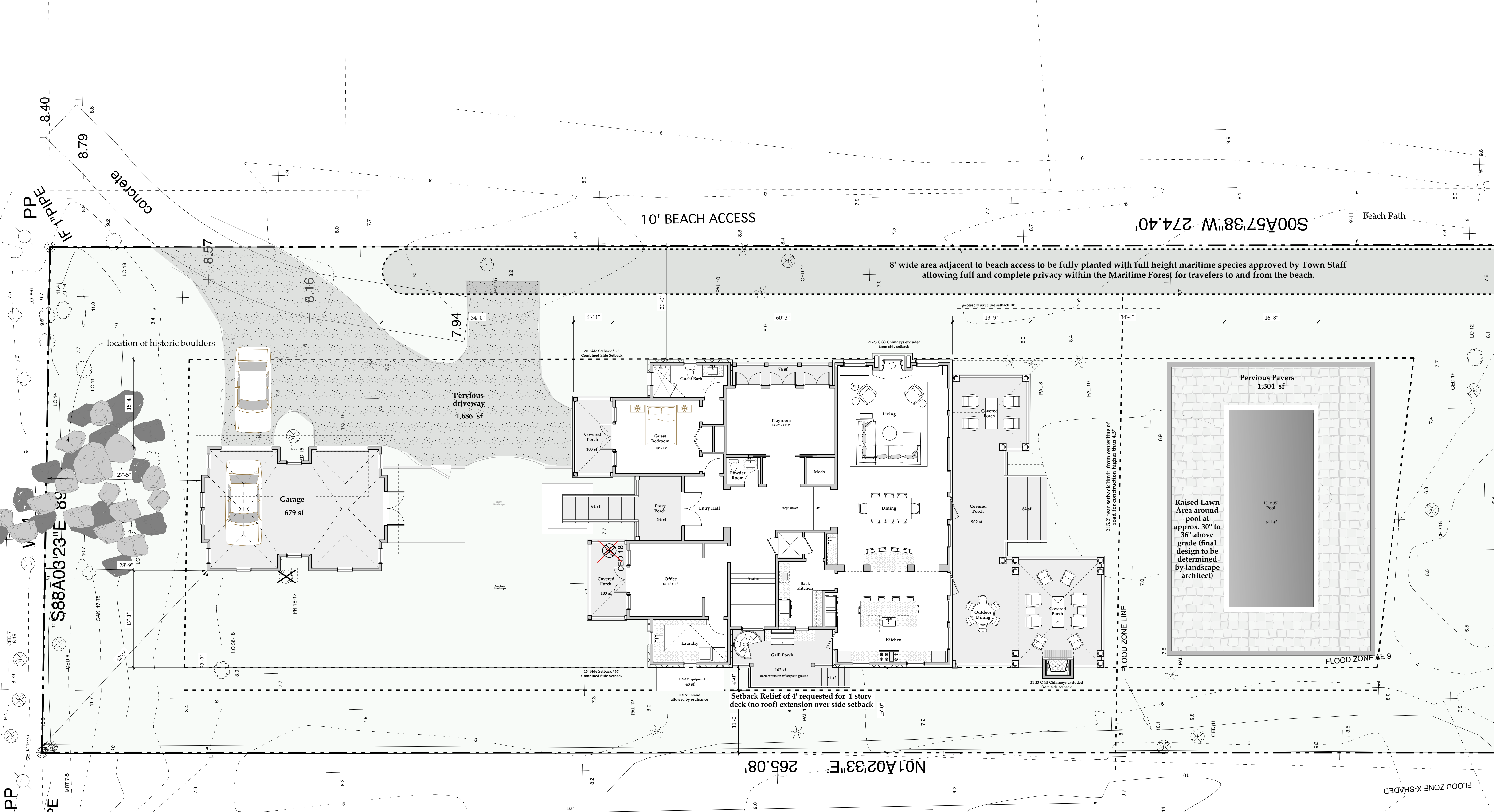




**HERLONG**  
ARCHITECTURE  
INTERIORS  
SINCE 1986  
2214 Middle Street, Sullivan's Island, SC 29482  
(843) 883-9190  
herlongarchitects.com



NOT FOR CONSTRUCTION

NATURAL VEGETATION	
Required by Zoning:	12,115 sf
Garage	679 sf
Pervious driveway	1,686 sf
Pervious pool pavers	1,304 sf
Impervious	5,759 sf
<b>Total pervious and impervious</b>	<b>9,428 sf (40%)</b>
<b>Total Natural Vegetation</b>	<b>14,802 sf (60%)</b>

ALLOWABLE COVERAGES	
Principal Bldg Square Footage:	
Allowed by Zoning:	4,323 sf
First Floor	2,759 sf
Second Floor	2,342 sf
Total Principal Bldg. S.F.	5,101 sf
Requesting Relief from DRB	18%
Impervious Coverage Area:	
Allowed by Zoning:	7,269 sf
Total (w/out drive):	5,759 sf
Principal Bldg Coverage:	
Allowed by Zoning:	3,634.5 sf
Coverage Area:	2,759 sf

ZONING INFORMATION	
Address: 1659 Atlantic Ave. Sullivan's Island South Carolina	
Flood Zone:	AE-9
TMS #:	523-12-00-008
Ref. Plat Book:	H-090
FIRM:	45019C-0539-J
County Name:	Charleston
<b>Setbacks:</b>	
Front:	25 ft.
Rear:	25 ft.
Side:	Combined 35'
Lot Area:	24,230 sf

**1 Site Plan**  
Scale: 1/8" = 1'-0" Drawings Not to be Scaled

No.	Issued For	Date
1	Conceptual Design	2/24/24
2	Final DRB Submittal	4/18/24
3	Design Development	

**The Morrison** RESIDENCE  
1659 Atlantic Ave. • Sullivan's Island, SC

Plot Date	4/26/24
Project No.	
Drawing Title	Architectural Site Plan
Drawing No.	<b>C100</b>

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**LEGEND:**

**DATUM:**

THE BEARINGS SHOWN HEREON ARE SOUTH CAROLINA GRID NAD 1983 (2011) MODEL. VERTICAL DATUM IS BASED ON NAVD 1988 / CURRENT JANUARY 29, 2021 FEMA FLOOD MAP.

- ⊙ CO SEWER CLEAN-OUT / SERVICE
- ⊙ WATER VALVE
- IS 5/8"RB (IRON SET) SIZE/TYPED NOTED
- IF (IRON FOUND) SIZE/TYPED NOTED
- ▲ PK NAIL SET
- △ PK NAIL FOUND
- ⊙ WATER METER
- ⊠ ELECTRICAL TRANSFORMER
- ⊠ ELECTRICAL BOX
- ⊙ TELEPHONE BOX
- + SPOT ELEVATION
- ⊙ POWER POLE
- ⊙ WATER SERVICE
- LOT LINE
- DHEC-DCRM (MARSH GRASS LINE)
- ADJACENT LOT LINE
- X - X - FENCE
- EXISTING CONCRETE DRIVE
- CEDAR
- \* PAL
- OAK
- LIVE OAK
- GUM
- PECAN TREE
- MRT / MYRTLE TREE
- HACKBERRY
- PINE

**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.

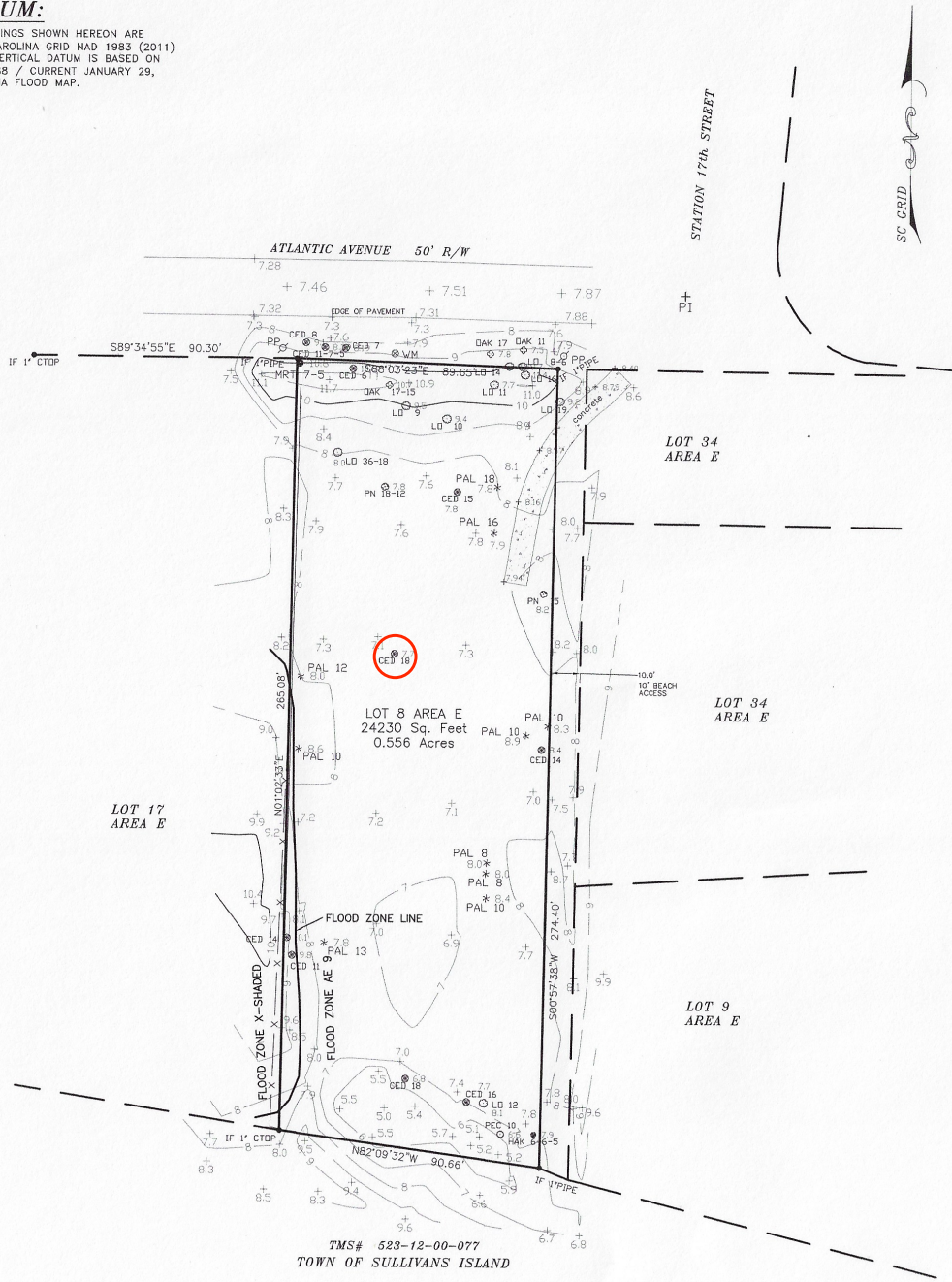
THE SURVEY SHOWN HEREON REFLECTS THE RECORDED REFERENCES SHOWN HEREON.

**REFERENCE:**

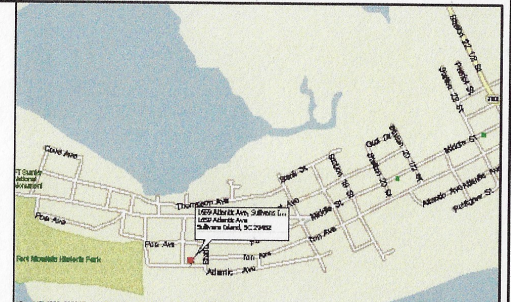
- 1) PLAT BOOK H AT PAGE 112.
- 2) DEED BOOK 0874 AT PAGE 529.

**FLOOD NOTE:**

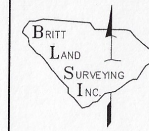
THIS LOT IS SITUATED IN A FLOOD ZONE AE 9 & X-SHADED AS PER SCALING FROM FEMA F.I.R.M. MAP NUMBER 45019C0538K DATED REVISED JANUARY 29, 2021.



TMS# 523-12-00-077  
TOWN OF SULLIVANS ISLAND



**LOCATION MAP N.T.S.**



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

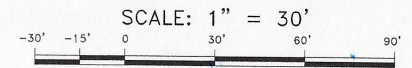


I, Dean L. Britt, a Registered Professional Land Surveyor in the State of South Carolina, certify to power(s) shown hereon that this survey shown hereon was prepared in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or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

Date: 02/09/2021

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

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



**PLAT OF:**  
AS-BUILT SURVEY  
SHOWING LOT 8 AREA E  
FORT MOULTRIE  
PREPARED FOR:  
MARK VOLKMANN  
LOCATED IN THE  
TOWN OF SULLIVANS ISLAND  
CHARLESTON COUNTY - SOUTH CAROLINA

LOCATION: 1659 ATLANTIC STREET - 29482

TAX MAP # 523-12-00-008

DATE: FEBRUARY 09, 2021

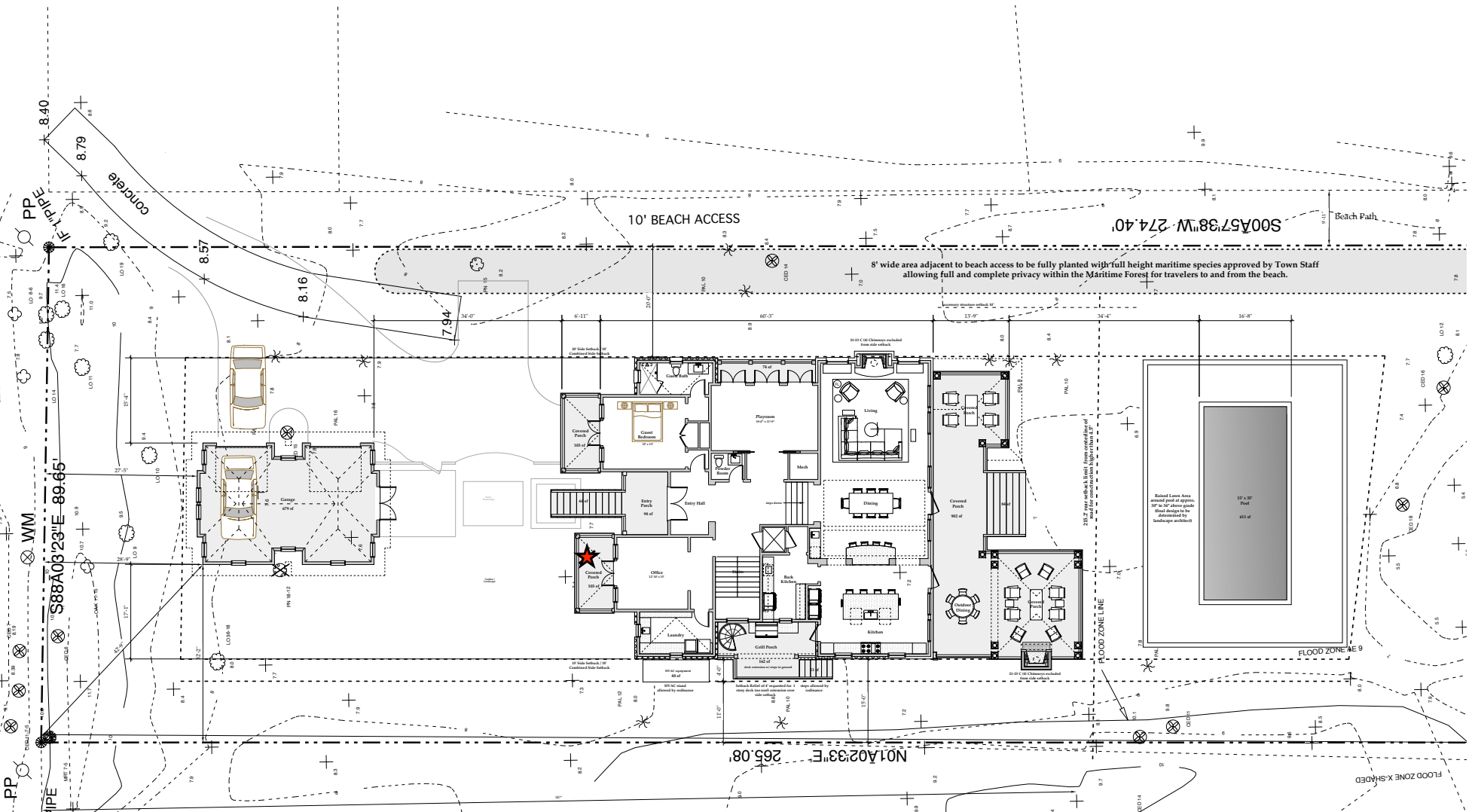
FIELD DATE: JANUARY 29, 2021

JOB NO. 213314

COUNTY/STATE CHARLESTON, S.C.



**HERLONG**  
ARCHITECTURE  
2025 Middle Street, Sullivan's Island, SC 29929  
(843) 854-1100  
herlongarchitect.com



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Scale: 1/8" = 1'-0"  
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No.	Issued For	Date
1	Conceptual Design	2/24/24
2	Final DRB Submittal	
3		

The **Morrison** RESIDENCE  
1659 S Atlantic Ave. • Sullivan's Island, SC

Plot Date: \_\_\_\_\_  
Project No: \_\_\_\_\_  
Drawing Title: **Site Plan**  
Drawing No: **C100**

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# **1659 Atlantic Ave 18" Cedar**

**April 2024 Photos**















