

# TOWN OF SEABROOK ISLAND

Public Works Committee Regular Meeting

March 7, 2022 – 12:00PM



Virtual Meeting (Zoom)

[Watch Live Stream \(YouTube\)](#)

**Participate in the Meeting:** Individuals who wish to participate in the meeting via Zoom may access the meeting as follows:

- [Instructions for Joining & Participating in the Virtual Meeting](#)
- **To join by computer, tablet or mobile device:**  
<https://us02web.zoom.us/j/88163162840?pwd=cTAvb1B0Z1BKsXVmWHE4VDJ2ek1Ez09>
- **To join by phone:** Call (646) 558-8656 \*Please note that long distance rates may apply\*
- **Meeting ID:** 881 6316 2840      **Passcode:** 108759

## AGENDA

### CALL TO ORDER

Confirm meeting was posted and all requirements for the meeting are in accordance with SC FOIA.

### APPROVAL OF MINUTES

1. Regular Meeting: Minutes from February 7, 2022

### OLD BUSINESS ITEMS

1. Update Seabrook Island Road design options provided by ESP Associates.
2. Status of Town Hall Garage architect proposal.

### NEW BUSINESS ITEMS

1. Request Architect provide TOSI what other information is needed for design (survey, geotechnical, civil/site design, etc.) and a budget/estimate for garage structure
2. Future meetings in person or virtual

### ITEMS FOR INFORMATION / DISCUSSION

1. Open

### ADJOURN

# TOWN OF SEABROOK ISLAND

## Public Works Committee Regular Meeting

February 7, 2022



Virtual Meeting Hosted via Zoom

[Live Streamed on YouTube](#)

## MINUTES

Members Present: Barry Goldstein, Glen Cox, Ed Heskamp, Jeff Homeier, Barry Hand

Members Absent: None

Guests Present: None

Chairman Barry Goldstein called the meeting to order at 12:01 P.M. Chairman Goldstein confirmed with the TOSI clerk that the requirements of the Freedom of Information Act were fulfilled, and the meeting agenda was properly posted.

### APPROVAL OF MINUTES

1. **Regular Meeting:** Since this was the first meeting of the Public Works Committee, there are no prior meetings minutes to be reviewed or approved of.

### OLD BUSINESS ITEMS

1. Since this was the first meeting of the Public Works Committee, there was no old business to be summarized, discussed, questioned, or commented on.

### NEW BUSINESS ITEMS

1. **Election of Officers:** The Chairman agreed to perform the duties of the Secretary. Mr. Heskamp agreed to be Vice Chair. His nomination was seconded by Mr. Hand and unamously approved.
2. **Discuss purpose of PWC:** Briefly discussed the purpose of the PWC Include summarizing the scope tasked by the Town.
3. **Discuss future PWC meetings dates and time:** It was agreed that the meeting will be held monthly on the first Monday of each month at 12 P.M. When the meeting date falls on a holiday or a day when the Town Hall is closed, the meeting will be held on the second Monday of the month, at the same 12 P.M. time.
4. **Reviewed Seabrook Island Road Re-Paving/Upgrade Project:** The Chairman provided background on the project. This included work done to date by ESP Associates, the Engineering Firm retained by the Town. Other background information provided included

Charleston County design road elevations, approximate existing road elevations along Seabrook Island Road, and the purpose of repaving and raising the road grades as it relates to nuisance flooding. It was noted that raising the roadway grade to the County minimum of 6.5 ft NAVD88 (this elevation is for “new construction”, not a requirement for SI Road but a target to strive for) would only help alleviate nuisance flooding, not eliminate it. Raising the road grade will not address flooding from hurricanes. Four possible alternatives to raise the road grades were presented and included: using all asphalt; using an aggregate base course and asphalt; using an asphalt overlay only and not raising grades to 6.5 ft. NAVD88; and using an asphalt overlay and raising grades as much as practical and targeting areas to raise grades and alleviate nuisance flooding. Three issues that were discussed and need to be addressed for each alternative were technical feasibility, constructability/traffic control and cost. Two of the alternatives; using all asphalt to attain the 6.5 ft grade (likely too expensive) and using a base course and asphalt (significant traffic control required and traffic disruption) were reviewed. Both were determined to be unattractive alternatives to the Town. The Chairman noted that a meeting with the Engineers was scheduled for 02/08/2022 and would ask them to present their opinions on the four alternatives and include commentary on technical feasibility, construction/traffic control issues and cost. The Committee planned on reviewing the Engineers input next meeting.

#### **ITEMS FOR INFORMATION / DISCUSSION**

1. **Reviewed** Outbound Bike/pedestrian Pathway Upgrade: As part of the Seabrook Island Roadway improvement and Paving, the path would receive improvements such as better crosswalk signalization, possibly some lighting along the path and other conveniences like benches. This will be discussed in more detail as the project progresses forward.
2. **Reviewed Proposed New Town Hall Garage:** The Town hopes to consider constructing a garage adjacent to the Town Hall in the future. The Town has budgeted money for the architectural design of the garage. The Town has requested a proposal for a local architect with experience in garage design and local construction. Once the proposal is received, the Committee will review and provide input into the proposal and design.

There being no further business, the Chairman requested a motion to adjourn the meeting. Mr. Heskamp made a motion to adjourn, and Mr. Hand seconded the motion. The motion was **APPROVED** by a vote of 5 in FAVOR to 0 OPPOSED, and the meeting was adjourned at 1:35 P.M.

Minutes Approved:





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## 1 Introduction

Seabrook Island Road is the only road that provides ingress and egress onto Seabrook Island. The Town of Seabrook Island is responsible for the management and maintenance of storm drainage facilities located within the public right-of-way (ROW) from the traffic circle at Seabrook Island Road and Betsy Kerrison Parkway to the guard house located on Seabrook Island Road prior to entering the portion of Seabrook Island that is owned by the Seabrook Island Homeowners Association. The ROW consists of approximately one mile of two-lane road without a median. The ROW is heavily vegetated and contains a mix-use path that parallels the road on both sides. The Town has experienced flooding and ponding issues along Seabrook Island Road, especially during larger storm events. The road is currently not built to meet the Charleston County minimum road elevation of 6.5' NAVD88. In an effort to improve the road to meeting county minimum requirements and potentially address the existing drainage issues, the Town of Seabrook is undertaking an initiative to evaluate road improvement options and to offer recommendations that could provide relief for these issues. This study will be used to plan and budget the implementation of the roadway improvements.

## 2 Preliminary Assessment

This report summarizes the technical feasibility, constructability, and financial feasibility of four provided road improvement options to help alleviate the issues with Seabrook Island Road. The goal of this report is to provide insight and a clear comparison of the options to help the Town of Seabrook Island in choosing how to proceed with the improvements of Seabrook Island Road. The current conditions of the road consists of mostly flat conditions with no centerline slopes exceeding 0.50%. The goal of these improvements is to maintain traffic flow during all portions of construction as this is the only ingress and egress road onto Seabrook Island.

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## 2.1 Option 1: Remove, Replace and Raise Roadway Approximately 1'

### Summary:

Charleston County roadway standards require the minimum elevation for proposed roadways to be 6.5' NAVD88. To bring Seabrook Island Road within compliance with this standard, it is recommended to raise the entire length, approximately 5,360 LF, of the roadway approximately 1'. The existing roadway would be completely removed, regraded, and full depth replacement. The existing base condition is stable and functioning as intended. The potential unknowns surrounding the removal of the existing roadway could result in an unstable base condition that could present additional constructability challenges should it be removed. The proposed pavement section would consist of a proposed graded aggregate base course (GABC) (depth as needed) plus 4" of asphalt to create a paving section that will bring the roadway within compliance.

### Pavement Section:

Approximately 8"-12" GABC with 4" Asphalt course

### Constructability:

This option would require 24-hour traffic control measures or automated traffic lighting, which would be costly. This option would create a compacted GABC surface that would be a safety concern for daily traffic for a period of approximately 4-5 months while under construction. This roadway improvement could potentially allow contractor to address the drainage issues of the road and the existing bike path along the road with additional grading on shoulders. Due to the need to keep the road open to vehicular traffic for a period of approximately 4-5 months of restricted access, this option would not be viable.

### Opinion of Probable Cost:

Cost Estimate not provided, as shutting down the road for a period of 4-5 months is not an option.

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## 2.2 Option 2: Raising Roadway Approximately 1' (Incremental Lifts of 2" Asphalt)

### Summary:

Charleston County roadway standards require the minimum elevation for proposed roadways to be 6.5' NAVD88. To bring Seabrook Island Road within compliance with this standard, it is recommended to raise the entire length, approximately 5,360 LF, of the roadway approximately 1'. In areas where the 1' elevation increase does not meet the county standard of 6.5' additional asphalt overlay will be provided to meet the minimum elevation. For this option, the improvements will be done in incremental asphalt lifts of approximately 2". The asphalt lifts will be overlaid the existing road in incremental course until the final elevation of approximately 6.5' is met.

### Pavement Section:

Existing roadway as base course  
2" Asphalt Lifts

### Constructability:

Traffic control during these improvements will be utilizing sign control and construction flagging. This would be a feasible option as the lane transitions will be easily passable by vehicular traffic. This option would allow for tapering of asphalt lifts and alternating between travel lanes, keeping vehicular traffic flowing. This proposed roadway improvement will not address the drainage issues of the road or the existing bike path along the road, but it may minimize nuisance flooding of the road.

### Opinion of Probable Cost:

Total - \$2,650,000.00\*

### \*Notes/Exclusions/Assumptions

- Cross sections will be needed prior to pricing this design
- Need NPDES line clearly defined at causeway STA 20+00 – 25+50
- With raising the roadway, additional fill to build up shoulder has not been quantified due to NPDES Line
- With raising the roadway, removing, or replacing curb/sidewalk/pedestrian guardrail is not included
- Decorative 2' street print shoulder and crosswalks are not included
- Ornamental wood post street sign replacement is not included
- Arborist, tree pruning, or street tree removal or replacement is not included
- Price is based on daytime work and no restrictions on tri-axle deliveries of material
- Sodding, irrigation, and landscaping is not included. Contractor will stabilize disturbed shoulders with seeding methods for stabilization
- Any new or existing storm drainage improvements are not included
- Erosion control items are not included (i.e., Silt fence, tree protection, etc.)
- All driveways end at the R/W. If additional asphalt is needed price is subject to change
- Due to the volatility in liquid asphalt prices, the job will be indexed at the time of pricing. Variation to the index price at the time of asphalt placement will be determined and contractor will adjust the price accordingly.  
<https://www.scdot.org/business/constructionletting-monthlyindex.aspx>



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## 2.3 Option 3: 1.5" Mill & Overlay

### Summary:

Charleston County roadway standards require the minimum elevation for proposed roadways to be 6.5' NAVD88. To bring Seabrook Island Road within compliance with this standard, it is recommended to raise the entire length, approximately 5,360 LF, of the roadway approximately 1'. Improvements consist of milling and overlaying Seabrook Island Road with 1.5" asphalt surface course. This option will not meet the Charleston County elevation requirements.

### Pavement Section:

1.5" Asphalt Overlay

### Constructability:

This option is constructible and cost efficient. This option would be a step towards a long-term goal of bringing Seabrook Island Road into compliance, however it would require repeating the process over time until the minimum elevation of 6.5' is achieved. At this time, this improvement will provide a cosmetic improvement to the road and will not help with the drainage issues of the road or the existing bike path. This would not bring the road into compliance with Charleston County requirements of minimum elevation of 6.5'.

### Opinion of Probable Cost:

Total - \$1,195,000.00\*

### \*Notes/Exclusions/Assumptions

- There are areas that have significant cracking which may reflect. It may be in the best interest to identify areas that need full depth patching prior to mill and overlay.
- Cross sections will be needed prior to pricing this design
- Need NPDES line clearly defined at causeway STA 20+00 – 25+50
- With raising the roadway, additional fill to build up shoulder has not been quantified due to NPDES Line
- With raising the roadway, removing, or replacing curb/sidewalk/pedestrian guardrail is not included
- Decorative 2' street print shoulder and crosswalks are not included
- Ornamental wood post street sign replacement is not included
- Arborist, tree pruning, or street tree removal or replacement is not included
- Price is based on daytime work and no restrictions on tri-axle deliveries of material
- Sodding, irrigation, and landscaping is not included. Contractor will stabilize disturbed shoulders with seeding methods for stabilization
- Any new or existing storm drainage improvements are not included
- Erosion control items are not included (i.e., Silt fence, tree protection, etc.)
- All driveways end at the R/W. If additional asphalt is needed price is subject to change
- Due to the volatility in liquid asphalt prices, the job will be indexed at the time of pricing. Variation to the index price at the time of asphalt placement will be determined and contractor will adjust the price accordingly.  
<https://www.scdot.org/business/constructionletting-monthlyindex.aspx>

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## 2.4 Option 4: Raising Roadway to Elevation 6.5' (Varied Paving Section)

### Summary:

Charleston County roadway standards require the minimum elevation for proposed roadways to be 6.5' NAVD88. To bring Seabrook Island Road within compliance with this standard, it is recommended to raise the entire length, approximately 5,360 LF, of the roadway approximately 1'. This will be accomplished by raising the road in asphalt lifts of 2" until existing elevations along the roadway are all brought to a minimum elevation of 6.5' NAVD88. The existing roadway elevations that are currently meeting county minimum roadway elevation requirements will remain, the areas outside of compliance will be raised in incremental lifts of asphalt which will vary along Seabrook Island Road.

### Pavement Section:

2" – 12" Variety of asphalt lifts depending on existing elevations

### Constructability:

This option will require less asphalt and fewer incremental lifts to be completed. This option will not address the drainage issues of the road but may help with minimizing the nuisance flooding of the road. This will result in bringing Seabrook Island Road into compliance with Charleston County minimum roadway requirements. This option is feasible to construct and will not have an excessively negative impact on traffic flow.

### Opinion of Probable Cost:

Total - \$2,500,000.00\*

### \*Notes/Exclusions/Assumptions

- Cross sections will be needed prior to pricing this design
- Need NPDES line clearly defined at causeway STA 20+00 – 25+50
- With raising the roadway, additional fill to build up shoulder has not been quantified due to NPDES Line
- With raising the roadway, removing, or replacing curb/sidewalk/pedestrian guardrail is not included
- Decorative 2' street print shoulder and crosswalks are not included
- Ornamental wood post street sign replacement is not included
- Arborist, tree pruning, or street tree removal or replacement is not included
- Price is based on daytime work and no restrictions on tri-axle deliveries of material
- Sodding, irrigation, and landscaping is not included. Contractor will stabilize disturbed shoulders with seeding methods for stabilization
- Any new or existing storm drainage improvements are not included
- Erosion control items are not included (i.e., Silt fence, tree protection, etc.)
- All driveways end at the R/W. If additional asphalt is needed price is subject to change
- Due to the volatility in liquid asphalt prices, the job will be indexed at the time of pricing. Variation to the index price at the time of asphalt placement will be determined and contractor will adjust the price accordingly.

<https://www.scdot.org/business/constructionletting-monthlyindex.aspx>

**REFERENCES**

1. PLAN AND PROFILE OF STATE HIGHWAY RD-5-20(BETSY KERRISON PARKWAY) ROUNDABOUT AT KIMAH ISLAND DATED 06/13/2008.
2. PLAN AND PROFILE OF STATE HIGHWAY 5-1875 FROM RD-5-20 DATED 1-5-73.
3. PLAN OF A VARIABLE WIDTH PATH EASEMENT TO BE ACQUIRED BY THE TOWN OF SEABROOK ISLAND BY HOBBS SURVEYORS, LLC, DATED SEPTEMBER 29, 2008, RECORDED IN CHARLESTON COUNTY RMC BOOK L3 PAGE 0222.
4. SUBDIVISION PLAN OF FRESHFIELDS VILLAGE, TRACT 1D, BY S.W.A SURVEYING LLC., DATED 05/21/07, RECORDED IN CHARLESTON COUNTY RMC BOOK EL PAGE 574.
5. SUBDIVISION PLAN OF TRACTS I-G, I-D, AND A PORTION OF THE KIMAH ISLAND PARKWAY, BY SOUTHEASTERN SURVEYING INC., DATED 01/29/04, RECORDED IN CHARLESTON COUNTY RMC BOOK EG PAGE 914.
6. SUBDIVISION PLAN OF TRACTS I-A, I-B, I-C, II, III-A, IV THRU X, C, D AND A PUMP STATION, BY SOUTHEASTERN SURVEYING INC., DATED 01/02/98, RECORDED IN CHARLESTON COUNTY RMC BOOK EC PAGE 285.
7. SUBDIVISION PLAN OF FRESHFIELDS VILLAGE, BY S.W.A SURVEYING LLC., DATED 10/29/13, RECORDED IN CHARLESTON COUNTY RMC BOOK L3 PAGE 0407.
8. PLAN OF TRACTS I THRU X, BY SOUTHEASTERN SURVEYING, INC., DATED 11/09/86, RECORDED IN CHARLESTON COUNTY RMC BOOK BU PAGE 093.
9. BOUNDARY SURVEY OF A 6.485 ACRE TRACT OF LAND BEING A PORTION OF THE ANDELL TRACT, BY SOUTHEASTERN SURVEYING INC., DATED 08/05/92, RECORDED IN CHARLESTON COUNTY RMC BOOK CK PAGE 020.
10. PLAN OF A SUBDIVISION OF A 28.219 ACRE TRACT, BY EM SEABROOK, JR., INC., DATED 11/13/81, RECORDED IN CHARLESTON COUNTY RMC BOOK AU PAGE 062.
11. A RESUBDIVISION PLAN OF PARCELS I THRU 3 ON BETSY KERRISON PARKWAY, BY SOUTHEASTERN SURVEYING INC., DATED 01/21/97, RECORDED IN CHARLESTON COUNTY RMC BOOK EB PAGE 828.
12. PLAN OF A 28.219 ACRE PORTION OF THE ANDELL TRACT, BY EM SEABROOK, JR., INC., DATED JANUARY 24, 1978, RECORDED IN CHARLESTON COUNTY RMC BOOK AL PAGE 093.
13. PLAN OF ANDELL BLUFF BOULEVARD, BY A.H. SCHWACKE & ASSOCIATES INC., DATED MARCH 31, 2005, RECORDED IN CHARLESTON COUNTY RMC BOOK EJ PAGE 002.
14. SUBDIVISION PLAN OF FRESHFIELD VILLAGE TRACT I-D, BY SOUTHEASTERN SURVEYING INC., DATED 09/22/08, RECORDED IN CHARLESTON COUNTY RMC BOOK LOB PAGE 0157.
15. PLAN OF TRACT C AND TRACT D, BY EM SEABROOK, JR., INC., DATED SEPTEMBER 2, 1981, RECORDED IN CHARLESTON COUNTY RMC BOOK AT PAGE 163.
16. PLAN OF 6.724 ACRE PORTION OF THE ANDELL TRACT, BY WILLIAMS & ASSOCIATES, DATED JANUARY 23, 1981, RECORDED IN CHARLESTON COUNTY RMC BOOK AS PAGE 012.
17. BERKELEY ELECTRIC COOPERATIVE GIS DRAWINGS DATED 11/15/16
18. AT&T GIS DRAWING DATED 11/01/16
19. SEABROOK ISLAND UTILITY COMMISSION GIS DRAWING DATED 11/15/16.
20. SEABROOK ISLAND 20" WATERMAIN PHASE B WATERMAIN AS-BUILT, BY PATRICK D. O'NEILL, RLS, DATED 1/30/06.
21. HOPE PLANTATION PHASE I 8" EFFLUENT FORCE MAIN, BY HUSSEY, GAY, BELL & DEVOLVING CONSULTING ENGINEERS, DATED 07/89.
22. 10" TRANSMISSION LINE SEABROOK ISLAND, BY EM SEABROOK, JR., INC., DATED 4/15/82.
23. SITE PLAN BOOSTER PUMP ADDITION, BY EM SEABROOK, JR., INC., DATED 02/25/97.
24. PLAN OF TWO TRACTS OF LAND SITUATE ON SEABROOK, BY EM SEABROOK, JR., INC., DATED MARCH 16, 1981, RECORDED IN CHARLESTON COUNTY RMC BOOK AS PAGE 072.
25. OUTCAMP DEED OF S-1875 (SEABROOK ISLAND RD.) FROM SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION TO TOWN OF SEABROOK ISLAND. DATED FEBRUARY 02/1990. RECORDED IN CHARLESTON COUNTY RMC BOOK Z190 PAGE 680.



# SEABROOK ISLAND ROADWAY PLAN AND PROFILE

## TOWN OF SEABROOK ISLAND CHARLESTON COUNTY, SC DATED OCTOBER 19, 2021 UPDATED FEBRUARY 07, 2022 FOR SENIOR CENTER LANE SHIFT

SHEET NUMBER COVER	SHEET DESCRIPTION COVER
1	PLAN AND PROFILE STA. (-5+00) TO STA. 0+00
2	PLAN AND PROFILE STA. 0+00 TO STA. 4+89.66
3	PLAN AND PROFILE STA. 4+89.66 TO STA. 11+07.71
4	PLAN AND PROFILE STA. 11+07.71 TO STA. 17+04.57
5	PLAN AND PROFILE STA. 17+04.57 TO STA. 22+94.90
6	PLAN AND PROFILE STA. 22+94.90 TO STA. 29+13.25
7	PLAN AND PROFILE STA. 29+13.25 TO STA. 35+31.29
8	PLAN AND PROFILE STA. 35+31.29 TO STA. 41+49.34
9	PLAN AND PROFILE STA. 41+49.34 TO STA. 47+67.39
10	PLAN AND PROFILE STA. 47+67.39 TO STA. 53+85.44
11	PLAN AND PROFILE STA. 53+85.44 TO STA. 60+00.00

LEGEND	
	PROPERTY LINE WITH IRON PIN FOUND
	ADJACENT PROPERTY LINE
	ADJACENT RIGHT-OF-WAY LINE
	WOOD FENCE
	OCRI CRITICAL LINE
	ASPHALT PATH EASEMENT LINE
	BERKELEY ELECTRIC COOPERATIVE EASEMENT
	CONCRETE CURB AND GUTTER
	CONCRETE SIDEWALK OR CURB
	ASPHALT PAVEMENT
	RIP-RAP AREA
	EXISTING GRADE
	EXISTING CONTOUR LINE
	EXISTING DRAINAGE STRUCTURE AND CONDUIT
	FORCE MAIN SANITARY SEWER
	EXISTING WATER MAIN AND GATE VALVE
	EXISTING WATER MAIN AND FIRE HYDRANT
	WATER METER
	WATER IRRIGATION CONTROL VALVE
	STREET SIGN
	OVERHEAD ELECTRIC AND POWER POLE WITH GUY WIRE
	UNDERGROUND ELECTRIC
	UNDERGROUND PHONE LINE

TREE LEGEND	
P	PINE
B	BIRCH
O	OAK
H	HOLLY
CH	CHERRY
C	CEDAR
M	MAGNOLIA
Hc	HICKORY
Or	ORNAMENTAL TREE
Cn	CREPE MYRTLE

**BENCHMARK REFERENCE:**

**HORIZONTAL CONTROL**

TM 15 MAGTAG "H"  
SPC 5C (NAD 83)  
N=281745.240  
E=226049.430

TM 17 MAGTAG "H"  
SPC 5C (NAD 83)  
N=282039.270  
E=226056.662

**VERTICAL CONTROL**

SCGS DISK 10 175, ELEVATION = 6.60 FT (NAD 1988)

4.75 KILOMETERS (2.95 MILES) WEST ALONG STATE HIGHWAY 700 FROM THE JOHNS ISLAND POST OFFICE, THENCE 3.6 KILOMETERS (2.25 MILES) SOUTH ALONG COUNTY ROAD 5-10-20 TO A Y-INTERSECTION, CONTINUE 14.4 KILOMETERS (8.95 MILES) SOUTHWEST ALONG COUNTY ROAD 5-10-20, SET NEAR THE TIMBERLINE AT THE ENTRANCE OF SEABROOK ISLAND, 9.6 METERS (31.4 FEET) EAST-SOUTHWEST OF A 30-INCH PINE TREE, 18.0 METERS (59.1 FEET) NORTH-NORTHEAST OF THE CENTERLINE OF ROAD, 32.0 METERS (105.0 FEET) EAST-NORTHEAST OF THE SOUTHEAST CORNER OF THE GENERAL STORE. THE MARK IS 0.70 METERS HIGH FROM A WITNESS POST. THE MARK IS ABOVE LEVEL WITH ROAD.

SCGS DISK 10 158, ELEVATION = 5.82 FT (NAD 1988)

16.2 KM (10.1 MI) SE FROM HOLLYWOOD, 4.75 KILOMETERS (2.95 MILES) WEST ALONG STATE HIGHWAY 700 FROM THE JOHNS ISLAND POST OFFICE, THENCE 3.6 KILOMETERS (2.25 MILES) SOUTH ALONG COUNTY ROAD 5-10-20 (BONHOCK ROAD) TO A Y-INTERSECTION, CONTINUE 13.4 KILOMETERS (8.3 MILES) SOUTHWEST ALONG COUNTY ROAD 5-10-20, SET NEAR A SIGN (SEABROOK ISLAND) ACROSS FROM THE ENTRANCE ROAD TO KIMAH ISLAND, 0.9 METER (2.9 FEET) SOUTH-SOUTHWEST OF THE SOUTHWEST CORNER OF THE SIGN POST, 4.5 METERS (14.4 FEET) WEST OF THE CENTERLINE OF THE COUNTY ROAD, 16.1 METERS (52.8 FEET) NORTH OF A 80-INCH TRIPLE TRUNK LIVE OAK TREE. THE MARK IS 0.70 METERS HIGH FROM A WITNESS POST. THE MARK IS 0.30 M ABOVE COUNTY ROAD.

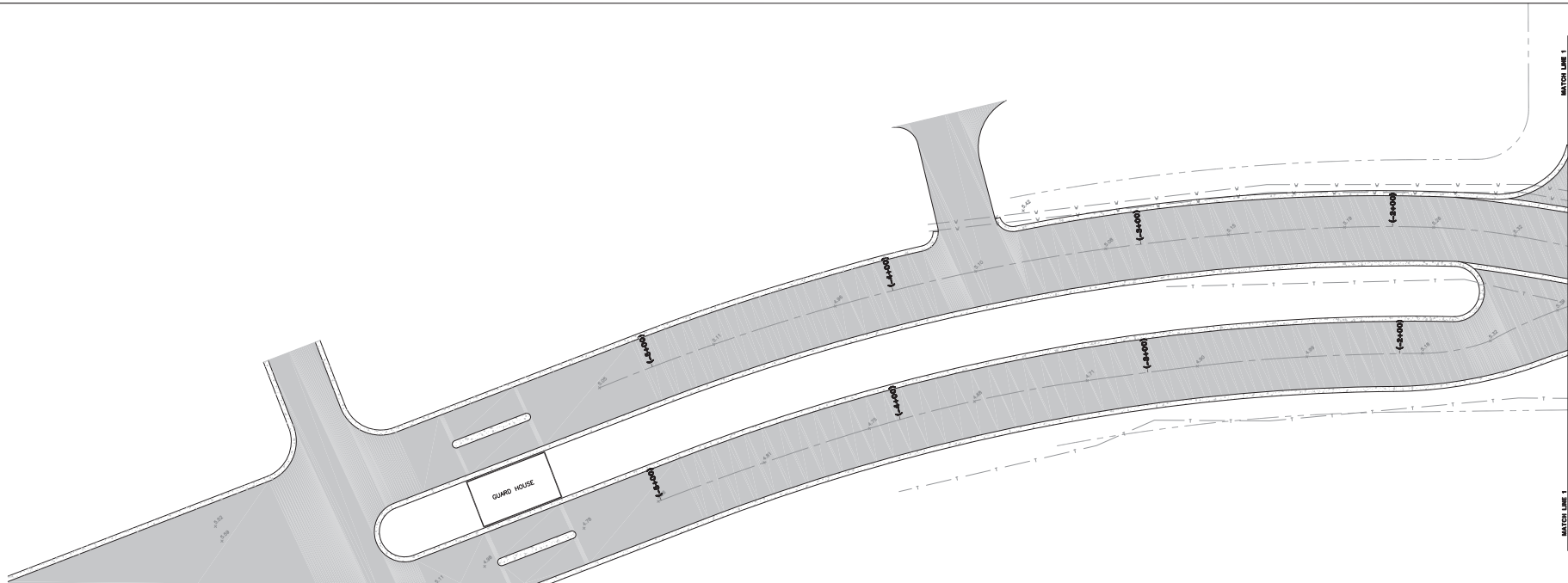
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TM 3 HUBBART "B" AT ELEVATION 5.97 NAVD (1988)	TM 4 MAGTAG "BB" AT ELEVATION 6.10 NAVD (1988)
TM 5 MAGTAG "CC" AT ELEVATION 5.57 NAVD (1988)	TM 6 HUBBART "C" AT ELEVATION 4.86 NAVD (1988)
TM 7 HUBBART "D" AT ELEVATION 6.20 NAVD (1988)	TM 8 MAGTAG "DD" AT ELEVATION 7.18 NAVD (1988)
TM 9 HUBBART "E" AT ELEVATION 5.00 NAVD (1988)	TM 10 MAGTAG "EE" AT ELEVATION 5.97 NAVD (1988)
TM 11 HUBBART "F" AT ELEVATION 5.48 NAVD (1988)	TM 12 HUBBART "FF" AT ELEVATION 4.48 NAVD (1988)
TM 13 MAGTAG "GG" AT ELEVATION 4.69 NAVD (1988)	TM 14 HUBBART "G" AT ELEVATION 4.02 NAVD (1988)
TM 15 MAGTAG "HH" AT ELEVATION 5.21 NAVD (1988)	TM 16 HUBBART "H" AT ELEVATION 4.95 NAVD (1988)
TM 17 MAGTAG "I" AT ELEVATION 5.40 NAVD (1988)	TM 18 HUBBART "I" AT ELEVATION 4.95 NAVD (1988)
TM 19 MAGTAG "JJ" AT ELEVATION 5.34 NAVD (1988)	TM 20 HUBBART "J" AT ELEVATION 5.05 NAVD (1988)
TM 21 MAGTAG "KK" AT ELEVATION 5.07 NAVD (1988)	



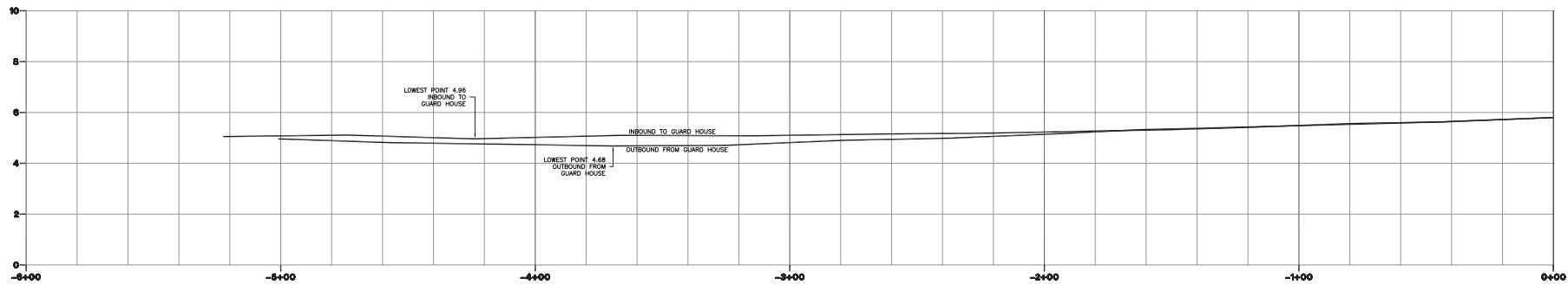
**G. ROBERT GEORGE AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS, PLANNERS  
AND LAND SURVEYORS

P.O. BOX 32158 (843) 556-4261  
CHARLESTON, SOUTH CAROLINA 29417-2158



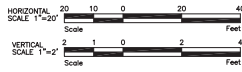


**UTILITY LOCATION NOTE:**  
 UNDERGROUND ELECTRIC LOCATIONS ARE BASED ON UTILITY LOCATES FOUND IN THE FIELD AND REFERENCES 17 AND 20.  
 TELEPHONE LOCATIONS ARE BASED ON UTILITY LOCATES FOUND IN THE FIELD AND REFERENCE 18 AND 20.  
 FORCE MAIN LOCATIONS ARE BASED ON UTILITY LOCATES FOUND IN THE FIELD AND REFERENCES 19, 20, AND 21.  
 WATER MAIN LOCATIONS ARE BASED ON UTILITY LOCATES FOUND IN THE FIELD AND REFERENCES 19, 20, AND 22.  
 CABLE TV LOCATIONS ARE BASED ON UTILITY LOCATES FOUND IN THE FIELD AND REFERENCE 20.



**LEGEND**

ROADWAY CENTERLINE



**SEABROOK ISLAND ROADWAY PLAN AND PROFILE STA. (-6+00) TO STA. 0+00**  
 TOWN OF SEABROOK ISLAND  
 CHARLESTON COUNTY, SOUTH CAROLINA

**1**

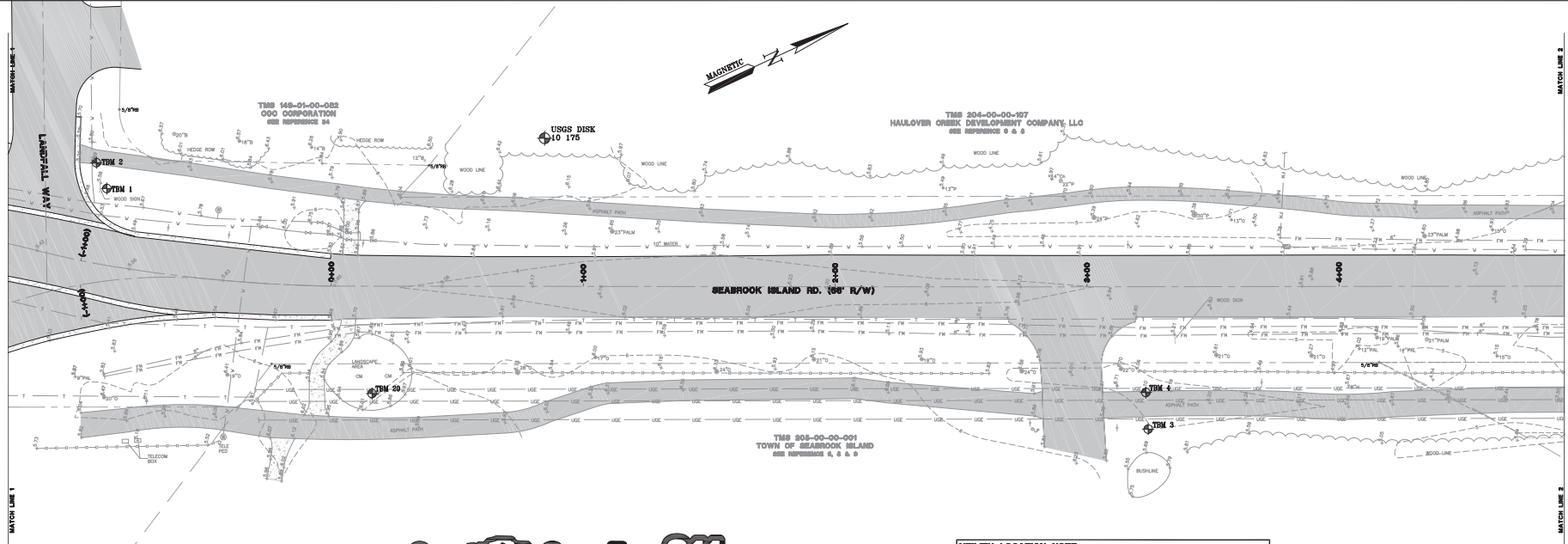
2001-11.dwg

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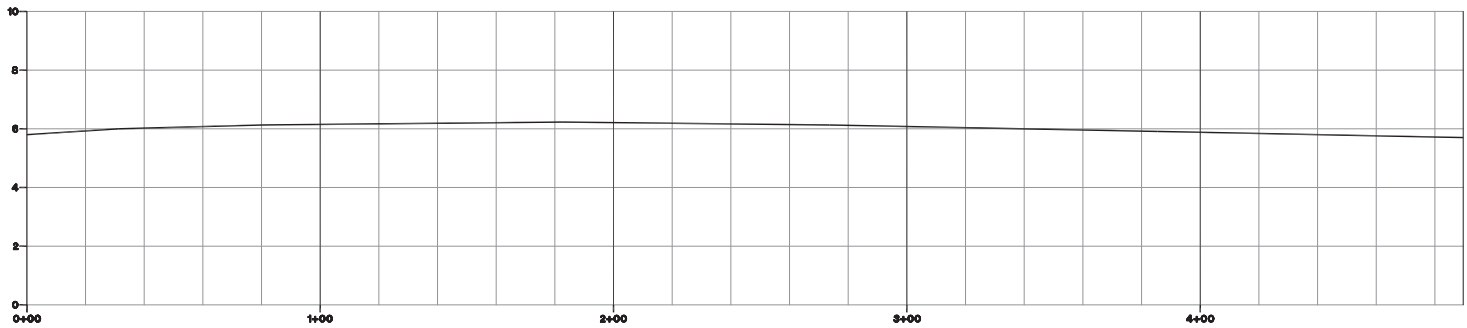
G. ROBERT GEORGE AND ASSOCIATES, INC.  
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 AND LAND SURVEYORS  
 P.O. BOX 2818  
 CHARLESTON, SOUTH CAROLINA 29417-2818  
 (843) 556-4261

PROJECT ENGINEER: GRG  
 DRAWN BY: THE  
 CHECKED BY: GRG  
 APPROVED BY: GRG  
 DATE: 10/19/21  
 JOB NO.: 2001-10  
 SHEET 1 OF 11

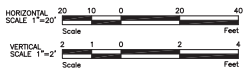




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**LEGEND**  
 ROADWAY CENTERLINE



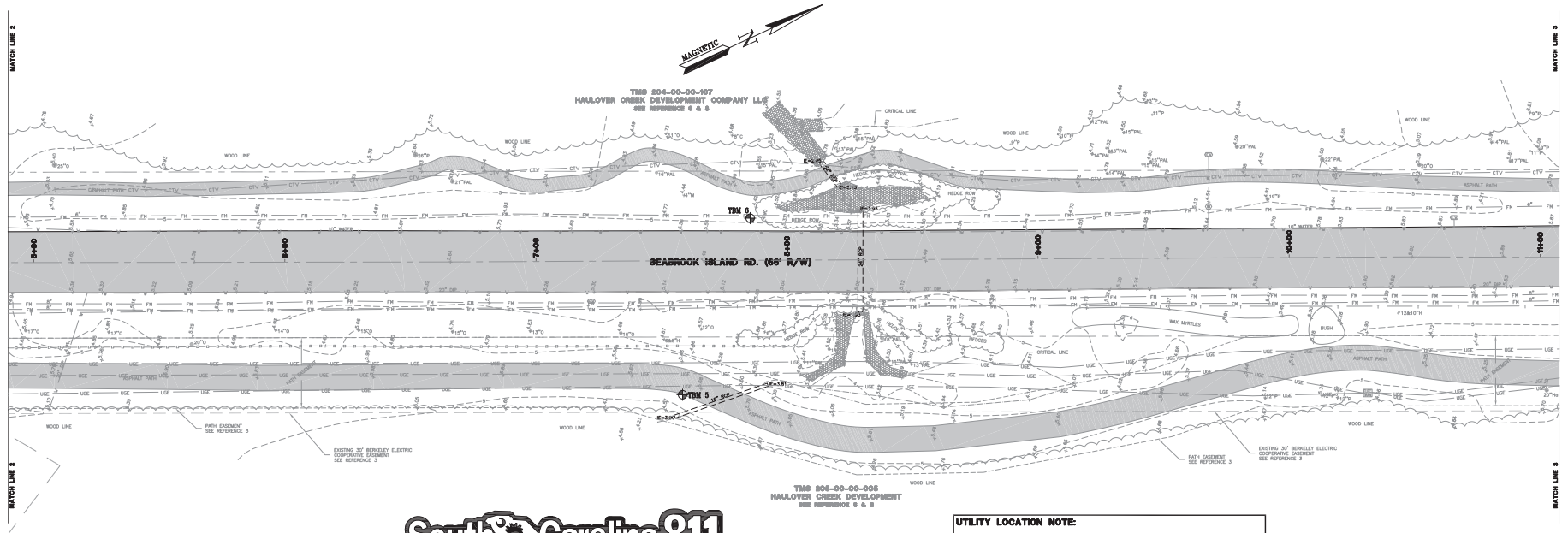
G. ROBERT GEORGE AND ASSOCIATES, INC.  
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 AND LAND SURVEYORS  
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 CHARLESTON, SOUTH CAROLINA 29417-2818  
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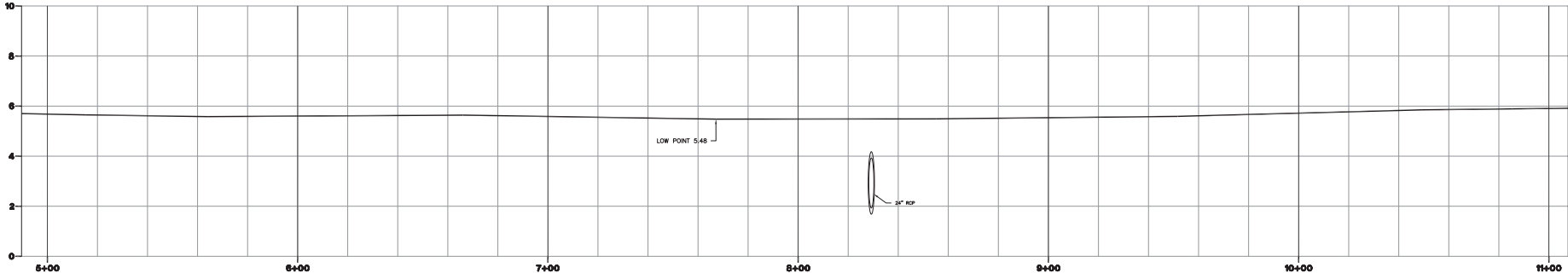
**SEABROOK ISLAND ROADWAY  
 PLAN AND PROFILE  
 STA. 0+00 TO STA. 4+88.66**  
 TOWN OF SEABROOK ISLAND  
 CHARLESTON COUNTY, SOUTH CAROLINA

PROJECT ENGINEER	GRG
DRAWN BY:	THE
CHECKED BY:	GRG
APPROVED BY:	GRG
DATE:	10/19/21
JOB NO.:	2001-10
SHEET	2 OF 11
SHEET	

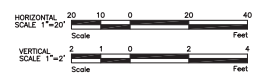
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**LEGEND**  
 ROADWAY CENTERLINE



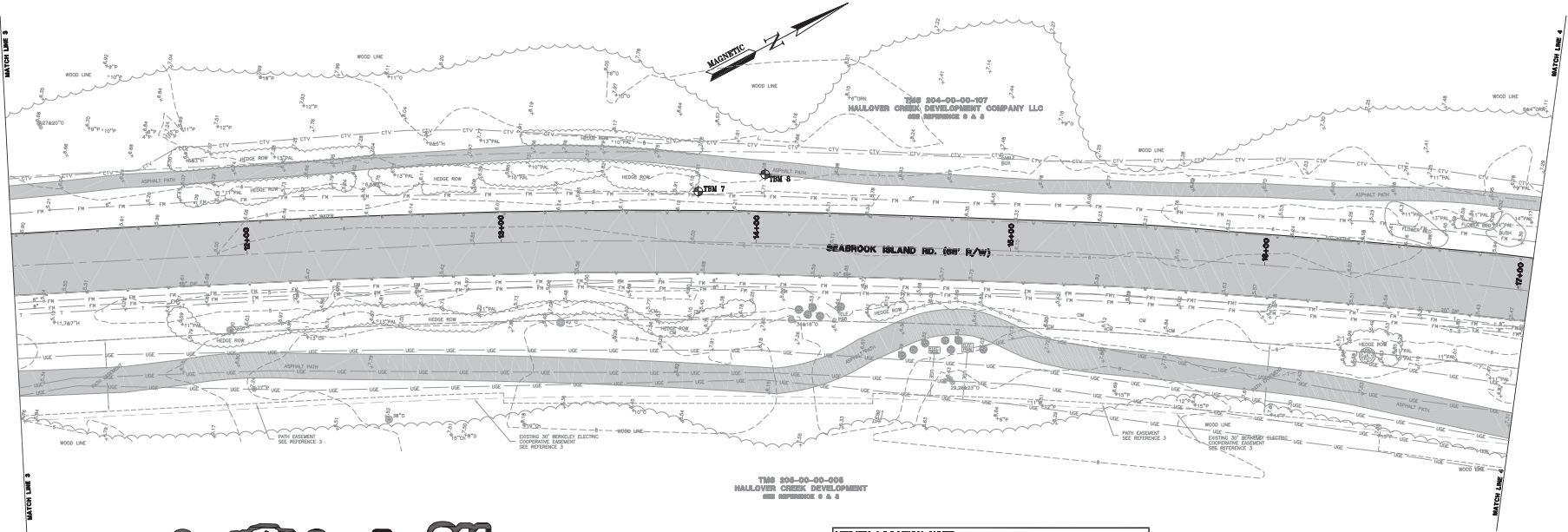
**SEABROOK ISLAND ROADWAY PLAN AND PROFILE STA. 4+789.66 TO STA. 11+07.71**  
 TOWN OF SEABROOK ISLAND CHARLESTON COUNTY, SOUTH CAROLINA

**G. ROBERT GEORGE AND ASSOCIATES, INC.**  
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 P.O. BOX 2818 CHARLESTON, SOUTH CAROLINA 29417-2108  
 (843) 566-4261

PROJECT ENGINEER: GRG  
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 DATE: 10/19/21  
 JOB NO.: 2001-10  
 SHEET 3 OF 11

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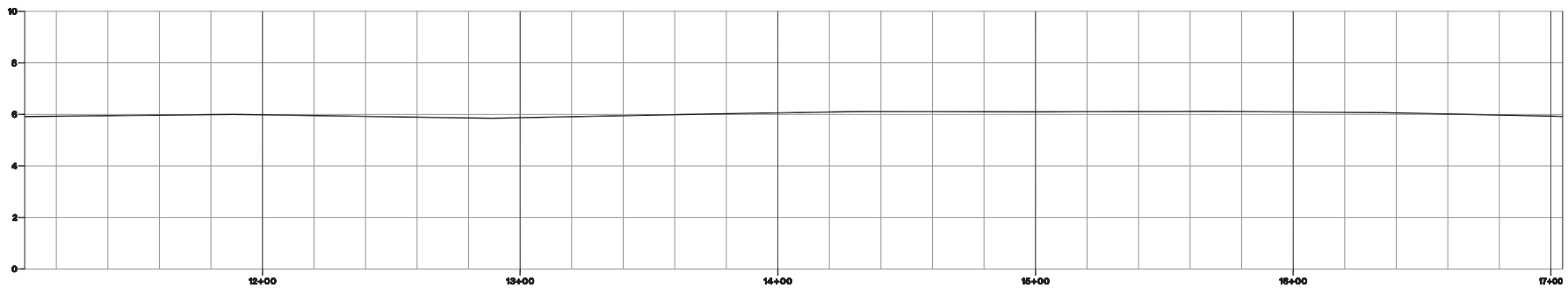
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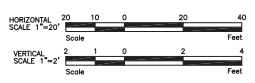
TMS 204-00-00-107  
HULLOVER CREEK DEVELOPMENT COMPANY LLC  
SEE REFERENCE 6 & 8

TMS 208-00-00-008  
HULLOVER CREEK DEVELOPMENT  
SEE REFERENCE 6 & 8

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**LEGEND**  
 ROADWAY CENTERLINE

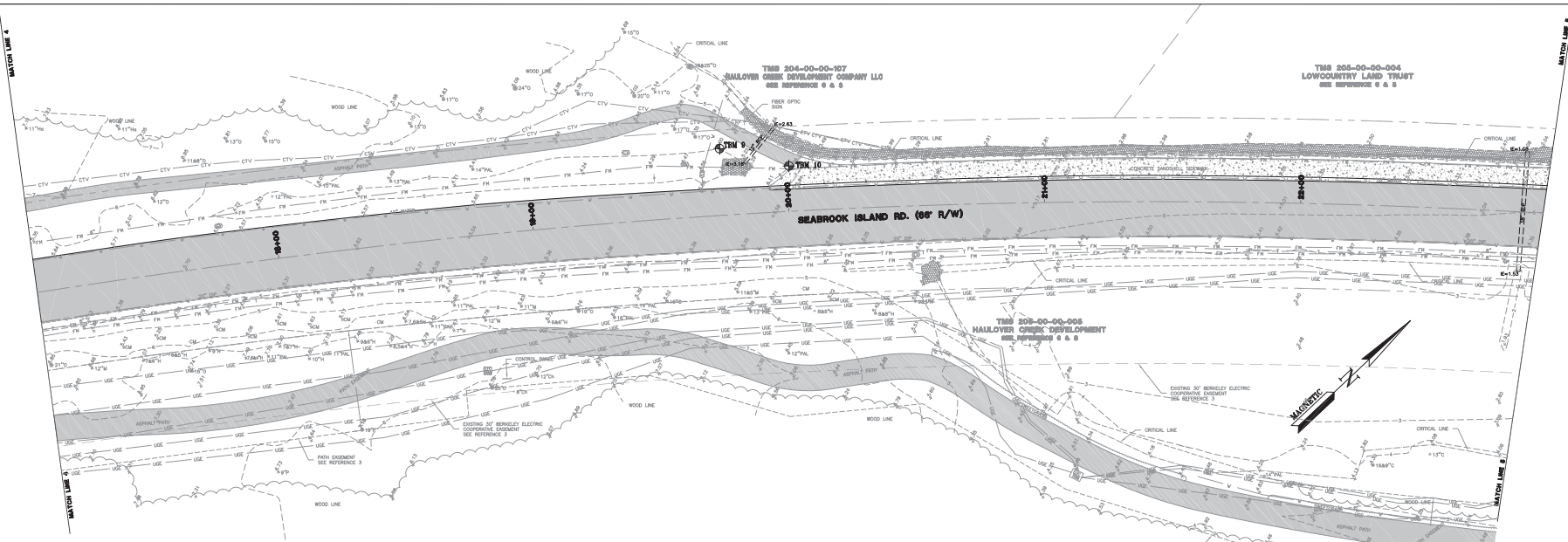


**SEABROOK ISLAND ROADWAY  
 PLAN AND PROFILE  
 STA. 11+07.71 TO STA. 17+04.57  
 TOWN OF SEABROOK ISLAND  
 CHARLESTON COUNTY, SOUTH CAROLINA**

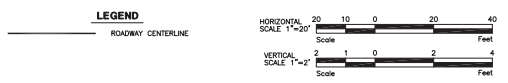
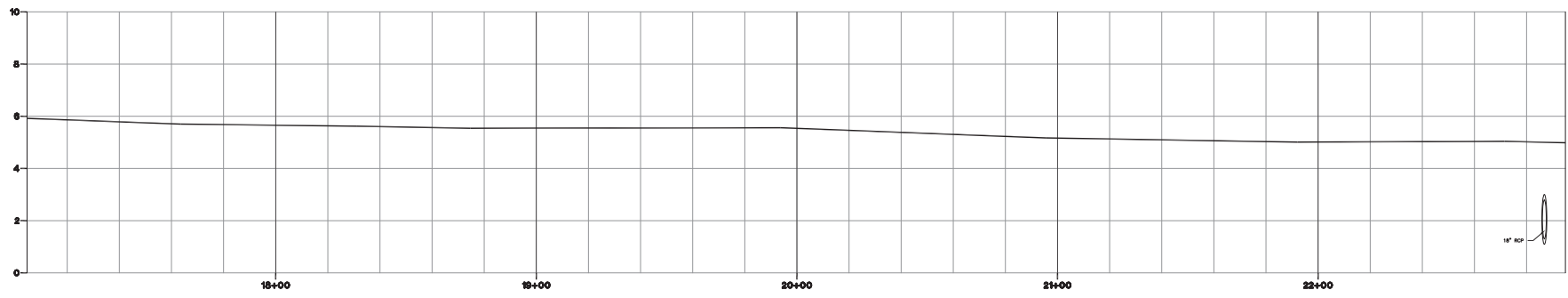
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PROJECT ENGINEER	GRC
DRAWN BY:	THE
CHECKED BY:	GRC
APPROVED BY:	GRC
DATE:	10/19/21
JOB NO.:	2001-10
SHEET	4 OF 11
<b>4</b>	

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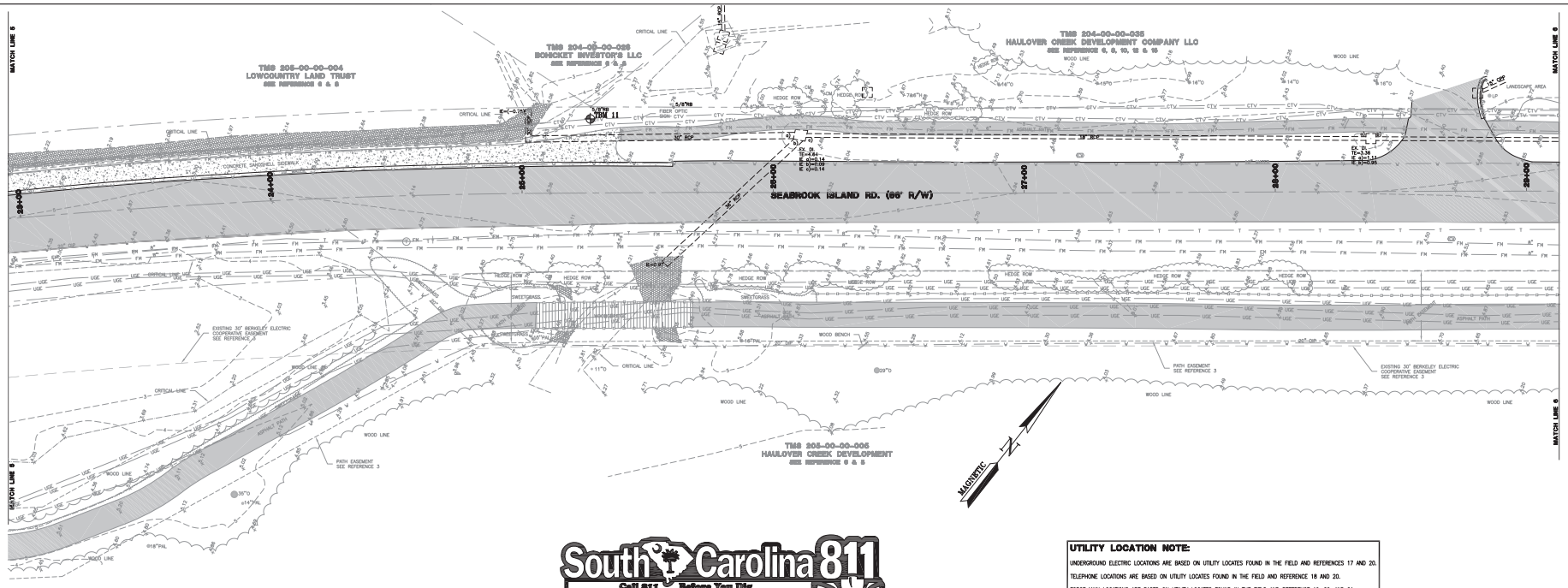
**G. ROBERT GEORGE AND ASSOCIATES, INC.**  
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 CHARLESTON, SOUTH CAROLINA 29417-2818  
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**SEABROOK ISLAND ROADWAY  
 PLAN AND PROFILE  
 STA. 17+04.57 TO STA. 22+94.90  
 TOWN OF SEABROOK ISLAND  
 CHARLESTON COUNTY, SOUTH CAROLINA**

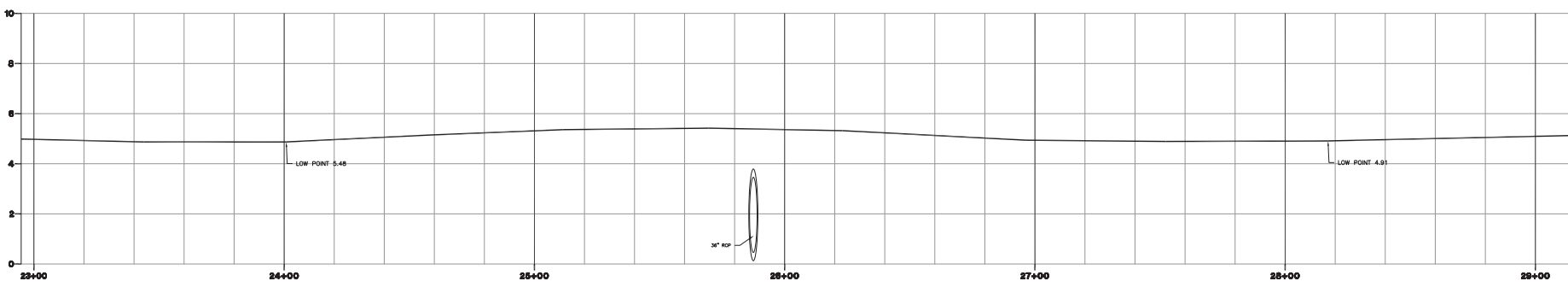
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 DRAWN BY: THE  
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 DATE: 10/19/21  
 JOB NO.: 2001-10  
 SHEET 5 OF 11

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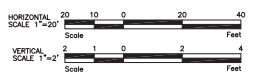




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**LEGEND**  
 ROADWAY CENTERLINE



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**SEABROOK ISLAND ROADWAY  
 PLAN AND PROFILE  
 STA. 22+94.90 TO STA. 29+19.25**  
 TOWN OF SEABROOK ISLAND  
 CHARLESTON COUNTY, SOUTH CAROLINA

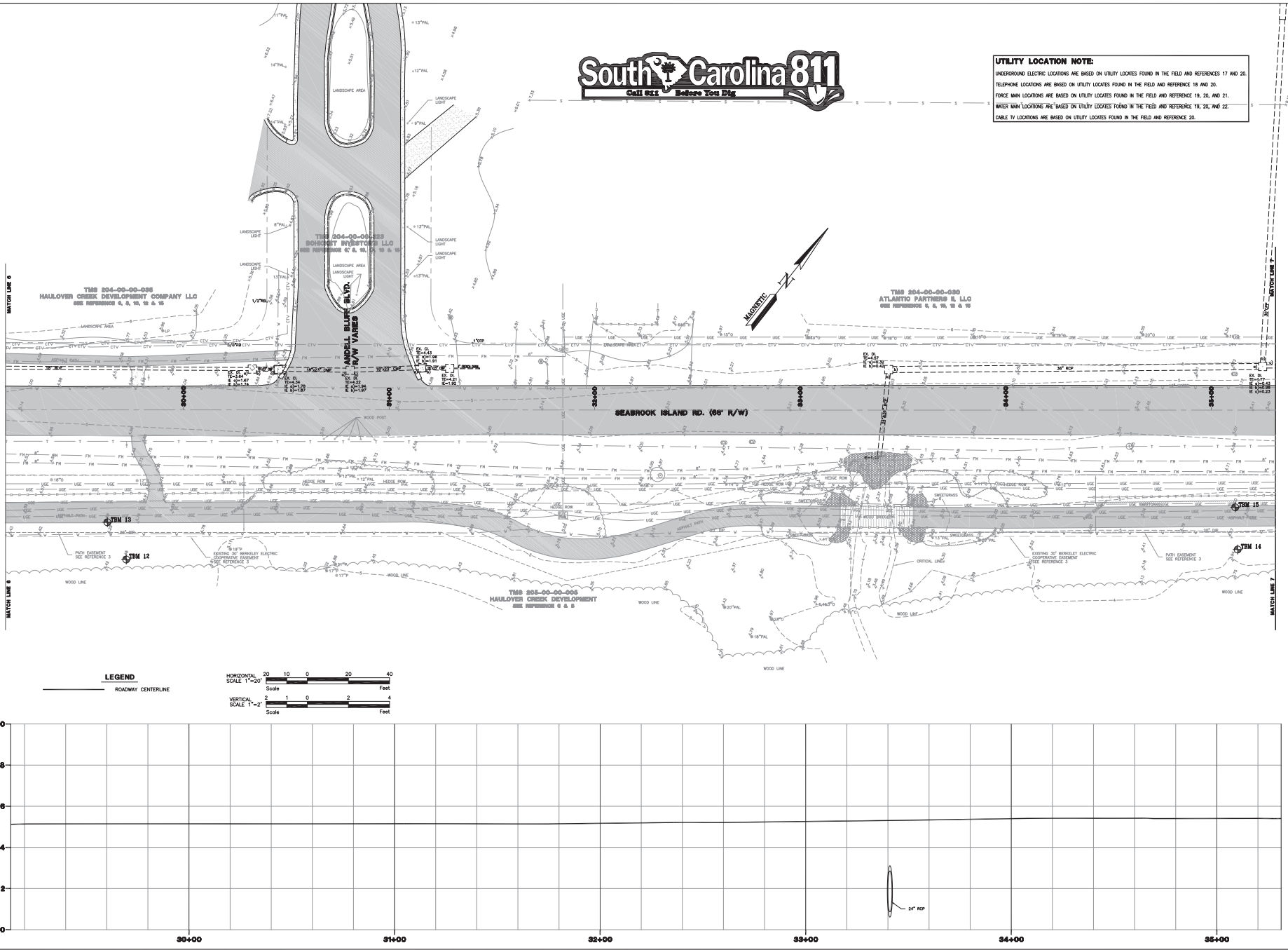
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**DATE:** 10/19/21  
**JOB NO.:** 2001-10  
**SHEET:** 8 OF 11

**6**

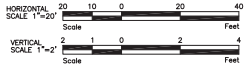
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 ROADWAY CENTERLINE



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 (843) 556-4261

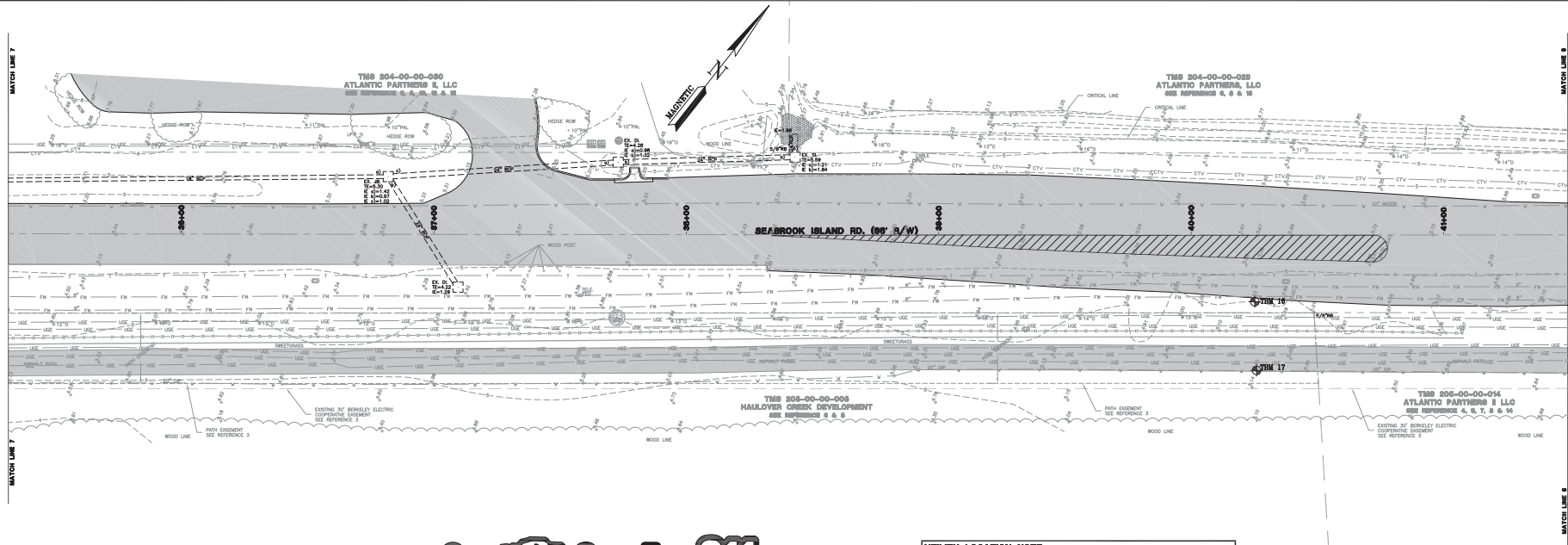
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**SEABROOK ISLAND ROADWAY  
 PLAN AND PROFILE  
 STA. 29+15.25 TO STA. 35+51.29**  
 TOWN OF SEABROOK ISLAND  
 CHARLESTON COUNTY, SOUTH CAROLINA

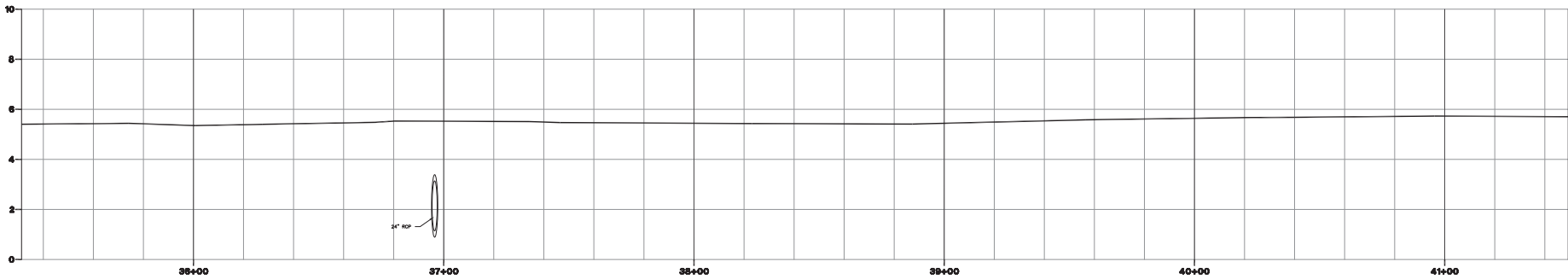
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 DRAWN BY: THE  
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 DATE: 10/19/21  
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 SHEET 7 OF 11

GRAPHIC SCALE  
 SCALE 1"=20'  
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 FEET  
 DIMENSIONS

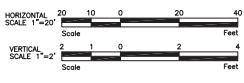
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**LEGEND**  
 ROADWAY CENTERLINE



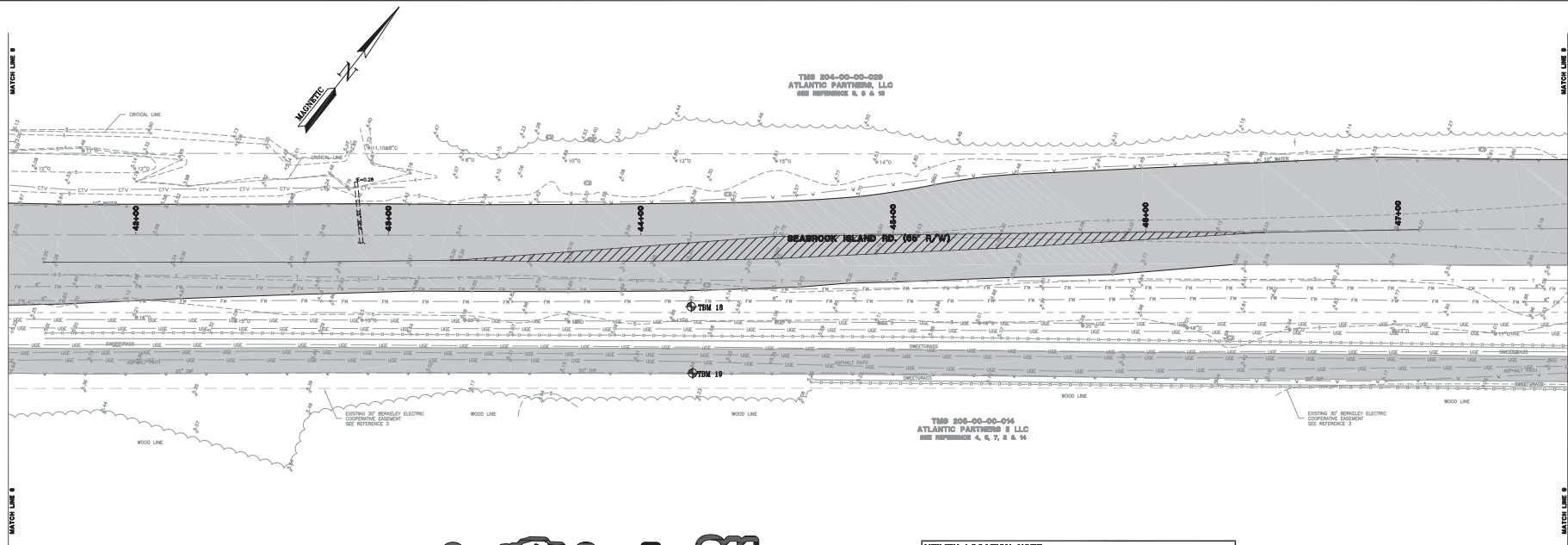
G. ROBERT GEORGE AND ASSOCIATES, INC.  
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**SEABROOK ISLAND ROADWAY  
 PLAN AND PROFILE  
 STA. 36+51.29 TO STA. 41+49.34  
 TOWN OF SEABROOK ISLAND  
 CHARLESTON COUNTY, SOUTH CAROLINA**

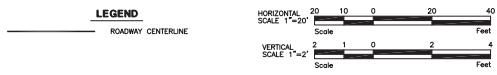
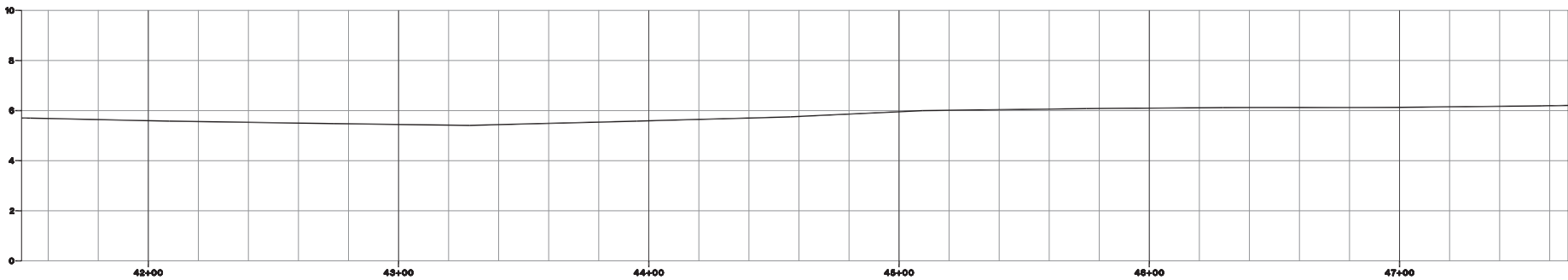
PROJECT ENGINEER: CRG  
 DRAWN BY: THE  
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 APPROVED BY: CRG  
 DATE: 10/19/21  
 JOB NO.: 2001-10  
 SHEET 8 OF 11

8

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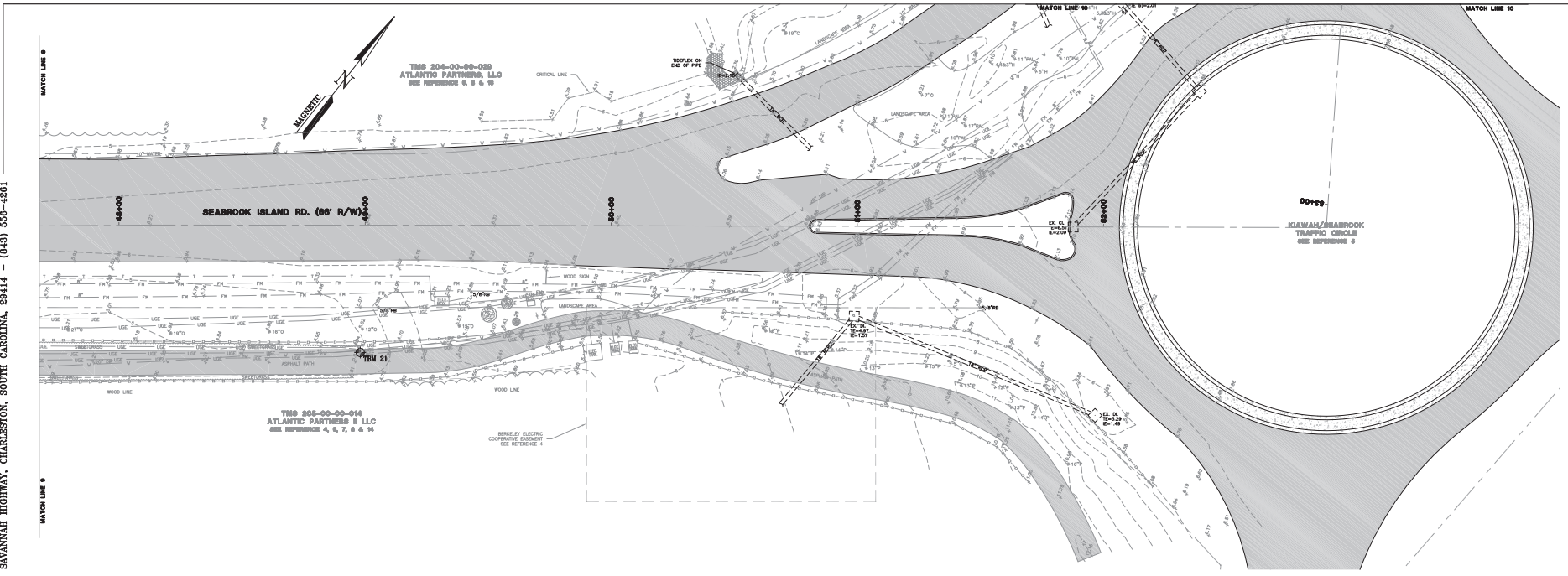


**SEABROOK ISLAND ROADWAY  
 PLAN AND PROFILE  
 STA. 47+49.34 TO STA. 47+67.39**  
 TOWN OF SEABROOK ISLAND  
 CHARLESTON COUNTY, SOUTH CAROLINA

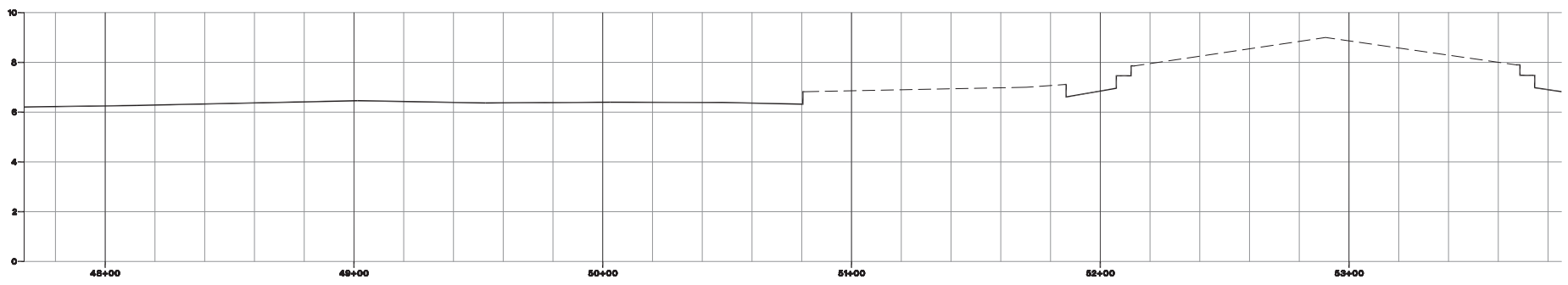
PROJECT ENGINEER	GRG
DRAWN BY:	THE
CHECKED BY:	GRG
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DATE:	10/19/21
JOB NO.:	2001-10
SHEET	9 OF 11

9

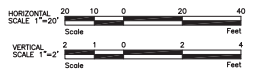




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**LEGEND**  
 \_\_\_\_\_ ROADWAY CENTERLINE



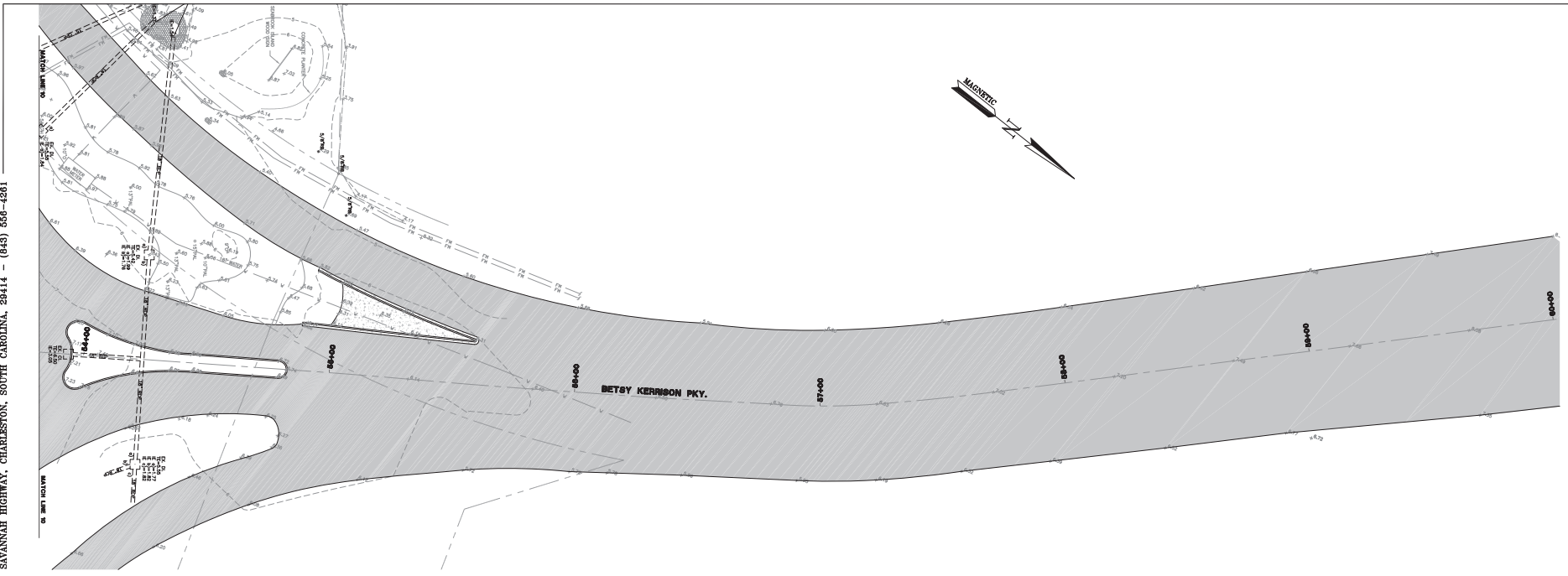
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**SEABROOK ISLAND ROADWAY  
 PLAN AND PROFILE  
 STA. 47+67.39 TO 53+85.44**  
 TOWN OF SEABROOK ISLAND  
 CHARLESTON COUNTY, SOUTH CAROLINA

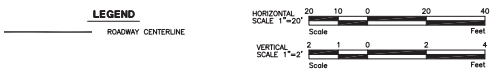
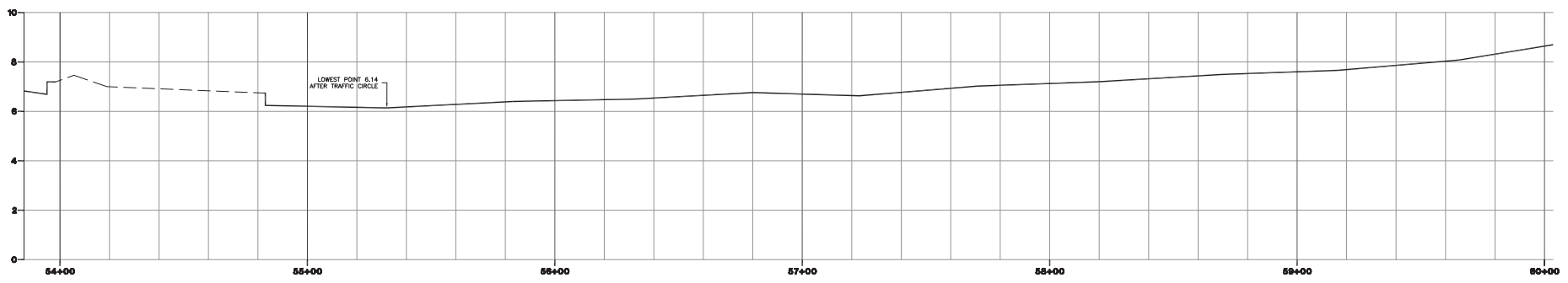
PROJECT ENGINEER: GRG  
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 APPROVED BY: GRG  
 DATE: 10/19/21  
 JOB NO.: 2001-10  
 SHEET 10 OF 11

**10**

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**SEABROOK ISLAND ROADWAY**  
**PLAN AND PROFILE**  
**STA. 53+86.44 TO 60+00.00**  
 TOWN OF SEABROOK ISLAND  
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