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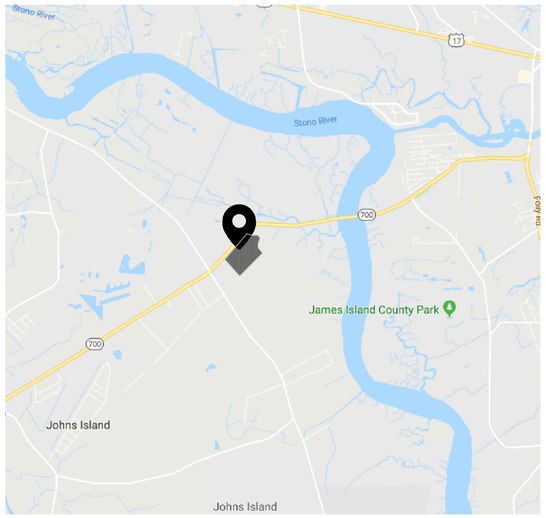
INDIGO GROVE CONCEPT PLAN

JOHNS ISLAND, CITY OF CHARLESTON, SC

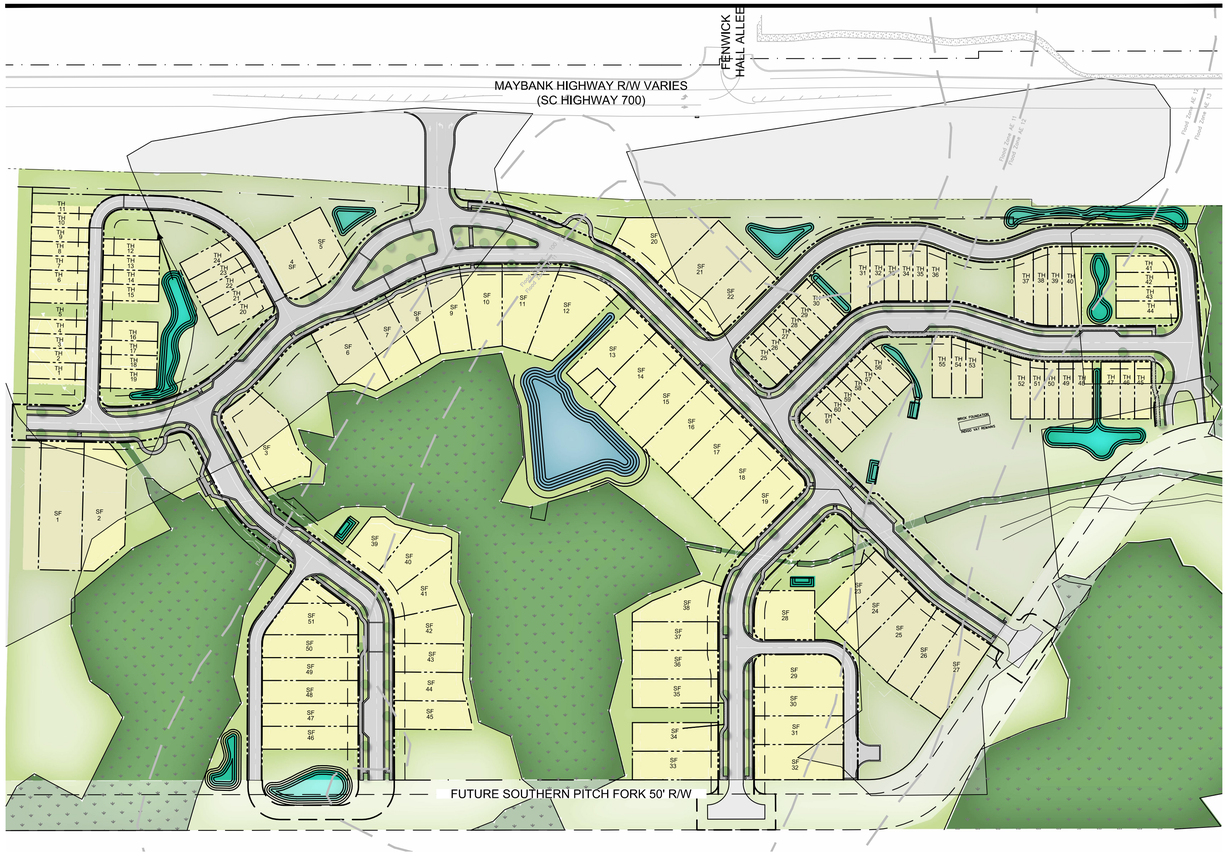
CITY PROJECT ID# TRC-SUB2019-000117

TMS# 345-00-00-090

SITE LOCATION MAP - N.T.S.



SITE OVERVIEW



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C3.6	TREE SURVEY 2 OF 5
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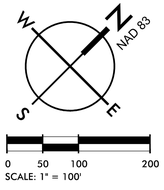
C10.0	ROAD CROSS SECTION DETAILS
C11.0	TREE PROTECTION AND REMOVAL PLAN
C11.1	TREE CHART



REVISION HISTORY

1. PERMITTING
   REASON - 2ND TRC SUBMITTAL
   DATE - 10/7/19
2. PERMITTING
   REASON - CONCEPT PLAN SUBMITTAL
   DATE - 01/15/19

PROJECT DESCRIPTION

STANLEY MARTIN HOMES IS PROPOSING TO DEVELOP THE RESIDENTIAL PORTION OF THE PLANNED UNIT DEVELOPMENT FOR THE KERR TRACT. THIS CONCEPT PLAN IS PROPOSING TO DEVELOP A MULTI-PHASE RESIDENTIAL SUBDIVISION WITH A TOTAL 118 LOTS (63 TOWNHOMES UNITS AND 55 SINGLE FAMILY UNITS). THE AREA OF THE RESIDENTIAL PHASE IS APPROXIMATELY 32.83 ACRES. THE SITE IS NEAR THE INTERSECTION OF MAYBANK HWY AND RIVER ROAD IN JOHNS ISLAND, CITY OF CHARLESTON, SC. THIS PROJECT WILL CONSIST OF OF INFRASTRUCTURE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO: ROADWAYS, SEWER, WATER AND STORMWATER MANAGEMENT SYSTEMS.

GENERAL NOTES

1. ALL TOPOGRAPHIC INFORMATION, UTILITY LOCATIONS, AND ELEVATIONS ARE BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY SOUTHEASTERN LAND SURVEYING, LLC, DATED 9/30/19.
2. ALL ELEVATIONS ARE BASED ON NGVD29.
3. THE CONTRACTOR SHALL VERIFY THE EXISTING TOPOGRAPHIC WORK, EXISTING UTILITY LINE LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING WORK. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES ON THE DRAWINGS PRIOR TO BEGINNING WORK OR DURING CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
4. THE CONTRACTOR SHALL MAINTAIN AND BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY.
5. AN AUTOCAD BASE PLAN OF THIS DRAWINGS CAN BE PROVIDED TO THE CONTRACTOR UPON REQUEST. ENGINEER SHALL NOT BE RESPONSIBLE FOR ERRORS IN ELECTRONIC DATA.
6. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO M.U.T.C.D. (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
7. A COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES FORM AND AS-BUILT DRAWINGS FOR STORMWATER MANAGEMENT FACILITIES MUST BE COMPLETED IN ACCORDANCE WITH CITY OF CHARLESTON SPECIFICATIONS BEFORE A NOTICE OF TERMINATION OF THE CONSTRUCTION GENERAL PERMIT WILL BE APPROVED.
8. THIS PROJECT WILL REQUIRE AN SCDOT PERMIT TO RECEIVE FINAL TRC APPROVAL FOR ROAD CONSTRUCTION PLANS. ACCESS TO AN ALIGNMENT OF THIS STREET MAY CHANGE DEPENDING ON SCDOT COMMENTS AND APPROVALS. A COPY OF AN APPROVED SCDOT ENCROACHMENT PERMIT SHOULD BE SUBMITTED TO THE DEPARTMENT OF TRAFFIC AND TRANSPORTATION AND THE DEPARTMENT OF PUBLIC SERVICE, ENGINEERING DIVISION TO RECEIVE APPROVAL AT THAT TIME.

STORMWATER DESIGN STANDARDS MANUAL (SWDSM) VARINACES			
APPLICABLE SECTION	DESCRIPTION OF VARIANCE	SUBMITTAL DATE	APPROVAL DATE
3.6.5.0	ALTERNATE PIPE CONNECTION DETAIL STRUCTURES: STRUCTURE NUMBERS TO BE DETERMINED AS PREPARATION OF CONSTRUCTION DRAWINGS PROGRESSES	04/15/19	
3.1.2.a	VARIANCE TO STORM WATER RUNOFF RATES FOR THE 2-YR, 10-YR, AND 25-YR, 24 HOUR STORM EVENTS	04/15/19	
3.8.2	VARIANCE TO OPEN CONVEYANCE MINIMUM EASEMENT	10/07/19	

ADA NOTE:
ALL PUBLIC RIGHT-OF-WAYS AND ALL AMENITIES WILL BE ADA COMPLIANT.

PROJECT CONTACTS

DEVELOPER:
STANLEY MARTIN HOMES
502 WANDO PARK BLVD, SUITE 101
MOUNT PLEASANT, SC 29464
CONTACT: MR. ROGER HUNT
PHONE: 843-259-6213

CIVIL ENGINEER:
SEAMON WHITESIDE & ASSOCIATES, LLC
501 WANDO PARK BLVD., SUITE 200
MOUNT PLEASANT, SC 29464
CONTACT: R. PATTERSON FARMER, PE
PHONE: 843-884-1667

SURVEYOR:
SOUTHEASTERN LAND SURVEYING, LLC
1035 B. JENKINS ROAD
CHARLESTON, SC 29407
CONTACT: MIKE SCHMIEDER
PHONE: 843-795-9330

OWNER:
RHK LLC
84 PEACHTREE ROAD, SUITE 220
NETTLEWOOD PROFESSIONAL PARK
ASHEVILLE, NORTH CAROLINA 28803

LANDSCAPE ARCHITECT:
SEAMON WHITESIDE & ASSOCIATES, LLC
501 WANDO PARK BLVD., SUITE 200
MOUNT PLEASANT, SC 29464
CONTACT: RUSS SEAMON
PHONE: 843-884-1667

MUNICIPALITY CONTACTS:
CITY OF CHARLESTON
DEPARTMENT OF PLANNING,
PRESERVATION & SUSTAINABILITY
PRINCIPAL PLANNER: ERIC SCHULTZ
PHONE: 843-724-3790

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SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL ENGINEER
No. 34933
R. PATTERSON FARMER
1/8/20

INDIGO GROVE CONCEPT PLAN
JOHNS ISLAND
CITY OF CHARLESTON, SC

SW+ PROJECT:	8068
DATE:	1/8/20
DRAWN BY:	DEM
CHECKED BY:	RPF

REVISION HISTORY

1	10/7/19	
2	12/17/19	

TITLE SHEET

C1.0

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DRAWING LEGEND

OBJECTS AND SYMBOLS	EXISTING	NEW
Adjoining Property Line		N/A
Centerline		(Same as Existing)
Easement		(Same as Existing)
Setback		
Sanitary Sewer (Gravity)	ES	S
Sanitary Sewer (Force Main)	EFM	FM
Water Line	EW	W
Curb & Gutter (Straight)		
Curb & Gutter (Roll)		(Width varies with size)
Storm Drain	ED	RD
Roof Drain	ERD	UD
Subsurface Drainage	EUD	SF
Silt Fence, Standard	ESF	RSF
Silt Fence, Reinforced	ERSF	
Phase Line	N/A	
Watershed Limit	N/A	
Flood Zone	ZONE 'X' / ZONE 'AE'	N/A
Conduit	EC	C
Natural Gas	EG	G
Overhead Electrical	EP	P
Underground Electrical	EUP	UP
Underground Telephone	ET	T
Underground Cable	ETV	TV
Underground Fiber Optic	EFO	FO
Fence	X	O
Elevation Contour	22	22
Revision Cloud (Encloses Revision)	N/A	

OBJECTS AND SYMBOLS	EXISTING	NEW
Benchmark		N/A
Sanitary Sewer Manhole		
Sanitary Sewer Manhole ID #	N/A	
Sanitary Sewer Cleanout		
Double Sanitary Sewer Service (Residential Only)		
Single Sanitary Sewer Service (Residential Only)		
TYPE 1 Storm Drainage Structure		
TYPE 16 Storm Drainage Structure		
TYPE 17 Storm Drainage Structure (Right)		
TYPE 17 Storm Drainage Structure (Left)		
TYPE 18 Storm Drainage Structure		
Catch Basin		
Isolation Box		
Storm Drainage Junction Structure		
Yard Inlet		
Storm Drainage Structure ID #	N/A	#
Telephone Box		N/A
Telephone Manhole		N/A
Electrical Box		N/A
Electrical Manhole		N/A
Power Pole		
Light Pole		
Fire Hydrant Assembly		
Water Blowoff		
Water Line Bends, Angle Varies		N/A
Water Line Valve		
Water Line Reducer		
Single Water Service (Residential Only)		
Double Water Service (Residential Only)		
Sign		
ADA Accessible Parking Space		
Spot Elevation	XXX	X.XX
Watershed Area	N/A	X.XX Ac
Detail ID #	N/A	# (Sheet #) / # (ID #)
Keynote	N/A	#
Parking Count ID #	N/A	#
Lot #	N/A	#
Revision ID #	N/A	#

ABBREVIATIONS	EXISTING	NEW
Sewer Easement	Ex. S.E.	S.E.
Storm Easement	Ex. W.E.	W.E.
Drainage Easement	Ex. D.E.	D.E.
General Utility Easement	Ex. G.U.E.	G.U.E.
Access Easement	Ex. A.E.	A.E.
Ingress/Egress Easement	Ex. I/E E.	I/E E
Pond Maintenance Easement	Ex. P.M.E.	P.M.E.
Water Surface Elevation	Ex. W.S.E.	W.S.E.
Polyvinyl Chloride Pipe	Ex. PVC	PVC
Reinforced Concrete Pipe	Ex. RCP	RCP
High Density Corrugated Polyethylene Pipe	Ex. HDPE	HDPE
Ductile Iron Pipe	Ex. DIP	DIP
Corrugated Metal Pipe	Ex. CMP	CMP
Home Owner's Association	Ex. HOA	HOA
Property Owners Association	Ex. POA	POA

HATCH PATTERNS

Freshwater Wetland

Freshwater Wetland Buffer

Saltwater Marsh

Saltwater Marsh Buffer

Area to Be Cleared and Grubbed

SWPP PLAN LEGEND

Turf Reinforcement Mat (See Turf And Grasses Species)	TR
Sodding (See Turf and Grasses Specs)	S
Surface Roughening (Surface Tracking/Stair Stepping-See Detail)	SR
Temporary Seeding (See Schedule in EC Notes)	TS
Permanent Seeding (See Turf and Grasses Species)	PS
Mulching (See Turf and Grasses Species)	M
Typical Lot Erosion Control Plan (See Detail)	LE
Flexible Growth Medium (See Turf and Grasses Species)	FG
Erosion Control Blanket (See Turf and Grasses Species)	EC
Dust Control	DC
Bonded Fiber Matrix (See Turf and Grasses Species)	BF
Concrete Washout Basin (See Detail)	CW
Block & Stone Inlet Protection (See Detail)	
Temp. Sediment Control Tube (See Tube)	
Temp. Rock Ditch Checks (See Detail)	
Turf Reinforcement Mat Outlet Protection (See Detail and Turf and Grasses Specs)	
Filter Fabric Inlet Protection (See Detail)	
Temp. Curb Inlet Weep Filter (See Detail)	
Curb Inlet Sediment Filter (See Detail)	
Both Curb Inlet Filters (See Above)	
Construction Entrance	

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SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 34933 ROBERT PATTERSON FINNEY 1/8/20

INDIGO GROVE CONCEPT PLAN

JOHNS ISLAND
CITY OF CHARLESTON, SC

SW+ PROJECT:	8068
DATE:	1/8/20
DRAWN BY:	DEM
CHECKED BY:	RPF

REVISION HISTORY

1	10/7/19	
2	12/17/19	

DRAWING LEGEND

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0 50 100 200
SCALE: 1" = 100'

NAD 83

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SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED
PROFESSIONAL
LANDSCAPE ARCHITECT
No. 3493
RYAN PATTERSON, ASLA
1/8/20

INDIGO GROVE CONCEPT PLAN

JOHNS ISLAND
CITY OF CHARLESTON, SC

SW+ PROJECT:	8068
DATE:	1/8/20
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REVISION HISTORY

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AERIAL PHOTO

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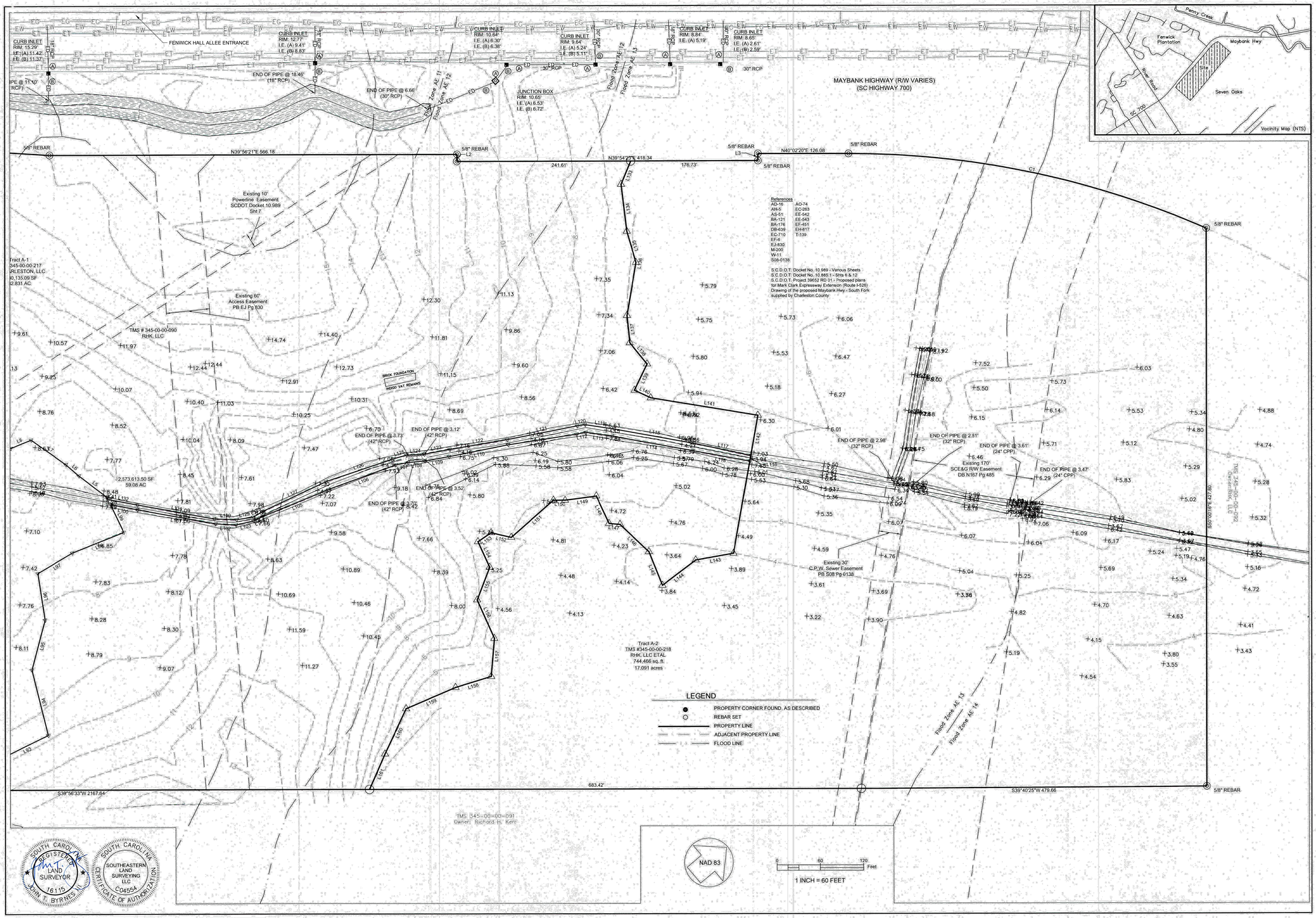


NO.	DATE	DESCRIPTION	BY

SOUTHEASTERN LAND SURVEYING LLC
1035-B JENKINS ROAD
CHARLESTON SC 29407
(843)795-9330

A TOPOGRAPHICAL SURVEY OF A PORTION OF TMS #345-00-00-090, -217, & -218 KERR TRACT

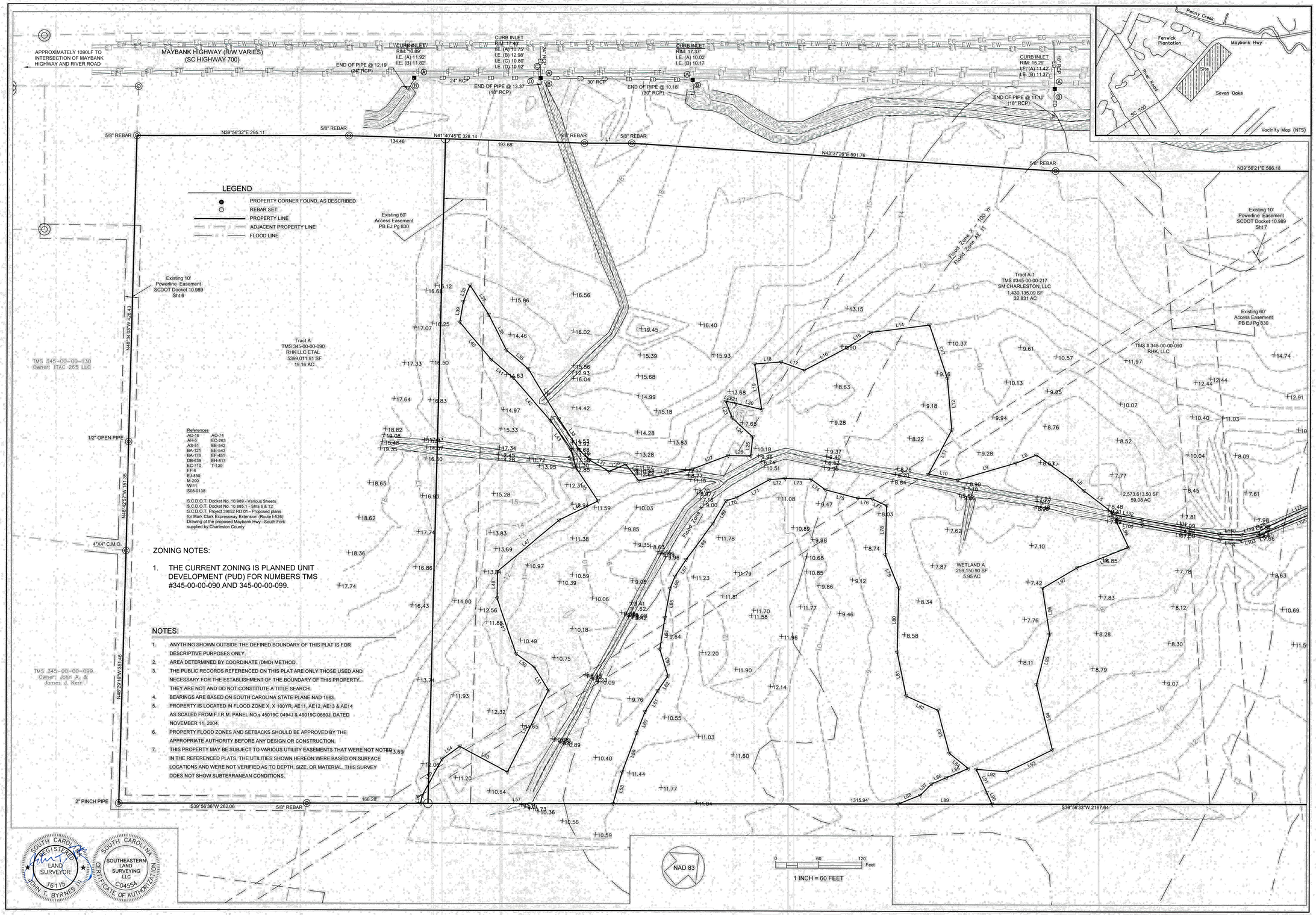
OWNED BY RHK, LLC AND SM CHARLESTON, LLC
LOCATED IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

DATE:	09-30-2019
DRAWN:	MAS
CHECK:	PRB
CC:	SS
JOB:	17009
DWG:	17009T&T
SHEET:	1 OF 3

SOUTH CAROLINA REGISTERED LAND SURVEYOR 16115 JOHN T. BYRNES III

SOUTH CAROLINA SOUTHEASTERN LAND SURVEYING LLC CERTIFICATE OF AUTHORIZATION C04554

EXISTING CONDITIONS
1 OF 3



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KERR TRACT
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DATE:	09-30-2019
DRAWN:	MAS
CHECK:	PRB
CC:	SS
JOB:	17009
DWG:	17009T&T
SHEET:	2 OF 3

EXISTING CONDITIONS
2 OF 3

PARCEL LINE TABLE		
Line #	Bearing	Length
L4	N75°31'46"W	3.15
L5	S77°22'45"W	49.36
L6	S80°54'32"W	23.80
L7	S75°18'47"W	59.02
L8	S18°18'11"W	30.77
L9	S23°43'03"W	84.53
L10	S51°15'46"W	41.56
L11	N22°13'33"W	69.45
L12	N54°58'47"W	71.79
L13	N68°38'49"W	78.53
L14	S32°37'59"W	81.92
L15	S07°17'19"W	39.40
L16	S11°57'32"W	67.51
L17	S59°34'36"W	34.24
L18	S35°31'04"W	36.99
L19	S58°45'40"E	63.96
L20	S53°21'09"W	37.00
L21	S51°29'14"W	9.25
L22	S51°25'53"W	4.90
L23	S70°24'04"E	24.40
L24	N82°24'20"E	39.39
L25	S44°09'36"E	26.88
L26	S40°59'12"W	31.62
L27	S19°17'18"W	52.64
L28	S27°27'42"W	76.86
L29	N88°21'27"W	29.45
L30	S15°53'24"W	25.04
L31	S69°57'12"W	32.17
L32	S84°42'15"W	19.18
L33	N83°40'20"W	52.02

PARCEL LINE TABLE		
Line #	Bearing	Length
L34	N81°32'09"W	81.45
L35	S80°49'12"W	40.25
L36	N76°41'44"W	55.32
L37	N82°25'45"W	48.39
L38	S27°26'14"E	24.61
L39	S40°15'35"E	29.00
L40	N89°53'23"E	68.08
L41	N79°23'43"E	39.73
L42	N88°45'03"E	79.26
L43	S85°42'28"E	49.34
L44	S64°31'27"E	25.99
L45	S83°31'44"E	55.78
L46	S13°48'12"W	60.22
L47	S00°06'36"W	111.58
L48	S49°12'52"E	37.34
L49	S69°01'48"E	81.56
L50	N75°51'39"E	32.00
L51	S81°28'52"E	37.38
L52	S23°28'34"E	127.62
L53	S68°12'19"W	75.37
L54	S04°14'38"W	30.36
L55	S21°20'00"E	58.09
L56	S38°34'04"E	10.97
L57	N39°56'33"E	268.16
L58	N33°59'27"W	45.75
L59	N29°39'02"W	58.81
L60	N28°30'57"W	31.24
L61	N19°25'08"W	33.97
L62	N15°33'39"W	24.86
L63	N67°03'26"W	38.72

PARCEL LINE TABLE		
Line #	Bearing	Length
L64	N40°58'52"W	44.47
L65	N39°51'44"W	41.20
L66	N27°41'37"W	18.65
L67	N16°58'13"W	27.64
L68	N13°34'43"W	62.80
L69	N19°26'29"W	36.17
L70	N22°54'28"E	15.98
L71	N11°00'21"E	51.37
L72	N35°25'10"E	21.77
L73	N41°47'13"E	36.64
L74	N76°17'01"E	24.54
L75	N54°30'45"E	46.18
L76	N42°31'00"E	20.53
L77	N65°15'37"E	21.88
L78	S48°41'09"E	68.24
L79	S72°05'41"E	49.85
L80	S48°46'20"E	89.56
L81	S61°41'57"E	61.52
L82	N64°01'29"E	48.45
L83	S65°12'00"E	62.18
L84	N78°54'58"E	33.73
L85	S17°04'05"W	32.58
L86	S17°04'05"W	22.67
L87	S05°29'38"E	22.23
L88	S18°13'30"W	33.70
L89	N39°56'33"E	131.10
L90	N74°23'48"W	17.42
L91	N74°23'48"W	36.01
L92	N44°22'36"E	43.48
L93	N13°57'59"E	69.82

PARCEL LINE TABLE		
Line #	Bearing	Length
L94	N63°55'18"W	93.48
L95	N35°17'33"W	71.89
L96	N58°45'09"W	65.28
L97	N09°14'51"E	55.74
L98	N18°13'53"E	77.02
L99	N75°31'46"W	42.64
L100	N50°58'25"E	37.97
L101	N50°14'55"E	110.33
L102	N43°10'15"E	28.69
L103	N27°10'48"E	25.01
L104	N14°05'33"E	14.09
L105	N17°43'22"E	98.79
L106	N20°01'43"E	99.50
L107	N28°58'33"E	17.11
L108	N34°51'19"E	23.15
L109	N30°00'41"E	34.50
L110	N28°45'32"E	83.79
L111	N31°16'11"E	96.23
L112	N28°28'40"E	12.93
L113	N48°22'05"E	37.18
L114	N50°18'26"E	113.63
L115	N50°27'48"E	80.59
L116	N39°56'23"W	7.99
L117	S52°03'26"W	80.67
L118	S50°17'46"W	112.85
L119	S48°33'56"W	40.82
L120	S31°07'20"W	10.97
L121	S28°56'44"W	98.98
L122	S30°21'20"W	81.20
L123	S29°33'26"W	36.18

PARCEL LINE TABLE		
Line #	Bearing	Length
L124	S37°06'44"W	24.26
L125	S24°53'18"W	18.59
L126	S21°21'07"W	99.17
L127	S14°53'22"W	97.61
L128	S08°57'14"W	14.86
L129	S31°16'17"W	23.26
L130	S41°48'18"W	31.20
L131	S50°25'50"W	108.60
L132	S50°31'00"W	41.46
L133	S27°25'04"E	34.96
L134	S56°52'30"E	65.78
L135	S66°33'06"E	45.02
L136	S40°13'44"E	74.73
L137	S55°53'05"E	37.96
L138	S89°03'41"E	38.16
L139	S24°23'14"E	40.46
L140	N65°13'07"E	24.85
L141	N49°17'36"E	150.75
L142	S39°56'23"E	194.44
L143	S29°55'42"W	53.55
L144	S02°48'27"W	57.99
L145	N71°46'25"W	50.38
L146	S83°21'22"W	55.13
L147	S45°11'06"W	15.18
L148	N75°03'14"W	42.10
L149	S32°20'11"W	43.66
L150	S40°27'52"W	16.36
L151	S01°20'32"E	77.94
L152	S53°02'06"W	28.88
L153	S05°22'51"W	22.09

PARCEL LINE TABLE		
Line #	Bearing	Length
L154	S74°28'14"E	39.05
L155	S29°00'29"E	48.48
L156	S73°58'26"E	58.52
L157	S45°08'52"E	52.95
L158	S22°52'09"W	51.82
L159	S16°42'26"W	74.71
L160	S24°45'41"E	69.29
L161	S26°24'43"E	53.66

PARCEL CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	510.82	1230.32	023.7890	N51°50'27"E	507.16

NO.	DATE	DESCRIPTION	BY

SOUTHEASTERN LAND SURVEYING LLC
1035-B JENKINS ROAD
CHARLESTON SC 29407
(843)795-9330

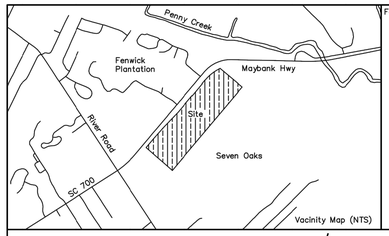
A TOPOGRAPHICAL SURVEY OF
A PORTION OF TMS #345-00-00-090, -217, & -218
KERR TRACT
OWNED BY RHK, LLC AND SM CHARLESTON, LLC
LOCATED IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

SOUTH CAROLINA REGISTERED LAND SURVEYOR 16115 JOHN T. BYRNES III

SOUTH CAROLINA SOUTHEASTERN LAND SURVEYING LLC C04554 CERTIFICATE OF AUTHORIZATION

DATE:	09-30-2019
DRAWN:	MAS
CHECK:	PRB
CC:	SS
JOB:	17009
DWG:	17009T&T
SHEET:	3 OF 3

EXISTING CONDITIONS
3 OF 3



For RMC Use:

LINE TABLE		
Line	Bearing	Distance
L1	N41°40'45"E	64.14
L2	N40°02'42"E	65.55
L3	S48°35'53"E	9.60
L4	N49°59'44"W	9.78
L5	N40°02'20"E	126.08
L6	N48°42'57"W	151.35
L7	S27°25'04"E	34.96
L8	S56°52'30"E	65.78
L9	S66°33'06"E	45.02
L10	S40°13'44"E	74.73
L11	S55°53'05"E	37.96
L12	S89°03'41"E	38.16

LINE TABLE		
Line	Bearing	Distance
L13	S24°23'14"E	40.46
L14	N65°13'07"E	24.85
L15	N49°17'36"E	150.75
L16	S39°56'23"E	194.44
L17	S29°55'42"W	53.55
L18	S02°48'27"W	57.99
L19	N71°46'25"W	50.38
L20	S83°21'22"W	55.13
L21	S45°11'06"W	15.18
L22	N75°03'14"W	42.10
L23	S32°20'11"W	43.66
L24	S40°27'52"W	16.36

LINE TABLE		
Line	Bearing	Distance
L25	S01°20'32"E	77.94
L26	S53°02'06"W	28.88
L27	S05°22'51"W	22.09
L28	S74°28'14"E	39.05
L29	S29°00'29"E	48.48
L30	S73°58'26"E	58.52
L31	S45°08'52"E	52.95
L32	S22°52'09"W	51.82
L33	S16°42'26"W	74.71
L34	S24°45'41"E	69.29
L35	S26°24'43"E	53.66

Curve Table						
Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	1230.32'	510.82'	259.14'	507.16'	S51°50'27"W	23°47'20"

References
AD–16
AH–5
AS–51
BA–121
BA–176
DB–639
EC–710
EF–6
EJ–830
M–200
W–11
S08–0138
AO–74
EC–263
EE–542
EE–543
EF–451
EH–817
T–139

S.C.D.O.T. Docket No. 10.989 – Various Sheets
S.C.D.O.T. Docket No. 10.885.1 – Shts 6 & 12
S.C.D.O.T. Project 39652 RD 01 – Proposed plans for Mark Clark Expressway Extension (Route I–526)
Drawing of the proposed Maybank Hwy – South Fork supplied by Charleston County

Lot B–2–1
Fenwick Hall
TMS 346+00–00–004
Owner: Penny Creek Associates LLC
AO–74 0352/691

Lot B–2–3
Fenwick Hall Allee
TMS 346+00–00–260
Owner: Faison–Fenwick Hall LLC
EH–903 U537/570

Twelve Oaks at Fenwick Plantation
TMS Parent 346–00–00–002
Multiple Owners

The Preserve at Fenwick Plantation

Approximate Location of Proposed Mark Clark Expressway

Food Lion Site
2770 Maybank Hwy
TMS 346+00–00–007
Owner: Arthur Ravenel Jr.
Wachovia Bank NA as Trustee

River Road
S–34 R/W Varies

Lot B–4–1
2790 Maybank Hwy
TMS 346+00–00–009
Owner: Hess Realty LLC
CP–68 0409/290

Lot B–3
2754 Maybank Hwy
TMS 346+00–00–008
Owner: Maybank 2754 LLC
T–139 F583/757

Lot B–2–2
Maybank Hwy
TMS 346+00–00–076
Owner: Penny Creek Associates LLC
EH–817 0352/691

Fenwick Hall Allee
R/W Varies

The Preserve at Fenwick Plantation
TMS 346–00–00–258
Owner: Penny Creek Associates LLC

The Preserve at Fenwick Plantation
TMS 346–00–00–259
Owner: Penny Creek Associates LLC

PP(3)

Residual
Fenwick Hall
TMS 346–00–00–002
Owner: Penny Creek Associates LLC
E–112 0323/311

South Carolina Geodetic Survey Monument Spectrum 2011

Maybank Highway – SC 700
Right–of –Way Varies
SCDOT Docket 10.989

SCDOT 10.885.1 16+51.92 PT

Parcel A
2753 Maybank Hwy
TMS 345–00–00–119
Owner: Southcoast Financial Corporation

SCDOT 10.989 14+787.182POT

Lot A–1A
River Road
TMS 345–00–00–157
Owner: ITAC 265 LLC
EC–710 U665/314

Lot A–1
River Road
TMS 345–00–00–130
Owner: ITAC 265 LLC
BA–121 U665/314

Existing 10' Powerline Easement SCDOT Docket 10.989 Sht 6

Tract A
2633 Maybank Hwy
TMS 345–00–00–090
Owner: RHK LLC Etal
EJ–830 D567/422
399,011.91 SF
9.160 AC

Tract A–1
1,430,135.09 SF
32.831 AC

Existing 10' Powerline Easement SCDOT Docket 10.989 Sht 7

Existing 60' Access Easement PB EJ Pg 830

Part Tract A
River Road
TMS 345–00–00–099
Owner: John A. & James J. Kerr
AH–5 F295/116

Existing 50' Ingress/Egress Easement

City of Charleston
Charleston County

Tract A–2
744,466 sq. ft.
17.091 acres

Existing 30' C.P.W. Sewer Easement PB 0508 Pg 0138

Existing 170' SCE&G R/W Easement DB W107 Pg 485

Part Tracts B & C
Proposed
Mark Clark Expressway
TMS 345–00–00–092
Owner: RHK LLC Etal
EJ–830 N167/510

Marsh

Part Tracts C
Marsh Site
TMS 345–00–00–129
Owner: RHK LLC Etal
W–11 D567/422

River Road
TMS 345–00–00–139
Owner: Richard H. Kerr
AS–51 P153/018

Tract B
River Road
TMS 345–00–00–089
Owner: Richard H. Kerr
DB–639 K452/551

Parcel 3
River Road
TMS 345–00–00–091
Owner: Richard H. Kerr
EJ–830 N167/510

Parcel 2
River Road
TMS 345–00–00–139
Owner: Richard H. Kerr
EJ–830 N167/505

Flood Zone X
Flood Zone X – 100 Yr
Flood Zone AE 11
Flood Zone AE 12
Flood Zone AE 13
Flood Zone AE 14
Flood Zone VE 14

Legend
- Iron Pipe, Found (as described)
- Concrete Monument Found (as described)
- ⅝"Rebar, set
- Power Pole
- OHPL–Overhead Powerline
- Easement–Electric–Existing
- Easement–Sewer–Existing
- Easement–Access–Existing
- Right–of–Way
- Boundary
- Adjacent Property Line

NOTES:
1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
2. AREA DETERMINED BY COORDINATE (DMD) METHOD.
3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
4. COORDINATES ARE BASED ON SC STATE PLANE GRID NAD 1983.
5. PROPERTY IS LOCATED IN FLOOD ZONE X, X 100YR, AE11, AE12, AE13 & AE14 AS SCALED FROM F.I.R.M. PANEL NO.s 45019C 0494J & 49019C 0660J, DATED NOVEMBER 11, 2004. AN APPROPRIATE OFFICIAL WITH THE CITY OF CHARLESTON SHOULD BE CONTACTED TO VERIFY.

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

John T. Byrnes III S.C.P.L.S. No. 16115

SOUTH CAROLINA REGISTERED LAND SURVEYOR 16115 JOHN T. BYRNES III

SOUTH CAROLINA SEAMON WHITESIDE & ASSOCIATES SURVEYING LLC C04554 CERTIFICATE OF AUTHORIZATION

NO.	DATE	DESCRIPTION	BY

1035–B Jenkins Road
Charleston, SC 29407
(843) 795–9330
SWA Surveying LLC

A SUBDIVISION EXHIBIT PLAT OF
TMS # 345–00–00–090
TRACT A – 2633 MAYBANK HWY
OWNED BY RHK LLC ETAL
LOCATED IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

DATE: 04–11–2019
DRAWN: RKS
CHECK: JTB
CC: JSM
JOB:
DWG: Base 1–13–17
SHEET: 1 OF 1

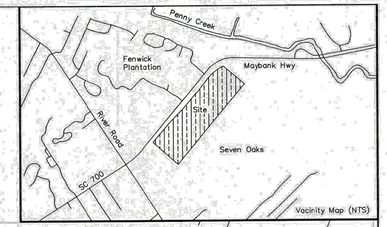
PROPOSED BOUNDARY

C3.3

C:\Land Projects 2004\17009–Kerr Tract\dwg\Subd–21017.dwg 2/25/2017 6:44:35 PM EST

LEGEND

- PROPERTY CORNER
- MEANDER POINT
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE
- WETLAND LINE



MAYBANK HIGHWAY (R/W VARIES)
(SC HIGHWAY 700)

5/8" REBAR
N39°56'32"E 295.11
5/8" REBAR
N41°40'45"E 328.14
5/8" REBAR
L1
5/8" REBAR
N43°37'26"E 591.76
5/8" REBAR
N39°56'21"E 566.18
5/8" REBAR
L2
5/8" REBAR
N39°54'23"E 418.34
5/8" REBAR
L3
N40°02'20"E 126.08
5/8" REBAR
C1
5/8" REBAR

Existing 60' Access Easement PB EJ Pg 830

Existing 10' Powerline Easement SCDOT Docket 10,989 Sht 6

Existing 10' Powerline Easement SCDOT Docket 10,989 Sht 7

Existing 60' Access Easement PB EJ Pg 830

Flood Zone X – 100 Yr.
Flood Zone AE 11
Flood Zone AE 12
Flood Zone AE 13
Flood Zone AE 14

TMS # 345-00-00-090
RHK, LLC
2,573,613.50 SF
59.08 AC

WETLAND A
259,150.90 SF
5.95 AC

N48°34'03"W 426.43'

1/2" OPEN PIPE

N48°42'57"W 151.35'

4"X4" C.M.O.

N48°29'16"W 351.48'

5/8" REBAR

S39°56'36"W 262.06

2" PINCH PIPE

S39°56'33"W 2167.64

S39°40'25"W 479.66

5/8" REBAR

S50°00'16"E 774.32'

Existing 170' SCE&G R/W Easement DB N167 Pg 485

Existing 30' C.P.W. Sewer Easement PB S08 Pg 0138

TMS 345-00-00-092
Owners:RHK, LLC

TMS 345-00-00-031
Owners: Richard H. Kerr

SURVEYORS NOTES:

1. ANYTHING SHOWN OUTSIDE OF THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY. THE ILLUSTRATED BOUNDARY AND ANY DESCRIPTIVE INFORMATION INCLUDED (E.G. FLOOD ZONES, PROPERTY OWNERS, ROAD NAMES) ARE TAKEN FROM REFERENCED PLATS AND HAVE NOT BEEN VERIFIED AND ARE NOT PRESENTED HEREIN AS A BOUNDARY SURVEY.
2. THE AREA DETERMINED BY COORDINATE METHOD.
3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.

NAD 83

0 100 200 Feet

1 INCH = 100 FEET

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

PHILIP R. BRYAN, JR. S.C.P.L.S. No. 28597

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No.28597 PHILIP R. BRYAN JR.

SEAMON WHITESIDE & ASSOCIATES SURVEYING LLC C04554 CERTIFICATE OF AUTHORIZATION

NO.	DATE	DESCRIPTION	BY

1035-B Jenkins Road
Charleston, SC 29407
(843) 795-9330
SWA surveying LLC

A WETLAND SURVEY OF
A PORTION OF TMS #345-00-00-090
KERR TRACT
OWNED BY RHK, LLC
LOCATED IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

DATE:	01-31-2019
DRAWN:	MAS
CHECK:	PRB
CC:	SS
JOB:	17009
DWG:	17009wet
SHEET:	1 OF 1

WETLAND PLAT

MAYBANK HIGHWAY (R/W VARIES)
(SC HIGHWAY 700)

MAYBANK HIGHWAY (R/W VARIES)
(SC HIGHWAY 700)

5/8" REBAR

N39°56'21"E 566.18

5/8" REBAR
L2

N39°54'23"E 418.34

5/8" REBAR
L3

N40°02'20"E 126.08

5/8" REBAR

5/8" REBAR

C1

Flood Zone AE 11
Flood Zone AE 12

Flood Zone AE 12
Flood Zone AE 13

Existing 70'
Powerline Easement
SCDOT Docket No. 10.989
Sht 7

Existing 60'
Access Easement
PB EJ Pg 830

Tract A-1
TMS #345-00-00-217
SM CHARLESTON, LLC
1,430,135.09 SF
32.831 AC

TMS # 345-00-00-090
RHK, LLC

2,573,613.50 SF
59.08 AC

BRICK FOUNDATION
FOUND, NOT REMAINS

References

AD-16	AO-74
AH-5	EC-263
AS-51	EE-542
BA-121	EE-543
BA-176	EF-451
DB-639	EH-817
EC-710	T-139
EF-6	
EJ-830	
M-200	
W-11	
S08-0138	

S.C.D.O.T. Docket No. 10.989 - Various Sheets
S.C.D.O.T. Docket No. 10.885.1 – Shts 6 & 12
S.C.D.O.T. Project 39652.RD.01 – Proposed plans for Mark Clark Expressway Extension (Route I-526)
Drawing of the proposed Maybank Hwy - South Fork supplied by Charleston County

Existing 170'
SCE&G R/W Easement
DB N167 Pg 485

Existing 30'
C.P.W. Sewer Easement
PB S08 Pg 0138

Tract A-2
TMS #345-00-00-218
RHK, LLC ETAL
744,466 sq. ft.
17.091 acres

S39°56'33"W 2167.64

S39°40'25"W 479.66

5/8" REBAR

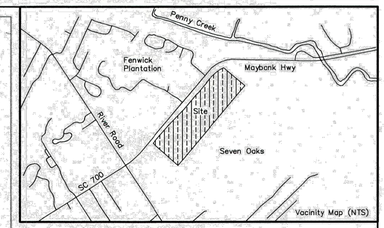
S50°00'16"E 427.80

TMS 345-00-00-091
Owner: Richard H. Kerr

Flood Zone AE 13
Flood Zone AE 14

LEGEND

- PROPERTY CORNER FOUND, AS DESCRIBED
- REBAR SET
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FLOOD LINE



Vicinity Map (NTS)

NO.	DATE	DESCRIPTION	BY

SOUTHEASTERN
LAND SURVEYING LLC
1035-B JENKINS ROAD
CHARLESTON SC 29407
(843)795-9330

A TREE SURVEY OF
A PORTION OF TMS #345-00-00-090, -217, & -218
KERR TRACT
OWNED BY RHK, LLC AND SM CHARLESTON, LLC
LOCATED IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

SOUTH CAROLINA REGISTERED LAND SURVEYOR 16115 JOHN T. BYRNES III

SOUTH CAROLINA SOUTHEASTERN LAND SURVEYING LLC C04554 CERTIFICATE OF AUTHORIZATION

NAD 83

0 60 120 Feet

1 INCH = 60 FEET

DATE:	09-30-2019
DRAWN:	MAS
CHECK:	PRB
CC:	SS
JOB:	17009
DWG:	17009T&T
SHEET:	1 OF 3

TREE SURVEY
1 OF 5

MAYBANK HIGHWAY (R/W VARIES)
(SC HIGHWAY 700)

5/8" REBAR

N39°56'32"E 295.11

5/8" REBAR

N41°40'45"E 328.14

5/8" REBAR

5/8" REBAR

N43°37'20"E 806.76

5/8" REBAR

N39°56'21"E 566.18

LEGEND

- PROPERTY CORNER FOUND, AS DESCRIBED
- REBAR SET
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FLOOD LINE

Existing 60' Access Easement PB EJ Pg 830

Existing 10' Powerline Easement SCDOT Docket 10.989 Sht 6

Existing 10' Powerline Easement SCDOT Docket 10.989 Sht 7

Existing 60' Access Easement PB EJ Pg 830

Flood Zone X - 100 Yr Flood Zone AE 11

Flood Zone X

Tract A
TMS 345-00-00-090
RHK LLC ETAL
5399,011.91 SF
19.16 AC

Tract A-1
TMS #345-00-00-217
SM CHARLESTON, LLC
1,430,135.09 SF
32.831 AC

TMS # 345-00-00-090
RHK, LLC

TMS 345-00-00-130
Owner: ITAC 265 LLC

N48°34'05"W 426.45

1/2" OPEN PIPE

N48°45'57"W 151.35

4"X4" C.M.O.

N48°29'16"W 351.46

TMS 345-00-00-099
Owners John A. & James J. Kerr

2" PINCH PIPE

S39°56'36"W 262.06

5/8" REBAR

S39°56'33"W 2167.64

References

AD-16	AO-74
AH-5	EC-263
AS-51	EE-542
BA-121	EE-543
BA-176	EF-451
DB-639	EH-817
EC-710	T-139
EF-6	
EJ-830	
M-200	
W-13	
S08-0138	

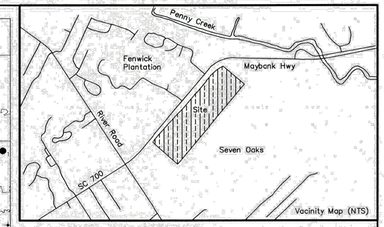
S.C.D.O.T. Docket No. 10.989 - Various Sheets
S.C.D.O.T. Docket No. 10.885.1 - Shts 6 & 12
S.C.D.O.T. Project 39652.RD.01 - Proposed plans for Mark Clark Expressway Extension (Route I-526)
Drawing of the proposed Maybank Hwy - South Fork supplied by Charleston County

NOTES:

1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
2. AREA DETERMINED BY COORDINATE (DMD) METHOD.
3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
4. BEARINGS ARE BASED ON SOUTH CAROLINA STATE PLANE NAD 1983.
5. PROPERTY IS LOCATED IN FLOOD ZONE X, X 100YR, AE11, AE12, AE13 & AE14 AS SCALED FROM F.I.R.M. PANEL NO.s 45019C 0494 J & 49019C 0660J, DATED NOVEMBER 11, 2004.
6. PROPERTY FLOOD ZONES AND SETBACKS SHOULD BE APPROVED BY THE APPROPRIATE AUTHORITY BEFORE ANY DESIGN OR CONSTRUCTION.
7. THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS THAT WERE NOT NOTED IN THE REFERENCED PLATS. THE UTILITIES SHOWN HEREON WERE BASED ON SURFACE LOCATIONS AND WERE NOT VERIFIED AS TO DEPTH, SIZE, OR MATERIAL. THIS SURVEY DOES NOT SHOW SUBTERRANEAN CONDITIONS.

WETLAND A
259,159.90 SF
5.95 AC

2,573,613.50 SF
59.08 AC



NAD 83

0 60 120 Feet

1 INCH = 60 FEET

SOUTH CAROLINA REGISTERED LAND SURVEYOR 16115 JOHN T. BYRNES III

SOUTH CAROLINA SOUTHEASTERN LAND SURVEYING LLC C04554 CERTIFICATE OF AUTHORIZATION

NO.	DATE	DESCRIPTION	BY

SOUTHEASTERN LAND SURVEYING LLC
1035-B JENKINS ROAD
CHARLESTON SC 29407
(843)795-9330

A TREE SURVEY OF A PORTION OF TMS #345-00-00-090, -217, & -218 KERR TRACT

OWNED BY RHK, LLC AND SM CHARLESTON, LLC
LOCATED IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

DATE:	09-30-2019
DRAWN:	MAS
CHECK:	PRB
CC:	SS
JOB:	17009
DWG:	17009T&T
SHEET:	2 OF 3

TREE SURVEY
2 OF 5

PARCEL LINE TABLE		
Line #	Bearing	Length
L4	N75°31'46"W	3.15
L5	S77°22'45"W	49.36
L6	S80°54'32"W	23.80
L7	S75°18'47"W	59.02
L8	S18°18'11"W	30.77
L9	S23°43'03"W	84.53
L10	S51°15'46"W	41.56
L11	N22°13'33"W	69.45
L12	N54°58'47"W	71.79
L13	N68°38'49"W	78.53
L14	S32°37'59"W	81.92
L15	S07°17'19"W	39.40
L16	S11°57'32"W	67.51
L17	S59°34'36"W	34.24
L18	S35°31'04"W	36.99
L19	S58°45'40"E	63.96
L20	S53°21'09"W	37.00
L21	S51°29'14"W	9.25
L22	S51°25'53"W	4.90
L23	S70°24'04"E	24.40
L24	N82°24'20"E	39.39
L25	S44°09'36"E	26.88
L26	S40°59'12"W	31.62
L27	S19°17'18"W	52.64
L28	S27°27'42"W	76.86
L29	N88°21'27"W	29.45
L30	S15°53'24"W	25.04
L31	S69°57'12"W	32.17
L32	S84°42'15"W	19.18
L33	N83°40'20"W	52.02

PARCEL LINE TABLE		
Line #	Bearing	Length
L34	N81°32'09"W	81.45
L35	S80°49'12"W	40.25
L36	N76°41'44"W	55.32
L37	N82°25'45"W	48.39
L38	S27°26'14"E	24.61
L39	S40°15'35"E	29.00
L40	N89°53'23"E	68.08
L41	N79°23'43"E	39.73
L42	N88°45'03"E	79.26
L43	S85°42'28"E	49.34
L44	S64°31'27"E	25.99
L45	S83°31'44"E	55.78
L46	S13°48'12"W	60.22
L47	S00°08'36"W	111.58
L48	S49°12'52"E	37.34
L49	S69°01'48"E	81.56
L50	N75°51'39"E	32.00
L51	S81°28'52"E	37.38
L52	S23°28'34"E	127.62
L53	S68°12'19"W	75.37
L54	S04°14'38"W	30.36
L55	S21°20'00"E	58.09
L56	S38°34'04"E	10.97
L57	N39°56'33"E	268.16
L58	N33°59'27"W	45.75
L59	N29°39'02"W	58.81
L60	N28°30'57"W	31.24
L61	N19°25'08"W	33.97
L62	N15°33'39"W	24.86
L63	N67°03'26"W	38.72

PARCEL LINE TABLE		
Line #	Bearing	Length
L64	N40°58'52"W	44.47
L65	N39°51'44"W	41.20
L66	N27°41'37"W	18.65
L67	N16°58'13"W	27.64
L68	N13°34'43"W	62.80
L69	N19°26'29"W	36.17
L70	N22°54'28"E	15.98
L71	N11°00'21"E	51.37
L72	N35°25'10"E	21.77
L73	N41°47'13"E	36.64
L74	N76°17'01"E	24.54
L75	N54°30'45"E	46.18
L76	N42°31'00"E	20.53
L77	N65°15'37"E	21.88
L78	S48°41'09"E	68.24
L79	S72°05'41"E	49.85
L80	S48°46'20"E	89.56
L81	S61°41'57"E	61.52
L82	N64°01'29"E	48.45
L83	S65°12'00"E	62.18
L84	N78°54'58"E	33.73
L85	S17°04'05"W	32.58
L86	S17°04'05"W	22.67
L87	S05°29'38"E	22.23
L88	S18°13'30"W	33.70
L89	N39°56'33"E	131.10
L90	N74°23'48"W	17.42
L91	N74°23'48"W	36.01
L92	N44°22'36"E	43.48
L93	N13°57'59"E	69.82

PARCEL LINE TABLE		
Line #	Bearing	Length
L94	N63°55'18"W	93.48
L95	N35°17'33"W	71.89
L96	N58°45'09"W	65.28
L97	N09°14'51"E	55.74
L98	N18°13'53"E	77.02
L99	N75°31'46"W	42.64
L100	N50°58'25"E	37.97
L101	N50°14'55"E	110.33
L102	N43°10'15"E	28.69
L103	N27°10'48"E	25.01
L104	N14°05'33"E	14.09
L105	N17°43'22"E	98.79
L106	N20°01'43"E	99.50
L107	N28°58'33"E	17.11
L108	N34°51'19"E	23.15
L109	N30°00'41"E	34.50
L110	N28°45'32"E	83.79
L111	N31°16'11"E	96.23
L112	N28°28'40"E	12.93
L113	N48°22'05"E	37.18
L114	N50°18'26"E	113.63
L115	N50°27'48"E	80.59
L116	N39°56'23"W	7.99
L117	S52°03'26"W	80.67
L118	S50°17'46"W	112.85
L119	S48°33'56"W	40.82
L120	S31°07'20"W	10.97
L121	S28°56'44"W	98.98
L122	S30°21'20"W	81.20
L123	S29°33'26"W	36.18

PARCEL LINE TABLE		
Line #	Bearing	Length
L124	S37°06'44"W	24.26
L125	S24°53'18"W	18.59
L126	S21°21'07"W	99.17
L127	S14°53'22"W	97.61
L128	S08°57'14"W	14.86
L129	S31°16'17"W	23.26
L130	S41°48'18"W	31.20
L131	S50°25'50"W	108.60
L132	S50°31'00"W	41.46
L133	S27°25'04"E	34.96
L134	S56°52'30"E	65.78
L135	S66°33'06"E	45.02
L136	S40°13'44"E	74.73
L137	S55°53'05"E	37.96
L138	S89°03'41"E	38.16
L139	S24°23'14"E	40.46
L140	N65°13'07"E	24.85
L141	N49°17'36"E	150.75
L142	S39°56'23"E	194.44
L143	S29°55'42"W	53.55
L144	S02°48'27"W	57.99
L145	N71°46'25"W	50.38
L146	S83°21'22"W	55.13
L147	S45°11'06"W	15.18
L148	N75°03'14"W	42.10
L149	S32°20'11"W	43.66
L150	S40°27'52"W	16.36
L151	S01°20'32"E	77.94
L152	S53°02'06"W	28.88
L153	S05°22'51"W	22.09

PARCEL LINE TABLE		
Line #	Bearing	Length
L154	S74°28'14"E	39.05
L155	S29°00'29"E	48.48
L156	S73°58'26"E	58.52
L157	S45°08'52"E	52.95
L158	S22°52'09"W	51.82
L159	S16°42'26"W	74.71
L160	S24°45'41"E	69.29
L161	S26°24'43"E	53.66

PARCEL CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	510.82	1230.32	023.7890	N51°50'27"E	507.16

NO.	DATE	DESCRIPTION	BY

SOUTHEASTERN LAND SURVEYING LLC
1035-B JENKINS ROAD
CHARLESTON SC 29407
(843)795-9330

A TREE SURVEY OF
A PORTION OF TMS #345-00-00-090, -217, & -218
KERR TRACT
OWNED BY RHK, LLC AND SM CHARLESTON, LLC
LOCATED IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

SOUTH CAROLINA REGISTERED LAND SURVEYOR 16115 JOHN T. BYRNES III

SOUTH CAROLINA SOUTHEASTERN LAND SURVEYING LLC C04554 CERTIFICATE OF AUTHORIZATION

DATE:	09-30-2019
DRAWN:	MAS
CHECK:	PRB
CC:	SS
JOB:	17009
DWG:	17009T&T
SHEET:	3 OF 3

TREE SURVEY
3 OF 5

10001	11+9+7	OAK
10002	15+11	OAK
10003	10	OAK
10004	15	OAK
10005	5	MAGNOLIA
10006	10	OAK
10007	11+7	OAK
10008	4	OAK
10009	8	OAK
10010	10	OAK
10011	15	OAK
10012	10+6	OAK
10013	8	OAK
10014	12	OAK
10015	10	OAK
10016	17	LO
10017	13	OAK
10018	10	LO
10019	6	OAK
10020	19+14	LO
10021	6	HICKORY
10022	14	MAGNOLIA
10023	12	OAK
10024	19	HICKORY
10025	15	OAK
10027	25	OAK
10028	14	LO
10029	35	LO
10030	14	OAK
10031	24	OAK
10032	16	OAK
10033	8	OAK
10034	10	OAK
10035	9	OAK
10036	11	OAK
10037	15	OAK
10038	10	MAGNOLIA
10039	18	LO
10042	29	OAK
10043	5	MAGNOLIA
10044	24	OAK
10045	4	OAK
10046	4	OAK
10047	17+10+8	OAK
10048	53	OAK
10050	15	OAK
10051	18	OAK
10052	4	OAK
10053	8	OAK
10054	11	OAK
10055	13	WO
10056	16	OAK
10057	12	MAPLE
10058	10	OAK
10059	14	CHERRY
10060	15	OAK
10061	28	OAK
10062	20	OAK
10063	22+12	OAK
10064	18+18	OAK
10065	9	MAGNOLIA
10066	11	HICKORY
10068	15	WO
10069	5	HICKORY
10070	8	WO
10071	12	WO
10072	4	MAGNOLIA
10073	11	OAK
10074	14	OAK
10075	16	OAK
10076	24	OAK
10077	5	MAGNOLIA
10078	21	OAK
10079	28+15	LO
10080	11	OAK
10081	14	LO
10082	8	HICKORY
10083	17+15	HICKORY
10084	10	HICKORY
10085	9+6	OAK
10087	27	OAK
10088	15	LO
10089	11	WO
10090	19+12	HICKORY
10091	20	OAK
10093	23	OAK
10094	15	WO
10095	20	OAK
10096	16	LO
10097	16	HICKORY
10098	26	OAK
10099	23	OAK
10100	19	OAK
10101	17	OAK
10103	26	OAK

10104	14	OAK
10106	16	OAK
10107	4	MAGNOLIA
10108	7	OAK
10109	4	OAK
10110	13	OAK
10111	10	LO
10112	16	OAK
10113	11	HICKORY
10114	13	OAK
10115	15	OAK
10116	13	LO
10117	15	HICKORY
10118	15	OAK
10119	9	OAK
10120	14	LO
10121	15	OAK
10123	14	OAK
10124	8	OAK
10125	13	OAK
10126	17+16	OAK
10127	18	OAK
10128	14	OAK
10129	8	OAK
10130	27	OAK
10131	16	OAK
10132	11	OAK
10133	18	OAK
10134	16	OAK
10135	10	OAK
10136	13	OAK
10137	10	OAK
10138	16	OAK
10139	14	OAK
10140	45	OAK
10142	13	LO
10143	22	OAK
10144	20+13	LO
10145	18	LO
10146	29	LO
10147	18	LO
10148	10	LO
10149	14	OAK
10150	8+8+	HICKORY
10151	17	WO
10152	28+24	LO
10153	24+6	LO
10154	24	LO
10155	18	WO
10156	13	HICKORY
10157	12	LO
10158	9	HICKORY
10159	9+5	OAK
10160	14	HICKORY
10161	14	OAK
10162	15	HICKORY
10163	10	HICKORY
10164	15	LO
10165	13	HICKORY
10168	44	OAK
10169	8	OAK
10170	8	WO
10171	10	WO
10172	12	OAK
10173	16	LO
10174	25	LO
10175	28+21	LO
10176	13	WO
10177	11	HICKORY
10178	8	WO
10179	13	HICKORY
10180	21	MAGNOLIA
10181	11	HICKORY
10182	11	LO
10183	8	WO
10193	13	WO
10194	9	WO
10195	12	OAK
10196	14	OAK
10197	12	HICKORY
10198	11	OAK
10199	14	WO
10200	12	OAK
10201	15	MAGNOLIA
10202	14	HICKORY
10203	21	OAK
10204	18	OAK
10205	16	OAK
10206	13	MAPLE
10207	9	OAK
10210	15	OAK
10211	23	OAK
10212	20	LO
10214	12	LO
10215	9+8	OAK

10216	14	HICKORY
10217	8	OAK
10218	10	OAK
10219	13	HICKORY
10220	12	HICKORY
10223	24	LO
10224	13	LO
10225	13	OAK
10226	12	LO
10227	9	OAK
10228	14	OAK
10229	22	OAK
10230	13	OAK
10231	14	OAK
10232	26	OAK
10233	18	OAK
10234	17	OAK
10235	8	MAPLE
10236	17	MAGNOLIA
10237	28	LO
10238	22	LO
10239	31	LO
10240	20+17+20	LO
10241	30	LO
10247	14	HICKORY
10248	25	OAK
10249	18	MAPLE
10250	9	MAGNOLIA
10251	12	MAPLE
10252	12	TALLOW
10253	8	MAGNOLIA
10254	15	OAK
10255	13	OAK
10256	11	MAPLE
10257	36	OAK
10258	15	LO
10261	16+6+5	MAGNOLIA
10262	10	HICKORY
10263	18	OAK
10264	11+10	HICKORY
10265	20	MAPLE
10266	21	MAPLE
10267	18	MAPLE
10268	15	OAK
10269	16	MAGNOLIA
10270	19	OAK
10271	18	OAK
10272	12	HICKORY
10273	11	HOLLY
10274	23	MAPLE
10275	10	MAPLE
10276	12+5	HICKORY
10277	19	OAK
10278	13	HICKORY
10279	10	HICKORY
10504	14	HICKORY
10505	8	OAK
10506	9	OAK
10507	13	HICKORY
10508	13	MAPLE
10509	21+12	MAPLE
10510	13	HICKORY
10511	11	HICKORY
10512	14	HICKORY
10513	8	HICKORY
10514	22	MAPLE
10515	13	LO
10516	27+21	OAK
10517	20	MAPLE
10518	12	LO
10519	29	OAK
10520	13	MAPLE
10521	24	MAPLE
10522	14	HICKORY
10523	11	LO
10524	10	HICKORY
10526	13	HICKORY
10527	8	HICKORY
10528	26	MAGNOLIA
10529	17	LO
10530	16	WO
10531	15	HICKORY
10532	8	HICKORY
10533	15	MAPLE
10534	8	WO
10535	13	WO
10537	14	MAPLE
10538	17	HICKORY
10539	17	MAPLE
10540	13	LO
10541	29	LO
10542	27	MAPLE
10543	8	MAPLE
10544	24	OAK
10545	24	OAK

10548	10	MAPLE
10549	14	MAPLE
10551	11	HICKORY
10552	8	OAK
10553	23+8	MAPLE
10554	9+5	WO
10555	11	HICKORY
10556	18	MAPLE
10557	26	MAPLE
10558	11	MAPLE
10560	13	MAGNOLIA
10561	19	OAK
10562	14	OAK
10563	8	OAK
10565	12	MAPLE
10566	20	OAK
10567	14	HICK
10569	13	HICK
10570	9	OAK
10574	8	WO
10575	9	MAGNOLIA
10576	27	WO
10578	13	WO
10580	11	MAGNOLIA
10581	7+4	MAGNOLIA
10582	24	OAK
10583	11	OAK
10584	22	OAK
10585	21	OAK
10586	15	OAK
10587	12	POPLAR
10588	9	OAK
10589	8	OAK
10590	10	LO
10591	12	MAGNOLIA
10592	14	OAK
10593	15	LO
10595	11	OAK
10596	15	LO
10597	18	OAK
10598	31	OAK
10599	9+7	MAPLE
10600	9	OAK
10602	9	MAGNOLIA
10604	36	LO
10605	17+12	LO
10606	21	OAK
10607	12	LO
10608	14	OAK
10609	8	OAK
10610	13	OAK
10611	11	OAK
10612	10	LO
10613	12	OAK
10614	10	OAK
10615	13	LO
10616	12	LO
10617	12	LO
10618	21	OAK
10619	24	LO
10622	18	LO
10624	10	MAPLE
10626	10	HICKORY
10627	11	HICKORY
10628	37	OAK
10629	9	OAK
10634	11	OAK
10635	13	HACKBERRY
10637	10	POPLAR
10638	15	MAPLE
10640	9	MAGNOLIA
10641	25	OAK
10644	21	OAK
10645	15+14+9+5	MAGNOLIA
10646	24	OAK
10648	20	LO
10649	11	LO
10650	25	OAK
10651	22+13	LO
10652	31	OAK
10653	23	OAK
10654	15	OAK
10655	12	OAK
10657	18	OAK
10658	15	MAGNOLIA
10659	13	MAPLE
10660	10	MAPLE
10662	15	LO
10663	16	LO
10664	24	OAK
10665	36	OAK
10666	24	LO
10667	21	OAK
10668	25	LO
10669	35	LO

10670	21	OAK
10671	18	OAK
10672	14	WO
10673	19	LO
10675	21	OAK
10676	15	OAK
10677	40	LO
10678	11	OAK
10679	16	OAK
10680	18+8	MAPLE
10681	18	OAK
10682	12	LO
10683	22	LO
10684	13	POPLAR
10685	10	OAK
10686	13	OAK
10687	13	OAK
10690	34	OAK
10691	27	OAK
10692	16	HICKORY
10693	11	HICKORY
10694	8	HICKORY
10695	13	HACKBERRY
10696	24	LO
10697	19	LO
10698	28	LO
10699	11	HACKBERRY
10700	8	HACKBERRY
10701	20	LO
10702	21+15	LO
10703	16	MAPLE
10705	19	LO
10706	21	MAGNOLIA
10707	10	LO
10708	14	MAPLE
10709	12	MAPLE
10710	20	LO
10711	10	OAK
10712	8	OAK
10713	10	OAK
10714	12	POPLAR
10715	17	LO
10716	11	LO
10717	11	LO
10718	12	OAK
10719	13	LO
10720	8	OAK
10721	15	HICKORY
10722	19	MAGNOLIA
10723	16	OAK
10724	16	MAGNOLIA
10725	11	OAK
10726	15	OAK
10727	10	OAK
10728	11	OAK
10729	14	POPLAR
10730	10	LO
10731	13	POPLAR
10732	9	OAK
10733	10+8	OAK
10734	10	OAK
10735	14	POPLAR
10736	9+4	OAK
10737	11	OAK
10738	9	OAK
10739	36	OAK
10740	24	MAGNOLIA
10741	24	OAK
10742	12	POPLAR
10743	12	POPLAR
10744	14	MAPLE
10745	8	HOLLY
10746	14	OAK
10748	8	WO
10749	16	MAGNOLIA
10750	15	POPLAR
10751	14	MAGNOLIA
10752	13	MAGNOLIA
10753	8	WO
10754	11	OAK
10755	11	OAK
10756	13	MAGNOLIA
10757	18	MAPLE
10758	10	HOLLY
10759	10	HOLLY
10760	8	OAK
10761	8	HOLLY
10762	15	POPLAR
10763	9	OAK
10765	11	OAK
10766	18+10	MAPLE
10767	14	MAPLE
10768	8	OAK
10769	14	MAPLE
10770	25	OAK

10771	17+14	MAGNOLIA
10772	9	OAK
10773	9	HOLLY
10776	10	WO
10778	6+4	HOLLY
10779	18	HICK
10780	16	WO
10781	10	OAK
10782	17	OAK
10783	10	WO
10784	14	OAK
10785	8	OAK
10786	10	WO
10787	10	WO
10788	10	HICKORY
10789	14	OAK
10790	10	OAK
10791	19	OAK
10792	20	OAK
10793	23	OAK
10794	14+7	MAGNOLIA
10795	26	OAK
10796	21	LO
10798	8	WO
10799	8	WO
10800	10	WO
10801	8+7	WO
10802	13	OAK
10803	16	OAK
10804	10	LO
10805	23	OAK
10806	12	OAK
10807	20	WO
10808	14	WO
10811	8	WO
10813	15	MAGNOLIA
10814	13+7	MAGNOLIA
10815	8+5	MAGNOLIA
10816	15	MAGNOLIA
10817	4	MAGNOLIA
10818	6+5+2	HOLLY
10819	14	MAGNOLIA
10820	14	MAGNOLIA
10821	7	OAK
10822	16	MAGNOLIA
10823	14	MAGNOLIA
10824	8	OAK
10825	15	MAGNOLIA
10826	14	OAK
10827	10	MAGNOLIA
10828	8	OAK
10829	14	OAK
10830	13	MAGNOLIA
10831	8	OAK
10832	16	OAK
10833	11	MAPLE
10834	14	HICKORY
10835	13	HICKORY
10836	37	OAK
10838	14	MAPLE
10839	13	MAPLE
10840	10	BIRCH
10841	30	OAK
10842	20+16	MAPLE
10843	8	BIRCH
10844	12	MAPLE
10845	8	OAK
10846	8	WO
10847	14	LO
10848	8	OAK
10849	14	LO
10850	22	WO
10851	14	POPLAR
10852	14	MAGNOLIA
10853	17	MAGNOLIA
10854	9	OAK
10855	31	OAK
10856	21	OAK
10857	10	POPLAR
10858	9	OAK
10859	25	OAK
10860	21	OAK
10861	22	HICKORY
10862	22	OAK
10863	12	POPLAR

10864	17	OAK
10865	13	POPLAR
10867	8	OAK
10868	23+6	MAGNOLIA
10870	18	MAPLE
10871	11	POPLAR
10872	11	MAPLE
10873	24	MAGNOLIA
10874	19	MAPLE
10875	17	MAPLE
10876	14	POPLAR
10877	9	POPLAR
10882	8	BIRCH
10883	14	BIRCH
10884	9	BIRCH
10885	14	POPLAR
10886	40	LO
10887	10	BIRCH
10888	17	OAK
10889	13	WO
10890	12	LO
10892	8	HICKORY
10893	7+6	BIRCH
10894	20	BEECH
10895	9	POPLAR
10896	8	BEECH
10897	41	OAK
10898	11	MAPLE
10899	9	MAPLE
10900	10	HACKBERRY
10901	33	LO
10902	13	HACKBERRY
10903	10	HICKORY
10904	9	HACKBERRY
10905	9	HACKBERRY
10906	14	MAPLE
10908	12	POPLAR
10909	12	HACKBERRY
10910	12	POPLAR
10911	14	MAPLE
10912	12+8+4	HACKBERRY
10913	29	LO
10914	9	HACKBERRY
10915	8	BEECH
10916	8	HACKBERRY
10917	22+21	LO
10918	24	LO
10919	24	LO
10920	13	WO
10921	9	WO
10922	11	LO
10923	8	WO
10924	35	LO
10926	10	WO
10927	15	LO
10928	16	POPLAR
10929	11	POPLAR
10930	13	POPLAR
10932	32	OAK
10934	9	HACKBERRY
10935	11	HACKBERRY
10936	8	OAK
10937	17	OAK
10938	8	OAK
10942	10	MAGNOLIA
10943	29	MAPLE
10944	11	WO
10946	0	OAK
10947	10	OAK
10948	8	OAK
10949	9	OAK
10950	9	WO
10951	9	WO
10952	11	WO
10953	9	WO
10954	8	WO
10955	8	WO
10956	9	WO
10957	8	OAK
10958	10	OAK
10959	8	POPLAR
10960	8	WO
10961	8	OAK
10962	17	MAPLE
10963	16	OAK

10964	8	WO
10965	8	WO
10966	9	WO
10967	14	MAGNOLIA
10968	17	LO
10969	8	WO
10970	8	WO
10971	11+5	WO
10972	10+8+7	MAPLE
10973	15	HICKORY
10974	8	HACKBERRY
10975	21	LO
10976	10+10	POPLAR
10977	9+7+6	POPLAR
10979	10	POPLAR
10980	13	MAGNOLIA
10981	18	MAGNOLIA
10982	13	MAPLE
10983	18	POPLAR
10985	15+13	MAGNOLIA
10986	19	MAGNOLIA
10987	9	OAK
10988	15	MAGNOLIA
10989	8	OAK
10990	14	HICKORY
10991	8	OAK
10992	8	POPLAR
10993	21	OAK
10994	8	OAK
10995	8	OAK
10996	8	OAK
10997	18	LO
10998	11	LO
10999	9	OAK
11000	8	WO
11003	14	MAPLE
11004	11	MAPLE
11006	16	MAGNOLIA
11007	13	OAK
11008	8	OAK
11009	10	OAK
11010	12	OAK
11011	12	MAGNOLIA
11012	15	MAGNOLIA
11013	15	MAGNOLIA
11014	10	POPLAR
11015	18	MAGNOLIA
11016	15	OAK
11017	12	OAK
11018	11	OAK
11019	8	HICKORY
11020	8	OAK
11021	8	OAK
11022	8	OAK
11023	11	OAK
11024	8	OAK
11025	9	OAK
11026	8	POPLAR
11028	28	OAK
11029	17	MAGNOLIA
11030	18	MAPLE
11032	10	OAK
11034	13	OAK
11035	8	OAK
11036	8	OAK
11037	8	MAPLE
11038	11	OAK
11039	19	POPLAR
11040	17+16+7	MAGNOLIA
11042	22+4	MAGNOLIA
11043	28	OAK
11044	10	MAGNOLIA
11045	18	MAGNOLIA
11046	15	OAK
11047	9	MAPLE
11048	10	HICKORY
11049	12	POPLAR
11050	8	MAPLE
11051	13	POPLAR
11053	12	POPLAR
11054	8	MAPLE
11055	8	POPLAR
11056	8	OAK
11057	9	OAK
11058	12	POPLAR

11059	9	HACKBERRY
11061	11	POPLAR
11063	12	BEECH
11064	11	HACKBERRY
11065	20	OAK
11066	21	OAK
11067	13	POPLAR
11068	18	HACKBERRY
11069	14	POPLAR
11070	6+4	WO
11071	15	POPLAR
11072	14	POPLAR
11074	23+4	LO
11075	8	OAK
11076	16	POPLAR
11077	12	OAK
11079	19	LO
11080	15	LO
11081	18+13	LO
11082	10	OAK
11083	9	OAK
11084	16	POPLAR
11085	11	HACKBERRY
11086	12	POPLAR
11087	14	HACKBERRY
11088	15	OAK
11089	10	OAK
11090	11	OAK
11091	31	LO
11092	13	WO
11093	8	WO
11094	10	OAK
11095	9	POPLAR
11096	8	OAK
11097	15+12	MAPLE
11098	10	POPLAR
11099	8	OAK
11100	13	MAPLE
11101	8	OAK
11102	30	MAPLE
11103	10	HACKBERRY
11104	8	HACKBERRY
11105	17	POPLAR
11106	12	HACKBERRY
11107	10	HACKBERRY
11109	9	WO
11110	9	WO
11111	11	POPLAR
11112	8+4	LO
11113	8	OAK
11114	8	POPLAR
11116	35	LO
11117	9	MAPLE
11118	11+7	POPLAR
11119	12	POPLAR
11120	9	POPLAR
11121	15	POPLAR
11122	15	POPLAR
11123	20	MAGNOLIA
11124	12	LO
11126	8	WO
11127	19+8	LO
11128	11	OAK
11129	8	OAK
11130	31	LO
11131	9	OAK
11132	7	MAGNOLIA
11133	6	MAGNOLIA
11134	18	LO
11135	21	MAGNOLIA
11136	26	OAK
11137	10	OAK
11138	19	OAK
11139	24	OAK
11140	17+9+3	MAGNOLIA
11141	19	LO
11142	8	OAK
11143	19	MAGNOLIA
11146	8	OAK
11147	6	OAK
11148	4	OAK
11149	4	OAK
11150	12+7	OAK
11151	4	MAGNOLIA
11152	4	MAGNOLIA
11153	6	OAK
11154	8	OAK
11155	12	OAK
11156	12	OAK
11157	6	MAGNOLIA
11158	8	OAK
11159	7	MAGNOLIA
11160	5	OAK
11161	11	OAK
11162	7	OAK

11163	8	OAK
11164	17	OAK
11165	8	MAGNOLIA
11166	14	MAGNOLIA
11167	11	OAK
11168	13+5	OAK
11176	10	OAK
11177	11	MAPLE
11178	19+5	MAPLE
11179	20+11	MAPLE
11180	15	OAK
11181	8	MAGNOLIA
11182	10	OAK
11183	9	OAK
11184	17	OAK
11187	8	OAK
11188	13	POPLAR
11189	11	MAPLE
11190	12	OAK
11191	13	MAPLE
11192	10	MAGNOLIA
11193	10	OAK
11194	8	OAK
11195	22	LO
11196	13	OAK
11197	8	OAK
11198	23+22	LO
11199	16	LO
11200	11	MAGNOLIA
11201	17	LO
11202	22	LO
11203	30	MAGNOLIA
11204	17	MAGNOLIA
11205	14	MAGNOLIA
11206	9	OAK
11207	12	LO
11208	15+15	MAGNOLIA
11209	15	OAK
11210	12	POPLAR
11211	13	OAK
11212	11	HACKBERRY
11213	12	POPLAR
11214	11	POPLAR
11215	14	CHERRY
11216	15	MAPLE
11217	12	POPLAR
11218	14	POPLAR
11219	11	HACKBERRY
11220	11	POPLAR
11221	16	OAK
11223	12	OAK
11224	19	OAK
11225	9	OAK
11226	14	OAK
11227	13	OAK
11228	15	OAK
11229	35	LO
11230	27	LO
11231	12	OAK
11232	8	OAK
11233	26	LO
11234	20	MAPLE
11235	13	MAPLE
11236	20	POPLAR
11237	17	MAPLE
11238	18	OAK
11239	11	OAK
11240	8	OAK
11241	11	OAK
11242	14	OAK
11243	13	HICKORY
11244	13	OAK
11245	10	OAK
11246	8	MAGNOLIA
11247	11	POPLAR
11248	16	OAK
11249	9	OAK
11250	9	POPLAR
11251	26	OAK
11252	15	MAPLE
11253	12	OAK
11254	12	POPLAR
11255	11	OAK
11256	20	LO
11257	12	POPLAR
11258	15	POPLAR
11259	8	POPLAR
11260	13	OAK
11261	15	POPLAR
11262	12	POPLAR
11263	10	OAK
11264	24	LO
11265	13	OAK
11266	12	OAK
11267	11	LO

NO.	DATE	DESCRIPTION	BY

SOUTHEASTERN LAND SURVEYING LLC
1035-B JENKINS ROAD
CHARLESTON SC 29407
(843)795-9330

A TREE SURVEY OF
A PORTION OF TMS #345-00-00-090, -217, & -218
KERR TRACT
OWNED BY RHK, LLC AND SM CHARLESTON, LLC
LOCATED IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

SOUTH CAROLINA REGISTERED LAND SURVEYOR 16115 JOHN T. BYRNES

SOUTH CAROLINA SOUTHEASTERN LAND SURVEYING LLC C04554 CERTIFICATE OF AUTHORIZATION

DATE:	09-30-2019
DRAWN:	MAS
CHECK:	PRB
CC:	SS
JOB:	17009
DWG:	17009T&T
SHEET:	3 OF 3

TREE SURVEY
4 OF 5

11268	8	OAK
11269	11	POPLAR
11270	9	OAK
11271	17	OAK
11273	14	OAK
11274	10	OAK
11275	14	OAK
11276	9	OAK
11277	12	OAK
11278	10	OAK
11279	15	OAK
11280	8+3	OAK
11281	10	OAK
11282	9	OAK
11283	8	OAK
11284	9	OAK
11285	9	OAK
11286	10	MAPLE
11287	11	OAK
11288	8	OAK
11289	12	OAK
11290	12	OAK
11291	8	HICKORY
11292	14	LO
11293	9+5+4	HACKBERRY
11294	14	OAK
11295	19	MAGNOLIA
11296	20	OAK
11297	12	OAK
11298	12	OAK
11299	11	OAK
11300	9	OAK
11301	15	OAK
11302	14	OAK
11303	16+13	OAK
11305	14	OAK
11306	11	OAK
11307	8	OAK
11308	9	POPLAR
11309	10	OAK
11310	18	LO
11311	24	OAK
11312	11	OAK
11313	8	OAK
11314	12	OAK
11315	14+13	LO
11316	9	OAK
11317	16	OAK
11318	9	OAK
11319	12	OAK
11320	10	HICKORY
11321	9	OAK
11326	8	OAK
11327	17	MAGNOLIA
11328	19+13	HACKBERRY
11329	12	HACKBERRY
11330	16	OAK
11331	17	HACKBERRY
11332	15	LO
11333	16	LO
11334	17	OAK
11335	29	LO
11336	8	HACKBERRY
11337	20	LO
11338	18	MAGNOLIA
11339	31+27	MAGNOLIA
11340	20	MAGNOLIA
11341	24	MAGNOLIA
11342	19	MAGNOLIA
11343	12	MAGNOLIA
11344	11	OAK
11345	8	HACKBERRY
11346	8	OAK
11347	9	LO
11348	12	OAK
11349	14	POPLAR
11350	8	OAK
11351	25+13+8	MAGNOLIA
11352	8	POPLAR
11353	14	PPLAR
11354	9	OAK
11355	17	MAGNOLIA
11356	11	POPLAR
11357	11	POPLAR
11358	14	OAK
11359	12	HACKBERRY
11360	12	HACKBERRY
11361	8	OAK
11362	28	OAK
11363	10	HACKBERRY
11364	12	HACKBERRY
11365	8	HACKBERRY
11366	24	MAGNOLIA
11367	9+6+4+4+4	HACKBERRY
11368	14+8+7+6	HACKBERRY

11369	9	HICKORY
11370	8	HACKBERRY
11371	8	HACKBERRY
11372	10	OAK
11374	28	LO
11375	16	HACKBERRY
11376	10	MAGNOLIA
11377	12	HACKBERRY
11378	13	POPLAR
11379	21	OAK
11380	20	OAK
11381	19+8+6	MAG
11382	16	OAK
11383	11	POPLAR
11384	12	POPLAR
11385	14	LO
11386	7+7	LO
11387	15	OAK
11388	11	POPLAR
11389	8	OAK
11390	30	LO
11391	9	POPLAR
11392	12	POPLAR
11393	10	OAK
11394	10	OAK
11395	27	OAK
11396	17	OAK
11397	15	MAGNOLIA
11398	28	LO
11399	24	OAK
11400	8	OAK
11401	10	MAGNOLIA
11402	10	OAK
11403	20	LO
11404	8	OAK
11405	13	OAK
11406	27	OAK
11407	17	LO
11408	14	HACKBERRY
11409	17+9	MAGNOLIA
11410	10	HACKBERRY
11412	9	OAK
11413	8	OAK
11414	8	OAK
11415	8	POPLAR
11416	8	OAK
11417	33	OAK
11418	8	OAK
11419	14	OAK
11420	8	OAK
11421	9	OAK
11422	8	OAK
11423	13	OAK
11424	10	OAK
11425	8	OAK
11426	9	OAK
11427	8	OAK
11428	9	OAK
11429	13	OAK
11430	22	OAK
11431	12	OAK
11432	8	OAK
11433	15+6	OAK
11434	13	OAK
11435	17	LO
11436	10	OAK
11437	9	OAK
11438	8	OAK
11439	11	OAK
11440	8	OAK
11441	22+16	LO
11444	19	LO
11445	20	OAK
11446	12	OAK
11448	12	OAK
11449	14	OAK
11450	19	OAK
11451	21	LO
11452	14	OAK
11453	22	OAK
11454	16+5	OAK
11455	8	OAK
11456	17	OAK
11457	9	OAK
11458	8	OAK
11459	9	OAK
11460	24	OAK
11461	11	OAK
11462	8	OAK
11463	9	OAK
11464	13	OAK
11465	18	OAK
11466	9	OAK
11467	8	OAK
11468	12	OAK

11469	9	OAK
11470	13	LO
11471	8	OAK
11472	12	OAK
11473	10	OAK
11474	8	OAK
11475	11	OAK
11476	8	OAK
11477	19	LO
11478	8	OAK
11479	11	OAK
11480	10	OAK
11481	10	OAK
11482	11	OAK
11483	8	OAK
11484	16	OAK
11486	8	OAK
11487	21	OAK
11488	11	HACKBERRY
11489	22	OAK
11490	13	OAK
11491	12	OAK
11492	13	OAK
11493	16	OAK
11494	14	OAK
11495	12+7	OAK
11496	11	OAK
11497	15	MAGNOLIA
11498	8	OAK
11499	13	OAK
11500	7+5	HACKBERRY
11501	11+9+6+5	OAK
11502	20	OAK
11503	8	MAGNOLIA
11504	6+4	MAGNOLIA
11505	11	MAGNOLIA
11506	40	LO
11507	23	OAK
11508	5	MAGNOLIA
11509	14	OAK
11510	16	OAK
11511	3+2	HACKBERRY
11512	8	OAK
11513	27	OAK
11514	16	OAK
11515	12	OAK
11516	29	OAK
11517	23	OAK
11518	23	OAK
11519	21	OAK
11520	19	OAK
11521	26	OAK
11522	22	OAK
11523	29	OAK
11524	22	OAK
11525	11	OAK
11528	32	OAK
11529	8	OAK
11530	16	OAK
11531	13	OAK
11532	10	OAK
11533	13+10	LO
11534	13	LO
11535	9	OAK
11536	14	OAK
11537	22	HACKBERRY
11538	15+6	HACKBERRY
11543	20	OAK
11544	10	LO
11545	4+4+3	HACKBERRY
11546	10+10+6	HACKBERRY
11547	20	HACKBERRY
11548	8+3	HACKBERRY
11549	11	HACKBERRY
11550	10	HACKBERRY
11551	CLUSTER	HACKBERRY
11552	22	HACKBERRY
11553	20+7+5	MAGNOLIA
11554	18	MAPLE
11555	14	POPLAR
11556	6+4	MAGNOLIA
11557	8	HACKBERRY
11558	11	HACKBERRY
11559	13+7+9	POPLAR
11560	12	POPLAR
11561	11	POPLAR
11562	28	LO
11563	10	POPLAR
11564	23	LO
11565	8	HACKBERRY
11566	18	MAGNOLIA
11567	14	MAGNOLIA
11568	27+18	LO
11569	7+3	HACKBERRY
11570	19	OAK

11571	5+5+4	HACKBERRY
11573	15	OAK
11574	8	OAK
11575	8	OAK
11576	26	OAK
11577	21	OAK
11578	14	OAK
11579	8	OAK
11580	23	OAK
11581	18	OAK
11582	24+9	OAK
11583	10	OAK
11584	12	OAK
11585	8	OAK
11586	11	OAK
11587	10	OAK
11588	12	OAK
11589	10	OAK
11590	11	OAK
11591	13	OAK
11592	18	OAK
11593	8	OAK
11594	12	MAG
11595	18	OAK
11596	18	OAK
11597	15	OAK
11598	8	OAK
11600	11	POPLAR
11601	14	POPLAR
11602	10	POPLAR
11603	10	POPLAR
11604	11	POPLAR
11605	11	POPLAR
11606	28	OAK
11607	11	POPLAR
11608	27	LO
11609	33+20+50	LO
11610	26	LO
11611	22	LO
11612	32	LO
11613	10	OAK
11614	8	OAK
11615	8	MAGNOLIA
11616	17	LO
11617	20+19	LO
11618	11+9	OAK
11619	9	OAK
11620	17	OAK
11621	21	MAPLE
11622	20	MAPLE
11623	21+15	LO
11624	14+17	LO
11625	24	OAK
11626	10	POPLAR
11627	30+13	LO
11628	13	POPLAR
11629	21	LO
11630	8	OAK
11631	22	MAPLE
11632	8	OAK
11633	25	LO
11634	11	POPLAR
11635	18	MAPLE
11636	24	OAK
11637	17	MAPLE
11638	9	OAK
11639	8	OAK
11640	14	MAPLE
11641	16	MAPLE
11642	10	OAK
11643	17	POPLAR
11644	11	POPLAR
11645	12	POPLAR
11646	9	POPLAR
11648	27	LO
11649	23	LO
11650	32	LO
11651	19	LO
11652	21	LO
11653	30	LO
11654	9	OAK
11655	26	OAK
11656	16	MAPLE
11657	32	OAK
11658	24	LO
11659	18	LO
11660	20	LO
11661	18	LO
11662	23	LO
11663	36	LO
11664	14	LO
11665	15	LO
11666	15	LO
11667	26	LO
11669	14	LO

11670	43	LO
11671	15	MAPLE
11672	14	POPLAR
11673	13	POPLAR
11674	16	MAPLE
11675	12	POPLAR
11676	15	POPLAR
11678	15	MAPLE
11679	25	MAPLE
11680	10	POPLAR
11681	13	OAK
11682	15	LO
11683	27	MAGNOLIA
11684	16	LO
11685	10	MAGNOLIA
11686	18	MAPLE
11687	15	LO
11688	14	OAK
11689	15	MAPLE
11690	16	POPLAR
11691	18	MAPLE
11692	11	NORTHERN PINE
11693	23	MAPLE
11694	25	MAPLE
11695	12	LO
11696	10	MAGNOLIA
11697	13	MAPLE
11698	24	LO
11699	17	LO
11700	20+14+14	MAPLE
11701	14	LO
11702	23	LO
11703	22	MAPLE
11704	20	MAPLE
11705	16+13	LO
11706	15	LO
11707	19	POPLAR
11708	23+22+15	LO
11709	21	MAPLE
11710	21	LO
11711	11	POPLAR
11712	34	WO
11713	15	OAK
11714	8	OAK
11715	23	OAK
11716	14	OAK
11717	16	POPLAR
11718	11+9	OAK
11719	15	WILLOW OAK
11720	17	LO
11721	14	OAK
11722	15	OAK
11723	12	POPLAR
11724	8	POPLAR
11725	7+4	POPLAR
11726	14	LO
11727	23+22+20+20	LO
11728	39	OAK
11729	14	LO
11730	19+18	LO
11732	19	LO
11733	47	LO
11734	19	OAK
11735	14	OAK
11736	19	OAK
11737	13	OAK
11738	8	OAK
11739	11	OAK
11740	9	OAK
11741	17+9	OAK
11742	12	OAK
11744	10	OAK
11745	14	MAPLE
11746	11	OAK
11747	15	OAK
11748	27	OAK
11749	17	MAPLE
11750	25	OAK
11751	13	LO
11752	12	OAK
11753	10	OAK
11754	10	MAPLE
11755	8	OAK
11756	15	MAPLE
11757	10	MAPLE
11758	20+13	MAPLE
11759	10	MAPLE
11760	18	HICKORY
11761	14	OAK
11763	11	LO
11764	16	OAK
11765	14	HICKORY
11766	20	MAPLE
11767	12	OAK
11768	13	LO

11769	12	OAK
11770	10	OAK
11771	12	LO
11772	25	OAK
11773	12	OAK
11774	14	OAK
11775	12	POPLAR
11776	8	OAK
11777	14	MAPLE
11778	8	OAK
11779	18+7	MAGNOLIA
11780	17	OAK
11781	10	OAK
11782	14+10	OAK
11783	17	OAK
11784	8	OAK
11785	13	OAK
11786	31	OAK
11787	14	LO
11788	10	OAK
11789	18+5+4	MAGNOLIA
11790	15	MAPLE
11791	10	HACKBERRY
11792	16	OAK
11793	13	LO
11794	20	OAK
11795	13	OAK
11796	20	OAK
11797	10	OAK
11798	15	OAK
11799	17	MAGNOLIA
11800	9	MAPLE
11801	11	LO
11802	8+4	OAK
11803	13	MAPLE
11804	23	MAPLE
11805	12	MAGNOLIA
11806	18	OAK
11807	17	OAK
11808	19	MAPLE
11809	28	LO
11810	24	OAK
11811	18	MAGNOLIA
11812	8	OAK
11813	8	OAK
11814	20	OAK
11815	9	OAK
11816	11	OAK
11817	16	OAK
11818	10	OAK
11819	9	OAK
11820	26	OAK
11821	13	OAK
11822	10	OAK
11823	13	OAK
11825	10	POPLAR
11826	10	POPLAR
11827	10	MAPLE
11828	10	OAK
11829	15	HACKBERRY
11830	16	OAK
11831	8	OAK
11832	25	OAK
11833	8	OAK
11834	9	OAK
11835	28+20	MAGNOLIA
11836	10	HOLLY
11837	7	OAK
11838	4	OAK
11839	5	MAPLE
11840	4	MAPLE
11841	7	MAPLE
11842	8	OAK
11843	12	OAK
11844	20	OAK
11845	4	OAK
11848	12	OAK
11849	11	OAK
11850	20	LO
11851	10	OAK
11852	11+7	OAK
11853	27	OAK
11854	11	OAK
11855	8	HICKORY
11856	10	OAK
11857	8	MAGNOLIA
11858	12	HACKBERRY
11859	6+4	MAGNOLIA
11860	6+3	MAGNOLIA
11861	7	MAGNOLIA
11862	12	BLACK CHERRY
11863	7	MAGNOLIA
11864	5	MAGNOLIA
11865	6	OAK
11866	10	OAK

11867	7	OAK
11868	5	OAK
11869	4	MAGNOLIA
11870	4	OAK
11871	4	OAK
11873	18	OAK
11874	12	OAK
11875	14	OAK
11876	18	OAK
11877	15	OAK
11879	20+13	LO
11880	15	LO
11881	17	LO
11882	18	LO
12081	29	LO
12082	24+17	LO
12083	30	OAK
12084	30	LO
12085	27	LO
12086	28	LO
12091	34	OAK
12092	21	WO
12093	29	OAK
12094	20	LO
12095	21+14	LO
12096	20	LO
12097	25	LO
12098	20+12	LO
12099	13+12	WO
12100	25	LO
12101	21	WO
12102	20+19	WO
12103	26+15	LO
12104	13+11	LO
12105	20	LO
12106	15+10	WO
12107	20	LAO
12108	23	LO
12109	22+12	LO
12110	22	OAK
12111	11+9	WO
12112	20	LO
12113	25	LO
12114	21+6	LO
12115	20	LO
12116	16+12+11	WO
12117	34	LAO
12118	11+9	LO
12119	13+10	LAO
12120	20	LO
12121	23	LAO
12122	25	LO
12123	15+12	LO
12124	56	OAK
12125	22	HICKORY
12127	37	LO
12128	17+17	LO
12129	12+11+7	WO
12130	22	LAO
12131	25	LAO
12132	23	WO
12133	22	OAK
12134	21	LAO
12135	20+14	MAGNOLIA
12136	31	OAK
12137	36	OAK
12138	14+10	WO
12139	20	LAO
12140	22	HICKORY
12141	20	LO
12143	25	MAPLE
12144	20	WO
12147	24	LO
12148	28	LO
12149	17+14	LO
12150	20	LO
12151	24	LO
12152	21	LO
12153	30	OAK
11883	29	RED OAK

11884	19	LAO
11885	17	LAO
11886	31	LAO
11887	22	LAO
11888	29	LAO
11889	18+16	LAO
11890	15+12	HICKORY
11891	25	LO
11892	17+15+6	MAGNOLIA
1003	25	LO
1004	41	LO
1005	18	MAGNOLIA
1006	8	MAGNOLIA
1007	30	LO
1008	6	MAGNOLIA
1009	7	WO
1010	6	WO
1011	15	RED OAK
1012	27	LO
1013	16	MAGNOLIA
1014	7+7+5	MAGNOLIA
1015	31	LO
1016	13	WO
1017	27	LO
1018	8	MAGNOLIA
1019	8	GUM
1020	6	MAGNOLIA
1021	9	WO
1022	11	WO
1023	23	WO
1024	16	WO
1025	70	LO
1026	12	GUM
1027	19+7	WO
1028	12	GUM
1029	23	WO
1030	28	WO
1031	8+7	WO
1032	9	GUM
1033	9	WO
1034	15	GUM
1035	5+4	WO
1036	8	WO
1037	11	WO
1038	11	WO
1039	24	RED OAK
1040	17	WO
1041	12	GUM
1042	8	MAGNOLIA
1043	30	LAO
1044	18	WO
1045	18	WO
1046	12	WO
1047	25	LAO
1048	22	GUM
1049	14	GUM
1050	6	MAGNOLIA
1051	10	WO
1052	14	WO
1053	13+12	GUM
1054	19	WO
1055	18+13	GUM
1056	14	GUM
1057	10	WO
1058	21	WO
1059	19	LO
1060	18	GUM
1061	18	GUM
1062	18	RED OAK
1063	18	GUM
1064	13	WO
1065	19	RED OAK
1066	18	MAGNOLIA
1067	9	WO
1068	16+13	MAGNOLIA
1069	24	MAGNOLIA
1070	16	MAGNOLIA
1071	9	HICKORY
1072	8+6	BAY
1073	16	WO
1074	9+7+7+5	BAY
1075	7	HACKBERRY
1076	6	LO
1077	5	WO
1078	16	WO
1079	12	GUM
1080	13	GUM
1081	13	GUM
1082	12	WO
1083	29	WO
1084	22	WO
1085	15	GUM
14375	34	WO
14376	26	LO

NO.	DATE	DESCRIPTION	BY

SOUTHEASTERN LAND SURVEYING LLC
1035-B JENKINS ROAD
CHARLESTON SC 29407
(843)795-9330

A TREE SURVEY OF
A PORTION OF TMS #345-00-00-090, -217, & -218
KERR TRACT
OWNED BY RHK, LLC AND SM CHARLESTON, LLC
LOCATED IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

SOUTH CAROLINA REGISTERED LAND SURVEYOR 16116 JOHN T. BYRNES II

SOUTH CAROLINA SOUTHEASTERN LAND SURVEYING LLC CERTIFICATE OF AUTHORIZATION C04554

DATE:	09-30-2019
DRAWN:	MAS
CHECK:	PRB
CC:	SS
JOB:	17009
DWG:	17009T&T
SHEET:	3 OF 3

TREE SURVEY
5 OF 5

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LEGEND

- GRAND TREE - GRADE A
- GRAND TREE - GRADE B
- GRAND TREE - GRADE C
- GRAND TREE - GRADE D
- GRAND TREE - GRADE F
- TREE TO BE REMOVED (#23)
- WETLAND AREA
- WETLAND FILL AREA
- ARCHEOLOGICAL AREA

- LOT LINE
- R.O.W. LINE
- LOT SETBACK LINE
- TP — TREE PROTECTION
- 5' TRAIL
- CONCRETE SIDEWALK
- EASEMENT LINE
- BUILD-TO LINE

A.E.	CITY OF CHARLESTON ACCESS EASEMENT
D.E.	CITY OF CHARLESTON DRAINAGE EASEMENT
P.O.A.	PROPERTY OWNERS ASSOCIATION
XX	TOWN HOME LOT NUMBER
XX SF	SINGLE FAMILY LOT NUMBER
GUE	GENERAL UTILITY EASEMENT
W.E.	SAINT JOHNS WATER COMPANY, INC. WATER EASEMENT
S.E.	CHARLESTON WATER SYSTEMS SEWER EASEMENT

UTILITY NOTE:

- ALL WATER UTILITIES AND SERVICES WILL BE PROVIDED BY ST. JOHN'S WATER COMPANY.
- ALL WASTE WATER UTILITIES AND SERVICES WILL BE PROVIDED BY CHARLESTON WATER SYSTEMS.

TREE NOTE:

- ALL GRAND TREE REMOVALS WILL BE SUBMITTED TO BZA-SD FOR APPROVAL

0 30 60 120
SCALE: 1" = 60'

NAD 83

SEE SHEET C4.1 FOR NOTES
SEE SHEET C5.0 FOR TRAILS & OPEN SPACE PLAN

TMS 346-00-00-301
FENWICK HALL
PLANTATION P.O.A.

TMS 346-00-00-076
1776 LLC

FENWICK HALL ALLEE

MAYBANK HIGHWAY R/W VARIES
(SC HIGHWAY 700)

MAYBANK HIGHWAY
R/W VARIES

MAYBANK HIGHWAY
R/W VARIES

ROAD A
(PUBLIC 50' R/W)

SIDEWALK & PEDESTRIAN ACCESS EASEMENT

ROAD B.2
(PUBLIC VARIABLE R/W)

ROAD B
(PUBLIC VARIABLE R/W)

ALLEY 1
(PUBLIC 20' R/W)

ROAD B
(PUBLIC 50' R/W)

ROAD E
(PUBLIC 50' R/W)

ALLEY 4
(PUBLIC 20' R/W)

PROPERTY LINE

TMS
345-00-00-218
TRACT A-2

TMS 345-00-00-090
TRACT A

ROAD C
(PUBLIC 50' R/W)

POND

TOP OF POND BANK

ROAD D
(PUBLIC 50' R/W)

ALLEY 2
(PUBLIC 20' R/W)

ALLEY 3
(PUBLIC 20' R/W)

PROPOSED WETLAND FILL (TYP)

12" CUT VEGETATION, NO STUMP REMOVAL

20' MAINTENANCE SHELF

15' REALIGNED DITCH

5' UNDISTURBED

40' D.E.

15' NATURAL DITCH

VARIABLE WIDTH MAINTENANCE SHELF

TEMPORARY ACCESS EASEMENT

SOUTHERN PITCH FORK
(FUTURE 50' R/W)

EXISTING ACCESS ROAD

TMS 345-00-00-091
RICHARD H. KERR

TMS 345-00-00-091
RICHARD H. KERR

Kerr Residential - Roadway Table

Road Name	Section Detail (See sheet C10.0)	Road Length (ft)
Road A	50' Public R/W Access Road	205.80
Road B	50' Public R/W Access Road	1653.50
Road B.2	50' Public R/W Access Road	520.74
Road C	50' Public R/W Access Road	625.21
Road D	50' Public R/W Access Road	465.99
Road E	50' Public R/W Access Road	650.61
Alley 1	20' Public R/w Alley Roadway	655.07
Alley 2	20' Public R/w Alley Roadway	337.67
Alley 3	20' Public R/w Alley Roadway	328.16
Alley 4	30' Public R/w Alley Roadway	867.65

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SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL ENGINEER
No. 34935
1/8/20
RYAN PATTERSON FARMER

INDIGO GROVE CONCEPT PLAN

JOHNS ISLAND
CITY OF CHARLESTON, SC

SW+ PROJECT: 8068
DATE: 1/8/20
DRAWN BY: DEM
CHECKED BY: RPF

REVISION HISTORY

1	10/7/19	
2	12/17/19	

MASTER PLAN

C4.0

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MASTER PLAN NOTES:

1. THE PURPOSE OF THIS CONCEPT PLAN IS THE CREATION OF A SUBDIVISION INTO RESIDENTIAL LOTS AS APPROVED IN THE PLANNED UNIT DEVELOPMENT GUIDELINES FOR THE KERR TRACT DATED MARCH 14, 2019. THE KERR TRACT RESIDENTIAL (KTR) DEVELOPMENT REGULATIONS WILL APPLY.

2. THE CURRENT ZONING IS PLANNED UNIT DEVELOPMENT (PUD) FOR NUMBERS TMS #345-00-00-090 AND 345-00-00-099.

3. THE KERR RESIDENTIAL CONCEPT PLAN INCLUDES PLANS FOR TMS # 645-00-00-090 TRACT A-1 WHICH WILL BE DEVELOPED IN THREE (3) PHASES IDENTIFIED AS PHASES 1A, 1B AND 2.

4. BOUNDARY AND PROPOSED SUBDIVISION OF TMS # 345-00-00-090, PROVIDED BY SWA SURVEYING, LLC. TRACT A - 2633 MAYBANK HIGHWAY. REFERENCES PER C3.0.

- AD-16
- AH-5
- AS-51
- BA-121
- BA-176
- DB-639
- EC-710
- EF-6
- EJ-830
- M-200
- W-11
- S08-0138
- AO-74
- EC-263
- EE-542
- EE-543
- EE-451
- EH-817
- T-139
- SCDOT DOCKET NO 10.989 - VARIOUS SHEETS
- SCDOT DOCKET NO 10.885.1 - SHEETS 6 & 12
- SCDOT PROJECT 39652 RD 01

5. TOPO AND TREE SURVEY OF TMS 345-00-00-090 PROVIDED BY SWA SURVEYING, LLC.

6. ARBORIST ASSESSMENT OF TREES PROVIDED BY NATURAL DIRECTIONS.

7. SEE OPEN SPACE PLAN FOR OPEN SPACE AREA TABLES DESCRIPTIONS ON C5.0.

8. JURISDICTIONAL WETLANDS SHOWN WITHIN TMS #345-00-00-090 DELINEATED BY NEWKIRK ENGINEERING AS SHOWN ON A WETLAND SURVEY OF THE KERR TRACT BY SWA SURVEYING, LLC. DATED JANUARY 31, 2019. APPROVAL OF WETLAND DELINEATION WILL BE CONCURRENT WITH REVIEW AND APPROVAL OF WETLAND PERMIT SUBMITTAL REVIEW.

9. ALL TREES SHOWN WITHIN AN "X" ARE PROPOSED FOR REMOVAL. PROTECTION OF GRAND TREES: THE REMOVAL, RELOCATION, DESTRUCTION OR ABUSE IN ANY MANNER OF ANY GRAND TREE (24" OR GREATER D.B.H. EXCLUDING PINE TREES AND SWEET GUM TREES) IS PROHIBITED ON ANY PARCEL OF NON-EXEMPT LAND UNLESS A VARIANCE, SPECIAL EXCEPTION, OR STAFF APPROVAL HAS BEEN OBTAINED PURSUANT TO SECTION 54-329. FOR SUBDIVISIONS, THE SITING OF A LOT SO AS TO PLACE A GRAND TREE AT OR NEAR THE CENTER OF A LOT IN A LOCATION THAT WILL REQUIRE REMOVAL OF THE GRAND TREE FOR CONSTRUCTION OF A DWELLING UNIT, SHALL BE PROHIBITED.

10. TMS #345-00-00-090 IS LOCATED IN FLOOD ZONE X, X-100 YEAR, AE 11, AE 12, AE 13 AND AE 14 AS SHOWN ON F.I.R.M. PANEL NUMBERS 45019C 0494J AND 49019C 066J. DATED NOVEMBER 11, 2004.

11. A 25' BUFFER IS REQUIRED ADJACENT TO THE MAYBANK HIGHWAY RIGHT-OF-WAY. BUFFER PENETRATIONS ALLOWED FOR VEHICULAR ROWS, PEDESTRAIN CONNECTIONS, AND UTILITY CROSSINGS, SUBJECT TO CITY OF CHARLESTON TRC REVIEW AND APPROVAL.

12. UNLESS OTHERWISE DEFINED IN THE PUD, KERR TRACT RESIDENTIAL (KTR) STANDARDS AND REQUIEMENTS SHALL DEFAULT TO CITY OF CHARLESTON ZONING AND D9 REQUIREMENTS. ALL LOTS MUST CONFORM TO DIMENSIONAL, DENSITY, AND ZONING DEVELOPMENT GUIDELINES BELOW:

FRONT YD. SETBACK (FT.)*.....5'

MIN. SIDE YARD SETBACK (FT.) FROM PROPERTY**.....3'

MIN. REAR YARD SETBACK (FT.) FROM PROPERTY.....10'

MIN. STREET SIDE YARD SETBACK (FT.) FROM PROPERTY LINE.....5'

MIN. BUILD TO ZONE AT RIGHT OF WAYS *.....5'-15'

GARAGE SETBACK FROM FROM BUILDING FACADE***.....10'

ACCESSORY BUILDING SIDE AND REAR SETBACK.....3'

MAXIMUM HEIGHT.....3 STORIES

BUILDING COVERAGE (MAX. %)

SINGLE FAMILY DETACHED.....80%

SINGLE FAMILY ATTACHED.....90%

MINIMUM LOT AREA (SQUARE FEET)

SINGLE FAMILY DETACHED .....2500 SF

SINGLE FAMILY ATTACHED.....1280 SF

* SETBACKS AND BUILD-TO LINES SHALL BE MEASURED FROM THE RIGHT OF WAY LINE OR INNERMOST EASEMENT LINE. FLEXIBILITY FOR TREES MAY BE GRANTED. CITY OF CHARLESTON FIRE CODES AND SIGHT DISTANCE TRIANGLES MUST BE MAINTAINED.

** NOT REQUIRED FOR COMMON WALL CONSTRUCTION

*** EXCLUDES SINGLE FAMILY ATTACHED PRODUCT AND DRIVE UNDER PRODUCT, WHICH WILL REQUIRE NO SETBACK FROM PRIMARY FACADE.

SITE DATA TABLE

SITE DATA TABLE		
AREA	ALL PUD PROPERTY	TRACT A-1
GROSS ACREAGE	70.59 AC	32.83 AC
NET ACREAGE	62.05 AC	26.88 AC
*JURISDICTIONAL WETLANDS (See Note 8) (TMS# 345-00-00-090)	8.54 AC	5.95 AC
JURISDICTIONAL WETLANDS FILL	TBD	0.32 AC
JURISDICTIONAL WETLANDS PRESERVED	TBD	5.63 AC
LAND USE AREA		
COMMERCIAL ACREAGE	21.32 AC	N/A
SINGLE-FAMILY ACREAGE	49.27 AC	9.93 AC
LOT AREA		
SINGLE FAMILY DETACHED	2,500 SF	AVG. 6,300 SF
SINGLE FAMILY ATTACHED	1,280 SF	AVG. 1,600 SF
TOTAL OPEN SPACE (20%) - REQUIRED	14.11 AC	6.57 AC
TOTAL OPEN SPACE - PROVIDED	TBD	9.22 AC
USABLE OPEN SPACE - REQUIRED (25% OF TOTAL REQUIRED)	3.53 AC	1.64 AC
USABLE OPEN SPACE - PROVIDED	TBD	4.10 AC
TOTAL MAXIMUM NUMBER OF LOTS ALLOWED	798	215 (8 D.U./UPLAND ACREAGE)
TOTAL LOTS PROVIDED	TBD	118
NET DENSITY (RESIDENTIAL UNITS/NET AC)	15 D.U./UPLAND ACREAGE	5 D.U./UPLAND ACREAGE

*JURISDICTIONAL WETLANDS HAVE BEEN DELINIATED FOR TMS 345-00-00-090 ONLY. JURISDICTIONAL WETLAND AREAS FOR TMS 345-00-00-099 ARE ESTIMATED AND SUBJECT TO CHANGE BASED ON UPDATED WETLAND SURVEYS.

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No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED PROFESSIONAL
No. 34939
RYAN PATTERSON FLANNERY
1/8/20

INDIGO GROVE CONCEPT PLAN

JOHNS ISLAND
CITY OF CHARLESTON, SC

SW+ PROJECT:	8068
DATE:	1/8/20
DRAWN BY:	DEM
CHECKED BY:	RPF

REVISION HISTORY

1	10/7/19	
2	12/17/19	

MASTER PLAN & NOTES

C4.1

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OPEN SPACE ACREAGE		
	REQUIRED	PROVIDED
TOTAL OPEN SPACE (20%)	6.57 AC	9.22 AC
USEABLE OPEN SPACE (25% OF TOTAL REQUIRED)	1.64 AC	4.10 AC

OPEN SPACE CALCULATION: 32.83 GROSS ACRES X .20 = 6.57 TOTAL OPEN SPACE REQUIRED
USEABLE OPEN SPACE CALCULATION: 6.57 TOTAL OPEN SPACE X .25 = 1.64 USEABLE OPEN SPACE REQUIRED

****OPEN SPACE MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION UNLESS DEDICATED EASEMENTS HAVE BEEN PLACED FOR INFRASTRUCTURE MAINTENANCE.***

OPEN SPACE LEGEND

- PERVIOUS TRAIL
- OPEN SPACE
- USEABLE OPEN SPACE
- RAIN GARDEN

USEABLE OPEN SPACE DESCRIPTIONS

1. TRAIL, BENCH, PLANTING
2. TRAILS, FIRE PIT, PLANTINGS, RAINGARDEN
3. AMENITY CENTER
4. TRAIL, TIRE SWING
5. BENCH, PLANTINGS
6. TRAIL, LAWN, BENCH, PLANTINGS
7. TRAIL, LAWN, BENCH, PLANTINGS, SWING, RAINGARDEN
8. TRAIL, BENCH, PLANTINGS, RAINGARDEN
9. TRAILS, LAWN, PLANTINGS, LAWN GAMES, INTERPRETIVE SIGN, SEATING, TREE PRESERVE, RAINGARDEN, VEGETATED SWALES
10. TRAILS, GATHERING STRUCTURE
11. TRAILS, SEATING

NOTE: OPEN SPACE PROGRAM SUBJECT TO CHANGE SUCH THAT GENERAL INTENT IS MAINTAINED.

NAD 83

0 30 60 120
SCALE: 1" = 60'

SEAMON WHITESIDE

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SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA LICENSED PROFESSIONAL LANDSCAPE ARCHITECT No. 34939 ROBERT PATTERSON FARRELL

INDIGO GROVE CONCEPT PLAN

JOHNS ISLAND
CITY OF CHARLESTON, SC

SW+ PROJECT:	8068
DATE:	1/8/20
DRAWN BY:	DEM
CHECKED BY:	RPF

REVISION HISTORY

1	10/07/19
2	12/17/19

TRAILS AND OPEN SPACE PLAN

C5.0

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MAYBANK HIGHWAY (R/W VARIES)
(SC HIGHWAY 700)

MAYBANK HIGHWAY R/W VARIES
(SC HIGHWAY 700)

FENWICK HALL CREEK

ROAD A
(PUBLIC 50' R/W)

ALLEY 1
(PUBLIC 20' R/W)

ROAD B
(PUBLIC 50' R/W)

ROAD C
(PUBLIC 50' R/W)

ROAD D
(PUBLIC 50' R/W)

ROAD E
(PUBLIC 50' R/W)

ALLEY 2
(PUBLIC 20' R/W)

ALLEY 3
(PUBLIC 20' R/W)

ALLEY 4
(PUBLIC 30' R/W)

POND

BRICK FOUNDATION
NEGO VAT REMAINS

Tract A-1
1,302,021 sq.ft.
29.891 acres
TMS#: 345-00-00-090

Tract A-2
744,466 sq.ft.
17.091 acres

TMS# 345-00-00-091

TMS# 345-00-00-091
Owner: Richard H. Kerr

LEGEND

PERVIOUS TRAIL

ADA ACCESSIBLE ROUTE

ADA NOTE:
ALL PUBLIC RIGHT-OF-WAYS AND ALL AMENITIES WILL BE ADA COMPLIANT.

NAD 83

0 30 60 120
SCALE: 1" = 60'

SEAMONWHITESIDE
MOUNT PLEASANT, SC
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SUMMERVILLE, SC
843.884.1667
SPARTANBURG, SC
864.298.0534
CHARLOTTE, NC
980.312.5450
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No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
No. 3493
ROBERT PATTERSON FARMER
1/8/20

INDIGO GROVE CONCEPT PLAN

JOHNS ISLAND
CITY OF CHARLESTON, SC

SW+ PROJECT:	8068
DATE:	1/8/20
DRAWN BY:	DEM
CHECKED BY:	RPF

REVISION HISTORY

A	10/07/19	
2	12/17/19	

ADA ACCESSIBILITY PLAN

C5.1

PLOTTED: 1/8/2020 2:10 PM, BY Davis McNair N:\8068\LD\#01\8068 E Trails and Open Space Plan.dwg

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ARCHAEOLOGICAL SITE 38CH1291

ARCHAEOLOGICAL SITE 38CH1292

PHASE 1A

PHASE 1B

PHASE 2

MAYBANK HIGHWAY (R/W VARIES) (SC HIGHWAY 700)

FENWICK HALL ALLEE

ROAD A (PUBLIC 50' R/W)

ROAD B (PUBLIC 50' R/W)

ROAD C (PUBLIC 50' R/W)

ROAD D (PUBLIC 50' R/W)

ROAD E (PUBLIC 50' R/W)

ALLEY 1 (PUBLIC 20' R/W)

ALLEY 2 (PUBLIC 20' R/W)

ALLEY 3 (PUBLIC 20' R/W)

ALLEY 4 (PUBLIC 30' R/W)

25' BUFFER

20' BUFFER

POND

TMS 345-00-00-090 TRACT A

TMS 345-00-00-090 TRACT A-2

TMS 345-00-00-091 RICHARD H. KERR

TEMPORARY ACCESS EASEMENT

SOUTHERN PITCH FORK (FUTURE 50' R/W)

EXISTING ACCESS ROAD

12' CUT VEGETATION, NO STUMP REMOVAL

21.8" Hickory

Flood Zone AE 12

Flood Zone AE 13

5/8" REBAR

LEGEND

- WETLAND AREA
- ARCHEOLOGICAL AREA
- LOT LINE
- R.O.W. LINE
- LOT SETBACK LINE
- 5' TRAIL
- CONCRETE SIDEWALK
- EASEMENT LINE

ARCHAEOLOGICAL RECOVERY EFFORTS PER SOUTH CAROLINA DEPARTMENT OF ARCHIVES AND HISTORY:

SITE 38CH1291

- **THE SITE IS DETERMINED ELIGIBLE AND ADDITIONAL SITE WORK IS REQUIRED. COORDINATION WITH ARCHEOLOGISTS AND SHPPO OF SITE WORK IS REQUIRED PRIOR TO START OF CONSTRUCTION.**

SITE 38CH1292

- **THE SITE IS DETERMINED ELIGIBLE AND ADDITIONAL SITE WORK IS REQUIRED. PHASED RECOVERY OF SITE 38CH1292 WILL BE COORDINATED WITH ARCHEOLOGISTS AND SHPPO TO ALLOW ACCESS FOR CONSTRUCTION ACTIVITIES TO BEGIN.**

0 30 60 120
SCALE: 1" = 60'

NAD 83

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SOUTH CAROLINA PROFESSIONAL ENGINEER No. 34935 REGISTERED PROFESSIONAL ENGINEER RYAN PATTERSON FARMER 7/8/20

INDIGO GROVE CONCEPT PLAN

JOHNS ISLAND
CITY OF CHARLESTON, SC

SW+ PROJECT:	8068
DATE:	1/8/20
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CHECKED BY:	RPF

REVISION HISTORY

1	10/7/19
2	12/17/19

PHASING PLAN

C6.0

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SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 34933
1/8/20
ROBERT PATTERSON FARMER

INDIGO GROVE CONCEPT PLAN

JOHNS ISLAND
CITY OF CHARLESTON, SC

SW+ PROJECT:	8068
DATE:	1/8/20
DRAWN BY:	DEM
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REVISION HISTORY

A	10/07/19
2	12/17/19

GRADING & DRAINAGE PLAN

C7.0

SCALE: 1" = 60'

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MAYBANK HIGHWAY
R/W VARIES

SCDOT SC 700

MAYBANK HIGHWAY
R/W VARIES

EX. CURB INLET
RIM = 10.64
I.E. (A) = 6.30
I.E. (B) = 6.38

EX. CURB INLET
RIM = 9.64
I.E. (A) = 5.24
I.E. (B) = 5.11

EX. CURB INLET
RIM = 8.64
I.E. (A) = 5.19

EX. CURB INLET
RIM = 8.65
I.E. (A) = 2.61
I.E. (B) = 2.59

30" RCP

EX. JUNCTION BOX
RIM = 10.65
I.E. (A) = 6.53
I.E. (B) = 6.72

Flood Zone AE 11

Flood Zone AE 12

Flood Zone AE 13

Flood Zone AE 14

5/8" REBAR

25' BUFFER

TH 37 | TH 38 | TH 39 | TH 40 | TH 41 | TH 42 | TH 43 | TH 44 | TH 45 | TH 46 | TH 47 | TH 48 | TH 49 | TH 50 | TH 51 | TH 52

PAD 34.40 | PAD 42.10 | PAD 10.70 | PAD 13.00

PUBLIC 30' R/W
ALLEY

10' D.E.

FLUME

10' D.E.

+12.69
+12.89
+13.08
+10.19
+9.81
+8.07
+8.59
+7.61
+10.61
+9.06
+8.27
+7.23
+7.34
+7.00
+6.49
+6.77
+6.68ME

CURB INLET (TYP.)

RAIN GARDEN 3

END OF PIPE
EXIST. I.E.
(42" RCP) = 4.52

EXISTING
ACCESS ROAD

EXISTING ACCESS ROAD

END OF PIPE
EXIST. I.E.
(32" RCP) = 2.08

END OF PIPE
EXIST. I.E.
(32" RCP) = 2.81

END OF PIPE
EXIST. I.E.
(24" CCP) = 3.47

END OF PIPE
EXIST. I.E.
(24" CSP) = 3.61

EXIST. 170' SCE&G
R/W EASEMENT
DB N167 PG 485

EXISTING 170'
SCE&G
EASEMENT
DB N167 PG 485

EXIST. 30' C.P.W.
SEWER EASEMENT
PB S08 PG 0138

EXISTING 30'
CWS EASEMENT

50' DRAINAGE EASEMENT TO
MARCHES OF STONO RIVER

TEMPORARY
ACCESS
EASEMENT

+11.23
+11.23
+10.51
7.29ME
4.95ME
???ME
4.85ME

TMS
345-00-00-218
TRACT A-2

TMS
345-00-00-092
RHK, LLC

TMS
345-00-00-218
TRACT A-2

TMS 345-00-00-091
RICHARD H. KERR

0 30 60 120
SCALE: 1" = 60'

NAD 83

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No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED
PROFESSIONAL
No. 34939
PATTERSON FARMER

INDIGO GROVE CONCEPT PLAN

JOHNS ISLAND
CITY OF CHARLESTON, SC

SW+ PROJECT:	8068
DATE:	1/8/20
DRAWN BY:	DEM
CHECKED BY:	RPF

REVISION HISTORY

A	10/07/19
2	12/17/19

GRADING & DRAINAGE PLAN

C7.1

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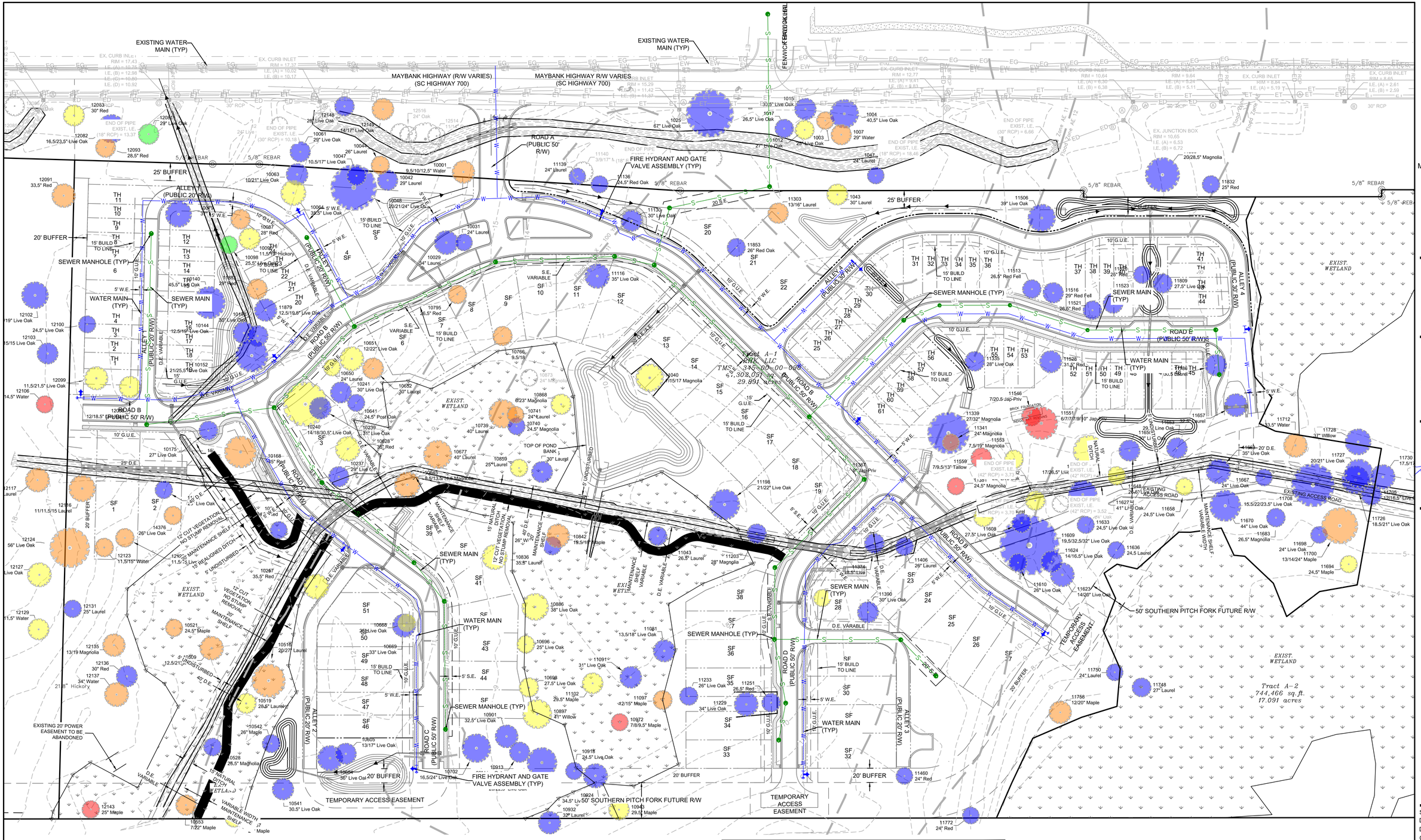
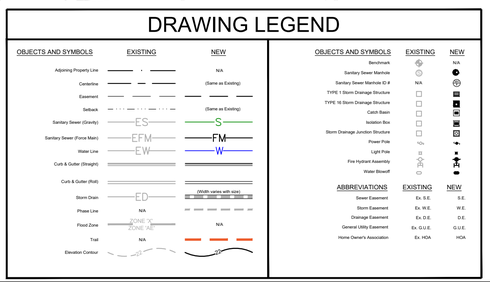
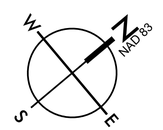


A.E.	CITY OF CHARLESTON ACCESS EASEMENT	W.E.	SAINT JOHNS WATER COMPANY, INC. WATER EASEMENT
D.E.	CITY OF CHARLESTON DRAINAGE EASEMENT	S.E.	CHARLESTON WATER SYSTEMS SEWER EASEMENT
P.O.A.	PROPERTY OWNERS ASSOCIATION		
XX	TOWN HOME LOT NUMBER		
XX SF	SINGLE FAMILY LOT NUMBER		
GUE	GENERAL UTILITY EASEMENT		

DRAWING LEGEND





0 30 60 120
SCALE: 1" = 60'

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SUMMERVILLE, SC 843.884.1667
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SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 34933 ROBERT PATTERSON BARRETT

INDIGO GROVE CONCEPT PLAN

JOHNS ISLAND
CITY OF CHARLESTON, SC

SW+ PROJECT:	8068
DATE:	1/8/20
DRAWN BY:	DEM
CHECKED BY:	RPF

REVISION HISTORY

1	10/7/19	
2	12/17/19	

UTILITY PLAN

C8.0

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EXISTING WATER MAIN (TYP)
MAYBANK HIGHWAY R/W VARIES (SC HIGHWAY 700)
FENWICK HALL
ROAD A (PUBLIC 50' R/W)
WATER MAIN (TYP)
ALLEY 1 (PUBLIC 20' R/W)
HOSE LENGTH 370'
HOSE LENGTH 530'
ROAD B (PUBLIC 50' R/W)
ALLEY 2 (PUBLIC 20' R/W)
WATER MAIN (TYP)
ROAD B (PUBLIC 50' R/W)
HOSE LENGTH 450'
ROAD C (PUBLIC 50' R/W)
HOSE LENGTH 620'
ALLEY 3 (PUBLIC 20' R/W)
40' TRIAXLE RIGID FIRE TRUCK
WATER MAIN (TYP)
FIRE HYDRANT AND GATE VALVE ASSEMBLY (TYP)
TEMPORARY ACCESS EASEMENT
SOUTHERN PITCH FORK (FUTURE 50' R/W)
ROAD D (PUBLIC 50' R/W)
ALLEY 4 (PUBLIC 20' R/W)
HOSE LENGTH 500'
HOSE LENGTH 460'
ROAD E (PUBLIC 50' R/W)
WATER MAIN (TYP)
HOSE LENGTH 590'
FIRE HYDRANT AND GATE VALVE ASSEMBLY (TYP)
FIRE HYDRANT AND GATE VALVE ASSEMBLY (TYP)
HOSE LENGTH 120'
HOSE LENGTH 400'
TEMPORARY TURN-AROUND EASEMENT
HOSE LENGTH 400'
40' TRIAXLE RIGID FIRE TRUCK
TEMPORARY ACCESS EASEMENT
SOUTHERN PITCH FORK (FUTURE 50' R/W)
Flood Zone AE 11
Flood Zone AE 12
Flood Zone AE 13
5/8" REBAR

FIRE HOSE LENGTH

0 30 60 120
SCALE: 1" = 60'

N NAD 83 E S W

FIRE FLOW CALCULATIONS:

- FLOW TEST:

A FLOW TEST HAS YET TO BE REQUESTED FROM ST. JOHN'S WATER COMPANY AT THIS TIME.

- FLOW TEST RESULTS:

STATIC PRESSURE =
RESIDUAL PRESSURE =
AVAILABLE FLOW =
Q20 =

- REQUIRED FIRE FLOW (Qff):

Qff = 20% Qmax (116 LOTS) + FIRE HYDRANT DEMAND

Qff = 20% x (347.80 GPM) + 1000 GPM
Required Fire Flow (Qff) = 1,069.66 GPM

UTILITY NOTE:

- ALL WATER UTILITIES AND SERVICES WILL BE PROVIDED BY ST. JOHN'S WATER COMPANY.
- WATER SYSTEM:

WATER SERVICE WILL BE PROVIDED VIA A PROPOSED 8" WATER MAIN CONNECTION TO A WATER MAIN ALONG MAYBANK HIGHWAY (SC HWY 700).

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SOUTH CAROLINA PROFESSIONAL ENGINEER No. 34935 RYAN PATTERSON FARMER 1/8/2020

INDIGO GROVE CONCEPT PLAN

JOHNS ISLAND
CITY OF CHARLESTON, SC

SW+ PROJECT:	8068
DATE:	1/8/20
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REVISION HISTORY

1	10/7/19	
2	12/17/19	

FIRE PROTECTION PLAN

C9.0

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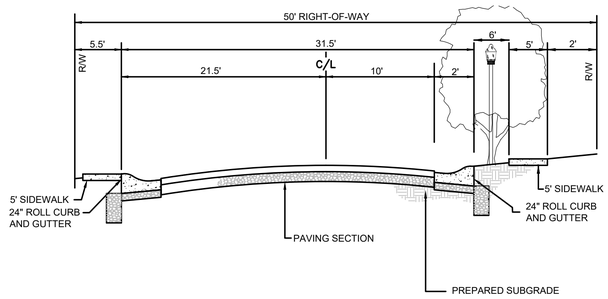
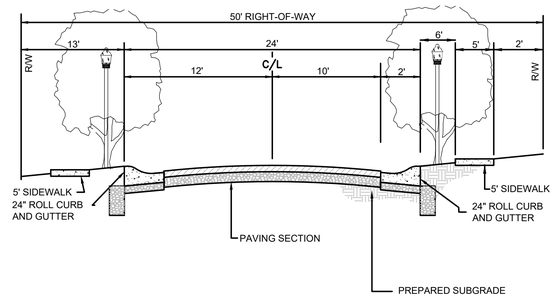
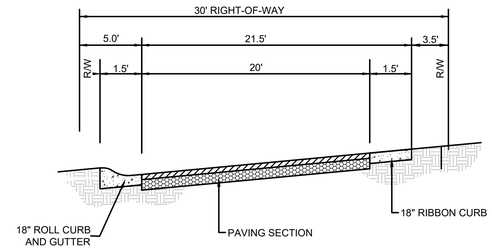


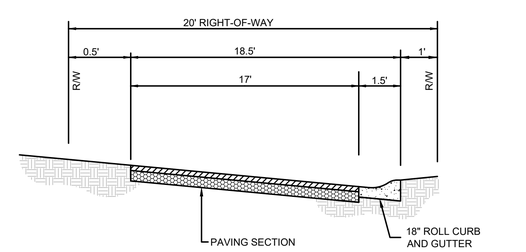
4 50' PUBLIC R/W ACCESS ROAD SECTION W/ ON-STREET PARKING
(NOT TO SCALE)



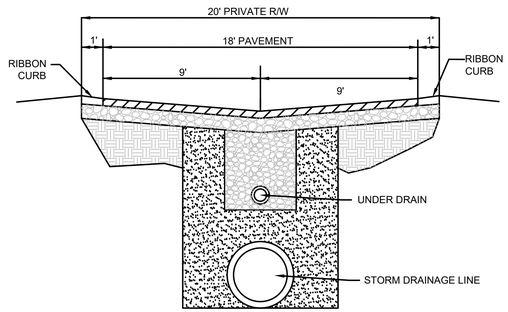
1 50' PUBLIC R/W ACCESS ROAD SECTION
(NOT TO SCALE)



5 30' PUBLIC R/W ALLEY ROADWAY SECTION
(NOT TO SCALE)



2 20' PUBLIC R/W ALLEY ROADWAY SECTION
(NOT TO SCALE)



3 20' PRIVATE ALLEY ROAD SECTION
(NOT TO SCALE)

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CERTIFICATE OF AUTHORIZATION
No. C00472

SOUTH CAROLINA
PROFESSIONAL ENGINEER
No. 34939
RYAN PATTERSON FARMER
1/8/20

INDIGO GROVE CONCEPT PLAN

JOHNS ISLAND
CITY OF CHARLESTON, SC

SW+ PROJECT:	8068
DATE:	1/8/20
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REVISION HISTORY

1	10/7/19	
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ROAD CROSS SECTION DETAILS

C10.0

1:\011\01\1/8/2020 2:14 PM, BY Dana McNair N:\8068\cd\Civil\Concept Plan\8068_c_Details.dwg

LEGEND

GRAND TREE - GRADE A
GRAND TREE - GRADE B
GRAND TREE - GRADE C
GRAND TREE - GRADE D
GRAND TREE - GRADE F
#23 TREE TO BE REMOVED
WETLAND AREA
WETLAND FILL AREA
CONCRETE SIDEWALK

LOT LINE
R.O.W. LINE
LOT SETBACK LINE
A.E. CITY OF CHARLESTON 10' ACCESS EASEMENT
D.E. CITY OF CHARLESTON DRAINAGE EASEMENT
P.O.A. PROPERTY OWNERS ASSOCIATION
XX TOWN HOME LOT NUMBER
XX SF SINGLE FAMILY LOT NUMBER
CWS CHARLESTON WATER SYSTEMS
GUE GENERAL UTILITY EASEMENT

TP TREE PROTECTION
TREE ENCROACHMENT AREA

0 30 60 120
SCALE: 1" = 60'

NAD 83

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SOUTH CAROLINA PROFESSIONAL ENGINEER ROBERT PATTERSON 34939 1/8/20

INDIGO GROVE CONCEPT PLAN

JOHNS ISLAND
CITY OF CHARLESTON, SC

SW+ PROJECT:	8068
DATE:	1/8/20
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REVISION HISTORY

A	10/07/19
2	12/17/19

TREE PROTECTION AND REMOVAL PLAN

C11.0

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Mike Russel Tree #	Survey Tree #	DBH	Species	Grade	Condition	Comments	Comments	Removed
2	1025	67	live oak	B	Good			
5	11130	30	live oak	B	Good	Leaning		
6	11136	24.5	red oak	B	Good	Vines		
7	11139	24	laurel oak	B	Good			
8	11116	35	live oak	B	Good			
9	11853	26	red oak	B	Good	Broken Top	V Shape Crotch	
10	11303	13/16	laurel oak	D	Poor			
11	1043	30	laurel oak	C	Fair			
12	1030	27.5	water oak	D	Poor	Poor form	V Shape Crotch	
14	1017	26.5	live oak	B	Good			
15	1012	27	live oak	C	Fair			
16	1015	30.5	live oak	B	Good			
17	1003	25	live oak	D	Poor	Decline		
18	1004	40.5	live oak	B	Good	V Shape Crotch		
19	1007	29	water oak	D	Poor	Hollow Base		
25	1047	24	laurel oak	B	Good			
26	1083	29	laurel oak	D	Poor	Root Rot		
27	1068	13.5/16	magnolia	D	Poor	Poor form		29.5
28	11315	13.5/13.5	laurel oak	C	Fair	V Shape Crotch		27
29	11506	39	live oak	B	Good	Vines		
30	11809	27.5	live oak	B	Good			
31	11820	25	red oak	B	Good			
32	11523	28.5	red oak	B	Good			28.5
33	11521	26.5	red oak	B	Good			26.5
34	11516	29	red oak	B	Good			
35	11513	26.5	red oak	B	Good			
36	11341	24	magnolia	D	Poor	Hollow	Leaning	
37	11339	27/32	magnolia	B	Good	V Shape Crotch		
38	11351	24.5	magnolia	F	Poor	Broken Top		
39	11553	7.5/19	magnolia	C	Fair	Poor form		
40	11568	17/26.5	live oak	C	Fair	Leaning	Vines	
41	11648	26.5	live oak	C	Fair	Leaning		
42	11650	30	live oak	B	Good			
43	11653	29.5	live oak	B	Good			
44	11655	26	laurel oak	D	Poor	Broken Top		26
45	11657	32.5	laurel oak	B	Good			32.5
46	11786	30.5	laurel oak	B	Good			30.5
47	11576	25.5	red oak	C	Fair	Poor form		25.5
48	11528	31.5	red oak	B	Good			
49	11335	28	live oak	B	Good			
50	11328	12.5/19	Jap.privet	F	Poor	Invasive		31.5
51	11562	28	live oak	C	Fair	Hollow Base		
52	11608	27.5	live oak	B	Good	Leaning		
53	11609	19.5/32.5/32	live oak	B	Good			
54	11610	26	live oak	B	Good			
55	11624	14/16.5	live oak	B	Good			
56	11623	14/20	live oak	B	Good			
57	11633	24.5	live oak	B	Good			
58	11627	12/29	live oak	B	Good			
60	11658	24.5	live oak	C	Fair	Leaning		
62	11670	44	live oak	B	Good			
63	11663	35	live oak	B	Good			
64	11667	24	live oak	B	Good	Leaning		
65	11683	26.5	magnolia	B	Good	V Shape Crotch		
66	11708	15.5/22/23.5	live oak	B	Good			
67	11698	24	live oak	B	Good			
68	11700	13/14/24	maple	D	Poor	V Shape Crotch	Decay	
69	11694	24.5	maple	C	Fair	V Shape Crotch		
78	11730	17.5/17.5	live oak	B	Good			
79	11727	20/21	live oak	B	Good			
80	11726	18.5/21	live oak	B	Good	Leaning		
81	11728	37	willow oak	B	Good			
100	11733	43	live oak	C	Fair	V Shape Crotch		43
101	11617	19.5/20	live oak	C	Fair	Suppressed	Possible Separate	39.5
102	11750	24	laurel oak	B	Good			
103	11758	12/20	maple	D	Poor	Broken Top	Poor Form	
105	11772	24	red oak	B	Good	V Shape Crotch		
106	11460	24	red oak	B	Good	Poor form		
107	11741	9/16	red oak	C	Fair	V Shape Crotch	Poor Form	25
108	11398	27	live oak	D	Poor	Leaning	Vines	27
109	11395	26.5	live oak	D	Poor	Leaning	Suppressed	26.5
110	11406	26	laurel oak	B	Good	Leaning		
111	11374	28.5	live oak	B	Good			
112	11390	30	live oak	B	Good			
113	11264	24.5	live oak	C	Fair	Hollow		
114	14375	34	laurel oak	D	Poor	Hollow	Broken top	34
115	11203	28	magnolia	B	Good			
116	11208	14.5/15	magnolia	C	Fair	V Shape Crotch	Leaning	29.5
117	11362	27.5	red oak	D	Poor	Storm Damage		27.5
118	11366	24	magnolia	C	Fair	Poor form		24
119	11198	21/22	live oak	B	Good			
120	11417	32	willow oak	C	Fair	V Shape Crotch		32
121	11441	15.5/21.5	live oak	C	Fair	Vines	Suppressed	37
122	11230	28	live oak	C	Fair	Leaning		
123	11229	34	live oak	B	Good			
124	11251	26.5	red oak	B	Good			
125	11233	26	live oak	B	Good			
126	11097	12/15	maple	D	Poor	V Shape Crotch	Hollow	
127	11091	31	live oak	B	Good			
128	11102	29.5	maple	C	Fair	Hollow		
129	10972	7/8/9.5	maple	F	Poor	Uprooted		
130	11081	13.5/18	live oak	B	Good			
131	10841	26	willow oak	B	Good			
132	10842	15.5/18	maple	D	Poor	V Shape Crotch	Decay	
133	10696	25	live oak	C	Fair	Leaning		
134	10886	38	live oak	C	Fair	Hollow Base		
135	10691	25	laurel oak	B	Good			25
136	10690	34	laurel oak	C	Fair	Broken Top	Poor Form	34

Mike Russel Tree #	Survey Tree #	DBH	Species	Grade	Condition	Comments	Comments	Removed
137	10698	27.5	live oak	C	Fair	Poor form		
138	10897	41	willow oak	C	Fair	V Shape Crotch	Hollow	
139	10901	32.5	live oak	B	Good			
140	10913	29	live oak	B	Good			
141	10917	20/22.5	live oak	B	Good			
142	10918	24.5	live oak	B	Good			
143	10924	34.5	live oak	B	Good			
144	10943	29.5	maple	C	Fair	V Shape Crotch		
145	10702	16.5/24	live oak	B	Good			
147	10665	35	laurel oak	D	Fair	Poor form		35
148	10669	33	live oak	B	Good			
149	10680	8/18	maple	D	Poor	Broken Top		
150	10836	35.5	laurel oak	C	Fair	V Shape Crotch	Poor Form	
151	10598	30.5	laurel oak	D	Poor	Broken Top	Hollow	30.5
152	10257	35.5	red oak	C	Fair	Poor form	Broken top	
153	10576	27.5	laurel oak	D	Poor	Uprooted		27.5
154	10605	13/17	live oak	B	Good	Poor form		
155	10604	36	live oak	B	Good			
156	10541	30.5	live oak	B	Good			
157	10557	25	maple	C	Fair			
158	10553	7/22	maple	D	Poor	Hollow		
159	12143	25	maple	F	Poor	Broken Top	Hollow	
161	12137	34	water oak	D	Poor	Broken Top	Hollow	
162	12136	30	red oak	B	Good	V Shape Crotch		
163	12135	13/19	magnolia	D	Poor	V Shape Crotch	Broken top	
164	12122	11.5/15	live oak	D	Poor	Broken Top	Poor Form	
165	11891	25.5	live oak	B	Good			
166	12113	25	live oak	C	Fair	Storm Damage		25
167	14376	26	live oak	D	Poor	Leaning		
168	10168	45	red oak	C	Fair	Hollow		
169	10175	27	live oak	B	Good			
170	12098	12/18.5	live oak	C	Good	V Shape Crotch		
171	10144	12.5/19	live oak	B	Good			
172	10146	30	live oak	B	Good	Leaning		
174	10152	21/25.5	live oak	B	Good			
175	10650	24	laurel oak	C	Fair	Poor form		
176	10651	12/22	live oak	C	Fair	Vines		
177	10241	30	live oak	B	Good			
178	10239	31	live oak	B	Good			
180	10240	14/18/30.5	live oak	C	Fair	V Shape Crotch	Poor Form	
181	10652	30	laurel oak	D	Poor	Decay		
182	10628	35	red oak	C	Fair	Poor form		
183	10237	29	live oak	B	Good			
184	10232	25.5	laurel oak	C	Fair			25.5
185	10641	24.5	post oak	B	Good			
186	11886	31	laurel oak	D	Poor	Hollow		31
187	11888	28.5	laurel oak	C	Fair	Leaning		28.5
200	11043	26.5	laurel oak	B	Good			
201	11028	28.5	water oak	D	Poor	Decay In Base	Hollow	28.5
202	11040	7/15/17	magnolia	C	Fair	V Shape Crotch	Leaning	
203	10985	12/14	magnolia	C	Fair	Poor form		26
204	10766	9.5/18	maple	D	Poor	V Shape Crotch	Poor Form	
205	10770	25	laurel oak	C	Fair	Butt swell		25
206	10771	14/17	magnolia	C	Fair	V Shape Crotch	Hollow	31
207	10795	26.5	red oak	D	Poor	Hollow Base		
208	10029	34	laurel oak	B	Good			
209	10031	24	laurel oak	B	Good			
210	10027	24	laurel oak	B	Good			24
211	10020	14/19	laurel oak	D	Poor	Decay In Base	Storm Damage	33
212	10001	9.5/10/12.5	water oak	D	Poor	Stump Sprouts	Decay in Base	
213	10044	26	laurel oak	D	Poor	Hollow Base	Poor Form	
214	10042	29	laurel oak	B	Good			
215	10047	10.5/17	live oak	B	Good			
216	10048	20/21/24	live oak	B	Good			
217	10063	10/21	live oak	B	Good			
218	10064	35.5	live oak	C	Fair	V Shape Crotch		
219	10079	37	live oak	B	Good			
220	12081	28	live oak	A	Good			
221	12082	16.5/23.5	live oak	B	Good			
222	12093	28.5	red oak	D	Poor	Broken Top	Hollow	
223	11890	11/14	hickory	B	Good			25
224	10098	25.5	live oak	A	Good			
225	10090	11.5/19	hickory	C	Fair	V Shape Crotch		
226	11883	29	red oak	D	Poor	Cavity in Base	Butt Swell	
227	10140	45.5	live oak	B	Good			
228	10130	28	live oak	C	Fair	V Shape Crotch	Poor Form	28
229	12097	12/18	live oak	C	Fair	V Shape Crotch	Poor Form	30
230	10126	14.5/16.5	laurel oak	C	Fair	Leaning	Hollow Base	31
	1027	7/19	water oak					
	1069	24	magnolia					
10061	10061	29	live oak	B	Good			
10083	10083	17/15	hickory	C	Fair	V shaped crotch	Broken Top	32
10087	10087	28	red oak	D	Poor			
10223	10223	24	live oak	C	Fair	V shaped crotch	Supressed	24
10248	10248	24.5	red oak	B	Good			
10509	10509	12.5/21	maple	D	Poor	Decay		
10516	10516	20/27	laurel oak	D	Poor	Hollow base	Possible separate	
10519	10519	28.5	laurel oak	C	Fair	Poor form		
10521	10521	24.5	maple	D	Poor	Hollow base		
10528	10528	25.5	magnolia	B	Good			
10542	10542	26	maple	B	Good	Slight lean		
10645	10645	8.5/13.5/14.5	magnolia	D	Poor	Poor form	Possible separate	
10664	10664	24	laurel oak	C	Fair	Poor form		24
	10668	25	laurel oak	C	Fair			
10677	10677	40	laurel oak	D	Poor	Hollow		
10739	10739	40	laurel oak	D	Poor	Broken top	Hollow Base	
10740	10740	24.5	magnolia	B	Good			
10741	10741	24	laurel oak	D	Poor	Storm Damage	Hollow	
10855	10855	30	laurel oak	B	Good			
10859	10859	25	laurel oak	C	Fair	Hollow		

Mike Russel Tree #	Survey Tree #	DBH	Species	Grade	Condition	Comments	Comments	Removed
10868	10868	6/23	magnolia	C	Fair	V shaped crotch		
10932	10932	32	laurel oak	B	Good			
	11140	3/9/17	magnolia					
	11311	24	red oak	D	Poor			
11368	11368	7/8.5/14	jap-priv	F	Poor	Invasive		29.5
11501	11501	6/9.5/16	laurel oak	D	Poor	Uprooted		31.5
11546	11546	7/20.5	jap-priv	F	Poor	Invasive		
	11551	6/7/7/7/9/10	jap-priv	F	Poor	Invasive		
	11559	13/9.5/7	tallow	F	Poor	Invasive		
11606	11606	28	laurel oak	C	Good			
	11612	32	live oak	D	Poor	Storm Damage		32
	11625	24	oak					
	11636	28	laurel oak	C	Fair			
11705	11705	12/16.5	live oak	B	Good	Possible Separates		
11712	11712	33.5	laurel oak	D	Poor	Root Rot		
11748	11748	27	laurel oak	B	Good			
11810	11810	24	red oak	D	Poor	Leaning		24
	11832	25	red oak	b	Good			
	11835	28.5/20	magnolia	B	Good	V shaped crotch		
11879	11879	12.5/19.5	live oak	B	Good	Check Location		
Commercial 197	12083	30	red oak	C	Fair	V shaped crotch		
Commercial 191	12091	33.5	Red Oak	D	Poor	Decline		
Commercial 162	12099	11.5/21.5	live oak	C	Fair			
	12100	24.5	live oak	B	Good			
Commercial 168	12102	19/19	live oak	B	Good			
Commercial 172	12103	15/15	live oak	B	Good			
Commercial 161	12106	10/14.5	water oak	F	Poor			
	12114	6/21	live oak					27
Commercial 132	12117	34	laurel oak	D	Poor	Hollow		
Commercial 127	12123	11.5/15	water oak	D	Poor	V shaped crotch	Leaning	
Commercial 125	12124	56	live oak	D	Poor	Storm Damage		
Commercial 135	12127	17/17	live oak	C	Fair	Suppressed		
Commercial 136	12129	7.5/11/11.5	water oak	C	Fair	Stump Sprouts		
Commercial 123	12131	25	laurel oak	B	Good			
	12148	28	live oak	B	Good			
	12149	14/17	live oak	D	Poor			
Commercial 204	12151	24	live oak	B	Good			
Commercial 206	12153	29.5	red oak	D	Poor	V shaped crotch	Hollow	
	12514	11/14	oak					
	12515	22/24	oak					
	12516	24	oak					
	12517	27	oak					
	12524	32	live oak	D	Poor			32
							Total	**1199.5**

TREES THAT HAVE BEEN SURVEY BY NOT ASSESSED
ASSESSED TREES TO REMAIN
ASSESSED TREES TO BE REMOVED

TOTAL OF GRAND TREES TO BE REMOVED

***UNGRADED**

TREES	-	**1 TREES**	-	**27 DBH**
GRADE B	-	**2 TREES**	-	**49 DBH**
GRADE C	-	**22 TREES**	-	**646.5 DBH**
GRADE D	-	**15 TREES**	-	**416 DBH**
GRADE F	-	**2 TREES**	-	**61 DBH**
TOTAL	-	**42 TREES**	-	**1199.5 DBH**

***UNGRADED TREES WILL BE ASSESSED BY AN ARBORIST PRIOR TO BZA-SD.**

****ALL GRAND TREE REMOVALS WILL BE SUBMITTED TO BZA-SD FOR APPROVAL**

SEAMONWHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.884.1667
SPARTANBURG, SC
864.298.0534
CHARLOTTE, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 34939 ROBERT PATTERSON FARMER 1/8/20

INDIGO GROVE CONCEPT PLAN

JOHNS ISLAND

CITY OF CHARLESTON, SC

SW+ PROJECT:	8068
DATE:	1/8/20
DRAWN BY:	DEM
CHECKED BY:	RPF

REVISION HISTORY

A 10/07/19
2 12/17/19

TREE CHART

C11.1

PLOTTED:1/8/2020 2:15 PM, BY Davis McNair N:\8068\CDWG\Concept Plan\8068_K_Grand Tree TPZ Plan.dwg