

# TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting  
December 5, 2018 – 1:30 PM

Town Hall, Council Chambers  
2001 Seabrook Island Road



## AGENDA

### CALL TO ORDER

### APPROVAL OF MINUTES

1. Regular Meeting: November 7, 2018

[Pages 2–7]

### OLD BUSINESS ITEMS

1. Commercial Site Plan Review: Seabrook Island Club Parking Expansion [Pages 8–30]

Request from the Club at Seabrook Island to review and approve a proposed 53-space parking lot expansion adjacent to the Clubhouse at 3771 Seabrook Island Road

### NEW BUSINESS ITEMS

*There are no New Business Items*

### ITEMS FOR INFORMATION / DISCUSSION

1. Status of Kiawah Senior Living Project Encroachment Permit / Pre-Litigation Mediation

### COMPREHENSIVE PLAN WORK SESSION

1. Review of Changes from November 7, 2018 Meeting
  - a. Community Facilities
  - b. Natural Resources
2. Review & Discussion of Comprehensive Plan Elements
  - a. Cultural Resources
  - b. Economic Development

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# TOWN OF SEABROOK ISLAND

## Planning Commission Special Called Meeting

November 7, 2018 – 1:30 PM

Town Hall, Council Chambers  
2001 Seabrook Island Road



## MINUTES

Present: Robert Driscoll (Chair), Lori Leary, Ken Otstot, Cathy Patterson, Joe Cronin (Town Administrator)

Absent: Wayne Billian

Guests: Ron Ciancio (Mayor), Keane McLaughlin (ESP Associates), Mark Stafford (Stafford Construction), Don Romano (Seabrook Island Club), Michael Karamus (Architect), Dan Frazier (Charleston County), Robin Lewis (Charleston County), Oliver Matthews, Janet Pasquale

Chairman Driscoll called the meeting to order at 1:30 pm and welcomed everyone in attendance. Town Administrator Cronin confirmed that the requirements of the Freedom of Information Act were fulfilled, and the meeting agenda was properly posted.

### APPROVAL OF MINUTES

1. **Comprehensive Plan Work Session: October 3, 2018:** Ms. Leary made a motion to approve the minutes from the October 3, 2018, work session, as submitted. Mr. Otstot seconded the motion. The motion was approved by a vote of 4-0.
2. **Regular Meeting: October 3, 2018:** Mr. Otstot made a motion to approve the minutes from the October 3, 2018, meeting as submitted. Ms. Patterson seconded the motion. The motion was approved by a vote of 4-0.

### OLD BUSINESS ITEMS

*There were no Old Business Items.*

### NEW BUSINESS ITEMS

1. **Architectural Review: Bohicket Marina Village:** Mr. Oliver Matthews and Mr. Mark Stafford (contractor) provided a brief overview of the request on behalf of the applicants. Mr. Matthews noted that several buildings at Bohicket Marina Village have had issues with the plexiglass coverings in the roofs, particularly during high winds. These issues have resulted in water leaks as well as safety concerns for residents in the Marina Village. The applicants

proposed removing the plexiglass sections in the roof and patching those sections with plywood. The plywood would then be covered with shingles in the same type and color as the existing roof. Town Administrator Cronin noted that this request was applicable to Buildings 2, 3, 5 and 7, which are the only buildings with plexiglass sections in the roof. Staff noted that this was a minor architectural change and recommended in favor of approval. Ms. Leary made a motion to approve the request. Mr. Otstot seconded the motion. The motion was approved by a vote of 4-0.

2. **Commercial Site Plan Review: Seabrook Island Club Comfort Station:** Mr. Don Romano of the Seabrook Island Club provided a brief overview of the request on behalf of the applicants. Mr. Romano stated that the club was seeking to construct a third comfort station on the Ocean Winds course, near the existing practice green. The timing of this request was intended to coincide with the planned expansion of the adjacent parking lot.

Michael Karamus, the architect for the project, distributed colored renderings to members of the Planning Commission. Ms. Patterson asked why the applicants chose not to match the new building to the color of the existing clubhouse. Mr. Otstot echoed this comment by noting the comfort station's proximity to the clubhouse. Mr. Romano responded that the intent was to match the colors of the other comfort stations. He added that the new building would be surrounded by a berm, as the applicants were intending to cut the building into an existing slope next to the putting green, which would minimize its visibility.

Chairman Driscoll stated that he had a concern with the aesthetics and questioned whether the building fit in with surrounding structures. He added that it was decidedly different from the clubhouse and other golf facilities. Mr. Romano responded that the building would be surrounded by landscaping. Chairman Driscoll remarked that this would help and asked if the vegetation would be included on all three sides. Mr. Karamus responded in the affirmative.

Mr. Otstot asked whether the comfort station would be unisex or have a separate restroom for men and women. Mr. Karamus responded that there would be separate restrooms for men and women.

Chairman Driscoll asked the applicant to confirm whether there would be an overhang on the front side of the building. Mr. Karamus responded in the affirmative.

Town Administrator Cronin stated that Article 14 of the DSO requires Planning Commission review and approval for both a preliminary and final site plan. He noted the small scale of this project and recommended that the Planning Commission waive the requirement for two separate approvals.

Ms. Patterson made a motion to approve the commercial site plan for the proposed comfort station, as submitted. Ms. Leary seconded the motion. Town Administrator Cronin asked for clarification as to whether the intent of the motion was also to also waive the requirement for a second approval. Ms. Patterson responded that this was her intent. Chairman Driscoll called for a vote, and the vote in favor of the motion was approved by a vote of 4-0.

3. **Commercial Site Plan Review: Seabrook Island Club Parking Expansion:** Mr. Romano provided a brief overview of the request on behalf of the applicants. Mr. Romano stated that it was becoming more and more difficult to find a parking spot at the clubhouse during the peak season between Easter and Labor Day. Therefore, the club hired Forsberg Engineering to design a plan for additional parking. The proposed plan includes construction of 53 new parking spaces adjacent to the existing parking lot on the right side of the clubhouse. Mr. Romano noted that this location has been used in previous years for temporary overflow parking. He added that this project will help solve the club's parking problem.

Chairman Driscoll noted that the Town Administrator had outlined several comments and concerns in his staff write up and asked for a further explanation of those items.

Town Administrator Cronin stated that the proposed parking lot complied with the front yard setback requirement. Because the clubhouse property was under common ownership with the neighboring golf course property, he recommended that the rear yard setback not apply along that shared property line. He then discussed whether a 50' side yard setback and/or 50' buffer requirement would apply along the shared property line with Atrium Villas. He stated that he had asked for a legal opinion as to whether a parking lot would be classified as a "structure" under the town's DSO, in which case the setback requirement would apply. Following a lengthy review, it was determined that a parking lot would not be classified as a "structure" and, therefore, the 50' setback would not apply. He added, however, that light poles would be considered a structure and, therefore, would be subject to the setback requirement. He noted that there were several light poles proposed to be located within 50' of the shared property line with Atrium Villas. While the DSO gives the Planning Commission the ability to modify setback requirements, any such change would require public notice to neighboring property owners at least 30 days prior to consideration. He also stated that a 50' buffer requirement would not apply, as Sec. 10.30 of the DSO explicitly exempts golf courses from the buffer requirement. While the parking lot will be located on the clubhouse property, it was his opinion that the parking lot was accessory to, and part of, the golf course.

Ms. Patterson asked how tall the new light poles would be. Mr. Romano responded that they would be the same fixtures as are used in the existing parking lot, which are 19' in height.

In addition to his comments about the light poles, Town Administrator Cronin offered the following comments:

- The shrubs along the landscaped perimeter adjacent to Atrium Villas should be evergreen and of sufficient height to block the view of parked cars, as required by Sec. 11.70.20.20;
- An additional 1-2 shade trees should be added to meet the 50' spacing requirement of Sec. 10.90.10.22;
- Curbing of wheel stops should be provided along the parking lot perimeter adjacent to Atrium Villas, as required by Sec. 10.90.10.30;
- Staff believes that the use of pervious parking materials was appropriate in this location, as allowed by Sec. 11.70.40; and

- The parking spaces, which are shown on the plans with a standard dimension of 9' x 19', should be revised to 9' x 20', as required by Sec. 11.60.10.

Chairman Driscoll recommended that the applicants revise their plans to address these concerns and come back before the Planning Commission at a later date. Mr. Romano stated that he would ask the engineer to reconfigure the drawings but added that timing was a concern.

Mr. Otstot asked what the club's timeframe was for constructing the parking lot expansion. Mr. Romano responded that the club has signed a construction contract and in order to be completed by Easter, the project will need to be approved and underway by December.

Mayor Ron Ciancio, who was in the audience, asked if the plans had been sent to the residents of Atrium Villas. Mr. Romano responded that the club had sent a copy of the plans to the Atrium Villas Regime.

Chairman Driscoll noted the applicants' timeframe and offered to hold a special called meeting later in November, if needed.

Ms. Leary made a motion to defer consideration of the request until an updated plan is received from the applicants. Mr. Otstot seconded the motion. The motion to defer was approved by a vote of 4-0.

- 4. Text Amendment: Administration & Appeals (Variances):** Town Administrator Cronin provided a brief overview of the proposed text amendment, the purpose of which was to amend the public notice requirements for pending variance applications. Town Administrator Cronin stated that the primary purpose of this amendment was to change who was responsible for providing the required notices to neighboring property owners. Currently, the DSO places this responsibility with the applicant. Town Administrator Cronin recommended that since the town was already identifying the names and mailing addresses of neighboring property owners, it would be more efficient for the town to send the notifications directly. He stated that the draft ordinance also incorporated other changes intended to bring the town's ordinance into conformity with state law, including advertising the public hearing in a newspaper of general circulation, posting the property, and providing notice to other interested residents, regimes and property owners associations.

Ms. Patterson asked if the town gets very many variance applications. Town Administrator Cronin responded that, on average, the town receives approximately 2-4 variance requests per year.

Mr. Karamus, who was in the audience, spoke in favor of the amendment. He noted that as an applicant, it was often difficult to obtain current property owner information, and he felt that this change would be helpful to applicants.

Mr. Otstot made a motion to recommend in favor of approving the text amendment. Ms. Leary seconded the motion. The motion was approved by a vote of 4-0.

**Text Amendment: Amendments to DSO & Zoning Map (Public Notice)**: Town Administrator Cronin provided a brief overview of the proposed text amendment, the purpose of which was to amend the public notice requirements for pending rezoning applications. Town Administrator Cronin stated that, similar to the last item, the primary purpose of this amendment was to change who was responsible for providing the required notices to neighboring property owners. Currently, the DSO places this responsibility with the applicant. Town Administrator Cronin recommended that since the town was already obtaining the names and mailing addresses of neighboring property owners, it would be more efficient for the town to send the notifications directly. He stated that the draft ordinance also incorporated other changes intended to bring the town's ordinance into conformity with state law, as well as the new language which was proposed for variance notifications. Mr. Otstot made a motion to recommend in favor of approving the text amendment. Ms. Leary seconded the motion. The motion was approved by a vote of 4-0.

5. **Text Amendment: OCRM Critical Line Surveys**: Town Administrator Cronin provided a brief overview of the proposed text amendment, the purpose of which was to revise the town's DSO to conform with SCDHEC-OCRM's policy regarding critical line certifications. Town Administrator Cronin explained that once a critical line has been surveyed and certified by SCDHEC-OCRM, the state considers that to be a valid delineation for a five-year period; however, the town will only recognize a certification that has been done within the last three years. Town Administrator Cronin recommended that the town's DSO be amended to conform to the state's five-year policy. Mr. Otstot made a motion to recommend in favor of approving the text amendment. Ms. Leary seconded the motion. The motion was approved by a vote of 4-0.

#### **ITEMS FOR INFORMATION / DISCUSSION**

1. **Status of Kiawah Senior Living Project Encroachment Permit**: Chairman Driscoll notified members of the Planning Commission that Atlantic Partners II, LLC, has filed a notice of appeal with the circuit court in response to the Planning Commission's decision to grant conditional approval to the applicant's encroachment permit request on Seabrook Island Road. He added that Atlantic Partners II, LLC, has also filed a request for pre-trial mediation. He explained that when one party asks for mediation, then the request must be granted. In this case, representatives from the town, Planning Commission and Atlantic Partners II, LLC, will sit down with a neutral third party who will attempt to mediate an agreement in lieu of litigation. He stated that sometimes mediation is successful and sometimes it is not, but that the goal is to avoid the time and expense of a lengthy court case. Chairman Driscoll then stated that nothing has happened so far, other than the filing.

Ms. Patterson asked who from the town would participate in the mediation. Chairman Driscoll responded that the mediation would include representatives from Atlantic Partners II, LLC, Town Council and the Planning Commission, as well as their respective legal counsel. Chairman Driscoll noted that the mediation would be a private, rather than public, proceeding. He added that if there is a tentative agreement among the parties, he believed that the agreement would first go to the Planning Commission for review and

recommendation prior to Town Council approval. Ms. Patterson stated that it was important for the Planning Commission's concerns to be brought up and discussed during the mediation proceedings.

#### COMPREHENSIVE PLAN WORK SESSION

1. **Review of Changes from October 3, 2018 meeting:** Mr. Dan Frazier from Charleston County reviewed the recommended changes to the Population and Housing elements, which were previously discussed during the October 3<sup>rd</sup> work session. There were no additional comments or recommendations provided. Mr. Frazier stated that members may continue to submit comments on these elements, as well as any other element, until the draft document is finalized in early 2019.
2. **Review and Discussion of Comprehensive Plan Elements:** Members of the Planning Commission, town staff and county staff reviewed and provided comments on draft sections for the Community Facilities and Natural Resources elements. County staff will incorporate all comments and suggestions into an updated version of these elements. The updated versions of these elements will be reviewed and discussed at the beginning of the December work session. Two additional elements – Cultural Resources and Economic Development – will also be reviewed and discussed during the December meeting.

Ms. Leary left the meeting at 4:35 PM.

There being no further business, Chairman Driscoll asked for a motion to adjourn. Ms. Patterson made a motion to adjourn the meeting. Mr. Otstot seconded the motion. The motion was approved by a vote of 3-0, and the meeting was adjourned at 4:45 pm.

Minutes Approved:



Joseph M. Cronin  
Town Administrator



## MEMORANDUM

**TO:** Planning Commission Members  
**FROM:** Joseph M. Cronin, Town Administrator  
**SUBJECT:** Commercial Plan Review: Seabrook Island Golf Club Parking Lot Expansion  
**MEETING DATE:** December 5, 2018

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The Planning Commission is asked to review and approve a request from the Club at Seabrook Island to construct an expansion to the existing parking lot adjacent to the golf clubhouse at 3771 Seabrook Island Road (Tax Map # 147-05-00-018).

The applicant is proposing to install 53 additional parking spaces. The expansion will be located behind the existing parking lot, between the practice green and the multi-family housing units at Atrium Villas.

The attached plans illustrate that the parking lot will include asphalt pavement on the 24' travel lanes, and pervious concrete for the 53 parking spaces, each of which are proposed to be 9' wide by 20' deep. The total limits of disturbance will be approximately 0.74 acres. Several palms and an existing planted area are proposed for removal; however, several existing specimens are planned for relocation (in addition to new planting), as shown on the proposed landscape plan.

The property is zoned CRO Commercial-Retail Office. While a golf course and clubhouse are not expressly permitted by right within the CRO district, § 5.50.20 of the town's Development Standards Ordinance states:

"Any proposed commercial/retail office use not specifically allowed under the permitted uses set forth above may be allowed by the Planning Commission if it finds the proposed use satisfies the following criteria:

- (a) The proposed use complies with all applicable federal, state and local laws and ordinances.
- (b) Development plans for the proposed use minimizes potentially detrimental impacts to the site and surrounding areas and meet all buffer requirements.
- (c) The proposed use assumes safe and convenient ingress and egress from the property and internal circulation, including access of service and emergency vehicles and design of off-street parking and loading areas.
- (d) The proposed use provides safe location and orderly arrangement in the placement of all buildings and structures.

- (e) The proposed use minimizes environmental damage caused by the destruction of natural vegetation.
- (f) The proposed use takes all reasonable means of minimizing intrusions of noise, light, odor, dust and other similar noises into surrounding areas.
- (g) Lighting fixtures and sign placement shall not constitute a hazard to traffic.
- (h) The proposed size, scope and scale of the use requested shall be appropriate for the property upon which it is to be located and may not be inconsistent with the size, scope and scale of other adjoining areas and developments.”

A discussion regarding setbacks and other design criteria is included below.

**Staff Recommendation**

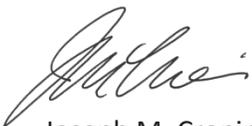
At the November 7, 2018, meeting of the Planning Commission, staff identified several inconsistencies with the town’s DSO. These included:

- Removing light poles within the 50’ setback area adjacent to the Atrium Villas property line; *(Site plan revised by applicant and now acceptable)*
- Including evergreen shrubs of sufficient height along the Atrium Villas property line to block the view of parked cars on the new parking lot, pursuant to Sec. 11.70.20.20; *(Landscape plan is acceptable, although additional low-lying shrubs would be recommended for screening purposes)*
- Adding 1-2 additional shade trees along the Atrium Villas property line to comply with the 50’ spacing requirement of Sec. 10.90.10.22; *(Site plan revised by applicant and now acceptable)*
- Adding curbing or wheel stops along the parking lot perimeter adjacent to Atrium Villas, as required by Sec. 10.90.10.30; *(Site plan revised by applicant and now acceptable)*
- Increasing the standard parking space dimensions from 9’ x 19’ to 9’ x 20’, as required by Sec. 11.60.10 *(Site plan revised by applicant and now acceptable)*

The applicants have submitted a revised site plan which has addressed each of these concerns. While it would be preferable to see additional low-lying shrubs adjacent to Atrium Villas for screening purposes, in our opinion, the revised site plan is acceptable. Therefore, staff recommends in favor of

**APPROVAL.**

Respectfully submitted,



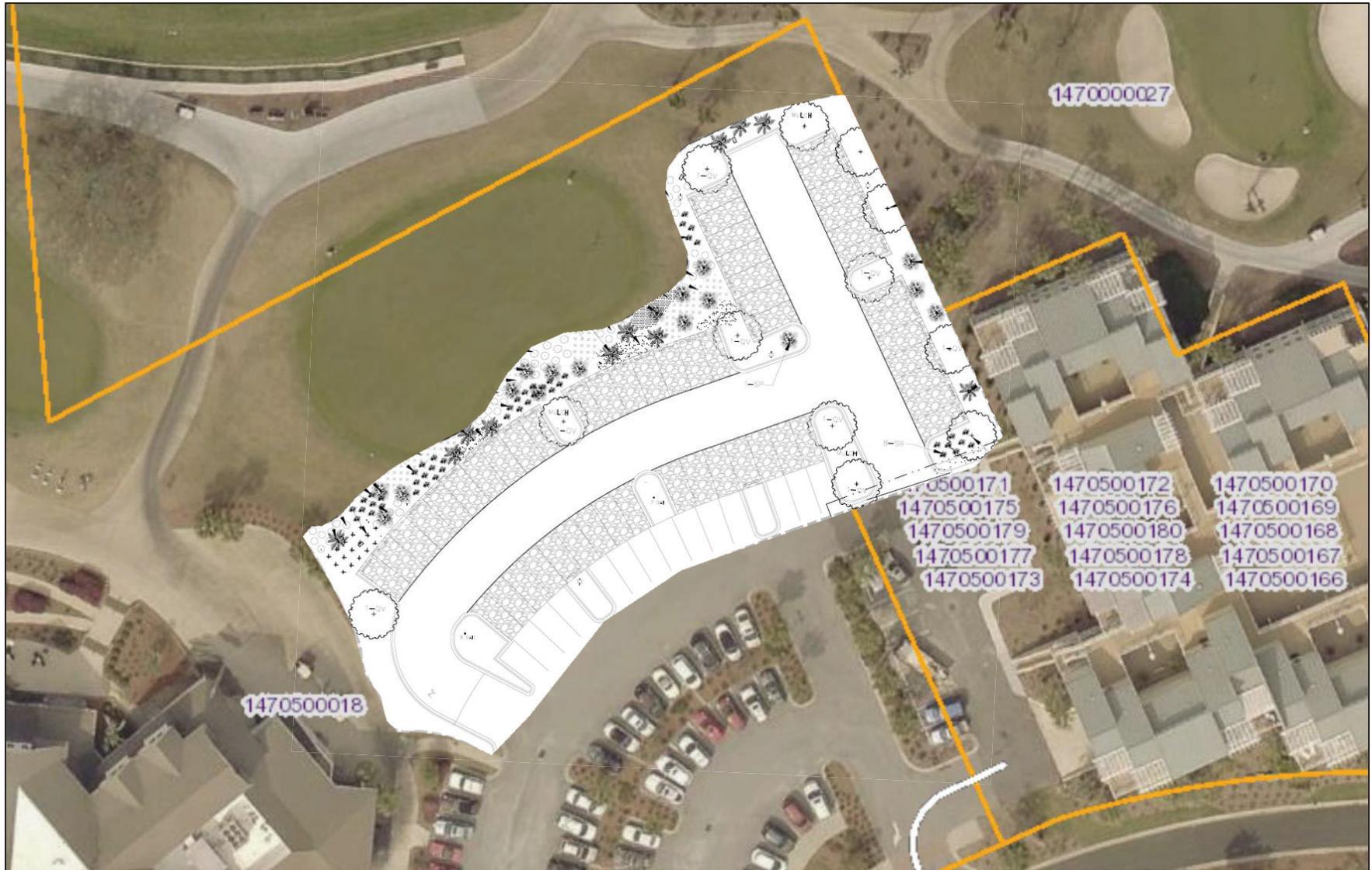
Joseph M. Cronin  
Town Administrator

### Aerial Image



### Zoning Map



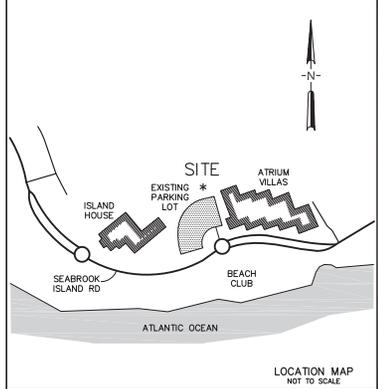
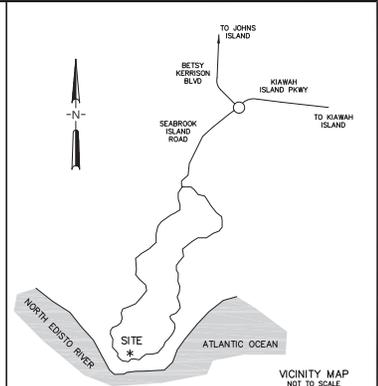


# ADDITIONAL PARKING AT THE ISLAND HOUSE THE CLUB AT SEABROOK ISLAND TMS 147-05-00-018 & 027 TOWN OF SEABROOK ISLAND CHARLESTON COUNTY, SOUTH CAROLINA SCR104183

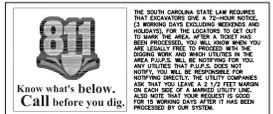
**SCDHEC STANDARD SWPPP NOTES**

1. IF NECESSARY, SLOPES WHICH EXCEED EIGHT (8) VERTICAL FEET SHALL BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS. IN ADDITION TO HYDROSEEDING, IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.
  - WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
  - WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY INSTALLED, OR INCORRECTLY MAINTAINED, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
4. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEARED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FULL COVER AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFF-SITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
6. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAYS(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
7. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 ET SEQ. AND SCDHEC003.
8. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
9. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
10. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
11. A COPY OF THE SWPPP, INSPECTION RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.
12. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
13. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
14. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING. WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
15. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPs (SEDIMENT BASIN, FILTER BAG, ETC.).
16. THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
  - WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL
  - WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS
  - FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
  - SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
17. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
18. IF EXISTING BMPs NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SCS WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT UNLESS PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPs MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.
19. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

SHEET NO	SHEET TITLE
C100	TOPOGRAPHIC SURVEY
C200	DEMOLITION & SEDIMENT CONTROL PLAN
C300	SITE PLAN
C400	GRADING PLAN
C500	CONSTRUCTION DETAILS
C501	CONSTRUCTION DETAILS
L100	LANDSCAPE PLANTING PLAN



- NOTES**
- 1) TMS # 147-05-00-018 AND 027.
  - 2) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 45019 C 0795 J DATED NOVEMBER 17, 2004 THIS PROPERTY LIES IN ZONE AE2L (3).
  - 3) THE VERTICAL DATUM IS NAVD83 (NATIONAL GEODETIC VERTICAL DATUM 1929) AND THE HORIZONTAL DATUM IS NAD83 (NORTH AMERICAN DATUM 1983).
  - 4) A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME. PROPERTY LINES ARE TAKEN FROM OLD SURVEYS AND OVERLAP ONTO THE 2 PROPERTY CORNERS FOUND AND SHOWN ON THIS SURVEY.



DATE: 08/24/2018  
REVISED: 11/09/2018

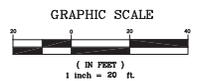
**FORSBERG ENGINEERING  
AND SURVEYING, INC.**  
1587 SAVANNAH HIGHWAY SUITE B  
P.O. BOX 30575  
CHARLESTON, SOUTH CAROLINA 29417  
(843) 571-2622 FAX (843) 571-6760  
CIVIL ENGINEERING, SURVEYING  
AND LAND PLANNING



- NOTES**
- 1) TMS # 147-05-00-018 AND 027.
  - 2) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 45019 C 0795 J DATED NOVEMBER 17, 2004 THIS PROPERTY LIES IN ZONE AEEL 130.
  - 3) THE VERTICAL DATUM IS NAVD83 (NATIONAL GEODETIC VERTICAL DATUM 1929) AND THE HORIZONTAL DATUM IS NAD83 (NORTH AMERICAN DATUM 1983).
  - 4) A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME. PROPERTY LINES ARE TAKEN FROM OLD SURVEYS AND OVERLAYED ONTO THE 2 PROPERTY CORNERS FOUND AND SHOWN ON THIS SURVEY.

- LEGEND**
- TM - TEMPORARY BENCHMARK
  - LMNWS - LONG MAG NAIL & WASHER SET
  - RF - REBAR FOUND
  - DI - DROP INLET
  - YI - YARD INLET
  - IE - INVERT ELEVATION
  - RCP - REINFORCED CONCRETE PIPE
  - PVC - POLYVINYL CHLORIDE PIPE
  - HDPE - HIGH DENSITY POLYETHYLENE PIPE
  - ICV - IRRIGATION CONTROL VALVE
  - CP - COMMUNICATION PRECESTAL
  - SL - SPOTLIGHT
  - LP - LIGHT POLE
  - 10.79 - PAVEMENT ELEVATION (IMPERVIOUS SURFACE)
  - 12.9 - GROUND ELEVATION (PERVIOUS SURFACE)
  - 4 MAG - 4" DIAMETER MAGNOLIA TREE

- LINE LEGEND**
- PROPERTY LINE
  - - - ADJACENT PROPERTY LINE
  - - - RIGHT OF WAY LINE
  - - - CONTOUR LINE
  - - - SANITARY SEWER LINE



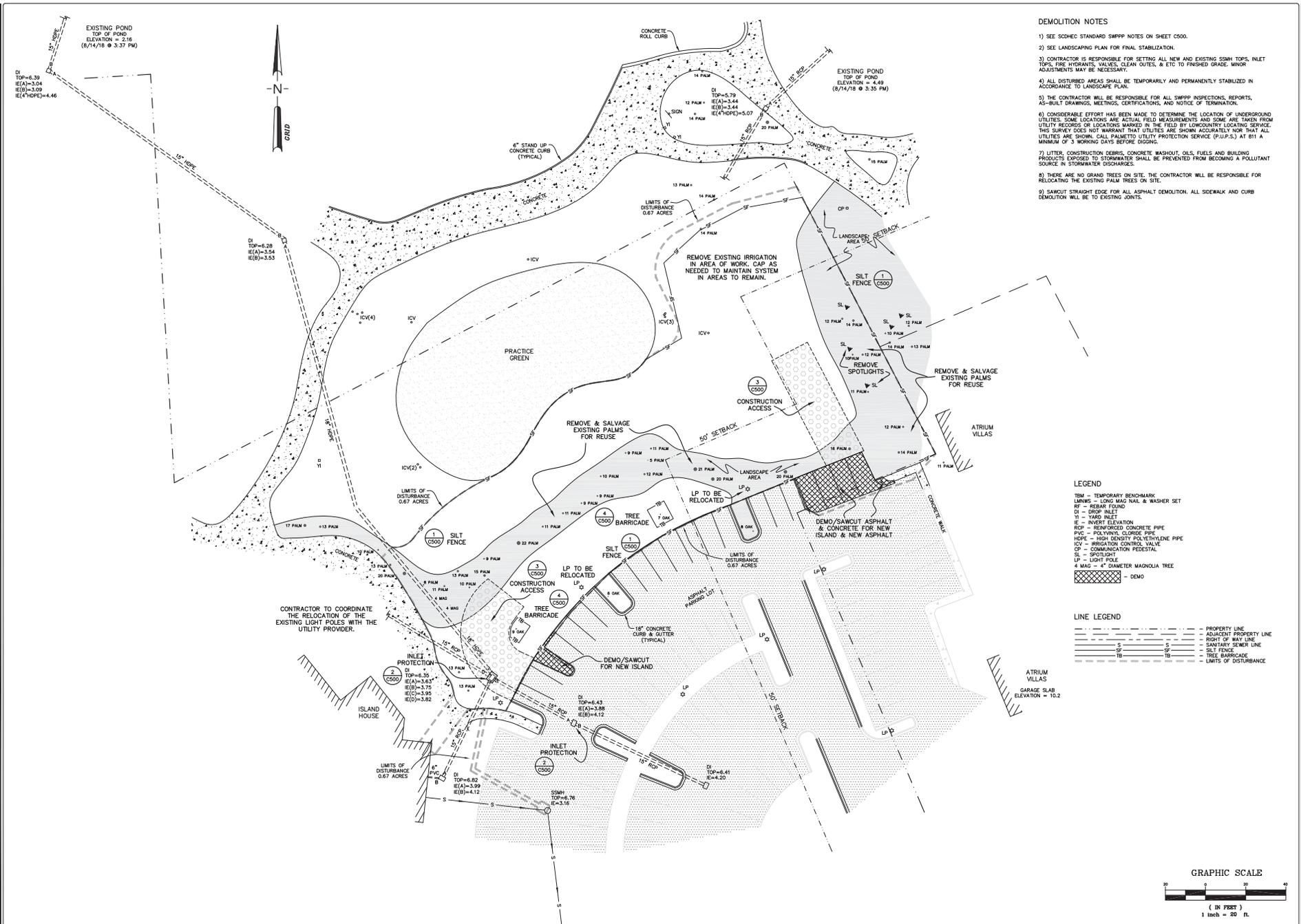
**FORSBERG ENGINEERING AND SURVEYING, INC.**  
 1857 SAVANNAH HIGHWAY SUITE B  
 CHARLESTON, SOUTH CAROLINA 29417  
 CIVIL ENGINEERING SURVEYING AND LAND PLANNING

**STATE OF SOUTH CAROLINA**  
 PROFESSIONAL ENGINEER  
 DANIEL C. FORSBERG  
 LICENSE NO. 000343

**TOPOGRAPHIC SURVEY**  
**ADDITIONAL PARKING AT THE ISLAND HOUSE**  
**THE CLUB AT SEABROOK ISLAND**  
 TOWN OF SEABROOK ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA

**STATE OF SOUTH CAROLINA**  
 PROFESSIONAL LAND SURVEYOR  
 DANIEL C. FORSBERG  
 LICENSE NO. 8402

DATE	AUGUST 24, 2018
DRAWN/CHECKED	JSC/DCF
LAST REVISED	NOVEMBER 9, 2018
APPROVED	DCF
SCALE	1" = 20'
PROJECT NO.	3962-1
SHEET NUMBER	C100

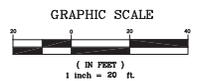


- DEMOLITION NOTES**
- 1) SEE SCDHEC STANDARD SWPPP NOTES ON SHEET C500.
  - 2) SEE LANDSCAPING PLAN FOR FINAL STABILIZATION.
  - 3) CONTRACTOR IS RESPONSIBLE FOR SETTING ALL NEW AND EXISTING SSMH TOPS, INLET TOPS, FIRE HYDRANTS, VALVES, CLEAN OUTS, & ETC TO FINISHED GRADE. MINOR ADJUSTMENTS MAY BE NECESSARY.
  - 4) ALL DISTURBED AREAS SHALL BE TEMPORARILY AND PERMANENTLY STABILIZED IN ACCORDANCE TO LANDSCAPE PLAN.
  - 5) THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SWPPP INSPECTIONS, REPORTS, AS-BUILT DRAWINGS, MEETINGS, CERTIFICATIONS, AND NOTICE OF TERMINATION.
  - 6) 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 OR LOCATIONS MARKED IN THE FIELD BY LOWCOUNTRY LOCATING SERVICE. THIS SURVEY DOES NOT WARRANT THAT UTILITIES ARE SHOWN ACCURATELY NOR THAT ALL UTILITIES ARE SHOWN. CALL PALMETTO UTILITY PROTECTION SERVICE (P.U.P.S.) AT 811 A MINIMUM OF 3 WORKING DAYS BEFORE DIGGING.
  - 7) LITTER, CONSTRUCTION DEBRIS, CONCRETE WASHOUT, OILS, FUELS AND BUILDING PRODUCTS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORMWATER DISCHARGES.
  - 8) THERE ARE NO GRAND TREES ON SITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR RELOCATING THE EXISTING PALM TREES ON SITE.
  - 9) SAWCUT STRAIGHT EDGE FOR ALL ASPHALT DEMOLITION. ALL SIDEWALK AND CURB DEMOLITION WILL BE TO EXISTING JOINTS.

- LEGEND**
- TBM - TEMPORARY BENCHMARK
  - LMFMS - LONG MAG NAIL & WASHER SET
  - RF - REBAR FOUND
  - DI - DROP INLET
  - VI - VARI INLET
  - IE - INVERT ELEVATION
  - ROP - REINFORCED CONCRETE PIPE
  - PVC - POLYVINYL CHLORIDE PIPE
  - HDP - HIGH DENSITY POLYETHYLENE PIPE
  - ICV - IRRIGATION CONTROL VALVE
  - CP - COMMUNICATION PEDESTAL
  - SL - SPOTLIGHT
  - LP - LIGHT POLE
  - 4 MAG - 4" DIAMETER MAGNOLIA TREE
  - DEM - DEMO

- LINE LEGEND**
- PROPERTY LINE
  - - - ADJACENT PROPERTY LINE
  - RIGHT OF WAY LINE
  - - - SANITARY SEWER LINE
  - - - SILT FENCE
  - - - TREE BARRICADE
  - - - LIMITS OF DISTURBANCE

ATRIUM VILLAS  
GARAGE SLAB  
ELEVATION = 10.2



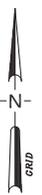
**DEMOLITION & SEDIMENT CONTROL PLAN**  
ADDITIONAL PARKING AT THE ISLAND HOUSE  
THE CLUB AT SEABROOK ISLAND  
TOWN OF SEABROOK ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA



DANIEL C. FORSBERG  
DATE: AUGUST 24, 2018  
DRAWN/CHECKED: JSC/DCF  
LAST REVISED: NOVEMBER 9, 2018  
APPROVED: DCF  
SCALE: 1" = 20'  
PROJECT NO.: 3962-1  
SHEET NUMBER: C200

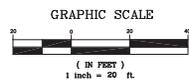
OF 7





- LEGEND**
- DI - DROP INLET
  - YI - YARD INLET
  - E - INVERT ELEVATION
  - RCP - REINFORCED CONCRETE PIPE
  - PVC - POLYVINYL CHLORIDE PIPE
  - HDPE - HIGH DENSITY POLYETHYLENE PIPE
  - CV - COMMUNICATION CONTROL VALVE
  - CP - COMMUNICATION PEDESTAL
  - SL - SPOTLIGHT
- [Pattern] - NEW PERVIOUS CONCRETE
  - [Pattern] - NEW ASPHALT PAVEMENT
  - [Pattern] - NEW LANDSCAPING
- X 12.00 - FINISHED GRADE
  - 10.84 - EXISTING PAVEMENT ELEVATION (IMPERVIOUS SURFACE)
  - 12.9 - EXISTING GROUND ELEVATION (PERVIOUS SURFACE)

- LINE LEGEND**
- PROPERTY LINE
  - - - ADJACENT PROPERTY LINE
  - - - RIGHT OF WAY LINE
  - - - SANITARY SEWER LINE
  - - - EXISTING CONTOUR LINE



**FORSBERG ENGINEERING AND SURVEYING, INC.**  
 1897 SAVANNAH HIGHWAY SUITE B  
 CHARLESTON, SOUTH CAROLINA 29407  
 CDE ENGINEERING SURVEYING AND LAND PLANNING



**GRADING PLAN**  
**ADDITIONAL PARKING AT THE ISLAND HOUSE**  
**THE CLUB AT SEABROOK ISLAND**  
 TOWN OF SEABROOK ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA



DANIEL C. FORSBERG

DATE  
 AUGUST 24, 2018

DRAWN/CHECKED  
 JSC/DCF

LAST REVISED  
 NOVEMBER 9, 2018

APPROVED  
 DCF

SCALE  
 1" = 20'

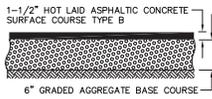
PROJECT NO.  
 3962-1

SHEET NUMBER

**C400**

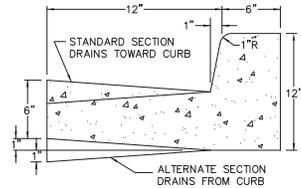
OF 7





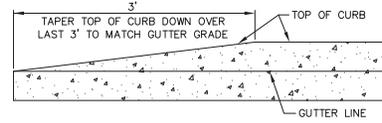
TYPICAL PAVEMENT SECTION  
NOT TO SCALE

1  
C501



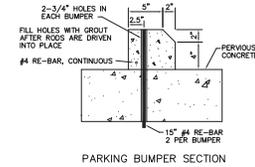
CONCRETE CURB DETAIL  
NOT TO SCALE

2  
C501

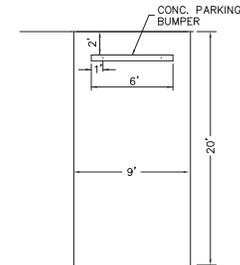


CONCRETE CURB TAPER DETAIL  
NOT TO SCALE

3  
C501

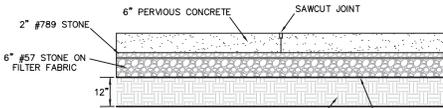


PARKING BUMPER SECTION



TYPICAL PARKING SPACE WITH PARKING BUMPER  
NOT TO SCALE

9  
C501

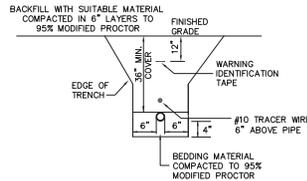


THE SITE CONTRACTOR SHALL PROTECT AREAS OF NEW PERVIOUS PAVEMENT FROM OVERCOMPACTION AND SHALL AERATE OR LOOSEN SOIL TO A MINIMUM DEPTH OF 12" AS NECESSARY TO CREATE A MAXIMUM DENSITY OF 90% MODIFIED PROCTOR. PRIOR TO INSTALLATION OF 57 STONE LAYER, THE CONTRACTOR SHALL PROVIDE 1 DENSITY TEST PER 1000 SQ.FT. AREA SHOWING DENSITY COMPLIANCE. IN LIEU OF DENSITY REQUIREMENT, THE CONTRACTOR MAY PROVIDE FIELD PERMEABILITY TEST SHOWING A MINIMUM PERMEABILITY OF 0.5IN/HR.

OWNER MAINTENANCE:  
REFER TO PAGES 25-28 OF THE C-SMPPP FOR PERVIOUS SURFACE INSTALLATION AND MAINTENANCE

PERVIOUS CONCRETE  
NOT TO SCALE

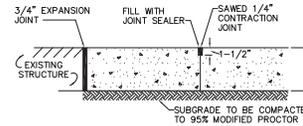
4  
C501



- 1) WATER TO BE 1" SDR-9 POLYETHYLENE PIPING (BLUE).
- 2) SEWER TO BE 1.5" SDR-13.5 POLYETHYLENE PIPING (GREEN).
- 3) MINIMUM SEPARATION 10".

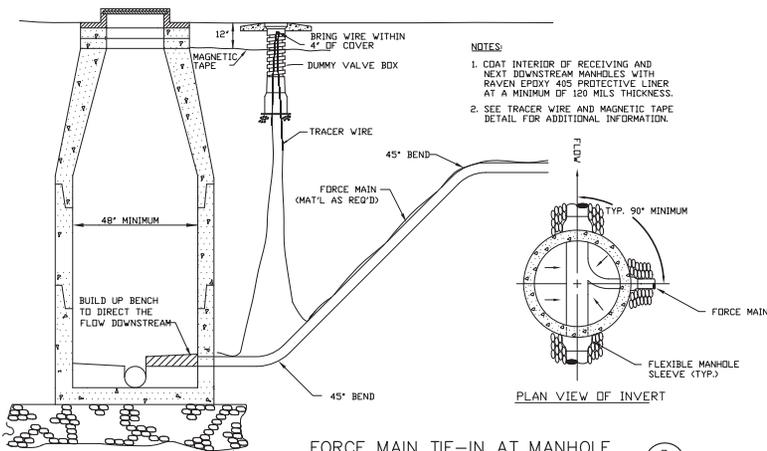
WATER/SEWER TRENCH DETAIL  
NOT TO SCALE

5  
C501



NEW CONCRETE DETAIL  
NOT TO SCALE

6  
C501

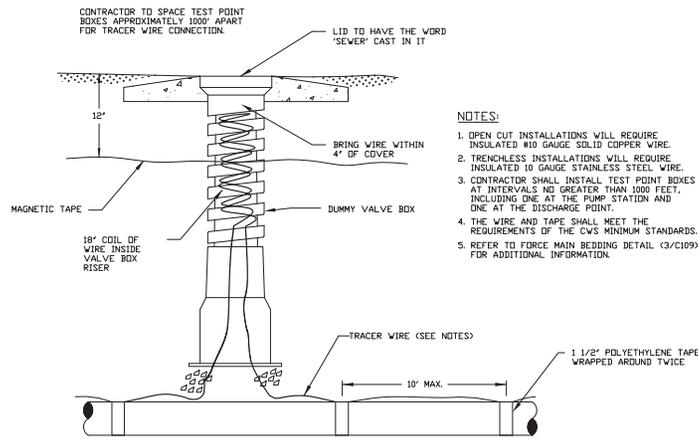


NOTES:

1. COAT INTERIOR OF RECEIVING AND NEXT DOWNSTREAM MANHOLES WITH RAVEN EPDXY 405 PROTECTIVE LINER AT A MINIMUM OF 120 MILS THICKNESS.
2. SEE TRACER WIRE AND MAGNETIC TAPE DETAIL FOR ADDITIONAL INFORMATION.

FORCE MAIN TIE-IN AT MANHOLE  
NOT TO SCALE

7  
C501

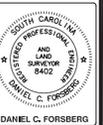


NOTES:

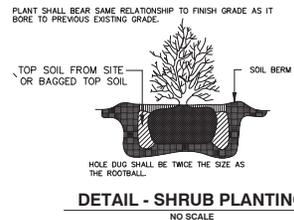
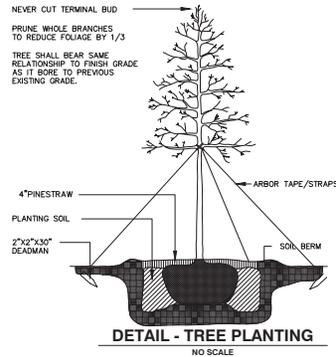
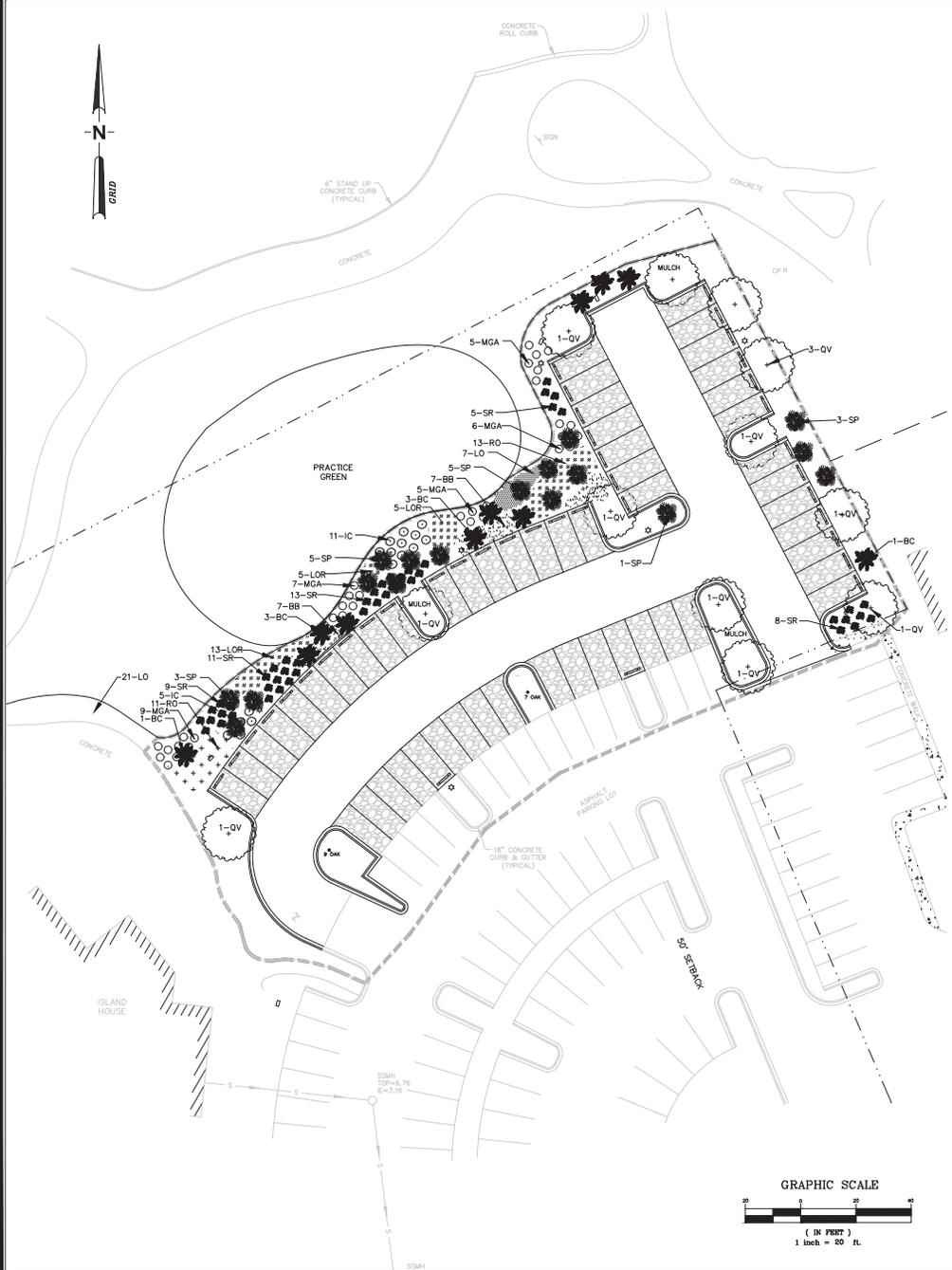
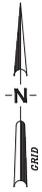
1. OPEN CUT INSTALLATIONS WILL REQUIRE INSULATED #10 GAUGE SOLID COPPER WIRE.
2. TRENCHLESS INSTALLATIONS WILL REQUIRE INSULATED 10 GAUGE STAINLESS STEEL WIRE.
3. CONTRACTOR SHALL INSTALL TEST POINT BOXES AT INTERVALS NO GREATER THAN 1000 FEET, INCLUDING ONE AT THE PUMP STATION AND ONE AT THE DISCHARGE POINT.
4. THE WIRE AND TAPE SHALL MEET THE REQUIREMENTS OF THE OWS MINIMUM STANDARDS.
5. REFER TO FORCE MAIN BEDDING DETAIL G/C1099 FOR ADDITIONAL INFORMATION.

TRACER WIRE AND MAGNETIC TAPE FOR FORCE MAIN AND WATER SERVICE  
NOT TO SCALE

8  
C501



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**IRRIGATION NOTES**

1. THE CONTRACTOR IS ADVISED TO VISIT THE SITE AND VERIFY FIELD CONDITIONS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODES.
3. EXISTING ECOLOGY AND AESTHETICS WILL OFTEN CAUSE ADJUSTMENT OF THESE PLANS TO FIT SITE. STAKE OUT BY CONTRACTOR AND FIELD ADJUSTMENT BY LANDSCAPE ARCHITECT ARE ABSOLUTELY NECESSARY.
4. THE LOCATION OF ALL ABOVE GROUND AND BELOW GROUND UTILITIES IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. DAMAGE TO UTILITIES AND PERSONAL INJURY AS A RESULT OF THE FAILURE TO DETERMINE AND/OR RESPECT UTILITY LOCATIONS IS THE SOLE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. UTILITY LOCATIONS ARE NOT SHOWN ON THESE PLANS.
5. CONTRACTOR TO INSTALL COMPLETE OPERATIONAL IRRIGATION SYSTEM FROM EX. SYSTEM. SEE CIVIL FOR LOCATION. NEW SYSTEM SHALL PROVIDE 100% COVERAGE OF ALL NEW PLANT MATERIALS.
6. CONTRACTOR SHALL PROVIDE IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL.

NOTE: CONTRACTOR TO VERIFY COUNTS FROM ACTUAL PLAN.

PLANT SCHEDULE				
CODE	TREES	COMMON NAME	HEIGHT/SIZE	QUANTITY
SP	SABAL PALMETTO	PALMETTO	RELOC. FROM DEMO AREA	
QV	QUERCUS VIRGINIANA	LIVE OAK	3" CALIPER	
BC	BUTIA CAPITATA	PINDO PALM	2' C.T. OR RELOCATED FROM SITE	
S H R U B S				
MGA	ABELIA 'MARDI GRAS'	MARDI GRAS ABELIA	3 GAL	
BB	BUDLEIA LOW AND BEHOLD' BLUE CHIP	BLUE CHIP BUTTERFLY BUSH	3 GAL	
IC	ILEX CAROLINENSIS	CAROLINA HOLLY	3 GAL	
SR	SERENOA REPENS 'SILVER'	SILVER SAW PALMETTO	3 GAL	
LO	LOWANDRA	BREEZE GRASS	3 GAL	
LOR	SWEET GRASS	JAZZ HANDS LORAPETULAM	3 GAL	
RO	ROSMARINUS OFFICINALIS	ROSEMARY	3 GAL	

SO-MATCH EXISTING IF NEEDED  
4" PINESTRAW

TOPSOIL  
SEE SPECS

**PLANT GUARANTEE**

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR NEW PLANT MATERIAL'S HEALTH UNTIL FINAL ACCEPTANCE BY OWNER. OWNER RESERVES THE RIGHT TO REJECT ANY DEAD OR DECLINING PLANT MATERIAL AT FINAL INSPECTION.

SITE CONDITIONS MAY WARRANT MODIFICATIONS TO THE RECOMMENDED SCHEDULE.

**CLEARING OF DEBRIS**

LANDSCAPE CONTRACTOR SHALL CLEAR ALL PROPOSED PLANTED AREAS OF ALL ROCKS AND DEBRIS BEFORE PLANTING.

**PLANT MATERIAL**

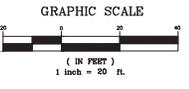
ALL PLANT MATERIAL SHALL BE APPROVED BY THE CONTRACTING OFFICER PRIOR TO INSTALLATION. THE CONTRACTING OFFICER SHALL REVIEW THE PLACEMENT OF ALL PLANTS AND TREES PRIOR TO PLANTING.

**UNDERGROUND UTILITIES**

SEE CIVIL PLANS FOR PROPOSED AND EXISTING UTILITY LINES.

**LIGHTING AND IRRIGATION CONDUITS**

GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING APPROPRIATE CONDUITS FOR LIGHTING.



FORSBERG ENGINEERING AND SURVEYING, INC.  
1897 SAVANNAH HIGHWAY, SUITE B  
CHARLESTON, SOUTH CAROLINA 29417  
CIVIL ENGINEERING, SURVEYING AND LAND PLANNING



LANDSCAPE PLAN  
ADDITIONAL PARKING AT THE ISLAND HOUSE  
THE CLUB AT SEABROOK ISLAND  
TOWN OF SEABROOK ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA

DATE  
AUGUST 24, 2018

DRAWN/CHECKED  
J.E.F.

LAST REVISED  
NOV. 13, 2018

APPROVED

SCALE  
1" = 20'

PROJECT NO.  
3962-1

SHEET NUMBER

**L100**





















