

**Notice of Appeal - Form 1**  
**Board of Zoning Appeals**

Date Filed: 07/11/2025 Permit Application No. \_\_\_\_\_ Appeal No. \_\_\_\_\_

**Instructions**

This form must be completed for a hearing on **appeal** from action of a zoning official, application for a **variance** or application for **special exception**. Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent. An accurate, legible plot plan showing property dimensions and locations of structures and improvements must be attached to an application for variance or special exception.

THE APPLICANT HEREBY APPEALS [indicate one]:

- ☐ from action of a zoning official as stated on attached Form 2
- ☒ for a variance as stated on attached Form 3.
- ☐ for a special exception as stated on attached Form 4.

APPLICANT(S) [print] Mary Murray Muller, Trustee of the Mary Muller Revocable Trust  
Address: 1010 Osceola Avenue, Sullivan's Island, SC 29482

Telephone: \_\_\_\_\_ [work] \_\_\_\_\_ [home]

Interest: \_\_\_\_\_ Owner(s): \_\_\_\_\_ Adjacent Owner(s); Other: \_\_\_\_\_

OWNER(S) [if other than Applicant(s)]: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ [work] \_\_\_\_\_ [home]

[Use reverse side if more space is needed.]

**PROPERTY ADDRESS:**

Lot 52 Block \_\_\_\_\_ Subdivision Moultrieville

Tax Map No. 523-06-00-003 Plat Book D Page 189

Lot Dimensions: 131' x 84' x 126' x 127' Area: 0.31 acres

Zoning District: RS Zoning Map Page: \_\_\_\_\_

**DESIGNATION OF AGENT** [complete only if owner is not applicant]: I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Date: \_\_\_\_\_

\_\_\_\_\_  
Owner signature(s)

I (we) certify that the information in this application and the attached Form 2, 3 or 4 is correct.

Date: 7/11/2025

Mary Muller  
Applicant signature(s)

**Variance Application - Form 3**  
**Board of Zoning Appeals**

Date Filed: 07/11/2025 Permit Application No. \_\_\_\_\_ Appeal No. \_\_\_\_\_

1. Applicant hereby appeals to the board of zoning appeals for a variance from the strict application to the property described in the Notice of Appeal [Form 1] of the following provisions of the zoning ordinance:

Section 21-13 (1): Any importation of materials of any type or re-contouring of a lot's existing contours that increased a lot's existing ground elevation more than one (1) foot above existing grade and results or may result in elevating an existing or proposed structure is strictly prohibited.

so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows: 1010 Osceola Avenue

for which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the cited section(s) of the zoning ordinance.

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by state law and the ordinance are met by the following facts.
- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: Refer to attached Technical Memorandum
  - b. These conditions do not generally apply to other property in the vicinity as shown by: Refer to attached Technical Memorandum
  - c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: Refer to attached Technical Memorandum
  - d. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: Refer to attached Technical Memorandum
3. The following documents are submitted in support of this application: \_\_\_\_\_  
Technical Memorandum, Grading and Drainage Plans [A plot plan must be submitted.]

Date: 7/11/2025

Mary Muller  
Applicant signature



## BOARD OF ZONING APPEALS

IN ACCORDANCE WITH **ZONING ORDINANCE SECTION 21-175,**

I Mary Muller HAVE SUBMITTED A COMPLETED BOARD OF ZONING  
APPEALS APPLICATION, FOR THE MEETING DATE OF 08/14/2025, WHICH WILL BE HELD AT  
SULLIVAN'S ISLAND TOWN HALL LOCATED AT **2056 MIDDLE STREET, SULLIVAN'S ISLAND, SOUTH CAROLINA.**

ADDITIONALLY, I UNDERSTAND THAT THE BOARD MAY POSTPONE OR PROCEED TO DISPOSE OF A MATTER ON THE RECORD  
BEFORE IT IN THE ABSENCE OF AN APPEARANCE ON BEHALF OF AN APPLICANT.

Mary Muller  
APPLICANT SIGNATURE

7/11/2025  
DATE



July 11, 2025

**Subject:** Technical Memo for Variance Request: 1010 Osceola Avenue Grading and Drainage Improvements

**From:** Kevin B. Herren, PE and Ryne C. Phillips, PE, PhD  
Seamon, Whiteside & Associates, Inc.

**To:** Charles Drayton  
Director of Planning & Zoning  
Town of Sullivan's Island  
2056 Middle Street, P.O. Box 427  
Sullivan's Island, SC 29482

**Attachments:** 1010 Osceola Avenue Grading and Drainage Plans  
Town of Sullivan's Island Osceola Avenue Project Exhibit  
Grading Fill Exhibit

## 1. Executive Summary

- 1010 Osceola Avenue, without interventions, is at severe risk of repetitive tidal flooding. Current recommendations proposed as part of the recently completed (and approved by Town Council) Stormwater Master Plan were limited to flood mitigation projects that could be implemented within the public right-of-way which may exclude marsh-adjacent properties (such as 1010 Osceola Avenue) from receiving flood mitigation benefits. Therefore, to accommodate these properties, this plan recommended that the Town of Sullivan's Island encourage and allow property owners to fill or protect their property against an appropriate tidal mitigation target.
- Stormwater impacts to adjacent property owners and public rights-of-way will be reduced if the proposed grading and drainage plan is implemented.
  - Existing Conditions: 30% of Property Flows towards Osceola Avenue, 18% of Property Flows towards 1018 Osceola Avenue, 52% of Property Flows towards the marsh
  - Proposed Conditions: 15% of Property Flows towards Osceola Avenue, 5% of Property Flows towards 1018 Osceola Avenue, 80% of Property Flows towards the marsh
- Town Osceola Avenue Project: The proposed grading and drainage improvements of this property should reduce the stormwater operations and maintenance by the Town after the roadway project is complete. The runoff will be routed more efficiently and retained within the property / toward the marsh, making it easier for the Town to manage the stormwater along the road. If the road project is completed without these improvements to the property, more stormwater management would likely be required by the Town in front of this property.
- Based on the results of our analysis, and the information presented herein, the owner of 1010 Osceola Avenue is requesting a variance of Town Code Section 21-13, 21-139 (2) and 21-139 (3) to allow implementation of the proposed grading and drainage project.

## 2. Introduction

Seamon, Whiteside & Associates, Inc. has completed a grading and drainage plan to portray the necessary improvements for protecting the historic property at 1010 Osceola Avenue from tidal-driven flooding within the Town of Sullivan's Island, SC. Figure 1 below depicts the project area for this analysis. This technical memorandum serves to document our analysis and reasoning for requesting variance from current Town code and policy.



*Figure 1 – Project location within the Town of Sullivan's Island, SC.*

### 3. Existing Conditions & Property Risks

The property at 1010 Osceola Avenue is a vulnerable property on Osceola Avenue for tidal-driven flooding. This property sits directly adjacent to the open marsh with no form of flood protection. With recent flooding of Osceola Avenue, rainfall becoming increasingly more intense, and tide elevations in the area expected to continue rising, the risks of flooding associated with this property continue to increase moving forward without any improvements being made. These risks include:

- **Tidal Flooding** - As noted in the “Island-Wide Stormwater Master Plan and Infrastructure Improvement Strategy” by Seamon, Whiteside, & Associates, Inc. Dated February 2025 and approved by Town Council in March 2025 (hereby referred to as the Stormwater Master Plan), the current typical tide elevation on Sullivan’s Island is 3.31 feet NAVD88 with extreme tidal elevations exceeding 4.55 feet NAVD88 (Section 4.4.2 of the Stormwater Master Plan). Future sea level rise was also analyzed as a part of the Stormwater Master Plan. The results of this future sea level rise analysis indicated that future (50-year planning horizon) typical tides would exceed 5.39 feet NAVD88, with extreme tides exceeding 6.63 feet NAVD88 (Section 4.4.2.1 of the Stormwater Master Plan). The property elevation currently ranges from approximately 6 feet NAVD88 near the building and slopes down to 2.5 – 3 feet NAVD88 in the back of the property (along the marsh) and down to 4 feet NAVD88 along Osceola Avenue. Based on the analysis and results of the Stormwater Master Plan, severe and repetitive tidal flooding will be a systemic problem for this property, that without intervention, may lead to irrevocable damage for this historic property.
- **Roadway Improvements** – The Stormwater Master Plan outlines high-priority projects for mitigating flooding on Sullivan’s Island such as proposed improvements for Osceola Avenue (Section 5.3.1 of the Stormwater Masterplan). Specifically, the Stormwater Master Plan calls for raising Osceola Avenue by 1.5 – 2 feet up to an elevation of 6 feet NAVD88 with suggestions of a future final target elevation of 7 feet NAVD88 (see attached for project exhibit). This is being proposed due to the constant flooding and submergence of the roadway in recent storm events and to combat the projected sea level rise in the future. Figure 2 below shows Osceola Avenue flooded near Station 9 ½ after a storm event, roughly 500 feet from the property, while Figures 3 through 5 show the roadway flooded directly adjacent to the property. Raising this street will protect the roadway from future floods but will still leave low-lying and marsh-adjacent properties, such as 1010 Osceola Avenue, at risk of tidal floods.



Figure 2 – Flooded Osceola Avenue (near Sta. 9 ½)  
December 2023



Figure 3 – Flooded Osceola Avenue (in front of 1018 Osceola Avenue)  
November 2024



Figure 4 – Flooded Osceola Avenue (in front of 1018 Osceola Avenue)  
November 2024



Figure 5 – Flooded Osceola Avenue (in front of 1018 Osceola Avenue)  
November 2024

#### 4. Proposed Conditions and Town Code Variance Reasoning

The attached grading and drainage plan proposes the following improvements to 1010 Osceola Avenue:

- Raising the Property Elevation - this includes grading a 1-foot wide berm at elevation 6 feet NAVD88 along the back of the property adjacent to the critical wetland line, the front yard and area to the east of the house to 6 feet NAVD88. Grading also includes raising the roadside drainage swale from 3 feet to 4 feet NAVD88. A drainage swale is proposed in the southwest corner of the property sloped away from the new driveway location. Grading will blend into the existing elevations using 2H:1V slopes along the berm, starting at a minimum 1-foot buffer off of the critical line, with drainage being captured by yard inlets and discharged prior to the marsh limits. The proposed grading will also blend back to existing grades surrounding the existing trees in the backyard for protection.

These improvements are necessary to protect this property from tidal flooding. This will require variance from Town Code Section 21-13, which states "Any importation of materials of any type or re-contouring of a lot's existing contours that increased a lot's existing ground elevation more than one (1) foot above existing grade and results or may result in elevating an existing or proposed structure is strictly prohibited".

The improvements and variance are required for the following reasons:

- Provide flood mitigation for repetitive tidal flooding of this property which is severely impacted by today's extreme tides that are only anticipated to become worse and more frequent in the future. The current extreme tidal elevation (as analyzed within the Stormwater Master Plan) is already above the majority of the property, with future typical and extreme tidal elevations indicative that future tides may frequently exceed the building pad elevation, flooding the entire site, and causing severe and potentially irrevocable damage to this historic property. The proposed grading of the berm at elevation 6 feet NAVD88 will mitigate against most projected extreme tidal events and will protect the Owner's property and house. The elevation 6.0 feet NAVD was selected due to available space and ability to feasibly grade using existing



elevations in this area. This design aligns with the general Lowcountry target elevations for long-term coastal resiliency. This elevation is also referenced in Section 5.3.1 of the Stormwater Master Plan as a recommended target elevation of tidal perimeter protection improvements.

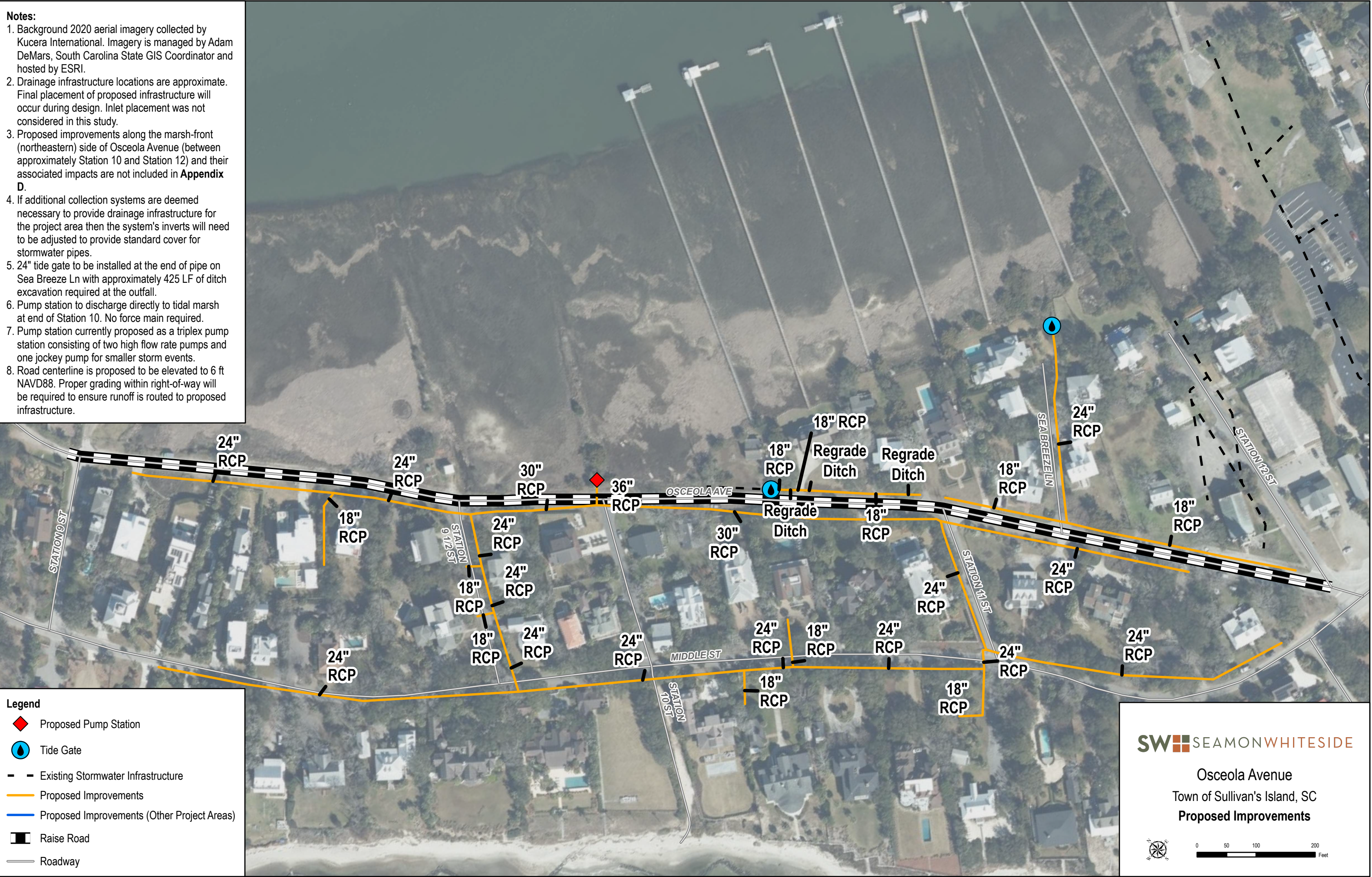
- The grading and necessary fill will create a safe and efficient drainage layout for the site, neighboring property, and Osceola Avenue. The berm at elevation 6 feet NAVD88 will prevent tidal water from entering the backyard during most storm events in the present and future. Surface water will be directed away from the house into proposed yard inlets that will discharge prior to the marsh. It is proposed that a tidal check valve will be installed at the discharge locations to prevent tidal backflow. With the Town exploring raising Osceola Avenue (as recommended within the Stormwater Master Plan), the additional fill will allow for this property's grading to blend with the new road elevation. This will prevent flooding of the driveway and allow the roadside drainage to operate more efficiently.

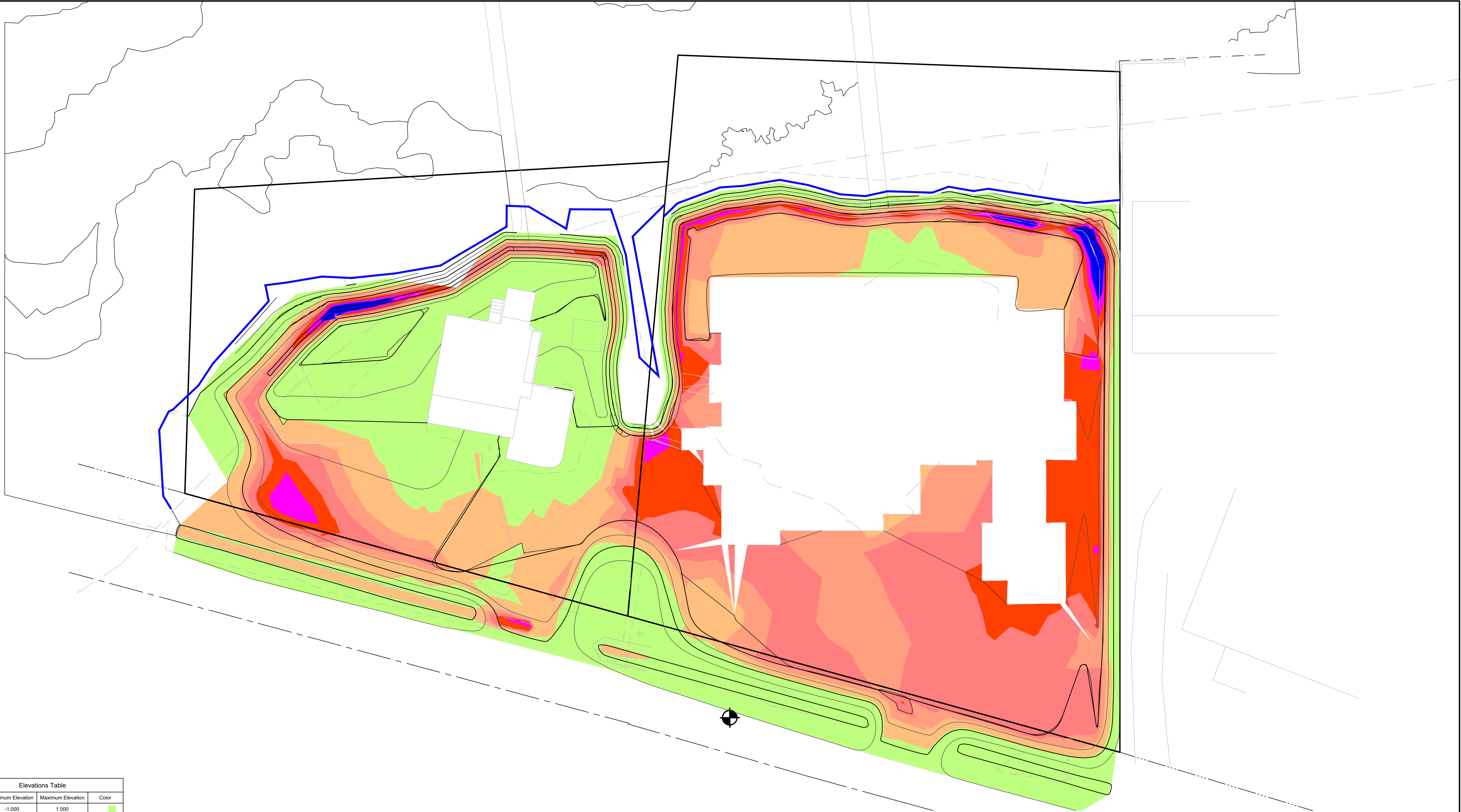
## **5. Alignment with Proposed Osceola Town Project**

The Stormwater Master Plan identified the proposed improvements along Osceola Avenue (including raising the roadway) as the highest priority project that the Town of Sullivan's Island need to implement to improve their long-term coastal resiliency. This entire corridor has already experienced severe systemic flooding that will continue to increase and pose risks to the properties adjacent to the roadway.

The improvements proposed in the attached grading and drainage plan will not only preserve the property at 1010 Osceola Avenue but will also safeguard the Town's investment if / when the roadway elevation is raised. With tidal elevations rising and storm events expected to increase in severity, the property would continue to flood if the roadway project was implemented without any of the proposed changes recommended herein. Implementing the berm at elevation 6 feet NAVD88 in addition to the proposed grading and drainage improvements will protect the property and aligns with the objectives/recommendations of the Town's Stormwater Master Plan. Most importantly, the proposed site improvements do not and will not jeopardize the Town's proposed project.

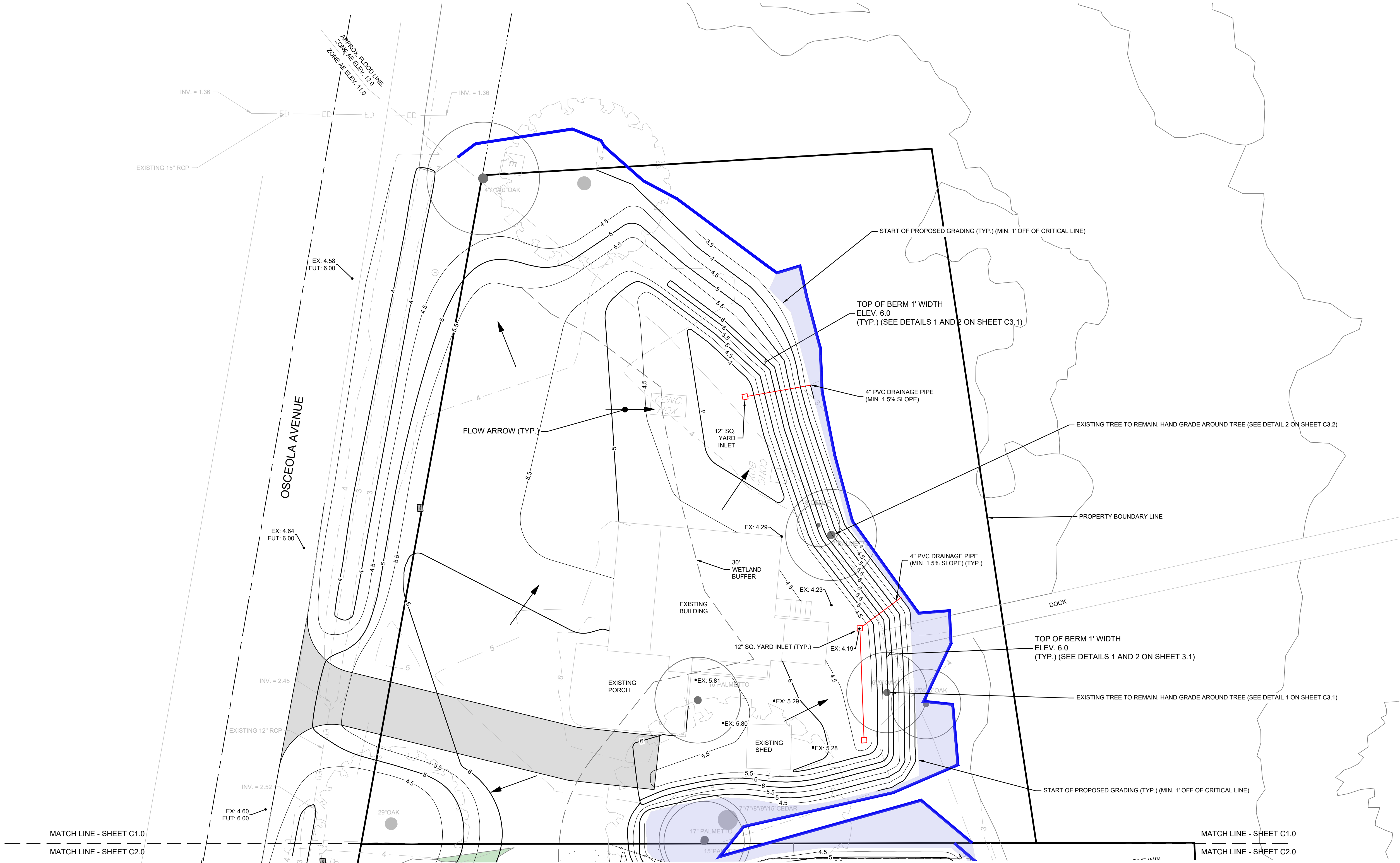
- Notes:**
1. Background 2020 aerial imagery collected by Kucera International. Imagery is managed by Adam DeMars, South Carolina State GIS Coordinator and hosted by ESRI.
  2. Drainage infrastructure locations are approximate. Final placement of proposed infrastructure will occur during design. Inlet placement was not considered in this study.
  3. Proposed improvements along the marsh-front (northeastern) side of Osceola Avenue (between approximately Station 10 and Station 12) and their associated impacts are not included in **Appendix D**.
  4. If additional collection systems are deemed necessary to provide drainage infrastructure for the project area then the system's inverts will need to be adjusted to provide standard cover for stormwater pipes.
  5. 24" tide gate to be installed at the end of pipe on Sea Breeze Ln with approximately 425 LF of ditch excavation required at the outfall.
  6. Pump station to discharge directly to tidal marsh at end of Station 10. No force main required.
  7. Pump station currently proposed as a triplex pump station consisting of two high flow rate pumps and one jockey pump for smaller storm events.
  8. Road centerline is proposed to be elevated to 6 ft NAVD88. Proper grading within right-of-way will be required to ensure runoff is routed to proposed infrastructure.





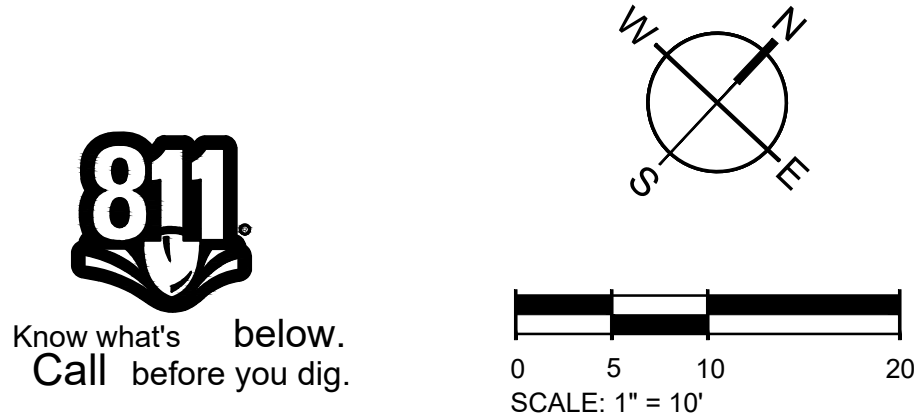
| Elevations Table |                   |                   |              |
|------------------|-------------------|-------------------|--------------|
| Number           | Minimum Elevation | Maximum Elevation | Color        |
| 1                | -1.000            | 1.000             | Light Green  |
| 2                | 1.000             | 1.500             | Orange       |
| 3                | 1.500             | 1.750             | Light Orange |
| 4                | 1.750             | 2.000             | Pink         |
| 5                | 2.000             | 2.250             | Red          |
| 6                | 2.250             | 2.500             | Purple       |
| 7                | 2.500             | 3.000             | Blue         |

501 WINDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 600A, 701 EASLEY BRIDGE RD, SUITE 200A, GREENVILLE, SC 29611 | 200 PETERSON DR, CHARLOTTE, NC 28207 | 1710 N. CEDAR STREET, SUMMERVILLE, SC 29583 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306  
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- NOTES:**
- SPOT ELEVATION KEY: "EX" = EXISTING, "FUT" = FUTURE
  - FOR PROJECT SURVEY INFORMATION INCLUDING VERTICAL DATUM AND BENCHMARK LOCATION, SEE SHEET C2.0.
  - PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO TOPOGRAPHIC, TREE, STORM DRAINAGE FACILITIES, AND ALL UTILITIES. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THEREFORE, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES. ANY DISCREPANCIES OR CONFLICTS IDENTIFIED DURING VERIFICATION OF EXISTING CONDITIONS AND UTILITIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. ANY COSTS ASSOCIATED WITH CORRECTIVE WORK OR DAMAGES THAT ARE A RESULT OF THE CONTRACTOR NOT VERIFYING EXISTING CONDITIONS AND THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.
  - CONTRACTOR TO SELF-VERIFY THAT SITE GRADES, DRAINAGE PIPES, AND DRAINAGE STRUCTURES ARE CONSTRUCTED PER THE PLANS.
  - YARD INLET LOCATIONS ARE SUBJECT TO CHANGE PRIOR TO CONSTRUCTION BASED ON FIELD CONDITIONS.
  - ALL DRAINAGE PIPE TO BE INSTALLED WITH CHECK VALVES AT THE DISCHARGE LOCATION (TIDEFLEX DUCKBILL CHECK VALVE, OR EQUAL).

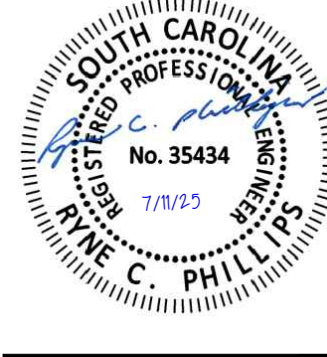
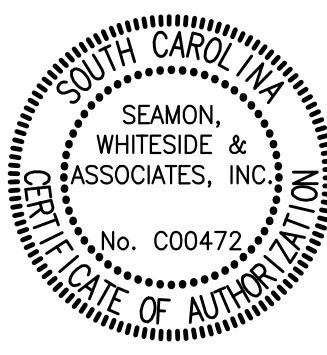
| LEGEND |                                              |
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|        | GRASS YARD / WALKWAY                         |
|        | PERVIOUS DRIVEWAY                            |
|        | PERVIOUS WALKWAY                             |
|        | WETLAND GRADING BUFFER                       |
|        | LIVING SHORELINE                             |
|        | CRITICAL WETLAND LIMITS (LOCATED 06/26/2025) |
|        | PROPOSED DRAINAGE INFRASTRUCTURE             |





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OSCEOLA AVENUE GRADING AND DRAINAGE PLAN  
HARPER BUILDING GROUP  
1018 & 1010 OSCEOLA AVENUE  
SULLIVANS ISLAND, SC

SW+ PROJECT: 12280  
DATE: 5/22/25  
DRAWN BY: KBH  
CHECKED BY: RCP

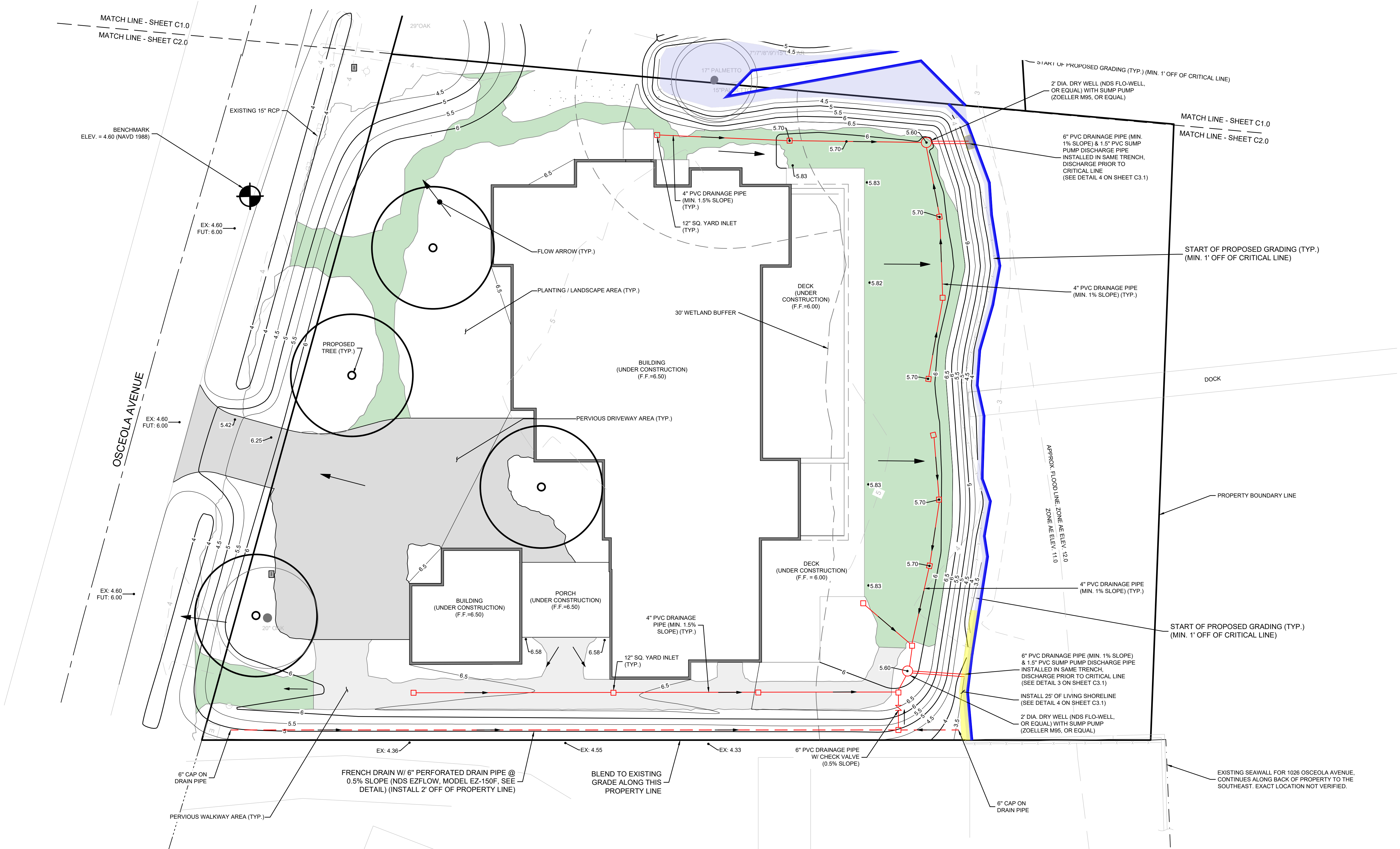
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1010  
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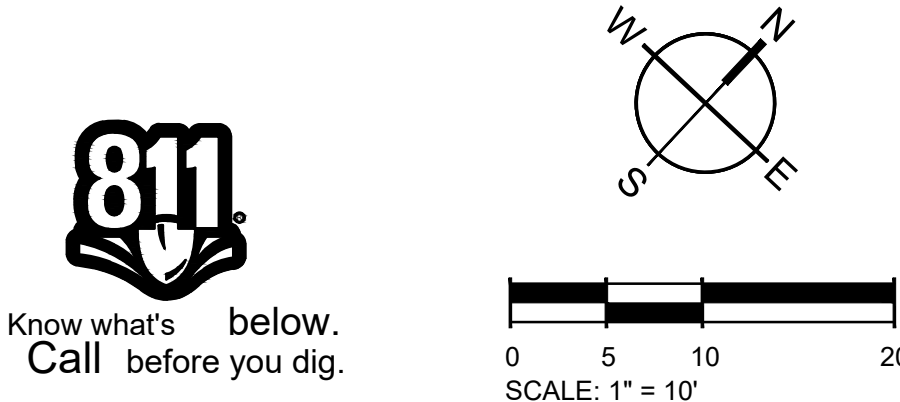
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501 WINDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 600, 701 EAST FV BRIDGE RD, SUITE 200, GREENVILLE, SC 29611 | 201 PETERSON DR, CHARLOTTE, NC 28207 | 1101 N CEDAR STREET, SUMMERVILLE, SC 29583 | 104 N DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306  
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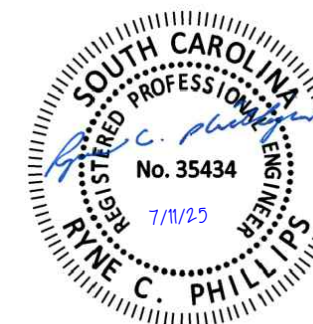
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  - CONTRACTOR TO SELF-VERIFY THAT SITE GRADES, DRAINAGE PIPES, AND DRAINAGE STRUCTURES ARE CONSTRUCTED PER THE PLANS PRIOR.
  - GUTTER DESIGN ON THE BUILDING IS TO BE DESIGNED BY OTHERS. GUTTERS ARE TO TIE-IN TO THE YARD INLET DRAINAGE SYSTEM. YARD INLET LOCATIONS ARE SUBJECT TO CHANGE PRIOR TO CONSTRUCTION BASED ON FIELD CONDITIONS.
  - FINAL DESIGN OF DRY WELL AND SUMP PUMP LOCATION, EQUIPMENT, AND PIPE CONNECTIONS SUBJECT TO CHANGE PRIOR TO CONSTRUCTION BASED ON FIELD CONDITIONS.
  - ALL DRAINAGE PIPE AND SUMP PUMP DISCHARGE PIPE TO BE INSTALLED WITH CHECK VALVES AT THE DISCHARGE LOCATION (TIDEFLEX DUCKBILL CHECK VALVE, OR EQUAL).

| LEGEND |                                              |
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|        | GRASS YARD / WALKWAY                         |
|        | PERVIOUS DRIVEWAY                            |
|        | PERVIOUS WALKWAY                             |
|        | WETLAND GRADING BUFFER                       |
|        | LIVING SHORELINE                             |
|        | CRITICAL WETLAND LIMITS (LOCATED 06/26/2025) |
|        | PROPOSED DRAINAGE INFRASTRUCTURE             |



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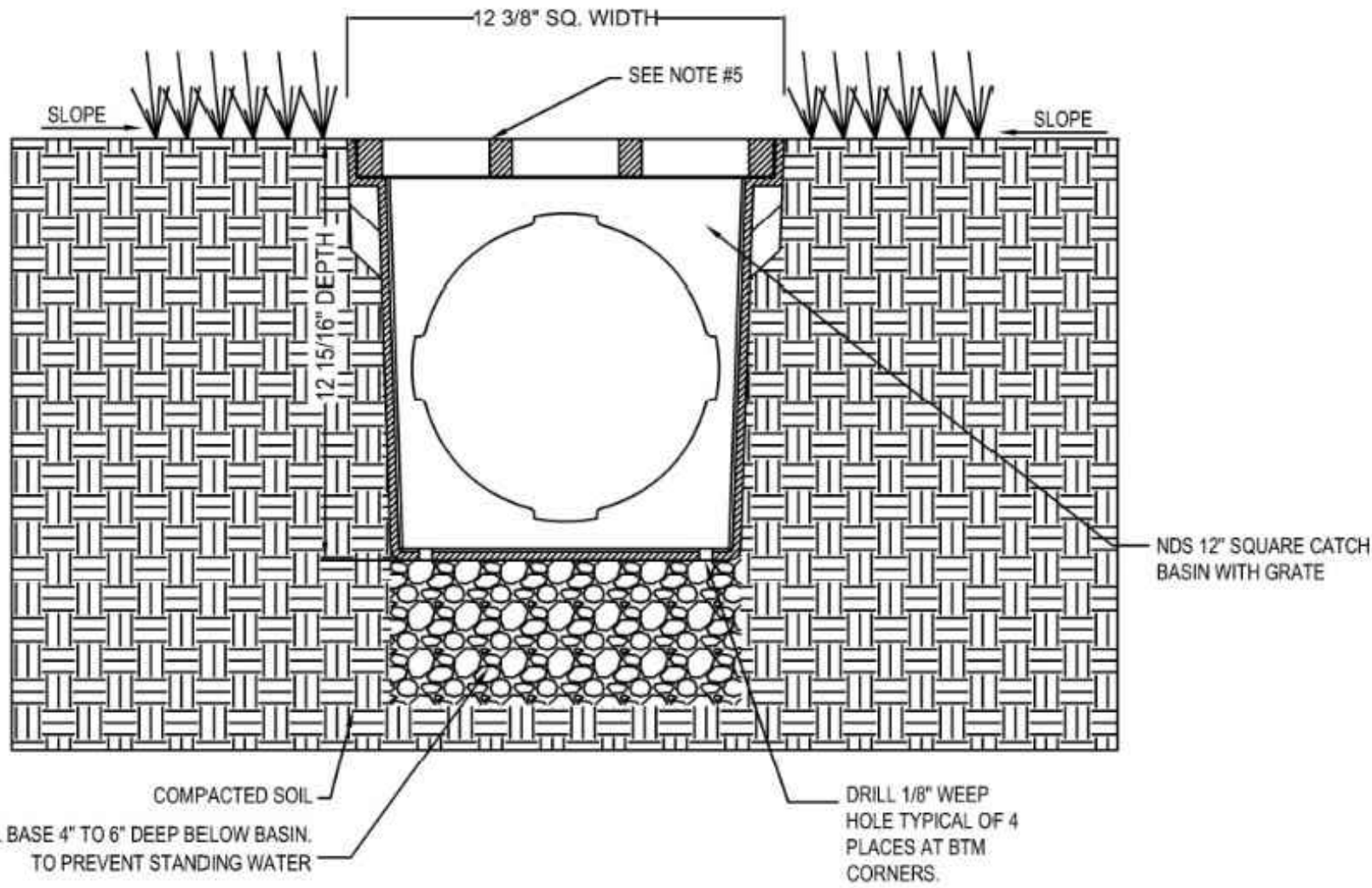
OSCEOLA AVENUE GRADING AND DRAINAGE PLAN  
HARPER BUILDING GROUP  
1018 & 1010 OSCEOLA AVENUE  
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CHECKED BY: RCP

| REVISION HISTORY |  |
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1018  
OSCEOLA AVE  
GRADING AND  
DRAINAGE  
PLAN

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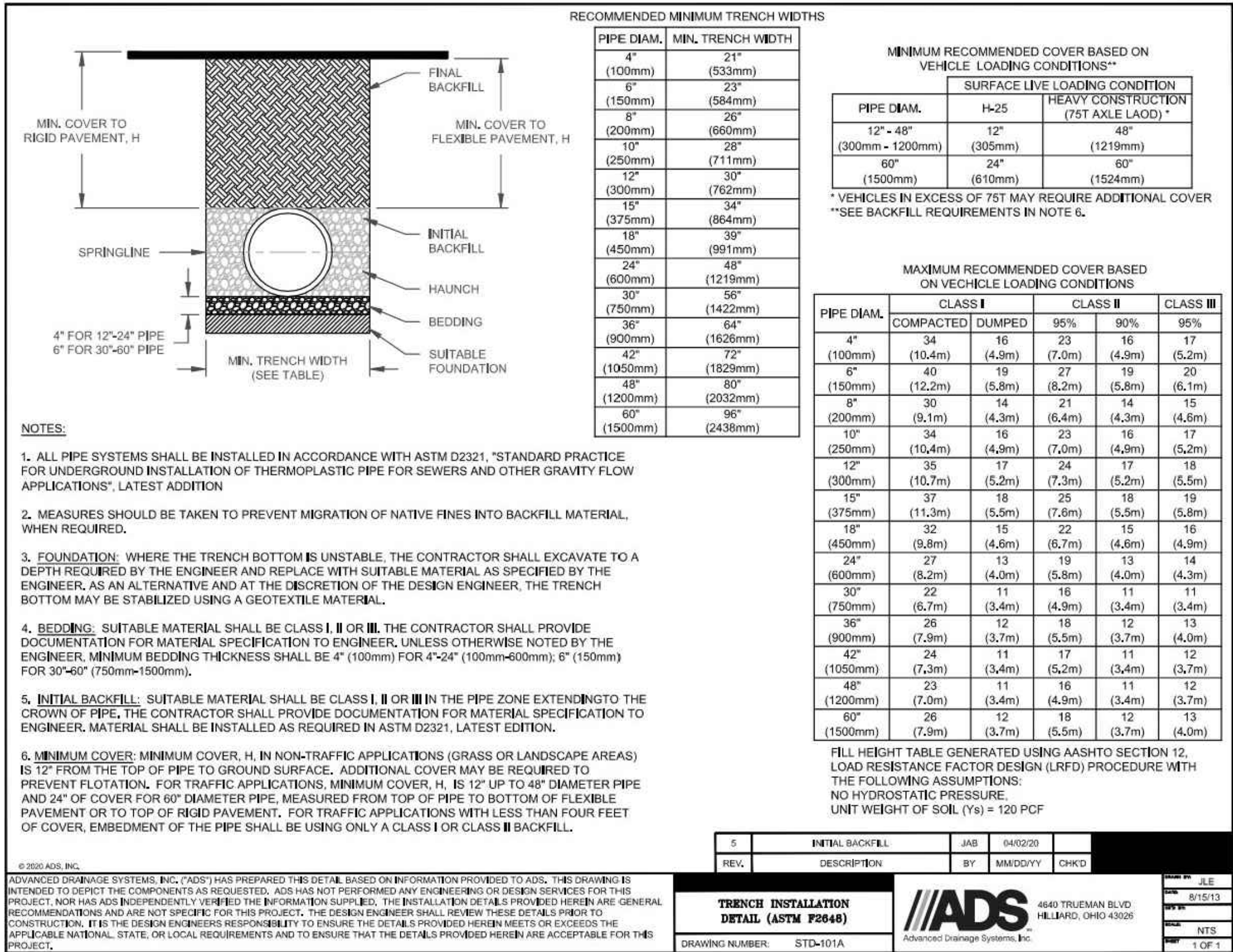


NOTES:

- GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
- RISER CAN BE CUT TO ACHIEVE EXACT ELEVATION.
- EXISTING SOILS SHOULD BE EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- RECESS CHANNEL AND GRATE 1/8" FOR PEDESTRIAN TRAFFIC.
- DO NOT SCALE DRAWING.
- THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
- ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

1 12" Square Yard Inlet Detail

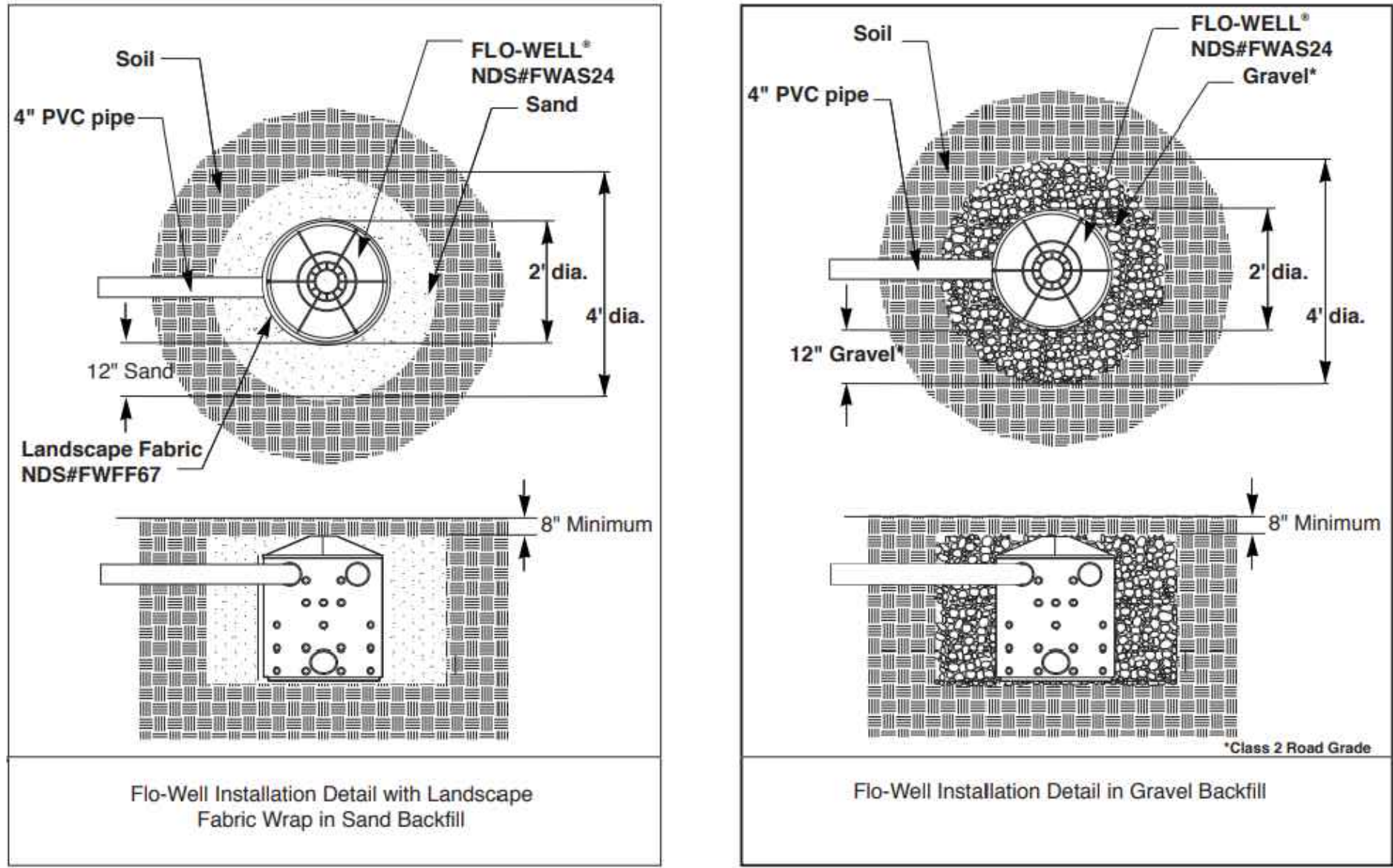
SCALE: NOT TO SCALE



3 Drainage Pipe Trench Detail

SCALE: NOT TO SCALE

Installation Note: Location and number of ports removed will determine the rate and direction of leaching.  
\* Add gravel around outside of Flo-Well® unit to increase leaching capacity.

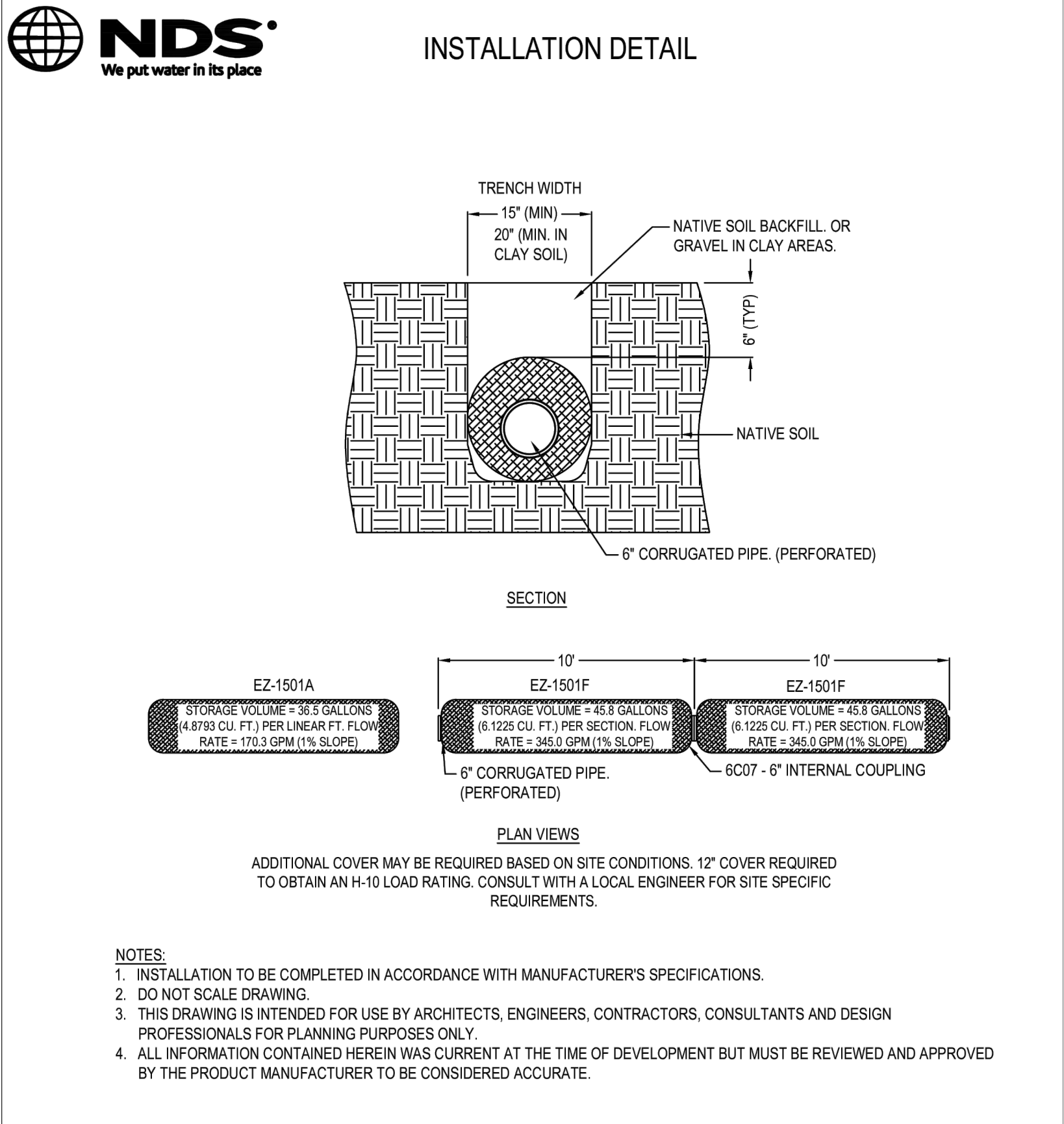


NOTES:

- SUMP PUMP IN DRY WELL TO BE SIZED WITH A MINIMUM PUMP CAPACITY OF 50 GPM AT 3 FEET OF HEAD.
- DISCHARGE WILL OCCUR BY GRAVITY OUT OF THE FLO-WELL UNTIL THE WATER LEVEL REACHES THE PUMP ON ELEVATION. DISCHARGE VELOCITY USING 50 GPM AND 1.5-INCH DISCHARGE PIPE IS 5.9 FEET PER SECOND.

2 Dry Well Detail

SCALE: NOT TO SCALE



CAPACITY NOTES:

25-YEAR STORM (2-HOUR DURATION) = 4.55 INCHES (SULLIVAN'S ISLAND, PER NOAA ATLAS 14)  
STORMWATER RUNOFF ON SLOPE TOWARD 1026 OSCEOLA AVE PROPERTY LINE USING 25-YEAR STORM = 2,400± GALLONS

FRENCH DRAIN CAPACITY (EZ FLOW, MODEL EZ-1501F):  
STORAGE = (45.8 GALLONS / 10 FEET) X 143 LINEAR FEET = 650± GALLONS  
CONVEYANCE (@ 0.5% SLOPE) = 172 GALS/MIN. X 120 MIN. (2-HOUR STORM) = 20,640 GALLONS

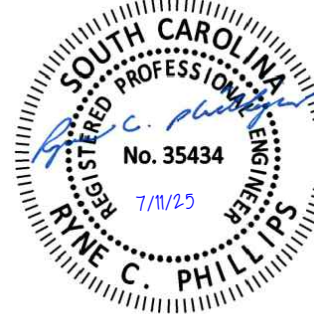
TOTAL CAPACITY FOR 2-HOUR STORM = 20,640 + 650 GALS = 21,290 GALS > 2,400 GALS (2-HR 25-YR STORM)

4 French Drain Detail

SCALE: NOT TO SCALE



MOUNT PLEASANT, SC 29464  
843.884.1667  
GREENVILLE, SC 29615  
864.298.0534  
SUMMERVILLE, SC 29585  
843.972.0710  
SPARTANBURG, SC 29306  
864.272.1272  
CHARLOTTE, NC 28207  
980.312.5450  
RALEIGH, NC 27601  
980.312.5450  
WWW.SEAMONWHITESIDE.COM



OSCEOLA AVENUE GRADING AND DRAINAGE PLAN  
HARPER BUILDING GROUP  
1018 & 1010 OSCEOLA AVENUE  
SULLIVAN'S ISLAND, SC

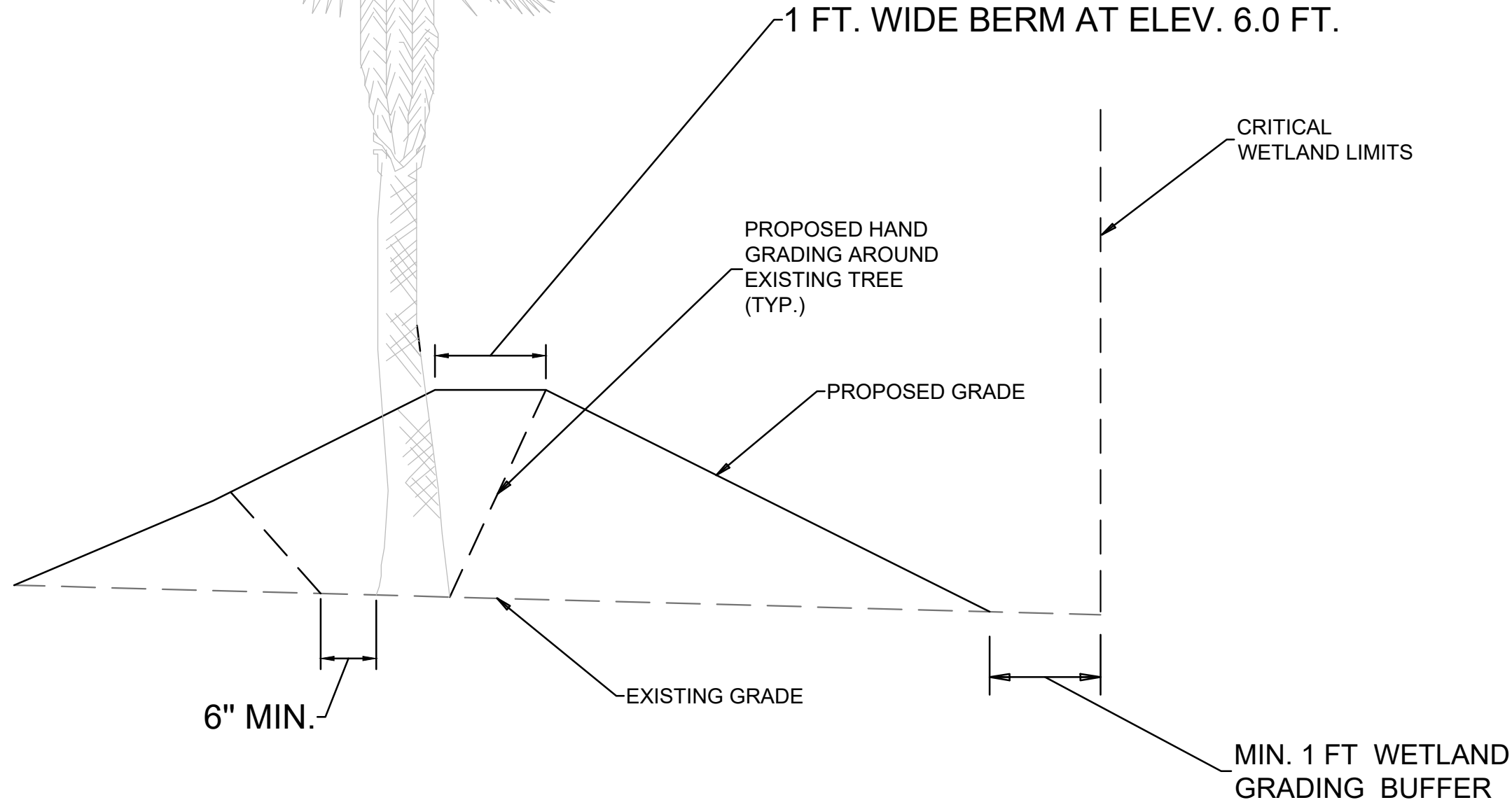
SW+ PROJECT: 12280  
DATE: 5/22/25  
DRAWN BY: KBH  
CHECKED BY: RCP

REVISION HISTORY

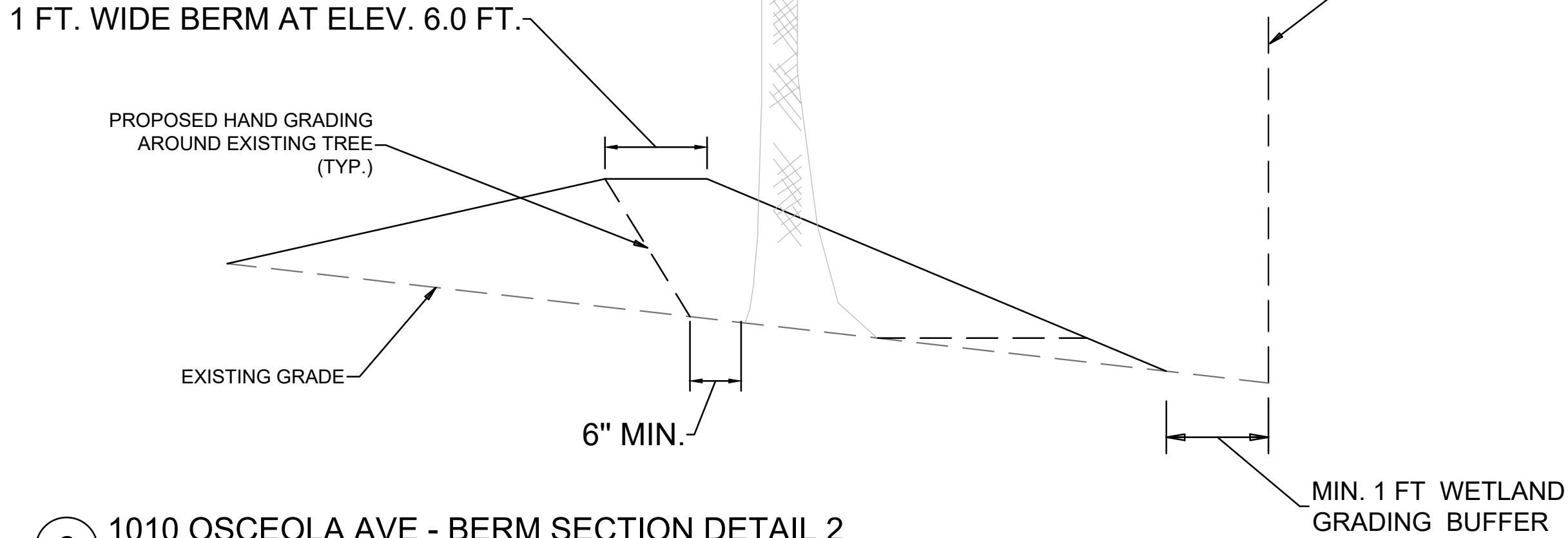
| NO. | DESCRIPTION |
|-----|-------------|
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DRAINAGE DETAILS

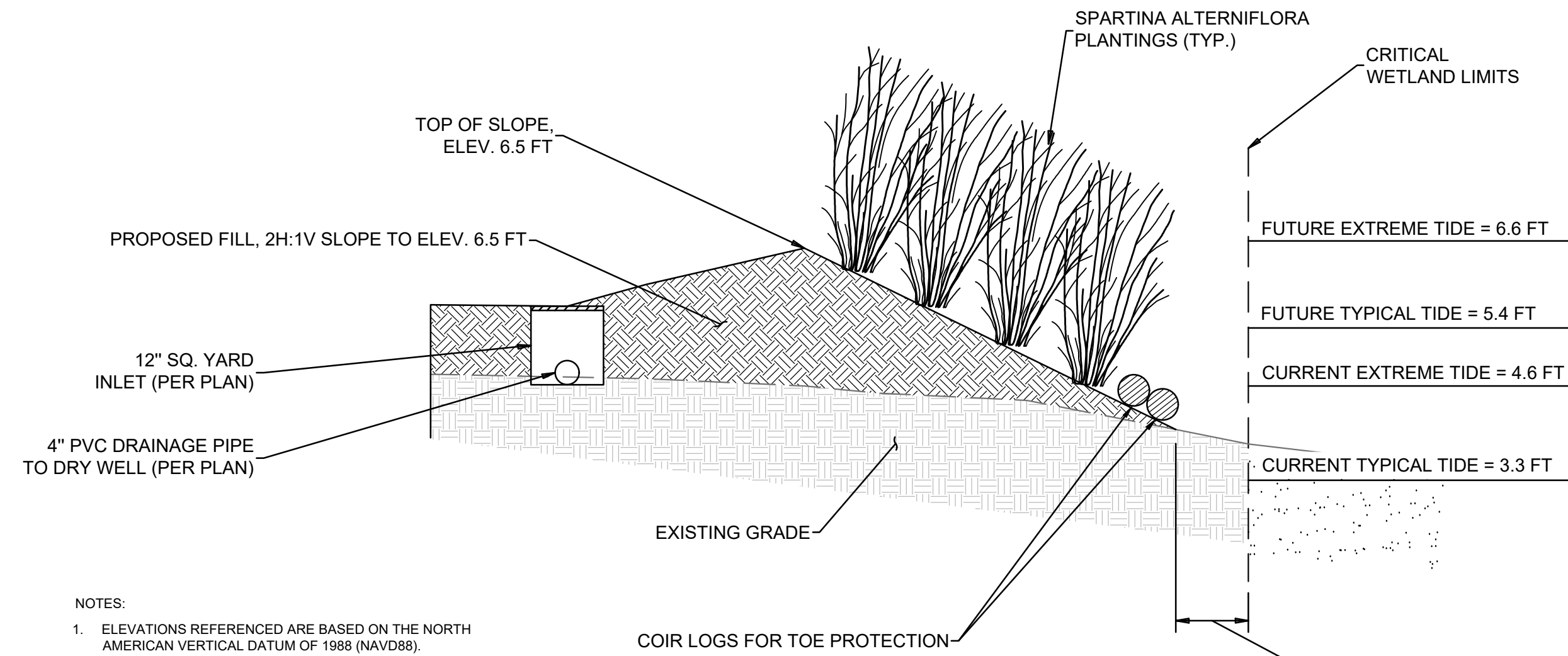
501 WINDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 600A, 701 EASLEY BRIDGE RD, SUITE 2000, GREENVILLE, SC 29611 | 1201 PETERSON DR, CHARLOTTE, NC 28207 | 1101 N. CEDAR STREET, SUMMERVILLE, SC 29583 | 1501 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306  
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1 1010 OSCEOLA AVE - BERM SECTION DETAIL 1  
SCALE: NOT TO SCALE

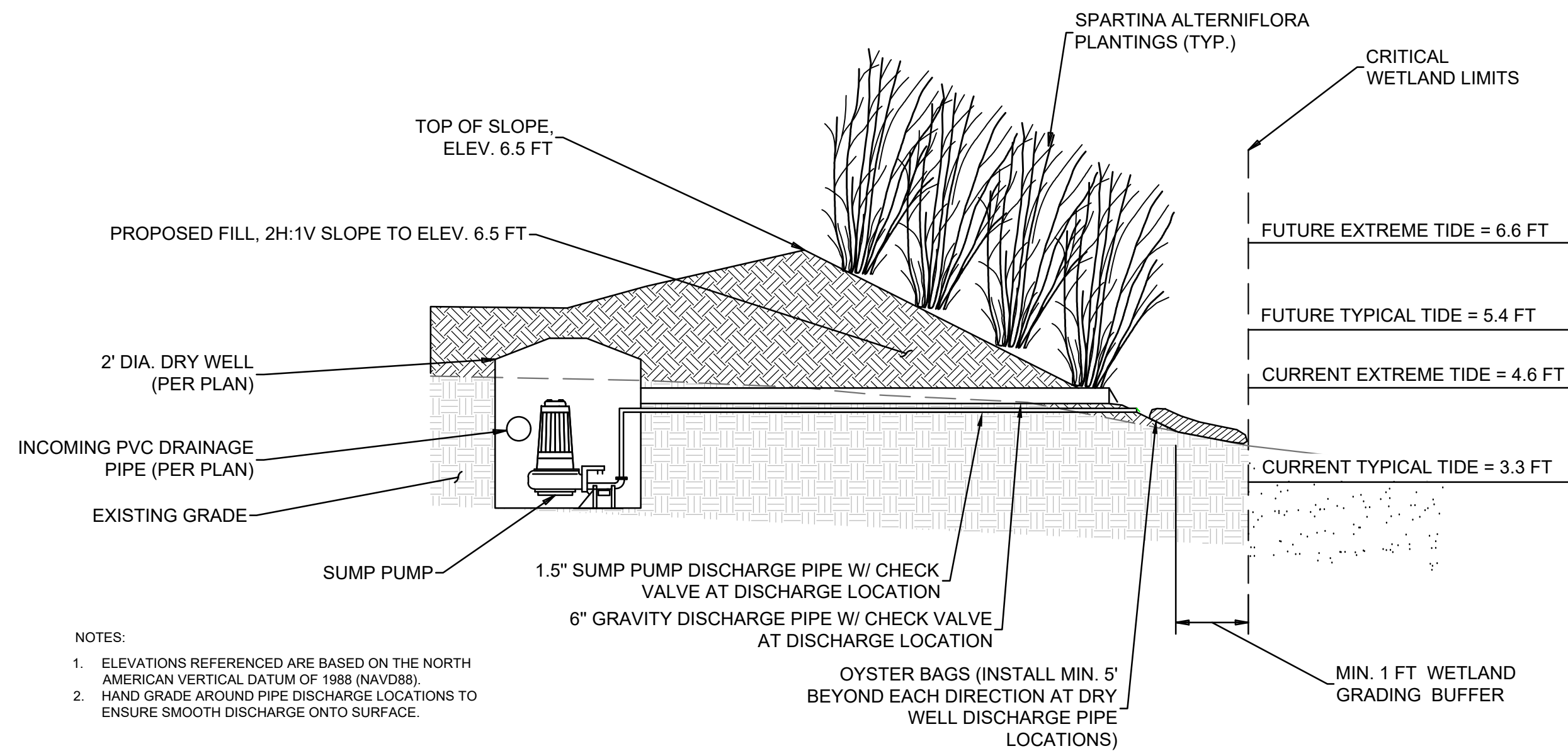


2 1010 OSCEOLA AVE - BERM SECTION DETAIL 2  
SCALE: NOT TO SCALE



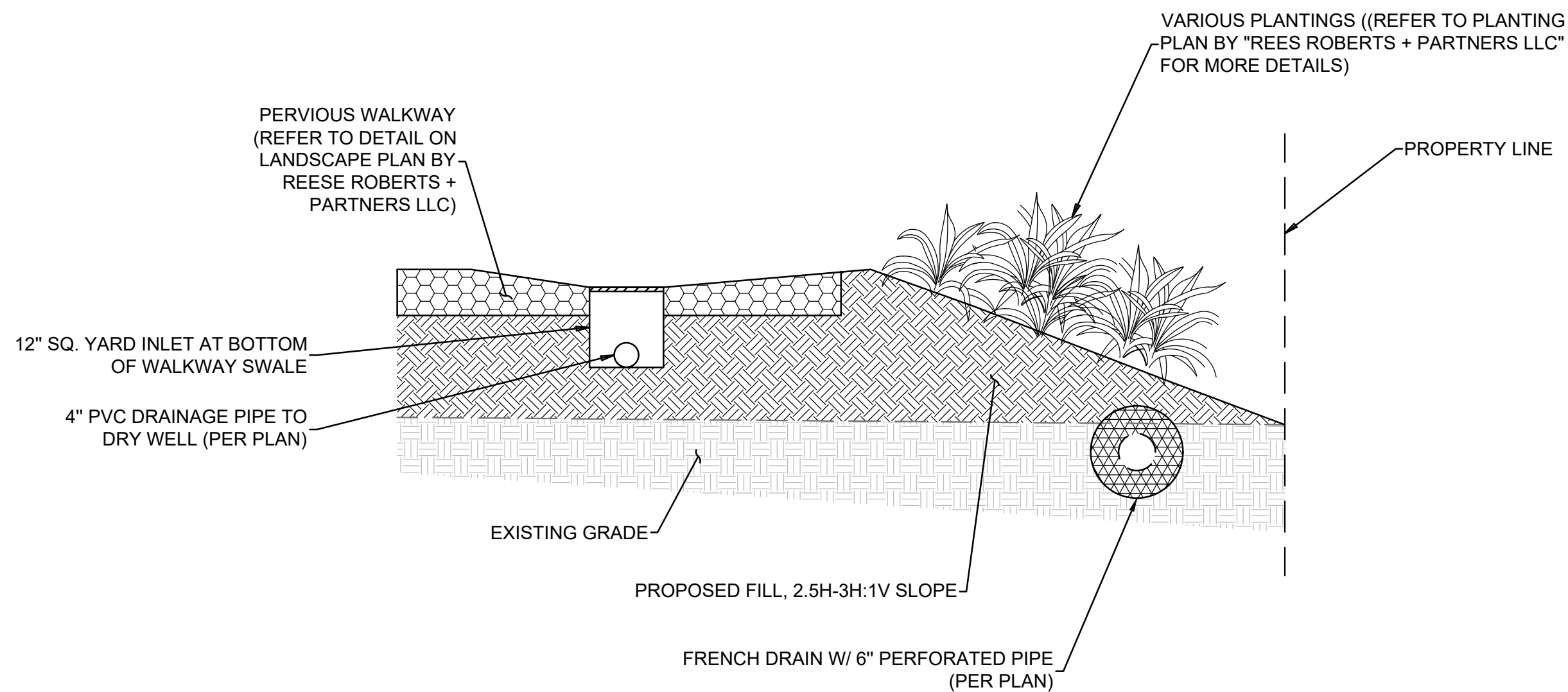
NOTES:  
1. ELEVATIONS REFERENCED ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

3 1018 OSCEOLA AVE - BACK OF PROPERTY SLOPE SECTION DETAIL  
SCALE: NOT TO SCALE



NOTES:  
1. ELEVATIONS REFERENCED ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).  
2. HAND GRADE AROUND PIPE DISCHARGE LOCATIONS TO ENSURE SMOOTH DISCHARGE ONTO SURFACE.

4 1018 OSCEOLA AVE - LIVING SHORELINE SECTION DETAIL  
SCALE: NOT TO SCALE



5 1018 OSCEOLA AVE - SLOPE ON SOUTHEAST PROPERTY LINE SECTION DETAIL  
SCALE: NOT TO SCALE

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
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|     |             |      |
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