Analysis

The following analysis utilized the "Type B, Planned Development for Foster Creek Village" document, the 1993 City of Hanahan Zoning Ordinance and the 1993 Zoning Ordinance the zoning regulations in effect when the PD was approved) in order to analyze the submitted preliminary plat for the proposed "The Greenway" project.

Per the approved Planned Development document, staff finds the following:

1. The proposed minimum lot size *does* conform to the PD required minimum. This development is located in the FCV-MF (Multifamily) district in which the minimum lot size is 5 acres, however, because the developer is proposing the construction of single-family homes may be a minimum lot size can be reviewed as though the homes are located in the FCV-SF2 district which has a minimum lot size of 975 SF.
2. Lots appear to conform to the PD's minimum 20-foot lot width requirement.
3. Density for the development is limited to 12 units per acre for the entire PD and open space requirements are calculated for the overall development.

1993 Zoning Ordinance Site Plan Requirements (Section 601.3) Requested Corrections

Below is a summary of the items requested and how they are described on the submittal.

1. The proposed title of the project, project designer, and the developer.
 - a. This item is included in cover letter and site plan.

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2. The boundaries of the property involved; the general location of all existing easements, property lines, existing streets, buildings; and other existing physical features on the project site.
 - a. These items are included on the site plan, because the area is not developed many of these items are not present in the area of work.
3. The approximate location of existing and proposed sanitary and storm sewers, water mains, street lighting, and other service facilities in or near the project.
 - a. The site plan appears to show that proposed storm water will tie into an exiting one. There will be a new storm line, sewer line, and water main to service the development.
4. The general location and dimensions of proposed streets, driveways, curb cuts, entrances and exits, parking and loading areas (including numbers of parking spaces).
 - a. These items are indicated on the site plan with the exception of driveways. The proposed location for each lot appears to be indicated by "P" on the site plan, however, the general dimensions of driveways are **not** indicated.
5. The general location of proposed lots, setback lines, easements and a conceptual land use plan.
 - a. The general location of proposed lots, setback lines, and easements are shown on the site plan. The proposed setbacks appear to meet the minimum requirement according to the FCV PD Development Standards.
6. The general location and approximate heights of all principal and accessory buildings and dimensions of structures.
 - a. The location and approximate heights of all principal buildings are shown on the site plan. It is not clear from the site plan if there will be accessory structures on each lot. Dimensions of structures are **not** provided.
7. The general location and description of all fences, walls, screens, buffers, plantings and landscaping.
 - a. The general location and description of plantings and landscaping, and buffers are shown on the site plan. According to the site plan there will not be fences or walls in the development.

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8. The general location and number of dwelling units for multi-family projects.
 - a. This is not a multi-family development.

9. The general location, character, size and height of all signs.
 - a. The site plan indicates a monument sign but does **not** indicate the character, size, or height of said sign.

10. The position of the proposed development in relation to its surroundings.
 - a. This is indicated on the site plan.

11. A tabulation of the number of acres in the project by use.
 - a. This development will be on approximately 1.3 acres of land within FCV-MF.

Tree Protection Survey

As included in the PD document and the 93' Zoning Ordinance, should a tree be within the buildable area it may be removed. However, per the Zoning Ordinance all trees 10" DBH or greater are protected. As such, mitigation will be required should the total amount of trees removed be greater than 25% of trees on the parcel. The required mitigation, per Section 903.2, will be a 1:1 ratio of whatever amount of trees are removed (i.e. 20 trees removed, requires 20 replacement trees be planted), with a caliper per tree being 2".

Site Plan Approval Requested Corrections (FCV PD Type B, Document)

6. Service Facilities (Page 8 of PD Document) "Sidewalks": "All main arterial roadways will have 5' sidewalks/pedestrian pathways along both sides of the road to ensure and promote safety for pedestrians utilizing the circulation of the community. Rads located within the detached single-family district will be required to have a 5' sidewalk along one side of the street."

- I. Dimensions for the sidewalk shown on the site plan.

Submittal to Respective Utilities

The applicant will need to ensure that the site plan has been submitted to Charleston Water System (CWS), Berkeley County Water and Sanitation (BCWS) and Berkeley County Engineering for general review and review for stormwater management.

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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 development site plan submittal and must meet the required items described by the FCV PD Document and the 1993 Zoning Ordinance. Approval of this plan does not imply approval to begin land disturbance, installation of necessary infrastructure to serve this phase of the project, and approval to begin construction.

Subsequent to approval for land disturbance and approval to begin construction, the applicant must submit a preliminary plat for review by Planning Commission that meets the requirements set forth in the 1984 Subdivision Regulations, Article IV Subdivision Plat Requirements and Review Procedures.

Based on staff's review, the City recommends that the Planning Commission **approve** the submitted site plan for "The Greenway", with strict conditions.

Said conditions include:

1. Complete all requested corrections under the "1993 Zoning Ordinance Site Plan Requirements (Section 601.3) Requested Corrections" section, specifically items discussed in No. 4, 6, and 9.
2. Complete all requested corrections under the "Site plan Approval Requested Corrections (FCV PD, Type B Document)" section.

Receipt of a site plan with these corrections will be reviewed. Before any construction (including land disturbance) may begin for the development, a preliminary plat must be submitted and approved by the Planning Commission as described in Article IV of the 1984 Subdivision Regulations.

DATE: 12.22.21

TO: Hanahan Planning Commission

C/O Alexis Kiser



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
Ms. Alexis Kiser
1255 Yeamans Hall Road
Hanahan, SC 29410

December 22nd, 2021

By Hand Delivery and Electronic Mail

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

Alexis,

We are pleased to submit the Site Plan Diagram for approval by the Planning Commission at the meeting scheduled for January 6th, 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. These items are indicated on Site Plan.
6. The approximate heights of all homes shall vary and range between approx. 35’ to approx. 45’.
7. Items are shown on site plan
8. Approximate number of dwellings is 17.
9. Signage noted on site plan.
10. As shown on Site Plan the development is directly beside Channel Park and is contiguous to Estuary land.
11. The lot currently consists of approximately 1.3 acres.

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

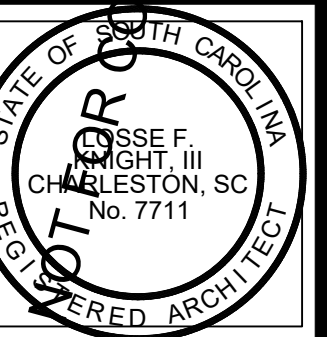
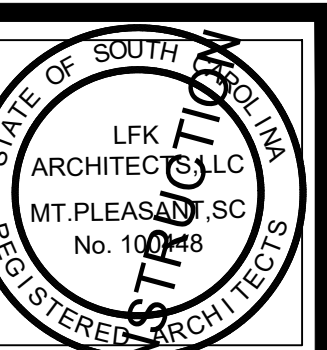
TMS 259-00-00-170

PROJECT INFO

Project Title: The Landing Homes
Project Designer: LFK Architects
Project Developer: Foster Creek Village, LLC

SITE DIAGRAM NOTES

1. Measurements, dimensions, parking counts, areas, locations are all approximate and subject to minor and compliant adjustments.
2. Lots are approximately 37' wide and 60' deep.
3. Approximately 12 dwellings total.
4. Buildings approximately 30'x50' deep - diagonal hatch indicates future general buildable area. Buildings are approximately 35'-50' in height.
5. (P) indicates approximate parking location.
6. Water, sewer, power locations are approximate.
7. Approx 1.3 acres total, single-family residential.
8. District is FCV-MF.
9. Existing TMS 259-00-00-170



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

JOB NUMBER:
DRAWN:
CHECKED:

REVISION NOTES:

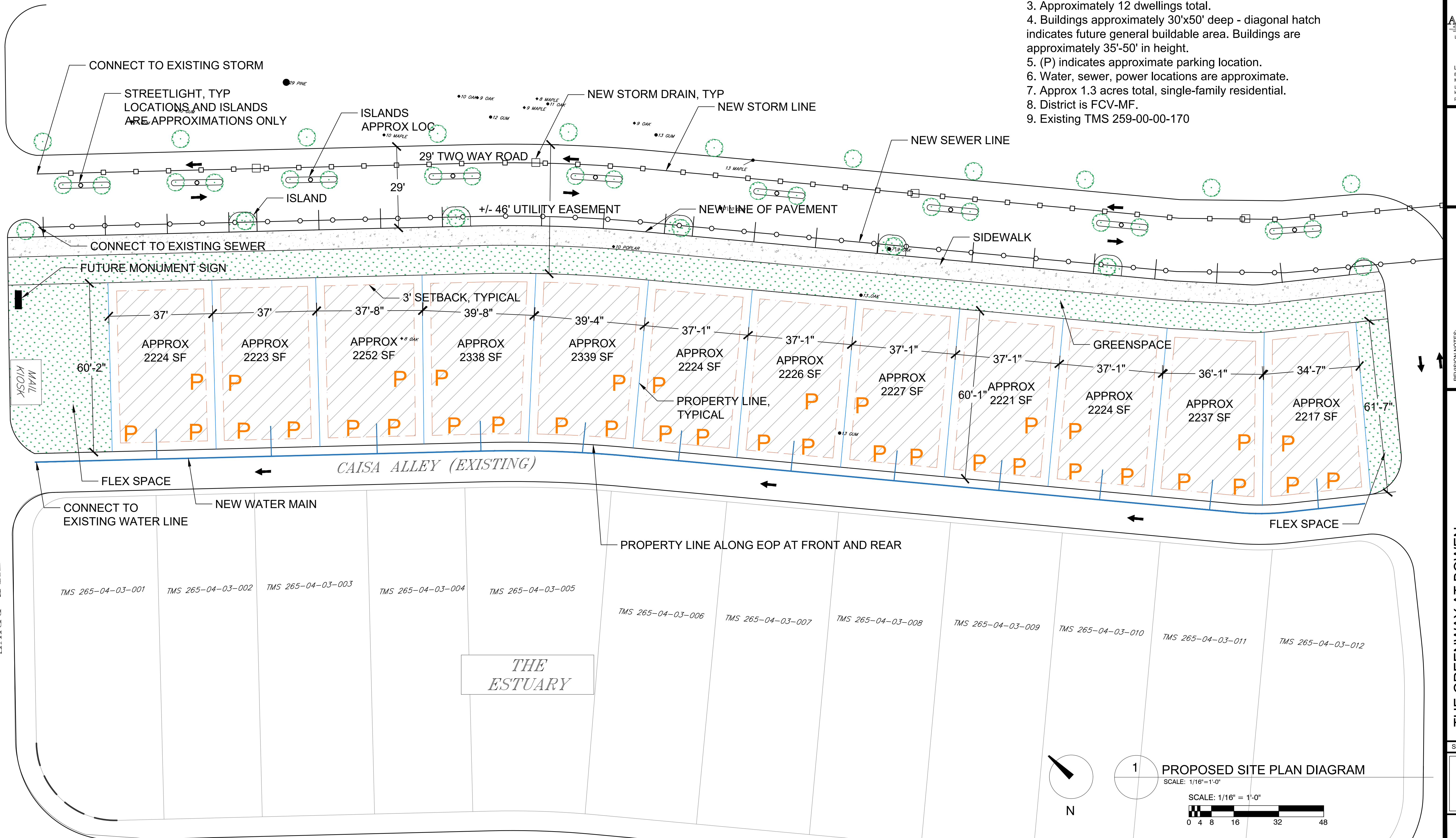
THE GREENWAY AT BOWEN
BOWEN PIER DR
HANAHAN, SC

SITE PLAN SKETCH

SHEET NUMBER & TITLE:

A100

SITE SKETCH
12.22.21



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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: December 26, 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): Existing TMS# 259-00-00-125
Approval Requested: Site Plan Approval Request
Existing Zoning/Land Use: PD Development, Type B

Background and General Application Overview

Bowen (formerly known as Foster Creek Village) is bounded by Tanner Ford Boulevard to the south, Tanner Hall subdivision to the east, the Goose Creek Reservoir to the west and north of Goose Creek, a tributary of the Cooper River. The subject site plan is located within the FCV-SF1 (Single-Family Detached) and partially in the FCV-MF (Multifamily) District of the Bowen Development, immediately east of the Estuary development (Single-family homes).

The applicant submitted a site plan for the December 7, 2021, Planning Commission meeting. At that meeting the applicant chose not to present information to Planning Commission on "The Landing" Development. The applicant submitted an updated site plan to City Staff on December 22, 2021 to be presented at the January 6, 2022 Planning Commission Meeting.

The applicant is presenting an initial proposal to Planning Commission to develop land with the intention to create no more than 21 single-family lots, ranging from 1,833 SF to 4,767 SF in the FCV-SF1 and partially in the FCV-MF district on approximately 2 acres of land. These housing typologies are permitted under the PD guiding document's land use table.

The single-family detached homes will be 3-4 stories (35'-50' in height) with varied lot widths (20' to 35') and lot lengths (63' to 96'). The applicant has indicated that

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one or more lots may be utilized as flex space in the notes, however, only denotes one “flex space” lot on the site plan. It is not clear what the intended use of the “flex space” in this development will be. Additionally, the site plan indicates a flex space or landscape buffer at the east edge of the development; dimensions for this area is not provided on the site plan.

The single-family homes will be served by a single transportation right-of-way one-way alley that will be 12 feet wide with parking street parking in some areas. The width of the alley does not appear to include the necessary dimensions to accommodate vehicle parking and at these areas the alley way will be wider in those places. Additionally, there will be an additional rear alley to serve five single-family units. The applicant has indicated this will either be gravel or hardscape material. The site plan indicates approximately 42 parking spaces for the development. Sidewalks are indicated on the site plan and will be gravel or hardscape.

General Conformance Analysis

The following analysis utilized the “Type B, Planned Development for Foster Creek Village” document, the 1993 City of Hanahan Zoning Ordinance and the 1993 Zoning Ordinance the zoning regulations in effect when the PD was approved) in order to analyze the submitted preliminary plat for the proposed “The Landing” project.

Per the approved Planned Development document, staff finds the following:

1. The proposed minimum lot size *does not* conform to the PD required minimum for FCV-SF1 (the lesser requirement of the two districts of the development) of 3,500 SF.
 - a. The site plan indicates that of the proposed 21 single-family residential lots proposed, only one lot meets this requirement.
2. Lots appear to conform to the PD's minimum 20-foot lot width requirement.
3. Density for the development is limited to 12 units per acre for the entire PD and open space requirements are calculated for the overall development.

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1993 Zoning Ordinance Site Plan Requirements (Section 601.3) Requested Corrections

Below is a summary of the items requested and how they are described on the submittal.

1. The proposed title of the project, project designer, and the developer.
 - a. This item is included in cover letter and site plan.
2. The boundaries of the property involved; the general location of all existing easements, property lines, existing streets, buildings; and other existing physical features on the project site.
 - a. These items are included on the site plan, because the area is not developed many of these items are not present in the area of work.
3. The approximate location of existing and proposed sanitary and storm sewers, water mains, street lighting, and other service facilities in or near the project.
 - a. The site plan appears to show that proposed storm water will tie into an exiting one. There will be a new storm line, sewer line, and water line to service the development.
4. The general location and dimensions of proposed streets, driveways, curb cuts, entrances and exits, parking and loading areas (including numbers of parking spaces).
 - a. These items are indicated on the site plan with the exception of driveways. The proposed location for each lot appears to be indicated by "P" on the site plan, however, the general dimensions of driveways are **not** indicated.
5. The general location of proposed lots, setback lines, easements and a conceptual land use plan.
 - a. The general location of proposed lots, setback lines, and easements are shown on the site plan. The proposed setbacks appear to meet the minimum requirement according to the FCV PD Development Standards.
6. The general location and approximate heights of all principal and accessory buildings and dimensions of structures.
 - a. The location and approximate heights of all principal buildings are shown on the site plan. It is not clear from the site plan if there will be

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accessory structures on each lot. Dimensions of structures are **not** provided.

7. The general location and description of all fences, walls, screens, buffers, plantings and landscaping.
 - a. The general location and description of plantings and landscaping, and buffers are shown on the site plan. According to the site plan there will not be fences or walls in the development.
8. The general location and number of dwelling units for multi-family projects.
 - a. This is not a multi-family development.
9. The general location, character, size and height of all signs.
 - a. The site plan indicates a monument sign but does **not** indicate the character, size, or height of said sign.
10. The position of the proposed development in relation to its surroundings.
 - a. This is indicated on the site plan.
11. A tabulation of the number of acres in the project by use.
 - a. This development will be on approximately 2 acres of land within FCV-SF1.

Tree Protection Survey

As included in the PD document and the 93' Zoning Ordinance, should a tree be within the buildable area it may be removed. However, per the Zoning Ordinance all trees 10" DBH or greater are protected. As such, mitigation will be required should the total amount of trees removed be greater than 25% of trees on the parcel. The required mitigation, per Section 903.2, will be a 1:1 ratio of whatever amount of trees are removed (i.e. 20 trees removed, requires 20 replacement trees be planted), with a caliper per tree being 2".

Site Plan Approval Requested Corrections (FCV PD Type B, Document)

5. Design Standards (F)(1) Streetscape (Pg. 6 of PD Document): "One canopy tree with a 2.5" caliper minimum diameter at breast height (DBH) spaced every 40' on center along both sides of all roadways shall be located within the private rights-of-way." These will need to be shown on the site plan or separate landscape plan.

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5. Design Standards (G) Site Lighting (Pg. 7 of PD Document): “Site lighting will be required along all streets, and future site amenities. The style of lighting fixtures will complement the Project and ensure safe travel during nighttime hours. Low voltage bollard or pole-mounted lighting may be introduced throughout the interconnecting trail systems. Future lighting may include photocell timers, which will ensure minimal disturbance to surrounding wildlife and neighborhoods. Lighting fixtures on rights of way will meet applicable design character and emphasize the pedestrian feel throughout the Project. Final location and style of all lighting fixtures will be determined at a later date and approved during the preliminary plat approval process.”

Address the minimum lot size conformance referenced in the Development Standards table on page 13 of the Foster Creek Village PD Document.

Submittal to Respective Utilities

The applicant will need to ensure that the site plan has been submitted to Charleston Water System (CWS), Berkeley County Water and Sanitation (BCWS) and Berkeley County Engineering for general review and review for stormwater management.

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 development site plan submittal and must meet the required items described by the FCV PD Document and the 1993 Zoning Ordinance. Approval of this plan does not imply approval to begin land disturbance, installation of necessary infrastructure to serve this phase of the project, and approval to begin construction.

Subsequent to approval for land disturbance and approval to begin construction, the applicant must submit a preliminary plat for review by Planning Commission that meets the requirements set forth in the 1984 Subdivision Regulations, Article IV Subdivision Plat Requirements and Review Procedures.

Based upon staff’s review, the City recommends that the Planning Commission **disapprove** the submitted site plan for “The Landing”, with strict conditions.

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Conditions must be corrected and addressed for the next Planning Commission meeting the applicant chooses to submit.

Said conditions include:

1. Applicant must correct all proposed lot sizes to be in accordance with the "FCV-SF1" district, as stated in the "General Conformance Analysis" section, specifically No. 1 (minimum lot size).
2. Complete all requested corrections under the "1993 Zoning Ordinance Site Plan Requirements (Section 601.3) Requested Corrections" section, specifically items discussed in No. 4, 6, and 9.
3. Complete all requested corrections under the "Site plan Approval Requested Corrections (FCV PD, Type B Document)" section.

Receipt of a site plan with these corrections will be reviewed. Before any construction (including land disturbance) may begin for the development, a preliminary plat must be submitted and approved by the Planning Commission as described in Article IV of the 1984 Subdivision Regulations.

DATE: 12.22.21

TO: Hanahan Planning Commission

C/O Alexis Kiser

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
Ms. Alexis Kiser
1255 Yeamans Hall Road
Hanahan, SC 29410

December 22nd, 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 January 6th, 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

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Agenda Packet Additions:

Planning Commission asked City Staff to include revisions presented by the applicant at the January Planning Commission meeting, revisions were submitted to staff on 1/05/2022, for the following developments:

- Site Plan Approval Request: TMS# 259-00-00-170
 - Bowen “Greenway” Development
- Site Plan Approval Request: TMS# 259-00-00-125
 - Bowen “The Landing” Development

Attachments are included in the order stated above.

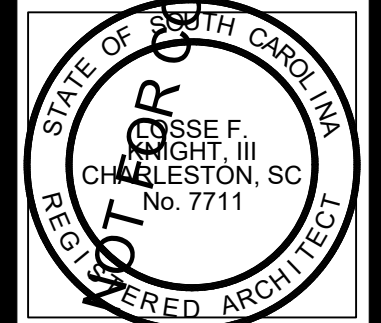
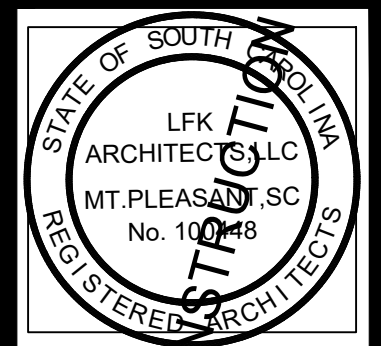
TMS 259-00-00-170

PROJECT INFO

Project Title: The Greenway
Project Designer: LFK Architects
Project Developer: Foster Creek Village, LLC

SITE DIAGRAM NOTES

1. Measurements, dimensions, parking counts, areas, locations are all approximate and subject to minor and compliant adjustments.
2. Lots are approximately 37' wide and 60' deep.
3. Approximately 12 dwellings total.
4. Buildings approximately 30'x50' deep - diagonal hatch indicates future general buildable area. Buildings are approximately 35'-50' in height.
5. (P) indicates approximate parking location.
6. Water, sewer, power locations are approximate.
7. Approx 1.3 acres total, single-family residential.
8. District is FCV-MF.
9. Existing TMS 259-00-00-170
10. In general, driveways will be approximately 8'-10' wide by approximately 18'-40' long.
11. Lot owners will retain accessory structure rights, will submit plans to staff at time of construction for necessary approvals.
12. Monument Sign to be approximately 8' wide x 8' long x 8' high.



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LFK ARCHITECTS, LLC
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

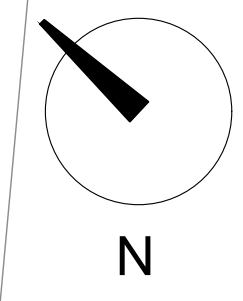
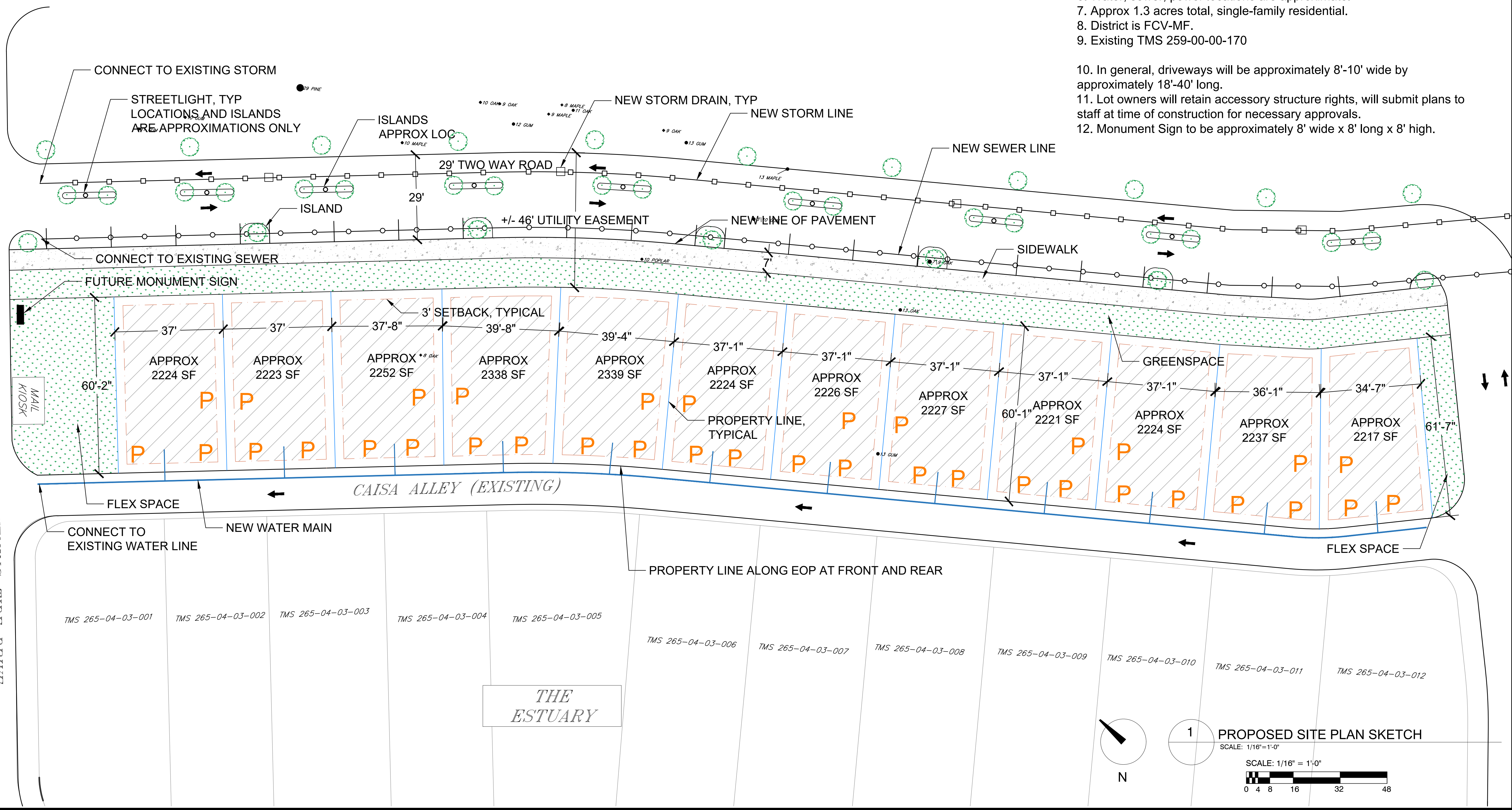
BOWEN PIER DR
HANAHAN, SC

SITE PLAN SKETCH

SHEET NUMBER & TITLE:

A100

SITE SKETCH
12.22.21

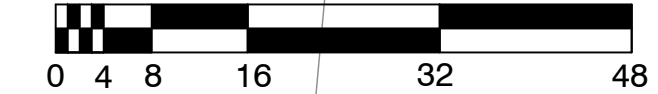


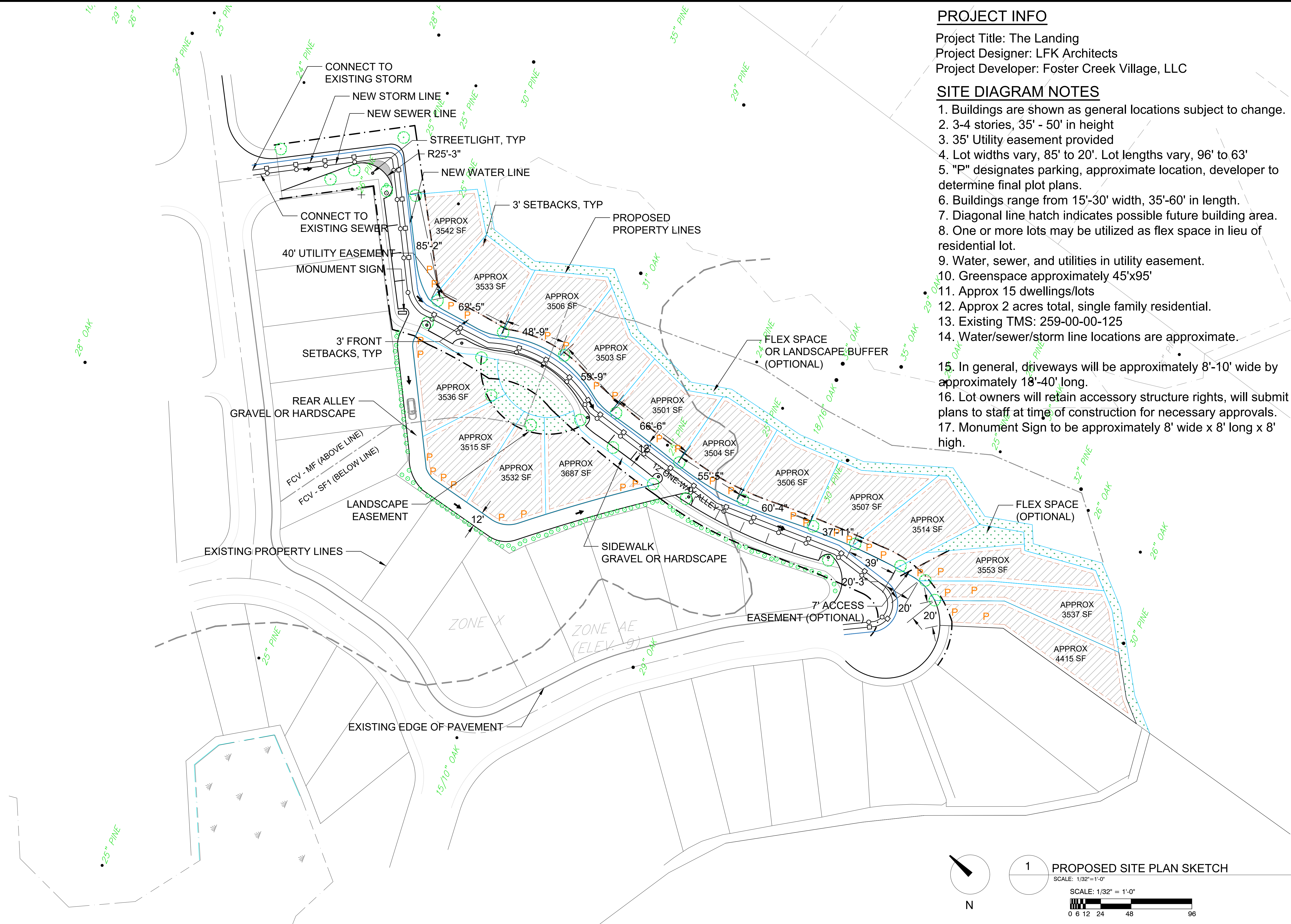
1

PROPOSED SITE PLAN SKETCH

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

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



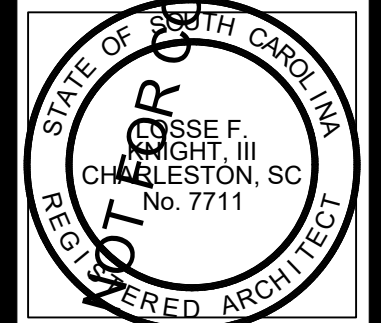
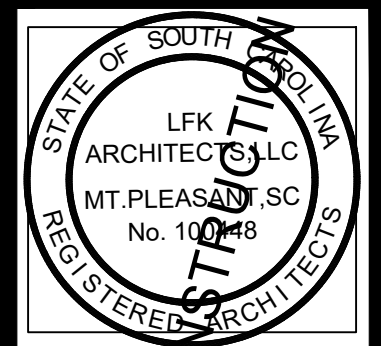


PROJECT INFO

Project Title: The Landing
 Project Designer: LFK Architects
 Project Developer: Foster Creek Village, LLC

SITE DIAGRAM NOTES

- Buildings are shown as general locations subject to change.
- 3-4 stories, 35' - 50' in height
- 35' Utility easement provided
- Lot widths vary, 85' to 20'. Lot lengths vary, 96' to 63'
- "P" designates parking, approximate location, developer to determine final plot plans.
- Buildings range from 15'-30' width, 35'-60' in length.
- Diagonal line hatch indicates possible future building area.
- One or more lots may be utilized as flex space in lieu of residential lot.
- Water, sewer, and utilities in utility easement.
- Greenspace approximately 45'x95'
- Approx 15 dwellings/lots
- Approx 2 acres total, single family residential.
- Existing TMS: 259-00-00-125
- Water/sewer/storm line locations are approximate.
- In general, driveways will be approximately 8'-10' wide by approximately 18'-40' long.
- Lot owners will retain accessory structure rights, will submit plans to staff at time of construction for necessary approvals.
- Monument Sign to be approximately 8' wide x 8' long x 8' high.



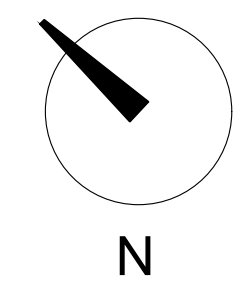
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THE LANDINGS AT BOWEN
 BOWEN PIER DR
 HANAHAN, SC
 SITE PLAN SKETCH

SHEET NUMBER & TITLE:
A100
 SITE SKETCH
 12.22.21



1

PROPOSED SITE PLAN SKETCH

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

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

