

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

January 11, 2023 – 1:30PM

Town Hall, Council Chambers
2001 Seabrook Island Road
Seabrook Island, SC 29455



[Watch Live Stream \(YouTube\)](#)

Virtual Participation: Individuals who wish to participate in the meeting via Zoom may call (843) 7689121 or email kwatkins@townofseabrookisland.org for log-in information prior to the meeting.

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Regular Meeting: December 14, 2022

[pages 2 – 3]

OLD BUSINESS ITEMS

There are no old business items

NEW BUSINESS ITEMS

1. Swearing in of New Planning Commission Member Tom Hund
2. Election of Chair and Vice Chair
3. **Commercial Site Plan Review: Seabrook Island Racquet Club Phase 1 B** [pages 4 - 39]
Improvements:

Request from Donny Podany, on behalf of The Club at Seabrook Island, for Phase 1B improvements at the Seabrook Island Racquet Club.

ITEMS FOR INFORMATION / DISCUSSION

There are no items for information/discussion

ADJOURN

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

December 14, 2022

[Watch Live Stream \(YouTube\)](#)



MINUTES

Present: Stan Ullner (Chair), Wayne Billian (Vice Chair), Jim Newton, Ken Otstot, Sharon Welch, Joe Cronin (Town Administrator), Tyler Newman (Zoning Administrator), Katharine Watkins (Town Clerk)

Absent: None.

Guests: Mayor John Gregg

Chair Ullner called the meeting to order at 1:30PM.

APPROVAL OF MINUTES

1. Regular Meeting: October 12, 2022

Mr. Newton moved to approve the previous meeting minutes of October 12th; Mr. Otstot seconded. All voted in favor.

The previous meeting minutes of October 12th were approved.

OLD BUSINESS ITEMS

The Commission inquired about the construction project at the tennis courts and the lights at the courts being on after hours. Zoning Administrator Newman summarized the project.

The Commission inquired about the sign located in the right-of-way at Landfall Way for the French restaurant. Zoning Administrator Newman updated the Commission on the status of the sign.

The Commission inquired about the Seabrook Island Club parking of LSV's in the parking lot at the amenity office. Town Administrator Cronin and Zoning Administrator Newman clarified the zoning of the amenity office and the various uses in the commercial district.

The Commission inquired about the status of the potential annexation for the parcel located next to Bohicket Marina. Zoning Administrator Newman updated the Commission on the status and next steps for this potential annexation.

NEW BUSINESS ITEMS

1. Presentation of Certificate of Community Service to Kenneth Otstot

Mayor Gregg presented Kenneth Otstot a plaque for his years of service on the Planning Commission since 2014.

The Commission commented on the newest member appointed to the Planning Commission Tom Hund and will welcome him at the next meeting in January.

ITEMS FOR INFORMATION / DISCUSSION

None.

ADJOURN

Mr. Billian moved to adjourn the meeting; Mr. Newton seconded. All voted in favor.

The meeting adjourned at 1:49PM.

Date: December 14th, 2022

Prepared by: *Katharine E. Watkins*
Town Clerk/Treasurer



MEMORANDUM

TO: Planning Commission Members
FROM: Tyler Newman, Zoning Administrator
SUBJECT: Commercial Plan Review: Seabrook Island Racquet Club Phase 1B Improvements
MEETING DATE: January 11, 2023

The Planning Commission is asked to review and approve a request from Donny Podany, on behalf of The Club at Seabrook Island, for Phase 1B improvements at the Seabrook Island Racquet Club which include the addition of four new pickleball courts, two bocce ball courts, an outdoor fire pit, trellises, and a sidewalk connecting these uses to the existing pro shop on site. The project will be located at 1710 Long Bend Drive with a Charleston County Tax Map Number of 149-01-00-001.

According to the applicant, this phase of improvements at the Seabrook Island Racquet Club is at the request of the club members who enjoy the game of pickleball.

The property is zoned Recreation (RC), and Open-Air Recreation is an approved conditional use. Per DSO § 9.4.I.1 the condition associated with an unlighted athletic court is that “unlighted athletic courts shall provide a level “B” buffer adjacent to any residential zoning boundary”. This condition is not applicable to the approval in question because the proposed pickleball and bocce courts are not directly adjacent to a residential zoning district boundary therefore the buffer isn’t required.

Copies of the applicant’s narrative, plans, and photos of the existing site are included for review.

Staff Recommendation

The proposed pickleball courts, bocce ball courts, fire pit, and trellises all comply with the required 20’ front setback from Seabrook Island Road and Long Bend Drive. Per the applicant’s parking summary, the addition of the four pickleball courts and two bocce ball courts will not result in the need for any additional parking on site. It should also be noted that there is no maximum lot coverage requirement in the RC zoning district. Finally, based on the plans provided with the submittal the applicant is not proposing to remove any grand or heritage trees and the tree protection details outlined in the plans meet DSO requirements.

Both the material and height of the proposed 8’ tall chain link fencing surrounding each of the pickleball courts are not allowable per DSO § 2.5.B.1.c, Fence Material, and DSO § 2.5.B.1.g, Fence Height, however on December 28, 2022 the Town of Seabrook Island Board of Zoning Appeals approved Variance #179 to allow the construction of the proposed 8’ tall chain link fencing.

Based on this information, staff recommends in favor of **APPROVAL** of the request, subject to the Planning Commission’s review and approval of proposed material and colors.

Respectfully submitted,

Tyler Newman
Zoning Administrator



TOWN OF SEABROOK ISLAND

2001 Seabrook Island Road
 Seabrook Island, SC 29455
 (843) 768-9121

Zoning Permit Application

*USE THIS FORM FOR: New Construction, Additions,
 Renovations, Minor Repairs/Maintenance,
 Accessory Uses/Structures*

1. PROPERTY INFORMATION				
Property Address	1701 Long Bend Drive			
Tax Map Number	1490100001	Block #		Lot #
Total Project Value				
Is this property subject to an OCRM critical line? (eg. Marshfront or Beachfront Lots)		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Is this property subject to private restrictions or covenants? (eg. SIPOA and/or Regime)		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

2. APPLICANT INFORMATION	
Please provide information regarding the individual(s) who is (are) submitting the Zoning Permit Application.	
Applicant Name(s)	John Fitzpatrick
Applicant Address	2890 Seabrook Island Road
Applicant Phone Number	620-762-3489
Applicant Email Address	jfitzpatrick@seabrookIsland.com
If the Applicant is NOT an owner of the property, what is the Applicant's relationship to the Property Owner(s)?	Director of Engineering

3. PROPERTY OWNER INFORMATION	
If the Applicant(s) is (are) NOT the Property Owner(s), please provide information for the Property Owner(s).	
Property Owner Name(s)	The Club at Seabrook Island
Property Owner Address	1002 Landfall Way
Property Owner Phone Number	843-768-2000
Property Owner Email Address	jfitzpatrick@seabrookIsland.com

4. BUILDER/CONTRACTOR INFORMATION	
Please provide information regarding the Builder or Contractor who will be completing the work, if applicable.	
Builder/Contractor Name	N/A
Builder/Contractor Address	N/A
Builder/Contractor Phone Number	N/A
Builder/Contractor Email Address	N/A

5. Please provide a brief description of the proposed scope of work
The Raquet Club at Seabrook Island would like to add four pickleball courts, two boccee ball courts, sidewalks, fire pit and trellises to the north east quadrant of the property

6. CERTIFICATION			
Under penalty of perjury, I (we) hereby certify that the information contained in this application, including all supplemental materials, is true and accurate to the best of my (our) knowledge.			
Applicant Signature(s)		Date	12-30-22
		Date	

OFFICE USE ONLY						
Date Received		Status		Permit #		Issue Date



PROJECT NARRATIVE

To: Tyler Newman, Zoning Administrator – Town of Seabrook Island
From: Donny Podany, ASLA
Date: December 30, 2022
Re: 22-01 Seabrook Island Racquet Club – Phase 1B

PROJECT DESCRIPTION:

This is the second phase of a potential multi-year improvement plan for the Seabrook Island Racquet Club. Subsequent phases will be determined by the membership's prioritization and funding availability. Anticipated construction cost of this phase is \$662,000 including contingencies and material cost escalation. Each stage of the long-term implementation will be submitted through the appropriate processes as directed by the Zoning Administrator's office.

This phase is proposed to add 4 pickleball courts, 2 bocce ball courts, shade trellises, outdoor fire pit area and a sidewalk connecting these uses with the Pro Shop. In addition to the hardscape improvements, landscape and irrigation will be installed in areas around the new sidewalk and pickleball courts. This project phase is at the request of the members who enjoy the growing game of pickleball.

The pickleball courts are arranged to avoid the site's existing oak trees and mitigation for impacted trees is provided in the phase 1A of the project and through preserving trees meeting the preserved tree credit criteria provided in the D.S.O. Minor grading will occur to provide drainage from the courts and utilize the existing topography. The landscape material will consist of plants included on the approved species list found in the Town of Seabrook Development Standards Ordinance and will include trees, shrubs, and groundcovers. The existing irrigation system will be expanded to efficiently apply water to landscape areas and may be adjusted to shorter operational times after a period of plant establishment.

We look forward to working with the Town on this project and future phases.

Thank you,

Donald E. Podany Jr.

Donny Podany, ASLA

ELM | Ervin Lovett Miller

cc: file

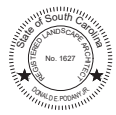
SEABROOK ISLAND CLUB

SEABROOK ISLAND, SOUTH CAROLINA
 RACQUET CLUB PHASE 1B IMPROVEMENTS



planning
 architecture
 landscape architecture
 urban design
 visual communication

Jacksonville
 ELM Studio
 1035 Kings Avenue
 Jacksonville, FL 32207
 T 904 296 8066
 elmplan.com



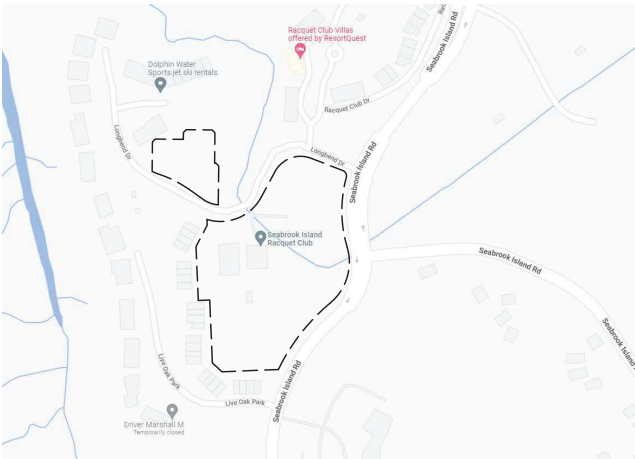
DONALD E. PODANY, JR.
 No. 1627

SEABROOK ISLAND CLUB
 RACQUET CLUB PHASE 1B IMPROVEMENTS
 1701 LONG BEND DRIVE SEABROOK ISLAND, SC 29645

VICINITY MAP

PROJECT TEAM

DRAWING INDEX



ARCHITECTS
 LANDSCAPE ARCHITECTS
 ERVIN LOVETT & MILLER
 1035 KINGS AVENUE
 JACKSONVILLE, FLORIDA 32207
 904.296.8066

SITE SURVEY	
1	TOPOGRAPHIC SURVEY
2	TOPOGRAPHIC SURVEY
GENERAL INFORMATION	
G000	EXISTING CONDITIONS PLAN
G001	DEVELOPMENT PLAN
SITE HARDSCAPE / LANDSCAPE - TREE MITIGATION	
L000	OVERALL TREE MITIGATION PLAN TABULATION AND NOTES
L001	DETAIL MITIGATION PLAN
L002	SILT PROTECTION PLAN
SITE HARDSCAPE	
L100	SITE HARDSCAPE GENERAL NOTES AND SCHEDULE
L101	HARDSCAPE SITE PLAN
HARDSCAPE LAYOUT PLAN	
L201	HARDSCAPE LAYOUT PLAN
HARDSCAPE GRADING PLAN	
L3001	HARDSCAPE GRADING PLAN
HARDSCAPE DETAILS	
L401	HARDSCAPE DETAILS
L402	HARDSCAPE DETAILS
L403	HARDSCAPE DETAILS
LANDSCAPE PLAN	
L500	LANDSCAPE GENERAL NOTES AND SCHEDULE
L501	LANDSCAPE PLAN
LANDSCAPE DETAILS AND SPECIFICATIONS	
L600	LANDSCAPE DETAILS
L601	LANDSCAPE SPECIFICATIONS
L601	LANDSCAPE SPECIFICATIONS
L601	LANDSCAPE SPECIFICATIONS
IRRIGATION PLAN	
NI0	IRRIGATION GENERAL NOTES AND SCHEDULE
L701	OVERALL IRRIGATION PLAN
IRRIGATION DETAILS AND SPECIFICATIONS	
NI0	IRRIGATION DETAILS

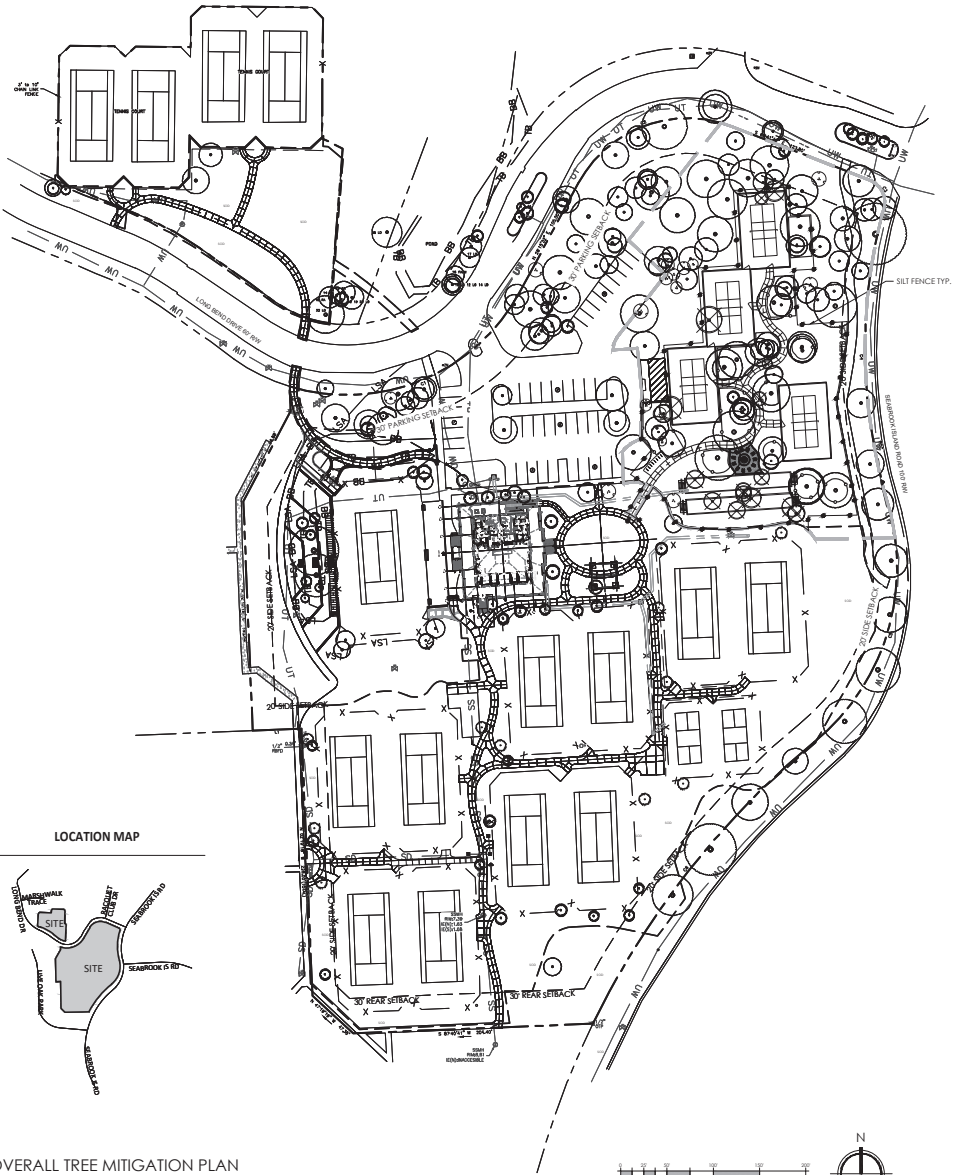
ISSUE DATES		
NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	12.28.22

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ELM, INC. AND SHALL REMAIN THE PROPERTY OF ELM, INC. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

PROJ. #: 22-01
 DATE: 11.11.2022
 DRAWN BY: DTB
 CHECKED BY: DP
 SCALE: AS NOTED

COVER SHEET

SHEET NUMBER
C000
 PERMIT SET

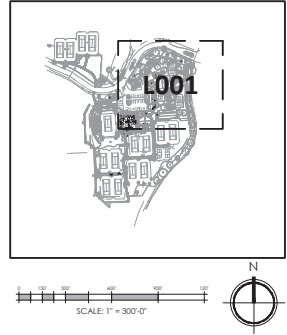


1 OVERALL TREE MITIGATION PLAN
SCALE: 1" = 50'-0"

LEGEND

	EXISTING TREES TO REMAIN	N/A
	TREES TO BE REMOVED	15
	PRESERVED LIVE OAKS	16
	PRESERVED PALMS	46
	REPLACEMENT OAKS	N/A
	REPLACEMENT PALMS	13

KEY MAP



TREE MITIGATION SUMMARY

TOTAL REMOVED	REPLACEMENT REQUIRED
203 IN	194 IN

RETAINED OR REPLACEMENT TREES PROVIDED

TREE REQUIREMENT	LIVE OAK (DBH)	PALM (DBH)
RETAINED TREES (6" - 12" DBH)	151	42
PLANTED TREES (DBH)	12	816
TOTAL	163	858

TREE MITIGATION TABULATION

TREE TO BE REMOVED	MITIGATION RATIO	REPLACEMENT	REPLACEMENT SIZE	LIVE OAKS	PALMS	REMOVED INCHES	REPLACEMENT REQUIRED
LESS THAN 12 INCH DBH	50%	1 INCH FOR EVERY 2 INCH REMOVED	4 INCH DBH	8	11	19	10
12 INCH BUT LESS THAN 24 INCH	100%	1 INCH FOR EVERY ONE INCH REMOVED	MULTI-STEMMED: 1 INCH ON ANY CANE	41	143	184	184
24 INCH OR GREATER	150%	1 1/2 INCH FOR EVERY INCH REMOVED	6 INCH DBH	0	0	0	0
				TOTAL	154	203	194

Tree Mitigation General Notes

- TREES PLANTED FOR MITIGATION OF REMOVED TREES SHALL MEET THE PERFORMANCE STANDARDS OF THE TOWN OF SEABROOK ISLAND DEVELOPMENT STANDARDS ORDINANCE. MITIGATION SHALL BE BASED ON REPLACING THE SPECIES OF TREE THAT WAS REMOVED WITH THE SAME SPECIES; PROVIDED, SPECIES LISTED AS INVASIVE OR PROHIBITED IN SECTION D.3 (APPENDIX D) SHALL NOT BE USED.
- ANY TREE AT LEAST SIX (6) INCHES DBH BUT LESS THAN 12 INCHES DBH RETAINED WITHIN THE AREA OF DISTURBANCE MAY BE RETAINED TO CONTRIBUTE 1 INCH FOR INCH TO A TREE MITIGATION REQUIREMENT; PROVIDED, THE TREE DOES NOT STAND IN A WETLAND, ANY REQUIRED BUFFER OR DESIGNATED OPEN SPACE, OR OTHER AREA IN WHICH THE TREE WOULD OTHERWISE BE REQUIRED TO BE CONSERVED.
- TREE SPECIES LISTED AS INVASIVE OR PROHIBITED IN SECTION D.3, APPENDIX D, MAY BE REMOVED AND MITIGATED AT ONE-HALF THE RATE OTHER SPECIES REQUIRED; PROVIDED, THE REPLACEMENT TREES SHALL BE OF A NON-PROHIBITED SPECIES.
- TREES PLANTED FOR MITIGATION SHALL BE IN ADDITION TO THOSE REQUIRED FOR STREETSCAPES, BUFFERING, AND PARKING LOTS.
- IN LIEU OF PLANTING TREES REQUIRED FOR MITIGATION, THE DEVELOPER MAY, IF APPROVED BY THE PLANNING COMMISSION OR ZONING ADMINISTRATOR, AS APPLICABLE, PAY A FEE PER CALIPER INCH IN AN AMOUNT SET BY TOWN COUNCIL. THE FEE SHALL BE BASED ON THE CURRENT COST, AT WHOLESALE VALUE, OF INSTALLING A REQUIRED TREE TO THE STANDARDS OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION AND TO MAINTENANCE FOR ONE (1) YEAR. FEES-IN-LIEU SHALL BE PUT INTO AN ACCOUNT RESERVED SOLELY FOR THE BEAUTIFICATION OF PUBLIC LANDS AND RIGHTS-OF-WAY WITHIN THE TOWN.
- SEE SHEET L001 FOR DETAIL MITIGATION PLAN AND SHEETS L501 - L505 FOR TREES PLANTED IN PHASE 1A THAT ARE USED TO SATISFY PHASE 1B TREE REPLACEMENT REQUIREMENT.

elm

planning
architecture
landscape architecture
urban design
visual communication

Jacksonville
ELM Studio
1035 Kings Avenue
Jacksonville, FL 32207
t 904 296 8066
elmplan.com

Professional Seal: DONALD E. PODANY JR., No. 1627, LANDSCAPE ARCHITECT, STATE OF FLORIDA

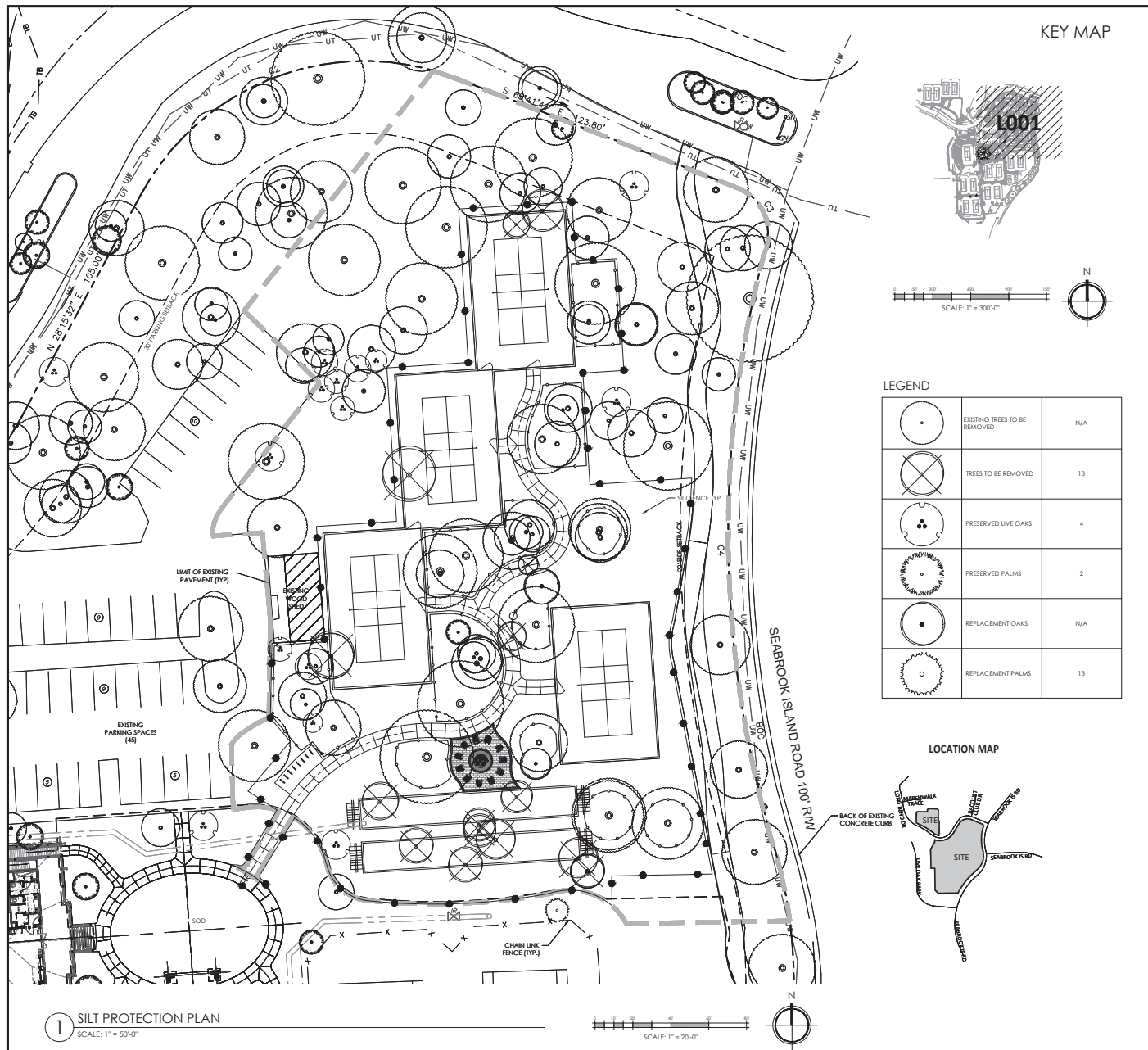
SEABROOK ISLAND CLUB
RACQUET CLUB PHASE 1B IMPROVEMENTS
1701 LONG BEND DRIVE SEABROOK ISLAND, SC 29485

ISSUE DATES

NO.	DESCRIPTION	DATE
1	ZONING PERMIT	12.28.22

PROJ. #: 22-01
DATE: 11.11.2022
DRAWN BY: DJB
CHECKED BY: JDP
SCALE: AS NOTED

OVERALL TREE MITIGATION PLAN TABULATION & NOTES
SHEET NUMBER
L000
PERMIT SET



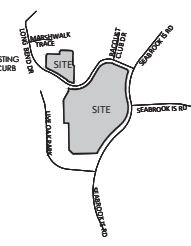
KEY MAP



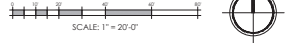
LEGEND

	EXISTING TREES TO BE REMOVED	N/A
	TREES TO BE REMOVED	13
	PRESERVED LIVE OAKS	4
	PRESERVED PALMS	2
	REPLACEMENT OAKS	N/A
	REPLACEMENT PALMS	13

LOCATION MAP



1 SILT PROTECTION PLAN
SCALE: 1" = 20'-0"



POST INSTALLATION DETAIL

ATTACH FILTER FABRIC TO POSTS WITH HEAVY DUTY PLASTIC TIES ALONG TOP 8-INCHES OF FABRIC.

FLAT-BOTTOM TRENCH DETAIL

V-SHAPED TRENCH DETAIL

SILT FENCE - GENERAL NOTES

- Do not place silting fence across ditches or in other areas subject to concentrated flow. Silting fence should not be used in a heavily wooded area. Concentrated flow can cut through silting fence.
- Maximum sheet or post length to be used shall be 100-feet.
- Maximum sheet maximum corner (approximate) to be used shall be 90°.
- Site fence posts, when necessary, shall be completed by one of the following options:
 - Use 1/2" diameter galvanized steel pipe (10-feet long) with 1/2" diameter galvanized steel caps.
 - Use 1/2" diameter galvanized steel pipe (10-feet long) with 1/2" diameter galvanized steel caps and 3/4" diameter galvanized steel nuts and washers.
 - Use 1/2" diameter galvanized steel pipe (10-feet long) with 1/2" diameter galvanized steel caps and 3/4" diameter galvanized steel nuts and washers and 3/4" diameter galvanized steel caps.
- Install silting fence along the direction of the stream/flow and place silting fence at the head of any stream to provide sediment storage and erosion prevention and control.
- Install silting fence along the direction of the stream/flow and place silting fence at the head of any stream to provide sediment storage and erosion prevention and control.

SILT FENCE - POST REQUIREMENTS

- Use any fabric (permissible on SC DOT's Qualified Products Listing (QPL) Approval Sheet #54) meeting the requirements of the most current edition of the SC DOT Standard Specification for Highway Construction.
- Use any fabric (permissible on SC DOT's Qualified Products Listing (QPL) Approval Sheet #54) meeting the requirements of the most current edition of the SC DOT Standard Specification for Highway Construction.
- Use any fabric (permissible on SC DOT's Qualified Products Listing (QPL) Approval Sheet #54) meeting the requirements of the most current edition of the SC DOT Standard Specification for Highway Construction.
- Use any fabric (permissible on SC DOT's Qualified Products Listing (QPL) Approval Sheet #54) meeting the requirements of the most current edition of the SC DOT Standard Specification for Highway Construction.
- Use any fabric (permissible on SC DOT's Qualified Products Listing (QPL) Approval Sheet #54) meeting the requirements of the most current edition of the SC DOT Standard Specification for Highway Construction.

SILT FENCE - FABRIC REQUIREMENTS

- Use any fabric (permissible on SC DOT's Qualified Products Listing (QPL) Approval Sheet #54) meeting the requirements of the most current edition of the SC DOT Standard Specification for Highway Construction.
- Use any fabric (permissible on SC DOT's Qualified Products Listing (QPL) Approval Sheet #54) meeting the requirements of the most current edition of the SC DOT Standard Specification for Highway Construction.
- Use any fabric (permissible on SC DOT's Qualified Products Listing (QPL) Approval Sheet #54) meeting the requirements of the most current edition of the SC DOT Standard Specification for Highway Construction.
- Use any fabric (permissible on SC DOT's Qualified Products Listing (QPL) Approval Sheet #54) meeting the requirements of the most current edition of the SC DOT Standard Specification for Highway Construction.
- Use any fabric (permissible on SC DOT's Qualified Products Listing (QPL) Approval Sheet #54) meeting the requirements of the most current edition of the SC DOT Standard Specification for Highway Construction.

SILT FENCE - INSPECTION & MAINTENANCE

- The top 12-inches of silting fence shall be inspected, maintained, and replaced as necessary.
- Regular inspections of silting fence shall be conducted every 10 days after construction begins and more frequently as needed.
- Attention to sediment accumulations along the silting fence is extremely important.
- Remove accumulated sediment when it reaches 1/2 the height of the silting fence. When a sump is installed in front of the silting fence, remove accumulated sediment when it reaches 1/2 the depth of the sump.
- Remove sediment when it is placed in a suitable storage area or other suitable disposal area. Dispose the removed sediment after it is removed.
- Check for areas where sediment runoff has created a channel beneath the silting fence, and remove silting fence, install debris and/or silt fence, as necessary.
- Site fence should be removed within 30 days after final stabilization is achieved. Remove silting fence as soon as it is no longer needed.
- Site fence should be removed within 30 days after final stabilization is achieved. Remove silting fence as soon as it is no longer needed.

KEY MAP

LEGEND

	EXISTING TREES TO BE REMOVED	N/A
	TREES TO BE REMOVED	13
	PRESERVED LIVE OAKS	4
	PRESERVED PALMS	2
	REPLACEMENT OAKS	N/A
	REPLACEMENT PALMS	13

LOCATION MAP

South Carolina Department of Health and Environmental Control

SC-03 Page 2 of 2
NOT TO SCALE

planning
architecture
landscape architecture
urban design
visual communication

Jacksonville
ELM Studio
1035 Kings Avenue
Jacksonville, FL 32207
t 904 296 8066

elplan.com

AA20000084-17300001029

DONALD E. FODANY, JR.
No. 1627

SEABROOK ISLAND CLUB
RACQUET CLUB PHASE 1B IMPROVEMENTS
1701 LONG BEND DRIVE SEABROOK ISLAND, SC 29585

ISSUE DATE	
NO.	DESCRIPTION

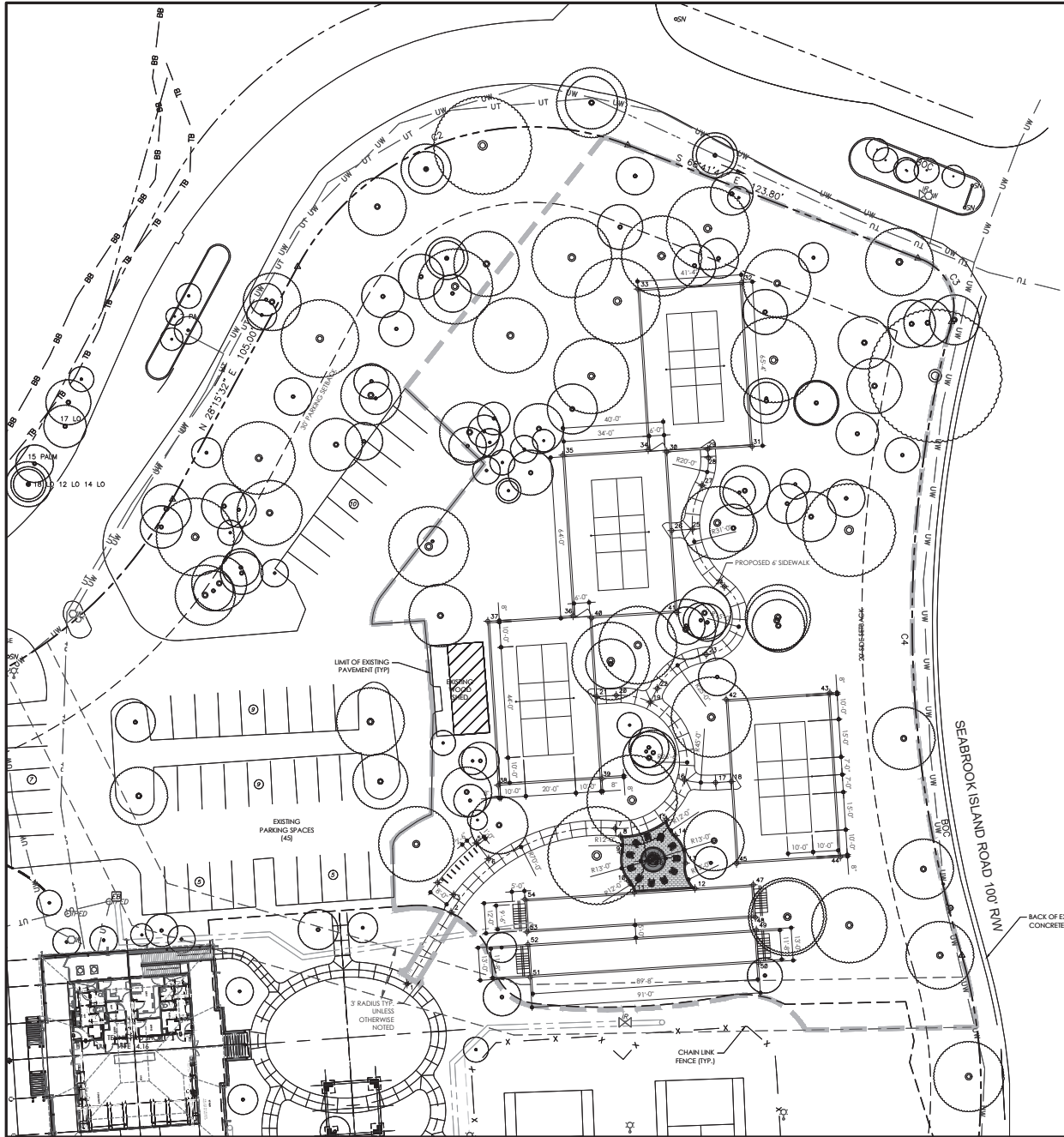
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ELM, INC. AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND IS VALIDATION THROUGH THE EXPRESS LIMITS TO SUCH USE.

PROJ. NO: 22-01
DATE: 11-11-2022
DRAWN BY: DJB
CHECKED BY: DJB
SCALE: AS NOTED

SILT PROTECTION PLAN

SHEET NUMBER
L002
VARIANCE SET

South Carolina Department of Health and Environmental Control
SILT FENCE
SC-03 Page 2 of 2
GENERAL NOTES



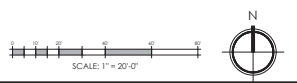
KEY MAP



NORTHING/EASTING POINT SCHEDULE

POINT	DESCRIPTION	NORTHING	EASTING
1	CENTERLINE INTERSECTION	N 277337.4798	E 2257535.5557
2	CURVE END POINT	N 277366.0579	E 2257553.0188
3	BIKE RACK PAVEMENT	N 277373.0555	E 2257554.0787
4	BIKE RACK PAVEMENT	N 277377.7601	E 2257547.4449
5	BIKE RACK PAVEMENT	N 277393.5796	E 2257563.0863
6	BIKE RACK PAVEMENT	N 277387.2626	E 2257567.9950
7	CURVE END POINT	N 277399.4019	E 2257618.3131
8	FIRE PIT CONNECTION TO SIDEWALK	N 277396.3192	E 2257620.3740
9	CURVE END POINT	N 277389.8372	E 2257620.7128
10	CURVE END POINT	N 277378.5360	E 2257623.5100
11	FIRE PIT CONNECTION TO BOCCIE BALL COURT	N 277373.9489	E 2257625.9492
12	FIRE PIT CONNECTION TO BOCCIE BALL COURT	N 277375.4834	E 2257650.0211
13	CURVE END POINT	N 277385.5468	E 2257646.3156
14	CURVE END POINT	N 277396.4884	E 2257642.2594
15	FIRE PIT CONNECTION TO SIDEWALK	N 277402.7169	E 2257638.7497
16	CENTERLINE INTERSECTION	N 277418.5548	E 2257645.8897
17	CURVE END POINT	N 277417.5946	E 2257658.9244
18	SIDEWALK CONNECTION TO PICKLEBALL COURT	N 277417.9933	E 2257664.4796
19	CENTERLINE INTERSECTION	N 277449.5479	E 2257632.2032
20	CURVE END POINT	N 277452.2655	E 2257618.7191
21	SIDEWALK CONNECTION TO PICKLEBALL COURT	N 277451.7706	E 2257610.9546
22	CURVE END POINT	N 277455.0175	E 2257635.0065
23	CURVE END POINT	N 277448.4469	E 2257654.5397
24	CURVE END POINT	N 277495.5258	E 2257661.7106
25	CENTERLINE INTERSECTION	N 277518.3150	E 2257648.9833
26	SIDEWALK CONNECTION TO PICKLEBALL COURT	N 277517.8039	E 2257640.8143

27	CURVE END POINT	N 277535.7525	E 2257652.8350
28	CURVE END POINT	N 277546.7807	E 2257655.3354
29	SIDEWALK CONNECTION TO PICKLEBALL COURT	N 277550.1146	E 2257655.1229
30	PICKLEBALL COURT LIMITS	N 277549.0754	E 2257638.8210
31	PICKLEBALL COURT LIMITS	N 277551.2383	E 2257672.7521
32	PICKLEBALL COURT LIMITS	N 277614.4360	E 2257668.5961
33	PICKLEBALL COURT LIMITS	N 277613.8066	E 2257627.3498
34	PICKLEBALL COURT LIMITS	N 277549.9364	E 2257631.4212
35	PICKLEBALL COURT LIMITS	N 277547.7735	E 2257597.4901
36	PICKLEBALL COURT LIMITS	N 277483.9031	E 2257601.5614
37	PICKLEBALL COURT LIMITS	N 277481.7402	E 2257567.6303
38	PICKLEBALL COURT LIMITS	N 277416.5425	E 2257571.7865
39	PICKLEBALL COURT LIMITS	N 277419.1717	E 2257613.0326
40	PICKLEBALL COURT LIMITS	N 277483.0421	E 2257608.9612
41	PICKLEBALL COURT LIMITS	N 277485.2050	E 2257642.8923
42	PICKLEBALL COURT LIMITS	N 277450.5922	E 2257662.4016
43	PICKLEBALL COURT LIMITS	N 277453.2214	E 2257703.6479
44	PICKLEBALL COURT LIMITS	N 277388.0237	E 2257707.8038
45	PICKLEBALL COURT LIMITS	N 277385.3945	E 2257666.5574
46	FIRE PIT LOCATION	N 277386.9794	E 2257633.3948
47	BOCCIE BALL COURT LIMITS	N 277376.9425	E 2257673.2256
48	BOCCIE BALL COURT LIMITS	N 277363.9889	E 2257674.0526
49	BOCCIE BALL COURT LIMITS	N 277359.0023	E 2257674.4235
50	BOCCIE BALL COURT LIMITS	N 277364.0287	E 2257675.2504
51	BOCCIE BALL COURT LIMITS	N 277340.2397	E 2257584.4348
52	BOCCIE BALL COURT LIMITS	N 277353.2134	E 2257583.6078
53	BOCCIE BALL COURT LIMITS	N 277358.1999	E 2257583.2369
54	BOCCIE BALL COURT LIMITS	N 277371.1735	E 2257582.4099



elm

planning
architecture
landscape architecture
urban design
visual communication

Jacksonville
ELM Studio
1035 Kings Avenue
Jacksonville, FL 32207
t 904 296 8056
elmplan.com

Professional Seal of Donald E. Podany, Jr., a Licensed Professional Engineer, No. 1627, State of Florida.

SEABROOK ISLAND CLUB
RACQUET CLUB PHASE IIB IMPROVEMENTS
1701 LONG BEND DRIVE SEABROOK ISLAND, SC 29485

ISSUE DATES

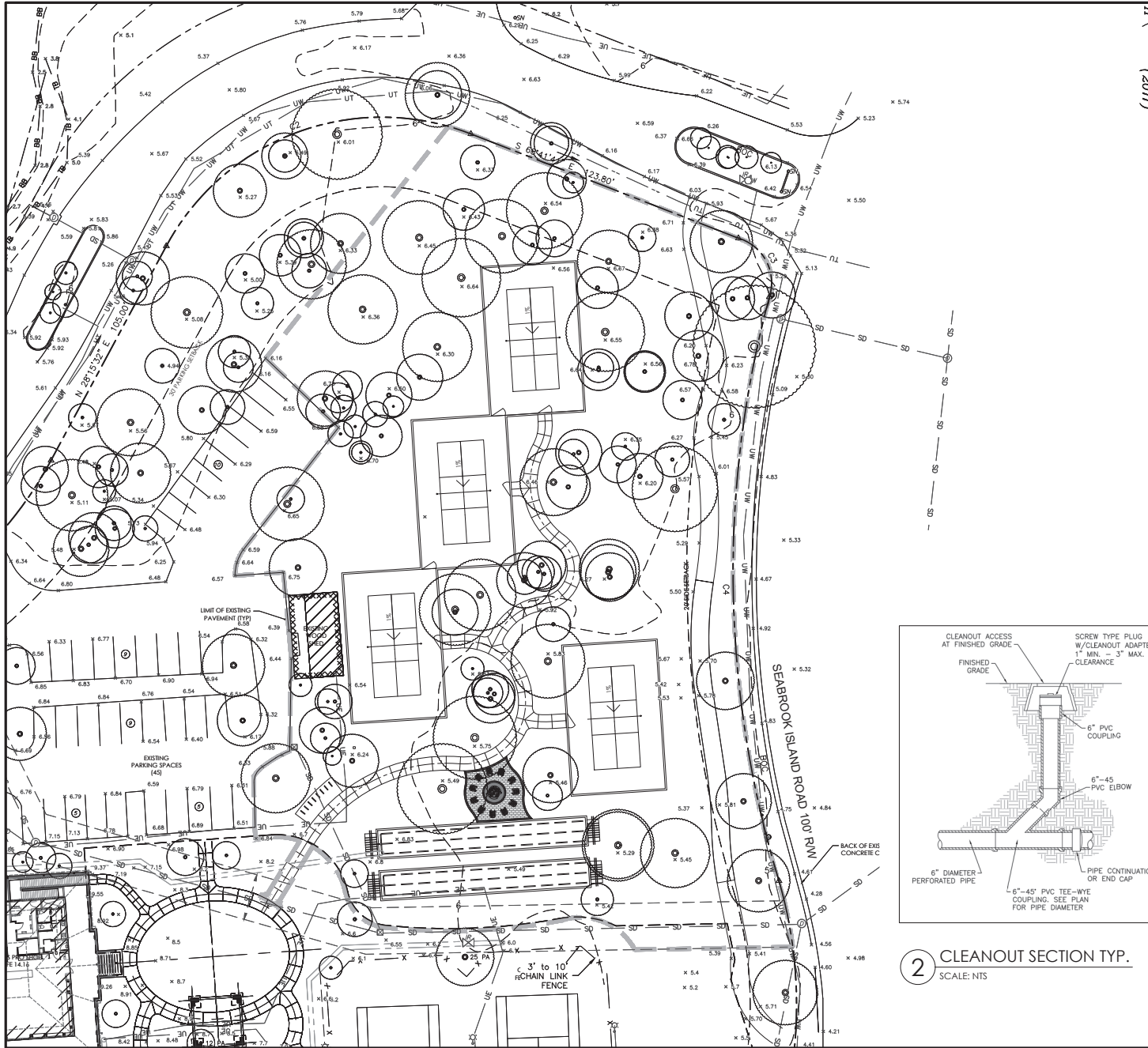
NO.	DESCRIPTION	DATE
1	ISSUE PERMIT	11.28.22

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ELM, INC. AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF EXPRESSLY LIMITED TO SUCH USE.

PROJ. #: 22-01
DATE: 11.11.2022
DRAWN BY: DTB
CHECKED BY: JSP
SCALE: AS NOTED

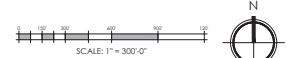
HARDSCAPE SITE PLAN

SHEET NUMBER
L201
PERMIT SET



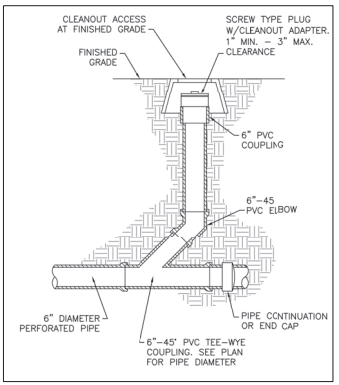
TH (2011)

KEY MAP

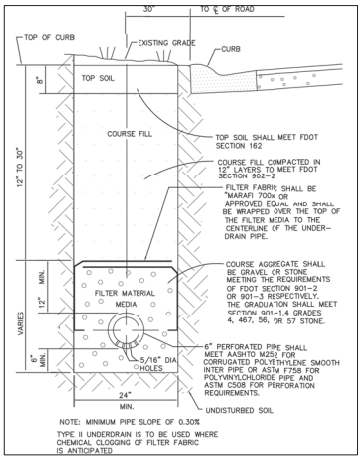


Notes

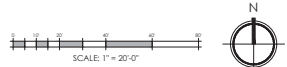
1. EXISTING GRADING INFORMATION IS PROVIDED BY FORSBERG ENGINEERING DESIGN DOCUMENTS DATED 10/05/09. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING GRADES, CONFORMING NEW GRADES WITH ALL ADA REQUIREMENTS, AND PROVIDING POSITIVE DRAINAGE TO EXISTING DRAIN STRUCTURES.



2 CLEANOUT SECTION TYP.
SCALE: NTS



1 UNDERDRAIN SECTION TYP.
SCALE: NTS



planning
architecture
landscape architecture
urban design
visual communication

Jacksonville
ELM Studio
1035 Kings Avenue
Jacksonville, FL 32207
t 904 296 8066
elmplan.com



DONALD E. PODANY, JR.
No. 1627

SEABROOK ISLAND CLUB
RACQUET CLUB PHASE 1B IMPROVEMENTS
1701 LONG BEND DRIVE SEABROOK ISLAND, SC 29485

ISSUE DATES

NO.	DESCRIPTION	DATE
1	ISSUE PERMIT	11.21.22

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ELM, INC. AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

PROJ. #: 22-01
DATE: 11.11.2022
DRAWN BY: DTB
CHECKED BY: DP
SCALE: AS NOTED

HARDSCAPE
GRADING PLAN

SHEET NUMBER

L301
PERMIT SET

ISSUE DATES

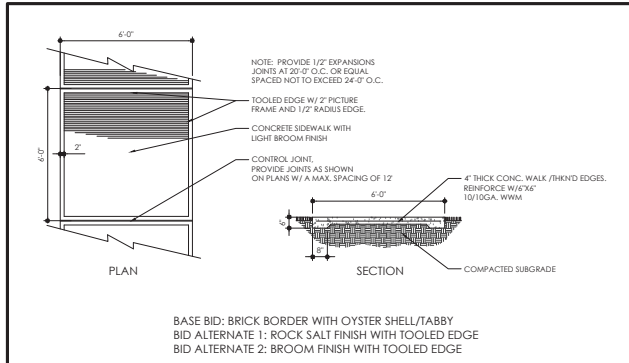
NO.	DESCRIPTION	DATE
1	ISSUE PERMIT	11.28.22

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ELM, INC. AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND NO REPRODUCTION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

PROJ. #: 22-01
DATE: 11.11.2022
DRAWN BY: DJB
CHECKED BY: JP
SCALE: AS NOTED

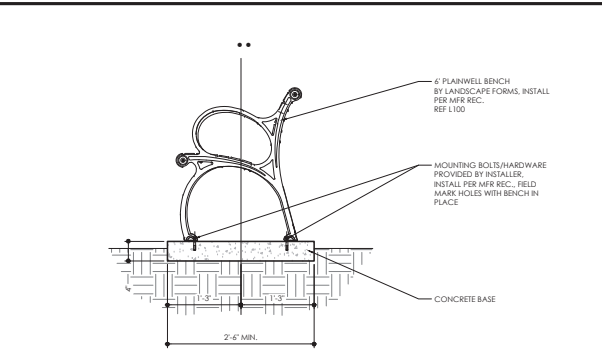
HARDSCAPE DETAILS

SHEET NUMBER
L401
PERMIT SET

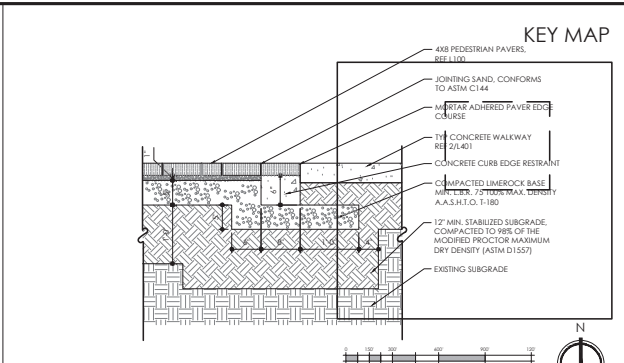


BASE BID: BRICK BORDER WITH OYSTER SHELL/TABBY
BID ALTERNATE 1: ROCK SALT FINISH WITH TOOLED EDGE
BID ALTERNATE 2: BROOM FINISH WITH TOOLED EDGE

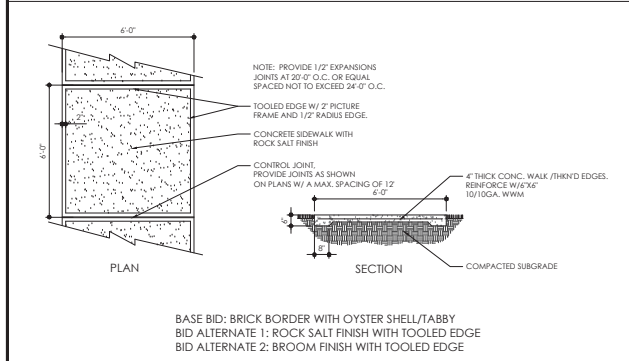
9 BID ALTERNATE 2 SIDEWALK DETAIL
SCALE: 3/8" = 1'-0"



6 TYPICAL BENCH CROSS SECTION
SCALE: 1" = 1'-0"

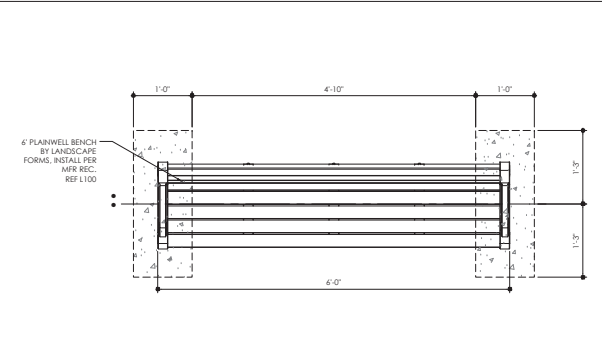


3 PEDESTRIAN PAVERS ADJACENT TO TYPICAL CONCRETE
SCALE: 1" = 1'-0"

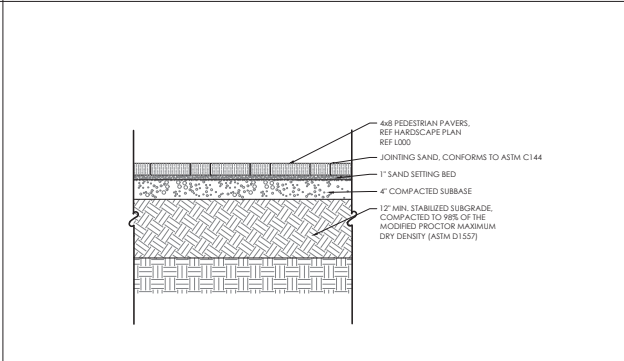


BASE BID: BRICK BORDER WITH OYSTER SHELL/TABBY
BID ALTERNATE 1: ROCK SALT FINISH WITH TOOLED EDGE
BID ALTERNATE 2: BROOM FINISH WITH TOOLED EDGE

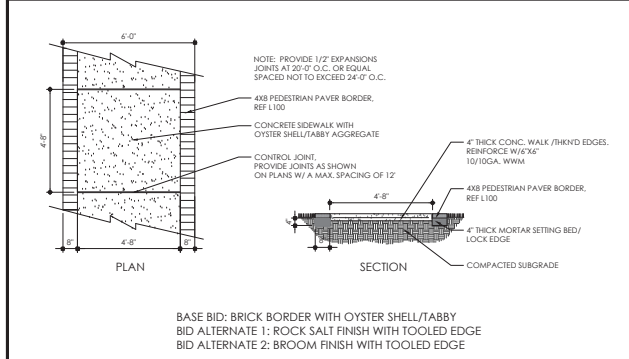
8 BID ALTERNATE 1 SIDEWALK DETAIL
SCALE: 3/8" = 1'-0"



5 TYPICAL BENCH PLAN VIEW
SCALE: 1" = 1'-0"

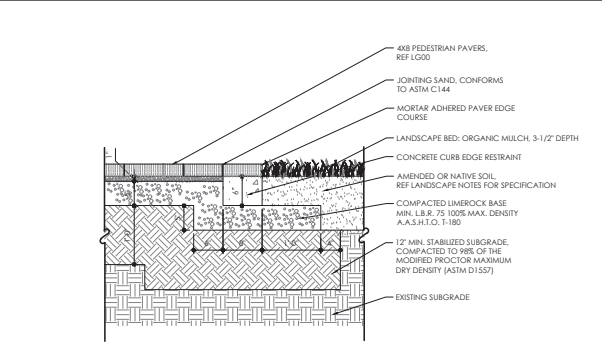


2 PEDESTRIAN PAVERS
SCALE: 1" = 1'-0"

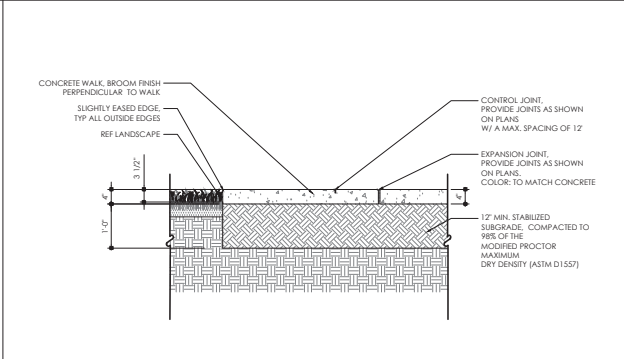


BASE BID: BRICK BORDER WITH OYSTER SHELL/TABBY
BID ALTERNATE 1: ROCK SALT FINISH WITH TOOLED EDGE
BID ALTERNATE 2: BROOM FINISH WITH TOOLED EDGE

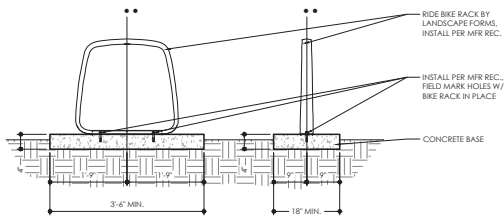
7 BASE BID SIDEWALK DETAIL
SCALE: 3/8" = 1'-0"



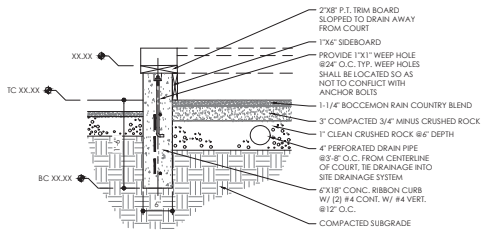
4 PEDESTRIAN PAVERS ADJACENT TO LANDSCAPE
SCALE: 1" = 1'-0"



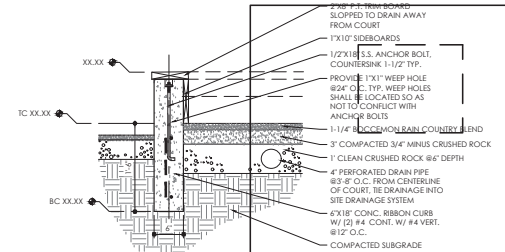
1 TYPICAL CONCRETE
SCALE: 3/4" = 1'-0"



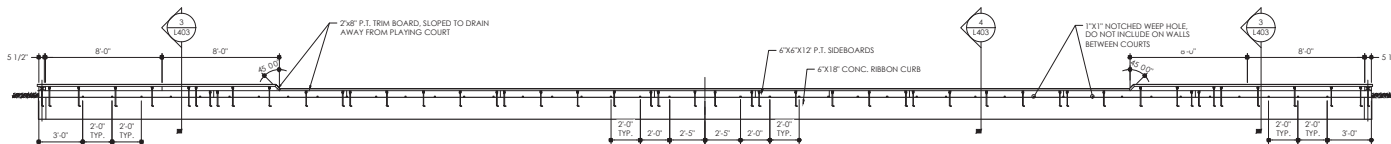
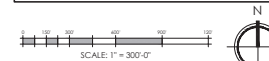
5 BIKE RACK
SCALE: 3/4" = 1'-0"



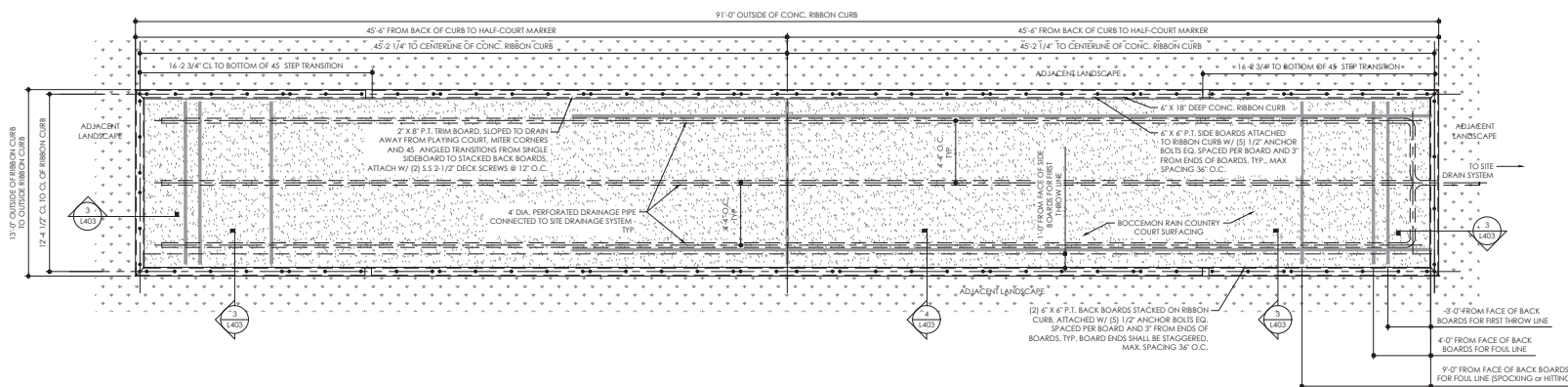
4 BOCCE BALL COURT SIDE WALL - SECTION B
SCALE: 1" = 1'-0"



3 BOCCE BALL COURT SIDE WALL - SECTION A
SCALE: 1" = 1'-0"



2 BOCCE BALL COURT SECTION VIEW
SCALE: 1/4" = 1'-0"



1 BOCCE BALL COURT PLAN VIEW
SCALE: 1/4" = 1'-0"



planning
architecture
landscape architecture
urban design
visual communication

Jacksonville
ELM Studio
1035 Kings Avenue
Jacksonville, FL 32207
t 904 296 8066
elmplan.com



DONALD E. PODANY JR.
No. 1627

SEABROOK ISLAND CLUB
RACQUET CLUB PHASE IIB IMPROVEMENTS
1701 LONG BEND DRIVE SEABROOK ISLAND, SC 29655

ISSUE DATES		
NO.	DESCRIPTION	DATE
1	ISSUE PERMIT	11.28.22

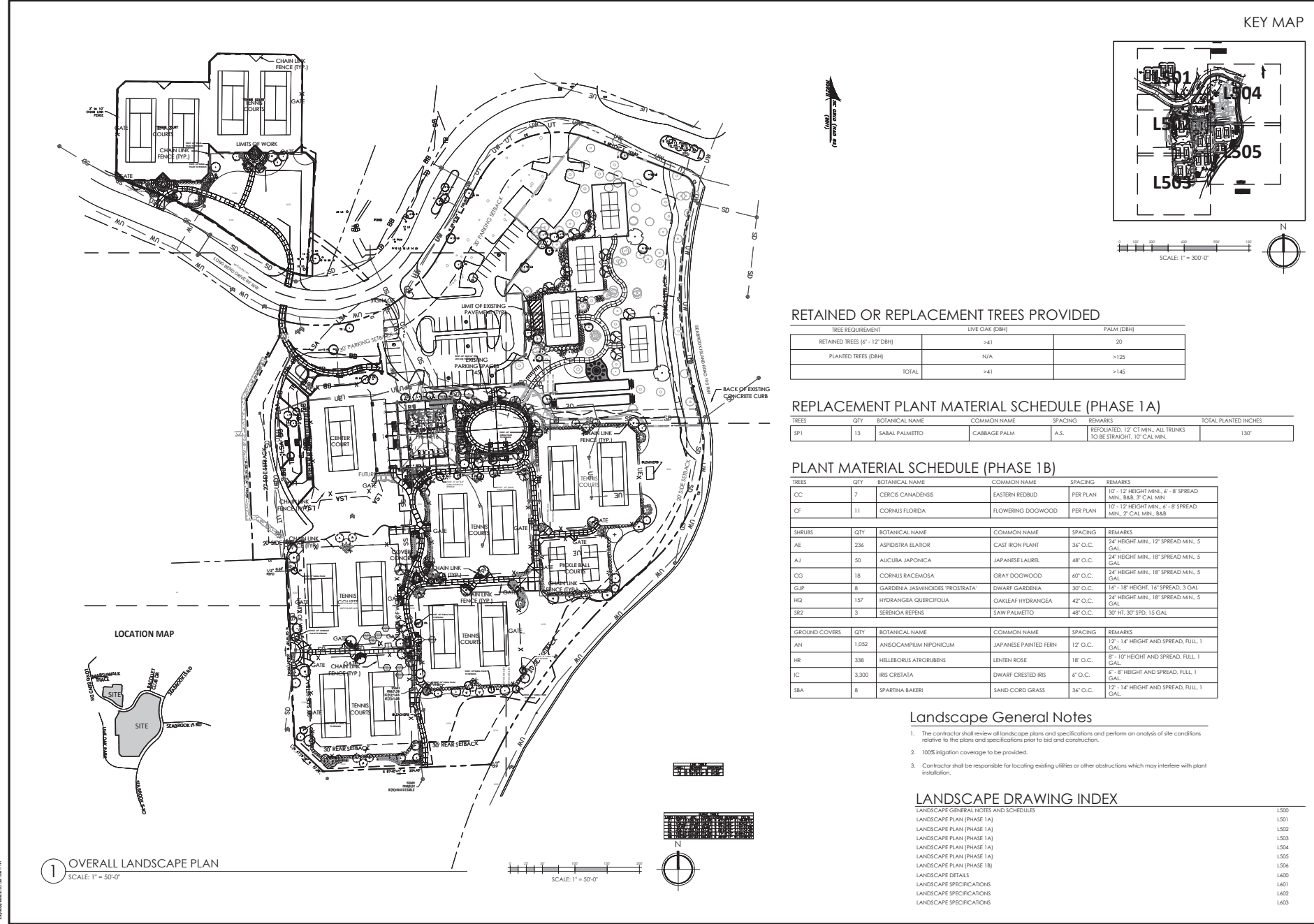
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ELM, INC. AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND NO REPLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

PROJ. #: 22-01
DATE: 11.11.2022
DRAWN BY: DDB
CHECKED BY: DP
SCALE: AS NOTED

HARDSCAPE DETAILS

SHEET NUMBER
L403
PERMIT SET

12/29/2022 3:39:51 PM



RETAINED OR REPLACEMENT TREES PROVIDED

TREE REQUIREMENT	LIVE OAK (DBH)	PALM (DBH)
RETAINED TREES (6" - 12" DBH)	>41	20
PLANTED TREES (DBH)	N/A	>125
TOTAL	>41	>145

REPLACEMENT PLANT MATERIAL SCHEDULE (PHASE 1A)

TREES	QTY	BOTANICAL NAME	COMMON NAME	SPACING	REMARKS	TOTAL PLANTED INCHES
SP1	13	SABAL PALMETTO	CABBAGE PALM	A.S.	REFURCATED, 1/2" CT MIN, ALL TRUNKS TO BE STRAIGHT, 10' CAL MIN.	130'

PLANT MATERIAL SCHEDULE (PHASE 1B)

TREES	QTY	BOTANICAL NAME	COMMON NAME	SPACING	REMARKS
CC	7	CERCIS CANADENSIS	EASTERN REDBUD	PER PLAN	10' - 12' HEIGHT MIN., 6" - 8" SPREAD MIN., 8.8, 3" CAL MIN.
CF	11	CORNUS FLORIDA	FLOWERING DOGWOOD	PER PLAN	10' - 12' HEIGHT MIN., 6" - 8" SPREAD MIN., 7" CAL MIN., 8.8
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SPACING	REMARKS
AE	236	ASPIDISTRA ELATIOR	CAST IRON PLANT	36" O.C.	24" HEIGHT MIN., 12" SPREAD MIN., 5 GAL.
AJ	50	AUCUBA JAPONICA	JAPANESE LAUREL	48" O.C.	24" HEIGHT MIN., 18" SPREAD MIN., 5 GAL.
CG	18	CORNUS RACEMOSA	GRAY DOGWOOD	60" O.C.	24" HEIGHT MIN., 18" SPREAD MIN., 5 GAL.
GJP	8	GARDENIA JASMINOIDES PROSTRATA	DWARF GARDENIA	30" O.C.	16" - 18" HEIGHT, 16" SPREAD, 3 GAL.
HQ	157	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	42" O.C.	24" HEIGHT MIN., 18" SPREAD MIN., 5 GAL.
SR2	3	SERENOA REPENS	SAW PALMETTO	48" O.C.	30" HT, 30" SPD, 15 GAL.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SPACING	REMARKS
AN	1,052	ANISOCAMPUM NIPONICUM	JAPANESE PAINTED FERN	12" O.C.	12" - 14" HEIGHT AND SPREAD, FULL, 1 GAL.
HR	338	HELLEBORIS ATRORUBENS	LENTEN ROSE	18" O.C.	8" - 10" HEIGHT AND SPREAD, FULL, 1 GAL.
IC	3,300	IRIS CRISTATA	DWARF CRESTED IRIS	6" O.C.	6" - 8" HEIGHT AND SPREAD, FULL, 1 GAL.
SBA	8	SPARTINA BAKERI	SAND CORD GRASS	36" O.C.	12" - 14" HEIGHT AND SPREAD, FULL, 1 GAL.

Landscape General Notes

- The contractor shall review all landscape plans and specifications and perform an analysis of site conditions relative to the plans and specifications prior to bid and construction.
- 100% irrigation coverage to be provided.
- Contractor shall be responsible for locating existing utilities or other obstructions which may interfere with plant installation.

LANDSCAPE DRAWING INDEX

LANDSCAPE GENERAL NOTES AND SCHEDULES	L500
LANDSCAPE PLAN (PHASE 1A)	L501
LANDSCAPE PLAN (PHASE 1A)	L502
LANDSCAPE PLAN (PHASE 1A)	L503
LANDSCAPE PLAN (PHASE 1A)	L504
LANDSCAPE PLAN (PHASE 1A)	L505
LANDSCAPE PLAN (PHASE 1B)	L506
LANDSCAPE DETAILS	L600
LANDSCAPE SPECIFICATIONS	L601
LANDSCAPE SPECIFICATIONS	L602
LANDSCAPE SPECIFICATIONS	L603



planning
architecture
landscape architecture
urban design
visual communication

Jacksonville
ELM Studio
1035 Kings Avenue
Jacksonville, FL 32207
t 904 296 8056

elmpln.com

AA26000504 - LC26000209



DONALD E. PODANY JR.
No. 1627

SEABROOK ISLAND CLUB
RACQUET CLUB PHASE 1B IMPROVEMENTS
1701 LONG BEND DRIVE, SEABROOK ISLAND, SC 29685

ISSUE DATES

NO.	DESCRIPTION	DATE

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ELM, INC. AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

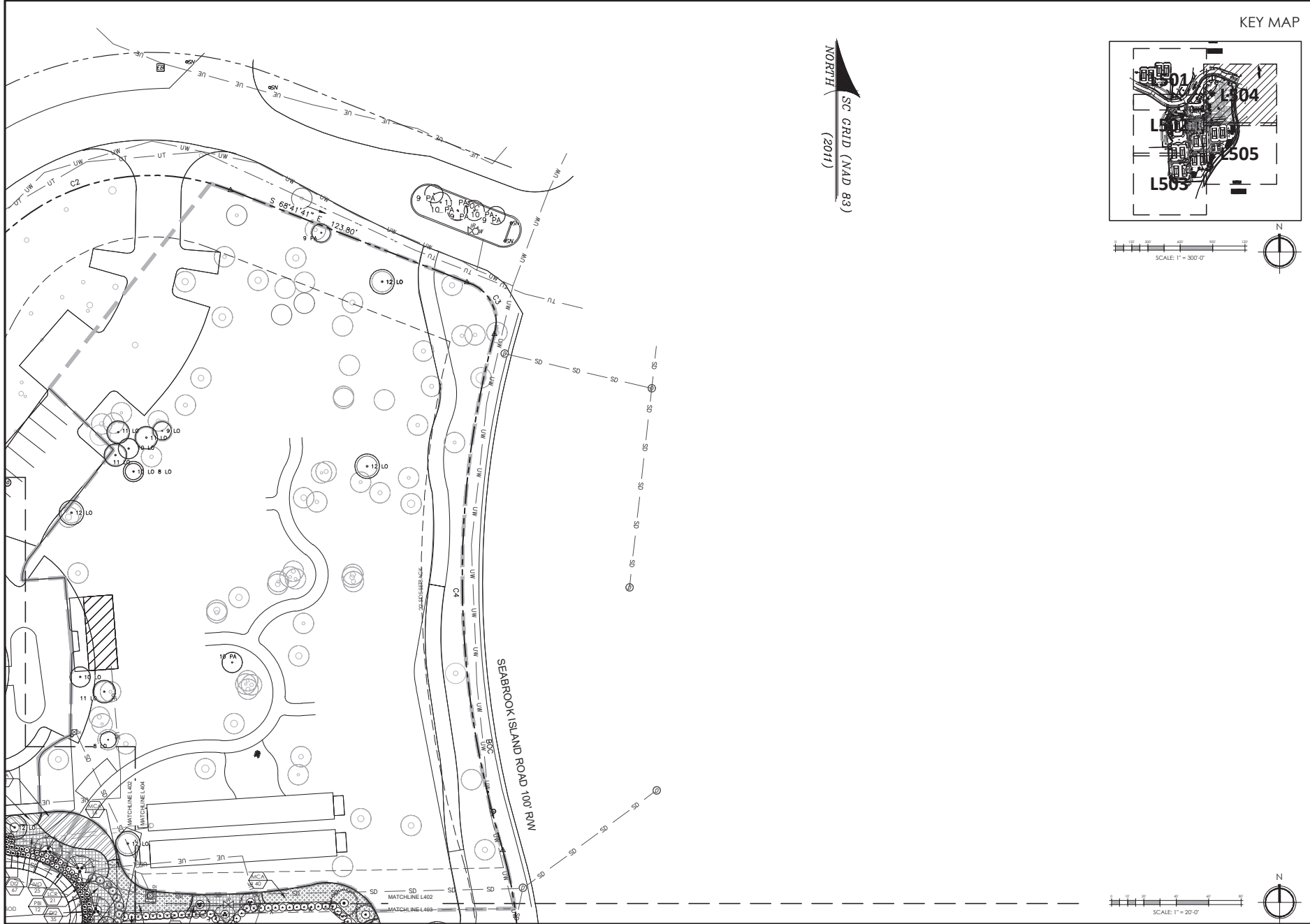
PROJ. #: 22-01
DATE: 11.11.2022
DRAWN BY: CDB
CHECKED BY: DP
SCALE: AS NOTED

LANDSCAPE GENERAL NOTES & SCHEDULES

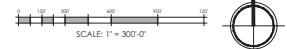
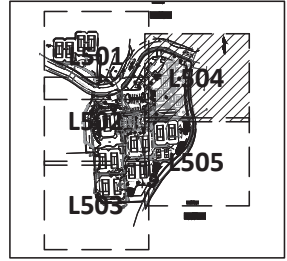
SHEET NUMBER

L500
VARIANCE SET

1:20/20/20/23/22/28/10/6



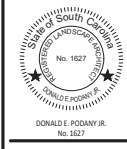
KEY MAP



elm

planning
architecture
landscape architecture
urban design
visual communication

Jacksonville
ELM Studio
1035 Kings Avenue
Jacksonville, FL 32207
t 904 296 8066
elmplan.com



SEABROOK ISLAND CLUB
RACQUET CLUB PHASE 1B IMPROVEMENTS
1701 LONG BEND DRIVE SEABROOK ISLAND, SC 29655

ISSUE DATES

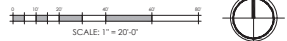
NO.	DESCRIPTION	DATE

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ELM, INC. AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

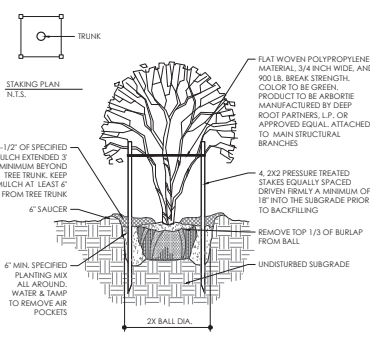
PROJ. #: 22-01
DATE: 11.11.2022
DRAWN BY: DJB
CHECKED BY: DP
SCALE: AS NOTED

LANDSCAPE
PLAN
(PHASE 1A)

SHEET NUMBER
L504
VARIANCE SET



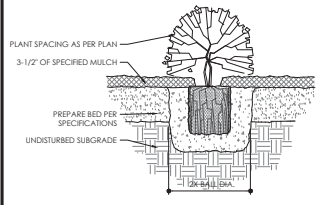
12/28/2022 12:57 PM



- NOTES:**
- STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT.
 - WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES.

9 MULTI-TRUNK TREE STAKING

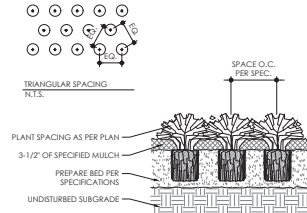
N.T.S.



- NOTES:**
- PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.

8 SHRUB PLANTING

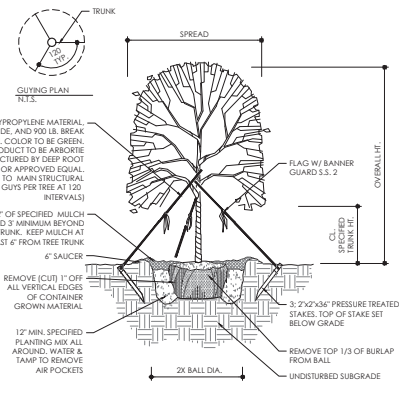
N.T.S.



- NOTES:**
- GROUND COVER PLANTS ARE TO BE SPACED AS INDICATED ON PLANTING PLAN.
 - 3\"/>

7 GROUNDCOVER PLANTING

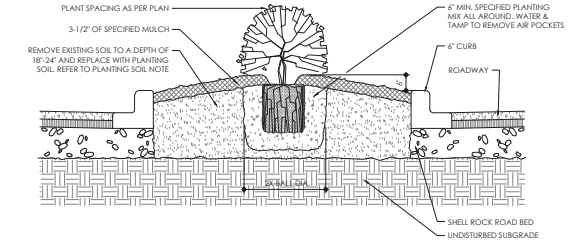
N.T.S.



- NOTES:**
- PLANT SO THAT TOP OF ROOT BALL SHALL BE SEATED DIRECTLY ON UNDISTURBED SUBGRADE.
 - BOTTOM OF ROOT BALL SHALL BE SEATED DIRECTLY ON UNDISTURBED SUBGRADE.
 - STAKE ABOVE FIRST STRONG BRANCHES OR AS NECESSARY FOR FIRM SUPPORT.
 - FLAG GUYING WIRES WITH BANNER GUARD S.S. 2 OR APPROVED EQUAL.

6 TREE PLANTING - GUY WIRES

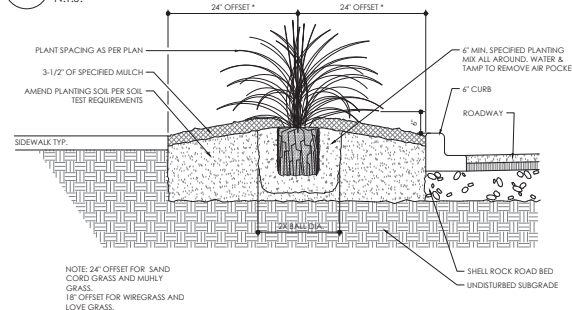
N.T.S.



- NOTES:**
- PALM FRONDS SHALL BE TIED UP UNTIL AFTER PLANTING. TES SHALL BE REMOVED AS FOLLOWS: DATE PALM - ONE WEEK; WASHINGTON PALM & QUEEN PALM - IMMEDIATELY; SABAL PALMS WHICH ARE NOT THURGOODIAN CUT SHALL REMAIN TIED FOR SIX MONTHS. REMOVE ALL DEAD AND BROKEN FRONDS. NEVER CUT BUILD.
 - ALL TRUNKS SHALL BE PREPARED PRIOR TO DELIVERY. DATE PALMS SHALL BE 'CLASSIC CUT' SABAL AND WASHINGTON PALMS SHALL BE BOOBER OR SHAVED AS SPECIFIED. PLANT IN PINE SAND.
 - PLANT SO THAT TOP OF ROOT BALL IS 2\"/>

3 PALM PLANTING

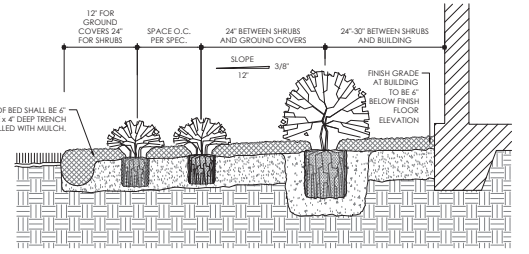
N.T.S.



- NOTES:**
- NOTE: 24\"/>

2 GRASS PLANTING

N.T.S.

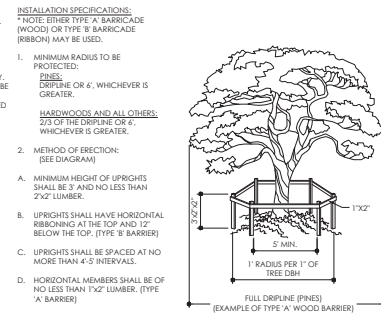


- NOTES:**
- FINISH GRADE AT BUILDING TO BE 6\"/>

4 BED PREPARATION

N.T.S.

- NOTES:**
- NO TREE SHALL BE REMOVED UNLESS SPECIFICALLY TAGGED FOR REMOVAL BY THE ENGINEER.
 - THE CONTRACTOR SHALL TAKE SPECIAL CARE NOT TO DAMAGE ANY TREES THAT ARE TO REMAIN.
 - ROOTS GREATER THAN 1\"/>
- INSTALLATION SPECIFICATIONS:**
- NOTE EITHER TYPE 'A' BARRICADE (WOOD) OR TYPE 'B' BARRICADE (RIBBON) MAY BE USED.
 - 1. MINIMUM RADIUS TO BE PROTECTED: FINES, DRIFLINE OR 6\", WHICHEVER IS GREATER.
 - HARDWOODS AND ALL OTHERS: 2/3 OF THE DRIFLINE OR 6\", WHICHEVER IS GREATER.
 - 2. METHOD OF ERECTION: (SEE DIAGRAM)



- BEFORE PERMIT:**
- BARRICADES ARE TO BE ERECTED AROUND ALL TREES 4\"/>

1 TREE BARRICADE

N.T.S.



planning
architecture
landscape architecture
urban design
visual communication

Jacksonville
ELM Studio
1035 Kings Avenue
Jacksonville, FL 32207
1 904 296 8066
elmplan.com



DONALD E. PODANY, JR.
No. 1627

SEABROOK ISLAND CLUB
RACQUET CLUB PHASE 1B IMPROVEMENTS
1701 LONG BEND DRIVE SEABROOK ISLAND, SC 29585

ISSUE DATES	
NO.	DATE

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF ELM, INC. AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND NO PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

PROJ. #: 22-01
DATE: 11.11.2022
DRAWN BY: DIB
CHECKED BY: DP
SCALE: AS NOTED

LANDSCAPE DETAILS

SHEET NUMBER
L600
VARIANCE SET

12/28/2022 13:39:38 PM

















