



GENERAL NOTES:

1. WETLANDS WILL BE IMPACTED BY THIS DEVELOPMENT. PER PERMIT SAC-2016-01773, EXPIRES MARCH 18, 2022.
2. "COC" ON DRAINAGE AND EASEMENTS TO BE DEFINED AS "CITY OF CHARLESTON".
3. THE DRAINAGE EASEMENT(S) (22' COC DE, 20' COC DE) TO POND B WHICH RUN ADJACENT TO PARCELS 32 AND 33 SHALL BE FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FENCING TO ENSURE PROPER ACCESS TO POND B FOR MAINTENANCE PURPOSES.
4. NO PARKING WILL BE PERMITTED ON THESE STREETS EXCEPT IN DESIGNATED SPACES. A MINIMUM OF 2' OF PAVEMENT WIDTH MUST BE PROVIDED FOR ON-STREET PARKING.
5. THE PRIVATE DRAINAGE EASEMENTS ARE DEDICATED TO THE H.O.A. FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER FACILITIES WITHIN THE PRIVATE DRAINAGE EASEMENTS.
6. ALL HOA ACCESS EASEMENTS SHALL PROVIDE A PROVISION THAT EMERGENCY SERVICES VEHICLES MAY UTILIZE ACCESS EASEMENT.
7. ALL COC POND ACCESS EASEMENTS TO HAVE CROSS-SLOPES NO GREATER THAN 10H:1V FROM TOP OF BANK TO EDGE OF EASEMENT.
8. PER THE REQUIREMENTS OF THE F.E.M.A. AND THE CITY OF CHARLESTON (WHICHEVER IS HIGHER), FINISHED FLOOR ELEVATIONS SHALL BE PER BUILDING CODES.
9. ABBREVIATIONS:
AE = ACCESS EASEMENT
GU = GENERAL UTILITY EASEMENT
PE = POND EASEMENT
FSL = FRONT SETBACK LINE
DE = DRAINAGE EASEMENT
HOA = HOME OWNERS ASSOCIATIONS
WE = CHARLESTON WATER SYSTEM EASEMENT
10. STREET SECTIONS: (SEE SHEET C2.3 FOR STREET SECTION DETAILS. ALSO SHOWN ON SHEET C8.4)

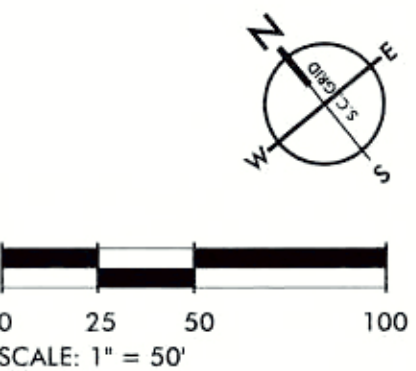
THE TYPICAL PUBLIC 50' R/W ROAD SECTION IS DERIVED FROM DANIEL ISLAND DETAIL ON PAGE 92 OF THE DANIEL ISLAND MASTER PLAN ZONING TEXT (TWO-WAY, NO PARKING AND ONE-WAY, PARKING ONE SIDE, STRAIGHT CURB, AND TWO-WAY, PARKING ONE SIDE, AND ONE-WAY, PARKING BOTH SIDES, STRAIGHT CURB) AND SIZED PER THE MINIMUM STREET WIDTHS TABLE ON PAGE 65 FOR TWO-WAY WITH 4" HIGH STAND-UP CURB, AND INTEGRATED 1.5' CURB AND GUTTER SECTION. THE ONE-WAY STREETS HAVE A MINIMUM PUBLIC 38' R/W.

THE TYPICAL ALLEY SECTION IS DERIVED FROM DANIEL ISLAND DETAIL ON PAGE 92 OF THE DANIEL ISLAND MASTER PLAN ZONING TEXT (REAR ALLEY) AND SIZED PER THE ORDINANCE SECTION 5.1(7), PAGE 51.

PLANNING COMMISSION
CITY OF CHARLESTON
TRC-SUB2019-000114
ADDRESS: PROJECT MARSHES AT DANIEL ISLAND PH 1A & 1B
PRELIM. PLAT
CONCEPT PLAN
APPROVED
DATE: 2/17/22
ZONING OFFICIAL: [Signature]
*This approval does not constitute approval by other City boards or Departments.
*Preliminary plat approval expires within two years. See Sec. 54-903 and 54-902 for exceptions and extensions.

PARCEL AREA DATA			PARCEL AREA DATA		
Parcel #	Area (sf)	Area (ac)	Parcel #	Area (sf)	Area (ac)
1	3526.30	0.08	23	2921.46	0.07
2	2101.81	0.05	24	1986.32	0.05
3	3157.65	0.07	25	1966.24	0.05
4	3135.62	0.07	26	1950.16	0.04
5	2023.71	0.05	27	1932.08	0.04
6	3047.65	0.07	28	2606.86	0.08
7	3250.58	0.07	29	3337.95	0.08
8	1967.08	0.05	31	2331.35	0.05
9	3540.58	0.08	32	3602.99	0.08
10	3793.96	0.09	33	3570.00	0.08
11	2047.08	0.05	34	2310.00	0.05
12	2014.26	0.05	35	2310.00	0.05
13	3076.50	0.07	36	2310.00	0.05
14	3113.72	0.07	37	2310.00	0.05
15	2074.90	0.05	38	3567.94	0.08
16	2150.84	0.05			
17	3685.60	0.08			
18	3087.90	0.07			
19	2301.31	0.05			
20	2248.91	0.05			
21	2138.41	0.05			
22	2981.85	0.07			

TOTAL FRESHWATER WETLANDS AREAS INCLUDED IN LOT AND NATURAL AREA TOTALS	
TOTAL SITE FRESHWATER WETLANDS	18,998 SF / 0.436 AC
FRESHWATER WETLAND "A"	3,813 SF / 0.087 AC
FRESHWATER WETLAND "B" (PHASE 2)	15,185 SF / 0.349 AC
TOTAL SITE FRESHWATER WETLANDS FILL "A" & "B"	4,354 SF / 0.100 AC
FRESHWATER WETLAND "A" FILL	3,275 SF / 0.075 AC
FRESHWATER WETLAND "B" FILL (PHASE 2)	1,079 SF / 0.025 AC
TOTAL SITE FRESHWATER WETLANDS UNFILLED TO REMAIN FOR "A" & "B"	14,644 SF / 0.336 AC
FRESHWATER WETLAND "A" PRESERVED	533.37 SF / 0.012 AC
FRESHWATER WETLAND "B" PRESERVED (PHASE 2)	14,106 SF / 0.324 AC



LEGEND

- PHASE LINE
- CRITICAL LINE
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY
- LOT LINE
- FRONT SETBACK LINE
- 40' CRITICAL LINE SETBACK
- FLOOD LINE
- GENERAL UTILITY/ ACCESS EASEMENT
- DRAINAGE EASEMENT
- ACCESS EASEMENT
- DRAINAGE EASEMENT
- JURISDICTIONAL WETLAND TO REMAIN UNFILLED
- JURISDICTIONAL WETLAND TO BE FILLED
- 20' CRITICAL BUFFER (VISUAL BUFFER ZONE)
- CRITICAL MARSH
- HOME OWNERS ASSOCIATION AREA (HOA OPEN SPACE)
- 12' DRAINAGE ACCESS/MAINTENANCE PATH
- GRAND TREE TO REMAIN
- PROTECTED TREE TO REMAIN

CITY OF CHARLESTON SETBACK REQUIREMENTS	
LOTLINE	SETBACK
FRONT	15' SF / 10' TH*
REAR	20' SINGLE FAMILY 20' TOWNHOUSE
SIDE	MINIMUM 3' WITH COMBINED TOTAL OF 12'***

*FRONT ENTRY GARAGES (GARAGE DOORS FACING STREET) SHALL BE SET BACK 20' FROM THE BUILD TO LINE.
**LOTS 26 TO 65' WIDE. EXCEPTIONS TO SIDE SETBACK RULE MAY BE USED (SEE DI MASTER PLAN ORDINANCE)

NOTE: ALL TREE BARRICADES SHALL BE INSTALLED AROUND ALL TREES SHOWN ON CONSTRUCTION DRAWINGS & INSPECTED BY THE CITY ZONING DIVISION (PHONE # 724-3750, CONTACT ERIC SHULTZ) PRIOR TO BEGINNING CONSTRUCTION (SEE DETAIL).

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

[Signature]
P. DAVID PROHASKA
DATE: 2/17/22

SW
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SEAMON, WHITESIDE & ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEER
No. C00472
DAVID PROHASKA
No. 30780
2/17/22

MARSHES AT DANIEL ISLAND
FKA - RIVERSIDE BY THE MARSH
PHASES 1A & 1B
STANLEY MARTIN HOMES
CITY OF CHARLESTON, SOUTH CAROLINA

SW+ PROJECT: 7979
DATE: 03/11/19
DRAWN BY: SZF
CHECKED BY: PDP

REVISION HISTORY	
1	10/18/19 8 12/06/21
3	03/30/20
4	02/01/21
5	04/05/21
6	08/30/21
7	10/12/21

PRELIMINARY PLAT