





CAINHOY SOUTH - FIRST LIGHT NEIGHBORHOOD PHASE 4	
Existing Site Conditions	
TMS#	262-00-00-008
Zoning	PUD-ST-MU
Flood Zone	AE (9)
FEMA Flood Map Number	45015C-0740E
Project Acreage	
Existing Wetland Area	22.9 acres
Existing Critical Area	8.07 acres
Total Upland	14.79 acres
Proposed Site Conditions	
Proposed Lot Count	26
Proposed Wetland Fill	0.00 acres
Wetlands to Remain	8.07 acres
Critical Area to Remain	0.04 acres
Wetland Buffer	2.00 acres
Critical Line Buffer	0.02 acres
Net Developable Area	12.77 acres
Density	2.0 lots/acre
Pond Area	1.10 acres
Active Open Space	2.37 acres
Passive Open Space	2.39 acres
Total Non-Useable Open Space	
Total Useable Open Space	13.62 acres
% Useable Open Space	2.37 acres
Total Open Space	51.7%
Total % Open Space	15.99 acres
	69.8%

LEGEND	
●	3/4" IRON PIPE FOUND
●	3/4" IRON REBAR FOUND
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	FLUSH VALVE RISER
⊕	WATER METER
⊕	BACK FLOW
⊕	IRRIGATION CONTROL VALVE
⊕	SEWER MANHOLE
⊕	CLEANOUT
⊕	STORM CURB INLET
⊕	STORM MANHOLE
⊕	STORM GRATE INLET
⊕	ELECTRIC METER
⊕	ELECTRIC BOX
⊕	ELECTRIC BOX (TRAFFIC)
⊕	GUY WIRE ANCHOR
⊕	UTILITY POLE
⊕	ELECTRIC MANHOLE
⊕	UTILITY MARKER POST
⊕	COMMUNICATION PEDESTAL
HOA	OWNERS ASSOCIATION
COC	CITY OF CHARLESTON
TYP	TYPICAL
EX	EXISTING
ESMT	EASEMENT
DE	DRAINAGE EASEMENT
V/W	VARIABLE WIDTH
▨	FRESHWATER WETLANDS
▨	OCRM CRITICAL AREA
▨	FW WETLAND BUFFER
▨	OCRM CRITICAL AREA BUFFER
▨	CONCEPT PLAN AREA
▨	FRESHWATER WETLANDS
▨	OCRM CRITICAL AREA

GENERAL NOTES:

- THE PURPOSE OF THE CONCEPTUAL SUBDIVISION PLAN IS TO DEMONSTRATE COMPLIANCE WITH THE CAINHOY-ST PUD AS ADOPTED BY THE CITY OF CHARLESTON.
- DEVELOPMENT OF THE ROAD CONSTRUCTION INDIVIDUAL LOTS WILL BE SUBJECT TO THE DEVELOPMENT STANDARDS OF BOTH THE CAINHOY-ST PUD AND CITY OF CHARLESTON STANDARDS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
  - USE SHALL COMPLY WITH CAINHOY PUD ZONING DESIGNATION
  - ESTABLISHMENT OF BUILT TO LINES
  - TREE SURVEY & PROTECTIVE ZONES IN ACCORDANCE WITH SECTION 54-328 OF CITY ORDINANCE
- STREET NAMES SHALL BE APPROVED & RESERVED WITH CITY GIS AND BERKELEY COUNTY.
- PUBLIC STREETS WILL INCLUDE PEDESTRIAN PATHS.
- DWELLING UNITS WILL BE DETACHED SINGLE FAMILY RESIDENTIAL.

TRANSPORTATION NOTES:

- SIGHT DISTANCE VISIBILITY AT ALL EXITS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SC DOT ACCESS AND ROADSIDE MANAGEMENT STANDARDS MANUAL (CURRENT EDITION AS OF THE DATE OF THIS PLAN).
- NO PARKING WILL BE PERMITTED ON STREETS WITH LESS THAN 27' OF PAVEMENT WIDTH.
- ALL INTERSECTIONS MUST MEET THE VISION CLEARANCE REQUIREMENTS AS STATED IN ZONING ORDINANCE ARTICLE 3.54-351 AND SIGHT DISTANCE VISIBILITY REQUIREMENTS OUTLINED IN THE SC DOT ARMS MANUAL.

ROAD TYPE SUMMARY	
ROAD TYPE	LINEAR FOOT
50' R/W SECTION - NS - 50 - 28	961
<b>TOTAL</b>	<b>961</b>

OPEN SPACE NOTES:

- NEIGHBORHOOD PARK IS CONCEPTUAL ENVISIONED TO INCLUDE A MIX OF ACTIVE AND PASSIVE RECREATION THAT MAY INCLUDE BENCHES, PLAYGROUND EQUIPMENT, PLAYING FIELDS, DOG PARK, TRAILS, PICNIC AREAS AND/OR SIMILAR ELEMENTS.
- NOT LESS THAN 20% OF THE GROSS LOT ACREAGE OF THE AGGREGATE PROPERTY SHALL BE OPEN SPACE. NOT LESS THAN 25% OF THE REQUIRED OPEN SPACE SHALL BE USABLE OPEN SPACE.
- THIS MAP ILLUSTRATES A GENERAL PLAN OF THE DEVELOPMENT WHICH IS FOR DISCUSSION PURPOSES ONLY. DOES NOT LIMIT OR BIND THE OWNER, AND IS SUBJECT TO CHANGE AND REVISION WITHOUT PRIOR WRITTEN NOTICE TO THE HOLDER. DIMENSIONS, BOUNDARIES AND POSITION LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO AN ACCURATE SURVEY AND PROPERTY DESCRIPTION. DATA FROM VARIOUS SOURCES AND NOT INTENDED FOR DESIGN.
- ALL OPEN SPACE AREAS SHALL BE RESERVED FOR OPEN SPACE ONLY AND SHALL BE OWNED AND MAINTAINED BY THE HOA UNLESS SPECIFICALLY STATED OTHERWISE.

TREE NOTES:

- ARBORIST TREE ASSESSMENT TO BE PROVIDED TO CITY OF CHARLESTON AS PART OF ROAD CONSTRUCTION PLANS.
- SHOULD A LANDMARK TREE ENCOMPASS A LOT TO THE POINT THAT IT IS DESIRED UNDER DEVELOPEABLE LOT LINES AND/OR ROAD GEOMETRY WILL BE MODIFIED TO THE GREATEST EXTENT PRACTICAL DURING THE ROAD CONSTRUCTION DESIGN PROCESS IN AN EFFORT TO PRESERVE THE SUBJECT TREE.
- NO LANDMARK TREES TO BE REMOVED.

TREE GRADE LEGEND:	
■	LRF (LOW RISK FACTOR)
■	MRF (MODERATE RISK FACTOR)
■	HRF (HIGH RISK FACTOR)
■	IRF (IMMINENT RISK FACTOR)

LANDMARK TREE SUMMARY		
Tree Grade	Trees in Developable Area	Trees to be Removed
IRF	0	0
HRF	0	0
MRF	0	0
LRF	0	0

UTILITY NOTES:

- WATER AND SEWER MAINS TO SERVE THE SITE ARE LOCATED ON ADJACENT EXISTING ROADWAYS. EXTENSION OF THE EXISTING WATER AND SEWER SHALL BE IN ACCORDANCE WITH CHARLESTON WATER SYSTEMS STANDARDS INCLUDING CONFIRMATION OF AVAILABLE CAPACITY BASED ON PROPOSED USE.
- ELECTRIC AND GAS UTILITIES SHALL BE EXTENDED TO SERVE THE PROPOSED LOTS IN ACCORDANCE WITH THE APPLICABLE UTILITY COMPANY AND CITY OF CHARLESTON STANDARDS INCLUDING PROVIDED EASEMENTS AS REQUIRED.

STORM DRAINAGE NOTES:

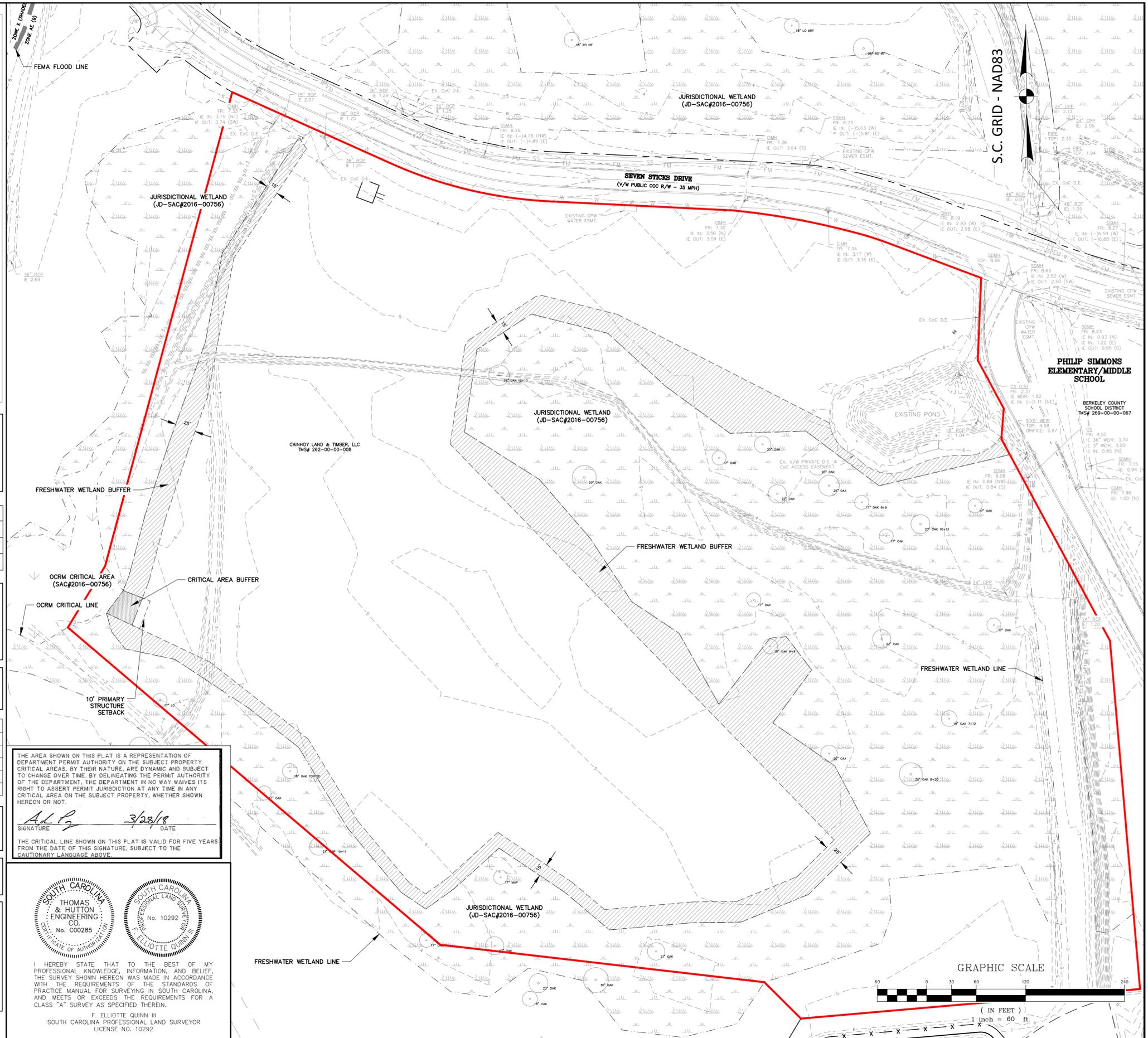
- DETAILED DRAINAGE PLANS OF THE ROAD CONSTRUCTION SHALL BE DESIGNED AND REVIEWED IN ACCORDANCE WITH THE CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE AND STORMWATER DESIGN MANUAL.
- CITY OF CHARLESTON STORM DRAINAGE EASEMENTS SHOWN ARE TYPICAL 20'. ADDITIONAL EASEMENT MAY BE REQUIRED PER THE COC SDDM AND WILL BE DETERMINED DURING TECHNICAL REVIEW OF THE ROAD CONSTRUCTION PLANS.

SURVEY NOTES:

- TAX MAP NO.: 262-00-00-008
- ACCORDING TO F.L.M. MAP NO. 45015C, PANEL 0740E, EFFECTIVE 12/7/18, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE AE (9).
- COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES (AVERAGE GRID TO GROUND COMBINED SCALE FACTOR = 0.999875). REFERENCED TO NGS STATION "CAINHOY 2004".
- A TITLE SEARCH WAS NOT PERFORMED BY THOMAS & HUTTON ENGINEERING COMPANY AT THE TIME OF THIS SURVEY.
- THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, SUBJECT TO ANY AMENDMENTS OR MODIFICATIONS THERETO BY THIS PLAT. DEED REFERENCE: D.B. 7368, PG. 0001 & 10038, PG. 307.
- THE WETLANDS SHOWN HEREON HAVE BEEN LOCATED USING GPS AND CONVENTIONAL TECHNIQUES. REFERENCE: SAC#2016-00756.
- PUBLIC WATER AND SEWER ARE PROVIDED BY THE CITY OF CHARLESTON COMMISSIONERS OF PUBLIC WORKS (CPW), ALSO KNOWN AS CHARLESTON WATER SYSTEM (CWS).
- CONTOUR INTERVAL = ONE FOOT (1') AND BASED NAVD 88 VERTICAL DATUM.
- THIS TOPOGRAPHIC SURVEY IS A PORTION OF THAT PROPERTY SHOWN ON REF #5.

SURVEY REFERENCES:

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- PLAT BY THOMAS & HUTTON DATED APRIL 5, 2016 PLAT CABINET S, PAGES 195 PH 2 R/W
- PLAT BY THOMAS & HUTTON DATED AUGUST 5, 2016 PLAT CABINET S, PAGE 14q PH 2B R/W
- PLAT BY THOMAS & HUTTON DATED MARCH 20, 2017 PLAT CABINET S, PAGE 134 Q TRACT D
- PLAT BY THOMAS & HUTTON DATED OCTOBER 18, 2007 PLAT CABINET M, PAGE 40



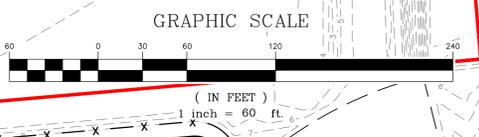
THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

Signature: *ALL* DATE: 3/28/18

THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

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.

F. ELLIOTTE QUINN III  
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 10292



NO.	REVISIONS	BY	DATE

NO.	REVISIONS	BY	DATE

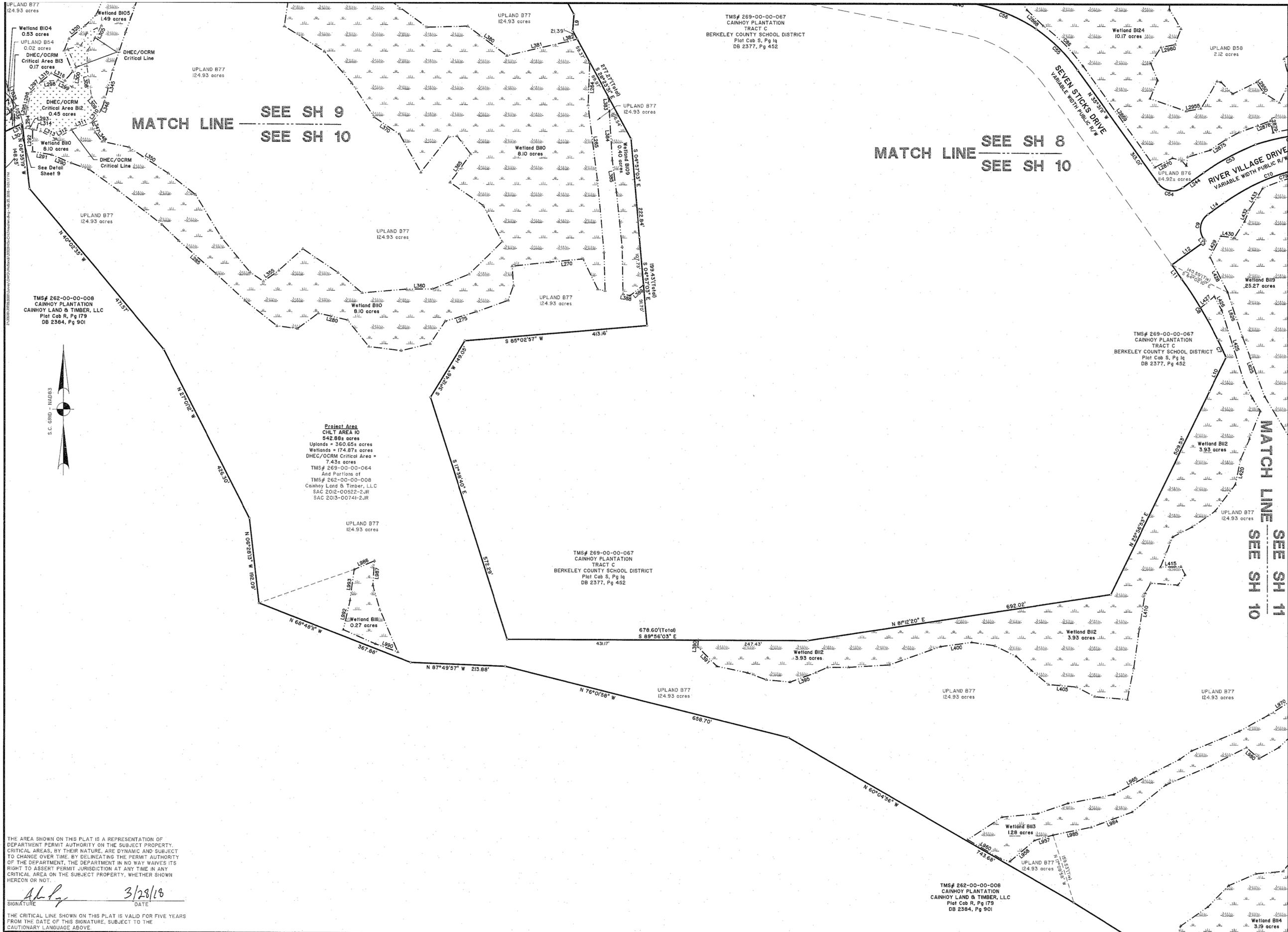
**THOMAS & HUTTON**  
682 Johnnie Dodds Blvd. • Suite 100  
Mt. Pleasant, SC 29464 • 843.849.0200  
www.thomasandhutton.com

**CAINHOY LAND & TIMBER, LLC**  
CITY OF CHARLESTON, BERKELEY COUNTY, SOUTH CAROLINA  
CAINHOY FIRST LIGHT - PHASE 4  
EXISTING CONDITIONS

JOB NO: J-20028.2010  
DATE: 03/16/2020  
DRAWN: KAA  
DESIGNED: WBC  
REVIEWED: WBC  
APPROVED: WBC  
SCALE: 1" = 60'

**V1.1**





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**NOTE**  
 SEE SHEET 16 FOR NOTES, ACREAGE DATA TABLES  
 SEE SHEET 16, 17 & 18 FOR LINE & CURVE DATA TABLES

**LEGEND**

- MEANDER POINT (NO MONUMENT)
- WETLAND POINT (NO MONUMENT)
- WETLAND
- DHEC/OCRM Critical Area
- Approximate Location Of Center Line Of Prpw Tributary
- WETLAND B# Wetland Within Cainho Land & Timber, LLC Property

**THOMAS & HUTTON ENGINEERING CO.**  
 No. C00285  
 F. ELLIOTTE QUINN III  
 LICENSE NO. 10292

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.

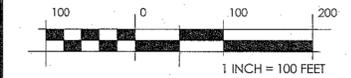
F. ELLIOTTE QUINN III  
 SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 10292

**WETLAND SURVEY**  
**CHLT AREA 10**  
**TMS# 269-00-00-064**  
**AND PORTIONS OF**  
**TMS# 262-00-00-008**  
**CONTAINING**  
**542.88± acres**

City of Charleston  
 BERKELEY COUNTY, SOUTH CAROLINA  
 prepared for  
 Cainho Land & Timber, LLC

No.	Revision	By	Date
1	Revise Wetland B10B	fre	12/21/17

**THOMAS & HUTTON**  
 Engineering | Surveying | Planning | GIS | Consulting  
 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



plot 09/26/17  
 drawn fre  
 reviewed feq  
 field  
 crew

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Signature: *A.L.P.* DATE: 3/28/18

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TMS# 262-00-00-008  
 CAINHOY PLANTATION  
 CAINHOY LAND & TIMBER, LLC  
 Plat Cb R, Pg 179  
 DB 2384, Pg 901

CAINHOY SOUTH - FIRST LIGHT NEIGHBORHOOD PHASE 4	
Existing Site Conditions	
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Flood Zone	AE (9)
FEMA Flood Map Number	45015C-0740E
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**GENERAL NOTES:**

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ROAD TYPE SUMMARY	
ROAD TYPE	LINEAR FOOT
50' R/W SECTION - NS - 50 - 28	961
<b>TOTAL</b>	<b>961</b>

**OPEN SPACE NOTES:**

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TREE GRADE LEGEND:	
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LANDMARK TREE SUMMARY		
Tree Grade	Trees in Developable Area	Trees to be Removed
IRF	0	0
HRF	0	0
MRF	0	0
LRF	0	0

**UTILITY NOTES:**

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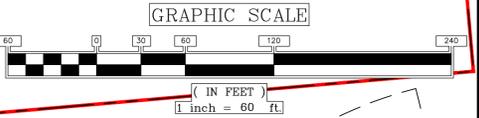
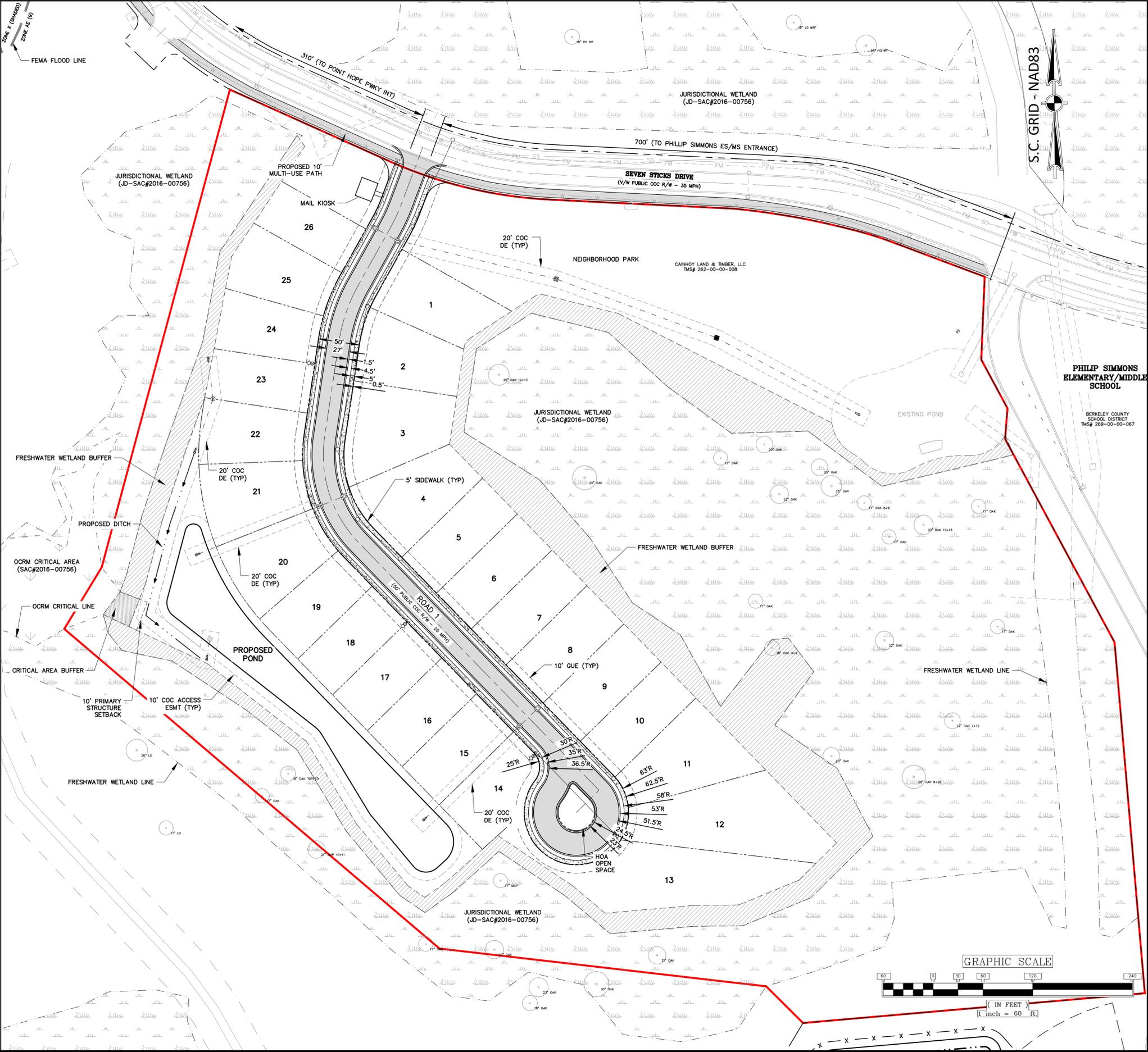
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- PLAT BY THOMAS & HUTTON DATED OCTOBER 18, 2007 PLAT CABINET M, PAGE 40



NO.	REVISIONS	BY	DATE

**THOMAS & HUTTON**  
 682 Johnnie Dodds Blvd. • Suite 100  
 Mt. Pleasant, SC 29464 • 843.849.0200  
 www.thomasonhutton.com

**CAINHOY LAND & TIMBER, LLC**  
 CITY OF CHARLESTON, BERKELEY COUNTY, SOUTH CAROLINA  
**CAINHOY FIRST LIGHT - PHASE 4**  
**SITE LAYOUT PLAN**

JOB NO.: J-20028.2010  
 DATE: 03/16/2020  
 DRAWN: KAA  
 DESIGNED: WBC  
 REVIEWED: WBC  
 APPROVED: WBC  
 SCALE: 1" = 60'

**C1.1**



CAINHOY SOUTH - FIRST LIGHT NEIGHBORHOOD PHASE 4	
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⊗	TYPICAL
⊗	EXISTING
⊗	EASEMENT
⊗	DRAINAGE EASEMENT
V/W	VARIABLE WIDTH
▨	FRESHWATER WETLANDS
▨	OCRM CRITICAL AREA
▨	FW WETLAND BUFFER
▨	OCRM CRITICAL AREA BUFFER
▨	CONCEPT PLAN AREA
▨	FRESHWATER WETLANDS
▨	OCRM CRITICAL AREA

**GENERAL NOTES:**

- THE PURPOSE OF THE CONCEPTUAL SUBDIVISION PLAN IS TO DEMONSTRATE COMPLIANCE WITH THE CAINHOY-ST PUD AS ADOPTED BY THE CITY OF CHARLESTON.
- DEVELOPMENT OF THE ROAD CONSTRUCTION INDIVIDUAL LOTS WILL BE SUBJECT TO THE DEVELOPMENT STANDARDS OF BOTH THE CAINHOY-ST PUD AND CITY OF CHARLESTON STANDARDS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
  - USE SHALL COMPLY WITH CAINHOY PUD ZONING DESIGNATION
  - ESTABLISHMENT OF BUILD TO LINES
  - TREE SURVEY & PROTECTIVE ZONES IN ACCORDANCE WITH SECTION 54-328 OF CITY ORDINANCE
- STREET NAMES SHALL BE APPROVED & RESERVED WITH CITY GIS AND BERKELEY COUNTY.
- PUBLIC STREETS WILL INCLUDE PEDESTRIAN PATHS.
- DWELLING UNITS WILL BE DETACHED SINGLE FAMILY RESIDENTIAL.

**TRANSPORTATION NOTES:**

- SIGHT DISTANCE VISIBILITY AT ALL EXITS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SCDOT ACCESS AND ROADSIDE MANAGEMENT STANDARDS MANUAL (CURRENT EDITION AS OF THE DATE OF THIS PLAN).
- NO PARKING WILL BE PERMITTED ON STREETS WITH LESS THAN 27' OF PAVEMENT WIDTH.
- ALL INTERSECTIONS MUST MEET THE VISION CLEARANCE REQUIREMENTS AS STATED IN ZONING ORDINANCE ARTICLE 3, 54-351 AND SIGHT DISTANCE VISIBILITY REQUIREMENTS OUTLINED IN THE SCDOT ARMS MANUAL.

ROAD TYPE SUMMARY	
ROAD TYPE	LINEAR FOOT
50' R/W SECTION - NS - 50 - 28	961
<b>TOTAL</b>	<b>961</b>

**OPEN SPACE NOTES:**

- NEIGHBORHOOD PARK IS CONCEPTUAL ENVISIONED TO INCLUDE A MIX OF ACTIVE AND PASSIVE RECREATION THAT MAY INCLUDE BENCHES, PLAYGROUND EQUIPMENT, PLAYING FIELDS, DOG PARK, TRAILS, PICNIC AREAS AND/OR SIMILAR ELEMENTS.
- NOT LESS THAN 20% OF THE GROSS LOT ACREAGE OF THE AGGREGATE PROPERTY SHALL BE OPEN SPACE. NOT LESS THAN 25% OF THE REQUIRED OPEN SPACE SHALL BE USABLE OPEN SPACE.
- THIS MAP ILLUSTRATES A GENERAL PLAN OF THE DEVELOPMENT WHICH IS FOR DISCUSSION PURPOSES ONLY. DOES NOT LIMIT OR BIND THE OWNER, AND IS SUBJECT TO CHANGE AND REVISION WITHOUT PRIOR WRITTEN NOTICE TO THE HOLDER. DIMENSIONS, BOUNDARIES AND POSITION LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO AN ACCURATE SURVEY AND PROPERTY DESCRIPTION. DATA FROM VARIOUS SOURCES AND NOT INTENDED FOR DESIGN.
- ALL OPEN SPACE AREAS SHALL BE RESERVED FOR OPEN SPACE ONLY AND SHALL BE OWNED AND MAINTAINED BY THE HOA UNLESS SPECIFICALLY STATED OTHERWISE.

**TREE NOTES:**

- ARBORIST TREE ASSESSMENT TO BE PROVIDED TO CITY OF CHARLESTON AS PART OF ROAD CONSTRUCTION PLANS.
- SHOULD A LANDMARK TREE ENCUMBER A LOT TO THE POINT THAT IT IS DEEMED UNDESIRABLE, LOT LINES AND/OR ROAD GEOMETRY WILL BE MODIFIED TO THE GREATEST EXTENT PRACTICAL DURING THE ROAD CONSTRUCTION DESIGN PROCESS IN AN EFFORT TO PRESERVE THE SUBJECT TREE.
- NO LANDMARK TREES TO BE REMOVED.

TREE GRADE LEGEND:		LANDMARK TREE SUMMARY		
Tree Grade	Trees in Developable Area	Trees to be Removed		
IRF	0	0		
HRF	0	0		
MRF	0	0		
LRF	0	0		

**UTILITY NOTES:**

- WATER AND SEWER MAINS TO SERVE THE SITE ARE LOCATED ON ADJACENT EXISTING ROADWAYS. EXTENSION OF THE EXISTING WATER AND SEWER SHALL BE IN ACCORDANCE WITH CHARLESTON WATER SYSTEMS STANDARDS INCLUDING CONFIRMATION OF AVAILABLE CAPACITY BASED ON PROPOSED USE.
- ELECTRIC AND GAS UTILITIES SHALL BE EXTENDED TO SERVE THE PROPOSED LOTS IN ACCORDANCE WITH THE APPLICABLE UTILITY COMPANY AND CITY OF CHARLESTON STANDARDS INCLUDING PROVIDED EASEMENTS AS REQUIRED.

**STORM DRAINAGE NOTES:**

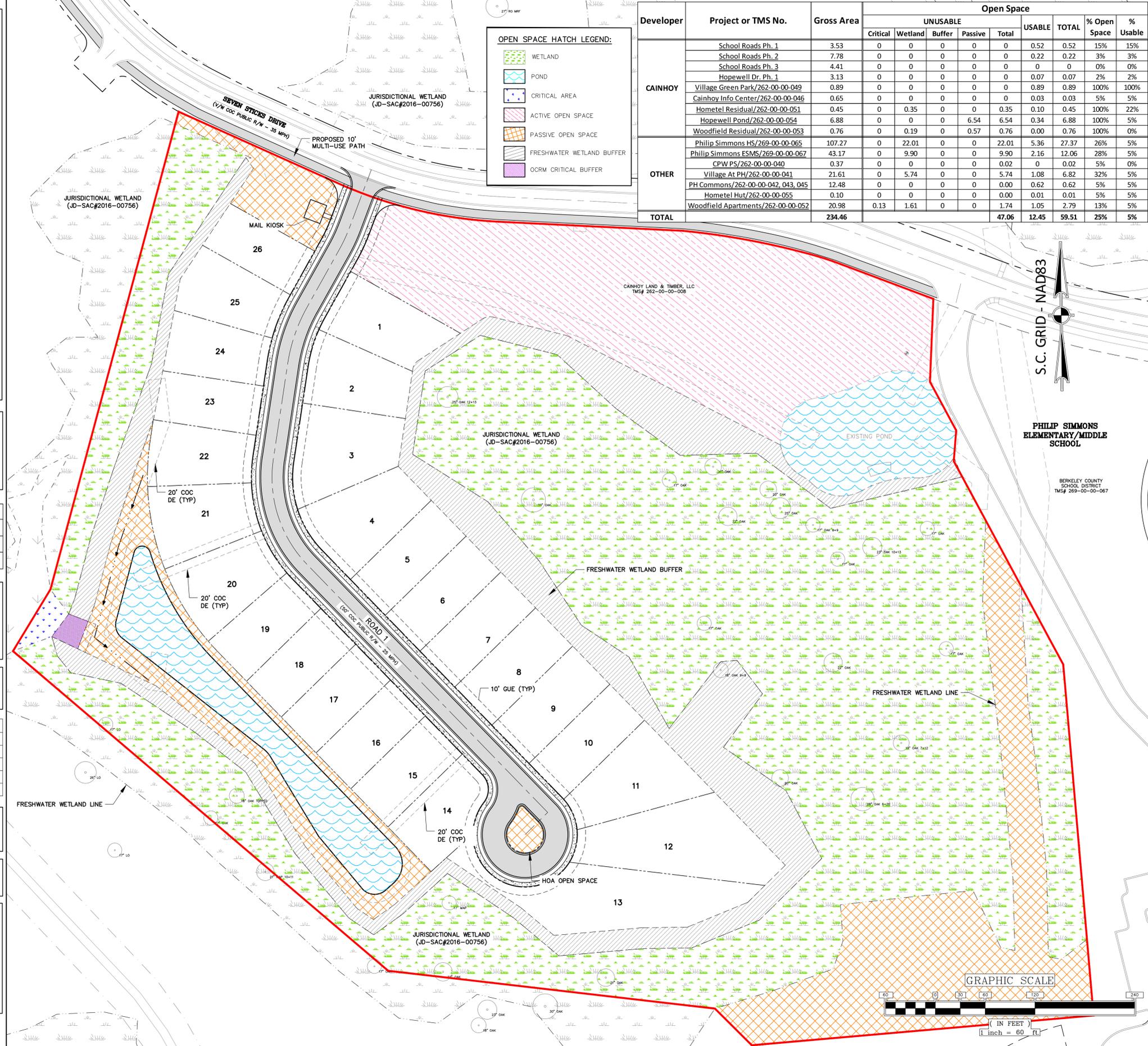
- DETAILED DRAINAGE PLANS OF THE ROAD CONSTRUCTION SHALL BE DESIGNED AND REVIEWED IN ACCORDANCE WITH THE CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE AND STORMWATER DESIGN MANUAL.
- CITY OF CHARLESTON STORM DRAINAGE EASEMENTS SHOWN ARE TYPICAL 20'. ADDITIONAL EASEMENT MAY BE REQUIRED PER THE COC SDDM AND WILL BE DETERMINED DURING TECHNICAL REVIEW OF THE ROAD CONSTRUCTION PLANS.

**SURVEY NOTES:**

- TAX MAP NO.: 262-00-00-008
- ACCORDING TO F.L.R.M. MAP NO. 45015C, PANEL 0740E, EFFECTIVE 12/7/18, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE AE (9).
- COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES (AVERAGE GRID TO GROUND COMBINED SCALE FACTOR = 0.999875). REFERENCED TO NGS STATION CAINHOY 2004.
- A TITLE SEARCH WAS NOT PERFORMED BY THOMAS & HUTTON ENGINEERING COMPANY AT THE TIME OF THIS SURVEY.
- THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, SUBJECT TO ANY AMENDMENTS OR MODIFICATIONS THERETO BY THIS PLAT, DEED REFERENCE: D.B. 7368, PG. 0001 & 10038, PG. 307.
- THE WETLANDS SHOWN HEREON HAVE BEEN LOCATED USING GPS AND CONVENTIONAL TECHNIQUES. REFERENCE: SAC# 2016-00756.
- PUBLIC WATER AND SEWER ARE PROVIDED BY THE CITY OF CHARLESTON COMMISSIONERS OF PUBLIC WORKS (CPW), ALSO KNOWN AS CHARLESTON WATER SYSTEM (CWS).
- CONTOUR INTERVAL = ONE FOOT (1') AND BASED NAVD 88 VERTICAL DATUM.
- THIS TOPOGRAPHIC SURVEY IS A PORTION OF THAT PROPERTY SHOWN ON REF #5.

**SURVEY REFERENCES:**

- PLAT BY THOMAS & HUTTON DATED APRIL 7, 2016 PLAT CABINET 3, PAGE 198 PH 1 R/W
- PLAT BY THOMAS & HUTTON DATED APRIL 5, 2016 PLAT CABINET 3, PAGES 195 PH 2 R/W
- PLAT BY THOMAS & HUTTON DATED AUGUST 5, 2016 PLAT CABINET 3, PAGE 14 PH 2B R/W
- PLAT BY THOMAS & HUTTON DATED MARCH 20, 2017 PLAT CABINET 3, PAGE 134 Q TRACT D
- PLAT BY THOMAS & HUTTON DATED OCTOBER 18, 2007 PLAT CABINET 14, PAGE 40



Developer	Project or TMS No.	Gross Area	UNUSABLE					USABLE	TOTAL	% Open Space	% Usable
			Critical	Wetland	Buffer	Passive	Total				
CAINHOY	School Roads Ph. 1	3.53	0	0	0	0	0	0.52	0.52	15%	15%
	School Roads Ph. 2	7.78	0	0	0	0	0	0.22	0.22	3%	3%
	School Roads Ph. 3	4.41	0	0	0	0	0	0	0	0%	0%
	Hopewell Dr. Ph. 1	3.13	0	0	0	0	0	0.07	0.07	2%	2%
	Village Green Park/262-00-00-049	0.89	0	0	0	0	0	0.89	0.89	100%	100%
	CainhoY Info Center/262-00-00-046	0.65	0	0	0	0	0	0.03	0.03	5%	5%
OTHER	Hometel Residual/262-00-00-051	0.45	0	0.35	0	0	0.35	0.10	0.45	100%	22%
	Hopewell Pond/262-00-00-054	6.88	0	0	0	6.54	6.54	0.34	6.88	100%	5%
	Woodfield Residual/262-00-00-053	0.76	0	0.19	0	0.57	0.76	0.00	0.76	100%	0%
	Philip Simmons HS/269-00-00-065	107.27	0	22.01	0	0	22.01	5.36	27.37	26%	5%
	Philip Simmons ESMS/269-00-00-067	43.17	0	9.90	0	0	9.90	2.16	12.06	28%	5%
	CPW PS/262-00-00-040	0.37	0	0	0	0	0.02	0	0.02	5%	0%
	Village At PH/262-00-00-041	21.61	0	5.74	0	0	5.74	1.08	6.82	32%	5%
	PH Commons/262-00-00-042, 043, 045	12.48	0	0	0	0	0.00	0.62	0.62	5%	5%
	Hometel Hut/262-00-00-055	0.10	0	0	0	0	0.00	0.01	0.01	5%	5%
	Woodfield Apartments/262-00-00-052	20.98	0.13	1.61	0	0	1.74	1.05	2.79	13%	5%
<b>TOTAL</b>		<b>234.46</b>					<b>47.06</b>	<b>12.45</b>	<b>59.51</b>	<b>25%</b>	<b>5%</b>

NO.	REVISIONS	BY	DATE

**THOMAS & HUTTON**  
 682 Johnnie Dodds Blvd. • Suite 100  
 Mt. Pleasant, SC 29464 • 843.849.0200  
 www.thomasandhutton.com

**CAINHOY LAND & TIMBER, LLC**  
 CITY OF CHARLESTON, BERKELEY COUNTY, SOUTH CAROLINA  
**CAINHOY FIRST LIGHT - PHASE 4**  
**OPEN SPACE PLAN**

JOB NO.: J-20028.2010  
 DATE: 03/16/2020  
 DRAWN: KAA  
 DESIGNED: WBC  
 REVIEWED: WBC  
 APPROVED: WBC  
 SCALE: 1" = 60'

**C1.3**

CAINHOY SOUTH - FIRST LIGHT NEIGHBORHOOD PHASE 4	
Existing Site Conditions	
TMS#	262-00-00-008
Zoning	PUD-ST-MU
Flood Zone	AE (9)
FEMA Flood Map Number	45015C-0740E
Project Acreage	22.9 acres
Existing Wetland Area	8.07 acres
Existing Critical Area	0.04 acres
Total Upland	14.79 acres
Proposed Site Conditions	
Proposed Lot Count	26
Proposed Wetland Fill	0.00 acres
Wetlands to Remain	8.07 acres
Critical Area to Remain	0.04 acres
Wetland Buffer	2.00 acres
Critical Line Buffer	0.02 acres
Net Developable Area	12.77 acres
Density	2.0 lots/acre
Pond Area	1.10 acres
Active Open Space	2.37 acres
Passive Open Space	2.39 acres
Total Non-Useable Open Space	13.62 acres
Total Useable Open Space	2.37 acres
% Useable Open Space	51.7%
Total Open Space	15.99 acres
Total % Open Space	69.8%

LEGEND	
●	3/4" IRON PIPE FOUND
○	3/4" IRON REBAR FOUND
⊕	FIRE HYDRANT
⊗	WATER VALVE
⊕	FLUSH VALVE RISER
⊗	WATER METER
⊕	BACK FLOW
⊗	IRRIGATION CONTROL VALVE
⊕	SEWER MANHOLE
⊗	CLEANOUT
⊕	STORM CURB INLET
⊗	STORM MANHOLE
⊕	STORM GRATE INLET
⊗	ELECTRIC METER
⊕	ELECTRIC BOX
⊗	ELECTRIC BOX (TRAFFIC)
⊕	GUY WIRE ANCHOR
⊗	UTILITY POLE
⊕	ELECTRIC MANHOLE
⊗	UTILITY MARKER POST
⊕	COMMUNICATION PEDESTAL
⊗	OWNERS ASSOCIATION
⊕	CITY OF CHARLESTON
⊗	TYPICAL
⊕	EXISTING
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ROAD TYPE SUMMARY	
ROAD TYPE	LINEAR FOOT
50' R/W SECTION - NS - 50 - 28	961
<b>TOTAL</b>	<b>961</b>

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- NO LANDMARK TREES TO BE REMOVED.

**TREE GRADE LEGEND:**

Green	LRF (LOW RISK FACTOR)
Blue	MRF (MODERATE RISK FACTOR)
Yellow	HRF (HIGH RISK FACTOR)
Orange	IRF (IMMINENT RISK FACTOR)

LANDMARK TREE SUMMARY		
Tree Grade	Trees in Developable Area	Trees to be Removed
IRF	0	0
HRF	0	0
MRF	0	0
LRF	0	0

**UTILITY NOTES:**

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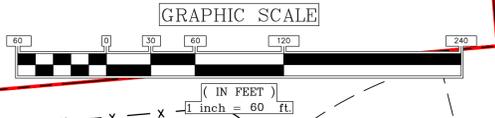
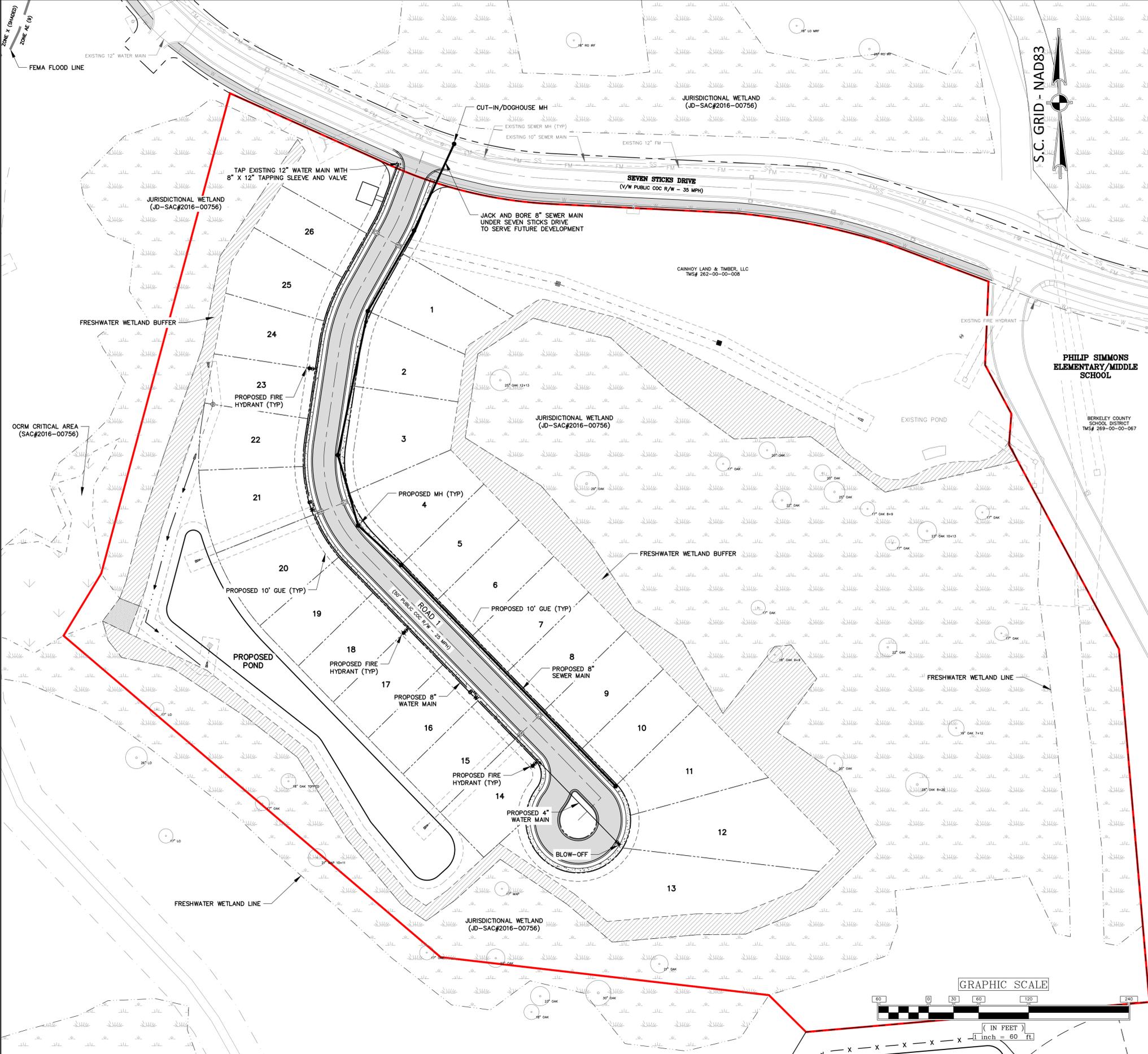
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NO.	REVISIONS	BY	DATE

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**CAINHOY LAND & TIMBER, LLC**  
 CITY OF CHARLESTON, BERKELEY COUNTY, SOUTH CAROLINA  
**CAINHOY FIRST LIGHT - PHASE 4**  
**CONCEPTUAL UTILITY PLAN**

JOB NO.:	J-20028.2010
DATE:	03/16/2020
DRAWN:	KAA
DESIGNED:	WBC
REVIEWED:	WBC
APPROVED:	WBC
SCALE:	1" = 60'

**C2.0**

CAINHOY SOUTH - FIRST LIGHT NEIGHBORHOOD PHASE 4	
Existing Site Conditions	
TMS#	262-00-00-008
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Flood Zone	AE (9)
FEMA Flood Map Number	45015C-0740E
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Total Upland	14.79 acres
Proposed Site Conditions	
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**LEGEND**

- 3/4" IRON PIPE FOUND
- 3/4" IRON REBAR FOUND
- FIRE HYDRANT
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- WATER METER
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- UTILITY MARKER POST
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- ALL INTERSECTIONS MUST MEET THE VISION CLEARANCE REQUIREMENTS AS STATED IN ZONING ORDINANCE ARTICLE 3.54-351 AND SIGHT DISTANCE VISIBILITY REQUIREMENTS OUTLINED IN THE SCDOT ARMS MANUAL.

ROAD TYPE SUMMARY	
ROAD TYPE	LINEAR FOOT
50' R/W SECTION - NS - 50 - 28	961
<b>TOTAL</b>	<b>961</b>

**OPEN SPACE NOTES:**

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**TREE NOTES:**

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- SHOULD A LANDMARK TREE ENCOMPASS A LOT TO THE POINT THAT IT IS DEEMED UNDESIRABLE, LOT LINES AND/OR ROAD GEOMETRY WILL BE MODIFIED TO THE GREATEST EXTENT PRACTICAL DURING THE ROAD CONSTRUCTION DESIGN PROCESS IN AN EFFORT TO PRESERVE THE SUBJECT TREE.
- NO LANDMARK TREES TO BE REMOVED.

**TREE GRADE LEGEND:**

- LRF (LOW RISK FACTOR)
- MRF (MODERATE RISK FACTOR)
- HRF (HIGH RISK FACTOR)
- IRF (IMMINENT RISK FACTOR)

LANDMARK TREE SUMMARY		
Tree Grade	Trees in Developable Area	Trees to be Removed
IRF	0	0
HRF	0	0
MRF	0	0
LRF	0	0

**UTILITY NOTES:**

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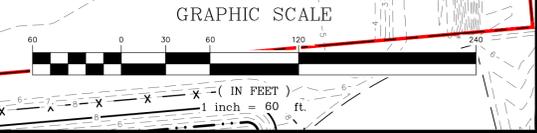
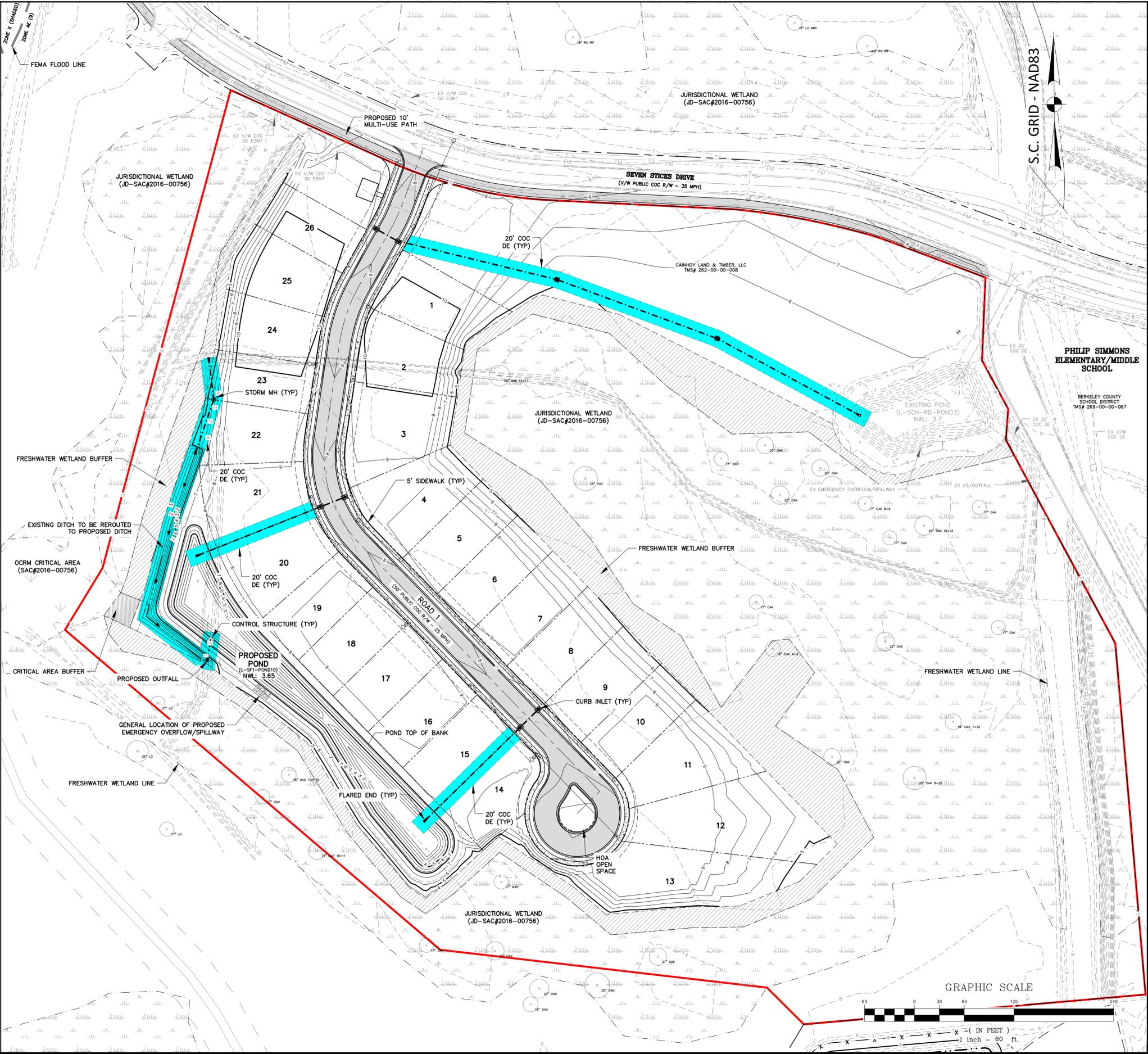
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- CITY OF CHARLESTON STORM DRAINAGE EASEMENTS SHOWN ARE TYPICAL 20'. ADDITIONAL EASEMENT MAY BE REQUIRED PER THE COC SDDM AND WILL BE DETERMINED DURING TECHNICAL REVIEW OF THE ROAD CONSTRUCTION PLANS.

**SURVEY NOTES:**

- TAX MAP NO.: 262-00-00-008
- ACCORDING TO F.I.R.M. MAP NO. 45015C, PANEL 0740E, EFFECTIVE 12/7/18, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE AE (9).
- COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES (AVERAGE GRID TO GROUND COMBINED SCALE FACTOR = 0.999875). REFERENCED TO NGS STATION "CAINHOY 2004".
- A TITLE SEARCH WAS NOT PERFORMED BY THOMAS & HUTTON ENGINEERING COMPANY AT THE TIME OF THIS SURVEY.
- THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, SUBJECT TO ANY AMENDMENTS OR MODIFICATIONS THERETO BY THIS PLAT, DEED REFERENCE: D.B. 7368, PG. 0001 & 10038, PG. 307.
- THE WETLANDS SHOWN HEREON HAVE BEEN LOCATED USING GPS AND CONVENTIONAL TECHNIQUES. REFERENCE: SAC#2016-00756.
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- CONTOUR INTERVAL = ONE FOOT (1') AND BASED NAVD 88 VERTICAL DATUM.
- THIS TOPOGRAPHIC SURVEY IS A PORTION OF THAT PROPERTY SHOWN ON REF #5.

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NO.	REVISIONS	BY	DATE

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**THOMAS & HUTTON**

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www.thomasandhutton.com

**CAINHOY LAND & TIMBER, LLC**  
CITY OF CHARLESTON, BERKELEY COUNTY, SOUTH CAROLINA

CAINHOY FIRST LIGHT - PHASE 4  
CONCEPTUAL DRAINAGE PLAN

JOB NO.: J-20028.2010  
DATE: 03/16/2020  
DRAWN: KAA  
DESIGNED: WBC  
REVIEWED: WBC  
APPROVED: WBC  
SCALE: 1" = 60'

**C3.0**

CAINHOY SOUTH - FIRST LIGHT NEIGHBORHOOD PHASE 4	
Existing Site Conditions	
TMS#	262-00-00-008
Zoning	PUD-ST-MU
Flood Zone	AE (9)
FEMA Flood Map Number	45015C-0740E
Project Acreage	
Existing Wetland Area	8.07 acres
Existing Critical Area	0.04 acres
Total Upland	14.79 acres
Proposed Site Conditions	
Proposed Lot Count	26
Proposed Wetland Fill	0.00 acres
Wetlands to Remain	8.07 acres
Critical Area to Remain	0.04 acres
Wetland Buffer	2.00 acres
Critical Line Buffer	0.02 acres
Net Developable Area	12.77 acres
Density	2.0 lots/acre
Pond Area	1.10 acres
Active Open Space	2.37 acres
Passive Open Space	2.39 acres
Total Non-Useable Open Space	
Total Useable Open Space	13.62 acres
% Useable Open Space	2.37 acres
	51.7%
Total Open Space	
Total % Open Space	15.99 acres
	69.8%

LEGEND	
●	3/4" IRON PIPE FOUND
●	3/4" IRON REBAR FOUND
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	FLUSH VALVE RISER
⊕	WATER METER
⊕	BACK FLOW
⊕	IRRIGATION CONTROL VALVE
⊕	SEWER MANHOLE
⊕	CLEANOUT
⊕	STORM CURB INLET
⊕	STORM MANHOLE
⊕	STORM GRATE INLET
⊕	ELECTRIC METER
⊕	ELECTRIC BOX
⊕	ELECTRIC BOX (TRAFFIC)
⊕	GUY WIRE ANCHOR
⊕	UTILITY POLE
⊕	ELECTRIC MANHOLE
⊕	UTILITY MARKER POST
⊕	COMMUNICATION PEDESTAL
⊕	OWNERS ASSOCIATION
⊕	CITY OF CHARLESTON
⊕	TYPICAL
⊕	EXISTING
⊕	EASEMENT
⊕	DRAINAGE EASEMENT
V/W	VARIABLE WIDTH
▨	FRESHWATER WETLANDS
▨	OCRM CRITICAL AREA
▨	FW WETLAND BUFFER
▨	OCRM CRITICAL AREA BUFFER
▨	CONCEPT PLAN AREA
▨	FRESHWATER WETLANDS
▨	OCRM CRITICAL AREA

GENERAL NOTES:

- THE PURPOSE OF THE CONCEPTUAL SUBDIVISION PLAN IS TO DEMONSTRATE COMPLIANCE WITH THE CAINHOY-ST PUD AS ADOPTED BY THE CITY OF CHARLESTON.
- DEVELOPMENT OF THE ROAD CONSTRUCTION INDIVIDUAL LOTS WILL BE SUBJECT TO THE DEVELOPMENT STANDARDS OF BOTH THE CAINHOY-ST PUD AND CITY OF CHARLESTON STANDARDS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
  - USE SHALL COMPLY WITH CAINHOY PUD ZONING DESIGNATION
  - ESTABLISHMENT OF BUILD TO LINES
  - TREE SURVEY & PROTECTIVE ZONES IN ACCORDANCE WITH SECTION 54-328 OF CITY ORDINANCE
- STREET NAMES SHALL BE APPROVED & RESERVED WITH CITY GIS AND BERKELEY COUNTY.
- PUBLIC STREETS WILL INCLUDE PEDESTRIAN PATHS.
- DWELLING UNITS WILL BE DETACHED SINGLE FAMILY RESIDENTIAL.

TRANSPORTATION NOTES:

- SIGHT DISTANCE VISIBILITY AT ALL EXITS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SCDOT ACCESS AND ROADSIDE MANAGEMENT STANDARDS MANUAL (CURRENT EDITION AS OF THE DATE OF THIS PLAN).
- NO PARKING WILL BE PERMITTED ON STREETS WITH LESS THAN 27' OF PAVEMENT WIDTH.
- ALL INTERSECTIONS MUST MEET THE VISION CLEARANCE REQUIREMENTS AS STATED IN ZONING ORDINANCE ARTICLE 3, 54-351 AND SIGHT DISTANCE VISIBILITY REQUIREMENTS OUTLINED IN THE SCDOT ARMS MANUAL.

ROAD TYPE SUMMARY	
ROAD TYPE	LINEAR FOOT
50' R/W SECTION - NS - 50 - 28	961
<b>TOTAL</b>	<b>961</b>

OPEN SPACE NOTES:

- NEIGHBORHOOD PARK IS CONCEPTUAL ENVISIONED TO INCLUDE A MIX OF ACTIVE AND PASSIVE RECREATION THAT MAY INCLUDE BENCHES, PLAYGROUND EQUIPMENT, PLAYING FIELDS, DOG PARK, TRAILS, PICNIC AREAS AND/OR SIMILAR ELEMENTS.
- NOT LESS THAN 20% OF THE GROSS LOT ACREAGE OF THE AGGREGATE PROPERTY SHALL BE OPEN SPACE. NOT LESS THAN 25% OF THE REQUIRED OPEN SPACE SHALL BE USABLE OPEN SPACE.
- THIS MAP ILLUSTRATES A GENERAL PLAN OF THE DEVELOPMENT WHICH IS FOR DISCUSSION PURPOSES ONLY. DOES NOT LIMIT OR BIND THE OWNER, AND IS SUBJECT TO CHANGE AND REVISION WITHOUT PRIOR WRITTEN NOTICE TO THE HOLDER. DIMENSIONS, BOUNDARIES AND POSITION LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO AN ACCURATE SURVEY AND PROPERTY DESCRIPTION. DATA FROM VARIOUS SOURCES AND NOT INTENDED FOR DESIGN.
- ALL OPEN SPACE AREAS SHALL BE RESERVED FOR OPEN SPACE ONLY AND SHALL BE OWNED AND MAINTAINED BY THE HOA UNLESS SPECIFICALLY STATED OTHERWISE.

TREE NOTES:

- ARBORIST TREE ASSESSMENT TO BE PROVIDED TO CITY OF CHARLESTON AS PART OF ROAD CONSTRUCTION PLANS.
- SHOULD A LANDMARK TREE ENCOMPASS A LOT TO THE POINT THAT IT IS DEEMED UNDESIRABLE, LOT LINES AND/OR ROAD GEOMETRY WILL BE MODIFIED TO THE GREATEST EXTENT PRACTICAL DURING THE ROAD CONSTRUCTION DESIGN PROCESS IN AN EFFORT TO PRESERVE THE SUBJECT TREE.
- NO LANDMARK TREES TO BE REMOVED.

TREE GRADE LEGEND:	
■	LRF (LOW RISK FACTOR)
■	MRF (MODERATE RISK FACTOR)
■	HRF (HIGH RISK FACTOR)
■	IRF (IMMINENT RISK FACTOR)

LANDMARK TREE SUMMARY		
Tree Grade	Trees in Developable Area	Trees to be Removed
IRF	0	0
HRF	0	0
MRF	0	0
LRF	0	0

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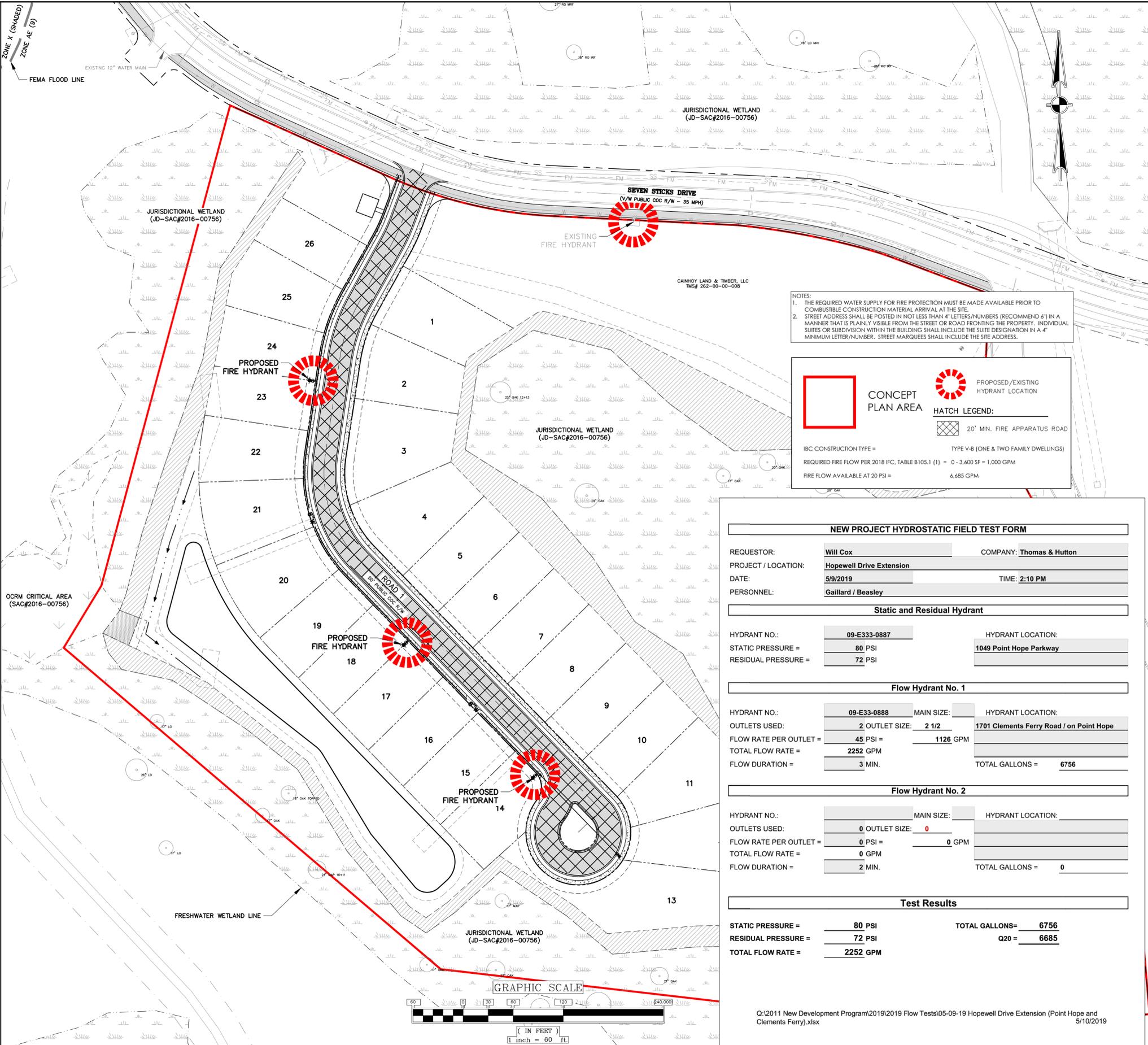
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NOTES:

- THE REQUIRED WATER SUPPLY FOR FIRE PROTECTION MUST BE MADE AVAILABLE PRIOR TO COMBUSTIBLE CONSTRUCTION MATERIAL ARRIVAL AT THE SITE.
- STREET ADDRESS SHALL BE POSTED IN NOT LESS THAN 4" LETTERS/NUMBERS (RECOMMEND 6") IN A MANNER THAT IS PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. INDIVIDUAL SITES OR SUBDIVISION WITHIN THE BUILDING SHALL INCLUDE THE SUITE DESIGNATION IN A 4" MINIMUM LETTER/NUMBER. STREET MARQUEES SHALL INCLUDE THE SUITE ADDRESS.

CONCEPT PLAN AREA	
▨	PROPOSED/EXISTING HYDRANT LOCATION
▨	20' MIN. FIRE APPARATUS ROAD

IBC CONSTRUCTION TYPE = TYPE V-B (ONE & TWO FAMILY DWELLINGS)  
 REQUIRED FIRE FLOW PER 2018 IFC, TABLE 8105.1 (1) = 0 - 3,600 SF = 1,000 GPM  
 FIRE FLOW AVAILABLE AT 20 PSI = 6,685 GPM

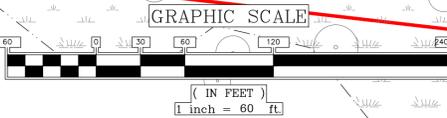
NEW PROJECT HYDROSTATIC FIELD TEST FORM	
REQUESTOR:	Will Cox COMPANY: Thomas & Hutton
PROJECT / LOCATION:	Hopewell Drive Extension
DATE:	5/9/2019 TIME: 2:10 PM
PERSONNEL:	Gaillard / Beasley

Static and Residual Hydrant	
HYDRANT NO.:	09-E333-0887
STATIC PRESSURE =	80 PSI
RESIDUAL PRESSURE =	72 PSI
HYDRANT LOCATION:	1049 Point Hope Parkway

Flow Hydrant No. 1	
HYDRANT NO.:	09-E33-0888 MAIN SIZE: 2 1/2
OUTLETS USED:	2 OUTLET SIZE: 2 1/2
FLOW RATE PER OUTLET =	45 PSI = 1126 GPM
TOTAL FLOW RATE =	2252 GPM
FLOW DURATION =	3 MIN.
HYDRANT LOCATION:	1701 Clements Ferry Road / on Point Hope
TOTAL GALLONS =	6756

Flow Hydrant No. 2	
HYDRANT NO.:	0 MAIN SIZE: 0
OUTLETS USED:	0 OUTLET SIZE: 0
FLOW RATE PER OUTLET =	0 PSI = 0 GPM
TOTAL FLOW RATE =	0 GPM
FLOW DURATION =	2 MIN.
HYDRANT LOCATION:	
TOTAL GALLONS =	0

Test Results			
STATIC PRESSURE =	80 PSI	TOTAL GALLONS =	6756
RESIDUAL PRESSURE =	72 PSI	Q20 =	6685
TOTAL FLOW RATE =	2252 GPM		



Q:\2011 New Development Program\2019\2019 Flow Tests\05-09-19 Hopewell Drive Extension (Point Hope and Clements Ferry).xlsx 5/10/2019

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 CITY OF CHARLESTON, BERKELEY COUNTY, SOUTH CAROLINA  
 CAINHOY FIRST LIGHT - PHASE 4  
 FIRE PROTECTION PLAN

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DESIGNED:	WBC
REVIEWED:	WBC
APPROVED:	WBC
SCALE:	1" = 60'

**F1.1**