

Stanley
Martin
Amenity
Center



Fairbanks Drive

PROPOSED SHADE STRUCTURE
(BY OTHERS)

Fairbanks Oaks Alley

PROPOSED DRY POND

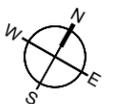
PROPOSED AMENITY BUILDING
(BY OTHERS)

PROPOSED AMENITY POOL (BY OTHERS)

Stanley
Martin
Amenity
Center



Know what's below.
Call before you dig.



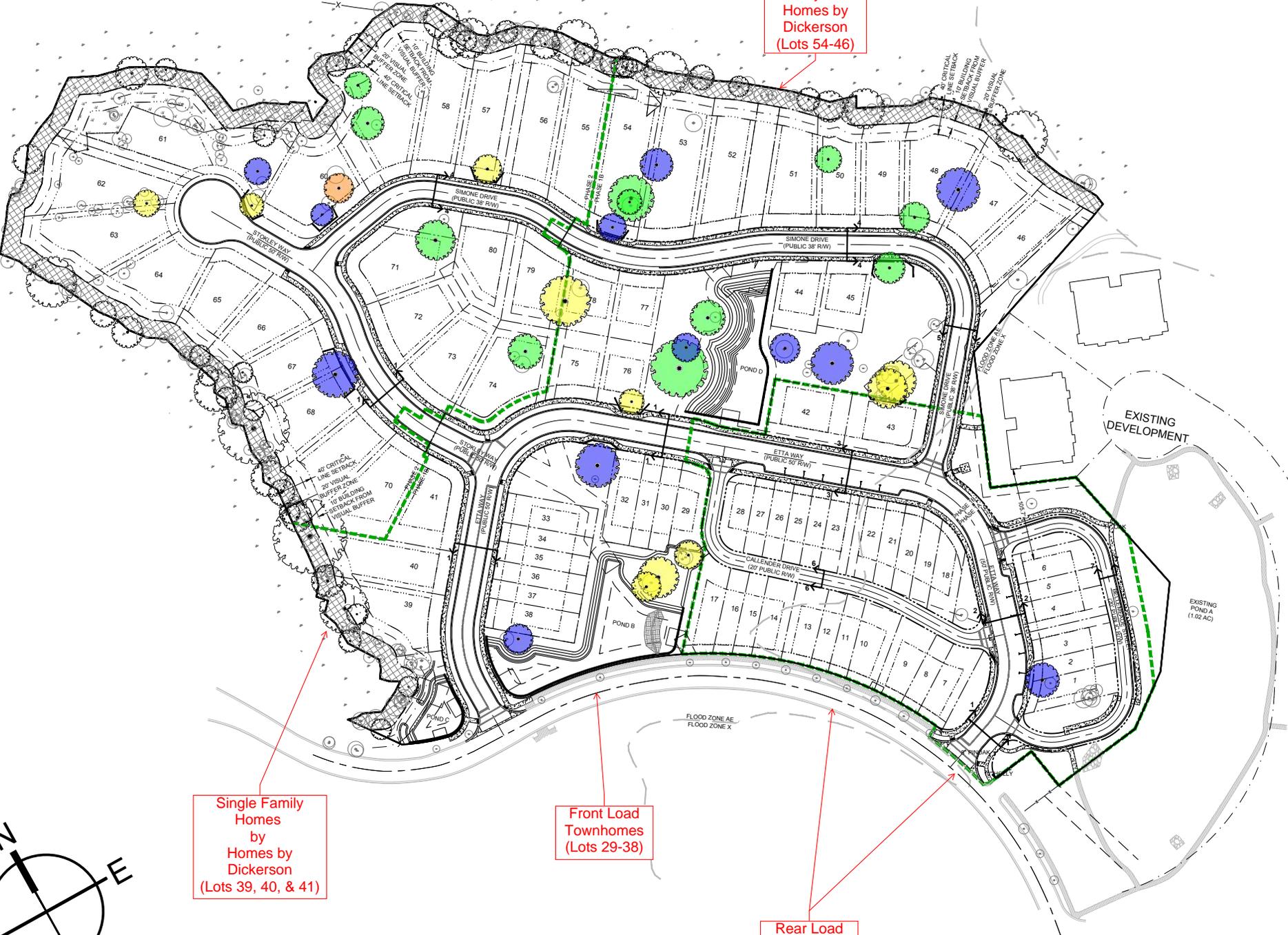
0 15 30 60
SCALE: 1" = 30'



EXTERIOR PERSPECTIVE FROM FAIRBANKS OAK ALLEY

Townhomes
and
Single Family
Homes

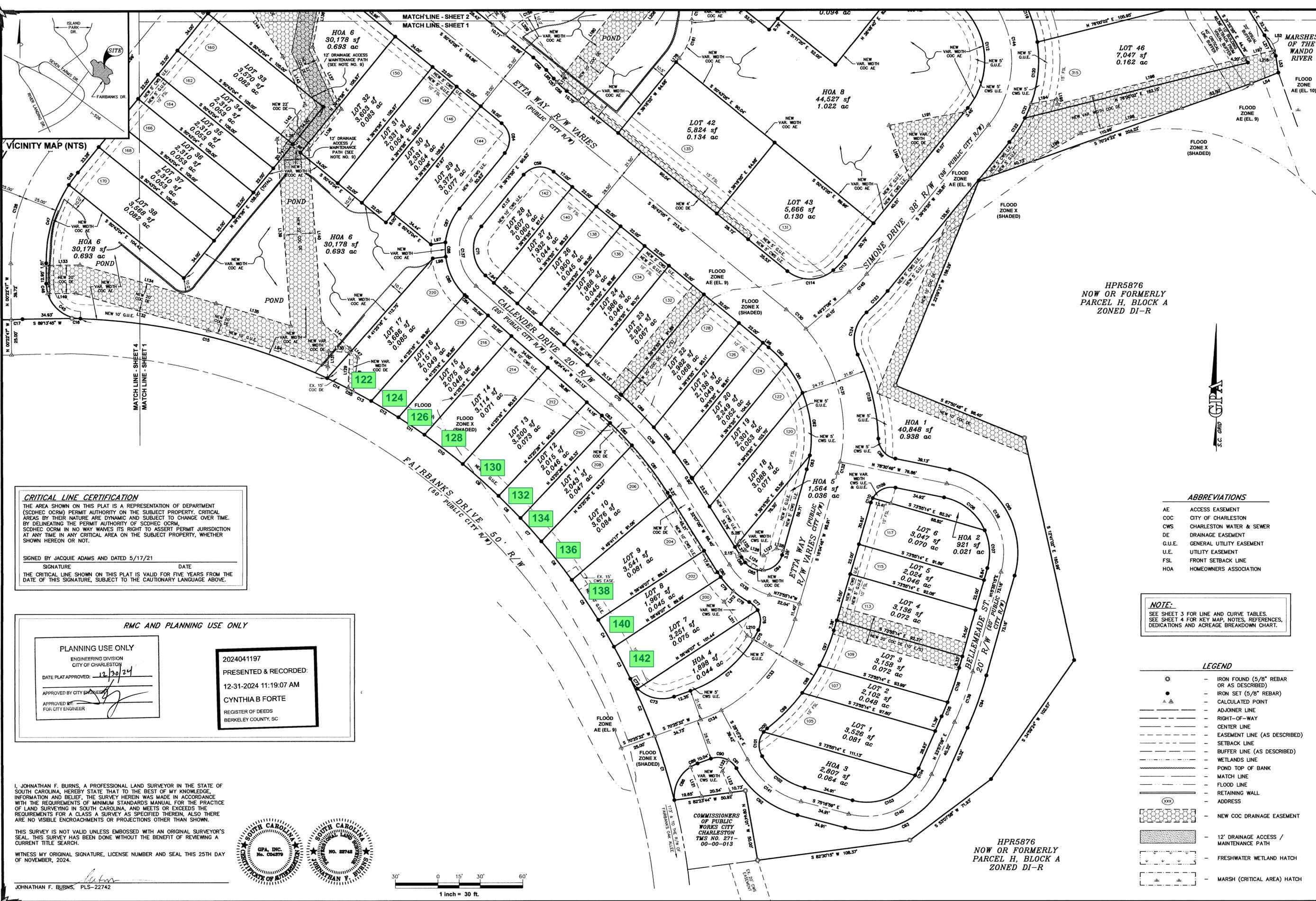
Single Family Homes
by
Homes by
Dickerson
(Lots 54-46)



Single Family Homes
by
Homes by
Dickerson
(Lots 39, 40, & 41)

Front Load
Townhomes
(Lots 29-38)

Rear Load
Townhomes
(Lots 1-28)



VICINITY MAP (NTS)

CRITICAL LINE CERTIFICATION
 THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT (SCDHEC OCRM) PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF SCDHEC OCRM, SCDHEC OCRM IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNED BY JACQUE ADAMS AND DATED 5/17/21
 SIGNATURE DATE
 THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

RMC AND PLANNING USE ONLY

PLANNING USE ONLY
 ENGINEERING DIVISION
 CITY OF CHARLESTON

DATE PLAT APPROVED: 12/30/24
 APPROVED BY CITY ENGINEER

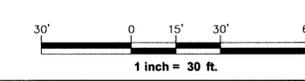
2024041197
 PRESENTED & RECORDED:
 12-31-2024 11:19:07 AM
 CYNTHIA B FORTE
 REGISTER OF DEEDS
 BERKELEY COUNTY, SC

I, JOHNATHAN F. BURNS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH AN ORIGINAL SURVEYOR'S SEAL. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 25TH DAY OF NOVEMBER, 2024.

JOHNATHAN F. BURNS, PLS-22742



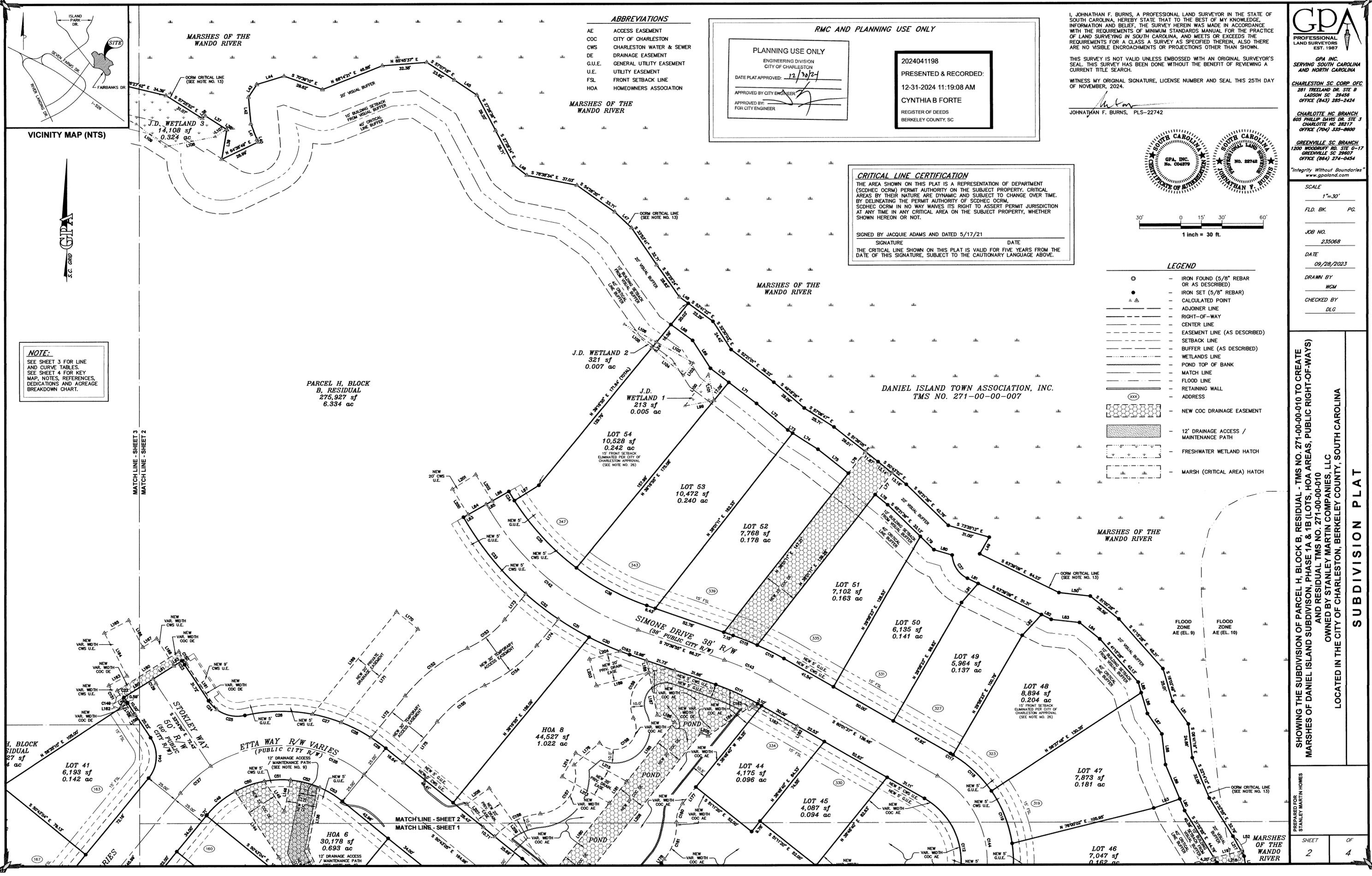
HPR5876
 NOW OR FORMERLY
 PARCEL H, BLOCK A
 ZONED DI-R

- ABBREVIATIONS**
- AE ACCESS EASEMENT
 - COC CITY OF CHARLESTON
 - CWS CHARLESTON WATER & SEWER
 - DE DRAINAGE EASEMENT
 - G.U.E. GENERAL UTILITY EASEMENT
 - U.E. UTILITY EASEMENT
 - FSL FRONT SETBACK LINE
 - HOA HOMEOWNERS ASSOCIATION

NOTE:
 SEE SHEET 3 FOR LINE AND CURVE TABLES.
 SEE SHEET 4 FOR KEY MAP, NOTES, REFERENCES,
 DEDICATIONS AND ACREAGE BREAKDOWN CHART.

- LEGEND**
- IRON FOUND (5/8" REBAR OR AS DESCRIBED)
 - IRON SET (5/8" REBAR)
 - ▲ CALCULATED POINT
 - ADJOINER LINE
 - RIGHT-OF-WAY
 - CENTER LINE
 - EASEMENT LINE (AS DESCRIBED)
 - SETBACK LINE
 - BUFFER LINE (AS DESCRIBED)
 - WETLANDS LINE
 - POND TOP OF BANK
 - MATCH LINE
 - FLOOD LINE
 - RETAINING WALL
 - ADDRESS
 - XXX NEW COC DRAINAGE EASEMENT
 - 12' DRAINAGE ACCESS / MAINTENANCE PATH
 - FRESHWATER WETLAND HATCH
 - MARSH (CRITICAL AREA) HATCH

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RMC AND PLANNING USE ONLY

PLANNING USE ONLY

ENGINEERING DIVISION
CITY OF CHARLESTON

DATE PLAT APPROVED: 12/30/21

APPROVED BY CITY ENGINEER: _____

APPROVED BY FOR CITY ENGINEER: _____

2024041198

PRESENTED & RECORDED:
12-31-2024 11:19:08 AM

CYNTHIA B FORTE

REGISTER OF DEEDS
BERKELEY COUNTY, SC

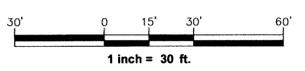
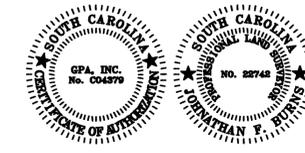
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SIGNED BY JACQUIE ADAMS AND DATED 5/17/21

SIGNATURE _____ DATE _____

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 - ▲ CALCULATED POINT
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 - 12' DRAINAGE ACCESS / MAINTENANCE PATH
 - FRESHWATER WETLAND HATCH
 - MARSH (CRITICAL AREA) HATCH

GPA
PROFESSIONAL LAND SURVEYORS
EST. 1987

GPA INC.
SERVING SOUTH CAROLINA AND NORTH CAROLINA

CHARLESTON, SC CORP. OFF.
281 TRELAND DR. STE. B
LADSON, SC 29456
OFFICE (843) 285-2424

CHARLOTTE, NC BRANCH
605 PHILLIP DAVIS DR. STE. 3
CHARLOTTE, NC 28217
OFFICE (704) 335-8800

GREENVILLE, SC BRANCH
1200 WOODRUFF RD. STE. G-17
GREENVILLE, SC 29607
OFFICE (864) 274-0454

"Integrity Without Boundaries"
www.gpaland.com

SCALE
1" = 30'

F.L.D. BK. PG.

JOB NO.
235068

DATE
09/28/2023

DRAWN BY
WCM

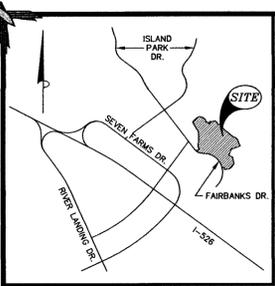
CHECKED BY
DLG

SHOWING THE SUBDIVISION OF PARCEL H, BLOCK B, RESIDUAL - TMS NO. 271-00-00-010 TO CREATE
 MARSHES OF DANIEL ISLAND SUBDIVISION, PHASE 1A & 1B (LOTS, HOA AREAS, PUBLIC RIGHT-OF-WAYS)
 AND RESIDUAL TMS NO. 271-00-00-010
 OWNED BY STANLEY MARTIN COMPANIES, LLC
 LOCATED IN THE CITY OF CHARLESTON, BERKELEY COUNTY, SOUTH CAROLINA

SUBDIVISION PLAT

PREPARED FOR
STANLEY MARTIN HOMES

SHEET 2 OF 4



VICINITY MAP (NTS)

LEGEND

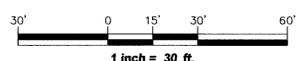
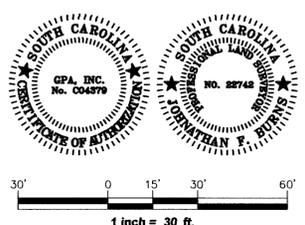
	IRON FOUND (5/8" OR AS DESCRIBED)
	IRON SET (5/8" REBAR)
	CALCULATED POINT
	ADJOINER LINE
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JOHNATHAN F. BURNS, PLS-22742



ABBREVIATIONS

AE	CITY EASEMENT	G.U.	UTILITY EASEMENT
COC	CITY OF CHARLESTON	FSL	FRONT SETBACK LINE
CWS	CHARLESTON WATER & SEWER	OCRM	OCEAN COASTAL RESOURCE MANAGEMENT
DE	DRAINAGE EASEMENT	HOA	HOMEOWNERS ASSOCIATION
G.U.E	GENERAL UTILITY EASEMENT	J.D.	JURISDICTIONAL

NOTE:
SEE SHEET 4 FOR KEY MAP, NOTES, REFERENCES, DEDICATIONS AND ACREAGE BREAKDOWN CHART.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	47.44	450.00	6°02'27"	23.74'	S 16°59'59" E	47.42'
C2	43.96	450.00	5°35'48"	22.00'	S 22°49'07" E	43.94'
C3	25.41	450.00	3°14'09"	12.71'	S 27°14'05" E	25.41'
C4	22.03	450.00	2°48'18"	11.02'	S 30°15'19" E	22.03'
C5	33.91	450.00	4°19'01"	16.96'	S 33°48'59" E	33.90'
C6	34.78	450.00	4°25'32"	17.39'	S 38°11'15" E	34.75'
C7	22.08	450.00	2°48'11"	11.04'	S 41°48'22" E	22.08'
C8	22.02	450.00	2°48'11"	11.01'	S 44°36'48" E	22.01'
C9	33.82	450.00	4°18'23"	16.92'	S 48°10'06" E	33.81'
C10	34.09	450.00	4°20'25"	17.05'	S 52°29'30" E	34.08'
C11	22.19	450.00	2°49'32"	11.10'	S 56°04'28" E	22.19'
C12	22.36	450.00	2°50'51"	11.18'	S 58°54'39" E	22.36'
C13	14.37	347.26	2°22'18"	7.19'	S 61°14'59" E	14.37'
C14	16.42	450.00	2°05'27"	8.21'	S 63°43'06" E	16.42'
C15	180.57	450.00	22°59'23"	91.51'	S 76°17'33" E	179.38'
C16	6.00	450.00	2°05'27"	3.00'	S 89°10'10" E	6.00'
C17	7.95	227.00	2°00'21"	3.97'	S 87°37'54" E	7.95'
C18	56.17	227.00	14°10'35"	28.23'	S 70°18'31" E	56.02'
C19	54.52	227.00	13°45'37"	27.39'	S 07°02'31" E	54.37'
C20	18.41	200.00	5°24'41"	9.81'	S 05°56'56" W	18.41'
C21	26.31	200.00	7°52'05"	15.45'	S 05°56'56" W	26.31'
C22	4.42	225.00	1°07'28"	2.21'	S 32°51'06" E	4.42'
C23	3.43	175.00	1°07'28"	1.72'	S 32°51'06" W	3.43'
C24	8.70	25.00	19°56'54"	4.40'	S 43°23'17" W	8.66'
C25	21.57	25.00	49°25'56"	11.51'	S 78°04'42" W	20.91'
C26	49.62	120.00	23°41'39"	25.17'	S 89°03'09" W	49.27'
C27	21.79	120.00	10°24'08"	10.92'	S 73°53'57" W	21.76'
C28	24.27	120.00	11°35'17"	12.18'	S 62°54'15" W	24.23'
C29	13.39	120.00	6°23'32"	6.70'	S 53°54'51" W	13.38'
C30	24.87	224.00	8°21'39"	12.45'	S 65°38'32" E	24.85'
C31	25.86	224.00	6°36'51"	12.94'	S 59°09'17" E	25.84'
C32	30.03	224.00	7°40'52"	15.04'	S 52°00'26" E	30.01'
C33	72.38	224.00	18°30'51"	36.51'	S 38°54'34" E	72.07'
C34	7.76	186.00	2°23'22"	3.88'	S 30°50'50" W	7.76'
C35	67.08	186.00	20°39'44"	33.91'	S 42°22'23" W	66.39'
C36	58.31	186.00	17°57'40"	29.39'	S 61°41'05" W	58.07'
C37	21.36	200.00	6°11'04"	11.82'	S 33°03'37" W	20.36'
C38	35.76	25.00	81°56'55"	21.71'	S 61°50'13" W	32.79'
C39	9.27	25.00	21°14'33"	4.69'	S 10°14'29" W	9.22'
C40	16.94	150.00	6°28'08"	8.48'	S 02°51'17" W	16.93'
C41	23.04	150.00	8°48'06"	11.54'	S 10°29'24" W	23.02'
C42	17.28	150.00	6°36'05"	8.65'	S 18°11'29" W	17.27'
C43	46.57	150.00	17°47'24"	23.48'	S 30°23'14" W	46.39'
C44	31.72	25.00	72°41'45"	18.40'	S 02°56'03" W	29.63'
C45	30.99	25.00	71°01'27"	17.84'	S 52°16'32" E	29.04'
C46	7.15	25.00	16°23'01"	3.60'	S 08°34'18" E	7.12'
C47	58.49	100.00	33°30'35"	30.11'	S 16°22'30" W	57.66'
C48	10.74	100.00	6°09'08"	5.37'	S 36°12'22" W	10.73'
C49	26.71	70.00	21°51'36"	13.52'	S 50°12'44" W	26.55'
C50	22.76	70.00	18°37'48"	11.48'	S 70°27'26" W	22.66'
C51	19.17	70.00	15°41'38"	9.65'	S 87°37'09" W	19.11'
C52	22.13	70.00	18°06'48"	11.16'	S 75°28'38" W	22.04'
C53	19.18	70.00	15°42'10"	9.65'	S 58°34'10" W	19.12'
C54	23.56	15.00	90°00'00"	15.00'	S 05°43'05" W	21.21'
C55	4.25	102.76	2°22'18"	2.13'	S 62°26'08" E	4.25'
C56	12.70	75.00	9°42'11"	6.37'	S 45°51'59" W	12.69'
C57	3.42	75.00	2°36'45"	1.71'	S 42°19'16" W	3.42'
C58	9.28	75.00	7°05'26"	4.65'	S 47°10'22" W	9.28'
C59	23.56	15.00	90°00'00"	15.00'	S 84°16'55" W	21.21'
C60	16.93	82.00	11°49'54"	8.50'	S 44°48'07" W	16.90'
C61	23.50	82.00	16°25'08"	11.83'	S 30°40'36" W	23.42'
C62	45.04	82.00	31°28'11"	23.10'	S 06°43'56" W	44.47'
C63	10.13	82.00	7°04'37"	5.07'	S 12°32'28" E	10.12'
C64	18.12	15.00	69°12'18"	10.35'	S 50°40'55" E	17.04'
C65	14.70	15.00	56°08'28"	8.00'	S 66°38'41" E	14.12'
C66	4.51	40.00	6°27'23"	2.26'	S 35°20'46" E	4.50'
C67	22.04	270.00	4°40'34"	11.02'	S 34°27'21" E	22.03'
C68	22.46	270.00	4°45'59"	11.24'	S 39°10'38" E	22.45'
C69	32.18	270.00	6°49'44"	16.11'	S 44°58'29" E	32.16'
C70	0.89	270.00	0°11'23"	0.45'	S 48°29'02" E	0.89'
C71	38.34	25.00	87°51'39"	24.08'	S 04°38'54" E	34.69'
C72	8.78	25.00	20°07'08"	4.43'	S 35°40'35" W	8.73'
C73	27.85	25.00	63°50'19"	15.57'	S 77°39'19" W	26.44'
C74	58.63	85.00	39°31'18"	30.54'	S 50°39'52" W	57.48'
C75	7.37	85.00	4°58'13"	3.69'	S 28°25'07" W	7.37'
C76	14.71	15.00	56°10'18"	8.00'	S 02°09'09" E	14.12'
C77	8.31	15.00	31°45'31"	4.27'	S 46°07'03" E	8.21'
C78	13.61	60.00	12°59'37"	6.83'	S 55°30'00" E	13.58'
C79	13.65	60.00	13°01'58"	6.85'	S 42°29'12" E	13.62'
C80	4.03	60.00	3°51'09"	2.02'	S 34°02'39" E	4.03'
C81	41.97	250.00	9°37'04"	21.03'	S 36°55'37" E	41.92'
C82	22.03	250.00	5°02'53"	11.02'	S 44°15'35" E	22.02'
C83	7.83	250.00	1°47'42"	3.92'	S 47°40'53" E	7.83'

C84	1.91	45.00	2°26'09"	0.96'	S 47°21'40" E	1.91'
C85	30.77	45.00	39°10'27"	16.01'	S 26°33'22" E	30.17'
C86	10.08	45.00	12°49'43"	5.06'	S 00°33'17" E	10.05'
C87	26.25	45.00	33°25'20"	13.51'	S 22°34'15" W	25.88'
C88	27.54	25.00	63°06'47"	15.35'	S 26°09'57" W	26.17'
C89	5.54	25.00	12°42'11"	2.78'	S 64°04'26" W	5.53'
C90	12.90	15.00	49°17'28"	6.88'	S 84°59'45" W	12.51'
C91	8.05	15.00	30°45'27"	4.13'	S 44°54'17" W	7.96'
C92	55.90	70.00	45°45'25"	29.54'	S 52°24'16" W	54.43'
C93	84.58	60.00	80°45'52"	51.03'	S 64°20'05" W	77.75'
C94	39.42	270.00	8°21'54"	19.74'	S 19°46'12" W	39.38'
C95	98.54	60.00	94°06'04"	64.46'	S 31°27'47" E	87.83'
C96	20.02	15.00	76°27'21"	11.82'	S 40°17'08" E	18.56'
C97	26.81	135.00	11°22'50"	13.45'	S 21°46'12" E	26.77'
C98	22.94	135.00	9°44'14"	11.50'	S 32°19'44" E	22.92'
C99	35.37	135.00	15°00'49"	17.79'	S 44°42'15" E	35.27'
C100	3.50	15.00	13°21'18"	1.76'	S 45°32'01" E	3.49'
C101	18.39	15.00	70°15'26"	10.55'	S 03°43'39" E	17.26'
C102	38.29	50.00	43°52'55"	20.14'	S 53°20'32" W	37.37'
C103	50.92	40.00	72°56'21"	29.57'	S 68°14'54" W	47.55'
C104	5.46	40.00	7°49'30"	2.74'	S 27°51'54" W	5.46'
C105	10.79	250.00	2°28'22"	5.40'	S 22°42'58" W	10.79'
C106	25.71	250.00	5°53'32"	12.87'	S 18°32'01" W	25.70'
C107	27.32	40.00	39°07'43"	14.22'	S 03°58'37" E	26.79'
C108	38.38	40.00	54°58'20"	20.81'	S 51°01'38" E	36.92'
C109	18.95	15.00	72°21'54"	10.97'	S 65°18'14" E	17.71'
C110	3.41	15.00	13°02'31"	1.71'	S 22°36'02" E	3.41'
C111	33.61	181.00	10°38'17"	16.85'	S 65°20'46" W	33.56'
C112	91.66	53.00	99°16'33"	62.40'	S 10°22'21" W	80.79'
C113	12.93	81.00	9°08'33"	6.48'	S 43°51'12" E	12.91'
C114	35.28	25.00	80°51'27"	21.30'	S 88°51'12" E	32.43'
C115	18.99	219.00	4°58'03"	9.50'	S 68°10'53" W	18.98'
C116	21.67	219.00	5°40'14"	10.85'	S 62°51'44" W	21.67'
C117	2.08	91.00	1°18'29"	1.04'	S 59°22'23" W	2.08'
C118	38.70	91.00	24°21'58"	19.65'	S 46°32'09" W	38.41'
C119	41.55	91.00	26°09'47"	21.15'	S 21°16'16" W	41.19'
C120	44.30	91.00	27°53'36"	22.60'	S 05°45'25" E	43.87'
C121	10.94	91.00	6°53'23"	5.48'	S 23°08'54" E	10.94'
C122	20.15	91.00	12°41'29"	10.12'	S 32°56'15" E	20.11'
C123	21.18	119.00	10°11'48"	10.62'	S 44°22'40" E	21.15'
C124	32.74	25.00	75°02'38"	19.20'	S 11°57'24" E	30.45'
C125	61.54	150.00	23°30'28"	31.21'	S 13°48'41" W	61.11'
C126	86.53	125.00	39°39'43"	45.08'	S 19°27'04" W	84.81'
C127	29.75	95.00	17°56'42"	15.00'	S 48°15'16" W	29.63'
C128	119.47	95.00	72°03'18"	69.09'	S 86°44'44" W	111.75'
C129	3.93	200.00	10°72'28"	1.96'	S 32°51'07" W	3.93'
C130	19.52	110.00	10°10'10"	9.79'	S 45°37'59" W	19.50'
C131	100.49	110.00	52°20'26"	54.06'	S 14°22'41" W	97.03'
C132	8.23	110.00	4°17'15"	4.12'	S 13°56'0	

Rear Entry
Townhomes
(Lots 1-28)



**Rear Load
Townhomes
(Lots 1-28)**



Lots 1-3





Lots 4-6





Lots 7-9





Lots 10-14





Lots 10-14











**Front Entry
Townhomes
(Lots 29-38)**



SEAL:

MODEL:
 MARSHES @ DANIEL ISLAND
 PAGETT
 H-STRIP LOTS 29, 30, 31, 32
 CHARLESTON

ORIGINAL ISSUE DATE:

REVISION(S):

DRAWING DESCRIPTION:
 H-STRIP
 FRONT ELEVATIONS

SHEET #
 H-4.1



SEAL:

MODEL:
 MARSHES @ DANIEL ISLAND
 PAGETT
 H-STRIP LOTS 29, 30, 31, 32
 CHARLESTON

ORIGINAL ISSUE DATE:

REVISION(S):

DRAWING DESCRIPTION:
 H-STRIP
 REAR ELEVATIONS

SHEET #
 H-4.2



LOT 29
PAGETT
ELEVATION A (L)



LOT 32
PAGETT
ELEVATION A (R)

SEAL:

MODEL:
MARSHES @ DANIEL ISLAND
PAGETT
H-STRIP LOTS 29, 30, 31, 32
CHARLESTON

ORIGINAL ISSUE
DATE:

REVISION(S):

DRAWING DESCRIPTION:
H-STRIP
SIDE ELEVATIONS

SHEET #
H-4.3



SEAL:

MODEL:
 MARSHES @ DANIEL ISLAND
 PAGETT
 I-STRIP LOTS 33,34,35,36,37,38
 CHARLESTON

ORIGINAL ISSUE DATE:

REVISION(S):

DRAWING DESCRIPTION:
 I-STRIP
 FRONT ELEVATIONS

SHEET #
 4



LOT 38
PAGETT
ELEVATION A (R)

LOT 37
PAGETT
ELEVATION B (L)

LOT 36
PAGETT
ELEVATION B (R)

LOT 35
PAGETT
ELEVATION B (L)

LOT 34
PAGETT
ELEVATION B (R)

LOT 33
PAGETT
ELEVATION A (L)

SEAL:

MODEL:
MARSHES @ DANIEL ISLAND
PAGETT
I-STRIP LOTS 33,34,35,36,37,38
CHARLESTON

ORIGINAL ISSUE
DATE:

REVISION(S):

DRAWING DESCRIPTION:
I-STRIP
REAR ELEVATIONS

SHEET #

1-4.2



LOT 33
PAGETT
ELEVATION A (L)



LOT 33
PAGETT
ELEVATION A (R)

SEAL:

MODEL:
MARSHES @ DANIEL ISLAND
PAGETT
I-STRIP LOTS 33,34,35,36,37,38
CHARLESTON

ORIGINAL ISSUE
DATE:

REVISION(S):

DRAWING DESCRIPTION:

I-STRIP
SIDE ELEVATIONS

SHEET #

1-4.3