

Captain's Island - Phase 1 rev. 10/5/2017

BY THE APPROVAL AND ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON, SOUTH CAROLINA, OF THE SUBDIVISION MAP AND PLAT OF THE LANDS SHOWN HEREON AND AGREEMENT TO THE USE OF THE PUBLIC HIGHWAY.

APPROVED BY THE CITY ENGINEER
DATE PLAT APPROVED
APPROVED BY THE CITY ENGINEER
DATE CITY ENGINEER



TRACT	AREA (SQ. FT.)	AREA (AC.)	TRACT	AREA (SQ. FT.)	AREA (AC.)
1	1,100,000	25.00	11	1,100,000	25.00
2	1,100,000	25.00	12	1,100,000	25.00
3	1,100,000	25.00	13	1,100,000	25.00
4	1,100,000	25.00	14	1,100,000	25.00
5	1,100,000	25.00	15	1,100,000	25.00
6	1,100,000	25.00	16	1,100,000	25.00
7	1,100,000	25.00	17	1,100,000	25.00
8	1,100,000	25.00	18	1,100,000	25.00
9	1,100,000	25.00	19	1,100,000	25.00
10	1,100,000	25.00	20	1,100,000	25.00



The Daniel Island COMPANY

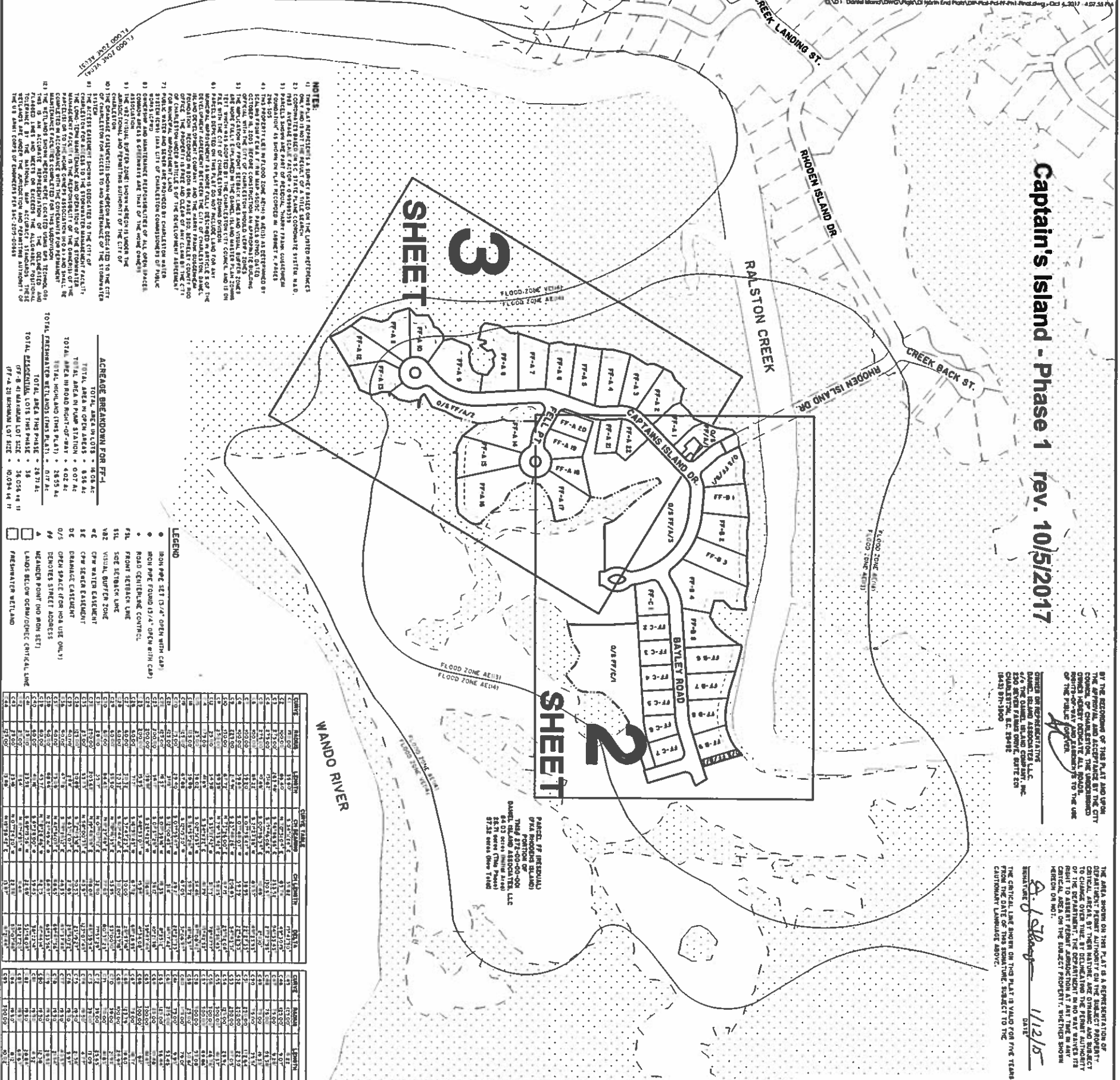
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A FINAL SUBDIVISION PLAT OF DANIEL ISLAND MASTER PLAN PARCEL FF (FORMERLY KNOWN AS RHODENS ISLAND) TO CREATE PARCEL FF, BLOCK A, LOTS 1 THROUGH 22, BLOCK B, LOTS 1 AND 9 & BLOCK C, LOTS 1 THROUGH 7 AND A NEW PUMP STATION

DANIEL ISLAND, CITY OF CHARLESTON
BERKELEY COUNTY, SOUTH CAROLINA

Prepared for and owned by:
DANIEL ISLAND ASSOCIATES, LLC

- REFERENCES:**
- 1) TRACT # 215, 00-00-082
 - 2) PLAT BY THOMAS & HUTTON ENGINEERING CO. DATED OCTOBER 14, 2008
 - 3) PLAT BY THOMAS & HUTTON ENGINEERING CO. DATED OCTOBER 14, 2008
 - 4) PLAT BY THOMAS & HUTTON ENGINEERING CO. DATED JANUARY 8, 2009
 - 5) PLAT BY THOMAS & HUTTON ENGINEERING CO. DATED SEPTEMBER 28, 2009
 - 6) PLAT BY THOMAS & HUTTON ENGINEERING CO. DATED MARCH 9, 2010
 - 7) PLAT BY THOMAS & HUTTON ENGINEERING CO. DATED MARCH 9, 2010



- NOTES:**
- 1) THE PLAT REPRESENTS A SUBDIVISION OF THE LAND SHOWN ON THE MAP.
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 - 21) THE PLAT REPRESENTS A SUBDIVISION OF THE LAND SHOWN ON THE MAP.
 - 22) THE PLAT REPRESENTS A SUBDIVISION OF THE LAND SHOWN ON THE MAP.

ACREAGE BREAKDOWN FOR FF-A

ITEM	AREA (SQ. FT.)	AREA (AC.)
TOTAL AREA IN PUMP STATION	635,424	14.56
TOTAL AREA IN PUMP STATION (NET)	402,742	9.23
TOTAL AREA IN PUMP STATION (GROSS)	232,682	5.33
TOTAL AREA IN PUMP STATION (NET + GROSS)	635,424	14.56
TOTAL AREA IN PUMP STATION (NET + GROSS) (FF-A-20 THROUGH LOT 22)	402,742	9.23
TOTAL AREA IN PUMP STATION (NET + GROSS) (FF-A-20 THROUGH LOT 22) (NET)	232,682	5.33
TOTAL AREA IN PUMP STATION (NET + GROSS) (FF-A-20 THROUGH LOT 22) (GROSS)	635,424	14.56

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THOMAS & HUTTON
ENGINEERING ARCHITECTURE INTERIOR DESIGN

6822 Jordinne Dodds Blvd., Suite 100
PO Box 1522
Mt. Pleasant, SC 29545-1522
P 843.849.0200 F 843.849.0203
www.thomasandhutton.com

DATE: 03/28/17
DRAWN: CVM
PROJECT: PFD

Scale: 1" = 200' (FEET)

SHEET 1 OF 3

THE AREA SHOWN ON THIS PLAN IS A REPRESENTATION OF THE ACTUAL PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE CHANGED AND SUBJECT TO CHANGE OVER TIME. BY DECLARING THE PROPERTY AUTOMATICALLY TO THE STATE OF SOUTH CAROLINA, THE CITY OF CHARLESTON IS WAIVING ALL RIGHTS TO THE PROPERTY AND TO THE SUBJECT PROPERTY, WITHIN THE MEANS OF NO.1

11/2/15
DATE: *[Signature]*

THE CRITICAL LINE SHOWN ON THIS PLAN IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SUBMITTAL SUBJECT TO THE APPROVING JURISDICTION.

- LEGEND
- NON PNE 50/50 OPEN WITH CAP
 - NON PNE FOUND 50/50 OPEN WITH CAP
 - ROAD CENTERLINE CONTROL
 - PROPOSED SETBACK LINE
 - SC2 SETBACK LINE
 - VISUAL BUFFER ZONE
 - CRW WATER EXSTANT
 - CRW SEWER EXSTANT
 - DRAINAGE ESTABLISH
 - OPEN SPACE FOR HOA USE ONLY
 - SEWER STREET ADDRESS
 - MEMBER POINT (NON PNE SET)
 - LANDS BELOW CE/HAZARDOUS CRITICAL LINE
 - FRESHWATER WETLAND

NOTES

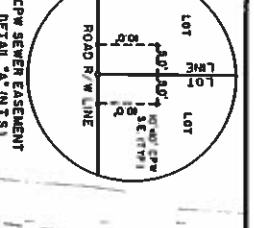
1. THE PLAN REPRESENTS A LIMITED SURVEY ON THE LISTED REFERENCES AND NOT THE RESULT OF A FULL SURVEY.

2. THE PLAN IS THE PROPERTY OF DANIEL ISLAND ASSOCIATES, LLC. IT IS TO BE USED FOR THE PURPOSES OF THE CITY OF CHARLESTON AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF DANIEL ISLAND ASSOCIATES, LLC.

3. THE PLAN IS THE PROPERTY OF DANIEL ISLAND ASSOCIATES, LLC. IT IS TO BE USED FOR THE PURPOSES OF THE CITY OF CHARLESTON AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF DANIEL ISLAND ASSOCIATES, LLC.

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SC GRID - 140035

BY THE RECORDING OF THIS PLAN AND UPON THE APPROVAL AND ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON, THE UNDERGROUND RIGHTS AND INTERESTS ARE CONVEYED TO THE CITY OF CHARLESTON.

DANIEL ISLAND ASSOCIATES, LLC
100 RIVERSIDE DRIVE, SUITE 200
CHARLESTON, SC 29403

PLANNING USE ONLY
DIXIE/DANIELSON
CITY OF CHARLESTON
DATE PLAN APPROVED: _____
APPROVED BY: _____
FOR CITY ENGINEER

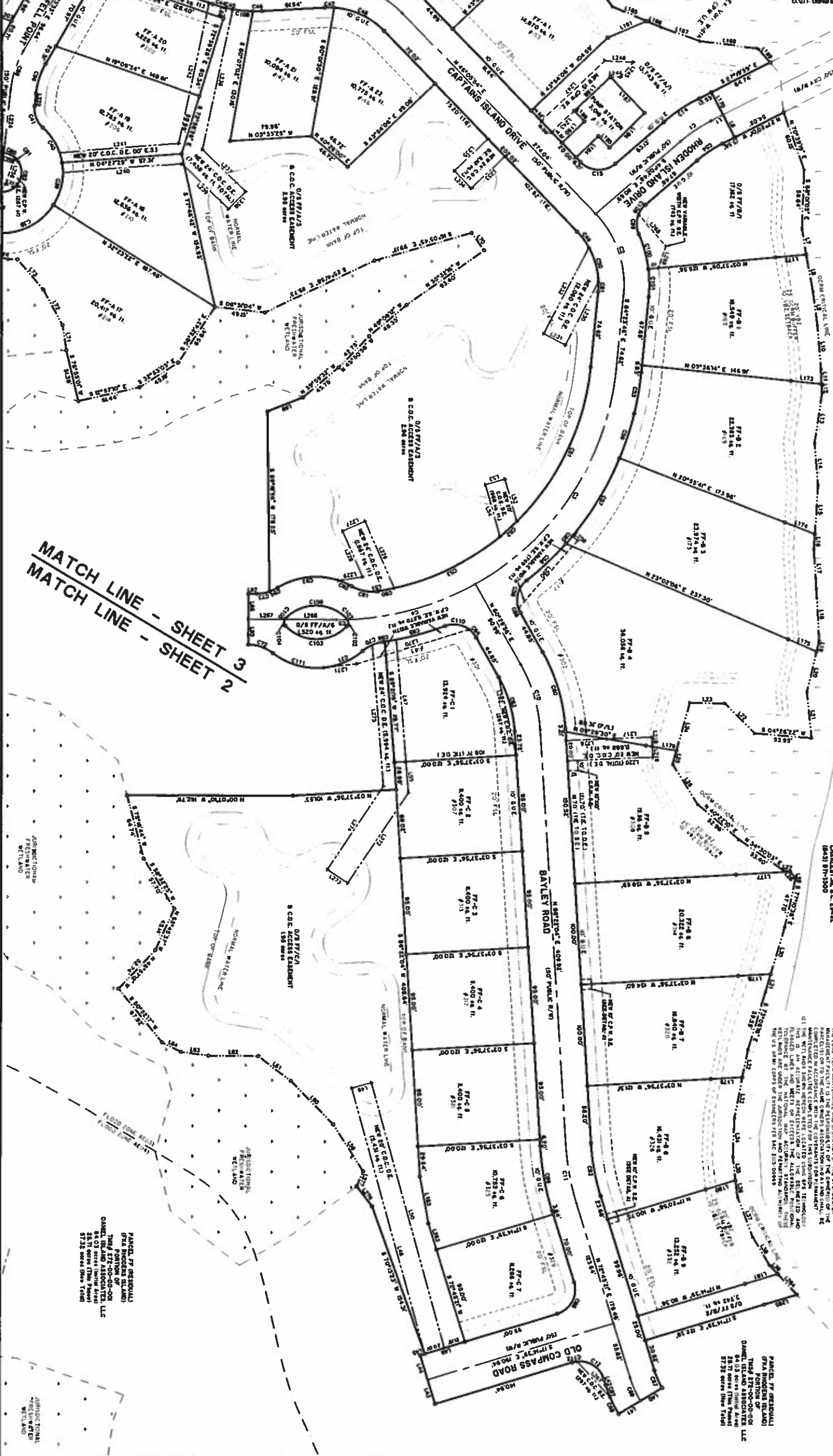
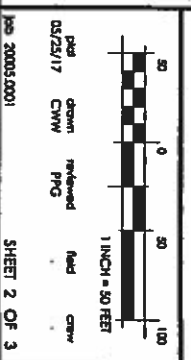
VICINITY MAP not to scale

The Daniel Island COMPANY

A FINAL SUBDIVISION
PLAT OF
DANIEL ISLAND
MASTER PLAN PARCEL FF
(FORMERLY KNOWN AS
RHODENS ISLAND)
TO CREATE
PARCEL FF, BLOCK A,
LOTS 1 THROUGH 22,
BLOCK B, LOTS 1 AND 9 &
BLOCK C, LOTS 1 THROUGH 7
AND A NEW PUMP STATION

DANIEL ISLAND, CITY OF CHARLESTON
BERKELEY COUNTY, SOUTH CAROLINA
Prepared for and owned by
DANIEL ISLAND ASSOCIATES, LLC

THOMAS & HUTTON
6822 Johnnie Dodds Blvd., Suite 100
PO Box 1522
Mt. Pleasant, SC 29445-1522
P 843.849.0200 / F 843.849.0203
www.thomashutton.com



MATCH LINE - SHEET 3
MATCH LINE - SHEET 2

Easements & Setbacks subject to change

SHEET 2 OF 3

THE AREA SHOWN ON THIS PLAN IS A REPRESENTATION OF THE PROPOSED DEVELOPMENT. THE CITY ENGINEER'S OFFICE SHALL REVIEW THE PROPOSED DEVELOPMENT AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE ROADWAY AND UTILITY SYSTEMS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDINGS AND OTHER STRUCTURES.

D. J. Starn
DATE: 11/2/15
SCALE: 1" = 40'

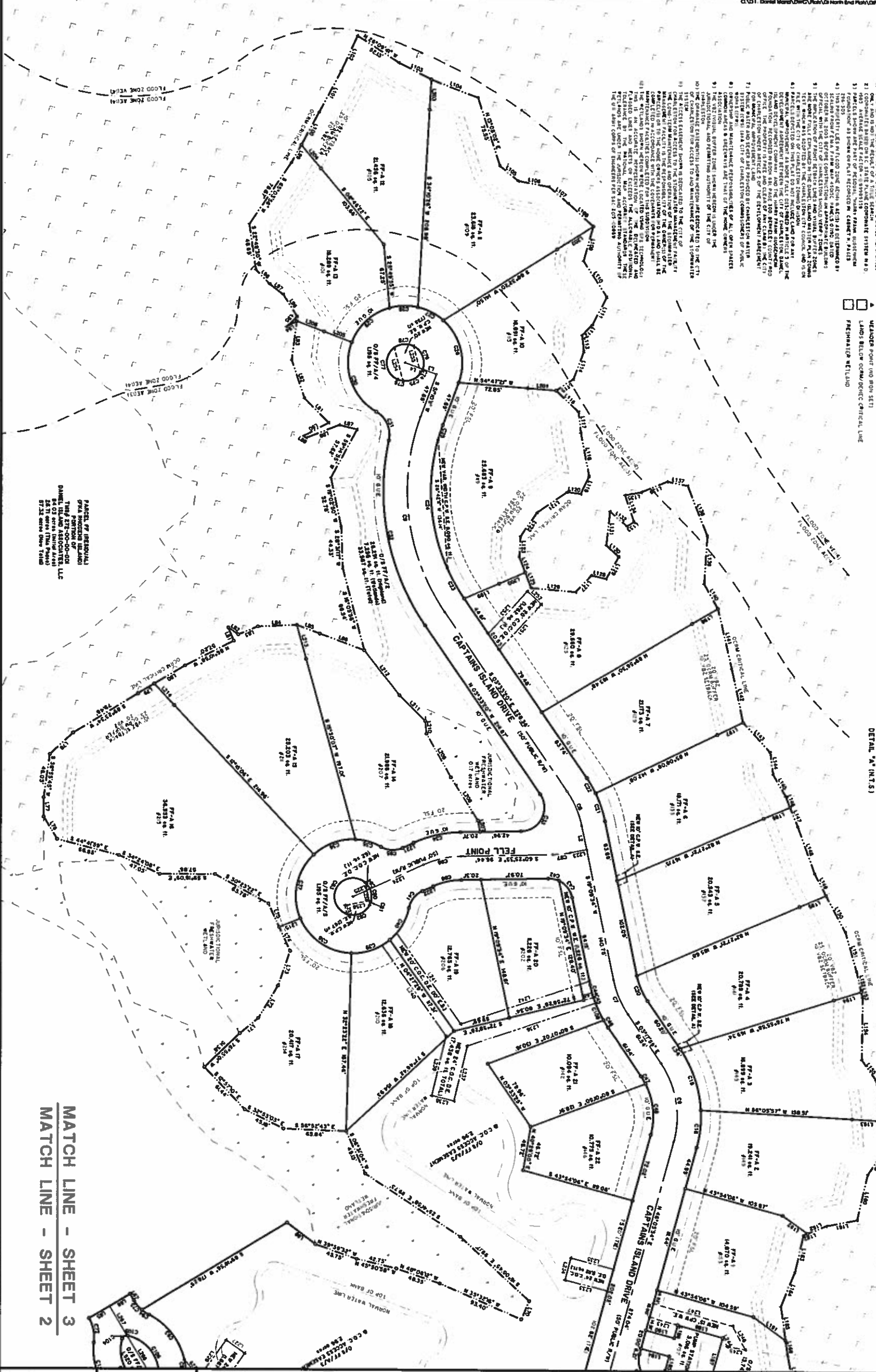
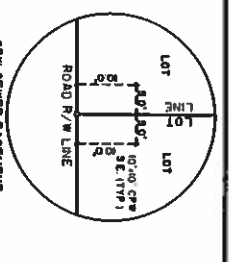
THE CRITICAL LINES SHOWN ON THIS PLAN SHALL BE VALID FOR FIVE YEARS FROM THE DATE OF THIS SUBMITTAL, SUBJECT TO THE CITY ENGINEER'S APPROVAL.

NOTES:
1) THE PLAT REPRESENTS THE LATEST REVISIONS TO THE PROPOSED DEVELOPMENT.
2) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDINGS AND OTHER STRUCTURES.
3) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE ROADWAY AND UTILITY SYSTEMS.
4) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE AND OTHER AMENITIES.
5) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE FLOOD CONTROL SYSTEMS.
6) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SEWER AND WATER SYSTEMS.
7) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE TRAFFIC SIGNALS AND OTHER TRAFFIC CONTROLS.
8) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE LIGHTING SYSTEMS.
9) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SECURITY SYSTEMS.
10) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE UTILITIES.

LEGEND:
● ROAD CENTERLINE
○ ROAD CENTERLINE CONTROL
— ROAD SETBACK LINE
- - - - - VISUAL BUFFER ZONE
- - - - - CPW BUFFER ESTIMATE
- - - - - CPW BUFFER ESTIMATE
- - - - - DRAINAGE ESTIMATE
- - - - - OPEN SPACE (PER NCA USE ONLY)
- - - - - DEMONSTRATED STREET ADDRESS
- - - - - NEIGHBOR POINT (NO ROW SET)
- - - - - LANDS BELOW (OWN/PROJ) CRITICAL LINE
□ FRESHWATER WETLAND

REFERENCES:
1) NCA § 17.00 00-00-01
2) NCA § 17.00 00-00-02
3) NCA § 17.00 00-00-03
4) NCA § 17.00 00-00-04
5) NCA § 17.00 00-00-05
6) NCA § 17.00 00-00-06
7) NCA § 17.00 00-00-07
8) NCA § 17.00 00-00-08
9) NCA § 17.00 00-00-09
10) NCA § 17.00 00-00-10
11) NCA § 17.00 00-00-11
12) NCA § 17.00 00-00-12
13) NCA § 17.00 00-00-13
14) NCA § 17.00 00-00-14
15) NCA § 17.00 00-00-15
16) NCA § 17.00 00-00-16
17) NCA § 17.00 00-00-17
18) NCA § 17.00 00-00-18
19) NCA § 17.00 00-00-19
20) NCA § 17.00 00-00-20

BY THE RECORDING OF THIS PLAN AND UPON THE APPROVAL AND RECORDATION BY THE CITY ENGINEER, THE DEVELOPER HEREBY WARRANTS AND AGREES TO MAINTAIN AND DEFEND THE RIGHTS OF WAY AND EASEMENTS TO THE USE OF THE PUBLIC.



MATCH LINE - SHEET 3
MATCH LINE - SHEET 2

PLANNING USE ONLY

DESIGNING DIVISION
CITY OF CHARLESTON

DATE PLAT APPROVED: _____

APPROVED BY: _____
FOR CITY ENGINEER

VICINITY MAP NOT TO SCALE

The Daniel Island COMPANY

A FINAL SUBDIVISION PLAT OF
DANIEL ISLAND
MASTER PLAN PARCEL FF
(FORMERLY KNOWN AS RHODENS ISLAND)
TO CREATE
PARCEL FF, BLOCK A,
LOTS 1 THROUGH 22,
BLOCK B, LOTS 1 AND 2,
BLOCK C, LOTS 1 THROUGH 7
AND A NEW PUMP STATION

DANIEL ISLAND ASSOCIATES, LLC

DAVID BLAND, CITY ENGINEER
BERKELEY COUNTY, SOUTH CAROLINA

Prepared for and owned by
DANIEL ISLAND ASSOCIATES, LLC

THOMAS & HUTTON
ENGINEERING | SURVEYING | PLANNING | DESIGN

682 Johnnie Dodds Blvd., Suite 100
PO Box 1522
Mt. Pleasant, SC 29465-1522
P 843.849.0200 | F 843.849.0203
WWW.THOMASANDHUTTON.COM

SHEET 3 OF 3

DWG: 02/25/17
CWM: CWB
PFC: PFC
CVM: CVM

1" = 50 FEET

NO. 20005.0001

Easements & Setbacks subject to change