

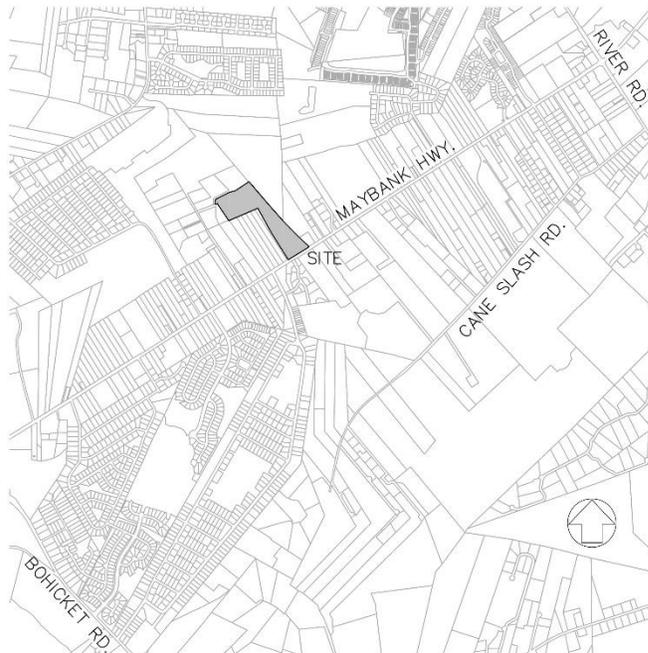
DEVELOPMENT GUIDELINES FOR

SOUTH STATION PUD

PLANNED UNIT DEVELOPMENT

CITY OF CHARLESTON – JOHNS ISLAND, SOUTH CAROLINA

CITY PROJECT ID#: PUD2020-000012



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South Station Planned Unit Development
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**DEVELOPMENT GUIDELINES
SOUTH STATION PLANNED UNIT DEVELOPMENT
JOHNS ISLAND, SOUTH CAROLINA (City of Charleston)
City ID: PUD2020-000012**

EXCEPT AS SPECIFICALLY SET FORTH BELOW, CURRENT MINIMUM PLANNED UNIT DEVELOPMENT STANDARDS SET FORTH IN THE CITY OF CHARLESTON ZONING ORDINANCE SHALL CONTROL.

SECTION 1 RELATIONSHIP TO THE ZONING ORDINANCE OF THE CITY OF CHARLESTON

1.01 Approval Date

The South Station PUD Master Plan was approved by Charleston City Council on _____, Ordinance Number _____.

1.02 Relationship to the Zoning Ordinance

The Development Guidelines and Land Use Plan for South Station Planned Unit Development (PUD), attached hereto and made a part hereof, are part of the PUD conditional use Master Plan application submitted in accordance with the Zoning Ordinance of the City of Charleston, Article 2, Part 7 Sections 54-250, et seq. The Zoning Ordinance of the City of Charleston is incorporated herein by reference, except as amended herein.

The Zoning Ordinance of the City of Charleston (“Zoning Ordinance”) is incorporated by reference, except as amended by these development guidelines (“Guidelines”). No person shall erect or alter any building, structure, or sign on any tract of land or use any tract of land within South Station PUD (“the PUD”) (except in conformance with these guidelines and regulations). Unless modified herein, definitions of terms used in the South Station PUD Development Guidelines shall follow definitions listed in the Zoning Ordinance of the City of Charleston, as amended from time to time. Administration and enforcement of the adopted South Station PUD Master Plan shall follow Article 9 of the Zoning Ordinance of the City of Charleston.

SECTION 2 INTRODUCTION AND BACKGROUND INFORMATION

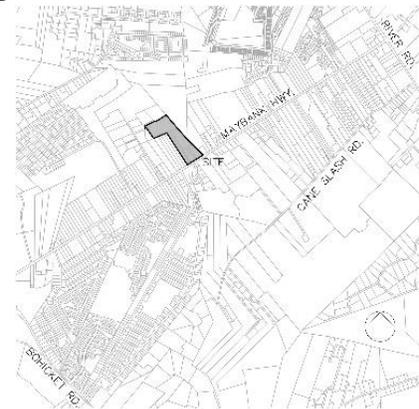
Executive Summary

This Planned Unit Development (PUD) is intended to meet the criteria per Section 54-254 in the City of Charleston zoning ordinance. The PUD allows flexibility in a commercial/business park design to create an urban walkable node for Johns Island while providing open space, protecting grand trees and allowing traffic improvements. This document is consistent with City’s adopted Comprehensive Plan, the Century V Plan, the Island Community Plan and the proposed Johns Island Maybank Highway Corridor Overlay Zoning District.

The Planned Development aims to celebrate the natural characteristic of Johns Island for compatibly with building height restrictions, landscape buffers and a mixture of commercial, office, restaurant and industrial uses. The design character and urban form of South Station will exhibit the physical design characteristics of pedestrian-oriented, storefront-style shopping and allow for a street network that will connect Maybank Highway to a future cross island connector road. This proposed development will create a work center on the island allowing the community access to a variety of businesses without leaving the island.

2.01 Project Location

South Station is located on Johns Island, in the City of Charleston, Charleston County, South Carolina. The project is made up from six (6) tracts of land situated on the north side of Maybank Highway, west of River Road off of Maybank Highway. (See Location Map)



Location Map

2.02 Total Area

The Site consists of 22.377 gross acres with a highland acreage of 20.252 acres and 1.656 acres of wetlands. There are no OCRM Critical Areas on the site.

Gross Acreage:	22.377 acres
Net Acreage:	20.252 acres
Jurisdictional Wetlands:	1.656 acres
Non-Jurisdictional Wetlands:	0.469 acres

*Table to be updated upon confirmation of wetlands delineation

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2.03 TMS #'s/Property Owners/Developer:

The properties included within the PUD have the following TMS's:

TMS #'s	Owner	Gross Acreage	Highland Acreage	Wetland Acreage
313-00-00-306	LMC, LLC	2.05	1.96	0.09
313-00-00-307	Pomona / Maybank, LLC	2.069	2.069	0.0
313-00-00-031	Bank of Walterboro	5.248	4.606	0.642
313-00-00-043	Pomona-Maybank, LLC	9.531	9.531	0.0
313-00-00-034	William Stephen Harris, Jr.	0.70	0.568	0.132
313-00-00-035	William Stephen Harris, Jr.	2.77	1.508	0.882

The project's developments and roads will be developed in phases and by individual property owners.

2.04 Current Zoning

The project is located within the Urban Growth Boundary on Johns Island and the current zoning designations are as follows:

TMS #'s	Jurisdiction	Current Zoning
313-00-00-306	Charleston County	Overlay District_Maybank Hwy.Corridor (OD_MHC)
313-00-00-307	City of Charleston	General Business (GB)
313-00-00-031	City of Charleston	SR-6 (Single-Family Residential District)
313-00-00-043	City of Charleston	SR-6 (Single-Family Residential District)
313-00-00-034	Charleston County	Overlay District_Maybank Hwy.Corridor (OD_MHC)
313-00-00-035	Charleston County	Overlay District_Maybank Hwy.Corridor (OD_MHC)

Parcels 313-00-00-306, -307, -031, -034 and -035 are located within the Mixed-Use District according to the pending Johns Island Maybank Highway Overlay Zoning.

The Century V, 2010 Comprehensive Plan Update, 2011 & 2016 places the site within a Gathering Place node (Mid-Maybank Hwy. between Walter Drive and Zelasko Road as follows:

TMS #'s	Jurisdiction	Century V – Comprehensive Plan Land Use
313-00-00-306	Charleston County	Neighborhood Center
313-00-00-307	City of Charleston	Neighborhood Center
313-00-00-031	City of Charleston	Urban
313-00-00-043	City of Charleston	Natural Area
313-00-00-034	Charleston County	Urban

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313-00-00-035	Charleston County	Urban
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All parcels under the Charleston County jurisdiction have been submitted for annexation into the City of Charleston and have been through a First Reading at City Council.

2.05 Background information

South Station is located on Johns Island in South Carolina's Coastal Zone. The site is comprised of mostly undeveloped parcels. Parcel 313-00-00-035 is currently used as a professional office with associated driveway and parking and a boat parking area. The existing access from Maybank Highway to this parcel is to be temporarily retained. (See Section 3.03 B. RBD) The building and portions of the existing parking area will be retained. The recently released Dutch Dialogues Charleston Final Report places the site within Community Zone which is above 15' in elevation. According to the report, the Community Zone is recommended for moderate to urban density development with mixed foundation types and limited to moderate fill.

2.06 Development Summary

This PUD is proposing three different types of commercial land uses identified by district. Fronting Maybank Highway will be the Business Park District (313-00-00-306, 313-00-00-307 and 313-00-00-031) and the Recreational Business District (313-00-00-035 and 313-00-00-036) The Small Industrial District will be located farthest from Maybank Highway. (313-00-00-043)

The site will be accessed from the Maybank Highway and provide interconnectivity to neighboring parcels for potential future development.

2.07 Goals for the Project

The development shall promote opportunity for diverse commercial uses and work opportunities for the growing local community. It will expand economic growth within John's Island. The development plan creates flexibility to work around grand trees and preserves natural areas for the businesses and community to share. The Business Park District will consist of tree lined streets with planted parking lots and sidewalks providing walkability. The improvements proposed within the development promotes the goals of the City of Charleston and Johns Island Community Plan.

The development shall exclude any permanent private residential uses.

The development will provide pedestrian connectivity throughout the site and beyond to the adjacent residential developments. The vehicular access will adhere to connectivity goals set up in the forthcoming Maybank Highway Overlay Zoning District.

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The intent of the development is to preserve the natural environment and existing trees as much as possible, as well as prevent the unregulated clear-cutting of trees and natural vegetative cover, and provide for the inclusion of native trees in the landscape requirements of this PUD. The clear-cutting of trees or any vegetation cover will not be allowed on any lot, parcel or tract.

SECTION 3 LAND USE

3.01 Area breakdown

The proposed development will contain commercial, office, general business and industrial uses. The PUD will categorize the intensity of development into three designations; Business Park District (BPD), Recreation Business District (RBD) and Small Industrial District (SID)

LAND USE	TOTAL ACREAGE	Projected Highland*	Projected Wetland*
BPD	8.781	8.245	0.447
RBD	3.47 ac.	2.076	1.394
SID	10.126	9.931	0.195

*Acreages are based on wetland surveys included in the appendices of these documents. Highland and Wetland acreages are subject to change based on wetland fill permits and future updated certified delineated wetland surveys.

3.02 Development Pods

A. Business Park District (BPD):

The area designated as a Business Park District (BPD) will adhere to the City of Charleston Zoning Ordinance Article 3 – Site Regulations, except where stated in this PUD document.

This district will include varied commercial buildings with associated parking and open space areas. Within this District there is no maximum density or minimum lot size. The BPD shall exclude any private residential uses. Any future subdivision of the BPD property shall be allowed under a number of conditions:

- A. Shall the BP District be subdivided; a Property Owners Association shall be commenced for the purpose of shared responsibilities dealings.
- B. Street Frontage:
 - Subdivided parcels fronting the public right of way shall have minimum frontage of 30’;
 - Subdivided parcels fronting a private street or parking lot shall be permitted as long as that parcel has at least 16’ fronting on that private street or parking lot;

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C. Vehicular Circulation:

- The vehicular interconnection shall be retained as per Exhibit A – Road Layout, no subdivided parcel shall limit or block accessibility throughout the site.

D. Parking:

- All parking spaces can be shared between uses (subject to conditions in section 10 of this PUD);
- Each use shall guarantee the required number of parking spaces as defined in Section 10 of this PUD.
- Parking areas shall be designed to the City of Charleston Code of Ordinance Article 3, Part 4, Section 54-318 Design requirements for new parking areas, with the exception that all uses may utilize non-hard surfaced materials such as slag, gravel, ROC, Grasscrete etc. All ADA parking areas can be pervious in nature but must be hard surfaced and be a stable, smooth, and slip resistant with less than two percent (2%) slopes as well as no differences in elevation greater than a quarter inch (1/4”).

E. Walkability:

- All proposed developments within the BPD shall provide ADA compliant pedestrian connections to existing or future neighboring developments;

F. Open Space:

- Open Space as delineated in Exhibit D, and defined in Section 5 of this PUD shall be considered common space and maintenance responsibilities shall fall on the Property Owners Association set up prior to subdivision of parcels.

G. Trash and Refuse Collection Area:

- All refuse areas shall be screened from private or public rights-of-way;
- The refuse areas can be shared between uses within same building, and can be shared between buildings;
- Refusal collection shall be responsibility of the Property Owners Association.

B. Recreation Business District (RBD)

The area designated as Recreation Business District (RBD) will adhere to the City of Charleston Zoning Ordinance Article 3 – Site Regulations, except where stated in this PUD document.

This district will temporarily retain its existing access from Maybank Highway. The existing office building, parking area and boat storage lot will remain. Any additional traffic generating redevelopment beyond these existing uses in this district will make it necessary to close the existing access to Maybank Highway and connect to the proposed interior circulation. A portion of the district will remain undeveloped to conserve natural resources. Within this district there is no maximum density or minimum lot size. The RBD shall exclude any private residential uses.

This district is intended to have an office fronting Maybank Highway and recreational uses abutting the conserved natural area as you head away from the highway. Amenities in this district shall be ADA compliant.

C. Small Industrial District (SID)

The area designated as a Small Industrial District (SID) will adhere to the City of Charleston Zoning Ordinance Article 3 – Site Regulations, except where stated in this PUD document.

This district shall include but not be limited to a micro-brewery, restaurant, bar and entertainment with commercial open spaces. This district will also incorporate community areas for uses such as a farmer’s market. Within this District there is no maximum density or minimum lot size. The SID shall exclude any permanent residential uses with the exception for a care-taker space for the facility.

SECTION 4 ZONING CRITERIA

4.01 Business Park District (BPD):

A. Land Use: The Business Park District Permitted Land Uses include all principal use types by right per Article 2, Part 3, Table of Permitted uses for properties zoned General Office (GO), General Businesses (GB), Business Park (BP) and Job Center (JC).

The BPD district shall exclude uses listed below:

- Private Households
- Agricultural Production-Crop and Livestock
- Fishing Hunting and trapping
- Commercial Fishing
- Any Transportation
- Electric Substations and Gas Regulator
- Sanitary Services
- Adult uses as defined in the City of Charleston Zoning Ordinance
- Casinos as defined in the City of Charleston Zoning Ordinance

B. Dimensional & Development Standards

BPD-Business Park District	
Intensity and Dimensional Standards	
Minimum Setbacks:	
Front	0 feet
Side	0 feet
Rear	0 feet
Maximum Building Cover	40% of district
Maximum Building Footprint	No single building shall exceed 15,000 SF
Maximum Height	3 story
Minimum Parking Requirement	4 per 1,000 SF
Minimum Lot Frontage	30' Public R.O.W. 16' Private R.O.W.

4.02 Recreational Business District (RBD):

A. Land Use: The Recreation Business District Permitted Land Uses include all principal use types by right per Article 2, Part 3, Table of Permitted uses for the base zoning district of the property and as properties zoned Light Industrial (LI), and General Business (GB). Conditional and Special exception uses shall also be allowed without BZA approval and without regards to proximity regulations listed in Article 2, Part 2, Sec. 54-206, (f), 1&2.

The RBD district shall exclude uses listed below:

- Private Households
- Agricultural Production – Livestock
- Fishing, Hunting and Trapping
- Electric, Gas and Sanitary Services
- Hotels, Rooming Houses, Dormitories, Camps and Other Lodging
- Mining
- Adult uses as defined in the City of Charleston Zoning Ordinance
- Casinos as defined in the City of Charleston Zoning Ordinance

B. Dimensional & Development Standards

RBD– Recreation Business District	
Intensity and Dimensional Standards	
Minimum Setbacks:	
Front	15 feet
Side	5 feet

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Rear	15 feet
Maximum Lot Occupancy	30% of district
Maximum Building Footprint	No single building shall exceed 15,000 SF
Maximum Height	2-1/2 story
Minimum Parking Requirement	4 per 1,000 SF
Minimum Lot Frontage	30' Public R.O.W. 16' Private R.O.W.

4.03 Small Industrial District (SID):

- A. Land Use:** The Limited Commercial District Permitted Land Uses include all principal use types by right per Article 2, Part 3, Table of Permitted uses for the base zoning district of the property and as properties zoned General Businesses (GB), Job Center (JC), and Light Industrial (LI).

Principal Uses shall allow for:

- a) Production facility for in house sale and off-site export.
- b) Full-service, sit-down restaurant, as well as a full-service bar providing food and beverages including alcohol. The sale of the alcohol beverages shall not require any special zoning permits. The Restaurant and Bar kitchen shall be allowed to provide catering services, both inside and outside of the principal building as well as off site.
- c) Uses shall be allowed to be open from 8 a.m. until 12 a.m., with understanding that employees and owners can be on site before and after closing time for preparation and clean up.
- d) Special Event Space shall be allowed and shall include, but not be limited to, Special Event Building, Outdoor stage, patron areas and farmers markets. Special events safety and logistics shall be responsibility of the organizer/owner of the facility. The events shall not require special zoning permits. Special Events shall adhere to Section 54-1024 of the City of Charleston Zoning Ordinance, except where specified within this PUD document.
- e) Performance arts shall be permitted on the property inside the principle buildings and outside. All loud music and noises that is above 70db(A) shall cease by 11 P.M.
- f) Drainage ponds shall be allowed for public recreation use without special zoning permit. Owner of the property shall be allowed to construct a deck or pier on the pond.
- g) Other accessory buildings shall be allowed to accommodate storage space for event equipment.
- h) Allow for the temporary stay of a property care-taker.

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- i) Temporary structures for an event needs shall be allowed without special zoning permits.

The SID district shall exclude uses listed below:

- Private Households
- Forestry
- Mining
- Any Transportation
- Communication
- Electric, Gas and Sanitary Services
- Automotive Dealers and Gasoline Service Stations
- Adult uses as defined in the City of Charleston Zoning Ordinance
- Casinos as defined in the City of Charleston Zoning Ordinance

B. Dimensional & Development Standards

SID– Small Industrial District	
Intensity and Dimensional Standards	
Minimum Setbacks:	
Front	15 feet
Side	5 feet
Rear	15 feet
Maximum Lot Occupancy	30% of district
Maximum Building Footprint	No single building shall exceed 25,000 SF
Maximum Height	3 stories
Minimum Parking Requirement	4 per 1,000 SF
Minimum Lot Frontage	30' Public R.O.W. 16' Private R.O.W.

SECTION 5 OPEN SPACE

5.01 Total Open Space Area

- 22.377 Gross Acres x 20% = 4.475 Acres of Open Space Required (Minimum 20% of gross area required)

5.02 Total Useable Open Space

- 4.475 Acres of Open Space x 25% = 1.12 Acres of Usable Open Space Required (Minimum 25% of total open space required)

5.03 Open Space Requirements

A. Open Space Description: The open space shall consist of community gathering spaces, plazas, passive & active recreation areas, walking trails, ponds, wetland areas. All amenities shall be ADA compliant. See Exhibit D for the Conceptual Open Space Plan. The open space shall be created using the following criteria. The open space shall constitute at least twenty percent (20%) of the gross acreage of the site 22.377. The 20% shall be achieved from total land within each district not individual uses or subdivisions. All open space improvements and corresponding details shall be approved by the TRC at the time of Site Plan approval. Site plan and all outdoor improvements for a phase must be completed prior to issuance of any C.O.s for land use areas that do not contain public roads. All open space size and areas must be delineated at the Master Plan approval level, and on the submittal for each phase.

B. Open Space Requirements per District:

Open Space Table Requirements Per District		
Use District	Gross Acreage	Open Space Required
Business Park (BPD)	9.376 ac.	1.875 ac.
Recreational Business (RBD)	3.47 ac.	0.694 ac.
Small Industrial (SID)	9.531 ac.	1.906 ac.

5.04 PUD Open Space Definitions

Each district is required to have at least two different types of open spaces. See below for definitions of permitted open space types.

- **Natural Areas:** Open space areas designated specifically for the preservation of natural undeveloped areas. Natural areas shall:

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- Serve the sole purpose of protecting unique or ecologically valuable habitats and vegetation, rather than existing simply as spaces between areas of development.
 - Be a minimum of five thousand (5,000) contiguous square feet of highland or any amount of wetland or buffer area; and
 - Any districts required open space shall not be comprised of more than fifty percent (50%) of natural areas.
- **Park Areas:** Large or small open space areas designated to encourage active or passive recreation. Each park area shall;
 - Incorporate a pedestrian/ bicycle path;
 - Be landscaped throughout the area with at least seventy five percent (75%) native plant material;
 - Be a minimum of five thousand (5,000) contiguous square feet;
 - Include no more than fifty percent (50%) of created water features that are landscaped.
- **Plazas/Squares/Pocket Parks:** Small to medium sized areas that are urban in nature that serve as meeting or outdoor eating areas within any district. Plazas, squares and pocket parks shall;
 - Incorporate paved surfaces and seating areas;
 - Incorporate permeable paving if the proper soil conditions exist;
 - Include pedestrian lighting;
 - Be landscaped throughout the area with at least seventy five percent (75%) native plant material;
 - Be a minimum of one thousand (1000) square feet;
 - Be directly adjacent to a building or programmed by a specific commercial use.
- **Greenways:** Linear open spaces that are planned, designed and managed for ecological, recreational and aesthetic purposes. Greenways shall;
 - Include a bicycle and/or pedestrian path that is ADA compliant;
 - Either serve to connect destinations within the development or provide a scenic or recreational function;
 - Provide a connection to external greenways, pedestrian or bike paths if applicable;
 - Be landscaped throughout the area with at least seventy five percent (75%) native plant material;
 - Greenways may run through buffer areas as long as required buffer plant material requirements are met;

5.05 Ownership and Maintenance of Open Space

Open space shall be privately owned and maintained by a Property Owners Association (POA) or individual land owners for the use of the business owners, employees, and the local community.

5.06 Open Space Definition from the Zoning Ordinance

(The following definitions are from the zoning ordinance and have not been altered.)

Section 54-120 – Definitions:

Open Space - Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. Open space shall not include streets, drives, off-street parking and loading areas, area so located or of such size or shape to have no substantial aesthetic or recreational value and any area within residential lots.

Section 54-256 – PUD Zoning Regulations:

e. Open Space - For PUD's with a net acreage greater than ten (10) acres, a minimum of twenty (20) percent of the gross acreage shall remain as open space; twenty-five (25) percent of the required open space shall be developed and maintained as usable open space.

SECTION 6 BUFFERS

All buffer areas to adhere to the City of Charleston Zoning Ordinance Article 3, Part 8, except where states within this PUD document. All plant material is to be comprised of at least seventy five percent (75%) native species. All efforts will be made to retain the existing trees within buffer areas to assist in offsetting stormwater.

6.01 Required landscape buffers

a) Maybank Highway Buffer

Where property abuts Maybank Highway:

Standard	Maybank Highway (John’s Island)
Min. Buffer Depth	15’
Minimum Buffer Landscaping (Plants per 100 LF)	
Canopy Trees	2
Understory Trees	3

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(at least 50 % evergreen)	
Shrubs	25
Street Trees (may be counted toward canopy tree req.)	2

*Maybank Highway Buffer standards have been developed using the pending Johns Island Maybank Highway Overlay District.

b) Type 'B' Buffer

Where the property abuts residential zoning along North East property line:

Standard	Type B Buffer
Min. Buffer Depth	15'
Minimum Buffer Landscaping (Plants per 100 LF)	
Canopy Trees	3 (includes existing trees)
Understory Trees (at least 50 % evergreen)	4 (includes existing trees)
Shrubs	20

c) Type 'D' Buffer

Where the property abuts residential zoning along North West and South West property line:

Standard	Type D Buffer
Min. Buffer Depth	25'
Minimum Buffer Landscaping (Plants per 100 LF)	
Canopy Trees	3 (includes existing trees)
Understory Trees (at least 50 % evergreen)	4 (Includes existing trees)
Shrubs	30

All land use buffers shall remain natural when possible unless determined to be lacking in proper screening or planned buffer is requested by property owner or City of Charleston staff. In such case a planting plan and schedule must be submitted based on the requirements of the Zoning Ordinance for the buffer type as defined above.

- No buffers are required where commercial development abuts adjacent General Business zoning or parcels within the Maybank Highway Corridor Overlay zoning.
- Existing vegetation within a buffer shall be counted to meet the buffer requirements.
- Low impact development (LID) stormwater facilities are allowed to occur in all land use buffer areas.

6.02 Wetland Buffers

Wetland buffers shall be determined during the wetland fill permitting process. The buffer requirements are designated by the United States Army Corps of Engineers (Corps) as well as OCRM and supersede any City of Charleston requirements. Non-paved walking trails, eight feet (8') wide or less will be allowed within wetland buffers subject to SCDHEC-OCRM & the ACOE approval.

6.03 Ownership and Maintenance

All buffer areas shall be owned and maintained by the POA or individual land owners.

SECTION 7 TREE SUMMARY

7.01 Summary of Existing Trees

Please see the existing conditions plan in the exhibits section of this document for the locations and size of all existing protected and Grand Trees (as defined in the City of Charleston Zoning Ordinance as any tree, 24" or greater in D.B.H., excluding pine trees and sweetgum trees). This PUD will be subject to the Tree Protection Requirements Article 3, Part 6 of the City of Charleston Zoning Ordinance; as currently defined at the time of the PUD Ordinance approval for the lifespan of the development. A local Certified Arborist evaluated the health and condition of all Grand Trees on the Site and a report will be provided to the City of Charleston planning staff at the time of submission of the construction drawings and/or variance request.

7.02 Tree Protection Standards

Tree barricades shall be required to provide tree protection. All tree protection standards as described below are from in the Zoning Ordinance, and shall control:

(The following standards have not been altered from the ordinance that governed at the date of this PUD approval.)

1. For protected trees twenty-three Inches (23") or less D.B.H. protective barricades shall be placed a minimum distance of ten feet (10') from the base of each protected tree; and
2. For protected trees greater than twenty-three inches (23") D.B.H. and grand trees. Protective barricades shall provide a diameter of protection around the tree equal in feet to the diameter breast height of the tree (i.e., a 24" diameter tree would require a 24-foot diameter protective barricade).

Any request for removal or encroachment of a Grand Tree shall comply with the Zoning Ordinance.

SECTION 8 LANDSCAPE REQUIREMENTS

All landscaping located within the Planned Development will comply with Article 3, Part 7 of the City of Charleston Zoning Ordinance, except where this PUD document states.

SECTION 9 STREET DESIGN AND RIGHT-OF-WAY STANDARDS

9.01 Road Ownership

The PUD development will be served by mix of the public and private streets that feature access connections to Maybank Highway (refer to Exhibit E - Road Layout & Exhibit C - Land Use for proposed road connections; refer to Exhibit F – Road Cross Sections for detailed designs).

The project shall be served by a publicly dedicated street system designed and constructed to meet the City of Charleston standards. Access will be provided to the community via an entrance from Maybank Highway, but rights-of-way will extend to the adjacent property lines to allow for connectivity with future developments. Proposed rights-of-way shall be permitted and constructed in phases and by individual property owners. Future connections that result in dead end road ways will need to have temporary turn-a-rounds and will be subject to review and approval by the TRC. Roadway and traffic signage shall conform to the Manual on Uniform Traffic Control Devices (MUTCD).

The Public Road Network will be accompanied by private roads allowing access throughout the development.

Street Type Table:

	Type A	Type B	Type C
Thoroughfare type	Commercial Street	Commercial Street	Private Drive
Minimum Right of Way Width	60'	50'	Varies
Min. Pavement Width	24' min. (not inclusive of curb and gutter)	24' min. (not inclusive of curb and gutter)	22' min.
Traffic Lanes	2 Lanes	2 Lanes	2 Lanes
Movement	Slow	Slow	Slow
Design Speed	25mph	25mph	25mph
Travel Lane	12'	12'	11' min.

South Station Planned Unit Development Guidelines

April 2020

Parking Lanes	Both Sides @ 7' Parallel Marked (not inclusive of curb and gutter)	None	Varies
Sidewalk Width	8' (5' min. W/planter & at entrance)	5' min.	5' min.
Planter type	3' min. individual planters	5' min. continuous planter	Not required
Curb Type	Vertical	Roll	Varies
Street Trees/ Landscape Type	1 tree per 40' min.	1 tree per 40' min.	Not required
Lighting Required	Yes, spacing per Department of Parks approval	Yes, spacing per Department of Parks approval	Varies
Dedication	Public	Public	Private

1. Travel Lane is not inclusive of the curb and gutter.
2. On-street parking may exist on both sides of Type A streets.
3. Travel Lane narrowing devices including, but no limited to: curb extensions, bulb outs, neckdowns and corner bulges shall not be allowed on public streets unless approved by the City of Charleston Design Review Committee (DRC), but are allowed on private streets without DRC approval.
4. Street tree details for all public streets including tree spacing, tree well location, and dimensioning and planting strip location and width may very depend of tree species and development infrastructure. Street tree details shall be reviewed and approved by the Department of Parks and construction plan submittal for Public streets. Street trees shall be installed or bonded prior to plat approval and recordation.
5. Public and private streets shall not be gated and shall allow public access.
6. Any changes in right of way material is subject to the approval by the City of Charleston Engineering and DRC.
7. Trees shall be provided at all public streets.
8. No speed bumps shall be allowed on public right of way. Raised pedestrian crossings and speed hump shall be allowed.

9.02 Dimensions

Type A street:

Type A street right-of-way shall be 60' wide. It shall be a public street, with a 24' minimum paved section, 7' paved parking strip on both sides (to the maximum extent possible), and a vertical curb. The Type A street shall be planted with street trees on both sides. Sidewalk shall be concrete or other approved hard surface, and it shall be 8' wide except at the entrance and where trees planters are located and then it shall be a minimum of 5' wide. This is a street with high vehicular and pedestrian traffic. It is a street with low to moderate vehicular speed. The street provides access to the development and distributes arriving traffic through the development's districts. It provides transition between Maybank Highway and the proposed John's Island interconnected road system.

Type B street:

Type B street right-of-way shall be 50' wide. It shall be a public street, with a 24' minimum paved section, and a roll curb. Parking will not be permitted on streets. Sidewalks shall be concrete or other approved hard surface, and they shall be a minimum of 5' width. This is a street with moderate vehicular and pedestrian traffic. It is street with moderate vehicular speed. The street is a part of the proposed John's Island interconnected road system and it will link the PUD development to future developments, providing an alternative parallel route to Maybank Highway.

The public street system within the PUD will be as per the City Ordinance Article 3, Part 4. A divided street section may also be used in order to preserve grand trees within the right of way. Minor adjustments to the road layout and location may be approved at a staff level. See Exhibit F at the end of this document for street sections.

Type C street:

Type C street will vary in width due to the nature of each individual street and what it provides access to. It shall be a private street, with a 11' minimum drive aisles and constructed of hard surfaces, gravel or other approved pervious surfaces. Sidewalks/trails along these streets, if appropriate, shall be made of hard surfaces, gravel or other approved pervious material. This is a street with low vehicular traffic and moderate pedestrian traffic. It is a street with low vehicular speed. Type C streets allow access to the parking lots and businesses within the development area.

9.03 Sidewalks

The South Station development is intended to be pedestrian friendly. The network of sidewalks and trails throughout the development will provide connectivity within the development and beyond to connect neighboring existing and future developments. Sidewalks throughout the development will be a minimum of five feet (5') in width, on both sides of public streets and within public rights-of-way. Sidewalks are not required on both sides of the street where there is an off-street path. The sidewalk will meet the ADA requirements and ADA compliant ramps shall be installed at street corners with sidewalks to provide accessible routes. A multi-use path of ten feet (10') in width shall be installed within the buffer at Maybank Highway as depicted in the pending Johns Island Maybank Highway Overlay District. The sidewalk may be reduced to a width of no less than five feet (5') to avoid existing infrastructure and/or existing vegetation.

9.04 Street Lights/Street Trees

Street lights and street trees shall be installed per the requirements of the Department of Parks street design standards or as otherwise described in this document. Street tree

South Station Planned Unit Development Guidelines

April 2020

species selection, size, location and spacing shall require approval of the Department of Parks, pursuant to the City of Charleston Street Tree Manual (Date of Publication: June 2011).

9.05 Emergency/Public Service Access

All rights-of-way shall accommodate emergency vehicles and public service vehicles. Access will be provided to the community via entrance from Maybank Highway.

SECTION 10 PARKING AND LOADING

10.01 The minimum parking requirement shall be determined by using the table below. Loading requirements shall comply with the Zoning Ordinance Article 3, Part 3 and 4.

ADA parking spaces shall be provided as per federal ADA requirements.

Minimum Parking Requirements Table:

	BPD	RBD	LI
Office	1/240 sf	1/240 sf	1/240 sf
Retail	1/200 sf	1/200 sf	N/A
Bank	1/350 sf	N/A	N/A
Restaurant/Bar	1/100sf of patron area	N/A	1/100sf of patron area
Outdoor Dining	1/250 sf	N/A	1/250 sf
Recreation Club	N/A	½,500 sf	N/A
Warehouse	1/6,000 sf	N/A	1/6,000 sf
Other	To be determined by warrant		

The following allowances are to be used within the South Station PUD:

- On street parking on type A street shall count toward the minimum required parking of the uses.
- Parking requirement calculations for office, retail, banks shall exclude halls, stairwells, storage/elevator shafts and bathrooms.
- Shared parking spaces shall be allowed between districts with written consent between property owners.

Parking size shall be as per City of Charleston requirements Section 54-318.

Bicycle parking shall be provided as per Section 54-320 of City of Charleston Zoning Ordinance.

SECTION 11 SIGNAGE

The signs on property shall adhere to the City of Charleston Zoning Ordinance Article 4, except where stated in this PUD document. All signage shall meet the City of Charleston's vision clearance triangle requirements.

11.01 Signage

A Master Development sign shall be constructed where the property fronts Maybank Highway and be located adjacent to the entrance within the buffer. The master community sign may be seventy-five (75) square feet maximum per sign face, maximum ten (10') feet in height to the top of the sign face, well landscaped, lighted, and approved by the zoning administrator as part of the TRC review.

There will be business identification signs located throughout the development. Entrance signs will be constructed at each subentry. Entry and identification signs will be allowed in the right-of-way with the City of Charleston's Engineering Department approval. All signs and associated landscaping will be maintained by the POA or property owner. Additional identification and directional signage may be used within the district for identification of amenities.

Signs shall conform to all other City of Charleston sign regulations under Article 4 and will be subject to the City's Design Review Board (DRB) approval if the sign location falls within the Design Review District.

SECTION 12 DRAINAGE BASIN ANALYSIS

12.01 Flood Zone

The Site lies within flood Zone X, Maps 45019C0660J Community Charleston City 455412 Panel 0660, Suffix J, Charleston county 455413, Panel 0660, Suffix J and 45019C0655J Community Charleston City 455412 Panel 0655, Suffix J, Charleston county 455413, Panel 0655, Suffix J. Both dated 11/17/2004.

12.02 Topography

The site is relatively flat with the topography of the site ranging from approximately elevation 28 by the Maybank Highway to elevation 20 near the existing jurisdictional wetland located in the middle of the site. There is an existing ditch that drains a portion of Maybank Highway and four pockets of wetlands.

12.03 Wetland Verification

A nationwide wetland fill permit and state wetland fill permit will be applied for to address partial filling and the protection of the remaining wetland system, as required. There are no OCRM critical areas on the site. See appendixes for application Approved Jurisdictional Determination letters.

12.04 Preliminary Stormwater Techniques

The property will be developed using on-site detention systems and best management practices for both water containment and quality control. Proposed drainage will be managed via a network of storm pipes, dry ponds, wet ponds and other approvable BMP's, as required for release into the existing ditches along the boundaries of the development. The existing ditch that drains a portion of Maybank Highway will be piped and re-routed in an isolated system separate from the proposed development's stormwater system.

Low Impact Development and environmental oriented stormwater management solutions will be encouraged. Parking and stormwater management systems within private commercial areas shall be maintained by the developer or POA. The City of Charleston shall own and maintain storm water management system components that are constructed under or collect stormwater runoff from a City owned road. The site stormwater management system must meet all applicable State, and Federal stormwater regulations. Easements, when required for drainage or utilities for the area to be subdivided, shall be of such width as necessary to permit proper construction of drainage facilities based on the drainage system of the area. No subdivision shall block or obstruct the natural drainage of an adjoining area. Existing and natural drainage shall be maintained or replaced where possible for feasible.

12.05 City/SCDHEC Drainage Guidelines

The development of the property will comply with all stormwater management design in accordance to the 2020 approved City of Charleston Stormwater Design Standard Manual and State agency regulations unless otherwise noted within this PUD document. See the Conceptual Drainage Plan in the Exhibits section of this document for a preliminary concept.

SECTION 13 TRAFFIC STUDY

13.01 Traffic Study

A current Traffic Impact Study (TIS) has been conducted and will be provided to the South Carolina Department of Transportation (SCDOT) and City of Charleston Department of Traffic and Transportation. SCDOT and City of Charleston Department of Traffic and Transportation will review the traffic study and will work with the developer to ensure that traffic safety and traffic operations in and around the site are maintained as the project moves forward during construction permitting.

SECTION 14 CULTURAL RESOURCES

The data research with The State Historic Preservation Office (SHPO) identified no archaeological sites or isolated finds that would be considered eligible for further review. This tract is located in South Carolina's Coastal Zone on Johns Island in Charleston County. Johns Island is part of the Sea Island complex that vary greatly in size, origin and level of development. Johns Island is considered an erosional remnant island. This area was primarily agriculturally affected with good soils and the adjacent property used for a borrow pit. The surrounding properties have been permitted through the OCRM review process.

SECTION 15 LETTERS OF COORDINATION

The development will be served by the following service providers which have submitted letters indicating willingness and sufficient capacity to serve the proposed development. These letters are attached in the supporting Exhibits section.

Potable Water Service

The St. Johns Water Company provides potable water service to this area of Johns Island. A 16" water main is located Maybank Highway right-of-way.

Sanitary Sewer Service

The sewer system will be coordinated and dedicated to CWS.

Gas

All gas services will be provided by Dominion Energy.

Electric

All electric services will be provided by Berkeley Electric Cooperative.

Telephone & Cable

Phone, cable and internet service may be coordinated with and provide by Comcast, AT&T or other available providers.

SECTION 16 Additional Development Criteria

16.01 Conceptual Master Plan – The design concept for South Station builds on the proposed street framework from Maybank Highway to the future interconnected cross island roadway. Portions of the proposed right-of-way will be built in phases and by individual property owners. The plan envisions a mix of commercial and office sizes and types throughout to create a more organic sense of place and promote steady growth over time. The public street will be the center of the development, there will be places created for internal parks, open areas and pedestrian gathering spaces. The South Station Master Plan is conceptual in nature and graphically illustrates design concepts that potentially could be used in the development.

16.02 Design Review Board - Only those properties fronting directly on Maybank Highway will be under the purview of the City's Design Review Board (DRB). All other design reviews will be as per the City's TRC and the POA.

16.03 Subdivision - Commercial lots will be subdivided through subsequent plat submittals. The commercial parcels may be subdivided into multiple lots, provided that the subdivision meets the development criteria set forth in the standards of this PUD.

Sales and/or construction trailers and associated parking areas are allowed on lots prior to the recording of final plats.

Sidewalks and street tree plantings may be bonded with the City and shall be contingent upon approval of construction plans by the City.

16.04 Phasing – South Station will be a multi-phased development. The phasing will be market driven and will be adjusted as necessary with subsequent preliminary plat submittals.

EXHIBITS



HLA
 THE SITE EXPERTS
 LAND PLANNING
 LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 SURVEYING
 29 Leinbach Drive, A2, Charleston SC 29407-6988 / tel 843.763.1166

0' 100' 200' 400'



SCALE: 1"=200'

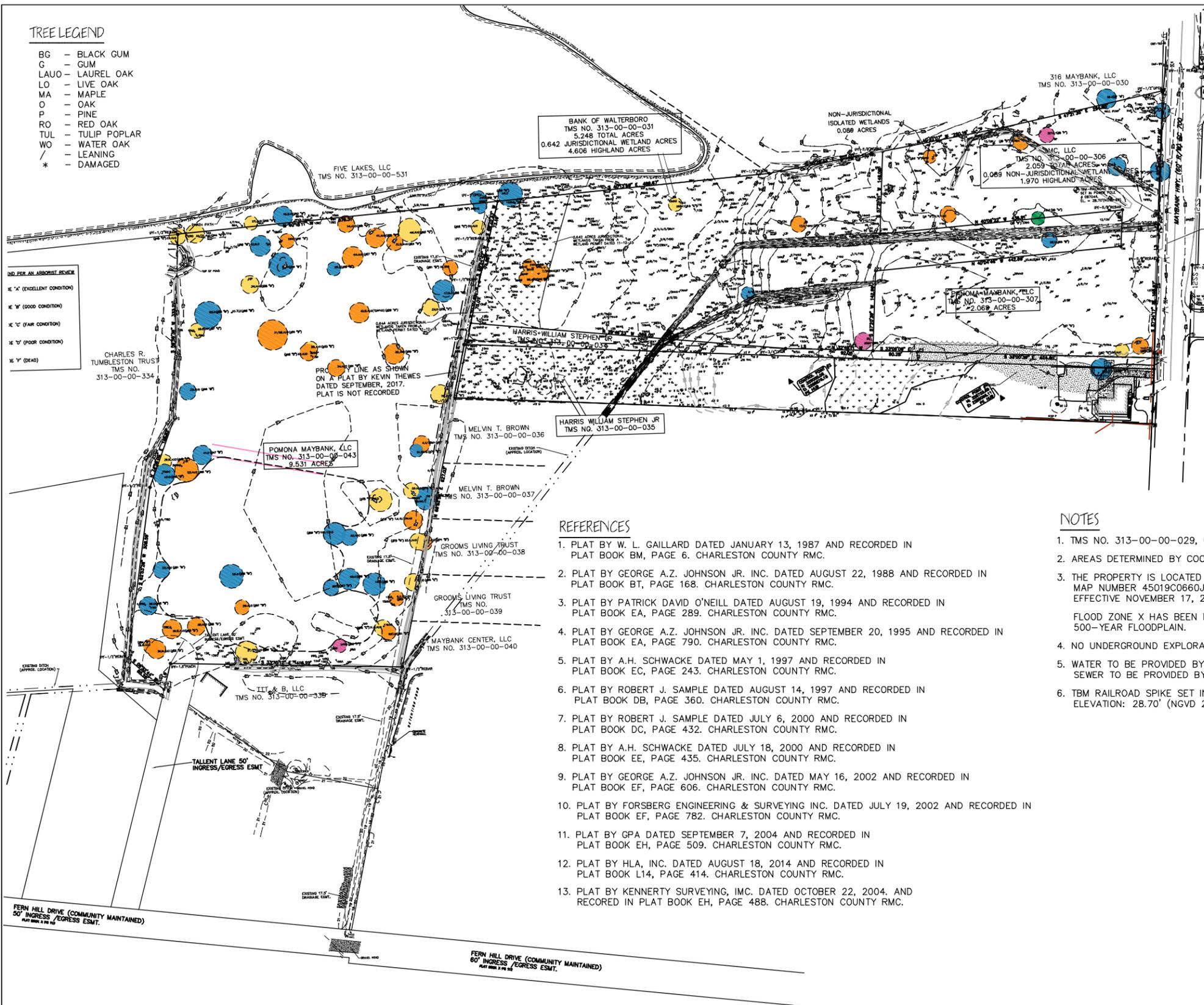


SOUTH STATION-EXHIBIT A
AERIAL
 CITY OF CHARLESTON, SOUTH CAROLINA
 PROJECT #: 08100.10
 DATE: 05/22/20

TREE LEGEND

- BG - BLACK GUM
- G - GUM
- LAUO - LAUREL OAK
- LO - LIVE OAK
- MA - MAPLE
- O - OAK
- P - PINE
- RO - RED OAK
- TUL - TULIP POPLAR
- WO - WATER OAK
- LEANING
- * - DAMAGED

- AND FOR AN ARBORIST REVIEW**
- EX 'A' (EXCELLENT CONDITION)
 - EX 'B' (GOOD CONDITION)
 - EX 'C' (FAIR CONDITION)
 - EX 'D' (POOR CONDITION)
 - EX 'F' (DEAD)



LEGEND

- ADJACENT BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE (AS DESCRIBED)
- CENTERLINE
- OVERHEAD POWER LINE
- GAS LINE
- SEWER LINE
- FORCE MAIN LINE
- STORM DRAIN LINE
- PP ○ POWER POLE
- UP ○ UTILITY POLE
- EMA ELECTRIC METER ASSEMBLY
- FOP ○ FIBER OPTIC PEDISTAL
- CP ○ CABLE PEDISTAL
- TP ○ TELEPHONE PEDISTAL
- TM ○ TELEPHONE MARKER
- LP ○ LIGHT POLE
- GM ○ GAS MARKER
- GS ○ GAS SHUTOFF
- S ○ SEWER MANHOLE
- CO ○ SEWER CLEANOUT
- WM ○ WATER METER
- FDC ○ FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- WATER VALVE
- IRRIGATION CONTROL VALVE
- DUMMY VALVE BOX
- TEMPORARY BENCH MARK

REFERENCES

1. PLAT BY W. L. GAILLARD DATED JANUARY 13, 1987 AND RECORDED IN PLAT BOOK BM, PAGE 6. CHARLESTON COUNTY RMC.
2. PLAT BY GEORGE A.Z. JOHNSON JR. INC. DATED AUGUST 22, 1988 AND RECORDED IN PLAT BOOK BT, PAGE 168. CHARLESTON COUNTY RMC.
3. PLAT BY PATRICK DAVID O'NEILL DATED AUGUST 19, 1994 AND RECORDED IN PLAT BOOK EA, PAGE 289. CHARLESTON COUNTY RMC.
4. PLAT BY GEORGE A.Z. JOHNSON JR. INC. DATED SEPTEMBER 20, 1995 AND RECORDED IN PLAT BOOK EA, PAGE 790. CHARLESTON COUNTY RMC.
5. PLAT BY A.H. SCHWACKE DATED MAY 1, 1997 AND RECORDED IN PLAT BOOK EC, PAGE 243. CHARLESTON COUNTY RMC.
6. PLAT BY ROBERT J. SAMPLE DATED AUGUST 14, 1997 AND RECORDED IN PLAT BOOK DB, PAGE 360. CHARLESTON COUNTY RMC.
7. PLAT BY ROBERT J. SAMPLE DATED JULY 6, 2000 AND RECORDED IN PLAT BOOK DC, PAGE 432. CHARLESTON COUNTY RMC.
8. PLAT BY A.H. SCHWACKE DATED JULY 18, 2000 AND RECORDED IN PLAT BOOK EE, PAGE 435. CHARLESTON COUNTY RMC.
9. PLAT BY GEORGE A.Z. JOHNSON JR. INC. DATED MAY 16, 2002 AND RECORDED IN PLAT BOOK EF, PAGE 606. CHARLESTON COUNTY RMC.
10. PLAT BY FORSBERG ENGINEERING & SURVEYING INC. DATED JULY 19, 2002 AND RECORDED IN PLAT BOOK EF, PAGE 782. CHARLESTON COUNTY RMC.
11. PLAT BY GPA DATED SEPTEMBER 7, 2004 AND RECORDED IN PLAT BOOK EH, PAGE 509. CHARLESTON COUNTY RMC.
12. PLAT BY HLA, INC. DATED AUGUST 18, 2014 AND RECORDED IN PLAT BOOK L14, PAGE 414. CHARLESTON COUNTY RMC.
13. PLAT BY KENNERTY SURVEYING, INC. DATED OCTOBER 22, 2004. AND RECORDED IN PLAT BOOK EH, PAGE 488. CHARLESTON COUNTY RMC.

NOTES

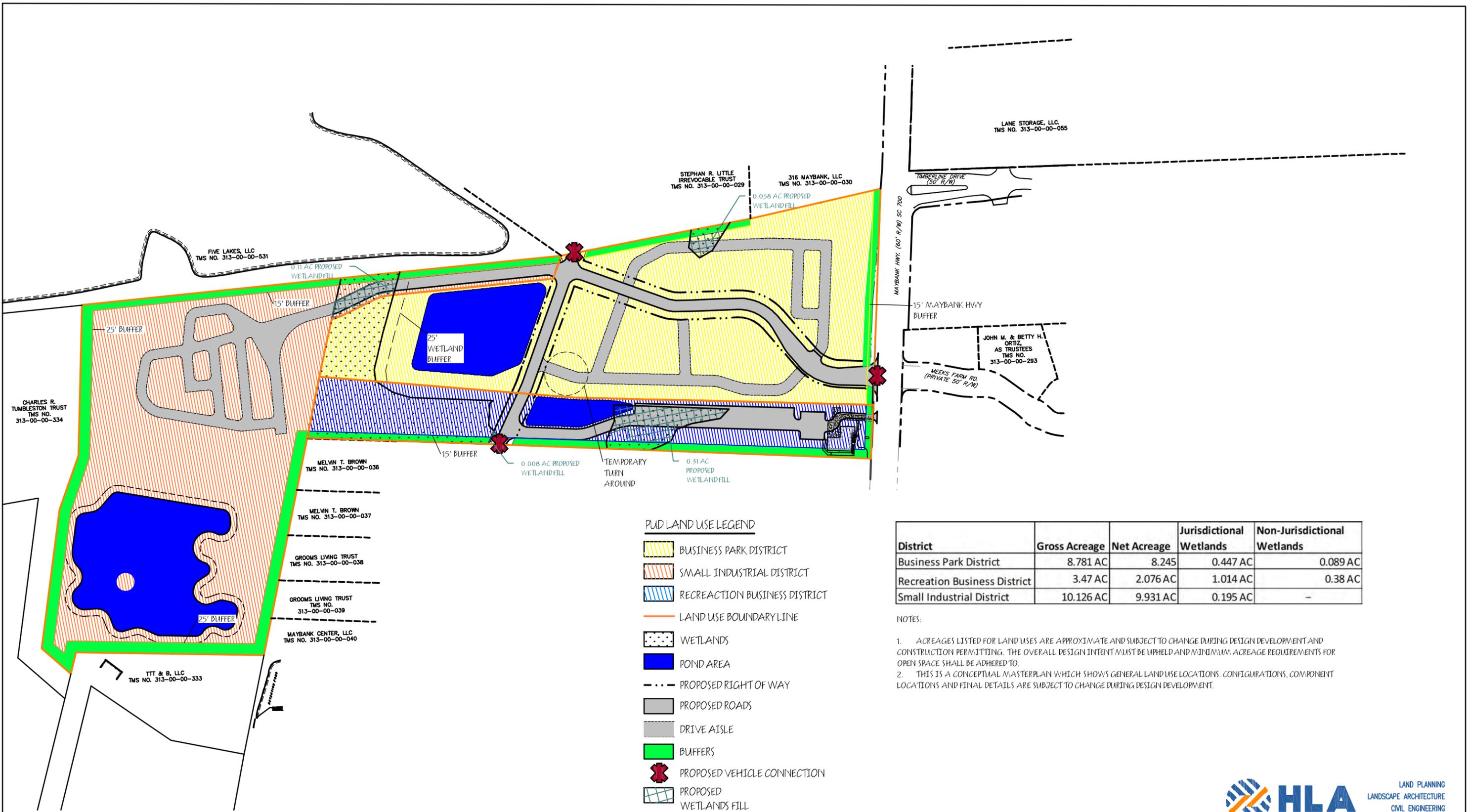
1. TMS NO. 313-00-00-029, 043, 306 & 307.
2. AREAS DETERMINED BY COORDINATE METHOD.
3. THE PROPERTY IS LOCATED IN FLOOD ZONE X AS PER MAP NUMBER 45019C0660J, COMMUNITY PANEL 455412 0660 J. EFFECTIVE NOVEMBER 17, 2004.
FLOOD ZONE X HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
4. NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
5. WATER TO BE PROVIDED BY ST. JOHN'S WATER COMPANY
SEWER TO BE PROVIDED BY CHARLESTON WATER SYSTEM.
6. TBM RAILROAD SPIKE SET IN POWER POLE #087044
ELEVATION: 28.70' (NGVD 29)

GRAND TREE CONDITION LEGEND PER AN ARBORIST REVIEW

- GRAND TREE - GRADE 'A' (EXCELLENT CONDITION)
- GRAND TREE - GRADE 'B' (GOOD CONDITION)
- GRAND TREE - GRADE 'C' (FAIR CONDITION)
- GRAND TREE - GRADE 'D' (POOR CONDITION)
- GRAND TREE - GRADE 'F' (DEAD)

0' 100' 200' 400'

SCALE: 1"=200'



PUD LAND USE LEGEND

- BUSINESS PARK DISTRICT
- SMALL INDUSTRIAL DISTRICT
- RECREATION BUSINESS DISTRICT
- LAND USE BOUNDARY LINE
- WETLANDS
- POND AREA
- PROPOSED RIGHT OF WAY
- PROPOSED ROADS
- DRIVE AISLE
- BUFFERS
- PROPOSED VEHICLE CONNECTION
- PROPOSED WETLANDS FILL

District	Gross Acreage	Net Acreage	Jurisdictional Wetlands	Non-Jurisdictional Wetlands
Business Park District	8.781 AC	8.245	0.447 AC	0.089 AC
Recreation Business District	3.47 AC	2.076 AC	1.014 AC	0.38 AC
Small Industrial District	10.126 AC	9.931 AC	0.195 AC	-

NOTES:

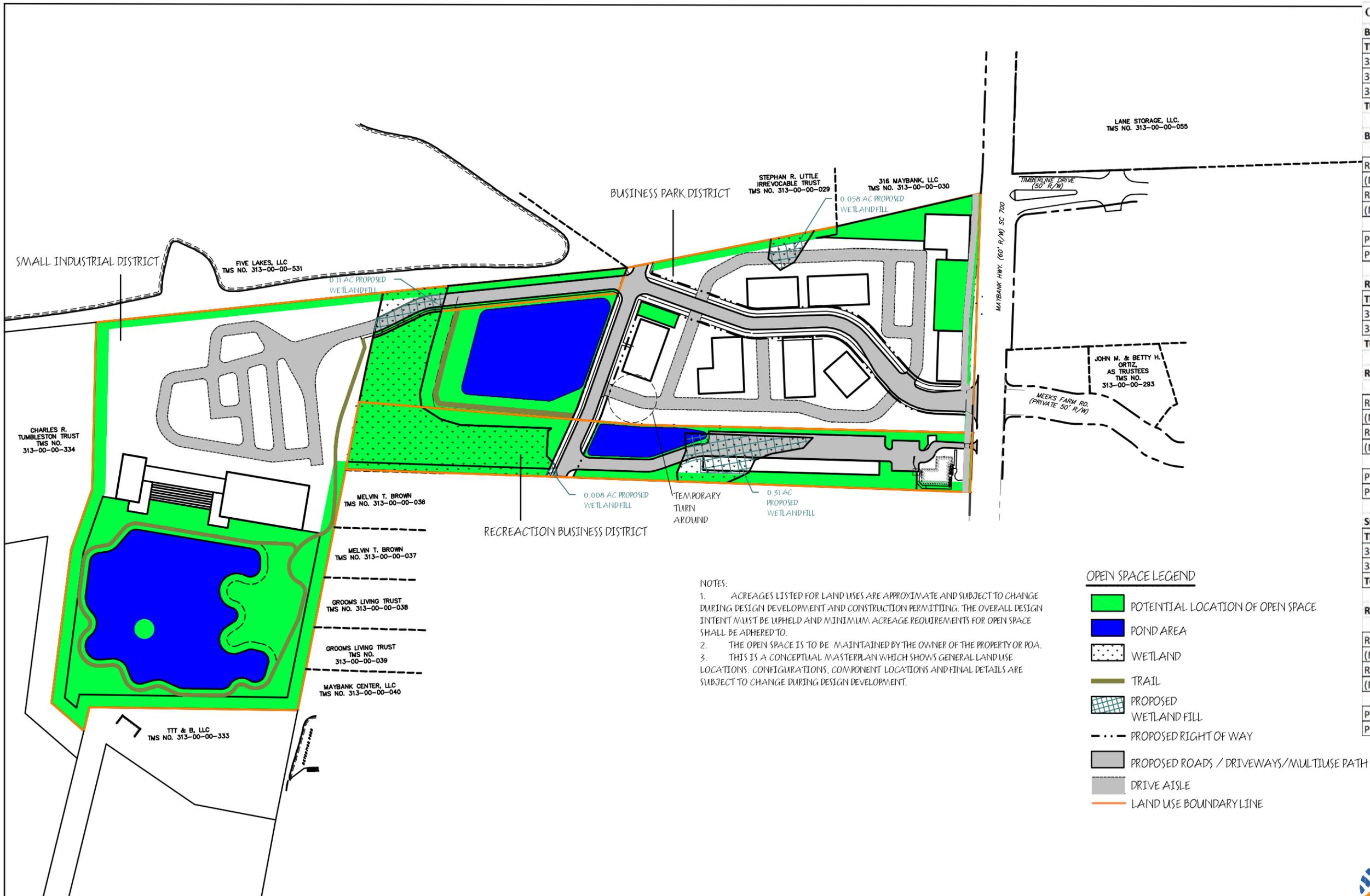
1. ACRES LISTED FOR LAND USES ARE APPROXIMATE AND SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT AND CONSTRUCTION PERMITTING. THE OVERALL DESIGN INTENT MUST BE UPHOLD AND MINIMUM ACREAGE REQUIREMENTS FOR OPEN SPACE SHALL BE ADHERED TO.
2. THIS IS A CONCEPTUAL MASTERPLAN WHICH SHOWS GENERAL LAND USE LOCATIONS, CONFIGURATIONS, COMPONENT LOCATIONS AND FINAL DETAILS ARE SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT.

0' 100' 200' 400'

SCALE: 1"=200'

HLA
 THE SITE EXPERTS
 LAND PLANNING
 LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 SURVEYING
 29 Leinbach Drive, A2, Charleston SC 29407-6988 / tel 843.763.1166

**SOUTH STATION-EXHIBIT C
 LAND USE**
 CITY OF CHARLESTON, SOUTH CAROLINA
 PROJECT #: 08100.10
 DATE: 05/22/20



NOTES:

1. ACRES LISTED FOR LAND USES ARE APPROXIMATE AND SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT AND CONSTRUCTION PERMITTING. THE OVERALL DESIGN INTENT MUST BE UPHOLD AND MINIMUM ACRES REQUIREMENTS FOR OPEN SPACE SHALL BE ADHERED TO.
2. THE OPEN SPACE IS TO BE MAINTAINED BY THE OWNER OF THE PROPERTY OR POA.
3. THIS IS A CONCEPTUAL MASTERPLAN WHICH SHOWS GENERAL LAND USE LOCATIONS, CONFIGURATIONS, COMPONENT LOCATIONS AND FINAL DETAILS ARE SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT.

- OPEN SPACE LEGEND**
- POTENTIAL LOCATION OF OPEN SPACE
 - POND AREA
 - WETLAND
 - TRAIL
 - PROPOSED WETLAND FILL
 - PROPOSED RIGHT OF WAY
 - PROPOSED ROADS / DRIVEWAYS/MULTIUSE PATH
 - DRIVE AISLE
 - LAND USE BOUNDARY LINE

Open Space Per District

Business Park District Land Use Area:

TMS#	Gross Acreage
313-00-00-306	2.059 AC
313-00-00-307	2.069 AC
313-00-00-029	4.653 AC
TOTAL	8.781 AC

Business Park District Required Open Space

Required BPD Open Space: 8.781 AC x 20% = 1.756 AC
(Minimum 20% of the Gross Acreage)

Required BPD Usable Space: 1.756 AC x 25% = 0.439 AC
(Minimum 25% of the Required Open Space)

Provided BPD Open Space : 1.756 AC
Provided Usable Open Space : 0.439 AC

Recreation Business District Land Use Area:

TMS#	Gross Acreage
313-00-00-034	0.70 AC
313-00-00-035	2.77 AC
TOTAL	3.47 AC

Recreation Business District Required Open Space

Required BPD Open Space: 3.47 AC x 20% = 0.694 AC
(Minimum 20% of the Gross Acreage)

Required BPD Usable Space: 0.694 AC x 25% = 0.173 AC
(Minimum 25% of the Required Open Space)

Provided BPD Open Space : 0.694 AC
Provided Usable Open Space : 0.173 AC

Small Industrial District Land Use Area:

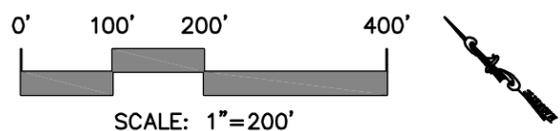
TMS#	Gross Acreage
313-00-00-043	9.531 AC
313-00-00-029	0.595 AC
TOTAL	10.126 AC

Small Industrial District Required Open Space

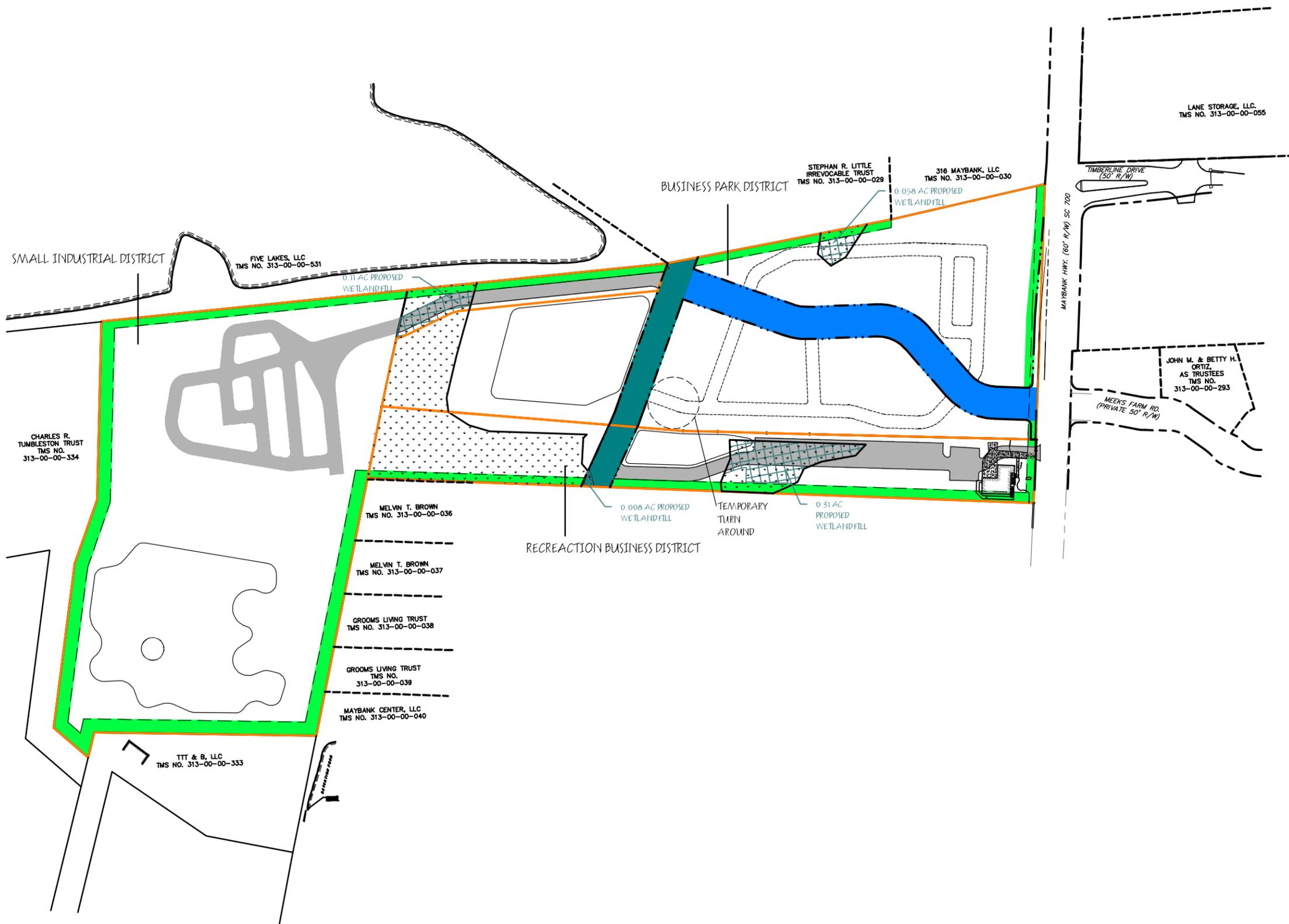
Required BPD Open Space: 10.126 AC x 20% = 2.025 AC
(Minimum 20% of the Gross Acreage)

Required BPD Usable Space: 2.025 AC x 25% = 0.506 AC
(Minimum 25% of the Required Open Space)

Provided BPD Open Space : 2.025 AC
Provided Usable Open Space : 0.506 AC



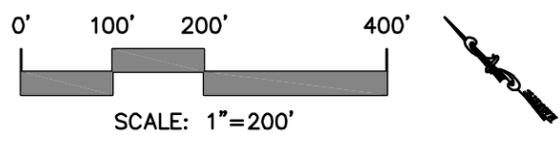
SOUTH STATION-EXHIBIT D
OPEN SPACE
CITY OF CHARLESTON, SOUTH CAROLINA
PROJECT #: 08100.10
DATE: 05/22/20



STREET LEGEND

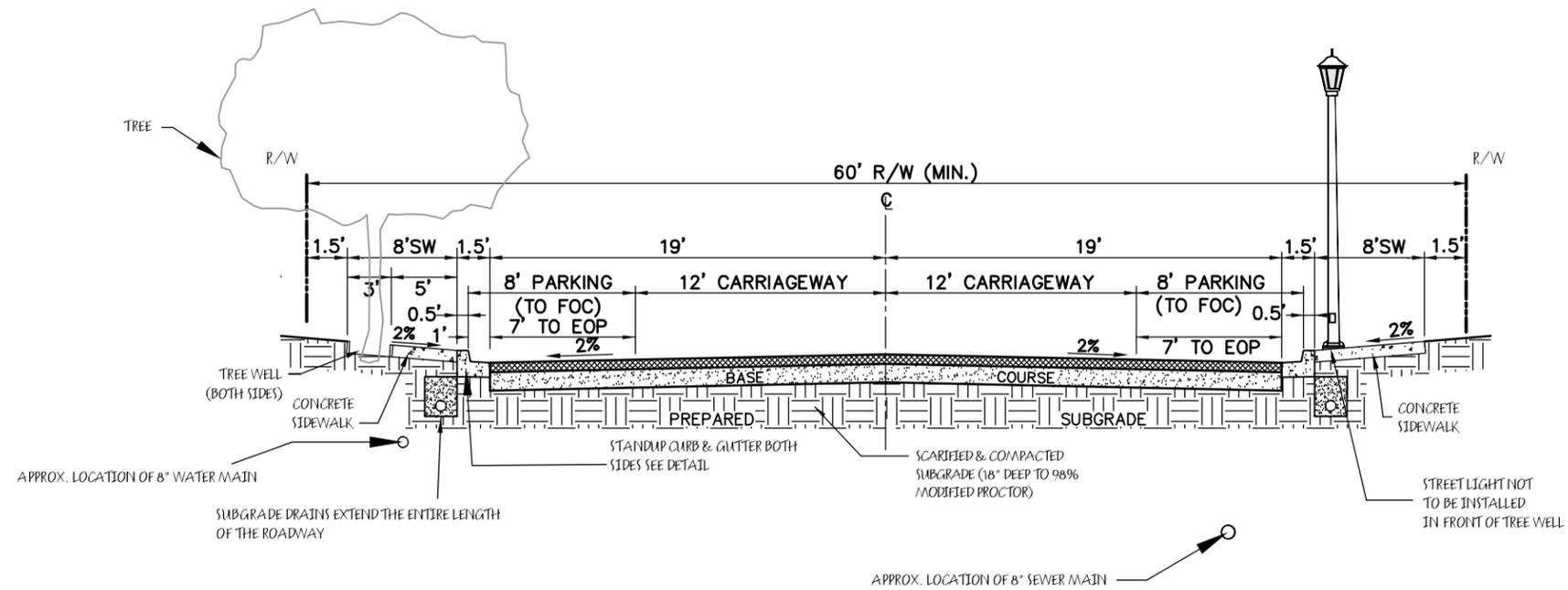
- TYPE A - 60' PUBLIC RW
- TYPE B - 50' PUBLIC RW
- TYPE C - PRIVATE DRIVES*
- DRIVE AISLE
- PROPOSED DECELERATION LANE
- PROPOSED RIGHT OF WAY
- TEMPORARY TURN AROUND
- BUFFERS
- WETLANDS
- PROPOSED WETLAND FILL
- LAND USE BOUNDARY LINE

NOTE:
 1. STREET TYPES IDENTIFIED ON THE PLAN ARE CONCEPTUAL. STREET TYPES MAY CHANGE DURING DESIGN DEVELOPMENT AND PERMITTING.
 2. SIGHT DISTANCE VISIBILITY AT ALL EXISTS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SCDOT'S ACCESS AND ROADSIDE MANAGEMENT STANDARDS MANUAL.
 * DETAILS VARY, SEE SECTION 9.02 OF THIS DOCUMENT.



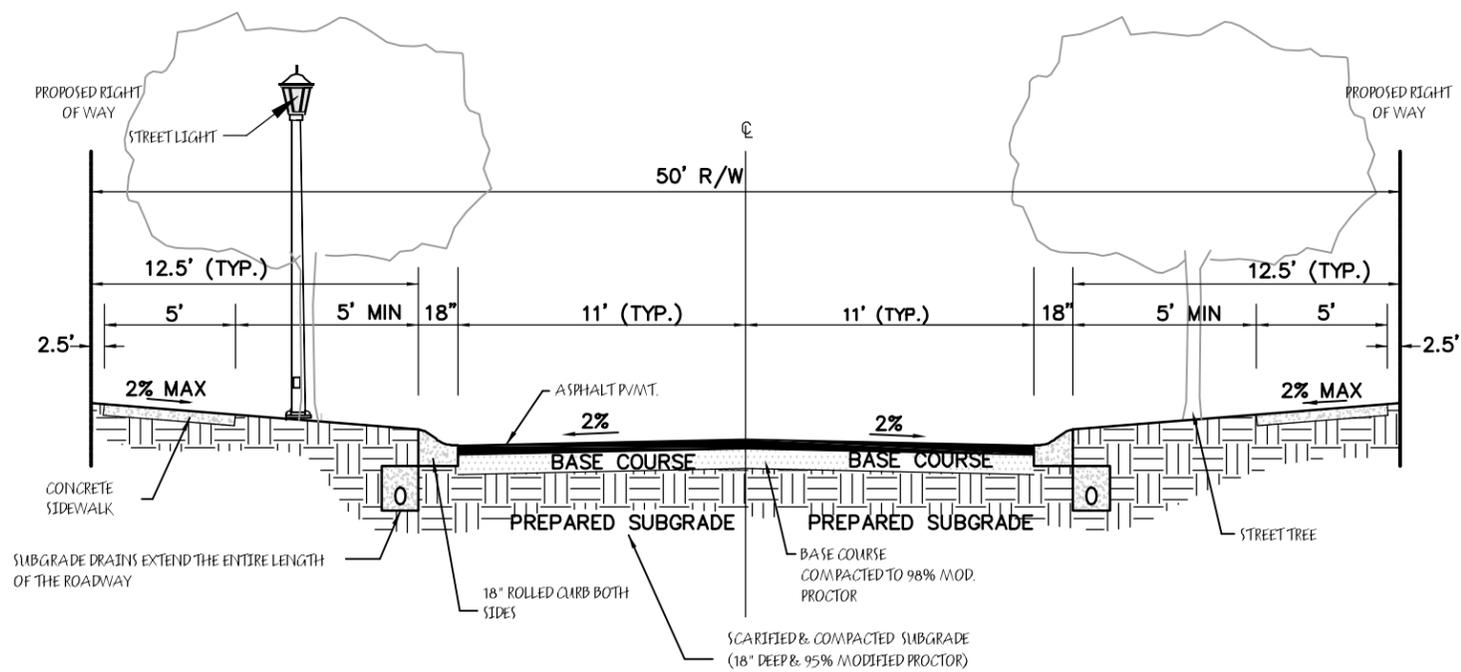
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SOUTH STATION-EXHIBIT E
ROAD LAYOUT
 CITY OF CHARLESTON, SOUTH CAROLINA
 PROJECT #: 08100.10
 DATE: 05/22/20



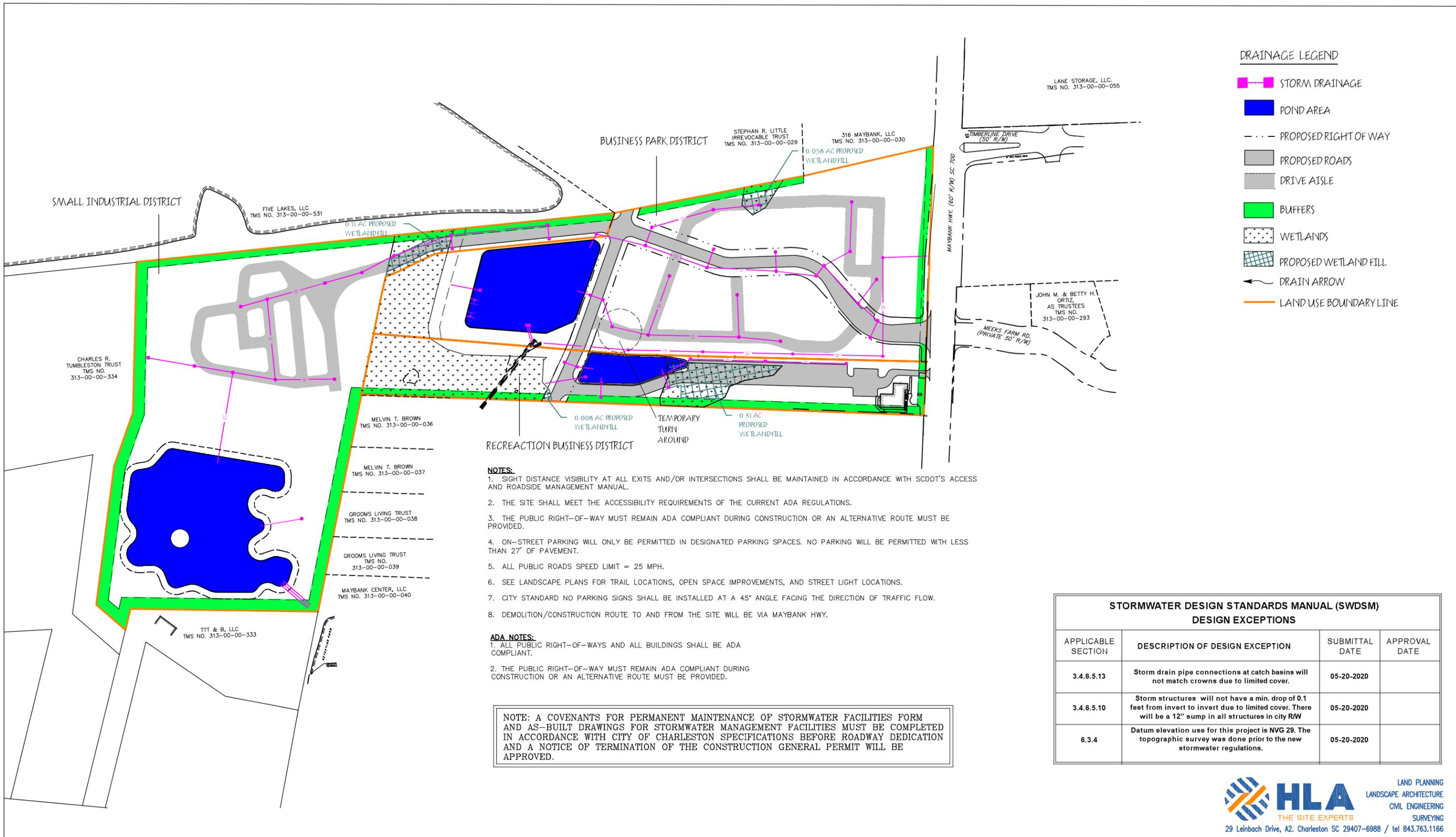
TYPE A ROAD CROSS-SECTION

60' R/W
N.T.S



TYPE B ROAD CROSS-SECTION

50' R/W
N.T.S



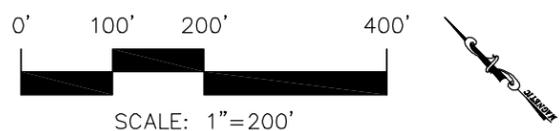
- DRAINAGE LEGEND**
- STORM DRAINAGE
 - POND AREA
 - - - - PROPOSED RIGHT OF WAY
 - PROPOSED ROADS
 - DRIVE AISLE
 - BUFFERS
 - WETLANDS
 - PROPOSED WETLAND FILL
 - ← DRAIN ARROW
 - LAND USE BOUNDARY LINE

- NOTES:**
1. SIGHT DISTANCE VISIBILITY AT ALL EXITS AND/OR INTERSECTIONS SHALL BE MAINTAINED IN ACCORDANCE WITH SCOT'S ACCESS AND ROADSIDE MANAGEMENT MANUAL.
 2. THE SITE SHALL MEET THE ACCESSIBILITY REQUIREMENTS OF THE CURRENT ADA REGULATIONS.
 3. THE PUBLIC RIGHT-OF-WAY MUST REMAIN ADA COMPLIANT DURING CONSTRUCTION OR AN ALTERNATIVE ROUTE MUST BE PROVIDED.
 4. ON-STREET PARKING WILL ONLY BE PERMITTED IN DESIGNATED PARKING SPACES. NO PARKING WILL BE PERMITTED WITH LESS THAN 27' OF PAVEMENT.
 5. ALL PUBLIC ROADS SPEED LIMIT = 25 MPH.
 6. SEE LANDSCAPE PLANS FOR TRAIL LOCATIONS, OPEN SPACE IMPROVEMENTS, AND STREET LIGHT LOCATIONS.
 7. CITY STANDARD NO PARKING SIGNS SHALL BE INSTALLED AT A 45° ANGLE FACING THE DIRECTION OF TRAFFIC FLOW.
 8. DEMOLITION/CONSTRUCTION ROUTE TO AND FROM THE SITE WILL BE VIA MAYBANK HWY.

- ADA NOTES:**
1. ALL PUBLIC RIGHT-OF-WAYS AND ALL BUILDINGS SHALL BE ADA COMPLIANT.
 2. THE PUBLIC RIGHT-OF-WAY MUST REMAIN ADA COMPLIANT DURING CONSTRUCTION OR AN ALTERNATIVE ROUTE MUST BE PROVIDED.

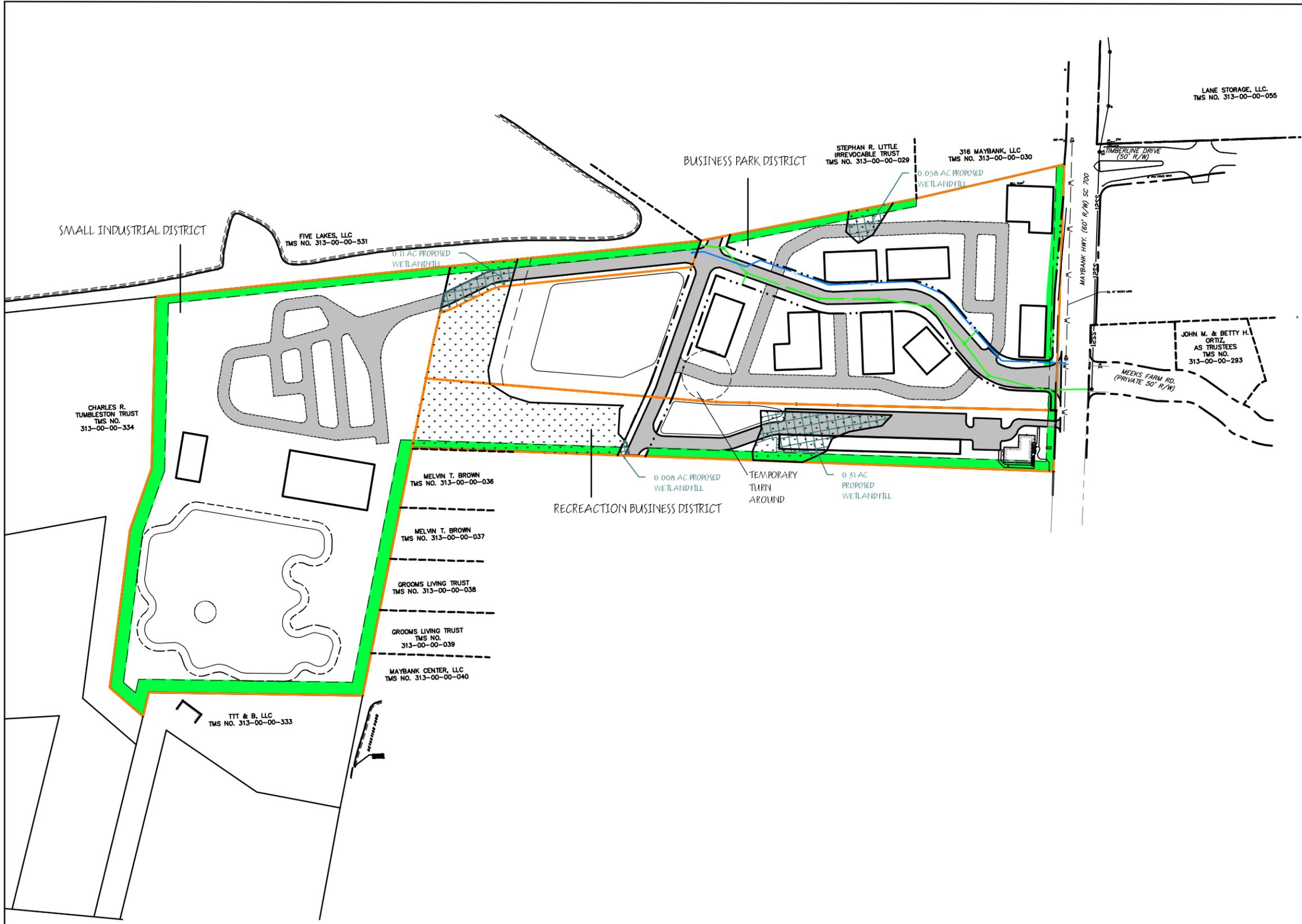
NOTE: A COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES FORM AND AS-BUILT DRAWINGS FOR STORMWATER MANAGEMENT FACILITIES MUST BE COMPLETED IN ACCORDANCE WITH CITY OF CHARLESTON SPECIFICATIONS BEFORE ROADWAY DEDICATION AND A NOTICE OF TERMINATION OF THE CONSTRUCTION GENERAL PERMIT WILL BE APPROVED.

STORMWATER DESIGN STANDARDS MANUAL (SWDSM) DESIGN EXCEPTIONS			
APPLICABLE SECTION	DESCRIPTION OF DESIGN EXCEPTION	SUBMITTAL DATE	APPROVAL DATE
3.4.6.5.13	Storm drain pipe connections at catch basins will not match crowns due to limited cover.	05-20-2020	
3.4.6.5.10	Storm structures will not have a min. drop of 0.1 feet from invert to invert due to limited cover. There will be a 12" sump in all structures in city R/W	05-20-2020	
6.3.4	Datum elevation use for this project is NVG 29. The topographic survey was done prior to the new stormwater regulations.	05-20-2020	



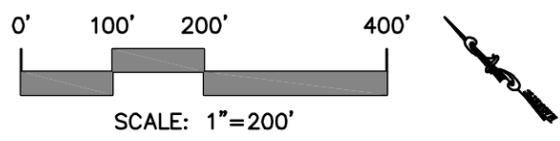
HLA
 THE SITE EXPERTS
 LAND PLANNING
 LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 SURVEYING
 29 Leinbach Drive, A2, Charleston SC 29407-6988 / tel 843.763.1166

**SOUTH STATION-EXHIBIT G
 DRAINAGE**
 CITY OF CHARLESTON, SOUTH CAROLINA
 PROJECT #: 08100.10
 DATE: 05/22/20



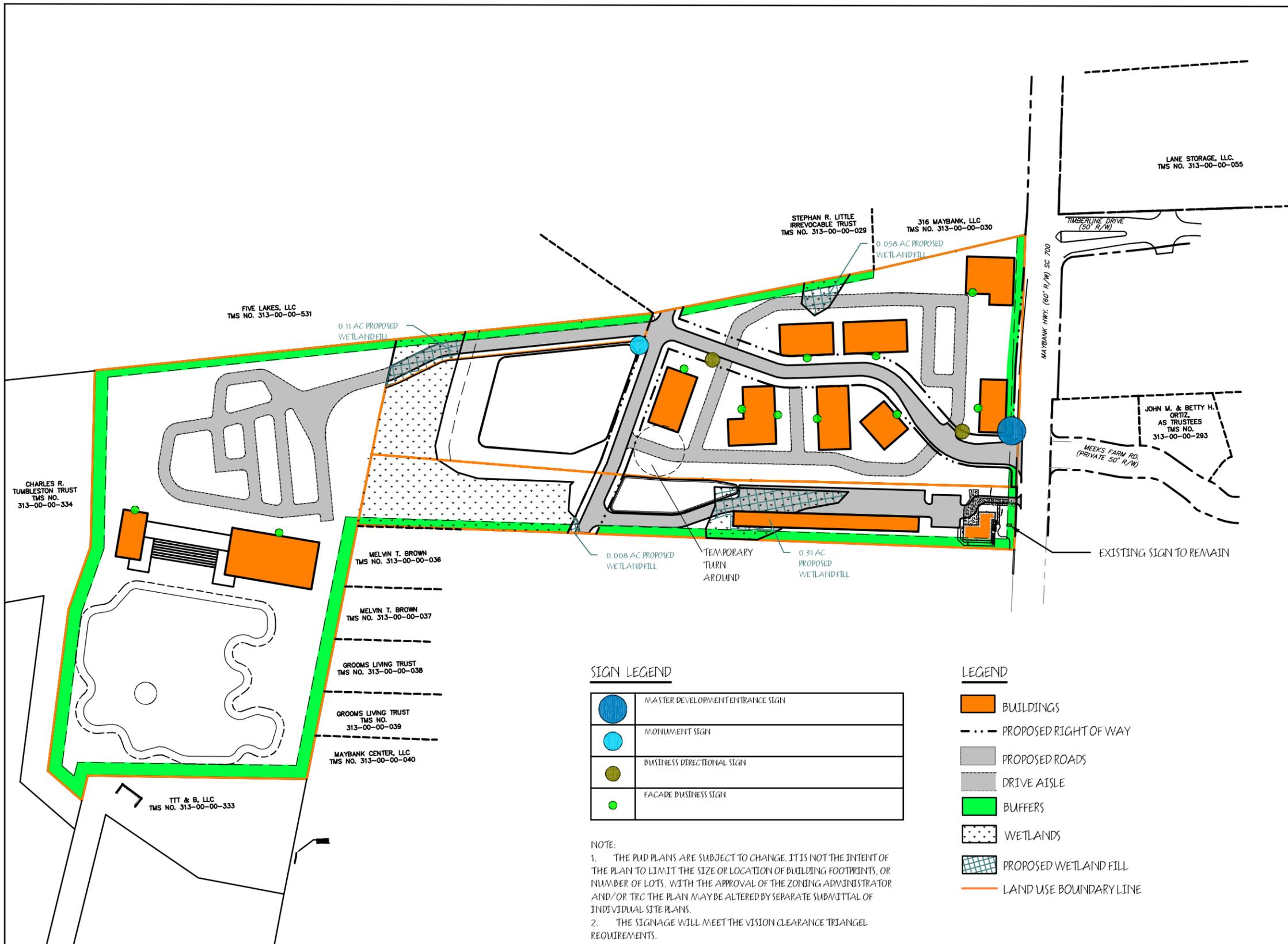
- UTILITY LEGEND**
- WATER MAIN
 - SEWER MAIN
 - - - PROPOSED RIGHT OF WAY
 - ▭ PROPOSED ROADS
 - ▭ DRIVE AISLE
 - ▭ BUFFERS
 - ▭ WETLANDS
 - ▭ PROPOSED WETLAND FILL
 - LAND USE BOUNDARY LINE

NOTE:
THIS IS A CONCEPTUAL MASTERPLAN WHICH SHOWS GENERAL LAND USE LOCATIONS, CONFIGURATIONS, COMPONENT LOCATIONS AND FINAL DETAILS ARE SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT.



HLA LAND PLANNING
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
SURVEYING
THE SITE EXPERTS
29 Leinbach Drive, A2, Charleston SC 29407-6988 / tel 843.763.1166

SOUTH STATION-EXHIBIT H
UTILITIES
CITY OF CHARLESTON, SOUTH CAROLINA
PROJECT #: 08100.10
DATE: 05/22/20



CHARLES R. TUMBLESTON TRUST
TMS NO. 313-00-00-334

FIVE LAKES, LLC
TMS NO. 313-00-00-531

STEPHAN R. LITTLE IRREVOCABLE TRUST
TMS NO. 313-00-00-029

316 MAYBANK, LLC
TMS NO. 313-00-00-030

LANE STORAGE, LLC
TMS NO. 313-00-00-055

0.11 AC PROPOSED WETLAND FILL

0.058 AC PROPOSED WETLAND FILL

MELVIN T. BROWN
TMS NO. 313-00-00-036

MELVIN T. BROWN
TMS NO. 313-00-00-037

GROOMS LIVING TRUST
TMS NO. 313-00-00-038

GROOMS LIVING TRUST
TMS NO. 313-00-00-039

MAYBANK CENTER, LLC
TMS NO. 313-00-00-040

TTT & B, LLC
TMS NO. 313-00-00-333

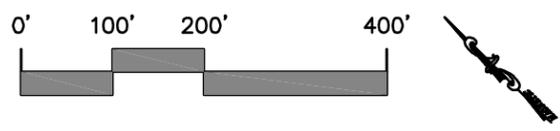
SIGN LEGEND

	MASTER DEVELOPMENT ENTRANCE SIGN
	MONUMENT SIGN
	BUSINESS DIRECTIONAL SIGN
	FACADE BUSINESS SIGN

LEGEND

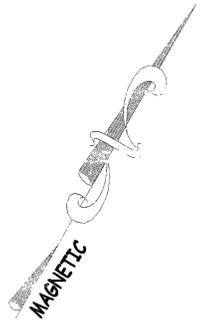
- BUILDINGS
- PROPOSED RIGHT OF WAY
- PROPOSED ROADS
- DRIVE AISLE
- BUFFERS
- WETLANDS
- PROPOSED WETLAND FILL
- LAND USE BOUNDARY LINE

NOTE:
 1. THE PAD PLANS ARE SUBJECT TO CHANGE. IT IS NOT THE INTENT OF THE PLAN TO LIMIT THE SIZE OR LOCATION OF BUILDING FOOTPRINTS, OR NUMBER OF LOTS. WITH THE APPROVAL OF THE ZONING ADMINISTRATOR AND/OR TRC THE PLAN MAY BE ALTERED BY SEPARATE SUBMITTAL OF INDIVIDUAL SITE PLANS.
 2. THE SIGNAGE WILL MEET THE VISION CLEARANCE TRIANGEL REQUIREMENTS.
 3. THE SIGNS LOCATED IN THE RIGHT OF WAY REQUIRE APPROVAL FROM THE CITY OF CHARLESTON ENGINEERING DEVELOPMENT.



HLA
 THE SITE EXPERTS
 LAND PLANNING
 LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 SURVEYING
 29 Leinbach Drive, A2, Charleston SC 29407-6988 / tel 843.763.1166

**SOUTH STATION-EXHIBIT I
 SIGNAGE**
 CITY OF CHARLESTON, SOUTH CAROLINA
 PROJECT #: 08100.10
 DATE: 05/22/20

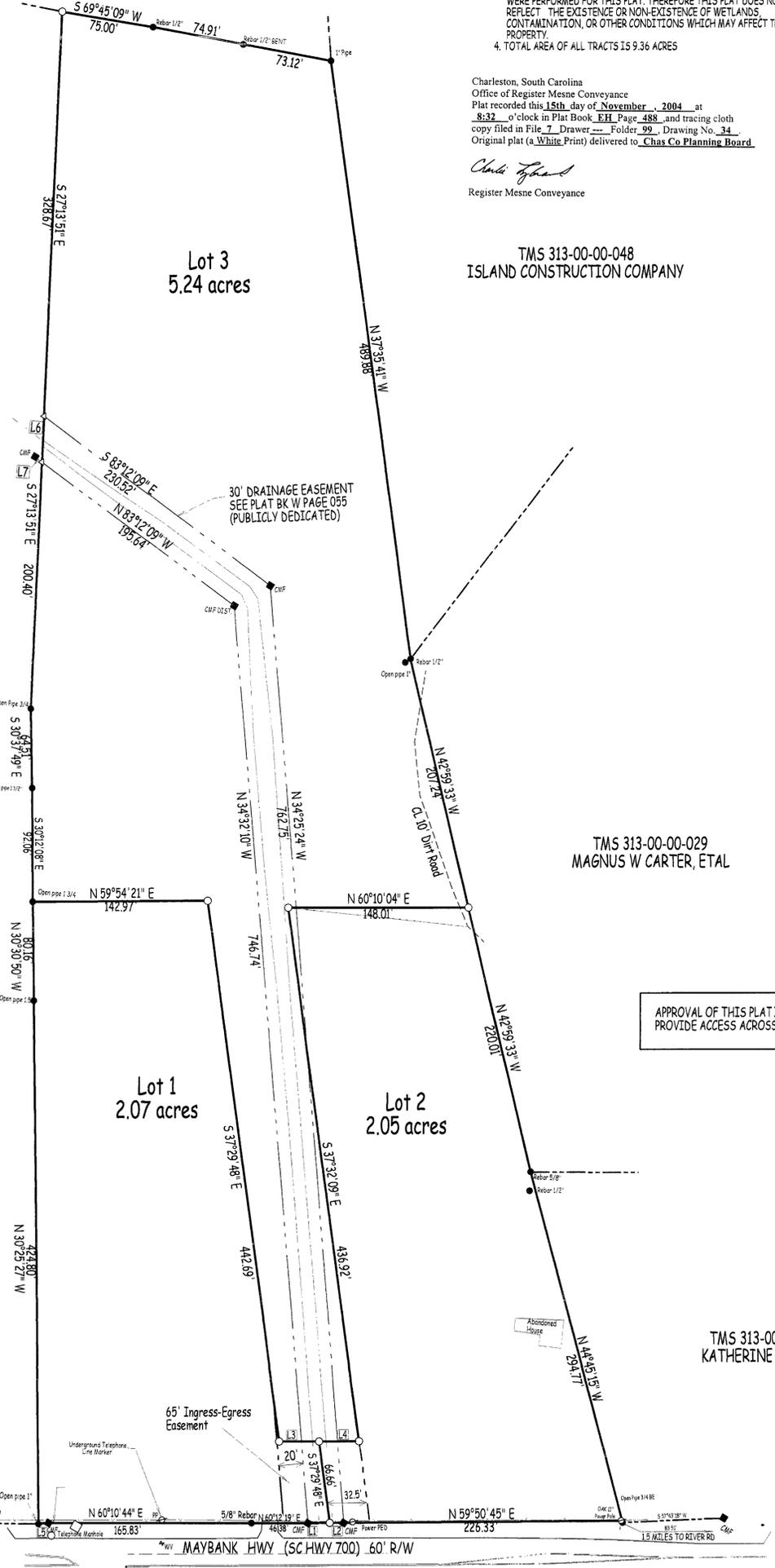
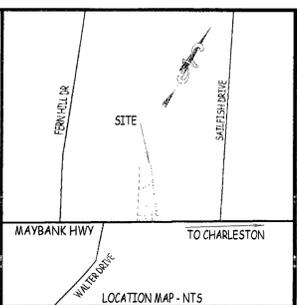


TMS 313-00-00-043
MAX C TALLENT
HELEN S TALLENT

- NOTES
1. THIS PLAT DELINEATES A BOUNDARY SURVEY OF TRACT A, B & C TMS 313-00-00-031, 032 & 033. BOUNDARIES WERE ESTABLISHED BY RE-TRACING OF DEEDS AND PLATS REFERENCED HEREON AND LOCATION OF FIELD SURVEY MONUMENTATION FOUND.
 2. ONLY THOSE MONUMENTS ON THIS PROPERTY AND ADJOINING PROPERTIES AND RIGHTS-OF-WAY PERTINENT TO THE BOUNDARIES OF THIS TRACT WERE SURVEYED AND SHOWN AS EVIDENCE. THIS PLAT CONSTITUTES A BOUNDARY SURVEY OF ONLY TRACTS A, B & C AND IS NOT A SURVEY OF ADJOINING TRACTS.
 3. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATIONS OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 4. TOTAL AREA OF ALL TRACTS IS 9.36 ACRES

Charleston, South Carolina
Office of Register Mesne Conveyance
Plat recorded this 15th day of November, 2004 at
8:32 o'clock in Plat Book 511 Page 488 and tracing cloth
copy filed in File 7 Drawer --- Folder 59 Drawing No. 34
Original plat (a White Print) delivered to Chas Co Planning Board

Chris Ghosh
Register Mesne Conveyance



TMS 313-00-00-034
CHARLES B SMOAK
EVA SMOAK

TMS 313-00-00-048
ISLAND CONSTRUCTION COMPANY

TMS 313-00-00-029
MAGNUS W CARTER, ETAL

TMS 313-00-00-033
KATHERINE Z BAZZEL

- SPECIAL NOTES:
1. THIS APPROVAL IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO ACCEPT CONTINUED MAINTENANCE ANY OF THE ROADS AND/OR EASEMENT SHOWN ON THE PLAT.
 2. ANY FURTHER SUBDIVISION OF THIS PARCEL OR ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS BEFORE CHARLESTON COUNTY ACCEPTS ANY DEDICATION OF ROADS INTO THE COUNTY ROAD SYSTEM. THE PROPERTY OWNER SHALL CONSTRUCT THE ROADS TO THE COUNTY OF CHARLESTON STANDARDS.
 3. IT IS HEREBY EXPRESSLY UNDERSTOOD BY THE PROPERTY OWNER, DEVELOPER OR ANY SUBSEQUENT PURCHASER(S) OF ANY LOTS SHOWN ON THE PLAT THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS, ROADS, COMMON AREAS, DRAINAGE SYSTEMS, AND ANY OTHER MUNICIPAL SERVICES WHICH INCLUDE BUT NOT LIMITED TO, GARBAGE DISPOSAL, PUBLIC WATER, PUBLIC SEWAGE, FIRE PROTECTION, OR EMERGENCY VEHICLES.
 4. BE AWARE THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR DRAINAGE AND FLOODING PROBLEMS RELEVANT TO THE REAL PROPERTY AND EMERGENCY VEHICLES MAY HAVE DIFFICULTY ACCESSING THE PROPERTY.
 5. NO PUBLIC FUNDS SHALL BE USED FOR THE MAINTENANCE OF THE ROADS SHOWN ON THE PLAT.

- REFERENCES
1. TMS 313-00-00-031
 2. PLAT BY E M SEABROOK, JR. RECORDED IN PLAT BOOK E6 PAGE 954 CHARLESTON COUNTY RMC
 3. PLAT BY HILLARD B GOOD DATED APRIL 5, 1958 RECORDED IN PLAT BOOK L PAGE 184 CHARLESTON COUNTY RMC
 4. PLAT BY GEORGE A. Z. JOHNSON, JR. DATED NOV 16, 1983 RECORDED IN PLAT BOOK BB PAGE 44 CHARLESTON COUNTY RMC

Id	Bearing	Distance
L1	N 59°41'26" E	17.81'
L2	N 59°43'47" E	12.08'
L3	N 60°00'09" E	32.75'
L4	N 60°00'09" E	32.75'
L5	S 54°42'08" W	8.33'
L6	S 27°13'51" E	37.17'
L7	S 83°12'09" E	7.18'

APPROVAL OF THIS PLAT IN NO WAY OBLIGATES CHARLESTON COUNTY TO PROVIDE ACCESS ACROSS DRAINAGE EASEMENT SHOWN.

PLAT OF A 9.36 ACRE PARCEL BEING SUBDIVIDED INTO LOTS 1, 2 & 3 LOCATED ON JOHNS ISLAND, CHARLESTON COUNTY SC

DATE: OCTOBER 22, 2004
REVISED NOVEMBER 10, 2004 AS PER CHARLESTON COUNTY PLANNING STAFF COMMENTS
SCALE: 1" = 60'

WE HEREBY DEDICATE THE 65' ROAD INGRESS-EGRESS TO THE USE OF THE PROPERTY OWNERS FOREVER. OWNERS OF THESE LOTS AND THEIR HEIRS AND ASSIGNS GUARANTEE ITS MAINTENANCE UNTIL SUCH TIME AS IT IS ACCEPTED INTO A PUBLIC MAINTENANCE SYSTEM.



PROPERTY OWNED BY VAN NESS LANDS, LLC, LONGPOINT FARMS, LLC & LMC, LLC

Van Ness Lands, LLC
VAN NESS LANDS, LLC
Longpoint Farms, LLC
LONGPOINT FARMS, LLC
LMC, LLC
LMC, LLC

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

Lawrence J. Kennerty, Jr.
LAWRENCE J. KENNERTY, JR.
151-A ASHLEY HALL PLANTATION RD
CHARLESTON S.C. 29407 PHONE (843) 571-2121



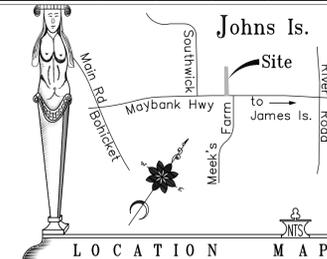
- LEGEND
- POWER POLE
 - CALCULATED POINT
 - CONCRETE MONUMENT FOUND
 - 5/8" ROD SET
 - CALCULATED POINT - NO MARKER SET
 - CONCRETE MONUMENT FOUND
 - IRON PDM FOUND AS DESCRIBED

Kennerty Surveying Inc.
151-A Ashley Hall Plantation Road
Charleston S.C. 29407
843-571-2121
Email: kennertyinc@bellsouth.net

PLAT OF SURVEY

Showing the Boundary of Existing Lot 21, And the Location of 8" and Larger Trees, and Topographic Information, TMS# 313-00-00-035, Property of William Stephen Harris Jr, located on Johns Island, Charleston County, SC.

Surveyed at the Request of William Stephen Harris September 2017

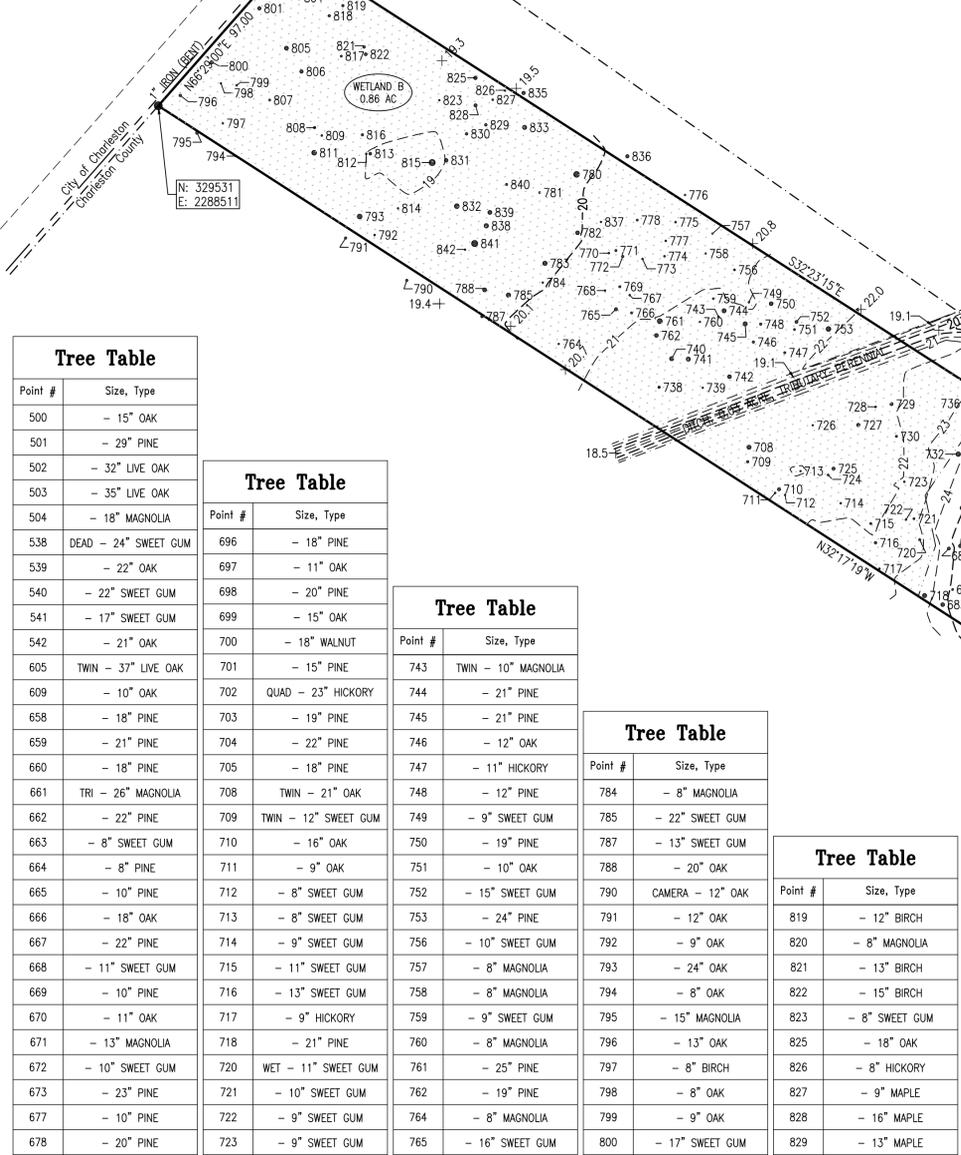


- ### GENERAL NOTES
- THIS PLAT SHOWS ONLY EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR.
 - WETLANDS SHOWN HEREON ARE THE SAME AS THE WETLANDS ON THE WETLAND PLAT REFERRED TO IN THE USACE PRELIMINARY JURISDICTIONAL DETERMINATION LETTER DATED NOV 21, 2017 (SAC-2017-01773).
 - BY GRAPHIC PLOTTING ONLY, THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "X", AS SHOWN ON FLOOD INSURANCE RATE MAP #45019C0660J, EFFECTIVE DATE: 11/17/2004, LOCATED IN COMMUNITY #455413.
 - STATE PLANE COORDINATES ARE FOR GIS MAPPING PURPOSES ONLY. THE COORDINATES SHOWN HEREON ARE IN STATE PLANE SOUTH CAROLINA FIPS 3900 STATE PLANE GRID COORDINATES (NAD83). CONTOUR ELEV'S ARE ON NAVD 88. THE CONTOUR INTERVAL IS 1 FOOT.
 - THIS PROPERTY IS PART OF A TRACT OF LAND KNOWN AS THE "CHARLES F. DORAN TRACT".
 - UNDER GROUND UTILITIES SHOWN REFLECT THE LOCATIONS OF THE PAINT MARKINGS FOUND ON THE GROUND AT THE TIME OF THE SURVEY. THE EXISTENCE OR NON-EXISTENCE, OR THE TRUE LOCATION OF THESE UTILITIES HAVE NOT BEEN DETERMINED FOR THIS SURVEY.

- ### REFERENCE DOCUMENTS BK&PG
- W.L. Gaillard Aug. 15, 1964 C-7a
 - George A.Z. Johnson Nov. 16, 1983 BB-44
 - W.L. Gaillard Jun. 29, 1967 W-55
 - Youngblood & Co. May 10, 1946 F-239
 - E.M. Seabrook Jr. Inc. May 10, 2004 EG-954
 - W.L. Gaillard Aug. 15, 1946 V-27
 - Kennerty Surveying Inc. Nov. 11, 2004 EH-488
 - Forsberg Engineering Aug. 24, 1990 CB-49



N/F POMONA-MAYBANK LLC
TMS# 313-00-00-043
(Lot 2B)



Tree Table

Point #	Size, Type
500	- 15" OAK
501	- 29" PINE
502	- 32" LIVE OAK
503	- 35" LIVE OAK
504	- 18" MAGNOLIA
538	DEAD - 24" SWEET GUM
539	- 22" OAK
540	- 22" SWEET GUM
541	- 17" SWEET GUM
542	- 21" OAK
605	TWIN - 37" LIVE OAK
609	- 10" OAK
658	- 18" PINE
659	- 21" PINE
660	- 18" PINE
661	TRI - 26" MAGNOLIA
662	- 22" PINE
663	- 8" SWEET GUM
664	- 8" PINE
665	- 10" PINE
666	- 18" OAK
667	- 22" PINE
668	- 11" SWEET GUM
669	- 10" PINE
670	- 11" OAK
671	- 13" MAGNOLIA
672	- 10" SWEET GUM
673	- 23" PINE
677	- 10" PINE
678	- 20" PINE
679	- 24" PINE
680	- 12" OAK
681	- 12" OAK
682	- 10" PINE
683	- 19" PINE
684	- 19" PINE
685	- 15" PINE
686	- 17" OAK
687	- 16" PINE
688	- 19" PINE
689	- 13" PINE
690	- 10" PINE
691	- 23" PINE
692	- 12" MAGNOLIA
693	- 13" OAK
694	- 8" MAGNOLIA
695	- 10" MAGNOLIA

Tree Table

Point #	Size, Type
696	- 18" PINE
697	- 11" OAK
698	- 20" PINE
699	- 15" OAK
700	- 18" WALNUT
701	- 15" PINE
702	QUAD - 23" HICKORY
703	- 19" PINE
704	- 22" PINE
705	- 18" PINE
708	TWIN - 21" OAK
709	TWIN - 12" SWEET GUM
710	- 16" OAK
711	- 9" OAK
712	- 8" SWEET GUM
713	- 8" SWEET GUM
714	- 9" SWEET GUM
715	- 11" SWEET GUM
716	- 13" SWEET GUM
717	- 9" HICKORY
718	- 21" PINE
720	WET - 11" SWEET GUM
721	- 10" SWEET GUM
722	- 9" SWEET GUM
723	- 9" SWEET GUM
724	TRI - 10" SWEET GUM
725	- 16" OAK
726	- 8" SWEET GUM
727	- 17" OAK
728	- 9" SWEET GUM
729	- 16" SWEET GUM
730	- 11" SWEET GUM
732	- 23" OAK
733	- 24" PINE
734	TWIN - 19" OAK
735	- 10" OAK
736	- 27" PINE
738	- 12" MAGNOLIA
739	- 8" SWEET GUM
740	- 21" PINE
741	- 21" PINE
742	- 19" PINE

Tree Table

Point #	Size, Type
743	TWIN - 10" MAGNOLIA
744	- 21" PINE
745	- 21" PINE
746	- 12" OAK
747	- 11" HICKORY
748	- 12" PINE
749	- 9" SWEET GUM
751	- 10" OAK
752	- 15" SWEET GUM
753	- 24" PINE
756	- 10" SWEET GUM
757	- 8" MAGNOLIA
758	- 8" MAGNOLIA
759	- 9" SWEET GUM
760	- 8" MAGNOLIA
761	- 25" PINE
762	- 19" PINE
764	- 8" MAGNOLIA
765	- 16" SWEET GUM
766	- 11" SWEET GUM
767	- 9" SWEET GUM
768	- 8" MAGNOLIA
769	TWIN - 11" HICKORY
770	- 9" HICKORY
771	- 11" SWEET GUM
772	- 12" SWEET GUM
773	- 9" HICKORY
774	- 9" HICKORY
775	- 9" SWEET GUM
776	- 8" MAGNOLIA
777	TWIN - 9" HICKORY
778	- 10" SWEET GUM
780	- 29" PINE
781	- 10" SWEET GUM
782	TWIN - 19" SWEET GUM
783	- 22" PINE

Tree Table

Point #	Size, Type
784	- 8" MAGNOLIA
785	- 22" SWEET GUM
787	- 13" SWEET GUM
788	- 20" OAK
790	CAMERA - 12" OAK
791	- 12" OAK
792	- 9" OAK
793	- 24" OAK
794	- 8" OAK
795	- 15" MAGNOLIA
796	- 13" OAK
797	- 8" BIRCH
798	- 8" OAK
799	- 9" OAK
800	- 17" SWEET GUM
801	- 17" HICKORY
802	- 8" OAK
803	- 9" OAK
804	- 19" MAGNOLIA
805	- 20" LIVE OAK
806	- 17" SWEET GUM
807	- 11" SWEET GUM
808	- 12" SWEET GUM
809	- 9" OAK
811	- 24" OAK
812	- 9" BIRCH
813	- 14" OAK
814	- 8" HICKORY
815	- 31" OAK
816	- 12" SWEET GUM
817	- 10" MAGNOLIA
818	- 12" BIRCH

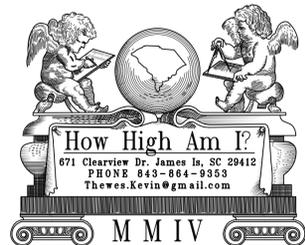
Tree Table

Point #	Size, Type
819	- 12" BIRCH
820	- 8" MAGNOLIA
821	- 13" BIRCH
822	- 15" BIRCH
823	- 8" SWEET GUM
825	- 18" OAK
826	- 8" HICKORY
827	- 9" MAPLE
828	- 16" MAPLE
829	- 13" MAPLE
830	- 13" BIRCH
831	- 18" OAK
832	- 24" OAK
833	- 21" OAK
835	- 17" OAK
836	- 17" SWEET GUM
837	- 8" SWEET GUM
838	- 22" OAK
839	- 20" OAK
840	- 11" BIRCH
841	- 31" MAPLE
842	- 8" HICKORY

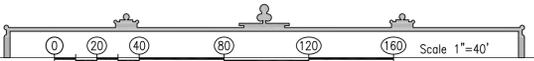
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THE AREA WAS DETERMINED BY THE COORDINATE METHOD OF AREA DETERMINATION. THE PRECISION OF THE UNADJUSTED FIELD SURVEY WAS GREATER THAN 1:10,000.

How High Am I?
671 Clearview Dr. James Is, SC 29412
PHONE 843-864-9853
Theves.Kevin@gmail.com

MMIV



TEMPORARY BENCH MARK
THE TOP OF BOAT SPIKE SET IN THE NW SIDE OF A 32" LIVE OAK 0.7± UP FROM GROUND ELEVATION: 28.67' (NAVD 88)





Comcast Business
2925 Courtyards Drive Norcross GA 30071

Frances Gigi
HLA Inc
29A Leinbach Drive
Charleston, SC 29407

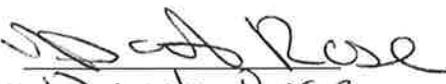
RE: Will Serve request for availability of Comcast communication services
Property Address: TMS: 313-00-00-043 & 031 Johns Island, SC 29455 Charleston Co
Date of Issue: 1/3/20

Attention Frances Gigi

In response to your request for service, we have determined that based on our initial investigation, Comcast Cable Communication Management LLC has the ability to construct and install certain wires, cables and other equipment over, under, across and along the property located at Maybank Highway, Johns Island, SC 29455 TMS: 313-00-00-043 & 031.

A preliminary plan, if available, may be provided with this "Will Serve," letter. Notwithstanding the determination that Comcast may provide services at the Property, this letter does not represent any binding agreement for service. Additionally, this letter is non-transferrable and expires one hundred and eighty (180) days from issue date.

If you have any questions or need more information, feel free to contact us.

By: 
Name: Dorita Rose
Title: Market Dev. Mgr.



**Berkeley Electric
Cooperative, Inc.**

® Your Touchstone Energy® Cooperative 

January 6, 2020

HLA, Inc.
C/o: Frances Gigis
29A Leinbach Drive
Charleston, SC 29407

**Re: Power Availability for Goldberg Commercial Tract off Maybank Highway
Charleston County, SC
TMS 313-00-00-031 & TMS 313-00-00-043**

Dear Frances:

Berkeley Electric Cooperative will supply the electrical distribution requirements for the above referenced location and we look forward to extending our facilities to meet the needs of this development.

All services that are rendered will be under our service rules and regulations at the time of service. If you have any questions, please don't hesitate to give me a call.

Sincerely,

Kevin Mims
Supervisor of Distribution Design

KM/ts

Cc: Thomas Barnette, Manager of Construction and Maintenance
Scott Bennett, Johns Island District Line Superintendent
Charles Tyrrell, Johns Island District Planning Supervisor
William Howe, Johns Island District Service Planner
Frances Gigis, HLA, Inc. (emailed copy)
File

Berkeley Electric Cooperative, Inc. is an equal opportunity provider and employer.

Post Office Box 1234
Moncks Corner, SC 29461
(843) 761-8200
Fax (843) 572-1280

Post Office Box 128
Johns Island, SC 29457
(843) 559-2458
Fax (843) 559-3876

Post Office Box 1549
Goose Creek, SC 29445
(843) 553-5020
Fax (843) 553-6761

Post Office Box 340
Awendaw, SC 29429
(843) 884-7525
Fax (843) 884-3044

www.berkeleyelectric.coop

From: [Brunson, Catoncea](#)
To: [Frances Gigis](#)
Subject: Letter of Coordination and ISO Rating
Date: Monday, January 13, 2020 4:45:58 PM
Attachments: [image001.jpg](#)

Good afternoon,

Per our conversation, here is the information request.

TMS 313000043 and 031 physical address is 3130 and 3134 Timberline Drive.
The Fire Station that would typically handle that area is City of Charleston Fire Department – Station 17

Our ISO (Insurance Services Office) Class rating is a 1.

If you have any other questions, don't hesitate to reach out.

Sincerely,

We want to know how we are doing. Please take a few moments to fill out a [Customer Comment Card](#).

Catoncea' Brunson | Administrative Assistant III
Charleston Fire Department
Fire Marshal Division
2 George Street, Suite 3800 | Charleston, SC 29401
T: (843) 724-3429 | F: (843) 720-5857
brunsonc@charleston-sc.gov | www.charleston-sc.gov/fire





PO Box B
Charleston, SC 29402
103 St. Philip Street (29403)

(843) 727-6800
www.charlestonwater.com

Board of Commissioners
Thomas B. Pritchard, Chairman
David E. Rivers, Vice Chairman
William E. Koopman, Jr., Commissioner
Mayor John J. Tecklenburg (Ex-Officio)
Councilmember Perry K. Waring (Ex-Officio)

Officers
Kin Hill, P.E., Chief Executive Officer
Mark Cline, P.E., Assistant Chief Executive Officer
Dorothy Harrison, Chief Administrative Officer
Wesley Ropp, CMA, Chief Financial Officer
Russell Huggins, P.E., Capital Projects Officer

February 25, 2020

Frances Gigis
HLA, Inc.
Via email: fgigis@hlainc.com

Wastewater Availability to TMS: 313-00-00-043 and 031
Re: Multi Unit Commercial

This letter is to certify our willingness and ability to provide wastewater service to the above referenced site in Charleston County, South Carolina. CWS currently has a 12" gravity sewer main on the opposite side of Maybank Highway.

It will of course be a developer responsibility to ensure there are adequate pressures and quantities on the existing mains to serve this site with domestic water/fire flow and not negatively impact the existing developments. Please be advised any extensions or modifications to the infrastructure as well as any additional fire protection will be a developer's expense. All fees and cost associated with providing service to this site will be a developer expense and will be due prior to connection of any Charleston Water System's water system. This letter does not reserve capacity in the Charleston Water System infrastructure and it is incumbent upon the developer or his agent to confirm the availability herein granted past 12 months of this correspondence.

The Charleston Water System certifies the availability of service only insofar as its rights allow. Should access to our existing main/mains be denied by appropriate governing authorities, the Charleston Water System will have no other option than to deny service.

This letter is not to be construed as a letter of acceptance for operation and maintenance from the Department of Health and Environmental Control.

If there are any questions pertaining to this letter, please do not hesitate to call on me at (843) 727-7118.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kendra Smith", is written over a light blue circular stamp.

Kendra Smith
Charleston Water System



Charleston Area Regional Transportation Authority

June 11, 2020

Frances Gigis
Permit Coordinator
29A Leinbach Drive
Charleston, SC 29407-9688

RE: Letter of Coordination – South Station

Dear Ms. Gigis-

Thank you for contacting us regarding your project, known as South Station, located on Maybank Highway, also known as Charleston County TMS #'s 313-00-00-306, 313-00-00-031, 313-00-00-307, 313-00-00-035, 313-00-00-043. Based on the trip-making characteristics of the proposed project, it is requested that a transit pad be provided to mitigate impact on the transportation system and to enhance the modal options serving the site. It is requested that a transit pad be installed along Maybank Highway. CARTA will be happy to work with you on the exact placement to accommodate ROW, utilities, or other requirements. Please show these facilities on a site plan and include a standard detail drawing.

1. The ADA guidelines require an 8 foot deep, 5 foot wide, hard surface (concrete) clear area to deploy the wheelchair lift and board passengers with a mobility device. This can be placed in front of the shelter or to the side, if space does not permit.
2. The drawing for the encroachment permit will need to show the sight triangles from each driveway to the roadway and from the roadway to the driveways.
3. The drawing will need to be signed and stamped by a P. E.
4. Any property use agreements for the shelter will need to be in place prior to final inspection.

We look forward to working with you and the property owner on the exact placement to accommodate ROW, utilities, or other requirements as the site develops. Please feel free to contact me at 843.529.2584 with any questions.

Thank you again,

A handwritten signature in blue ink, appearing to read "Belén K. Vitello".

Belén K. Vitello



CHARLESTON AREA REGIONAL TRANSPORTATION AUTHORITY

Planner II
Berkeley-Charleston-Dorchester Council of Governments
5790 Casper Padgett Way
843.529.2584
belenv@bcdco.com

CC Michael Mathis
Sharon Hollis

ST. JOHN'S WATER COMPANY, INC.
"This institution is an equal opportunity employer and provider"
Post Office Box 629
John's Island, South Carolina 29457-0629
Phone (843) 559-0186
Fax (843) 559-0371

Board Members
Thomas Legare, Jr., Chair
Cindy Floyd, Vice Chair
Robert M. Lee, Sec/Treas
Cheryl Glover
Isaac Robinson
Becky J. Dennis
Glenda Miller
Tommy West
Richard Thomas

December 3, 2019

Ms. Frances Gigis
HLA, Inc.
29 Leinbach Drive, Bldg A
Charleston, SC 29407

Re: Maybank Commercial Multi-Unit
TMS Numbers 313-00-00-043 and 031
Water Availability and Willingness to Serve

Dear Ms. Gigis:

This letter is to confirm that a commercial multi-unit development at TMS numbers 313-00-00-043 and 031 proposing to construct: two restaurants, a brewery, and office buildings for a total of twelve units or approximately thirty-six (36) equivalent residential units on Johns Island, is within the water service area of the St. John's Water Company, Inc. (SJWC). SJWC does have water available from an existing 16-inch water line located on Maybank Highway. Our system is SC DHEC approved and we have the capacity and willingness to provide potable water service to the aforementioned development.

If you have any questions, please feel free to give me a call at 843-514-5570.

Sincerely,



Colleen Schild
Assistant Manager/Engineer



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
CHARLESTON, SOUTH CAROLINA 29403-5107

November 12, 2015

Regulatory Division

Bank of Walterboro
J.B. Fishbourne
P.O. Box 1707
Walterboro, South Carolina 29488

Dear Mr. Fishbourne:

This is in response to your letter of May 7, 2015, requesting a wetland determination for a 5.409 acre tract located on Maybank Highway on Johns Island, Charleston County, South Carolina. The project area is depicted on the survey plat you submitted which was prepared by Infrastructure Consulting & Engineering, dated October 15, 2015, and entitled "BOUNDARY PLAT PREPARED FOR "BANK OF WALTERBORO" LOCATED IN THE CITY OF CHARLESTON on JOHNS ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA". **Please note that this jurisdictional determination replaces the previous jurisdictional determination issued February 6, 2015.**

This plat depicts surveyed boundaries of wetlands or other waters of the United States as established by your office. You have requested that this office verify the accuracy of this mapping as a true representation of wetlands or other waters of the United States within the regulatory authority of this office. The property in question contains 0.737 acre of federally defined jurisdictional freshwater wetlands or other waters of the United States subject to the jurisdiction of this office. The location and configuration of these areas are reflected on the plat referenced above.

Based on an on-site inspection and a review of aerial photography and soil survey information, it has been determined that the surveyed jurisdictional boundaries shown on the referenced plat are an accurate representation of jurisdictional areas within our regulatory authority. This office should be contacted prior to performing any work in these areas. Enclosed is a form describing the basis of jurisdiction for the areas in question. You should also be aware that these areas may be subject to restrictions or requirements of other state or local governmental entities.

If a permit application is forthcoming as a result of this delineation, a copy of this letter, as well as the verified survey plat, should be submitted as part of the application. Otherwise, a delay could occur in confirming that a delineation was performed for the permit project area.

Please be advised that this determination is valid for five (5) years from the date of this letter unless new information warrants revision of the delineation before the expiration date. All actions concerning this determination must be complete within this time frame, or an additional delineation must be conducted. This **approved** jurisdictional determination is an appealable action under the Corps of Engineers administrative appeal procedures defined at 33 CFR 331. The administrative appeal options, process and appeals request form is attached for your convenience and use.

This delineation/determination has been conducted to identify the limits of U. S. Army Corps of Engineers (COE) Clean Water Act jurisdiction for the particular site identified in this request. This delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

In future correspondence concerning this matter, please refer to SAC-2014-01226-1T. You may still need state or local assent. Prior to performing any work, you should contact the South Carolina Department of Health and Environmental Control, OCRM. A copy of this letter is being forwarded to them for their information.

If you have any questions concerning this matter, please contact Tracy Sanders at 843-329-8044 or toll free (outside of the Charleston area) at 1-866-329-8187.

Respectfully,



Debra King
Watershed Manager

Enclosures:
Basis for Jurisdiction
Notification of Appeal Options

Copy Furnished:
South Carolina Department of Health
and Environmental Control
Office of OCRM-SCDHEC
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405



DEPARTMENT OF THE ARMY
CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A HAGOOD AVENUE
CHARLESTON, SC 29403-5107

SEP 18 2017

Regulatory Division

Mr. John Scott
Red Bay Environmental
720 Hawksbill Court
Mt. Pleasant, South Carolina 29464

Dear Mr. Scott:

This letter is in response to your request for an Approved Jurisdictional Determination (AJD) (SAC-2017-00920) received in our office on June 2, 2017, for a 2.05-acre site located at the corner of Maybank Highway and Hickory Knoll Lane on Johns Island, Charleston County, South Carolina (Latitude: 32.7336 °N, Longitude: -80.0591 °W). The site in question is shown on the enclosed survey plat entitled "Wetland Drawing Goldberg/ Maybank Hwy City of Charleston Charleston County, South Carolina" and dated August 1, 2017, prepared by HLA, Inc. An AJD is used to indicate that this office has identified the presence or absence of wetlands and/or other aquatic resources on a site, including their accurate location(s) and boundaries, as well as their jurisdictional status pursuant to Section 404 of the Clean Water Act (CWA) (33 U.S.C. § 1344).

Based on an on-site inspection, a review of aerial photography, topographic maps, National Wetlands Inventory maps, soil survey information, LiDAR maps, and Wetland Determination Data Forms, this office has determined that the referenced site, as shown on the referenced plat, does not contain any aquatic resources that are subject to regulatory jurisdiction under Section 404 of the CWA or Section 10 of the RHA and, as such, Department of the Army (DA) authorization will not be required for mechanized land clearing, excavation, or the placement of dredged or fill material on this site.

In addition, the site in question contains **0.09** acres of freshwater wetlands as federally defined by the 1987 Corps of Engineers Wetland Delineation Manual and applicable regional supplement; however, the **0.09** acres of freshwater wetlands are not considered to be subject to the jurisdiction of this office due to decisions by the U.S. Supreme Court. The location and configuration of these non-jurisdictional areas are reflected on the above referenced plat. It should be clearly noted that decisions of the U.S. Supreme Court to exclude certain waters and wetlands from federal jurisdiction under the CWA have no effect on any state or local government restrictions or requirements concerning wetlands. You are strongly cautioned to ascertain whether such restrictions or requirements exist for the area in question before undertaking any activity which might impact these aquatic resources.

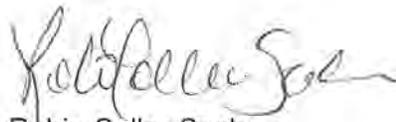
Enclosed is a form describing the basis of jurisdiction for the area(s) in question. It should also be noted that some or all of these areas may be regulated by other state or local government entities. Specifically, you are encouraged to contact the South Carolina Department of Health and Environmental Control, Bureau of Water or the Department of Ocean and Coastal Management, to determine the limits of their jurisdiction.

Please be advised that this AJD is valid for five (5) years from the date of this letter unless new information warrants revision before the expiration date. This AJD is an appealable action under the Corps of Engineers administrative appeal procedures defined at 33 CFR Part 331. The administrative appeal options, process and appeals request form is attached for your convenience and use.

This AJD has been conducted pursuant to Corps of Engineers' regulatory authority to identify the limits of Corps of Engineers' jurisdiction for the particular site identified in this request. This AJD may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

In all future correspondence concerning this matter, please refer to file number SAC-2017-00920. A copy of this letter is being forwarded to certain State and/or Federal agencies for their information. If you have any questions concerning this matter, please contact Chelsea B. Fannin, Project Manager, at (843) 329-8038.

Sincerely,



Robin Coller-Socha
Chief, South Branch

Enclosures:

Approved Jurisdictional Determination Form
Notification of Appeal Options
Wetland Drawing Goldberg/ Maybank Hwy City of Charleston Charleston County, South Carolina

Copies Furnished:

Mr. Mark Goldberg
LMC, LLC
442 Martello Drive
Charleston, South Carolina 29412

South Carolina Department of
Health and Environmental Control
Bureau of Water
2600 Bull Street
Columbia, South Carolina 29201



DEPARTMENT OF THE ARMY
CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A HAGOOD AVENUE
CHARLESTON, SC 29403-5107

OCT 16 2017

Regulatory Division

Mr. John Scott
Red Bay Environmental
720 Hawksbill Court
Mount Pleasant, South Carolina 29464

Dear Mr. Scott:

This letter is in response to your request for an Approved Jurisdictional Determination (AJD) (SAC-2017-01544) received in our office on October 3, 2017, for a 2.07-acre site located on TMS# 313-00-00-307, on Johns Island, Charleston County, South Carolina (Latitude: 32.7335 °N, Longitude: -80.0594 °W). The site in question is shown on the enclosed depiction entitled "SAC-2017-01544 LMC/ Maybank LLC", sheets 1-2 of 2, and dated October 11, 2017, prepared by Red Bay Environmental. An AJD is used to indicate that this office has identified the presence or absence of wetlands and/or other aquatic resources on a site, including their accurate location(s) and boundaries, as well as their jurisdictional status pursuant to Section 404 of the Clean Water Act (CWA) (33 U.S.C. § 1344).

Based on an on-site inspection, a review of aerial photography, topographic maps, National Wetlands Inventory maps, soil survey information, and Wetland Determination Data Forms, this office has determined that the referenced site, as shown on the referenced depiction, does not contain any aquatic resources, including aquatic resources that would be subject to regulatory jurisdiction under Section 404 of the CWA or Section 10 of the RHA and, as such, Department of the Army (DA) authorization will not be required for mechanized land clearing, excavation, or the placement of dredged or fill material on this site.

Enclosed is a form describing the basis of jurisdiction for the area(s) in question. It should also be noted that some or all of these areas may be regulated by other state or local government entities. Specifically, you are encouraged to contact the South Carolina Department of Health and Environmental Control, Bureau of Water or the Department of Ocean and Coastal Management, to determine the limits of their jurisdiction.

Please be advised that this AJD is valid for five (5) years from the date of this letter unless new information warrants revision before the expiration date. This AJD is an appealable action under the Corps of Engineers administrative appeal procedures defined at 33 CFR Part 331. The administrative appeal options, process and appeals request form is attached for your convenience and use.

This AJD has been conducted pursuant to Corps of Engineers' regulatory authority to identify the limits of Corps of Engineers' jurisdiction for the particular site identified in this request. This AJD may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA program participants, or anticipate participation in

USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

In all future correspondence concerning this matter, please refer to file number SAC-2017-01544. A copy of this letter is being forwarded to certain State and/or Federal agencies for their information. If you have any questions concerning this matter, please contact Chelsea B. Fannin, Project Manager, at (843) 329-8038.

Sincerely,



Tracy D. Sanders
Watershed Manager

Enclosures:

Dry Land Approved Jurisdictional Determination Form
Notification of Appeal Options
"SAC-2017-01544 LMC/ Maybank LLC", sheets 1-2 of 2

Copies Furnished:

Mr. Hunter Pierce
Ponoma/ Maybank, LLC
442 Marbello Drive
Charleston, South Carolina 29412

South Carolina Department of
Health and Environmental Control
Bureau of Water
2600 Bull Street
Columbia, South Carolina 29201

South Carolina Department of Health
and Environmental Control
Office of Ocean and Coastal
Resource Management
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405



DEPARTMENT OF THE ARMY
CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A HAGOOD AVENUE
CHARLESTON, SOUTH CAROLINA 29403-5107

June 10, 2020

Regulatory Division

Mr. Eric McClanahan
Cygnus Environmental, LLC
PO Box 548
Cordesville, South Carolina 29434
eric.mcclanahan@comcast.net

Dear Mr. McClanahan:

This is in response to your request for an Approved Jurisdictional Determination (AJD) (SAC-2007-00735) received in our office on March 30, 2020, for a 9.5-acre site located just east of Fernhill Road on Johns Island, Charleston County, South Carolina (Latitude: 32.7359°, Longitude: -80.0623°). An AJD is used to indicate the Corps has identified the presence or absence of wetlands and/or other aquatic resources on a site, including their accurate location(s) and boundaries, as well as their jurisdictional status pursuant to Section 404 of the Clean Water Act (CWA) (33 U.S.C. § 1344) and/or navigable waters of the United States pursuant to Section 10 of the Rivers and Harbors Act of 1899 (RHA) (33 U.S.C. § 403).

The site is shown on the attached depiction entitled "SAC-2007-00735 Goldberg Commercial" and dated March 2020 prepared by Cygnus Environmental, LLC. Based on a review of aerial photography, topographic maps, National Wetlands Inventory maps, soil survey information, and Wetland Determination Data Form(s), we conclude the site, as shown on the referenced depiction, does not contain any aquatic resources, including aquatic resources that would be subject to regulatory jurisdiction under Section 404 of the CWA or Section 10 of the RHA.

Attached is a form describing the basis of jurisdiction for the delineated area(s). Note that some or all of these areas may be regulated by other state or local government agencies and you should contact the South Carolina Department of Health and Environmental Control, Bureau of Water, or Department of Ocean and Coastal Resource Management, to determine the limits of their jurisdiction.

This AJD is valid for five (5) years from the date of this letter unless new information warrants revision before the expiration date. This AJD is an appealable action under the Corps of Engineers administrative appeal procedures defined at 33 CFR Part 331. The administrative appeal options, process and appeals request form is attached for your convenience and use.

This AJD was conducted pursuant to Corps of Engineers' regulatory authority to identify the limits of Corps of Engineers' jurisdiction for the particular site identified in this request. This AJD may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA program participants, or anticipate participation in USDA

programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

In all future correspondence, please refer to file number SAC-2007-00735. A copy of this letter is forwarded to State and/or Federal agencies for their information. If you have any questions, please contact me at (843) 329-8027, or by email at Courtney.M.Stevens@usace.army.mil.

Sincerely,



STEVENS.COURTNEY.
MICHELE.1364845916
2020.06.10 13:50:56
-04'00'

Courtney M. Stevens
Project Manager

Attachments:

Dry Land Approved Jurisdictional Determination Form
Notification of Appeal Options
"SAC-2007-00735 Goldberg Commercial"

Copies Furnished:

Mr. Mark Goldberg
Pomona Maybank, LLC
73 Morris Street
Charleston, South Carolina 29403
markgoldberg987@gmail.com

SCDHEC – Bureau of Water
2600 Bull Street
Columbia, South Carolina 29201
WQCWetlands@dhec.sc.gov

SCDHEC - OCRM
1362 McMillan Avenue, Suite 400
North Charleston, South Carolina 29405
OCRMPermitting@dhec.sc.gov

From: "Stevens, Courtney M CIV USARMY CESAC
<Courtney.M.Stevens@usace.army.mil>
Date: June 10, 2020 at 2:30:04 PM EDT
To: "markgoldberg987@gmail.com" <markgoldberg987@gmail.com>,
<eric.mcclanahan@comcast.net> Eric McClanahan
Cc: "OCRMPpermitting@dhec.sc.gov" <OCRMPpermitting@dhec.sc.gov>
"wqcwetlands@dhec.sc.gov" <wqcwetlands@dhec.sc.gov>
Subject: SAC-2020-00809 Harris Property

Dear Mr. Harris:

This is in response to your request for a delineation concurrence (SAC-2020-00809), received in our office on May 4, 2020, for a 0.7-acre site located adjacent to and north of Maybank Highway near the intersection of Walter Drive on Johns Island, Charleston County, South Carolina (USA)" (Latitude: 32.7341°, Longitude: -80.0602°).

Based on a review of the information you submitted, the delineated boundaries depicted on the attached drawing titled "SAC-2020-00809 Harris Property" and dated June 10, 2020, are a reasonable representation of the aquatic resources located onsite.

This information is sufficient for planning and permitting purposes with our office. Unless otherwise requested, no further correspondence will be forthcoming regarding this request.

In all future correspondence, please refer to file number SAC-2020-00809. A copy of this letter is forwarded to State and/or Federal agencies for their information. If you have any questions, please contact me, at (843) 329-8027, or by email at Courtney.M.Stevens@usace.army.mil.

Sincerely

Courtney M. Stevens
Project Manager
South Branch
Regulatory Division
 USACE, Charleston District
843-329-8027

In an effort to mitigate the potential impacts of COVID-19, I am currently teleworking and I will generally be available via e-mail. However, response times may vary due to remote network connectivity and a higher volume of virtual meetings. Thanks in advance for your patience.

