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 PLOT DATE: 2/20/2025 12:21:48 PM FILE LOCATION: X:\2025\2025-02-20\PROJECTS\2025\2025-02-20\DRAWINGS\2025

SITE DEVELOPMENT PLANS FOR

2101 MIDDLE STREET PARKING

2101 MIDDLE STREET SULLIVAN'S ISLAND, SOUTH CAROLINA

SITE CONTACTS		
CLIENT D4 PARTNERS DANE DERBYSHIRE 450 MEETING ST CHARLESTON, SC 29403 PHONE (843) 958-0340	CIVIL ENGINEER MATTHEW CLINE, P.E. CLINE ENGINEERING P.O. BOX 21204 CHARLESTON, SC 29413 PHONE (843) 991-7239	PROJECT SURVEYOR DEAN L. BRITT, PLS BRITT LAND SURVEYING, INC. P.O. BOX 80333 CHARLESTON, SC 29416 PHONE (843) 810-6771
SOUTH CAROLINA EROSION CONTROL S.C.D.H.E.C. O.C.R.M. RICHARD GEER STORMWATER DIVISION 1362 MCMILLAN AVE. SUITE 400 CHARLESTON, SC 29405 PHONE (843) 953-0200	SULLIVAN'S ISLAND PLANNING AND ZONING JOE HENDERSON, AICP DIRECTOR OF PLANNING AND ZONING 2056 MIDDLE STREET SULLIVAN'S ISLAND, SC 29482 PHONE (843) 883-5731	

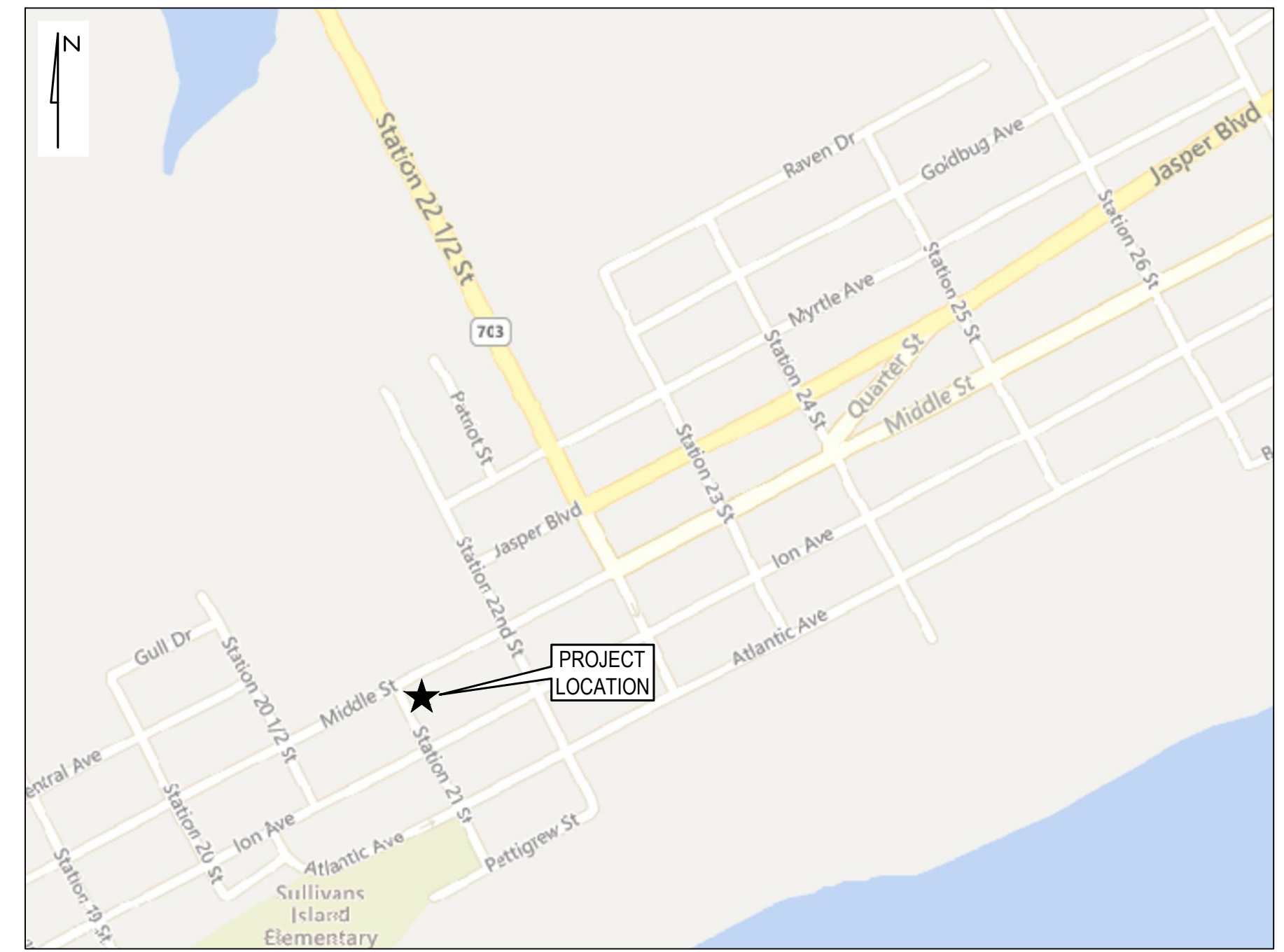
ADA COMPLIANCE

THE PUBLIC RIGHT-OF-WAY MUST REMAIN ADA COMPLIANT DURING CONSTRUCTION OR AN ALTERNATIVE ROUTE MUST BE PROVIDED. IT IS THE OWNERS RESPONSIBILITY TO REPAIR ALL DAMAGED SIDEWALKS TO REINSTATE AN ADA ACCESSIBLE ROUTE.

PROJECT DESCRIPTION

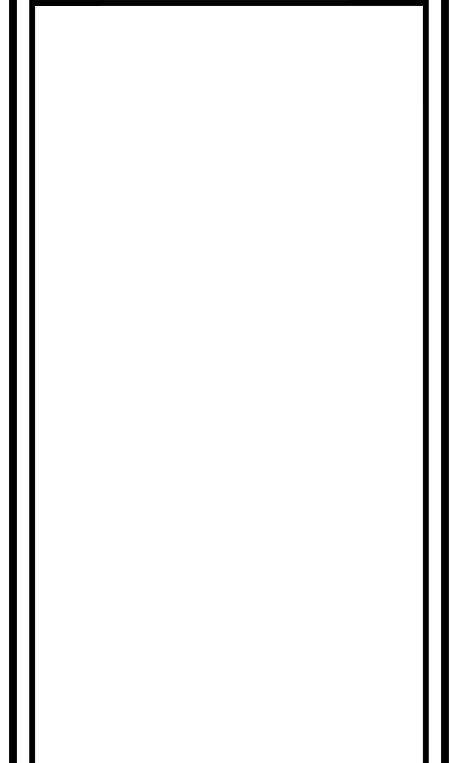
SITE IMPROVEMENTS WILL CONSIST OF THE INSTALLATION OF GRAVEL PARKING AND LANDSCAPING.

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VICINITY MAP
SCALE 1" = 500'

REV.	DATE	DESCRIPTION	DRAWN	APPV.
A	12/13/2024	ISSUED FOR REVIEW AND APPROVAL	AJ	MCC
B	12/18/2024	ISSUED FOR DBR REVIEW	AJ	MCC
C	02/07/2025	UPDATED FOR BZA PER S1 COMMENT	AJ	MCC



CLINE
 ENGINEERING
 PROFESSIONAL DESIGN CONSULTING

2101 MIDDLE STREET PARKING	COVER	SULLIVAN'S ISLAND SOUTH CAROLINA
PROJECT MANAGER	MCC	
DRAWN BY	CD (AJ) JR	
PROJECT DATE	DECEMBER 2024	
DWG NUMBER	2025	
SHEET NUMBER		
G-1		

DATUM:

THE BEARINGS SHOWN HEREON ARE SOUTH CAROLINA GRID NAD 1983 (2011) MODEL. VERTICAL DATUM IS BASED ON NAVD 1988. 1" CONTOUR INTERVAL.

FLOOD NOTE:

THIS PROPERTY IS SITUATED IN A FLOOD ZONE AE 10 AS PER SCALING FROM FEMA F.I.R.M. MAP NUMBER 450190 0539K DATED REVISED JANUARY 29, 2021.

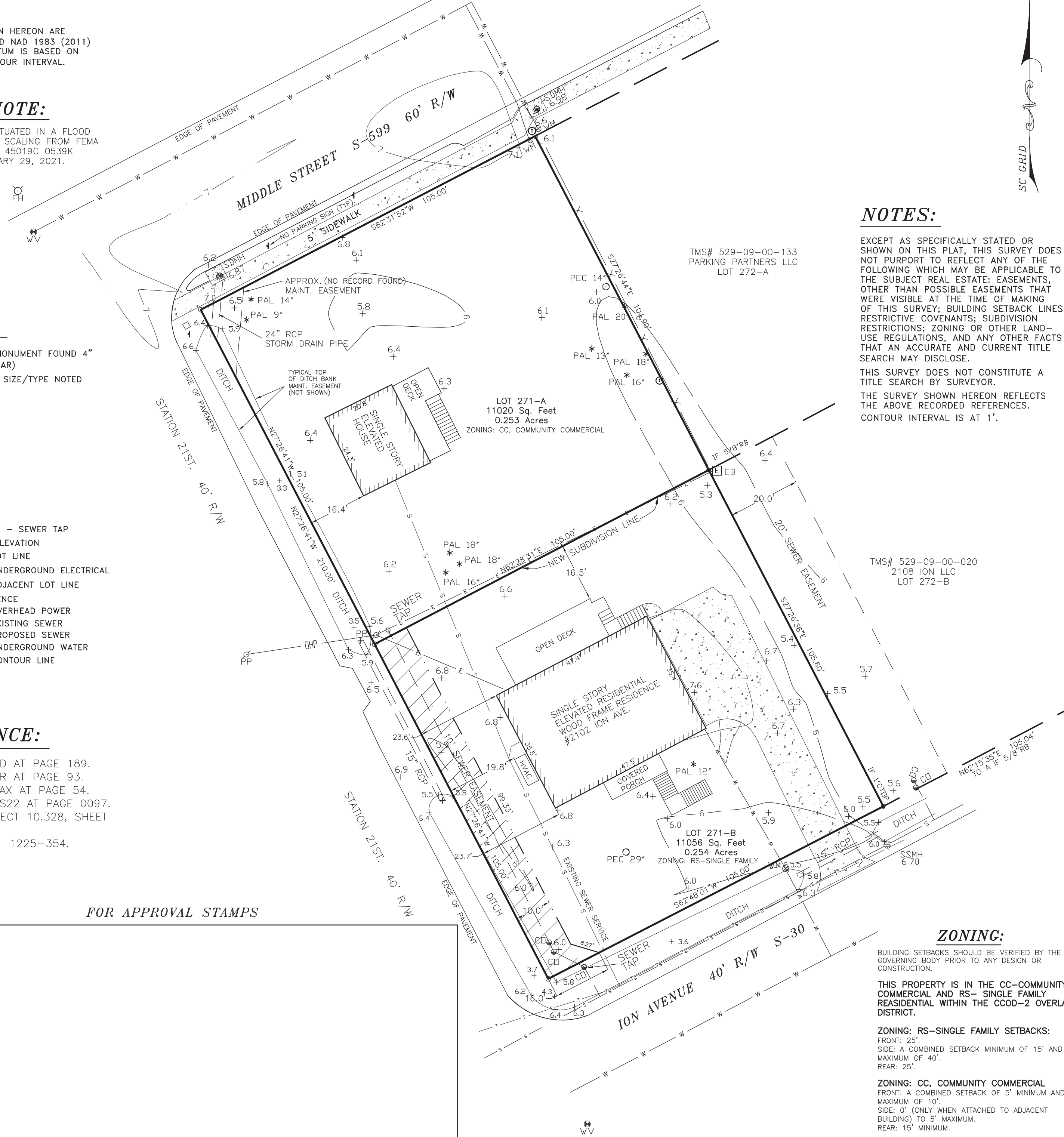
LEGEND:

- CMF CONCRETE MONUMENT FOUND 4"
- IS 5/8" RB (REBAR)
- IF (IRON FOUND) SIZE/TYPE NOTED
- △ PK NAIL SET
- ▲ PK NAIL FOUND
- ⊕ WATER VALVE
- ⊙ WATER METER
- ⊕ FH FIRE HYDRANT
- ⊕ ELECTRICAL BOX
- ⊕ TELEPHONE BOX
- + SPOT ELEVATION
- ⊕ POWER POLE
- ⊕ SEWER CLEANOUT - SEWER TAP
- FFE FINISH FLOOR ELEVATION
- LOT LINE
- E — UNDERGROUND ELECTRICAL
- ADJACENT LOT LINE
- X - FENCE
- OHP - OVERHEAD POWER
- S - EXISTING SEWER
- S - PROPOSED SEWER
- W - UNDERGROUND WATER
- 6 - CONTOUR LINE

REFERENCE:

- 1) PLAT BOOK D AT PAGE 189.
- 2) PLAT BOOK R AT PAGE 93.
- 3) PLAT BOOK AX AT PAGE 54.
- 4) PLAT BOOK S22 AT PAGE 0097.
- 5) SCDOT PROJECT 10.328, SHEET #4.
- 6) DEED BOOK 1225-354.

FOR APPROVAL STAMPS

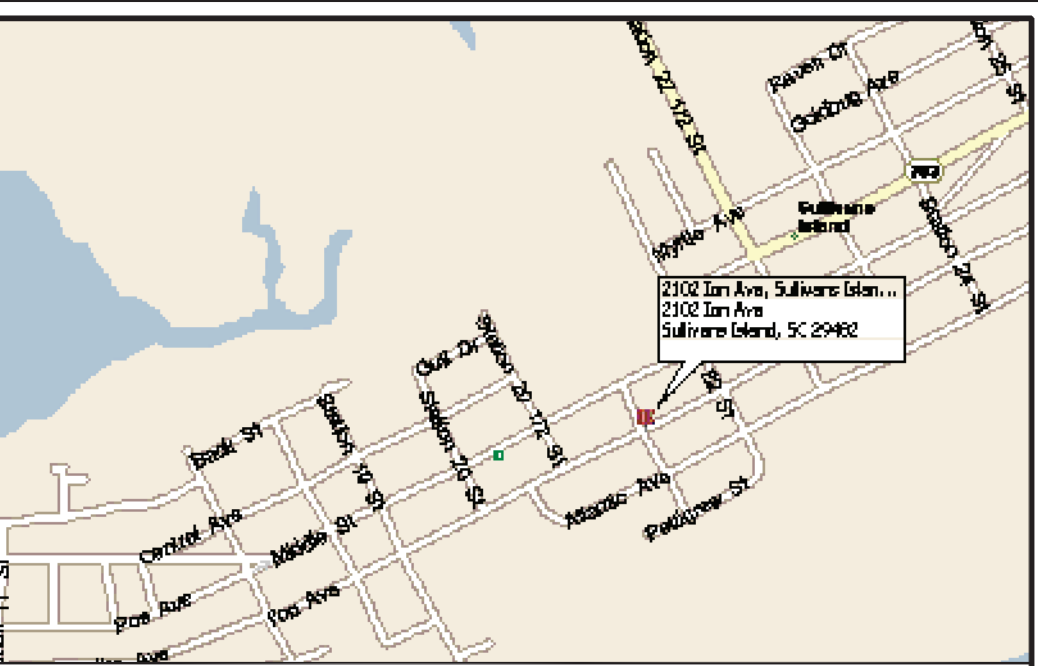


NOTES:

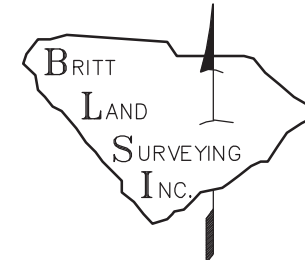
EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. THE SURVEY SHOWN HEREON REFLECTS THE ABOVE RECORDED REFERENCES. CONTOUR INTERVAL IS AT 1'.

ZONING:

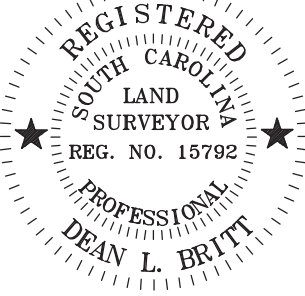
BUILDING SETBACKS SHOULD BE VERIFIED BY THE GOVERNING BODY PRIOR TO ANY DESIGN OR CONSTRUCTION. THIS PROPERTY IS IN THE CC-COMMUNITY COMMERCIAL AND RS-SINGLE FAMILY RESIDENTIAL WITHIN THE COOD-2 OVERLAY DISTRICT. ZONING: RS-SINGLE FAMILY SETBACKS: FRONT: 25'; SIDE: A COMBINED SETBACK MINIMUM OF 15' AND A MAXIMUM OF 40'; REAR: 25'. ZONING: CC, COMMUNITY COMMERCIAL FRONT: A COMBINED SETBACK OF 5' MINIMUM AND A MAXIMUM OF 10'; SIDE: 0' (ONLY WHEN ATTACHED TO ADJACENT BUILDING) TO 5' MAXIMUM; REAR: 15' MINIMUM.



LOCATION MAP N.T.S.



BRITT LAND SURVEYING, INC.
P.O. BOX 80333
CHARLESTON, SC 29416
843-810-6771
WWW.BRITTSURVEYINGINC.COM

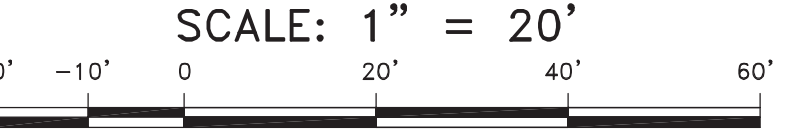


I, Dean L. Britt, a Registered Professional Land Surveyor in the State of South Carolina, certify to owner(s) shown hereon that this survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a class of survey as specified therein.

Date: 09-12-2024

DEAN L. BRITT PLS S.C. REG. NO. 15792

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.



PLAT OF:
TOPOGRAPHIC SURVEY OF LOT 271
TMS# 529-09-00-019
CONTAINING A TOTAL OF
22,076 SQ-FT. / 0.507 ACRES
INTO LOT 271-A 11,020 SQ-FT. / 0.253 ACRES
AND LOT 271-B 11,056 SQ-FT. / 0.254 ACRES
2101 MIDDLE STREET
2102 ION AVENUE
OWNED BY:
RICHARD A. GRAHAM TRUST
LOCATED IN THE
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY - SOUTH CAROLINA

LOCATION:	2102 ION AVENUE - 29482
TAX MAP #	529-09-00-019
DATE:	AUGUST 26, 2024
FIELD DATE:	AUGUST 23, 2024
JOB NO.	244012
COUNTY/STATE	CHARLESTON, S.C.

SITE CONDITION DATA PROVIDED TO CLIENT ENGINEERING BY OTHER CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.

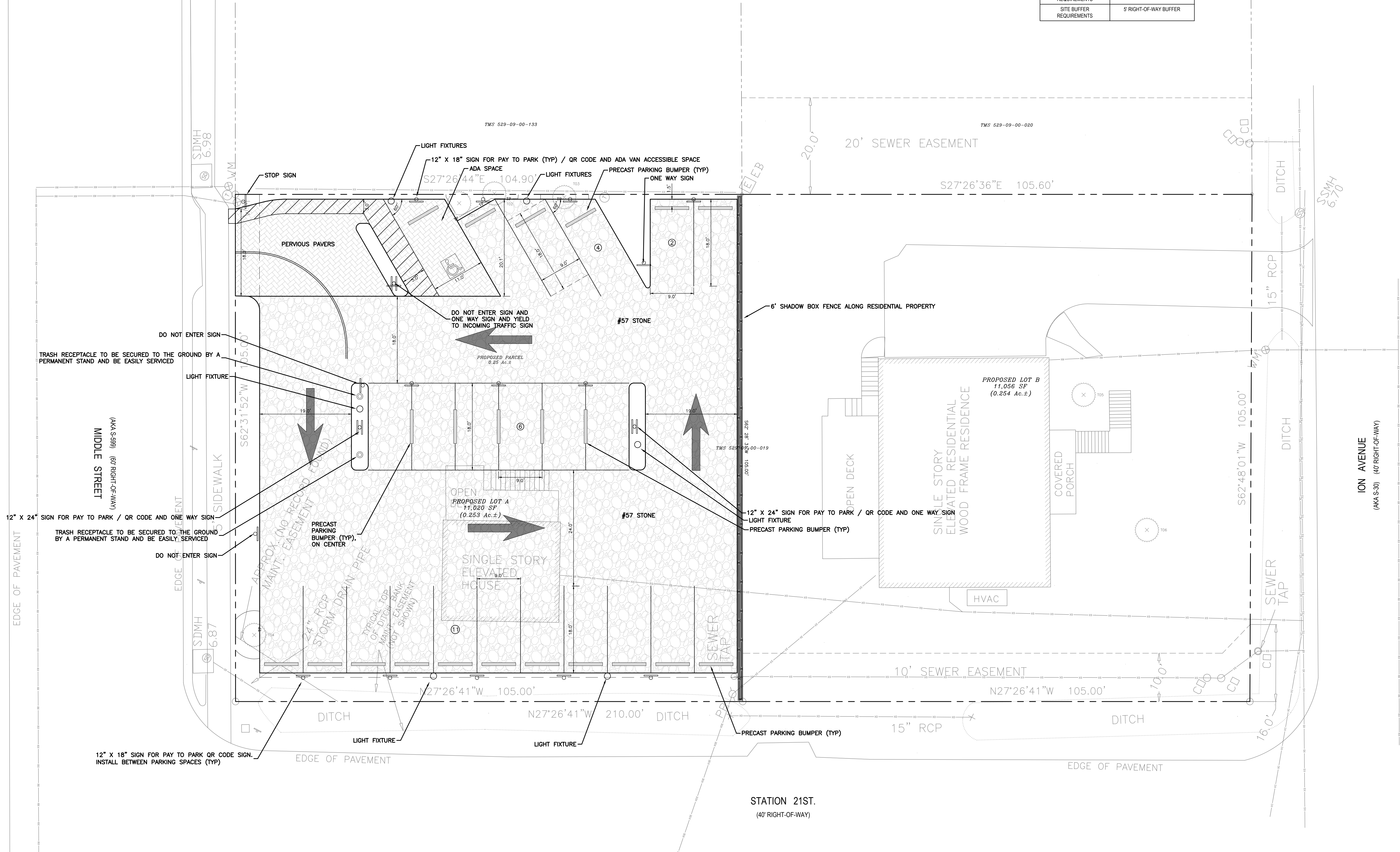
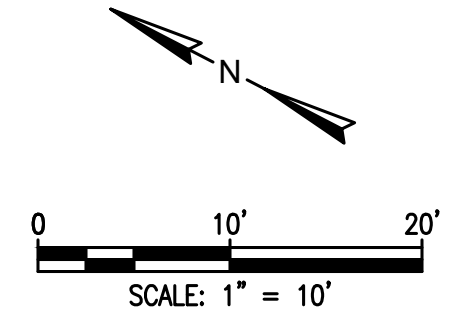
SITE CONDITIONS

V-1

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ID	DBH (IN)	SPECIES	STATUS
T01	14	PEC	KEEP
T02	20	PALM	KEEP
T03	18	PALM	KEEP
T04	14	PALM	KEEP
T05	12	PALM	KEEP
T06	29	PEC	KEEP

SITE DATA TABLE	
TAX MAP INFORMATION	TMS 529-09-00-019
SUBJECT PARCEL(S) ZONING	CC (COMMUNITY COMMERCIAL DISTRICT) CCOD 2 OVERLAY DISTRICT
SITE PARKING REQUIREMENTS	N/A
PARKING PROVIDED	23 SPACES (INCLUDING 1 ADA SPACE)
BUILDING SETBACK REQUIREMENTS	N/A
SITE BUFFER REQUIREMENTS	5' RIGHT-OF-WAY BUFFER



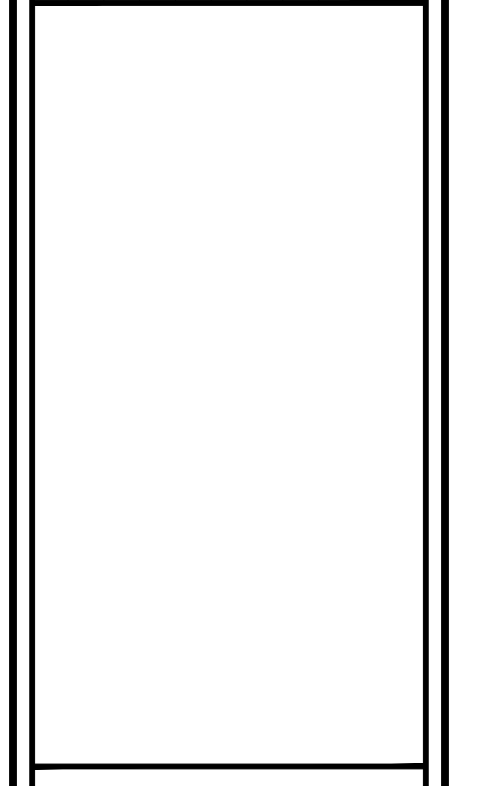
- NOTES**
- ALL ADA ACCESS ROUTES SHALL BE 5.00% MAX. LONGITUDINAL SLOPE WITH MAX. 2.00% CROSS SLOPE ON SIDEWALKS. MAX. 2.00% SLOPE IN PARKING AREA. CONTRACTOR TO MAINTAIN CONFORMANCE TO THE ADAAG.
 - CONTRACTOR TO PROTECT EXISTING SIDEWALK WITHIN RIGHT-OF-WAY DURING CONSTRUCTION AND ENSURE THAT ALL SIDEWALKS ADJACENT TO SITE ARE SAFE AND ACCESSIBLE FOR PEDESTRIANS. REMOVE VEGETATION OVERGROWTH AND MAKE REPAIRS TO ANY DAMAGED PORTIONS OF EXISTING SIDEWALK. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS. CONTRACTOR TO ENSURE ANY SIDEWALK REPAIRS MEET OR EXCEED SCDOT STANDARDS.
 - CONSTRUCTION DEBRIS AND OTHER WASTE SHALL BE CONTAINED IN A DUMPSTER OR COVERED WITH PLASTIC.
 - CHEMICALS, PAINTS, SOLVENTS AND OTHER MATERIALS SHALL BE STORED SUCH THAT EXPOSURE RISK TO PRECIPITATION AND STORMWATER RUN-ON IS LOW.
 - CONCRETE WASH WATER SHALL BE DISPOSED IN AN AREA OF SOIL AWAY FROM SURFACE WATERS WHERE SOIL CAN ACT AS A FILTER OR EVAPORATE THE WATER. REMAINING CEMENT SHALL BE DISPOSED OF IN A DUMPSTER OR OTHERWISE REMOVED FROM THE SITE.



SAFETY NOTE TO CONTRACTOR
THE CONTRACTOR SHALL SHORE TRENCH EXCAVATION AND USE PIPE BOX TO COMPLY WITH ALL OSHA SAFETY REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE JOB SITE SAFETY AND COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR HIS MEANS AND METHODS OF CONSTRUCTION.

UTILITY NOTE TO CONTRACTOR
THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

REV.	DATE	DESCRIPTION	DRAWN	APPV.
A	12/13/2024	ISSUED FOR REVIEW AND APPROVAL	AJ	MCC
B	12/16/2024	ISSUED FOR DRB REVIEW	AJ	MCC
C	02/07/2025	UPDATED FOR BZA PER S' COMMENT	AJ	MCC



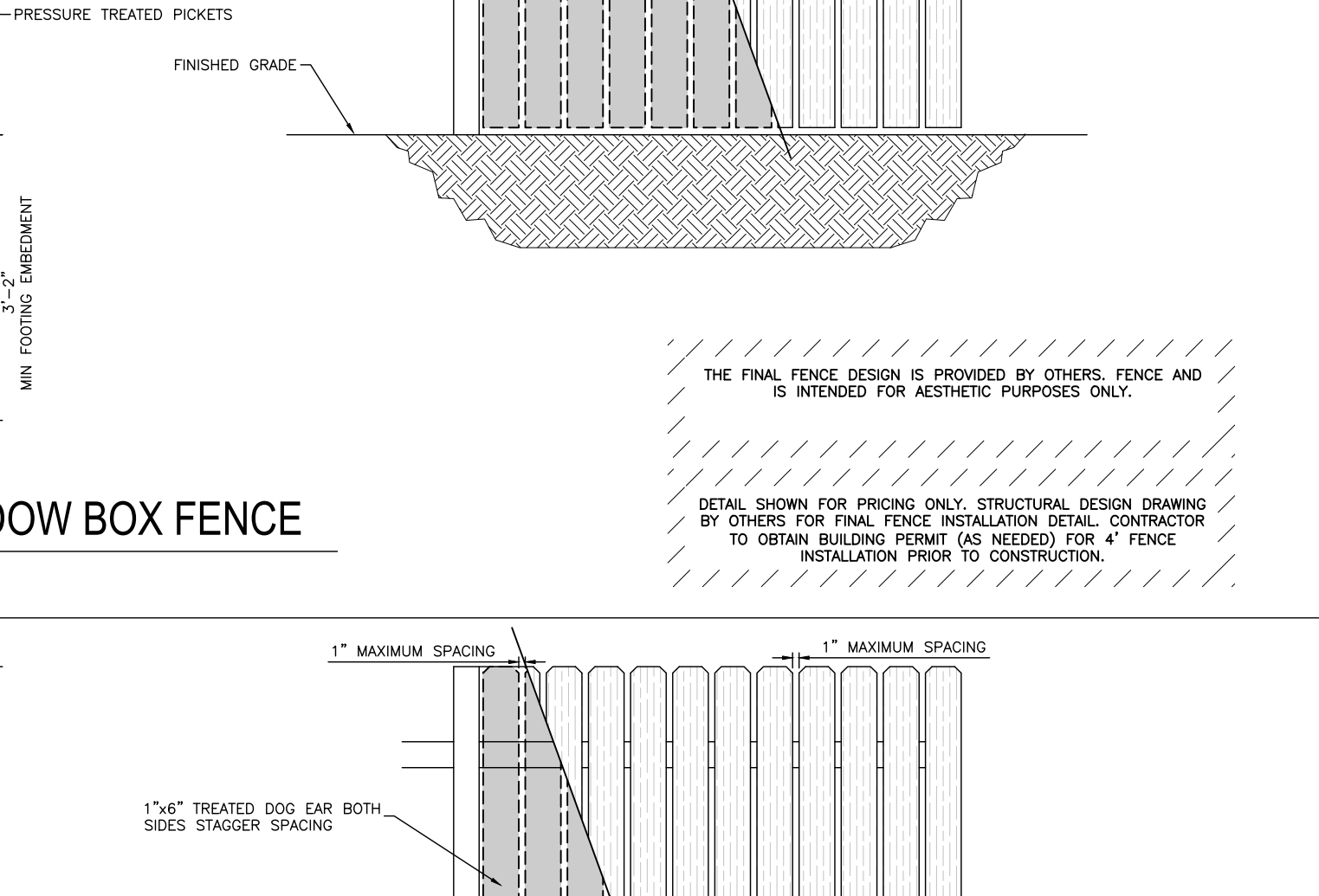
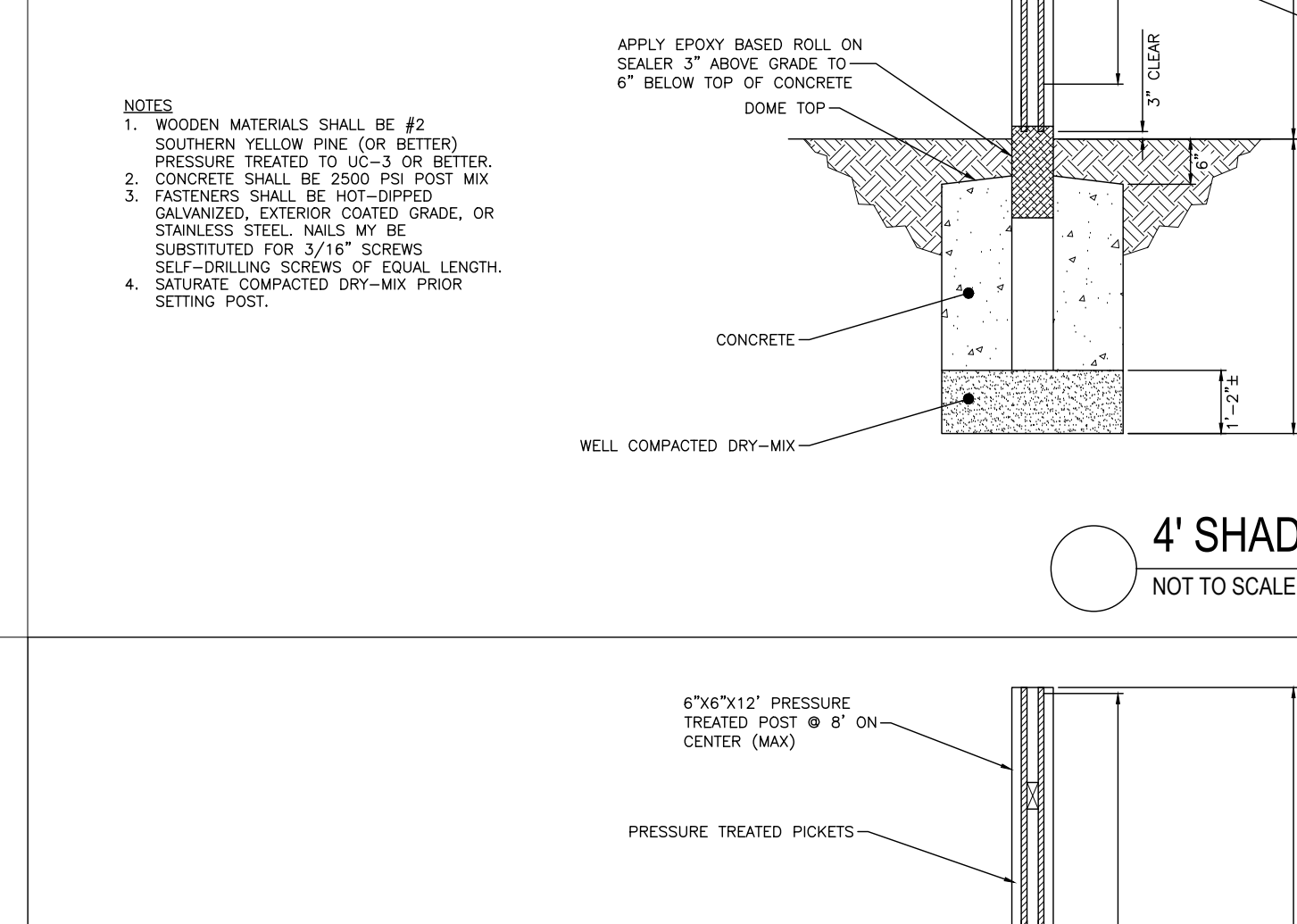
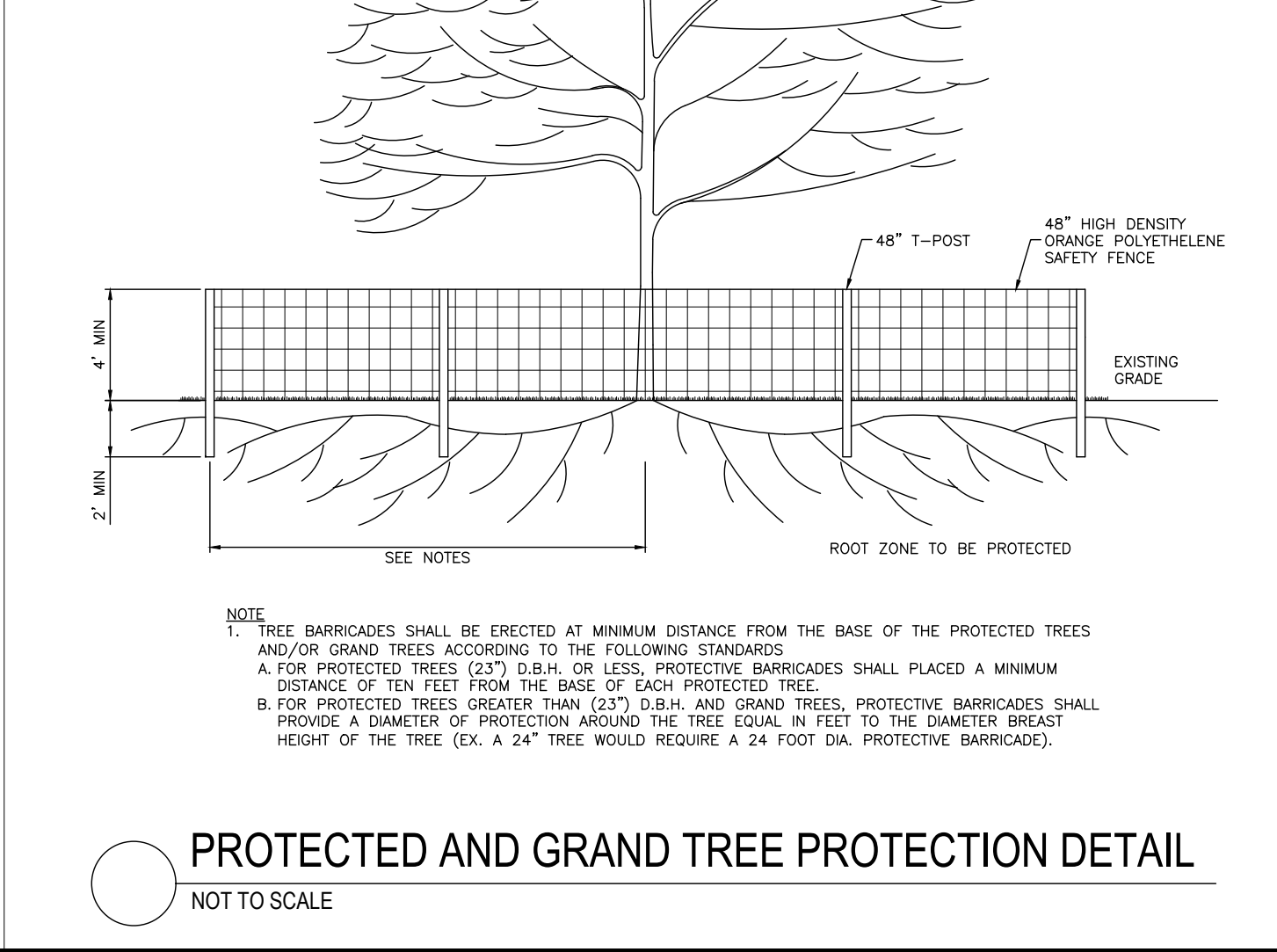
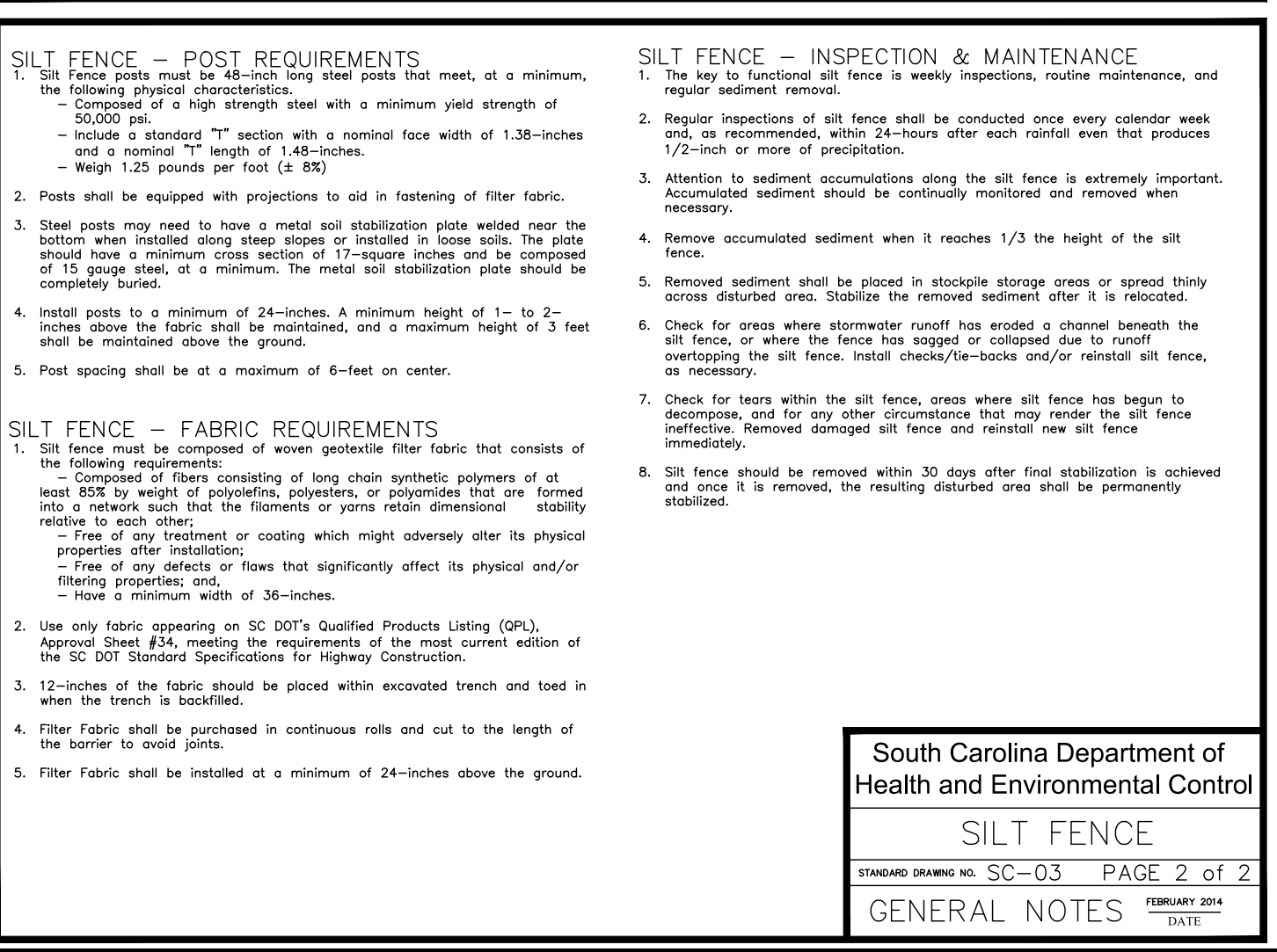
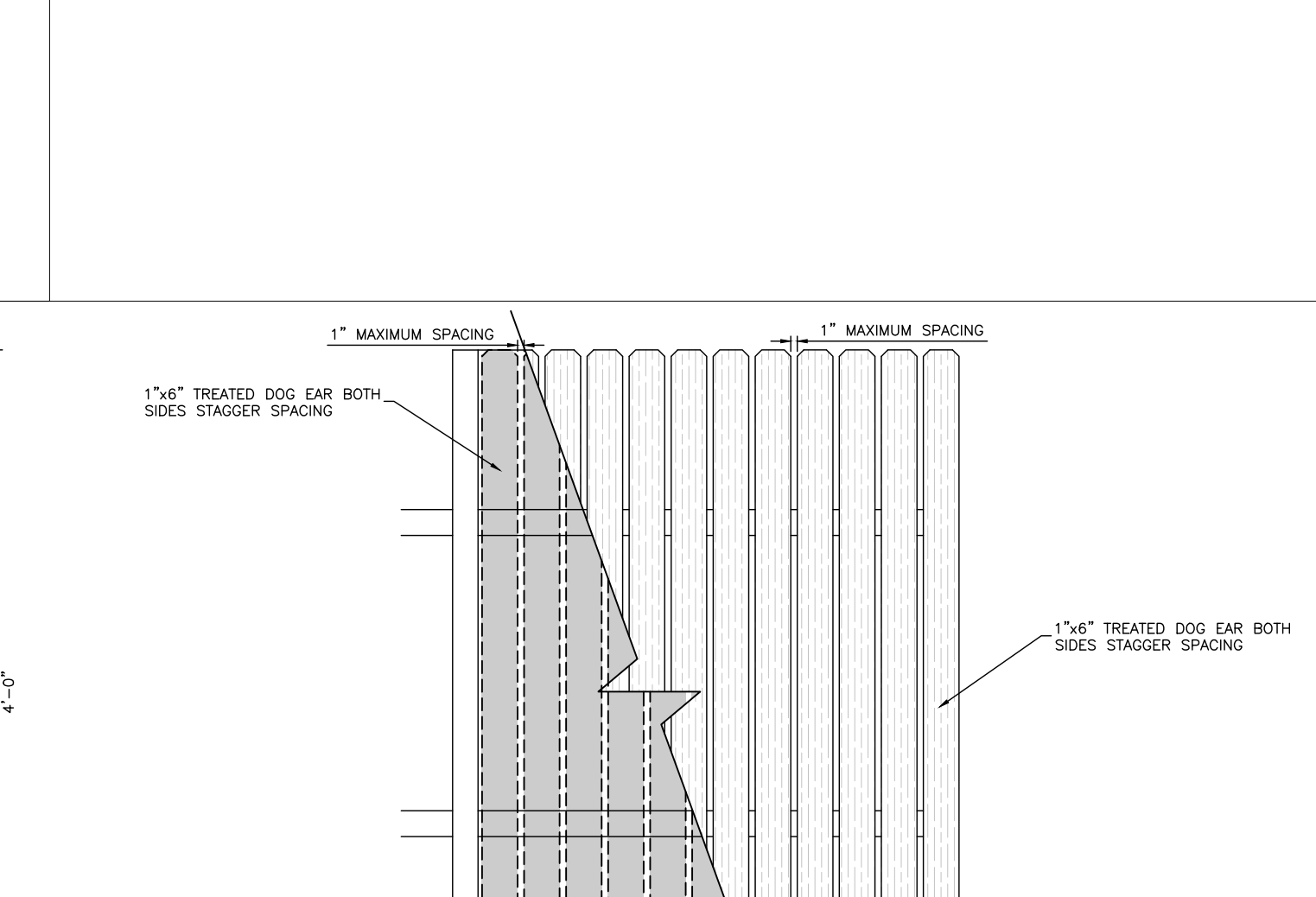
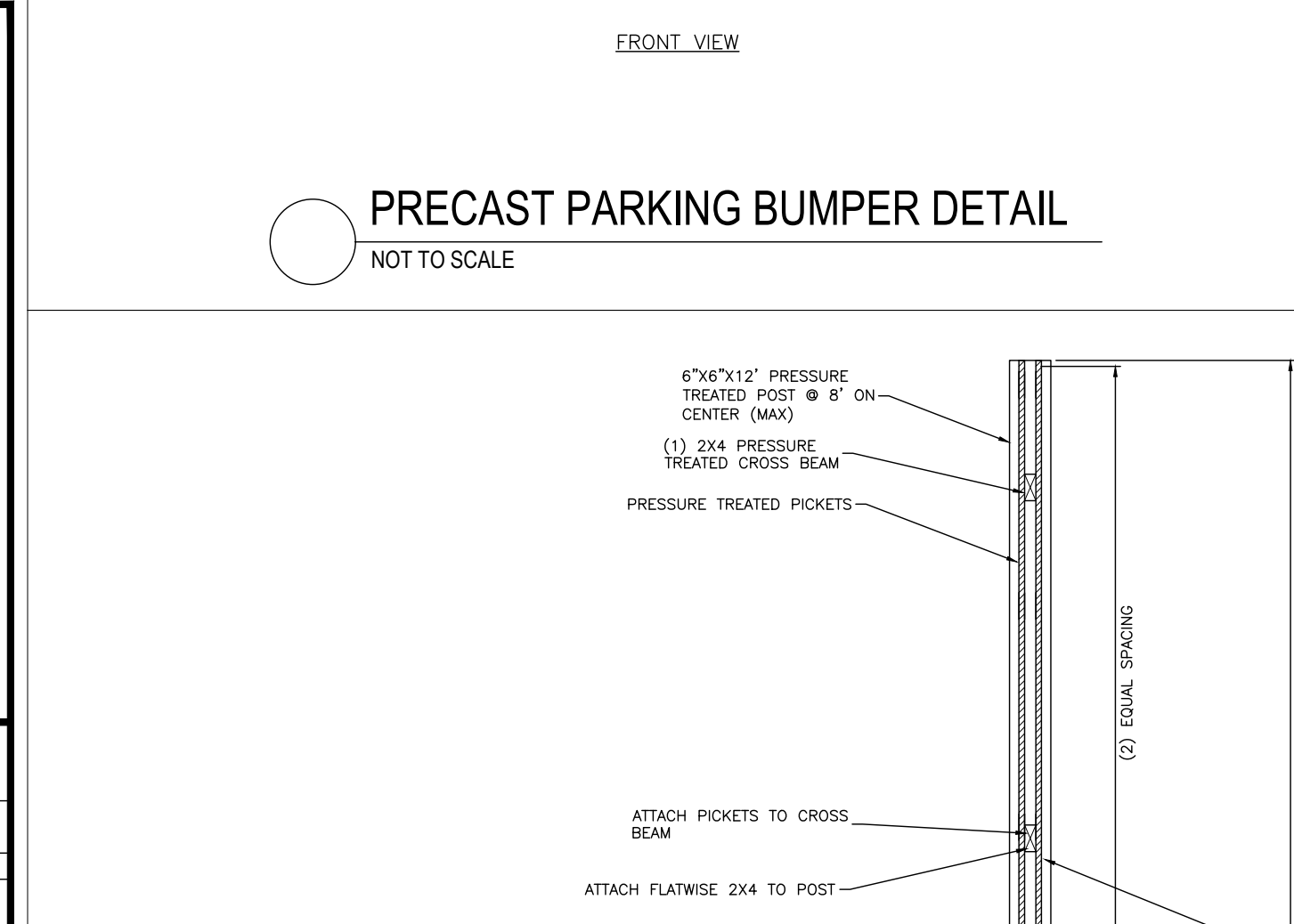
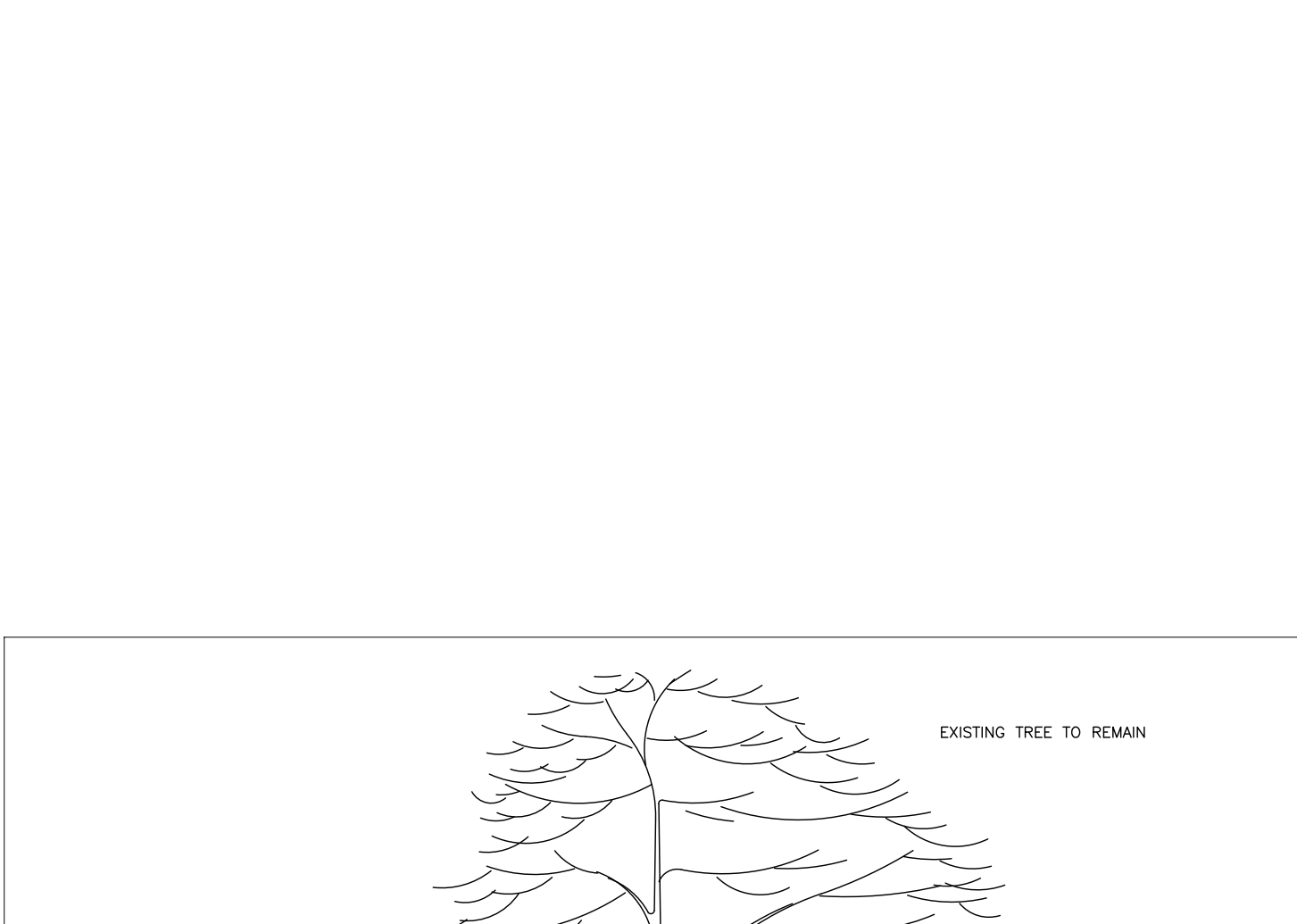
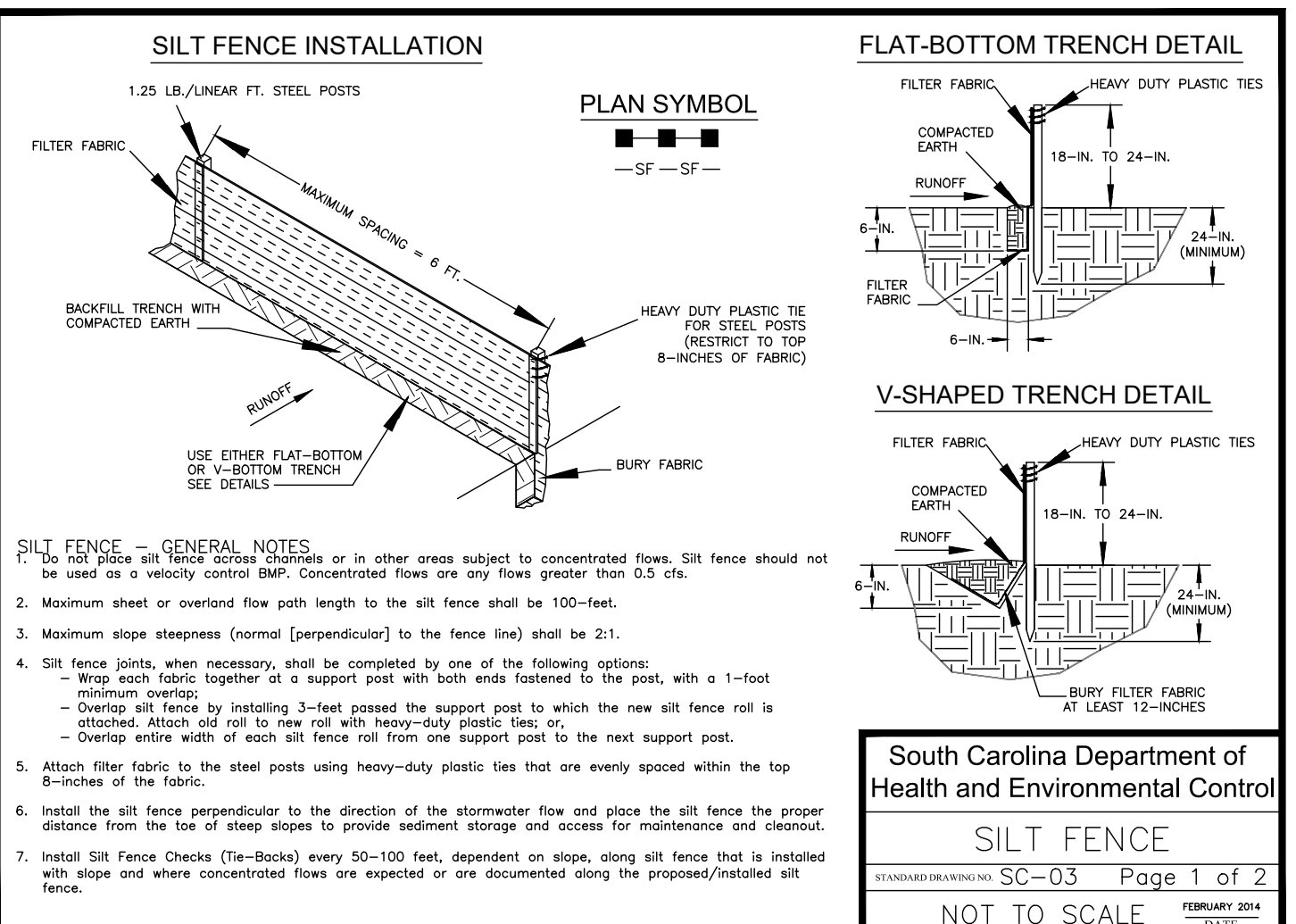
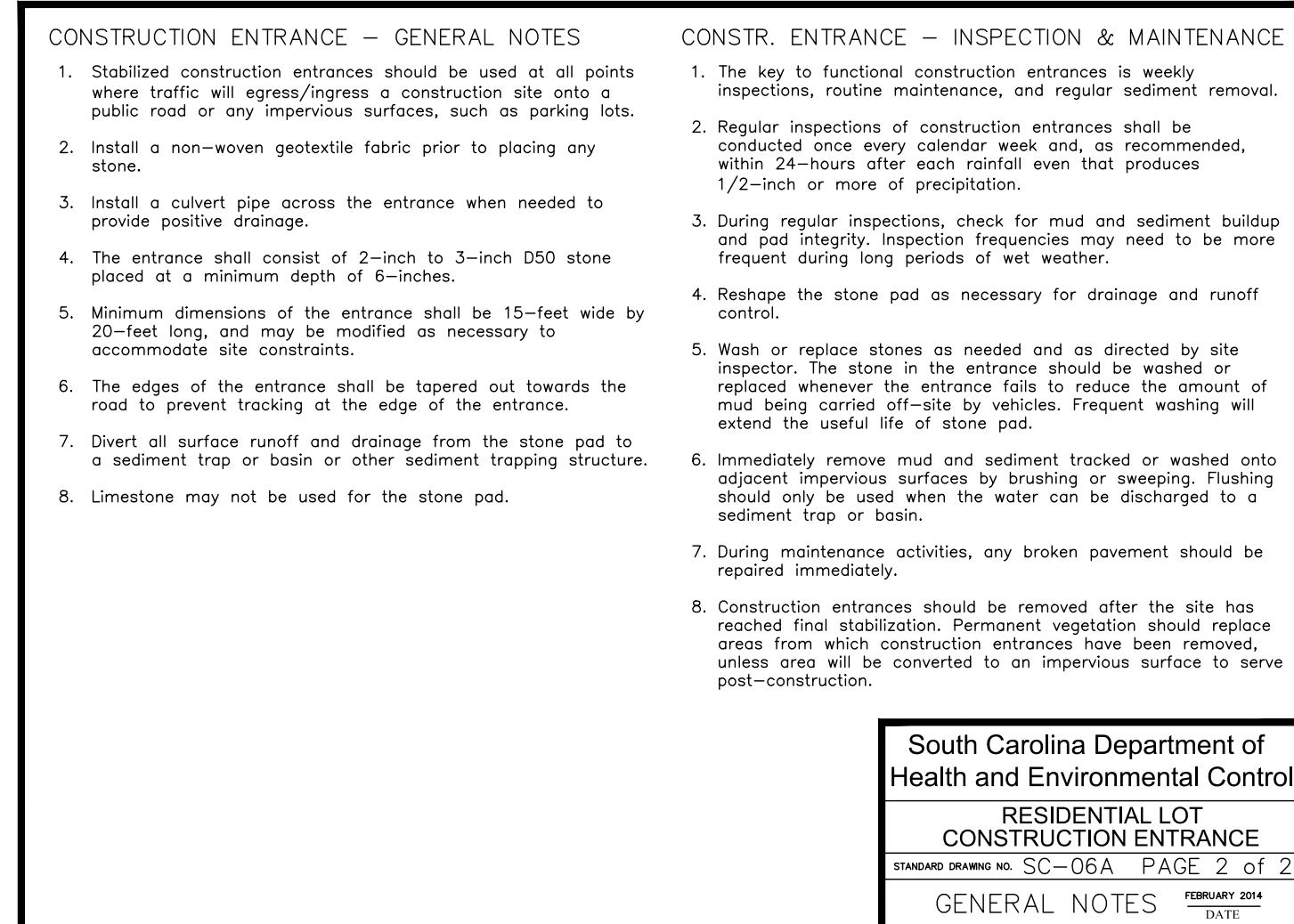
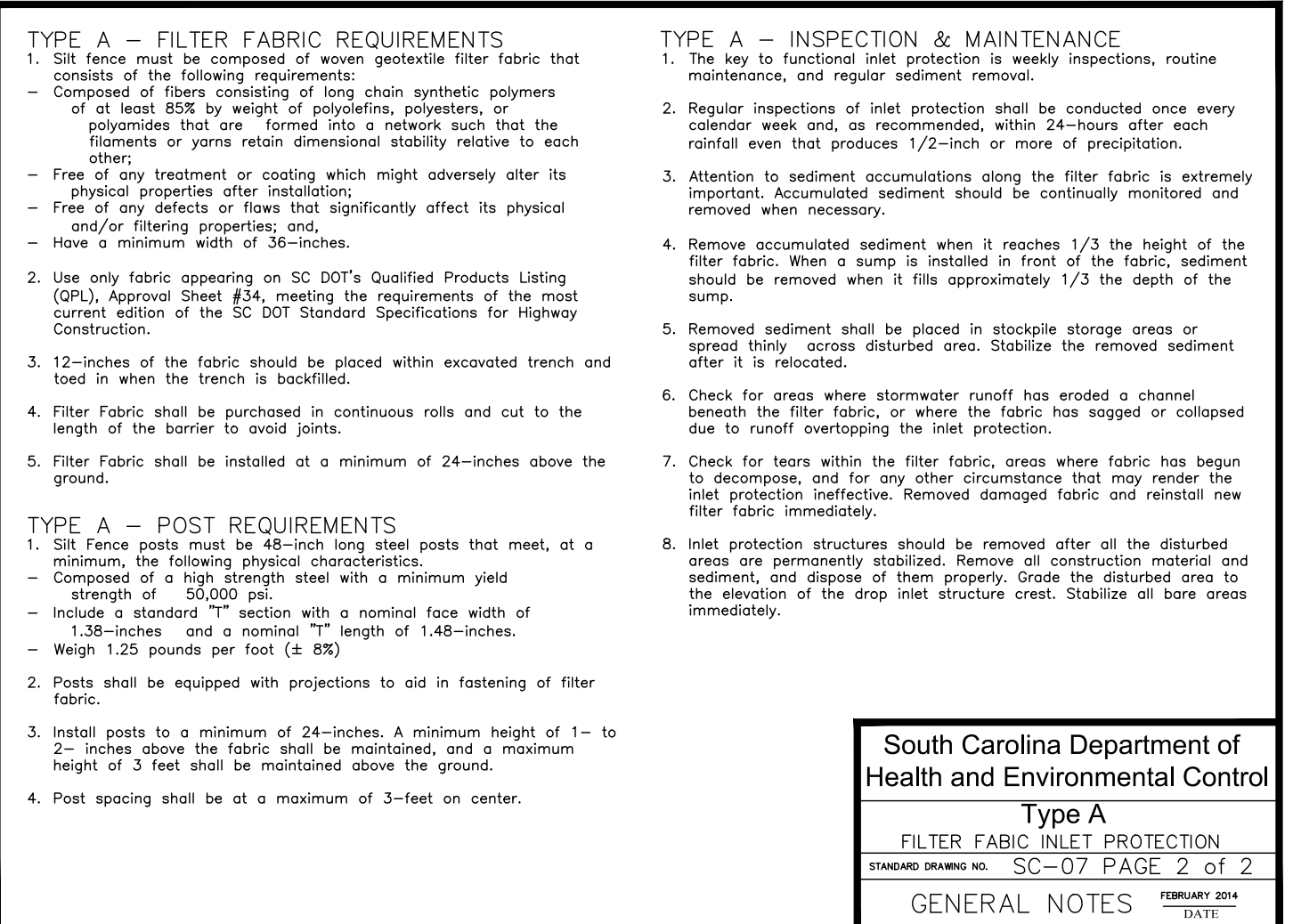
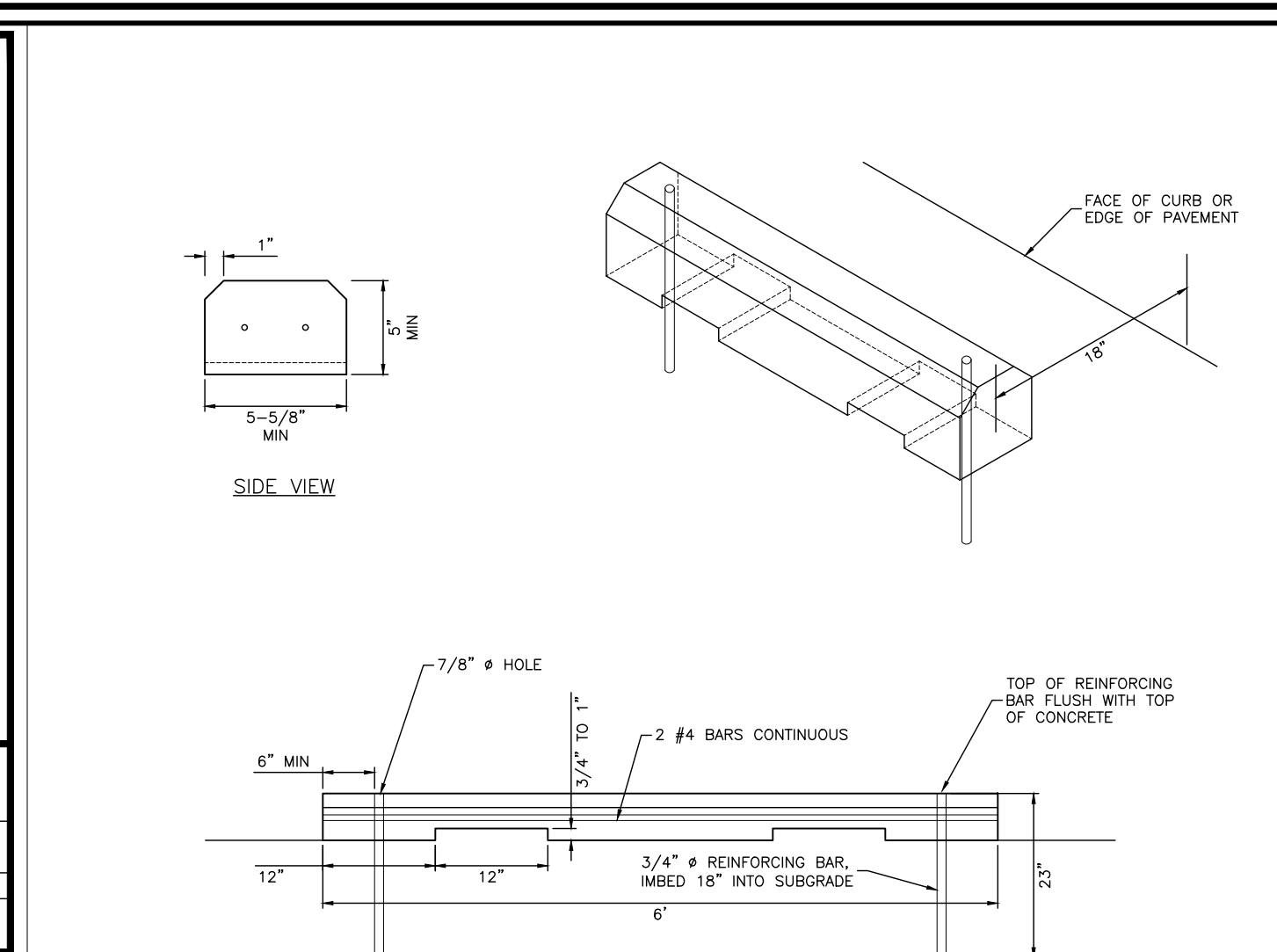
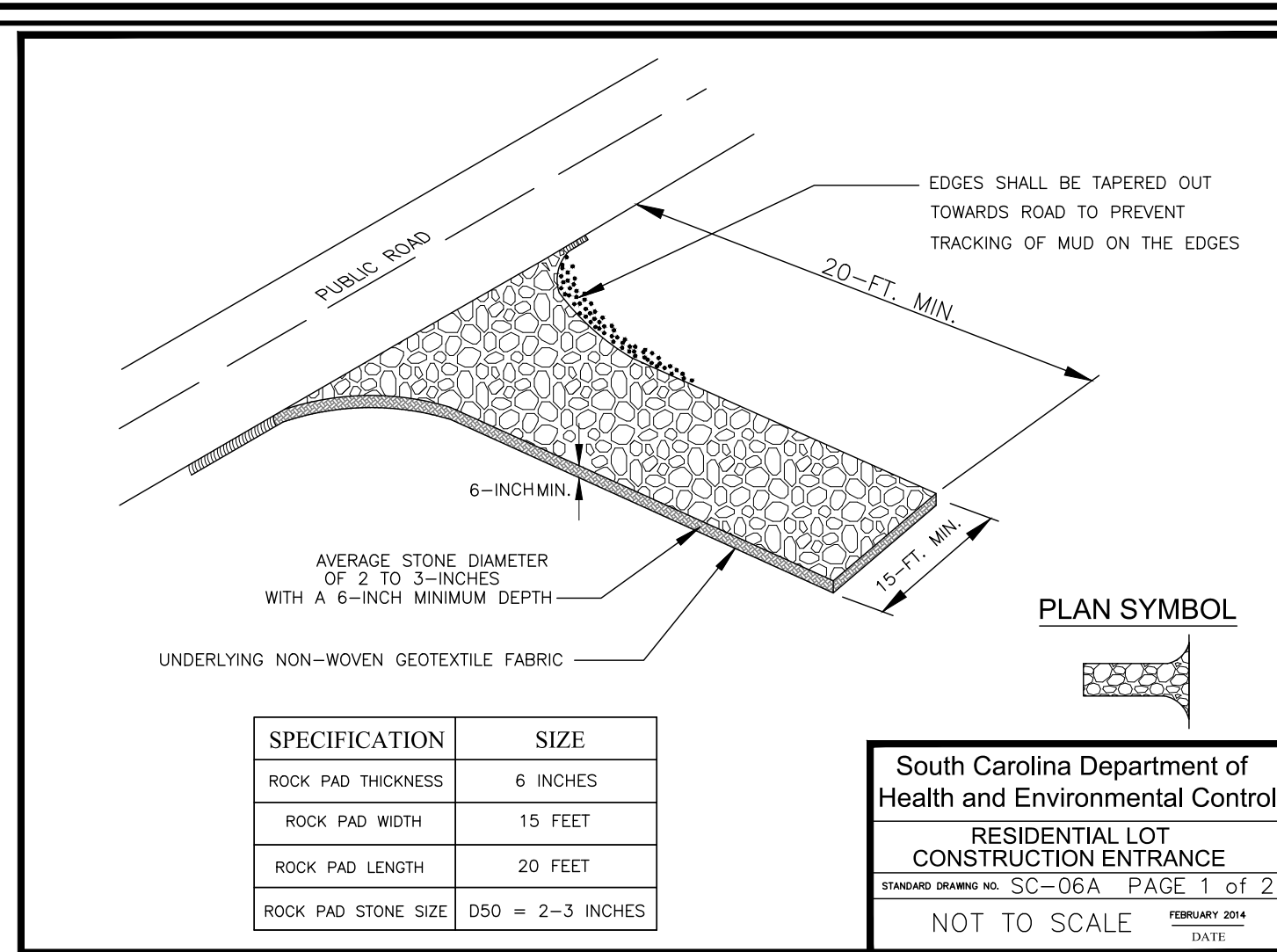
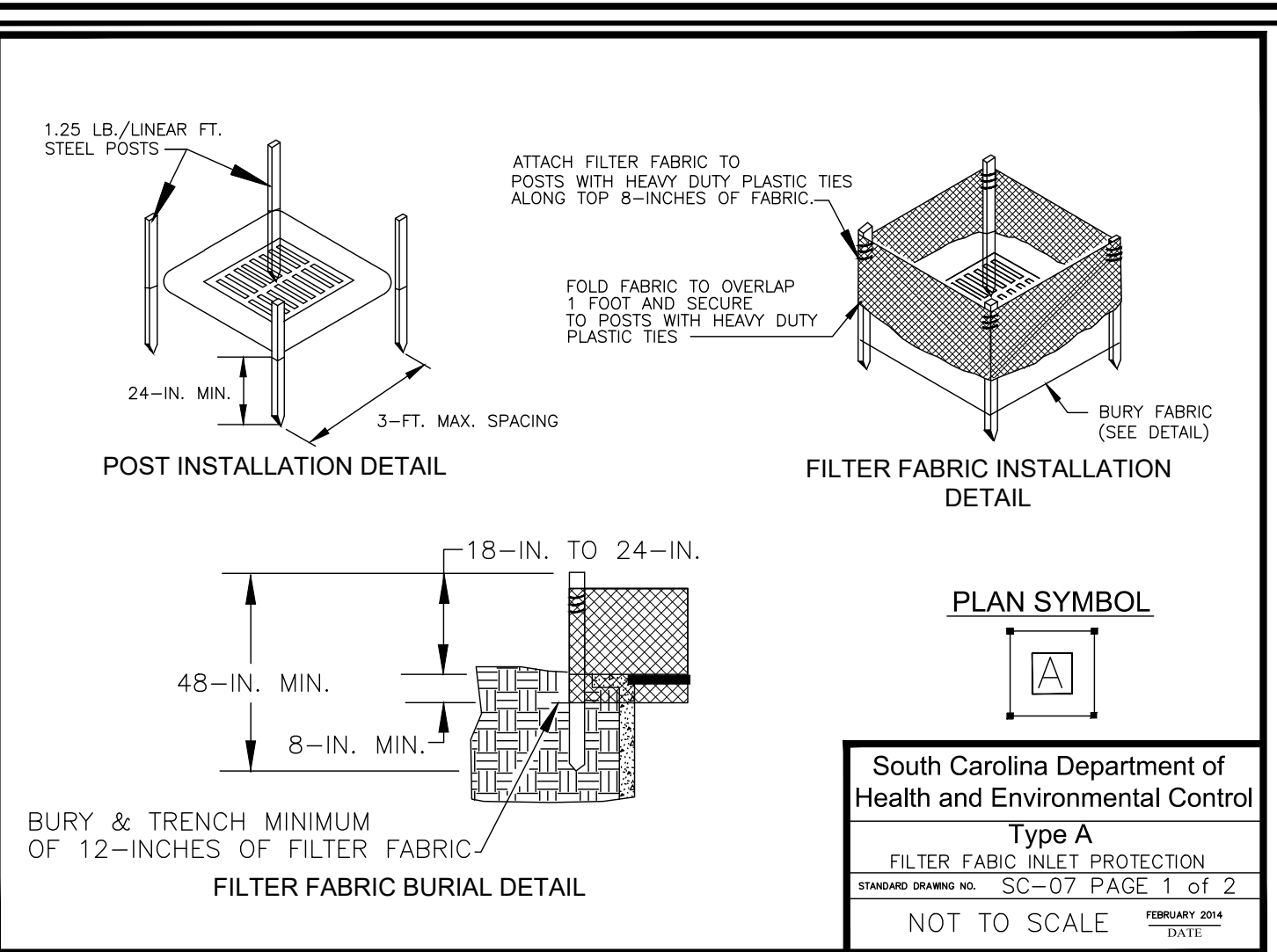
SITE PLAN

2101 MIDDLE STREET PARKING

SULLIVAN'S ISLAND
SOUTH CAROLINA

PROJECT MANAGER	MCC
DRAWN BY	CD (AJ) JR
PROJECT DATE	DECEMBER 2024
DRAWING NUMBER	2101
SHEET NUMBER	
C-1	

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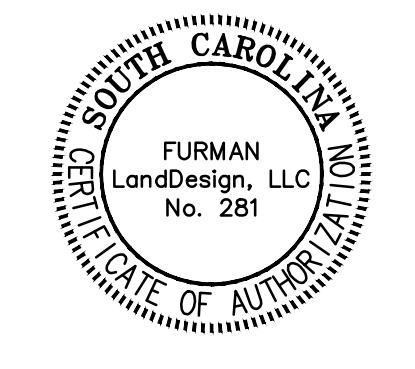
CLINE ENGINEERING
PROFESSIONAL DESIGN CONSULTING

2101 MIDDLE STREET PARKING
SULLIVAN'S ISLAND SOUTH CAROLINA

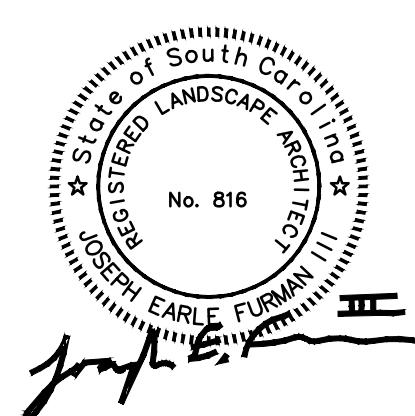
CONSTRUCTION DETAILS

SHEET NUMBER
C-5

PROJECT MANAGER: MDC
DRAWN BY: CD/AJ/AJ
PROJECT DATE: DECEMBER 2024
FOR NAME: 2024

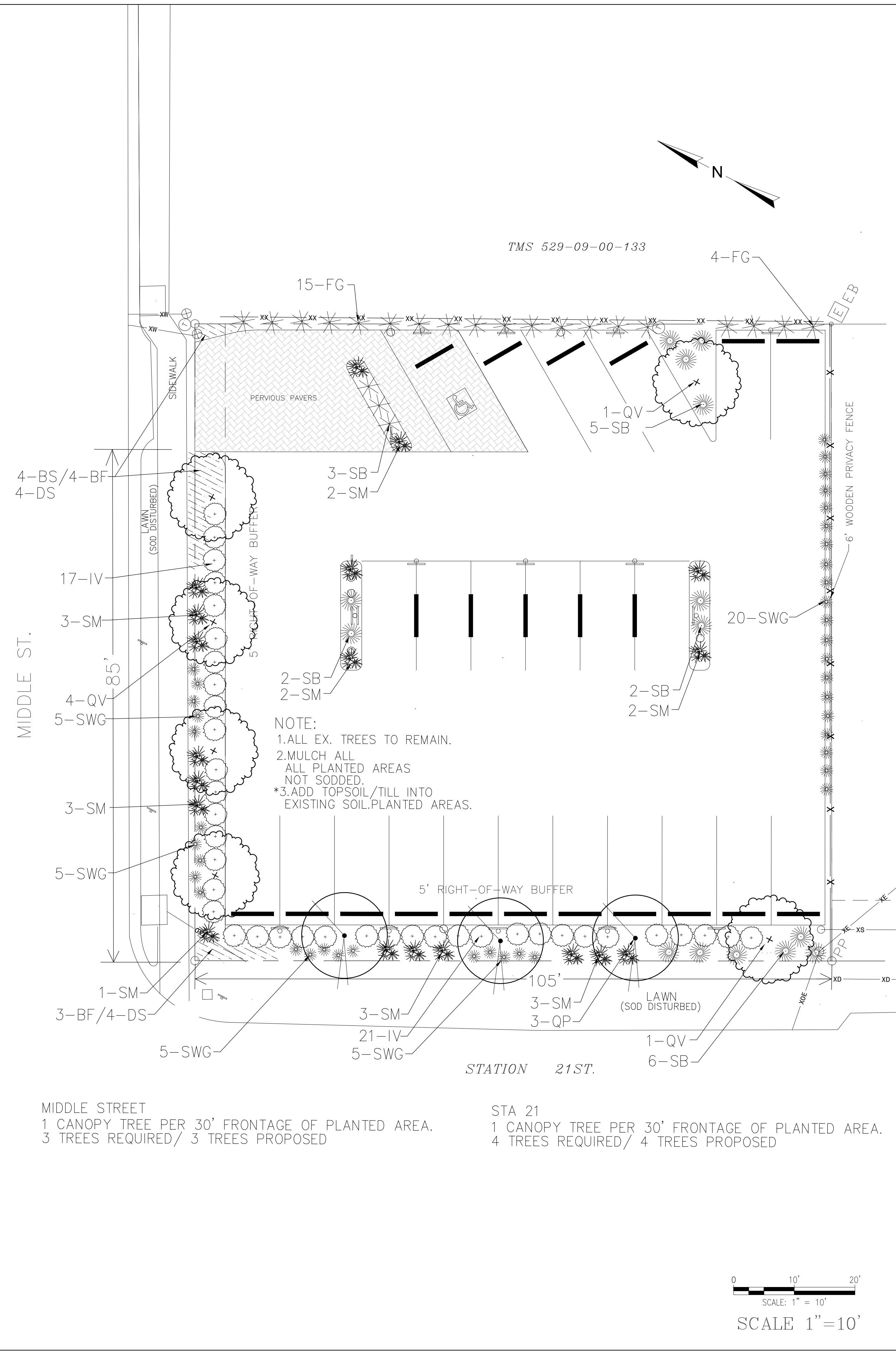


MIDDLE ST. PARKING
 201 MIDDLE ST.
 SULLIVANS ISLAND

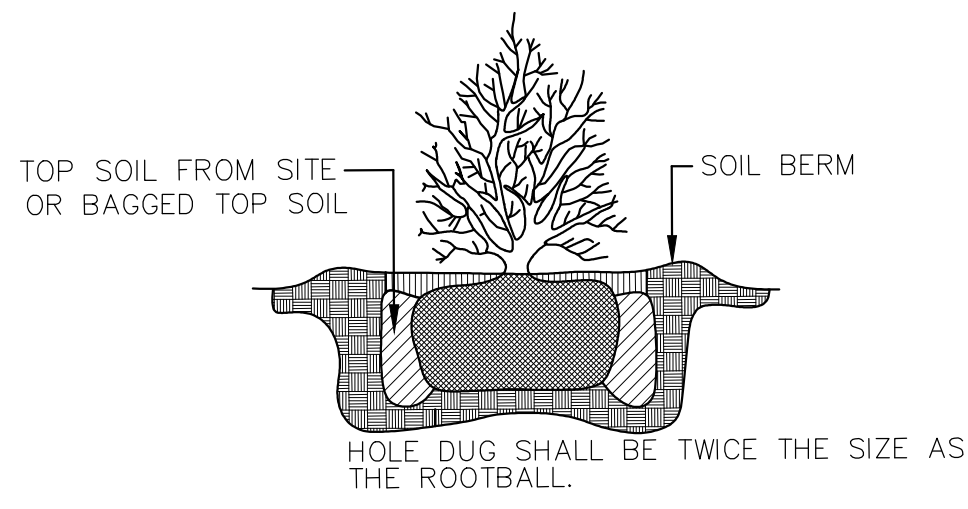


Revision: _____ Date: _____
 . 12/19/24
 . 2/24/25
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**LANDSCAPE
 BUFFER
 PLAN
 L1**

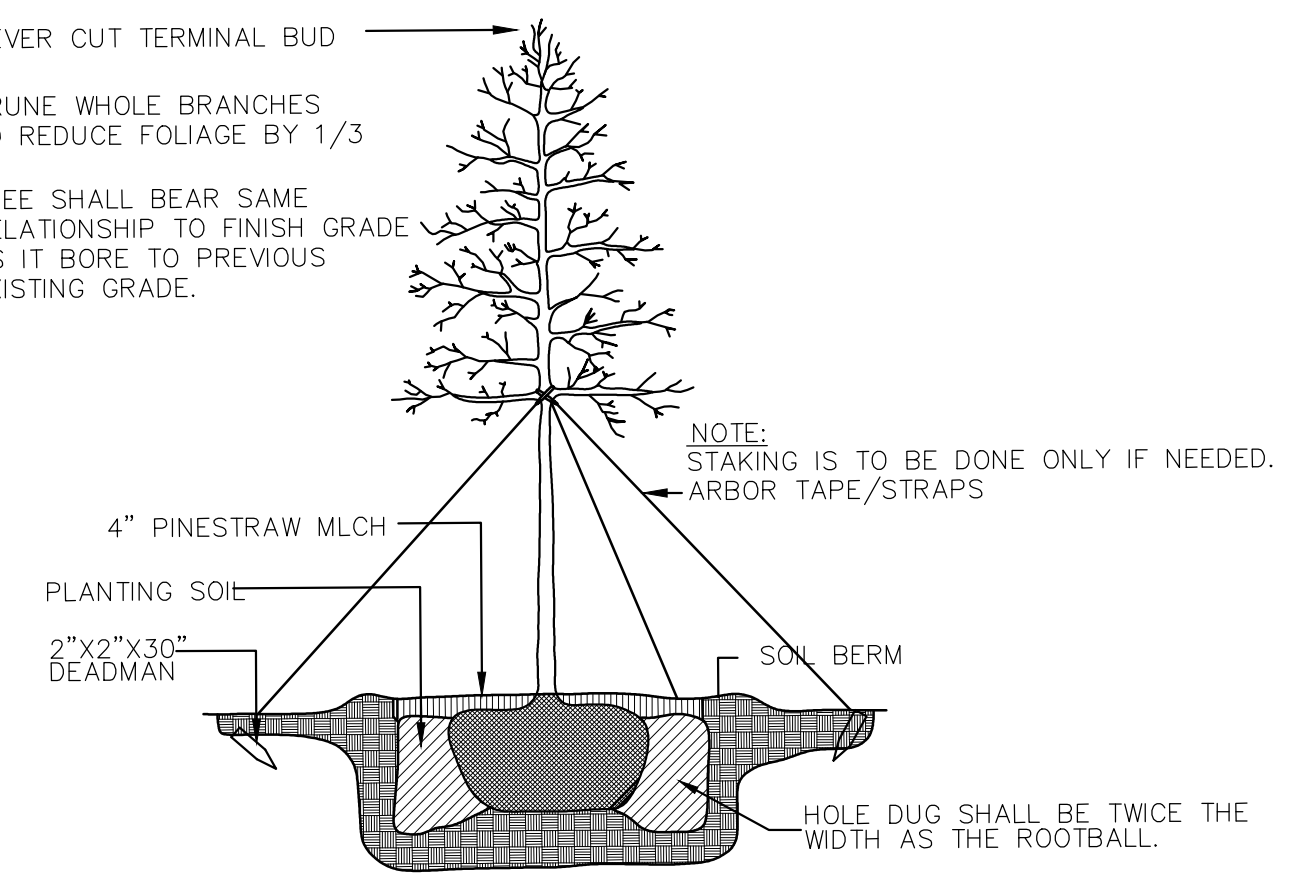


PLANT SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.



LAWN(BERMUDA SOD)
 MULCH - 4" PINESTRAW MULCH
 TOPSOIL
 SPREAD EVENLY 1"-2" TOPSOIL AT ALL NEWLY PLANTED AREAS IN CONSTRUCTION AREAS.

NEVER CUT TERMINAL BUD
 PRUNE WHOLE BRANCHES TO REDUCE FOLIAGE BY 1/3
 TREE SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.



CODE	BOTANICAL NAME	COMMON NAME	HEIGHT/SIZE	QUANTITY
TREES				
QV	QUERCUS VIRGINIANA	LIVE OAK	3" CAL./5' CLEAR TRUNK/8' MIN HT.	
QP	QUERCUS PHELLOS	WILLOW OAK	3" CAL./5' CLEAR TRUNK/8' MIN HT.	
UNDERSTORY TREES				
JV	JUNIPERUS BRODIE	BRODIE CEDAR	6'HT.	
SHRUBS				
SM	SABAL MINOR	DWF. PALMETTO	3 GAL.	
SB	SPARTINA BAKERI	SPARTINA GRASS	3 GAL.	
FG	FAKAHATCHIE GRASS	FAK. GRASS	3 GAL.	
IV	ILEX VOMITORIA	YAUPON HOLLY	15 GAL.	
SWG	MUHLY GRASS	SWEETGRASS	3 GAL.	
POLLINATOR PLANTS				
BS	RUDBECKIA	BLACK-EYED SUSAN	6" POTS	
BF	GALLARDA	BLANKET FLOWER	6" POTS	
DS	HELIANTHUS DEBILIS	DUNE SUNFLOWER	6" POTS	

- SODDING NOTES:**
- COORDINATE SODDING WORK WITH SECTION 'SODDING'
 - SOD WITH NETTING OR MESH NOT PERMITTED.
 - SOD SHALL BE CERTIFIED BY EMPIRE ZOYSIA, CENTIPEDE OR BERMUDA.
 - ALL ROCKS AND DEBRIS SHALL BE REMOVED BEFORE SODDING.
 - APPLY FERTILIZER AT A RATE THAT SHALL PROVIDE 1 -1/2 LBS OF ACTUAL NITROGEN PER 1000 S.F. RAKE STARTER FERTILIZER INTO SOIL TO A DEPTH OF 1-2".
 - CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION TO SOD ON A REGULAR BASIS UNTIL FULLY STABILIZED OR UNTIL FINAL ACCEPTANCE BY OWNER.

TOPSOIL(REQUIRED)
 SPREAD EVENLY 1"-2" TOPSOIL AT ALL NEWLY PLANTED AREAS. TILL INTO EXISTING SAND/SOIL.

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.

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

UNDERGROUND UTILITIES
 SEE CONSTRUCTION PLANS

DEMOLITION
 ALL DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED TO OFF-SITE LOCATIONS. DEMOLITION SHALL INCLUDE REMOVAL OF SLABS, FOUNDATIONS, & UNUSED UTILITIES. CONTRACTOR TO PROTECT ALL ITEMS TO REMAIN.

GENERAL CONTRACTOR CLEAN-UP
 CONTRACTOR IS RESPONSIBLE FOR FINAL CLEAN-UP OF SITE AFTER CONSTRUCTION.

TEMPORARY IRRIGATION
 CONTRACTOR IS RESPONSIBLE FOR WATERING PLANTS TILL FINAL ACCEPTANCE AND APPROVAL.



MIDDLE ST.

2101 MIDDLE ST. PARKING
JOLIN ENTERPRISES