

PLANNING COMMISSION
February 13, 2019

AGENDA

The Isle of Palms Planning Commission will hold its regular meeting on Wednesday, February 13, 2019 at 4:30 p.m. in the City Hall Conference Room, second floor, 1207 Palm Boulevard.

- A. Call to order and acknowledgment that the press and the public were duly notified in accordance with state law
- B. Public comments
- C. Approval of minutes: January 9, 2019
- D. New business: subdivision request: 105, 107, 109 Forest Trail
discuss requiring paving to be pervious
- E. Old business: discuss changing scope of outfall project to include additional outfalls
update on outfall RFP
update on sewer expansion MOU
- F. Miscellaneous business
- G. Adjourn

MINUTES OF THE ISLE OF PALMS
PLANNING COMMISSION MEETING
January 9, 2019

The Isle of Palms Planning Commission met in the City Hall conference room, 1207 Palm Boulevard on January 9, 2019 at 4:30 p.m. Members attending included Richard Ferencz, Vince DiGangi, Lewis Gregory, Phillip Pounds, Ron Denton and Bill Mills; the Director of Planning Douglas Kerr was present as well. Lisa Safford was absent. Mr. Ferencz acknowledged that the press had been notified of the meeting and the agenda for the meeting was posted in City Hall and the Building Department to comply with the Freedom of Information Act.

NOMINATION AND ELECTION OF CHAIRMAN AND VICE CHAIRMAN

The floor was opened for nominations for Chairman. Mr. Denton nominated Mr. Ferencz and Mr. Mills seconded the motion. With no other nominations, the vote was unanimous in favor of the nomination.

Mr. Ferencz called for nominations for Vice Chairman. Mr. DiGangi nominated Mr. Mills and Mr. Denton seconded the nomination. With no other nominations, the vote was unanimous in favor of the nomination.

APPROVAL OF MINUTES

With no public comments offered, Mr. Ferencz explained that the next item on the agenda was the approval of the December 12, 2018 minutes and Mr. DiGangi made a motion to approve the minutes as submitted and Mr. Pounds seconded the motion. The vote was unanimous in favor of the motion.

DISCUSS CHANGING THE SCOPE OF OUTFALL PROJECT TO INCLUDE FOUR ADDITIONAL OUTFALLS TO 19TH AVENUE

Mr. Ferencz stated that he asked to have this item added to the agenda and he thought that it would make sense to add these outfalls into the Thomas and Hutton project as the areas suffered from tidal flooding.

Mr. Denton stated that he was hopeful that the City was not going down a path of just designing projects without having money to complete the projects.

Kerr explained that he thought it was more than four outfalls between the outfall at 30th Avenue and 19th Avenue. He thought that it was about eight outfalls.

Mr. Kerr explained that in December, City Council held a budget workshop and he provided a graphic showing about \$23M of funding needs to address the drainage

needs island-wide. He also provided a timeframe of how quickly the work could get done, if all the money was made available, which was about eight years.

He stated that he thought it would take a referendum and a bond to fund projects of this magnitude. He said that he was fearful that if the group did not believe that a referendum would be something City Council would want to pursue, or that the citizens would support, then the City was getting tens of millions of dollars of construction work queued up with no foreseeable way to fund the work. He explained that at the last meeting the Commission agreed that the next priority after the three identified outfalls should be the basins that connect to those outfalls.

Mr. Pounds asked what had changed since the last meeting where the Commission agreed that the next project should be to focus on the basins that connect to the three outfalls. Mr. Ferencz explained that he had received numerous phone calls. Mr. Pounds stated that without those people coming to the Planning Commission and explaining their issues, it was hard for the group to prioritize those needs.

Mr. Lewis explained that he would be concerned that the City could get spread too thin financially and not be able to accomplish anything.

Mr. DiGangi stated that he agreed that the City should not lose focus on the current projects, but it might be that a change order to the existing agreement could be executed to include this work, if the funding for construction work became available.

Mr. Kerr explained that he could see the Commission initiating all three projects (the three outfalls, the connected basins and these eight outfalls), if there was an indication that much more money was going to be available in future years than what has historically been available. But if it appeared that roughly the same amount would be available, he thought it would be premature to get three projects designed at this point.

The group agreed to have Mr. Kerr work with the Public Works Department to try to identify the outfalls that are problematic between 19th and 30th and then work with Thomas and Hutton to determine how much it would cost to add those outfalls to the project.

DISCUSS DEVELOPING ISLAND-WIDE LONG-RANGE DRAINAGE STRATEGY

Mr. Kerr discussed the budget that was presented to City Council for future drainage work. He explained that the estimate included numerous assumptions, but the total amount was about \$24M. Mr. Kerr added that historically the City has assembled funds

to complete drainage projects at an average rate of about \$500,000 annually through the general fund, the County and grants.

Mr. Kerr explained that at the direction given in the last meeting, he had developed an RFP to do the preliminary design on the basins that would tie into the outfalls currently under design, which was in the packet. He stated that he need direction on how to proceed with that effort.

The group discussed how the community would react to the City either borrowing such a large amount or continuing to fund drainage projects at the historic level. Mr. Kerr explained that the City Council was in the middle of discussing the upcoming budget and they have been made aware of the estimated cost to address drainage on the island and he thought it would be clear whether there was a willingness to fund drainage projects at a new rate in the next few months.

Mr. Mills explained that he did not see the use in recommending an accelerated design schedule, if the Commission did not have some indication that the annual drainage funding was changing.

The Commission generally agreed that they would wait to see what City Council does to increase the revenue available for drainage projects in the upcoming budget process.

UPDATE ON DRAINAGE RFP

Mr. Kerr explained that Thomas and Hutton and the City had entered into an agreement and the project should be kicking off soon.

UPDATE ON MOU WITH WATER AND SEWER COMMISSION

Mr. Kerr explained that he had attended a meeting with the Isle of Palms Water and Sewer Commission staff and Thomas and Hutton had presented an overview of the masterplan. He indicated that the Water and Sewer Commission had tasked their attorney with researching the issues of a bond and they continue to work with a rate consultant on creative financing options.

Mr. Kerr indicated that he was still fearful that the cost of the project and the potential requirement for tying into the system was leading the process in the same direction that it has always gone. He said that this would be a work in progress that will be coming back to the Commission soon.

MISCELLANEOUS BUSINESS

Mr. Ferencz stated that he had received a draft of the list of Planning Commission recommendations and their status. Mr. Kerr indicated that he would distribute this to the Commission.

ADJOURNMENT

With there being no further business, the meeting was adjourned at 6:00 P.M.
Respectfully submitted, Richard Ferencz, Chairman

PLANNING COMMISSION RECOMMENDATION INDEX

updated 1/4/2019

ISSUE	PC RECOMMENDATION	REC DATE	STATUS
Expanding sewer	require incremental expansions when reasonable (reduce FAR, lot coverage for houses on septic; require houses within 150' of public line to extend the line, no new subdivision using septic, require houses on septic with sewer in front to tie in when they sell)	9/20/2017	deferred by Council 4/24/18; Awaiting revised master plan, MOU agreement, and rate consultant information
Flood zones	establish 14-foot minimum elevation standard	3/19/2018	adopted by City Council 4/24/18
Lot coverage	revise impervious surface requirements	6/13/2018	adopted by City Council 8/28/18
Lot filling	revise lot filling standards to require drainage plan on all significant projects	6/13/2018	adopted by City Council 8/28/18
Drainage	hire Thomas and Hutton to design 3 outfalls	10/11/2018	approved by City Council 11/27/18

MEMORANDUM

TO: Planning Commission Members

FROM: Douglas Kerr, Zoning Administrator 

DATE: February 8, 2019

RE: Subdivision at 105, 107 and 109 Forest Trail

Attached is a request for preliminary approval of a subdivision at 105, 107 and 109 Forest Trail. Preliminary approval is an optional step in the subdivision process that will give the owner assurance that if outstanding issues are satisfied, the property will be able to be subdivided. Preliminary approval would not give the owner the right to individually sell the properties or begin construction on the properties.

The property is currently configured as three lots totaling 2.08 acres and the applicant is proposing to subdivide the property into five lots, with the lots measuring 17,522 square feet, 19,454 square feet, 18,650 square feet, 17,508 square feet and 17,643 square feet.

The property is located in the SR1 zoning district, which requires lots be at least 17,500 square feet in area, be at least 70 feet wide at the building line, be at least 110 feet deep, and have at least 60 feet of frontage on the street or 30 feet on a cul-de-sac. Attached is a copy of the zoning ordinance requirements for lots in the SR1 zoning district and the information required for review of the preliminary plat.

Prior to being granted final approval, the owner will have to provide:

- proof of a legal means of handling wastewater, which is proposed to be through the public sewer system;
- final approval on water line extensions to each lot;
- stormwater plan approval through the City's NPDES program, which is administered through Charleston County Public Works; and

- the existing homes being removed or altered to comply with the setback requirements.

The property has multiple Historic Trees, which would have to be preserved in accordance with the City's tree preservation ordinance. The City's staff has reviewed the plat and believes that request complies with the requirements of the ordinances and therefore recommends the plat be approved with the condition that all points listed above are satisfied and a note be placed on the plat indicating that all trees will be preserved in accordance with the City's tree preservation ordinance.

Plat Application

City of Isle of Palms

Applicants must complete and submit this application, along with the required information and fee, to the City Administrator's office in City Hall. Applications are due at least 15 days prior to the scheduled Planning Commission meeting date. The property will be posted and the application will be reviewed by the Planning Consultant, Chief Building Official, Police and Fire Departments, and Director of Public Works for compliance with the Zoning Ordinance and other City Codes prior to being presented to the Planning Commission. Plats not including all necessary information will require revision and resubmittal for the next Planning Commission meeting, delaying approval by at least one month. Applicants must attend the Planning Commission meeting.

Date of Application 1/23/19
Meeting Date Requested 2/16/19
Property Owner Richard Banning / Forrest Trail Ventures LLC
Applicant: Name Richard Banning
Mailing Address 3432 Honnetta Hartford Rd
Mount Pleasant, SC 29466
Daytime Phone 302-893-1110

Location of Subdivision Forrest Trail

Type of Approval Requested: (check one)

- | | |
|--|---|
| <input type="checkbox"/> Acreage Final | <input type="checkbox"/> Subdivision Conceptual |
| <input type="checkbox"/> Property Line Adjustment | <input checked="" type="checkbox"/> Subdivision Preliminary |
| <input type="checkbox"/> Property Line Abandonment | <input type="checkbox"/> Subdivision Conditional |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> Subdivision Final |

Applications must include the following:

- Fifteen (15) copies of the plat
- Application fee

Applicants Signature 

Office Use Only
Date application rec'd _____ Time application rec'd _____ Fee _____

COMMISSIONERS

DIANN FILL
CURTIS R. HELFRICH, PE
JAY D. LEIGH
DANA W. LOVE, JR, PE
NICHOLAS J. STROUD



GENERAL MANAGER
KRISTEN J. CHAMPAGNE, PE
SPECIAL PROJECTS ADMINISTRATOR
WILLIAM P. JENKINS
OPERATIONS MANAGER
CHRIS JORDAN
COMPTROLLER
HELENA K. STICKLES, CPA

January 23, 2019

Mr. Rick Banning
3432 Henrietta Hartford Road
Mt. Pleasant, SC 29466

Re: Letter of Intent
Water and Sewer Availability
Forest Trails Cr.

Dear Mr. Banning:

The Isle of Palms Water and Sewer Commission (Commission) has the capacity in its water and wastewater systems to serve the five (5) lots you propose for these properties.

However, since the Commission's infrastructure is not in place to serve all of the proposed lots, it will be your responsibility to provide both the water and wastewater services to them. If either the water main or the sewer collection system in this area is too small to serve the proposed lots and the existing lots, you will be responsible for any and all upgrades to serve this area. All work will be in accordance with current IOPWSC water and sewer specifications. You will be responsible for all permits, fees and other expenses required for providing these services.

If you have any questions or comments, please do not hesitate to contact this office.

Sincerely,

William P. Jenkins
Special Projects Administrator

cc: Files Douglas Kerr, IOP Planning & Zoning via email

CITY OF ISLE OF PALMS

South Carolina

DEPARTMENT OF BUILDING, PLANNING AND LICENSING

RESTRICTIVE COVENANTS AFFIRMATION OF APPLICANT

South Carolina Code of Laws Section 6-29-1145 (attached hereto) requires local planning agencies to inquire whether a tract or parcel of land is restricted by any recorded covenant that is contrary to, conflicts with, or prohibits an activity for which a permit and/or plat approval is being sought.

I, Rick Banning, have researched the existence of restrictive covenants applicable to Tax Map Parcel Number(s) 5710700017, 18, 1 located at (address or street) 105, 107, 109 Forrest Trail C, and have determined that:

SELECT ONE

The property is subject to restrictive covenants, but the requested permit and/or proposed plat is not contrary to, does not conflict with, and is not prohibited by any of the restrictive covenants as specified in South Carolina Code of Laws, Section 6-29-1145.

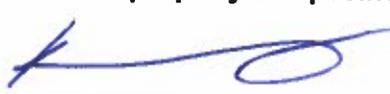
OR

The property is subject to restrictive covenants, but the applicable restrictive covenants have been released for the tract or parcel of land by the appropriate authority or property holders or by court order (attach copy of release or court order)

~~OR~~

There are no restrictive covenants on the tax parcel(s).

I have read and understand the statements on this application and do hereby affirm that the information provided is true to the best of my knowledge. I further understand the approval of this application or issuance of a City Permit does not relieve me of my duty to adhere to and abide by all Federal, State, and City of Isle of Palms laws pertaining to the use of the property as specified herein.

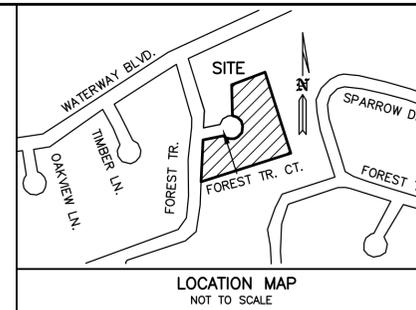

Owner or Authorized Representative

1/23/19
Date

Richard Banning
Print Name

For Staff Use Only:

Received by: _____ Date: _____



REFERENCES:

- 1. PLAT BY E. M. SEABROOK, JR., INC. DATED SEPT. 10, 1968, RECORDED IN CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK X PAGE 139
2. PLAT BY E. M. SEABROOK, JR., INC. DATED JULY 25, 1974, RECORDED IN CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK AD PAGE 107

NOTES:

- 1. AREA DETERMINED BY COORDINATES BASED ON INTERPRETATION OF FEMA FLOOD INSURANCE RATE MAP NUMBER 45019C 0542 J DATED NOVEMBER 17, 2004, THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE AE (ELEV. 13)
2. THE ABSENCE OR PRESENCE OF U. S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS HAS NOT BEEN DETERMINED BY THIS SURVEY.
3. THERE IS NO OBSERVABLE EVIDENCE OF THE LOCATION OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY. SUBSURFACE CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING ANY SUBSURFACE OBJECTS THAT MAY AFFECT THE USE OR FURTHER DEVELOPMENT OF THIS PROPERTY.
4. THIS PLAT IS BASED ON OLD DEEDS, OLD PLATS, LINES OF OCCUPATION OF LONG DURATION AND EXISTING MONUMENTATION. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
5. WATER AND SEWER SERVICE TO BE PROVIDED BY ISLE OF PALMS WATER CO..
6. EXISTING AND PROPOSED LAND USE IS SINGLE FAMILY RESIDENTIAL.
7. SUBDIVIDER: FOREST TRAIL VENTURE, LLC 3432 HENRIETTA HARTFORD MOUNT PLEASANT, SC 29466 (843) 580-4179 (RICK BANNING)

ZONING:

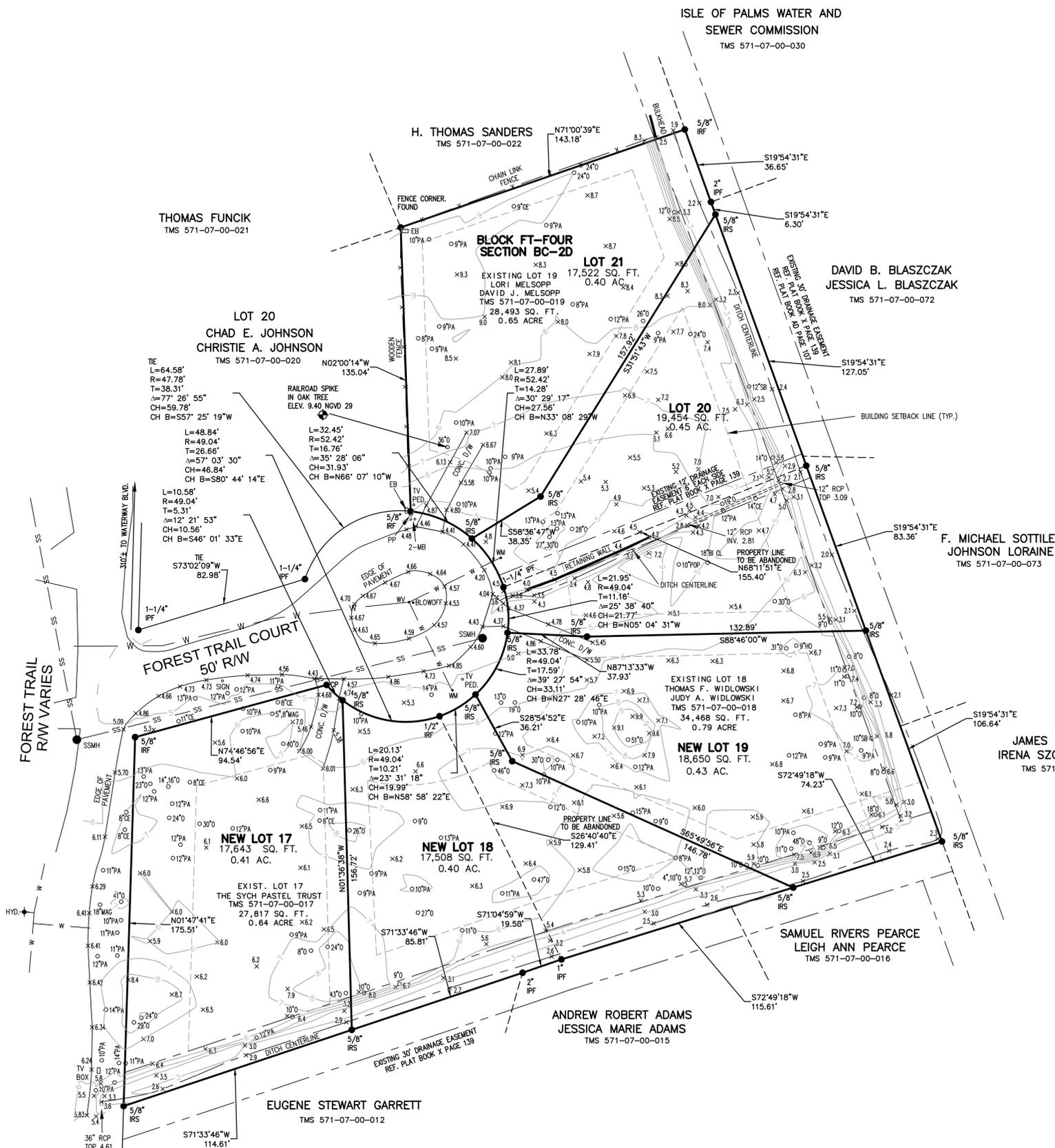
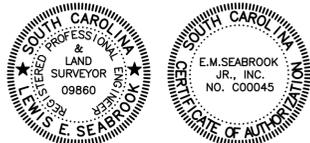
Minimum lot requirements in the SR-1 single-family residential district are as follows: Lot area: seventeen thousand five hundred (17,500) square feet of contiguous highland. Lot width: seventy feet (70') measured at building line. Lot depth: one hundred ten feet (110'). Frontage: sixty feet (60') on a public or private street; thirty (30) feet on a public or private cul-de-sac. Vehicle access to the lot from a public or private street shall be provided within the required lot frontage.

Minimum yard requirements in the SR-1 single-family residential district are as follows: Front yard: thirty feet (30'). Side yard: ten feet (10'). Rear yard: thirty feet (30'). Exception: legal nonconforming lot minimum yard requirements. Front yard: twenty-four feet (24'). Side yard: ten feet (10'). Rear yard: twenty-four feet (24').

Maximum height in the SR-1 single-family residential district shall be forty feet (40').

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.

LEWIS E. SEABROOK CIVIL ENGINEER & LAND SURVEYOR S. C. REG. NO. 09860 P. O. BOX 96 MOUNT PLEASANT, S. C. 29465 (843) 884-4496

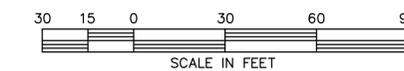


- LEGEND: CP COMPUTED POINT, IPF IRON PIPE FOUND, IRF IRON REBAR FOUND, IRS IRON REBAR SET, EB ELECTRIC BOX, LP LIGHT POLE, MB MAILBOX, PP POWER POLE, SSMH SANITARY SEWER MANHOLE, WM WATER METER, WM VALVE, X9.1 EXISTING ELEVATION, - - - EXISTING CONTOUR, - - - FENCE, - - - WATER LINE

TREE LEGEND

- BI BIRCH, CE CEDAR, CL CLUSTER, HO HOLLY, MAG MAGNOLIA, O OAK, PA PALMETTO, POP POPLAR, SP SUGARBERRY

CITY OF ISLE PALMS CHARLESTON COUNTY, S. C. PLAT OF THE RESUBDIVISION OF LOTS 17, 18 AND 19 BLOCK FT-FOUR SECTION BC-2D CONTAINING 2.08 ACRES TOTAL INTO NEW LOT 17 CONTAINING 0.41 ACRE, NEW LOT 18 CONTAINING 0.40 ACRE, NEW LOT 19 CONTAINING 0.43 ACRE, LOT 20 CONTAINING 0.45 ACRE AND LOT 21 CONTAINING 0.40 ACRE ALL ABOUT TO BE CONVEYED TO FOREST TRAIL VENTURE, LLC

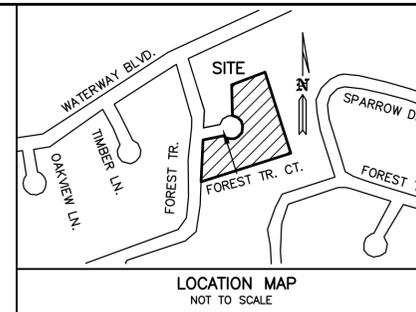


SCALE: 1" = 30'

JANUARY 22, 2019

E.M. SEABROOK Engineers | Surveyors 1037 Chuck Dawley Blvd. Building F - Suite 200 Post Office Box 96 Mount Pleasant, SC 29465 Phone (843) 884-4496 www.emseabrook.com

NGVD 29



ISLE OF PALMS WATER AND SEWER COMMISSION
TMS 571-07-00-030

H. THOMAS SANDERS
TMS 571-07-00-022

THOMAS FUNCIK
TMS 571-07-00-021

DAVID B. BLASZCZAK
JESSICA L. BLASZCZAK
TMS 571-07-00-072

LOT 20
CHAD E. JOHNSON
CHRISTIE A. JOHNSON
TMS 571-07-00-020

LOT 20
19,454 SQ. FT.
0.45 AC.

F. MICHAEL SOTTILE
JOHNSON LORAIN
TMS 571-07-00-073

JAMES D. KOREN
IRENA SZCZYPKOWSKA
TMS 571-07-00-074

BUILDING FOOTPRINTS EXHIBIT CITY OF ISLE PALMS

CHARLESTON COUNTY, S. C.
PLAT OF THE RESUBDIVISION OF LOTS 17, 18 AND 19 BLOCK FT-FOUR SECTION BC-2D CONTAINING 2.08 ACRES TOTAL INTO
NEW LOT 17 CONTAINING 0.41 ACRE,
NEW LOT 18 CONTAINING 0.40 ACRE,
NEW LOT 19 CONTAINING 0.43 ACRE,
LOT 20 CONTAINING 0.45 ACRE AND
LOT 21 CONTAINING 0.40 ACRE
ALL ABOUT TO BE CONVEYED TO FOREST TRAIL VENTURE, LLC



SCALE: 1" = 30'

JANUARY 22, 2019



E.M. SEABROOK

Engineers | Surveyors

1037 Chuck Dawley Blvd.
Building F - Suite 200
Post Office Box 96
Mount Pleasant, SC 29465
Phone (843) 884-4496
www.emseabrook.com

NGVD 29

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3432 HENRIETTA HARTFORD
MOUNT PLEASANT, SC 29466
(843) 580-4179 (RICK BANNING)

ZONING:

Minimum lot requirements in the SR-1 single-family residential district are as follows:
 Lot area: seventeen thousand five hundred (17,500) square feet of contiguous highland.
 Lot width: seventy feet (70') measured at building line.
 Lot depth: one hundred ten feet (110').
 Lot frontage: sixty feet (60') on a public or private street; thirty (30) feet on a public or private cul-de-sac.
 Vehicle access to the lot from a public or private street shall be provided within the required lot frontage.

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(843) 884-4496

E.M. SEABROOK
JR., INC.
NO. C00045

EUGENE STEWART GARRETT
TMS 571-07-00-012

ANDREW ROBERT ADAMS
JESSICA MARIE ADAMS
TMS 571-07-00-015

SAMUEL RIVERS PEARCE
LEIGH ANN PEARCE
TMS 571-07-00-016

NEW LOT 19
18,650 SQ. FT.
0.43 AC.

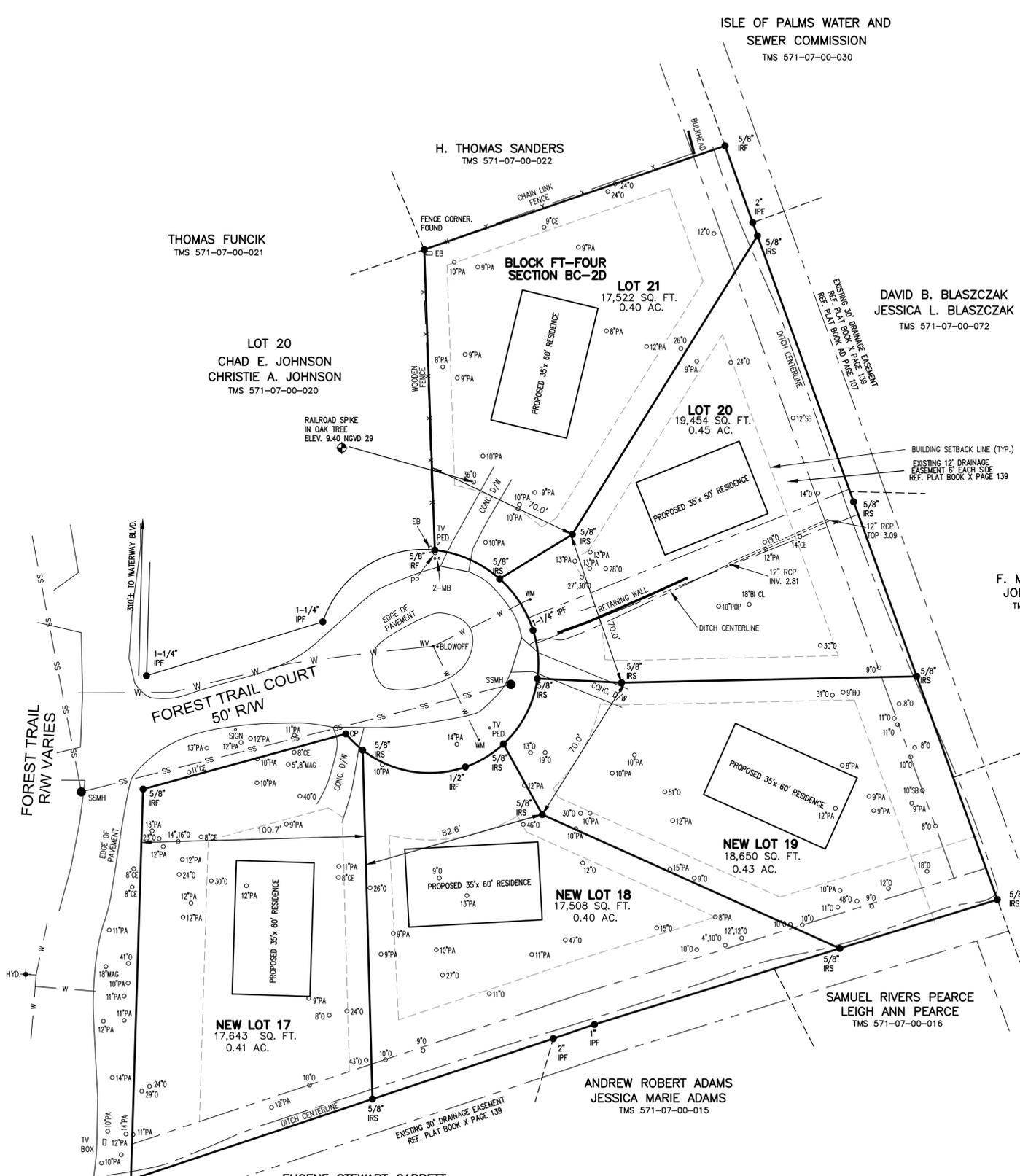
NEW LOT 18
17,508 SQ. FT.
0.40 AC.

NEW LOT 17
17,643 SQ. FT.
0.41 AC.

LOT 21
17,522 SQ. FT.
0.40 AC.

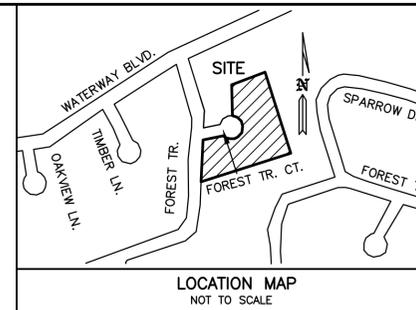
PROPOSED 35' x 50' RESIDENCE

PROPOSED 35' x 60' RESIDENCE



- LEGEND
- CP COMPUTED POINT
 - IPF IRON PIPE FOUND
 - IRF IRON REBAR FOUND
 - IRS IRON REBAR SET
 - EB ELECTRIC BOX
 - LP LIGHT POLE
 - MB MAILBOX
 - PP POWER POLE
 - SSMH SANITARY SEWER MANHOLE
 - WM WATER METER
 - WM VALVE
 - X9.1 EXISTING ELEVATION
 - - - EXISTING CONTOUR
 - X - FENCE
 - W - WATER LINE

- TREE LEGEND
- BI BIRCH
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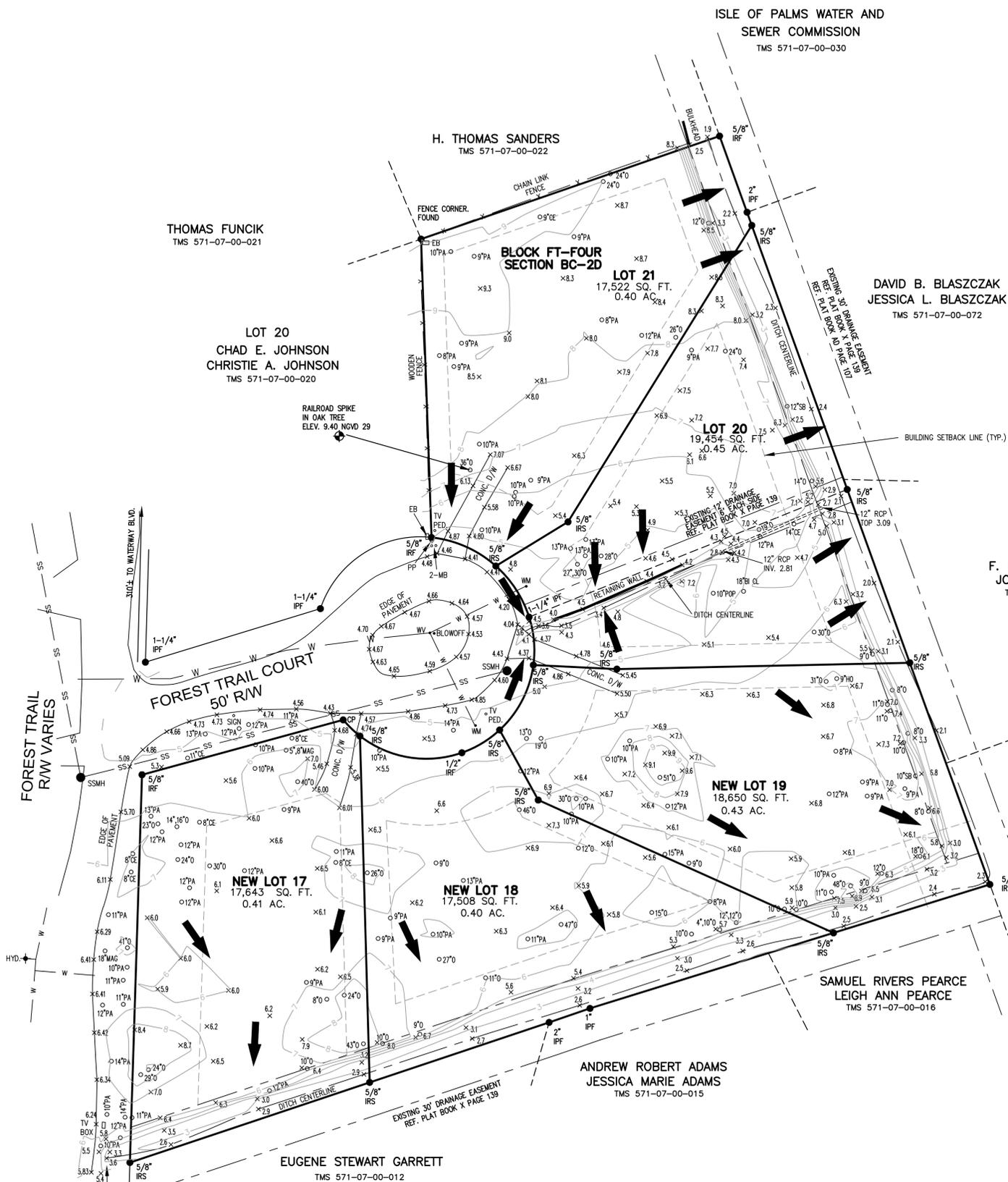
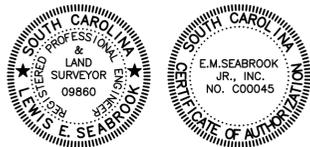
Minimum lot requirements in the SR-1 single-family residential district are as follows:
 Lot area: seventeen thousand five hundred (17,500) square feet of contiguous highland.
 Lot width: seventy feet (70') measured at building line.
 Lot depth: one hundred ten feet (110').
 Lot frontage: sixty feet (60') on a public or private street; thirty (30) feet on a public or private cul-de-sac.
 Vehicle access to the lot from a public or private street shall be provided within the required lot frontage.

Minimum yard requirements in the SR-1 single-family residential district are as follows:
 Front yard: thirty feet (30').
 Side yard: ten feet (10').
 Rear yard: thirty feet (30').
 Exception: legal nonconforming lot minimum yard requirements.
 Front yard: twenty-four feet (24').
 Side yard: ten feet (10').
 Rear yard: twenty-four feet (24').

Maximum height in the SR-1 single-family residential district shall be forty feet (40').

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.

LEWIS E. SEABROOK
 CIVIL ENGINEER & LAND SURVEYOR
 S. C. REG. NO. 09860
 P. O. BOX 96
 MOUNT PLEASANT, S. C. 29465
 (843) 884-4496



- LEGEND**
- CP COMPUTED POINT
 - IPF IRON PIPE FOUND
 - IRF IRON REBAR FOUND
 - IRS IRON REBAR SET
 - EB ELECTRIC BOX
 - LP LIGHT POLE
 - MB MAILBOX
 - PP POWER POLE
 - SSM SANITARY SEWER MANHOLE
 - WM WATER METER
 - WM VALVE
 - X9.1 EXISTING ELEVATION
 - EXISTING CONTOUR
 - X FENCE
 - W WATER LINE
 - ARROW DIRECTION OF FLOW

- TREE LEGEND**
- BI BIRCH
 - CE CEDAR
 - CL CLUSTER
 - HO HOLLY
 - MAG MAGNOLIA
 - O OAK
 - PA PALMETTO
 - PO POPLAR
 - SB SUGARBERRY

DRAINAGE EXHIBIT CITY OF ISLE PALMS

CHARLESTON COUNTY, S. C.
 PLAT OF THE RESUBDIVISION OF LOTS 17, 18 AND 19 BLOCK FT-FOUR SECTION BC-2D CONTAINING 2.08 ACRES TOTAL INTO
 NEW LOT 17 CONTAINING 0.41 ACRE,
 NEW LOT 18 CONTAINING 0.40 ACRE,
 NEW LOT 19 CONTAINING 0.43 ACRE,
 LOT 20 CONTAINING 0.45 ACRE AND
 LOT 21 CONTAINING 0.40 ACRE
 ALL ABOUT TO BE CONVEYED TO FOREST TRAIL VENTURE, LLC



SCALE: 1" = 30'

JANUARY 22, 2019



E.M. SEABROOK

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NGVD 29