AMENDED
March 24, 2020
5:00 p.m.
Conference Call:
1-929-205-6099
Access Code:
225906695

CITY COUNCIL

A. Roll Call

B. Invocation – Councilmember Waring

C. Pledge of Allegiance

D. Presentations and Recognitions

E. Public Hearings

F. Act on Public Hearing Matters

G. Approval of City Council Minutes:

1. February 25, 2020

H. Citizens Participation Period

Please use <u>one</u> of the following methods to provide comments for the City Council meeting. Comments must be received by 4:00 p.m., Monday, March 23rd:

1. E-mail comments to publiccomments@charleston-sc.gov

2. Leave a voice mail at 843-579-6313

3. Mail comments to: Clerk of Council, 80 Broad Street, Charleston, SC 29401

I. Petitions and Communications:

J. Council Communications:

K. Council Committee Reports:

1. Committee on Community Development: (Meeting was held Thursday, March 12, 2020 at 4:30 p.m.)

a. Identification of the priority goals for the 2020-2025 Consolidated Plan Grant, Home Investment Partnerships Program and Housing Opportunities for Persons with AIDS Grants *(information only)*

b. Review/approval of the 2020-2021 Budget for the Community Development Block Grant, Home Investment Partnerships *(information only)*

c. Accessory Dwelling Units – draft ordinance *(information only)*

d. Conservation Subdivision – draft ordinance *(information only)*

2. Committee on Public Safety: (Emergency Meeting was held Wednesday, March 18, 2020 at 2:00 p.m.)

a. Discussion regarding the implementation of Emergency Ordinances put into effect related to COVID-19.

3. Committee on Public Works and Utilities: (Meeting was held Monday, March 23, 2020 at 4:00 p.m.)

a. Acceptance and Dedication of Rights-of-Way and Easements:

(i) Dedication and Acceptance of Avenue of Oaks- Avenue of Oaks (30' R/W 2046 LF). All infrastructure has been completed, inspected and accepted.
- Title to Real Estate
- Affidavit for taxable or Exempt Transfers
- Exclusive Stormwater Drainage Easement Agreement
- Plat

(ii) Dedication and Acceptance of Whitney Lakes, Phase 2D- A PORTION OF Brittlebush Lane (40' R/W, 738 LF), a portion of Petunia Alley (20' R/W, 46 LF), a portion of August Road (40' R/W, 826 LF). All infrastructure has been completed with the exception of sidewalks. The sidewalks have been bonded.
- Title to Real Estate
- Affidavit for taxable or Exempt Transfers
- Exclusive Stormwater Drainage Easement Agreement
- Plat

(iii) Dedication and Acceptance of Oakfield, Phase 3 - a portion of Vincent Astor Drive (50' R/W, LF) , Cooper Farm Road (50' R/W, LF), a portion of Leopold Street (50' R/W, LF),. All infrastructure for this phase has been bonded.
- Title to Real Estate
- Affidavit for Taxable or Exempt Transfers
- Exclusive Stormwater Drainage Agreement
- Plat

(iv) Approval to notify SCDOT that the City intends to accept maintenance of 150 LF of 10' wide concrete sidewalks and 35 LF of 8' wide concrete sidewalk to be constructed in conjunction with the project at 1285 Folly Road.

(v) Approval to notify SCDOT that the City intends to accept maintenance of 410 LF of concrete sidewalks, crosswalks & street trees wells on Meeting Street (S-107) to be constructed in conjunction with the project at 44 Line Street.

(vi) Approval to notify SCDOT that the City intends to accept maintenance of 450 LF of concrete sidewalks and 50 LF of granite curbs on Meeting Street (S-107) to be constructed in conjunction with the project at 547 Meeting Street.

(vii)Approval to notify SCDOT that the City intends to accept maintenance of 867 LF of sidewalks on Cane Slash (S-1334) to be constructed in conjunction with the project at Oak Field (Phase 5C & 5D).

(viii) Approval to notify SCDOT that the City intends to accept maintenance of 1283 LF of sidewalks on Savannah Hwy (US-17) to be constructed in conjunction with the project at Hwy 17 and Main Road.

b. Stormwater Management Department Update:

(i) Dunoon Drive Drainage Improvements - Approval to award a construction contract to the low bidder B&C Land Development for $64,840.00 for improvement of the drainage system on Dunoon Drive in Shadowmoss. This funding is currently allocated to the project in the Drainage Fund.
(ii) Spring Fishburne Drainage Improvement Project Phase 3 – Approval of Fee Amendment #20 to the Professional Services Contract with Davis & Floyd for $428,757.00 for Extended Duration of Construction Engineering & Inspection Services on the Project Phase. These funds are available within the approved project budget.
(iii) Spring Fishburne Drainage Improvement Project Phase 3 – Approval of Change Order #12 to the Construction Contract with Jay Dee Contractors for $0.00

(iv) Low Battery Seawall Repairs – Approval of Change Order #1 to the Construction Contract with Gulf Stream Construction Company for $328,191.00 for modifications to pile installation. This funding is available within the Project Contingency Budget and is funded from Hospitality Funds.

4. Committee on Ways and Means:

(Bids and Purchases
(Budget Finance and Revenue Collections: Approval of Worker's Comp renewal with Safety National in the amount of $417,015. The 2020/2021 policy renewal rate is flat but the premium is increasing due to the increased payroll. This policy runs April 1, 2020 to April 1, 2021.
(Office of Cultural Affairs: Approval to apply for $6,000 from South Carolina PRT's Tourism Advertising Grant Program, to support the 2020 MOJA Arts Festival. A 3:1 City match is required. Matching funds will come from corporate sponsorship and private donation.
(Office of Cultural Affairs: Approval to apply for $1,000 from the Jerry and Anita Zucker Family Endowment Fund of the Coastal Community Foundation. Funds will be used to support outreach programming in association with the 2020 Piccolo Spoleto Festival. No City match is required.
(Police Department: Approval to submit the 2020 State Homeland Security Grant. If awarded, the grant will fund a tactical rescue and response vehicle for use in active shooter situations and other critical incidents. The anticipated project cost is $307,175. A cash match of 25% ($76,794) is being offered for this grant. The match will be budgeted for FY2021. Due to time constraints, this is an after-the-fact approval request.

(Police Department: Approval to submit the FY2021 Victims of Crime Act Grant (VOCA). If awarded, the grant will continue funding for the salary and fringe benefits of one (1) Elder Abuse Advocate and one (1) Resource Specialist assigned to the Family Violence Unit. The anticipated project cost is $94,674. A cash match of 20% ($18,935) is required for this grant. The grant is due on April 1st.

(Resiliency: Approval to submit the 2021 SC DHEC Solid Waste Reduction & Recycling grant application ($25,000) to support a pilot program to recycle mattresses and support outreach and education efforts around new garbage routes and schedules. The grant application is due on April 3, 2020. No City match is required.

(Stormwater Management: Approval of Dunoon Drive Drainage Improvement Construction Contract with B&C Land Development in the amount of $64,840 for the installation of a storm drain system (450 linear feet of 6" pipe) to reduce ongoing flooding concerns for properties along Dunoon Drive. With the approval of the project budget, Staff is authorized to award and/or amend contracts less than $40,000, to the extent project contingency funds exist in the Council approved budget. Approval of this Construction Contract will institute a project budget of $71,324 of which $64,840 will be obligated for the contract. The funding source for this project is the Drainage Fund.

(Stormwater Management: Approval of Spring Fishburne US17 Phase 3 Fee Amendment #20 with Davis & Floyd in the amount of $428,757 for additional CEI services based upon the continuation of services beyond the revised construction contract end date of 11 October 2019 to the proposed contract end date of 19 May 2020 and covers anticipated additional effort between the latest project date of completion (31 July 2020). The current CEI services contract will expire 31 March 2020. Approval of Fee Amendment #20 will increase the Phase 3 portion of the overall Professional Services Contract by $428,757 (from $6,496,769 to $6,925,526). The funding sources for this project are: State Infrastructure Bank ($49,000,000), Capital Contribution ($59,532), and Drainage Fund ($42,000).

(Stormwater Management: Approval of Spring/Fishburne Drainage Improvements Phase 3 Change Order #12 to the Construction Contract with Jay Dee Contractors, Inc., in the amount of $457,875 with the funds coming from the Owner's Contingency Cash Allowance (OCCA) resulting in a $0.00 change order and no impact on the project budget as a whole. Change Order #12 is for additional costs associated with video inspection of 6 drop shafts ($7,875) and a Negotiated Global Settlement for all outstanding claims/change proposals ($450,000) including claims associated with grouting multiple shafts, tunnel tour date of 10/4/19, and removal of sediment from the Line St. drop shaft. This Change Order also adds 225 days to the calendar for substantial completion setting a new substantial completion date of 5/19/2020. Approval of Change Order #12 will obligate $0.00 of the project budget. Costs for the Change Order ($457,875) will come out of the approved OCCA of $2,000,000 (balance of OCCA for the project is $315,098.89).

(Parks-Capital Projects: Approval of Low Battery Seawall Repairs-Phase 1 Change Order #1 in the amount of $328,191 for a new pile redesign and implementation based on existing pile conflicts that were discovered during exploratory excavation and coring to verify existing pile design. Approval of this change order also adds 25 days to the date of substantial completion setting a new date of 1/8/2021. Approval of Change Order #1 will increase the construction contract by $328,191 (from $10,930,451 to $11,258,642). The funding sources for this project are: Hospitality Funds ($13,08,957.53), Municipal Accommodations Tax Funds ($12,382,816), and Charleston County Accommodations Tax Fees ($400,000).

(Parks-Capital Projects: Approval of St. Julian Devine Landscape Renovations Construction Contract with AOS Specialty Contractors, Inc. in the amount of $399,557

for site and landscape improvements at the St. Julian Devine Community Center. Approval of this Construction Contract will obligate $399,557 of the project budget $3,110,000. Funding sources for this project are: 2015 General Fund Reserves ($250,000), 2018 General Fund Reserves ($400,000), Cooper River Bridge TIF ($2,250,000), and Charleston Parks Conservancy Contribution ($210,000).

(Parks-Capital Projects: Approval of St. Julian Devine Improvement Change Order #2 with Satchel Construction, LLC, in the amount of $55,619.98 to provide and install new pendant lights on floors 1 & 3, paint exposed brick, remove and replace tile base, repairs to roof decking, replace breakroom cabinets, locker, and entrance door glass, painting changes on all floors, and replace aluminum storefront double doors at north entrance. Approval of this change order also adds 7 days to the date of substantial completing setting a new date of 7/30/2020. Approval of Change Order #2 will increase the Construction Contract by $55,619.98 (from $599,066.03 to $654,686.01). Funding sources for this project are 2015 General Fund Reserves ($250,000), 2018 General Fund Reserves ($400,000), Cooper River Bridge TIF ($2,250,000), and Capital Contribution ($210,000).

(Parks-Capital Projects: Approval of Stoney Field Improvements increase to P162427 for LED Lighting Improvements with National Energy Solutions in the amount of $9,692 for the relocation of the breaker panels from the top of 4 poles to a safer, more easily accessible location close to ground level. Approval to increase P162427 will increase the PO amount by $9,692 (from $294,391.12 to $304,353.12). Funding for this project is 2005 GO Bond ($399,048), 2018 GO Bond ($2,600,000), Hospitality Funds ($1,250,000), and a Capital Contribution ($19,432.50).

(Fire Department: Approval to apply for a HMEP grant in the amount of $10,500 for the Charleston FD Haz-Mat Team to attend specialized training. A 20% in-kind match is required for this grant. Salaries of personnel attending classes will be used as the match.

(Legal Department: Approval of a Mutual Termination Agreement with Charleston Parks Conservancy regarding donations for the Municipal Golf Course

(Approval to authorize the Mayor to execute the Agreement of Purchase and Sale between the City of Charleston and Shawn Elaine Anderson conveying the property located at 4 Nunan Street for the purchase price of $201,834. This property is being sold subject to the City of Charleston Single Family Affordable Restrictive Covenants with an affordability period of 90 years. (4 Nunan Street: TMS: 460-07-02-221) (Ordinance)

(Request approval of an Agreement with Charleston Water System (CWS) for the City to Grant Permanent and Temporary Easements on TMS 343-02-00-139, a City Owned Property on Plymouth Ave on James Island for the Installation and Maintenance of a Water Main. This CWS Project is to replace a damaged water main to restore redundant water service to James Island. ***(To be sent under separate cover by the Real Estate Department)***

Give first reading to the following bill from Ways and Means:

An ordinance authorizing the Mayor to execute on behalf of the City of Charleston ("City") an Agreement of Purchase and Sale, in which the City agrees to sell to Shawn Elaine Anderson the property located at 4 Nunan Street (Charleston County TMS No. 460-07-02-221) (Peninsula) (District 3) (the "Property") for $201,834.00, subject to the City of Charleston Single-Family Affordable Housing Restrictive Covenants, with an affordability period of ninety (90) years, and further subject to a permanent general utility easement for the benefit of and appurtenant to the adjacent property located at 4 Grants Court (Charleston County TMS No. 460-07-02-222).

L. Bills up for Second Reading:

(City Council may give second reading, order to third reading, give third reading, and order engrossed for ratification any bill listed on the agenda as a second reading.)

1. *An ordinance to authorize the execution and delivery of Lease/Purchase and Security Agreements with TD Equipment Finance, Inc. in order to provide for the acquisition of various vehicles, information technology and other equipment and accessories; to provide the terms and conditions of such Lease/Purchase and Security Agreements; to provide for the granting of a security interest to secure all obligations of lessee under the lease/purchase and security agreements; to authorize the execution and delivery of all documents necessary or appropriate to the consummation of such Lease/Purchase and Security Agreements; and to provide for other matters related thereto.*

2. *An ordinance providing for the issuance and sale of Waterworks and Sewer System Refunding and Capital Improvement Revenue Bonds of the City of Charleston in one or more series in the aggregate principal amount of not exceeding $220,000,000 and other matters relating thereto.*

3. *An ordinance authorizing the Mayor to execute on behalf of the City of Charleston ("City") an Agreement of Purchase and Sale, in which the City agrees to sell to Carol Jeane Lotz the property located at 4 Grants Court (Charleston County TMS No. 460-07-02-222) (Peninsula) (District 3) (the "Property") for $222,642.00, subject to the City of Charleston Single-Family Affordable Housing Restrictive Covenants, with an affordability period of ninety (90) years, together with a General Utility Easement for the benefit of the property, said General Utility Easement encumbering the City's adjacent property located at 4 Nunan Street (Charleston County TMS No. 460-07-02-221) (Peninsula) (District 3).*

4. *An ordinance to provide for the annexation of properties on Maybank Highway (3.5 acres) (TMS# 313-00-00-034; 313-00-00-035), Johns Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The properties are owned by William Stephen Harris. (DEFERRED)*

5. *An ordinance to provide for the annexation of property on Maybank Highway (2.05 acre) (TMS# 313-00-00-306), Johns Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The property is owned by LMC, LLC. (DEFERRED)*

6. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to incorporate provisions to allow subdivison and development of Single Family Detached Affordable Housing as a conditional use within multiple base zoning districts. (DEFERRED FOR PUBLIC HEARING)*

7. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-220 Accommodations Overlay Zone to correct a scrivener's error. (DEFERRED FOR PUBLIC HEARING)*

8. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending applicable sections related to Planning Commission composition to establish commission member alternates and to update other applicable sections*

related to Planning Commission Rules and Procedures. (DEFERRED FOR PUBLIC HEARING)

9. *An ordinance to amend Chapter 27, Stormwater Management and Flood Control, of the Code of the City of Charleston, to add a new Article IV to provide fill requirements for all new construction, developments, and redevelopments within the City. (DEFERRED)*

10. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending applicable sections related to the Design Review Board in order to establish board member alternates, prioritize placement of affordable/workforce housing projects on agendas, and limit the number of agenda items. (DEFERRED)*

11. *An ordinance to amend Chapter 29, Article V1, Sec. 29-240 of the Code of the City of Charleston pertaining to the procedure of accident reporting. (DEFERRED)*

12. *An ordinance to amend Article III (Stormwater Management Utility) of Chapter 27 (Stormwater Management and Flood Control) of the Code of the City of Charleston, South Carolina, by eliminating the "Homestead Exemption" in Sec. 27-140(a), applicable to the payment of Stormwater Utility Fees; by deleting Sec. 27-132(j), (k), and (l), which contain certain findings associated with the adoption of the "Homestead Exemption" with respect to Stormwater Utility Fees; and to provide that the elimination of the "Homestead Exemption" in Sec. 27-140(a) shall not apply until January 1, 2020. (DEFERRED FOR PUBLIC HEARING)*

13. *An ordinance to provide for the annexation of property known as 1415 S Edgewater Drive (0.72 acre) (TMS# 349-13-00-095), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 11. The property is owned by Robert F. Kauffmann.(DEFERRED)*

14. *An ordinance to provide for the annexation of property known as 1389 River Road (10.94 acres) (TMS# 311-00-00-025), Johns Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The property is owned by Knapp A Partnership. (DEFERRED)*

15. *An ordinance to provide for the annexation of property known as 1381 River Road (1.28 acres) (TMS# 311-00-00-097), Johns Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5. The property is owned by Knapp A Partnership. (DEFERRED)*

M. Bills up for First Reading*

***NOTICE: A public hearing on Items M.1 through M.4 has been advertised to be held at City Council's meeting on March 24, 2020. Due to the Coronavirus pandemic, no public hearing on Items M.1 through M.4 will be held on March 24, 2020. The public hearing for Items M.1 through M.4 will be rescheduled and advertised for City Council's April 14, 2020 meeting. City Council may give Items M.1 through M.4 a first reading prior to holding a public hearing. City Council may not give Items M.1 through M.4 a final reading until after a properly-advertised public hearing as to each Item.**

1. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 220 Nassau Street (peninsula) (0.89 acre) (TMS #459-05-01-067) (Council District 4), be rezoned from Diverse Residential (DR-2) classification to Mixed-Use/Workforce Housing (MU-1/WH) classification. The property is owned by Charleston County School District.

2. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that Ashley River Road (West Ashley) (1.53 acres) (TMS #354-12-00-004) (Council District 2), be rezoned from Single-Family Residential (SR-1) classification to Limited Business (LB) classification. The property is owned by Laura M. Smith.

3. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1970 Delaney Drive (James Island) (0.303 acre) (TMS #340-00-00-099) (Council District 6), be rezoned from Single-Family Residential (SR-1) classification to Single-Family Residential (SR-4) classification. The property is owned by Jesse J. Richardson III.

4. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending applicable sections related to the Design Review Board in order to establish board member alternates, prioritize placement of affordable/workforce housing projects on agendas, and limit the number of agenda items.

5. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 276 Coming Street (Peninsula) (0.07 acre) (TMS #460-04-04-003) (Council District 3), be rezoned from Diverse Residential (DR-2F) classification to Commercial Transitional (CT) classification. The property is owned by Matthew Black Lineberger. **(The Planning Commission recommends disapproval.)** *(DEFERRED)*

6. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1815 Beechwood Road (West Ashley) (0.65 acre) (TMS #354-07-00-101) (Council District 2), be rezoned from Single-Family Residential (SR-6) classification to Diverse Residential (DR-6) classification. The property is owned by Matt and Angela Chambers. *(DEFERRED)*

7. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is part thereof, so that property located on River Road, Summerland Drive, and Oakville Plantation Road (Johns Island) (126.95 acre) (TMS #317-00-00-007, 317-00-00-011, 317-00-00-012, 317-00-00-075, 317-00-00-076, and 317-00-00-089) (Council District 5), be zoned, and existing Light Industrial (LI) classification be rezoned to Planned Unit Development (PUD) classification. The property is owned by Keith W . Lackey, Gail Grimball, and Gary S. Worth. *(DEFERRED)*

8. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to make rooftop eating and drinking places subject to the approval of a special exception in the GB, UC, MU-2, MU-2/WH, and UP base zoning districts, adopt regulations for rooftop eating and drinking places in the GB, UC, MU-2, MU-2/WH, and UP base zoning districts, and prohibit rooftop eating and drinking places in all other base zoning districts. *(DEFERRED)*

9. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that a portion of former Summerville Avenue right-of-way (Peninsula Neck) (approximately 1.4 acres) (Unzoned Right-of-Way) (Council District 4), be zoned General Business (GB) classification. The property is former right-of-way deeded to adjacent property owners. *(DEFERRED)*

N. Miscellaneous Business:

1. Request approval of a proposed settlement agreement between the City of Charleston and The Citadel, the Military College of South Carolina, arising out of Case No. 2020-CP-10-0145, The Citadel v. City of Charleston, et al., in which The Citadel appeals the BAR-L's denial of a permit to demolish Capers Hall and a public safety building on The Citadel's campus, within the block bounded by Lee Avenue to the north, Elmwood Avenue to the east, Hagood Avenue to the west, and Huger Street to the south (a portion of Charleston County TMS No. 460-00-00-004) (Peninsula) (District 6).

2. Consideration of Amendment to Agreement with the Local Development Corporation ("LDC") to create an emergency fund to assist small businesses as a result of COVID-19

3. The next regular meeting of City Council will be Tuesday, April 14, 2020 at 5:00 p.m.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

K3(a)(i,

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF CHARLESTON)

KNOW ALL MEN BY THESE PRESENTS, that HDP OAKS AVENUE LLC, a Delaware limited liability company ("Grantor") in the state aforesaid, for an in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00), being the true consideration to it in hand paid at and before the sealing of these presents by the CITY OF CHARLESTON, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said CITY OF CHARLESTON ("Grantee"), its successors and assigns, forever, that certain property described on Exhibit A, a copy of which is attached hereto and incorporated herein by reference, which is granted, bargained, sold and released for the use of the public forever.

Grantee's Mailing Address: City of Charleston
Department of Public Service
Engineering Division
2 George Street
Suite 2100
Charleston, South Carolina 29401

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the CITY OF CHARLESTON, its successors and assigns forever.

AND Grantor does hereby bind itself and its heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said City of Charleston, its successors and assigns, against Grantor and its heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

**[REMAINDER OF PAGE INTENTIONALLY BLANK;
SIGNATURE PAGE AND EXHIBIT TO FOLLOW]**

WITNESS the Grantor's Hand and Seal this 24th days of February, 2020.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Craig Hobart
Witness #1
Print Name: Craig Hobart

Anne E West
Witness #2
Print Name: Anne E. West

HDP OAKS AVENUE LLC

Agent
By: James Cone
Its: Agent

STATE OF South Carolina)
) ACKNOWLEDGEMENT
COUNTY OF Charleston)

The foregoing instrument was acknowledged before me (the undersigned notary) by James Cone, the Agent of HDP OAKS AVENUE LLC, a Delaware limited liability company, on the 24th day of February, 2020.

Signature of Notary: Abby F. Hayes
Print Name of Notary: Abby Hayes
Notary Public for South Carolina
My Commission Expires: October 19, 2026

SEAL OF NOTARY

Abby F. Hayes
Notary Public, State of South Carolina
My Commission expires Oct. 19, 2026

[REMAINDER OF PAGE INTENTIONALLY BLANK; SIGNATURE PAGE AND EXHIBIT TO FOLLOW]

EXHIBIT A

[LEGAL DESCRIPTION OF PROPERTY]

All that certain property underneath, above, and containing that certain right-of-way situate, lying and being in the City of Charleston, Charleston County, South Carolina, shown and designated as "AVENUE OF OAKS PUBLIC ALLEY (30' R/W)," contained within that subdivision known or to be known as "Avenue of the Oaks," as more particularly shown and delineated on that certain plat entitled, "FINAL PLAT SHOWING AVENUE OF THE OAKS (9.984 ACRES) SUBDIVISION, TMS 418-06-00-028, PROPERTY OF HDP OAKS AVENUE LLC, LOCATED WEST OF THE ASHLEY, IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA," prepared by Andrew C. Gillette (S.C.P.L.S. No. 5933-B), dated July 12, 2019, last revised _____, and recorded _____ in Plat Book _____ at Pages _____ through _____ in the Register of Deeds Office for Charleston County, South Carolina (the "Plat").

Said right-of-way butting and bounding, measuring and containing, and having such courses and distances as are shown on the Plat, reference to which is had for a full and complete description, being all of the said dimensions, a little more or a little less.

Being a portion of the same property conveyed to HDP Oaks Avenue LLC by (1) deed of Campbell-Knuppel Mobile Home Park, LLC, dated October 27, 2017, and recorded October 30, 2017, in Deed Book 0676 at Page 129 in the Register of Deeds Office for Charleston County, South Carolina; and (2) deed of Thomas C. Campbell, III and Dorothy E. Knuppel, dated October 27, 2017, and recorded October 30, 2017, in Deed Book 0676 at Page 135 in the Register of Deeds Office for Charleston County, South Carolina; but not including that portion of the property conveyed by HDP Oaks Avenue LLC to ECLT Foundation, Inc. by deed dated October 10, 2018, and recorded November 5, 2018 in Deed Book 0758 at Page 280 in the Register of Deeds Office for Charleston County, South Carolina.

Being a portion of TMS No. 418-06-00-028

[END OF DOCUMENT]

STATE OF SOUTH CAROLINA)

COUNTY OF Charleston) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2. The property was transferred by HDP Oaks Avenue LLC to City of Charleston on 10/25/19.

3. Check one of the following: The deed is

   (A)_____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

   (B)_____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.

   (C)_✓_ exempt from the deed recording fee because (See Information section of affidavit): #1 Value less than $100 (explanation required) (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?
Check Yes ____ or No ____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):

   (A)_____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____

   (B)_____ The fee is computed on the fair market value of the realty which is _____.

   (C)_____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check YES ___ or NO ___ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is _____.

6. The deed recording fee is computed as follows:

   (A) Place the amount listed in item 4 above here: _____

   (B) Place the amount listed in item 5 above here: _____
   (If no amount is listed, place zero here.)

   (C) Subtract Line 6(b) from Line 6(a) and place the result here: _____

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is _____.

8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as Attorney _____.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

_____
Responsible Person Connected with the Transaction

Steven E. Harvey
Print or Type Name Here

Sworn this 25th day of October 2019
_____
Notary Public for SC
My Commission Expires: 11/9, 2020

CAROLYNE A. POLING
NOTARY
PUBLIC
Exp. November 9, 2020
SOUTH CAROLINA

ATET4-2013

STATE OF SOUTH CAROLINA	)	**EXCLUSIVE STORM**
	)	**WATER DRAINAGE**
	)	**EASEMENTS**
COUNTY OF CHARLESTON	)	**CITY OF CHARLESTON**

This Agreement is made and entered into this ____ day of _____, 2020, by and between the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina (herein the "City") and HDP Oaks Avenue LLC, a Delaware limited liability company (herein the "Owner").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining storm water drainage ditches and appurtenances ("Storm Water System") across a portion of the property identified by and designated as Charleston County tax map number 418-06-00-028 and to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through the referenced portion of the Owner's property, as hereinafter described; and

WHEREAS, the undersigned Owner of the property is desirous of cooperating with the City and is minded to grant unto it certain permanent and exclusive storm water drainage easements in and to the property necessary therefor.

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the property, the Owner has granted, bargained, sold, released and conveyed by these present and does grant, bargain, sell, release and convey unto the City of Charleston all of those certain drainage easements more particularly described on Exhibit A, attached hereto and incorporated herein by reference.

The City shall at all times have the right of ingress and egress to the land affected by the said Exclusive and Permanent Storm Water Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Storm Water System. These Exclusive and Permanent Storm Water Drainage Easements shall be commercial in nature and shall run with the land.

The City has no obligation to repair, replace or to compensate the Owner for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of these Exclusive and Permanent Storm Water Drainage Easements during the conduct of its allowable activities as described above.

TO HAVE AND TO HOLD, all and singular, the said before mentioned unto the said CITY OF CHARLESTON, its successors and assigns, against Owner and its heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

[REMAINDER OF PAGE INTENTIONALLY BLANK;
SIGNATURE PAGES AND EXHIBIT TO FOLLOW]

IN WITNESS WHEREOF, the City of Charleston has set its Hand and Seal the day and year first above written.

WITNESSES:

CITY OF CHARLESTON

_____
Witness #1

_____
By:
Its:

_____
Witness #2

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me (the undersigned notary) by _____, the _____ of the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina, on this _____ day of _____, 2020.

Signature: _____
Print Name of Notary: _____
Notary Public for South Carolina
My Commission Expires: _____
SEAL OF NOTARY

[REMAINDER OF PAGE INTENTIONALLY BLANK; SIGNATURE PAGE AND EXHIBIT TO FOLLOW]

IN WITNESS WHEREOF, the Owner has set its Hand and Seal the day and year first above written.

WITNESSES:

Craig Hobart
Witness #1
Craig Hobart

Anne E West
Witness #2
Anne E. West

HDP OAKS AVENUE LLC

By: James Cone
Its: Agent

STATE OF South Carolina)
COUNTY OF Charleston) ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by James Cone, the Agent of HDP Oaks Avenue LLC, a Delaware limited liability company, on this 24th day of February, 2020.

Signature: Abby P. Hayes
Print Name of Notary: Abby Hayes
Notary Public for South Carolina
My Commission Expires: October 19, 2026
SEAL OF NOTARY

Abby P. Hayes
Notary Public, State of South Carolina
My Commission expires Oct. 19, 2026

[REMAINDER OF PAGE INTENTIONALLY BLANK; EXHIBIT TO FOLLOW]

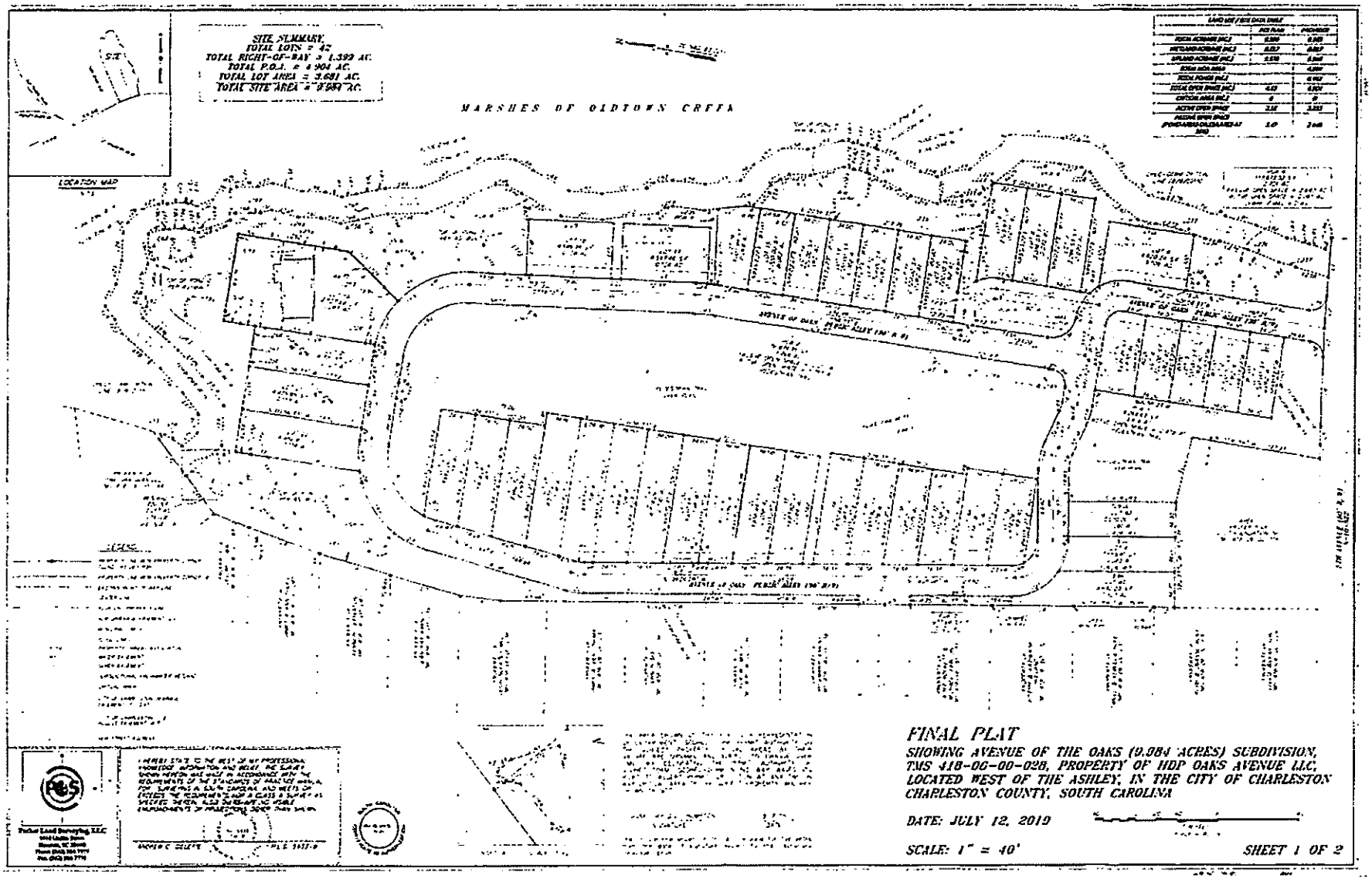
EXHIBIT A

[DESCRIPTION OF DRAINAGE EASEMENTS]

All those certain drainage easements of various widths being shown and labeled "C.C.D.E." or otherwise designated as City of Charleston drainage easements, on that certain plat entitled, "FINAL PLAT SHOWING AVENUE OF THE OAKS (9.984 ACRES) SUBDIVISION, TMS 418-06-00-028, PROPERTY OF HDP OAKS AVENUE LLC, LOCATED WEST OF THE ASHLEY, IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA," prepared by Andrew C. Gillette (S.C.P.L.S. No. 5933-B), dated July 12, 2019, last revised _____, and recorded _____ in Plat Book _____ at Pages _____ through _____ in the Register of Deeds Office for Charleston County, South Carolina.

SAID EXCLUSIVE STORMWATER DRAINAGE EASEMENTS having such the size, shape, dimensions, buttings, and boundings as will by reference to said plat more fully and at-large appear.

[END OF DOCUMENT]



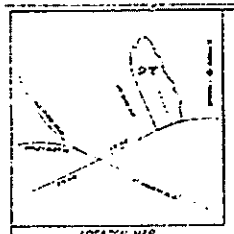
FINAL PLAT

SHOWING AVENUE OF THE OAKS (9.984 ACRES) SUBDIVISION, TMS 418-00-00-028, PROPERTY OF HDP OAKS AVENUE LLC, LOCATED WEST OF THE ASHLEY, IN THE CITY OF CHARLESTON CHARLESTON COUNTY, SOUTH CAROLINA

DATE: JULY 12, 2019

SCALE: 1" = 40'

SHEET 1 OF 2



LOCATION MAP

SITE SUMMARY
TOTAL LOTS = 42
TOTAL RIGHT-OF-WAY = 1.339 AC
TOTAL P.O.A = 4.904 AC
TOTAL LOT AREA = 3.681 AC
TOTAL SITE AREA = 9.984 AC

REFERENCES

NOTES

FINAL PLAT

SHOWING AVENUE OF THE OAKS (9.984 ACRES) SUBDIVISION, TMS 418-06-00-028, PROPERTY OF HDP OAKS AVENUE LLC, LOCATED WEST OF THE ASHLEY, IN THE CITY OF CHARLESTON CHARLESTON COUNTY, SOUTH CAROLINA

DATE: JULY 12, 2019

SCALE: 1" = 40'

SHEET 2 OF 2

K3(a)(ii)

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF CHARLESTON)

KNOW ALL MEN BY THESE PRESENTS, that Whitney Lake, Phase 2D ("Grantor") in the state aforesaid, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00), being the true consideration to it in hand paid at and before the sealing of these presents by the CITY OF CHARLESTON, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said CITY OF CHARLESTON ("Grantee"), its successors and assigns, forever, the following described property which is granted, bargained, sold and released for the use of the public forever:

All of the property underneath, above, and containing those certain streets, roads, drives, and cul-de-sacs situate, lying and being in the City of Charleston, County of Charleston State of South Carolina, identified as (list street names) August Road, Brittlebush Lane & Petunia Alley

as shown and designated on a plat entitled Final Subdivision Plat Showing 40 Lots & 4 HOA Areas Located in The Gardens at Whitney Lake, Phase 2D, Johns Island, City of Charleston, Charleston County, South Carolina

prepared by RLA Associates, PA, dated August 1, 2019, revised _____, and recorded on _____ in Plat Book _____ at Page _____ in the ROD Office for Charleston County. Said property butting and bounding, measuring and containing, and having such courses and distances as are shown on said plat. Reference being had to the aforesaid plat for a full and complete description, being all of the said dimensions, a little more or a little less.

This being a portion of the property conveyed to Grantor herein by deed of the Whitney Lake, LLC dated 6 April 2010 and recorded 19 April 2010 in Book 0117 at Page 702 in the ROD Office for Charleston County, South Carolina.

Grantee's Mailing Address:

City of Charleston
Department of Public Service
Engineering Division
2 George Street
Suite 2100
Charleston, South Carolina 29401

Portion of TMS No.: 314-00-00-334

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the CITY OF CHARLESTON, its successors and assigns forever.

AND Grantor does hereby bind itself and its heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said City of Charleston, heirs and assigns, against Grantor and its heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hand(s) and Seal(s) this 21st day of February 2020.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness Number One

Blake Smith
Printed Name

Witness Number Two

Luke Coffey
Printed Name

Grantor

Jason Long
Printed Name
AUTHORIZED SIGNATORY

****

STATE OF Georgia)
) ACKNOWLEDGEMENT
COUNTY OF ~~CHARLESTON~~ Richmond)

This foregoing instrument was acknowledged before me (the undersigned notary) by Jason Long, the Authorized Signatory of Southeastern Recapitalization Group, LLC, a Limited Liability Company, on behalf of the Grantor on the 21st day of February, 2020.

Signature of Notary: Susan A. Skadan
Print Name of Notary: Susan A. Skadan
Notary Public for Columbia County, Georgia
My Commission Expires: June 28, 2021

SUSAN A. SKADAN NOTARY PUBLIC My Comm. Expires June 28, 2021 COLUMBIA COUNTY, GEORGIA

SEAL OF NOTARY

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2. The property was transferred by Southeastern Recapitalization Group, LLC to City of Charleston on _____.

3. Check one of the following: The deed is

   (A)_____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

   (B)_____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.

   (C)_✓_ exempt from the deed recording fee because (See Information section of affidavit): Exemption #1 & Exemption #2 (explanation required) (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?
Check Yes ____ or No ____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):

   (A)_____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____

   (B)_____ The fee is computed on the fair market value of the realty which is _____.

   (C)_____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check YES ___ or NO ___ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is _____.

6. The deed recording fee is computed as follows:

   (A) Place the amount listed in item 4 above here: _____

   (B) Place the amount listed in item 5 above here: _____
   (If no amount is listed, place zero here.)

   (C) Subtract Line 6(b) from Line 6(a) and place the result here: _____

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is _____.

8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as Authorized Signatory.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Responsible Person Connected with the Transaction

Jason Long Authorized Signatory
Print or Type Name Here

Sworn this 21st day of February 2020
Susan A. Skadan
Notary Public for Columbia County, Georgia
My Commission Expires: June 28, 2021

SUSAN A. SKADAN
NOTARY
My Comm. Expires
June 28, 2021
PUBLIC
COLUMBIA COUNTY, GEORGIA

ATET4-2013

STATE OF SOUTH CAROLINA	)	**EXCLUSIVE STORM**
	)	**WATER DRAINAGE**
	)	**EASEMENTS**
COUNTY OF CHARLESTON	)	**CITY OF CHARLESTON**

This Agreement is made and entered into this _____ day of _____2020, by and between the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina (herein the "City"), and Southeastern Recapitalization Group, LLC _____ (herein the "Owner").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining storm water drainage ditches and appurtenances ("Storm Water System") across a portion of _____ property identified by and designated as Charleston _____County tax map number 312-00-00-334 _____ and to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through the referenced portion of _____ the Owner's property as hereinafter described; and

WHEREAS, the undersigned Owner of the property is desirous of cooperating with the City and is minded to grant unto it certain permanent and exclusive storm water drainage easements in and to the property necessary therefor.

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the property, the Owner has granted, bargained, sold, released and conveyed by these present and does grant, bargain, sell, release and convey unto the City of Charleston all of those certain New City of Charleston Drainage Easements (or D.E.) as such are identified on the above referenced portion of _____ property and which are more fully shown on that certain plat entitled;

" Final Subdivision Plat Showing 40 Lots & 4 HOA Areas Located in The Gardens at Whitney Lake, Phase 2D, Johns Island, City of Charleston, Charleston County, South Carolina

"

Prepared and executed by Robert L. Arrington, PLS _____ dated August 1, 2019 _____, revised on _____, and recorded on _____ in Plat Book _____ at Page _____ in the ROD ___ Office for Charleston _____, South Carolina (herein the "Plat").

A copy of said plat is attached heretofore as "Exhibit A" and incorporated herein.

SAID EXCLUSIVE STORM WATER DRAINAGE EASEMENTS having such size, shape, location, and butting and bounding as shown on said Plat, reference to which is hereby made for a more complete description.

The City shall at all times have the right of ingress and egress to the land affected by the said Exclusive and Permanent Storm Water Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Storm Water System. These Exclusive and Permanent Storm Water Drainage Easements shall be commercial in nature and shall run with the land.

The City has no obligation to repair, replace or to compensate the Owner for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of these Exclusive and Permanent Storm Water Drainage Easements during the conduct of its allowable activities as described above.

TO HAVE AND TO HOLD, all and singular, the said before mentioned unto the said CITY OF CHARLESTON, its successors and assigns, against Owner and its heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the parties have set the Hands and Seals the day and year above written.

WITNESSES:

_____
Witness #1

_____
Witness #2

CITY OF CHARLESTON

_____
By: ~~Laura Cabiness~~
Its: Public Service Director

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by _____, the _____ of the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina, on _____.

Signature: _____

Print Name of Notary: _____

Notary Public for _____

My Commission Expires: _____

SEAL OF NOTARY

WITNESSES:

_____
Witness #1

_____
Witness #2

OWNER:

_____
Name: JASON LONG Authorized Signatory

STATE OF Georgia)
)
COUNTY OF Richmond)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by Jason Long, the Authorized Signatory of Southeastern Recap. Group, a Limited Liability Company, on behalf of the Owner on 2/21/2020.

Signature: Susan A Skadan

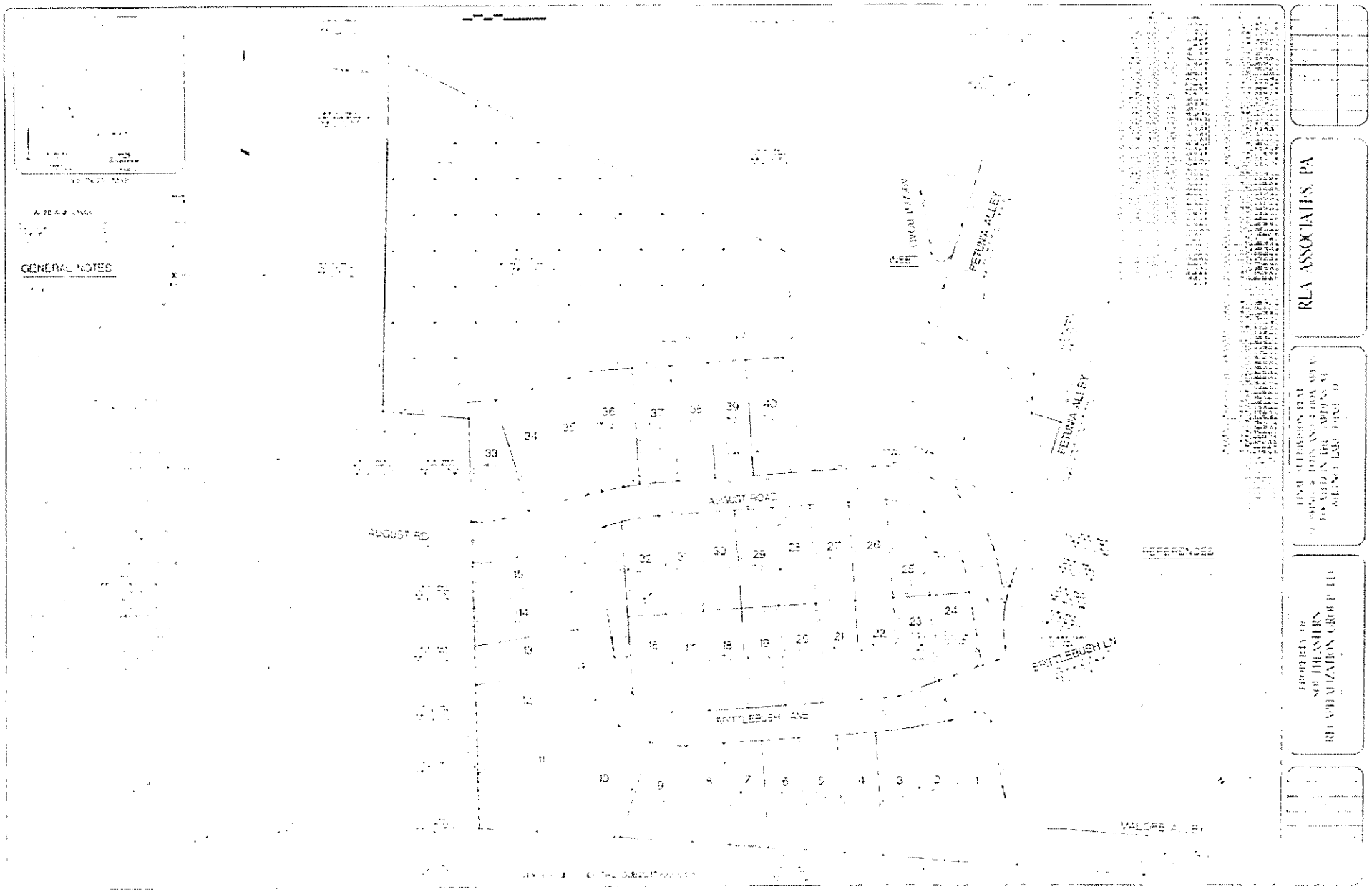
Print Name of Notary: Susan A Skadan

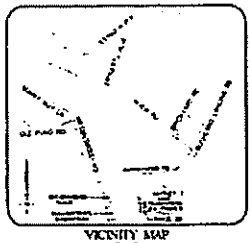
Notary Public for Columbia County, Georgia

My Commission Expires: June 28, 2021

SEAL OF NOTARY

SUSAN A. SKADAN NOTARY My Comm. Expires June 28, 2021 PUBLIC COLUMBIA COUNTY, GEORGIA


GENERAL NOTES
INSET
PETUNIA ALLEY
PETUNIA ALLEY
AUGUST ROAD
AUGUST RD
REFERENCES
BRITTLEBUSH LN
BRITTLEBUSH AVE
MALORE ALLEY
RLA ASSOCIATES, PA
PROPERTY OF
SOUTHEASTERN
RECAPITALIZATION GROUP LLC



VICINITY MAP
NOT TO SCALE

REFERENCES

1. PLAT BY JOHN [illegible] DATED SEPTEMBER 1 [illegible] & RECORDED IN PLAT BK [illegible] OF THE [illegible]
2. PLAT BY RICHARD A. ALBANESE, DATED NOVEMBER [illegible] & RECORDED IN PLAT BK [illegible] OF THE [illegible]
3. BOUNDARY, TREE & TOPOGRAPHIC SURVEY OF TMS 312-00-00-034 BY THE OFFICE DATED APRIL [illegible], 2017

ACREAGE CHART

[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

CERTIFICATE
OWNER & DEVELOPER AGREEMENT

I, THE UNDERSIGNED OWNER HEREBY AUTHORIZE [illegible] TO REPRESENT THE OWNER(S) OF THIS PROPERTY FOR THE PURPOSE DESCRIBED HEREIN. I UNDERSTAND THE SOUTH CAROLINA STATE LAW SECTION 6-29-1145 AND BY SIGNING THIS CERTIFICATE I HEREBY SIGN MY SIGNATURE BELOW.

PRINT NAME [illegible]

SIGNATURE [illegible]

DATE OF SIGNATURE [illegible]

BY THE SIGNING OF THIS PLAT, WE GRANT THE [illegible] AREAS AND THE [illegible] AS EASEMENT TO THE USE OF THE PUBLIC FOREVER.

[illegible]

HEIGHBORHOOD DISTRICT TABLE FOR PHASE 2D

	TRC MASTERPLAN (23 OCT 2017)		RECORDED PLATS (1A, 1B, 1C, 2A-1, 2B, 2C, 2E, 4)		PHASE 2D		TOTAL	
ACREAGE	**ACRES**		**ACRES**		**ACRES**		**ACRES**	
GROSS LAND	155		100.28		12.33		112.61	
FRESHWATER WETLANDS	5.1		1.99		2.09		4.08	
MARSHES LAKE (50%)	12.65		19.55		0.79		20.34	
NET ACREAGE (UPLAND)	137.25		78.74		9.45		88.19	
UNITS-DENSITY	**ACRES**	**UNITS**	**ACRES**	**UNITS**	**ACRES**	**UNITS**	**ACRES**	**UNITS**
NET DENSITY	-	5.14	-	-	-	-	-	-
TOTAL UNITS	-	706	-	359	-	40	-	399
SINGLE FAMILY DETATCHED	30.91	251	19.99	175	6.02	40	26.01	215
SINGLE FAMILY ATTACHED	20.79	240	8.37	238	0	0	8.37	238
MULTIFAMILY	7.64	215	0	0	0	0	0	0
MIXED USE	2.8	0	0	0	0	0	0	0
OUTDOOR SPACE & HOA	**ACRES**		**ACRES**		**ACRES**		**ACRES**	
NEIGHBORHOOD GREEN	5.69		2.63		0		2.63	
PLAZA SQUARE	0.59		0		0		0	
NEIGHBORHOOD PARKS	2.54		0.46		1.54		2.00	
GREENWAYS	7.61		6.98		0		6.98	
SUBTOTAL	16.43		10.07		1.54		11.61	
OUTDOOR SPACE TOTAL	**ACRES**		**ACRES**		**ACRES**		**ACRES**	
USABLE OUTDOOR SPACE	16.11		10.07		1.54		11.61	
CONSERVATION (50% IN OUTDOOR SPACE TOTAL)	34.31 (17.15)		0		1.26 (0.63)		1.26 (0.63)	
SUBTOTAL	46.15		10.07		0.63		10.70	
UNCLASSIFIED HOA	[illegible]		0.99		0		0.99	

[illegible]

[illegible]

PLANNING & RMC USE ONLY

GENERAL NOTES

1. [illegible]
2. [illegible]
3. THE SURVEY SHOWN HEREON IS NOT THE RESULT OF A TREE SEARCH BUT BASED ON THE [illegible] MONUMENTATION.
4. THIS PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON FIRM MAP NO. [illegible] DATED NOVEMBER [illegible] 2004.
5. [illegible] SHOWN ON THIS [illegible] SURVEY ONLY.
6. THIS PROPERTY MAY BE SUBJECT TO ANY AND ALL APPLICABLE [illegible] REVIEW, LANDMARK, PRESERVATION, UTILITIES AND RESTRICTIVE COVENANTS [illegible] MAY BE OF RECORD OR APPLIED.
7. THIS PROPERTY IS ZONED [illegible].
8. ALL ELEVATIONS ARE [illegible].
9. THIS PORTION OF PHASE [illegible] BEING DEVELOPED PURSUANT TO THE NEIGHBORHOOD DISTRICT ZONING REGULATIONS OF THE CITY OF CHARLESTON AND THE MASTER PLAN APPROVED BY THE TECHNICAL REVIEW COMMITTEE (OCTOBER 23, 2017).
10. ALL AREAS CONTAINED [illegible] PARCEL ARE OWNED/MAINTAINED BY THE HOA AND ARE NON-HOA USE [illegible].
11. THE MAINTENANCE [illegible] RETENTION POND IS THE SOLE RESPONSIBILITY OF THE HOA. THE CITY OF CHARLESTON IS NOT RESPONSIBLE TO MAINTAIN OR REPAIR THE [illegible] ALL STRUCTURE.
12. UTILITIES: WATER - [illegible] WATER COMPANY
    SEWER - CHARLESTON WATER SYSTEM
    POWER - [illegible] ELECTRIC COMPANY
13. ALL PROPERTY CORNERS ARE MARKED WITH [illegible] UNLESS OTHERWISE NOTED.
14. THE ACCESS EASEMENT SHOWN IS DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO THE STORMWATER MANAGEMENT FACILITY. THE LONG TERM MAINTENANCE AND OPERATION OF THE STORM WATER MANAGEMENT FACILITY IS THE RESPONSIBILITY OF THE OWNER(S) OF THE PARCEL(S) OR THE PROPERTY OWNERS ASSOCIATION IN PART AND SHALL BE CONDUCTED IN ACCORDANCE WITH THE COVENANTS FOR THE PERMANENT MAINTENANCE OF THE STORMWATER FACILITIES DOCKETED FOR THIS SUBDIVISION.
15. THE CITY OF CHARLESTON DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER SYSTEM.
16. WETLAND DELIMITATION SHOWN HEREON AS PER CAS ALL [illegible] BY LOCKLAIR CONSULTING, INC. AND PLAND SURVEY DONE BY THIS OFFICE.
17. [illegible] DATED JANUARY 2017, SHOWN AS [illegible] DELINEATION & 30' BUFFER.
18. PROPERTY IS ZONED [illegible]
    SETBACK REQUIREMENTS:
    [illegible]
    SIDE SETBACK: [illegible]
    REAR SETBACK: [illegible]
19. TOTAL 20 - 40 LOTS
    SMALLEST LOT - [illegible] ACRE
    LARGEST LOT - [illegible] ACRE
20. ALL OPEN SPACE AREAS SHALL BE RESERVED FOR OPEN SPACE ONLY AND SHALL BE OWNED AND MAINTAINED BY THE HOA [illegible] OPEN SPACE STANDARDS.
21. OPEN SPACE ACTIVITIES MAY INCLUDE PASSIVE AREAS, OPEN [illegible] PICNICKING.

CITY PROJECT ID: TRC-SUB2017-000063

REVISIONS	DATE
REVISED PER CITY COMMENTS	[illegible]
REVISED PER COUNTY COMMENTS	[illegible]
REVISED PER COUNTY COMMENTS	[illegible]
REVISED PER COUNTY COMMENTS	[illegible]

RLA ASSOCIATES, PA
[illegible]

FINAL SUBDIVISION PLAT
SHOWING 40 LOTS AND 4 HOA AREAS
LOCATED IN THE GARDENS AT
WITHNEY LAKE, PHASE 2D
JOHN'S ISLAND, CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

PROPERTY OF
SOUTHEASTERN
RECAPITALIZATION GROUP, LLC
[illegible]

DRAWN BY	[illegible]
REVIEWED BY	[illegible]
DATE	[illegible]
SCALE	[illegible]
FILE NO.	[illegible]

SHEET NO. 2
OF 2 SHEETS

K3(a)(iii)

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that PULTE HOME COMPANY, LLC ("Grantor") in the state aforesaid, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00), being the true consideration to it in hand paid at and before the sealing of these presents by the CITY OF CHARLESTON, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said CITY OF CHARLESTON ("Grantee"), its successors and assigns, forever, the following described property which is granted, bargained, sold and released for the use of the public forever:

All of the property underneath, above, and containing those certain streets, roads, drives, and cul-de-sacs situate, lying and being in the City of Charleston, County of Charleston, State of South Carolina, identified as (list street names) COOPER FARM ROAD, VINCENT ASTOR DRIVE, AND LEOPOLD STREET

as shown and designated on a plat entitled FINAL PLAT SHOWING THE SUBDIVISION OF OAKFIELD PHASE 3 (34.410 ACRES) A PORTION OF TMS NO. 278-00-00-041 & 127 CONTAINING LOTS 1 THROUGH 87 (15.883 ACRES) RIGHT-OF-WAYS (4.174 AC.) AND HOMEOWNERS ASSOCIATION AREAS (14.353 AC.) PREPARED FOR PULTE HOME COMPANY, LLC LOCATED IN THE CITY OF CHARLESTON CHARLESTON COUNTY SOUTH CAROLINA
prepared by HLA, Inc., dated May 17, 2019, revised _____, and recorded on _____ in Plat Book _____ at Page _____ in the ROD Office for Charleston County.

Said property butting and bounding, measuring and containing, and having such courses and distances as are shown on said plat. Reference being had to the aforesaid plat for a full and complete description, being all of the said dimensions, a little more or a little less.

This being a portion of the property conveyed to Grantor herein by deed of the SHADE TREE PARTNERS, LLC dated January 11, 2018 and recorded January 12, 2018 in Book 0692 at Page 106 in the ROD Office for Charleston County, South Carolina.

This being a portion of the property conveyed to Grantor herein by deed of the SHADE TREE PARTNERS, LLC dated January 11, 2016 and recorded January 12, 2017 in Book 0609 at Page 896 in the RMC Office for Charleston County, South Carolina.

Grantee's Mailing Address:

City of Charleston
Department of Public Service
Engineering Division
2 George Street, Suite 2100
Charleston, South Carolina 29401

Portion of TMS No.: 278-00-00-041 & 127

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the CITY OF CHARLESTON, its successors and assigns forever.

AND Grantor does hereby bind itself and its heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said City of Charleston, heirs and assigns, against Grantor and its heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hand(s) and Seal(s) this 19th day of July 2019.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness Number One

Justin Smith
Printed Name

Witness Number Two

Will Lucas
Printed Name

Grantor

Sidney Dudley
Printed Name
Director of Land Development of Pulte Home Company, LLC

****

STATE OF South Carolina)
) ACKNOWLEDGEMENT
COUNTY OF Charleston)

This foregoing instrument was acknowledged before me (the undersigned notary) by Sidney Dudley, the Director of Land Development of Pulte Home Company LLC, a ~~Delaware~~ limited liability company, on behalf of the Grantor on the 19th day of July, 2019. Michigan (RAH)

Signature of Notary: Renee' A. Hansen

Print Name of Notary: Renee' A. Hansen

Notary Public for South Carolina

My Commission Expires: April 18, 2028

SEAL OF NOTARY

RENEE A. HANSEN
COM. EXP.
NOTARY
PUBLIC
04-18-2028
SOUTH CAROLINA

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2. The property was transferred by PULTE HOME COMPANY, LLC to THE CITY OF CHARLESTON on _____.

3. Check one of the following: The deed is

   (A)_____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

   (B)_____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.

   (C)✓ exempt from the deed recording fee because (See Information section of affidavit): #2 (explanation required) (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?
Check Yes ____ or No ____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):

   (A)_____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____

   (B)_____ The fee is computed on the fair market value of the realty which is _____.

   (C)_____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check YES ___ or NO ___ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is _____.

6. The deed recording fee is computed as follows:

   (A) Place the amount listed in item 4 above here: _____

   (B) Place the amount listed in item 5 above here: _____
   (If no amount is listed, place zero here.)

   (C) Subtract Line 6(b) from Line 6(a) and place the result here: _____

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is _____.

8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Responsible Person Connected with the Transaction

SIDNEY DUDLEY DIR. OF LAND DEVELOPMENT
Print or Type Name Here

Sworn this 19th day of July 2019
Renee A. Hansen
Notary Public for South Carolina
My Commission Expires: April 18, 2028

RENEE A. HANSEN
COM. EXP.
NOTARY
PUBLIC
04-18-2028
SOUTH CAROLINA

STATE OF SOUTH CAROLINA	)	**EXCLUSIVE STORM**
	)	**WATER DRAINAGE**
	)	**EASEMENTS**
COUNTY OF CHARLESTON	)	**CITY OF CHARLESTON**

This Agreement is made and entered into this _____ day of _____ 20__, by and between the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina (herein the "City"), and PULTE HOME COMPANY, LLC _____(herein the "Owner").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining storm water drainage ditches and appurtenances ("Storm Water System") across a portion of _____property identified by and designated as Charleston _____County tax map number 278-00-00-041, - 127 _____and to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through the referenced a portion of the Owner's property as hereinafter described; and

WHEREAS, the undersigned Owner of the property is desirous of cooperating with the City and is minded to grant unto it certain permanent and exclusive storm water drainage easements in and to the property necessary therefor.

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the property, the Owner has granted, bargained, sold, released and conveyed by these present and does grant, bargain, sell, release and convey unto the City of Charleston all of those certain New City of Charleston Drainage Easements (or D.E.) as such are identified on the above referenced a portion of property and which are more fully shown on that certain plat entitled;
"FINAL PLAT SHOWING THE SUBDIVISION OF OAKFIELD PHASE 3 (34.410 ACRES) A PORTION OF TMS NO. 278-00-00-041 & 127 CONTAINING LOTS 1 THROUGH 87 (15.883 ACRES) RIGHT-OF-WAYS (4.174 AC.) AND HOMEOWNERS ASSOCIATION AREAS (14.353 AC.) PREPARED FOR PULTE HOME COMPANY, LLC LOCATED IN THE CITY OF CHARLESTON CHARLESTON COUNTY SOUTH CAROLINA

Prepared and executed by Richard D. Lacey _____dated May 17, 2019 _____,

revised on _____, and recorded on _____ in Plat

Book _____ at Page _____ in the ROD Office for Charleston County, South Carolina (herein the "Plat").

A copy of said plat is attached heretofore as "Exhibit A" and incorporated herein.

SAID EXCLUSIVE STORM WATER DRAINAGE EASEMENTS having such size, shape, location, and butting and bounding as shown on said Plat, reference to which is hereby made for a more complete description.

The City shall at all times have the right of ingress and egress to the land affected by the said Exclusive and Permanent Storm Water Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Storm Water System. These Exclusive and Permanent Storm Water Drainage Easements shall be commercial in nature and shall run with the land.

The City has no obligation to repair, replace or to compensate the Owner for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of these Exclusive and Permanent Storm Water Drainage Easements during the conduct of its allowable activities as described above.

TO HAVE AND TO HOLD, all and singular, the said before mentioned unto the said CITY OF CHARLESTON, its successors and assigns, against Owner and its heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the parties have set the Hands and Seals the day and year above written.

WITNESSES:

_____
Witness #1

_____
Witness #2

CITY OF CHARLESTON

_____
By: Tom O'Brien
Its: Director of Public Director

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by _____, the _____ of the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina, on _____.

Signature: _____

Print Name of Notary: _____

Notary Public for _____

My Commission Expires: _____

SEAL OF NOTARY _____

WITNESSES:

_____
Witness #1

_____
Witness #2

OWNER:

_____
Name: SIDNEY DUDLEY
Director of Land Development
of Pulte Home Company LLC

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by Sidney Dudley, the Director of Land Development Of ~~the City of Charleston~~ Pulte Home Company, LLC, a ~~Municipal Corporation organized and existing pursuant to the laws~~ Michigan limited liability company, on behalf of the Owner on July 19, 2019.

Signature: Renee' A. Hansen

Print Name of Notary: Renee' A. Hansen

Notary Public for South Carolina

My Commission Expires: April 18, 2028

SEAL OF NOTARY _____

RENEE A. HANSEN
COM. EXP.
NOTARY
PUBLIC
04-18-2028
SOUTH CAROLINA

NOTES

1. AREA DETERMINED BY THE COMPUTER METHOD
2. TMS NO. 278-00-00-041 & 127 IS LOCATED IN FLOOD ZONE A, AND FLOOD ZONE X SHADED AS PER FEMA MAP NUMBER 45019C0641J COMMUNITY PANEL 455413 0641 J EFFECTIVE 01.19.2006

   FLOOD ZONE X HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN

   FLOOD ZONE X SHADED AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD
3. NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY
4. WATER TO BE PROVIDED BY ST JOHNS WATER COMPANY INC SEWER TO BE PROVIDED BY CHARLESTON WATER SYSTEMS
5. ALL SET PROPERTY CORNERS ARE 1/2 OR 3/8" REBAR
6. PROPERTY IS ZONED SINGLE FAMILY PUD

   SETBACK REQUIREMENTS
   FRONT - 20'
   REAR - 10'
   SIDE - 5'
7. PHASE 3 - 87 TOTAL LOTS
   LARGEST LOT - LOT 53-067 (0.307 AC.)
   SMALLEST LOT - 4-MODEL (0.146 AC.)
8. WETLANDS SHOWN PROVIDED BY ECOLOGICAL MAPPING SERVICES, LLC, AND APPROVED BY THE ARMY CORPS OF ENGINEERS DATED FEBRUARY 12, 2014 UNDER SAC-2013-00847-2JU (EXPIRES FEBRUARY 12, 2017)

NOTES (cont.)

9. ALL WETLANDS SHOWN HAVE BEEN DETERMINED TO BE JURISDICTIONAL WETLANDS
10. THE CITY OF CHARLESTON DRAINAGE EASEMENT(S) SHOWN ARE DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS AND MAINTENANCE OF THE STORMWATER SYSTEM
11. THE ACCESS EASEMENT(S) SHOWN ARE DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO THE STORMWATER MANAGEMENT FACILITY. THE LONG-TERM MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT FACILITY IS THE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTY OWNERS ASSOCIATION (POA) AND SHALL BE COMPLETED IN ACCORDANCE WITH THE COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES COMPLETED FOR THIS SUBDIVISION
12. NO SUBDIVISION SHALL BLOCK OR OBSTRUCT THE NATURAL DRAINAGE OF ANY ADJOINING AREA. EXISTING NATURAL DRAINAGE SHALL BE MAINTAINED OR REPLACE WHERE POSSIBLE OR FEASIBLE
13. ALL OPEN SPACE/HOA AREAS SHALL BE LABELED AS RESERVED FOR OPEN SPACE/HOA ONLY AND SHALL BE OWNED AND MAINTAINED BY THE HOA UNLESS SPECIFICALLY STATED OTHERWISE
14. A 5' OR 10' GENERAL UTILITY EASEMENT SHALL PARALLEL ALL RIGHT-OF-WAYS
15. CURRENT PROPERTY OWNER IS PULTE HOME COMPANY, LLC
16. THE 80' TEMPORARY DRAINAGE EASEMENT TO BE ABANDONED BY THE THIS PLAT
17. BZA APPROVAL, MAY 2, 2013
18. JURISDICTIONAL WETLANDS APPROVED TO BE FILLED PER SAC-2013-00847, APPROVED BY THE U.S. ARMY CORPS OF ENGINEERS DATED MARCH 4, 2019
19. TOTAL SITE AREA FOR PHASE 3 - 34.410 ACRES
    JURISDICTIONAL WETLANDS - 0.882 ACRES
    WETLANDS - 20.339 ACRES

CURVE TABLE PHASE 3

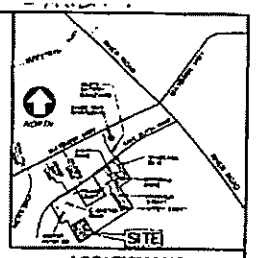
CURVE	RADIUS	DELTA	TANGENT	LENGTH	BEARING	CHORD
C200	175.00	[illegible]	53.48	103.82	[illegible]	102.30
C201	15.00	[illegible]	20.31	26.09	[illegible]	24.14
C202	15.00	[illegible]	11.04	19.03	[illegible]	17.79
C203	375.00	[illegible]	22.33	44.39	[illegible]	44.31
C204	370.00	[illegible]	85.92	158.33	[illegible]	156.12

LINE TABLE PHASE 3

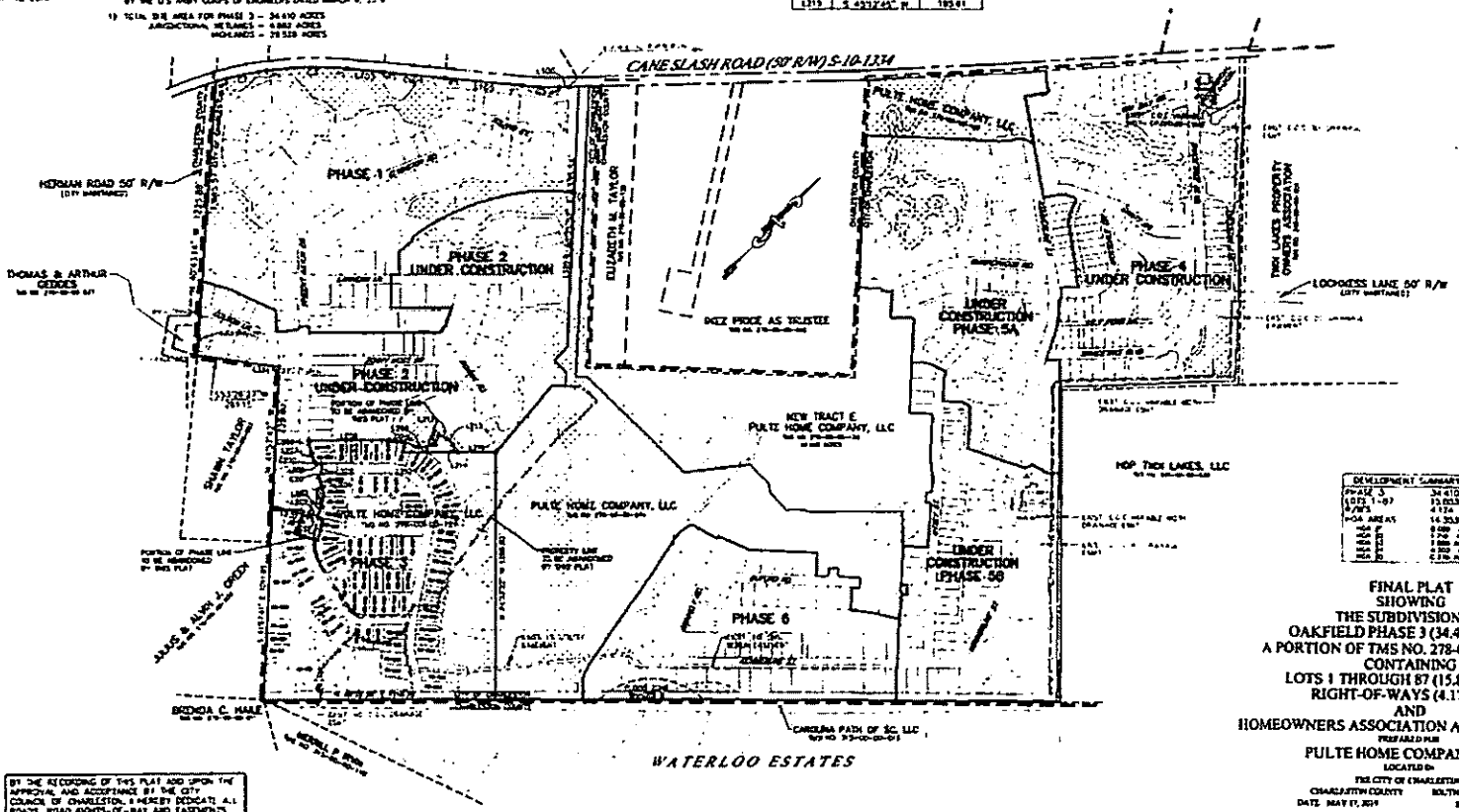
LINE	BEARING	LENGTH
L200	S 62°17'04" W	187.00
L201	S 27°41'28" E	15.41
L202	S 62°17'04" W	50.00
L203	S 27°41'28" E	40.71
L204	S 81°44'48" E	47.91
L205	S 44°28'10" E	50.00
L206	N 43°33'50" E	24.93
L207	S 81°44'48" E	48.83
L208	S 43°31'52" W	427.60
L209	S 55°50'15" W	15.65
L210	S 31°47'50" W	78.53
L211	S 30°53'28" E	32.82
L212	S 72°23'20" W	47.06
L213	N 89°37'17" W	47.31
L214	N 80°12'49" W	46.39
L215	S 43°12'45" W	195.61

LEGEND

- BOUNDARY LINE & 4" x 4" CONC. MONUMENT
- BOUNDARY LINE & CORNER FOUND (AS DESIGNATED)
- BOUNDARY LINE & CORNER SET (5/8" REBAR)
- PHASE LINE AND CALCULATED POINT
- ADJACENT BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE (AS DESIGNED)
- CENTERLINE
- PHASE LINES
- POWER POLE
- GUY WIRE
- UTILITY POLE
- HOA HOMEOWNERS ASSOCIATION
- C.O.C. CITY OF CHARLESTON EASEMENT



LOCATION MAP
NOT TO SCALE



DEVELOPMENT SUMMARY

PHASE 3	34.410 AC
LOTS 1-87	15.883 AC
R/W'S	4.174 AC
HOA AREAS	14.353 AC
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

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 FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN

RICHARD D. LACEY SC P.L.S. 18125

BY THE RECORDING OF THIS PLAT AND UPON THE APPROVAL AND ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON, I HEREBY DEDICATE ALL ROADS, ROAD RIGHTS-OF-WAY AND EASEMENTS TO THE USE OF THE PUBLIC FOREVER

OWNER/REPRESENTATIVE
PULTE HOME CORPORATION

SEE SHEET 4 FOR REFERENCES

SEE SHEETS 2 & 3 FOR DETAIL OF PHASE 3

GRAPHIC SCALE

FINAL PLAT
SHOWING
THE SUBDIVISION OF
OAKFIELD PHASE 3 (34.410 ACRES)
A PORTION OF TMS NO. 278-00-00-041 & 127
CONTAINING
LOTS 1 THROUGH 87 (15.883 ACRES)
RIGHT-OF-WAYS (4.174 AC.)
AND
HOMEOWNERS ASSOCIATION AREAS (14.353 AC.)

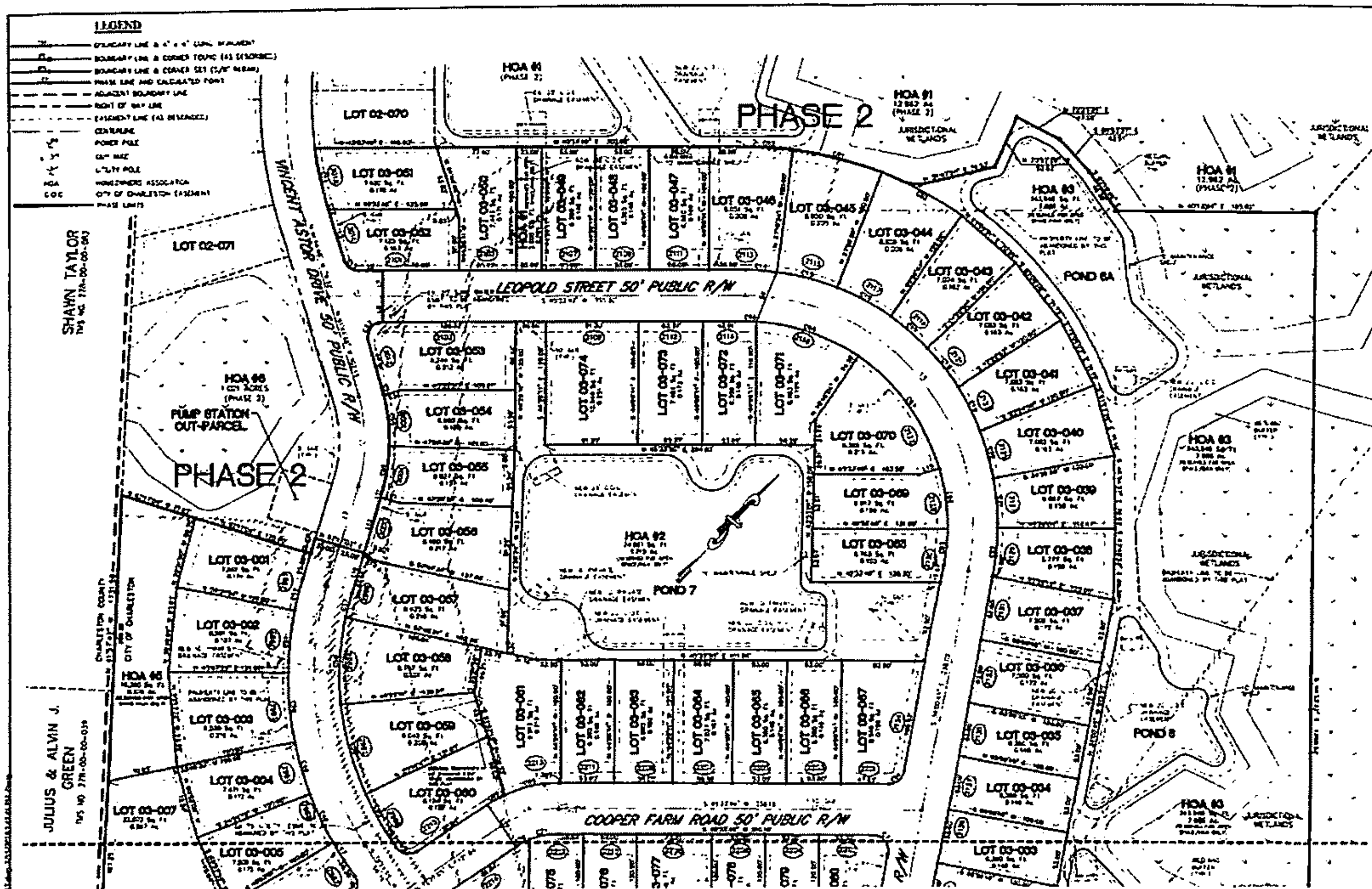
PREPARED FOR

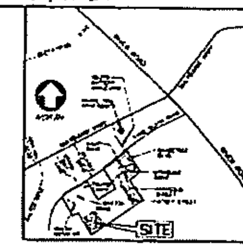
PULTE HOME COMPANY, LLC

LOCATED IN
THE CITY OF CHARLESTON
CHARLESTON COUNTY SOUTH CAROLINA
DATE MAY 17, 2019 SCALE 1" = 100'

SHEET 1 OF 4

HLA
THE SITE EXPERTS
SURVEYING CIVIL ENGINEERING
LAND PLANNING LANDSCAPE ARCHITECTURE
29 Leinbach Drive, A2 Charleston SC 29407-8005
tel 843.763.1166 fax 843.763.1169 web www.hlaeng.com





LOCATION MAP
NOT TO SCALE

FINAL PLAT
SHOWING
THE SUBDIVISION OF
OAKFIELD PHASE 3 (34.410 ACRES)
A PORTION OF TMS NO. 278-00-00-041 & 127
CONTAINING
LOTS 1 THROUGH 87 (15.883 ACRES)
RIGHT-OF-WAYS (4.174 AC.)
AND
HOMEOWNERS ASSOCIATION AREAS (14.353 AC.)
PREPARED FOR
PULTE HOME COMPANY, LLC

SHEET 2 OF 4

HLA

SEE SHEET 4 FOR REFERENCES AND NOTES

SEE SHEET 4 FOR CURVE AND LINE TABLES

GRAPHIC SCALE

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 FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

RONALD D. LACEY S.C.P.L.S. 19120

BY THE RECORDING OF THIS PLAT AND UPON THE APPROVAL AND ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON, I HEREBY DEDICATE ALL ROADS, ROAD RIGHTS-OF-WAY AND EASEMENTS TO THE USE OF THE PUBLIC FOREVER.

OWNER/REPRESENTATIVE
PULTE HOME CORPORATION

COOPER FARM ROAD 50' PUBLIC R/W

VINCENT ASTOR DR. 50' PUBLIC R/W

LEOPOLD STREET 50' PUBLIC R/W

COOPER FARM RD. 50' PUBLIC R/W

LOT 03-005 · LOT 03-006 · LOT 03-007 · LOT 03-008 · LOT 03-009 · LOT 03-010 · LOT 03-011 · LOT 03-012 · LOT 03-013 · LOT 03-014 · LOT 03-015 · LOT 03-016 · LOT 03-017 · LOT 03-018 · LOT 03-019 · LOT 03-020 · LOT 03-021 · LOT 03-022 · LOT 03-023 · LOT 03-024 · LOT 03-025 · LOT 03-026 · LOT 03-027 · LOT 03-028 · LOT 03-029 · LOT 03-030 · LOT 03-031 · LOT 03-032 · LOT 03-033 · LOT 03-034 · LOT 03-035 · LOT 03-036 · LOT 03-037 · LOT 03-038 · LOT 03-039 · LOT 03-040 · LOT 03-041 · LOT 03-042 · LOT 03-043 · LOT 03-044 · LOT 03-045 · LOT 03-046 · LOT 03-047 · LOT 03-048 · LOT 03-049 · LOT 03-050 · LOT 03-051 · LOT 03-052 · LOT 03-053 · LOT 03-054 · LOT 03-055 · LOT 03-056

POND 9

POND 10

HOA #3

HOA #4

JURISDICTIONAL WETLANDS

JULIUS & ALVIN J. GREEN

BRENDA C. HAILE

MERRILL P IRVIN

CAROLINA PATH OF SC, LLC

CITY OF CHARLESTON

CHARLESTON COUNTY

LOCATION MAP

NOT TO SCALE

SITE

DEVELOPMENT SUMMARY	
PHASE 3	34.410 AC.
LOTS 1-87	15.883 AC.
R/W'S	4.174 AC.
HOA AREAS	14.353 AC.

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 FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

RICHARD D. LACEY S.C.P.L.S. 18129

BY THE RECORDING OF THIS PLAT AND UPON THE APPROVAL AND ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON, I HEREBY DEDICATE ALL ROADS, ROAD RIGHTS-OF-WAY AND EASEMENTS TO THE USE OF THE PUBLIC FOREVER.

OWNER/REPRESENTATIVE
PULTE HOME CORPORATION

LEGEND

- BOUNDARY LINE & 4" x 4" CONC. MONUMENT
- BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- BOUNDARY LINE & CORNER SET 1/2" REBAR
- PHASE LINE AND CALCULATED POINT
- ADJACENT BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE (AS DESCRIBED)
- CENTERLINE
- PHASE LIMITS
- POWER POLE
- GUY WIRE
- UTILITY POLE
- HOA HOMEOWNERS ASSOCIATION
- CCC CITY OF CHARLESTON EASEMENT

SEE SHEET 4 FOR CURVE AND LINE TABLES

SEE SHEET 4 FOR REFERENCES AND NOTES

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

FINAL PLAT
SHOWING
THE SUBDIVISION OF
OAKFIELD PHASE 3 (34.410 ACRES)
A PORTION OF TMS NO. 278-00-00-041 & 127
CONTAINING
LOTS 1 THROUGH 87 (15.883 ACRES)
RIGHT-OF-WAYS (4.174 AC.)
AND
HOMEOWNERS ASSOCIATION AREAS (14.353 AC.)

PREPARED FOR
PULTE HOME COMPANY, LLC

LOCATED IN
THE CITY OF CHARLESTON
CHARLESTON COUNTY SOUTH CAROLINA

DATE: MAY 11, 2010 SCALE: 1" = 50'

SHEET 3 OF 4

HLA
THE SITE EXPERTS
SURVEYING CIVIL ENGINEERING
LAND PLANNING LANDSCAPE ARCHITECTURE
29 Leonardo Drive, N.C. Charleston SC 29407-6802
tel 843.763.1166 fax 843.763.1909 web www.hlaine.com

NOTES

1. AREA DETERMINED BY THE COORDINATE METHOD.
2. TMS NO. 278-00-00-129 IS LOCATED IN FLOOD ZONE X, AND FLOOD ZONE X SHADED AS PER FEMA MAP NUMBER 45019C[illegible] COMMUNITY PANEL 455413 [illegible] J EFFECTIVE 17, 2004

   FLOOD ZONE X HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

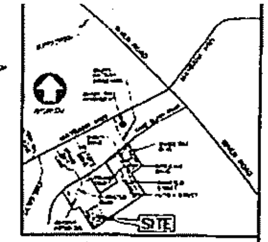
   FLOOD ZONE X SHADED AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
3. NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
4. WATER TO BE PROVIDED BY ST. JOHNS WATER COMPANY INC. SEWER TO BE PROVIDED BY CHARLESTON WATER SYSTEMS.
5. ALL SET PROPERTY CORNERS ARE TO BE 5/8" REBAR.
6. PROPERTY IS ZONED SHADETREE PUD.
   SETBACK REQUIREMENTS
   FRONT - 20'
   REAR - 10'
   SIDE - 5'
7. PHASE 3 - 87 TOTAL LOTS
   LARGEST LOT - LOT 03-307 (0.307 AC.)
   SMALLEST LOT - VARIOUS (0.146 AC.)
8. WETLANDS SHOWN PROVIDED BY ECOLOGICAL MAPPING SERVICES, LLC AND APPROVED BY THE ARMY CORPS OF ENGINEERS DATED FEBRUARY 12, 2016 UNDER SAC-2015-00047-3JI (EXPIRES FEBRUARY 12, 2021)
9. ALL WETLANDS SHOWN HAVE BEEN DETERMINED TO BE JURISDICTIONAL WETLANDS.
10. THE CITY OF CHARLESTON DRAINAGE EASEMENT(S) SHOWN ARE DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS AND MAINTENANCE OF THE STORMWATER SYSTEM.
11. THE ACCESS EASEMENT(S) SHOWN ARE DEDICATED TO THE CITY OF CHARLESTON FOR ACCESS TO THE STORMWATER MANAGEMENT FACILITY. THE LONG-TERM MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT FACILITY IS THE RESPONSIBILITY OF THE OWNER(S) OF THE PARCEL(S) OR THE PROPERTY OWNERS ASSOCIATION (HOA) AND SHALL BE COMPLETED IN ACCORDANCE WITH THE COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES COMPLETED FOR THIS SUBDIVISION.
12. NO SUBDIVISION SHALL BLOCK OR OBSTRUCT THE NATURAL DRAINAGE OF ANY ADJOINING AREA. EXISTING NATURAL DRAINAGE SHALL BE MAINTAINED OR REPLACE WHERE POSSIBLE OR FEASIBLE.
13. ALL OPEN SPACE/HOA AREAS SHALL BE LABELED AS RESERVED FOR OPEN SPACE/HOA ONLY AND SHALL BE OWNED AND MAINTAINED BY THE HOA UNLESS SPECIFICALLY STATED OTHERWISE.
14. A 5' OR 10' GENERAL UTILITY EASEMENT SHALL PARALLEL ALL RIGHT-OF-WAYS.
15. CURRENT PROPERTY OWNER IS PULTE HOME COMPANY, LLC.
16. THE 60' TEMPORARY DRAINAGE EASEMENT TO BE ABANDONED BY THE THIS PLAT.
17. BZA APPROVAL MAY 2, 2018
    [illegible]
18. JURISDICTIONAL WETLANDS APPROVED TO BE FILLED PER SAC-2015-00047, APPROVED BY THE U.S. ARMY CORPS OF ENGINEERS DATED MARCH 4, 2016
19. TOTAL SITE AREA FOR PHASE 3 - 34.410 ACRES
    JURISDICTIONAL WETLANDS - 4.883 ACRES
    HIGH LANDS - 29.529 ACRES

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 45°33'56" E	54.30
L2	S 27°45'24" E	60.73
L3	S 27°41'24" E	46.08
L4	N 45°[illegible] E	29.00
L5	S 61°44'48" E	44.85
L6	N 45°33'56" E	74.63
L7	N 44°26'10" W	25.00
L8	N 44°26'12" W	25.00
L9	N 22°[illegible] E	20.77
L10	N 08°38'22" W	33.40
L11	S 27°45'36" E	3.71
L12	S 27°45'36" E	37.02
L13	S 62°[illegible] W	20.00
L14	S 29°[illegible] E	20.00
L15	N 62°[illegible] E	20.00
L16	S 27°45'36" E	40.86
L17	N 28°24'34" W	50.00
L18	S 28°[illegible] W	20.00
L19	N 32°34'40" E	20.00
L20	N 17°45'35" E	17.04
L21	N 60°47'37" E	20.00
L22	S 27°34'46" W	20.00
L23	N 84°38'[illegible] E	17.43
L24	S 27°34'46" W	25.00
L25	N 32°34'47" E	21.65
L26	S 60°[illegible] W	11.43
L27	S 85°[illegible] E	44.86
L28	S 17°[illegible] W	29.30
L29	N 28°[illegible] W	7.00
L30	N 44°[illegible] W	9.87

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	BEARING	CHORD
C1	150.00	34°21'52"	43.90	89.95	[illegible]	87.79
C2	300.00	50°41'50"	142.13	265.46	[illegible]	256.83
C3	100.00	53°32'47"	50.45	93.46	[illegible]	90.09
C4	150.00	[illegible]	30.52	57.39	[illegible]	56.44
C5	275.00	[illegible]	270.17	394.38	[illegible]	345.79
C6	300.00	2°15'18"	5.95	11.90	[illegible]	11.90
C7	300.00	3°47'13"	9.92	19.83	[illegible]	19.83
C8	150.00	[illegible]	15.99	31.65	[illegible]	31.59
C9	100.00	[illegible]	13.05	25.85	[illegible]	25.87
C10	100.00	[illegible]	53.19	97.79	[illegible]	93.93
C11	375.00	[illegible]	30.73	61.45	[illegible]	61.36
C12	375.00	[illegible]	1.46	2.92	[illegible]	2.92
C13	15.00	[illegible]	11.06	19.63	[illegible]	17.78
C14	250.00	[illegible]	15.66	31.33	[illegible]	31.31
C15	250.00	[illegible]	30.27	60.14	[illegible]	60.00
C16	250.00	[illegible]	30.27	60.14	[illegible]	60.00
C17	250.00	11°02'06"	24.15	48.15	[illegible]	48.07
C18	250.00	11°02'06"	24.15	48.15	[illegible]	48.07
C19	250.00	11°02'06"	24.15	48.15	[illegible]	48.07
C20	250.00	11°02'06"	24.15	48.15	[illegible]	48.07
C21	250.00	11°02'06"	24.15	48.15	[illegible]	48.07
C22	250.00	[illegible]	22.87	45.62	[illegible]	43.73
C23	275.00	[illegible]	5.18	10.37	[illegible]	10.37
C24	275.00	[illegible]	9.53	19.06	[illegible]	19.04
C25	75.00	[illegible]	13.74	25.34	[illegible]	25.17
C26	125.00	[illegible]	11.02	22.12	[illegible]	22.09
C27	125.00	[illegible]	5.16	10.32	[illegible]	10.31
C28	75.00	[illegible]	9.78	19.46	[illegible]	19.41
C29	125.00	[illegible]	3.90	7.79	[illegible]	7.79
C30	125.00	[illegible]	17.34	34.37	[illegible]	34.18
C31	15.00	[illegible]	16.57	24.83	[illegible]	21.99
C32	125.00	[illegible]	30.19	59.07	[illegible]	58.83
C33	NOT USED					
C34	175.00	[illegible]	24.46	48.37	[illegible]	48.07
C35	125.00	[illegible]	7.35	14.69	[illegible]	14.67
C36	15.00	90°00'00"	15.00	23.56	[illegible]	21.21
C37	75.00	[illegible]	5.71	11.32	[illegible]	11.30
C38	75.00	[illegible]	30.95	58.70	[illegible]	57.21
C39	30.00	[illegible]	21.78	37.68	[illegible]	35.25
C40	54.00	[illegible]	48.81	79.37	[illegible]	72.42
C41	54.00	[illegible]	73.38	121.14	[illegible]	97.92
C42	54.00	[illegible]	31.45	56.93	[illegible]	54.38
C43	125.00	[illegible]	29.75	58.41	[illegible]	57.88
C44	125.00	[illegible]	23.60	47.05	[illegible]	46.77
C45	125.00	[illegible]	5.69	11.38	[illegible]	11.36
C46	15.00	90°00'00"	15.00	23.56	[illegible]	21.21
C47	325.00	[illegible]	9.43	18.86	[illegible]	18.85
C48	325.00	[illegible]	26.59	53.06	[illegible]	53.00
C49	325.00	[illegible]	26.59	53.06	[illegible]	53.00
C50	325.00	[illegible]	34.25	68.25	[illegible]	68.13
C51	325.00	[illegible]	30.72	61.38	[illegible]	61.17
C52	325.00	[illegible]	16.16	32.32	[illegible]	32.28
C53	15.00	[illegible]	20.39	25.00	[illegible]	22.18
C54	175.00	[illegible]	3.35	6.70	[illegible]	6.70
C55	175.00	[illegible]	25.23	50.11	[illegible]	49.94
C56	175.00	[illegible]	23.65	47.07	[illegible]	46.87
C57	275.00	[illegible]	12.38	24.75	[illegible]	24.76
C58	275.00	[illegible]	43.07	85.35	[illegible]	85.01
C59	275.00	[illegible]	46.18	91.50	[illegible]	91.09
C60	275.00	[illegible]	20.91	41.73	[illegible]	41.69
C61	15.00	90°00'00"	15.00	23.56	[illegible]	21.21
C62	175.00	[illegible]	9.76	19.47	[illegible]	19.45
C63	125.00	[illegible]	27.77	54.88	[illegible]	54.72
C64	15.00	[illegible]	12.49	20.83	[illegible]	19.20
C65	200.00	[illegible]	17.58	35.08	[illegible]	35.03
C66	200.00	[illegible]	30.06	59.56	[illegible]	59.34
C67	200.00	[illegible]	72.15	138.49	[illegible]	135.74
C68	200.00	[illegible]	54.50	108.41	[illegible]	105.10
C69	200.00	[illegible]	5.30	10.60	[illegible]	10.59
C70	75.00	[illegible]	7.71	15.37	[illegible]	15.34
C71	75.00	[illegible]	14.74	29.11	[illegible]	28.93
C72	15.00	[illegible]	18.01	26.29	[illegible]	23.05
C73	15.00	[illegible]	12.48	20.83	[illegible]	19.20
C74	75.00	[illegible]	4.87	9.73	[illegible]	9.72
C75	75.00	[illegible]	33.93	63.83	[illegible]	61.71
C76	15.00	[illegible]	15.00	23.56	[illegible]	21.21
C77	245.00	[illegible]	48.33	95.44	[illegible]	94.83
C78	245.00	[illegible]	65.35	127.78	[illegible]	126.34
C79	245.00	[illegible]	9.17	18.33	[illegible]	18.33
C80	370.00	[illegible]	23.31	46.58	[illegible]	46.55
C81	370.00	[illegible]	44.72	89.02	[illegible]	88.83
C82	370.00	[illegible]	44.60	88.77	[illegible]	88.56

REFERENCES

1. PLAT BY JOSIAH W. WILLIAMS II DATED MAY 23, 1983, RECORDED IN PLAT BOOK B-13, PAGE [illegible] CHARLESTON COUNTY RMC
2. PLAT BY [illegible] DATED JUNE 26, 1985, RECORDED IN PLAT BOOK [illegible] 125, PAGE 207 CHARLESTON COUNTY RMC
3. PLAT BY HAROLD A. MOORE DATED MAY 11, [illegible] RECORDED IN PLAT BOOK [illegible], PAGE [illegible] CHARLESTON COUNTY RMC
4. PLAT BY [illegible] DATED JUNE [illegible] RECORDED IN PLAT BOOK [illegible], PAGE [illegible] CHARLESTON COUNTY RMC
5. PLAT BY JOSEPH E. [illegible] DATED MAY [illegible] RECORDED IN PLAT BOOK [illegible], PAGE [illegible] CHARLESTON COUNTY RMC
6. PLAT BY JOHN MARTIN [illegible] DATED AUGUST 27, 1984, RECORDED IN PLAT BOOK [illegible], PAGE [illegible] CHARLESTON COUNTY RMC
7. PLAT BY [illegible] DATED NOVEMBER [illegible], RECORDED IN PLAT BOOK [illegible], PAGE [illegible] CHARLESTON COUNTY RMC
8. PLAT BY HAROLD A. MOORE DATED SEPTEMBER [illegible] RECORDED IN PLAT BOOK [illegible], PAGE [illegible] CHARLESTON COUNTY RMC
9. PLAT BY [illegible] DATED MAY [illegible] RECORDED IN PLAT BOOK [illegible], PAGE [illegible] CHARLESTON COUNTY RMC
10. PLAT BY GEORGE SAMPLE DATED OCTOBER [illegible] 1977, RECORDED IN PLAT BOOK [illegible], PAGE [illegible] CHARLESTON COUNTY RMC
11. PLAT BY [illegible] STEPHENS DATED MAY [illegible] RECORDED IN PLAT BOOK [illegible], PAGE [illegible] CHARLESTON COUNTY RMC
12. DEED RECORDED IN DEED BOOK [illegible], PAGE [illegible] CHARLESTON COUNTY RMC
13. PLAT BY HLA, INC., DATED MARCH [illegible], 2015, RECORDED IN PLAT BOOK [illegible], PAGE [illegible] CHARLESTON COUNTY RMC
14. PLAT BY HLA, INC., DATED DECEMBER [illegible], 2015, RECORDED IN PLAT BOOK [illegible], PAGE [illegible] CHARLESTON COUNTY RMC
15. PLAT BY HLA, INC., DATED SEPTEMBER [illegible], 2016, RECORDED IN PLAT BOOK [illegible], PAGE [illegible] CHARLESTON COUNTY RMC
16. PLAT BY HLA, INC., DATED NOVEMBER [illegible], 2016, RECORDED IN PLAT BOOK [illegible], PAGE [illegible] CHARLESTON COUNTY RMC
17. PLAT BY HLA, INC., DATED JANUARY [illegible], 2017, RECORDED IN PLAT BOOK [illegible], PAGE [illegible] CHARLESTON COUNTY RMC



LOCATION MAP
NOT TO SCALE

DEVELOPMENT SUMMARY	
PHASE 3	34.410 AC
LOTS 1-87	15.883 AC
R/W'S	4.174 AC
HOA AREAS	14.353 AC
HOA [illegible]	[illegible] AC
HOA [illegible]	[illegible] AC
HOA [illegible]	[illegible] AC
HOA [illegible]	[illegible] AC
HOA [illegible]	[illegible] AC

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 FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

RICHARD D. LACEY S.C.P.L.S. 16122

BY THE RECORDING OF THIS PLAT AND UPON THE APPROVAL AND ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON, I HEREBY DEDICATE ALL ROADS, ROAD RIGHTS-OF-WAY AND EASEMENTS TO THE USE OF THE PUBLIC FOREVER.

OWNER/REPRESENTATIVE
PULTE HOME CORPORATION

FINAL PLAT
SHOWING
THE SUBDIVISION OF
OAKFIELD PHASE 3 (34.410 ACRES)
A PORTION OF TMS NO. 278-00-00-041 & 127
CONTAINING
LOTS 1 THROUGH 87 (15.883 ACRES)
RIGHT-OF-WAYS (4.174 AC.)
AND
HOMEOWNERS ASSOCIATION AREAS (14.353 AC.)
PREPARED FOR
PULTE HOME COMPANY, LLC
LOCATED IN
THE CITY OF CHARLESTON
CHARLESTON COUNTY SOUTH CAROLINA
DATE: MAY 17, 2017 SCALE: NONE

SHEET 4 OF 4

HLA
SURVEYING CIVIL ENGINEERING LAND PLANNING LANDSCAPE ARCHITECTURE
THE SITE EXPERTS
29 Leinbach Drive, A2, Charleston SC 29407-6483
tel 843.763.1166 fax 843.763.1909 web www.hlainc.com

K3(a)(iv)

JOHN J. TECKLENBURG
Mayor

City of Charleston
South Carolina
Department of Public Service

THOMAS F. O'BRIEN
Director of Public Service

March 25, 2019

Mr. Kirk R. Richards, P.E.
Assistant District Maintenance Engineer
SCDOT-District Six
6355 Fain Blvd.
North Charleston, SC 29406

RE: Maintenance of sidewalk on Folly Road (SC-171), in conjunction with the project at 1285 Folly Road.

Dear Mr. Richards:

This letter concerns the proposed installation of 150 LF of 10' wide concrete sidewalks and 35 LF of 8' wide concrete sidewalk to be constructed in conjunction with the project at 1285 Folly Road.

The City Council of Charleston, at its meeting held March 24, 2020, agreed to accept maintenance responsibility for the 150 LF of 10' wide concrete sidewalks and 35 LF of 8' wide concrete sidewalk on Folly Road within the State maintained right-of-way shown on the attached drawing and which will be constructed under a valid SCDOT Encroachment Permit. The City of Charleston agrees to maintain this sidewalk and corner accessibility ramps in compliance with current ADA and SCDOT standards (ADA Standards for Transportation Facilities, SC Highway Design Manual, SCDOT Standard Drawings, AASHTO Guide for Development of Pedestrian Facilities).

Should there be any questions, please do not hesitate to contact me at 843-724-3754 or at obrient@charleston-sc.gov.

Sincerely,

Thomas F. O'Brien,
Director of Public Service

2 George Street, Suite 2100, Charleston, SC 29401-3506 · Phone (843) 724-3754 · fax (843) 973-7261

Copy to:
Robert Hauck, GIS
Cameron Baker, PE, C Baker Engineering, LLC

TFO/tmg

JOHN J. TECKLENBURG
Mayor

City of Charleston
South Carolina
Department of Public Service

THOMAS F. O'BRIEN
Interim Director of Public Service

January 23, 2019
March 25, 2020

Mr. Kirk R. Richards, P.E.
Assistant District Maintenance Engineer
SCDOT-District Six
6355 Fain Blvd.
North Charleston, SC 29406

RE: Maintenance of sidewalk on Spring St. (S-10-3), in conjunction with project at 137-141 Spring Street.

Dear Mr. Richards:

This letter concerns the proposed installation of 31 linear feet of concrete sidewalk and 32 LF of granite curb on Spring St. (S-10-3) to be constructed in conjunction with the project at 137-141 Spring Street.

The City Council of Charleston, at its meeting held on January 22, 2019, agreed to accept maintenance responsibility for the concrete sidewalk and granite curb within the State maintained right-of-way shown on the attached drawing and which will be constructed under a valid SCDOT Encroachment Permit. The City of Charleston agrees to maintain this sidewalk and corner accessibility ramps in compliance with current ADA and SCDOT standards (ADA Standards for Transportation Facilities, SC Highway Design Manual, SCDOT Standard Drawings, AASHTO Guide for Development of Pedestrian Facilities).

Should there be any questions, please do not hesitate to contact me at 843-724-3754 or at obrient@charleston-sc.gov.

Sincerely,

Thomas F. O'Brien

Thomas F. O'Brien,

2 George Street, Suite 2100, Charleston, SC 29401-3506 · Phone (843) 724-3754 · fax (843) 973-7261

C BAKER ENGINEERING, LLC

March 4, 2020

Mr. Tom O'Brien
City of Charleston
Department of Public Service
Engineering Division
2 George Street, Suite 2100
Charleston, SC 29401

Re: Autboell Car Wash – (City of Charleston Project ID TRC-SP2018-000182)
SCDOT Sidewalk Maintenance Letter
CBE Project No. 18.023

Dear Mr. O'Brien:

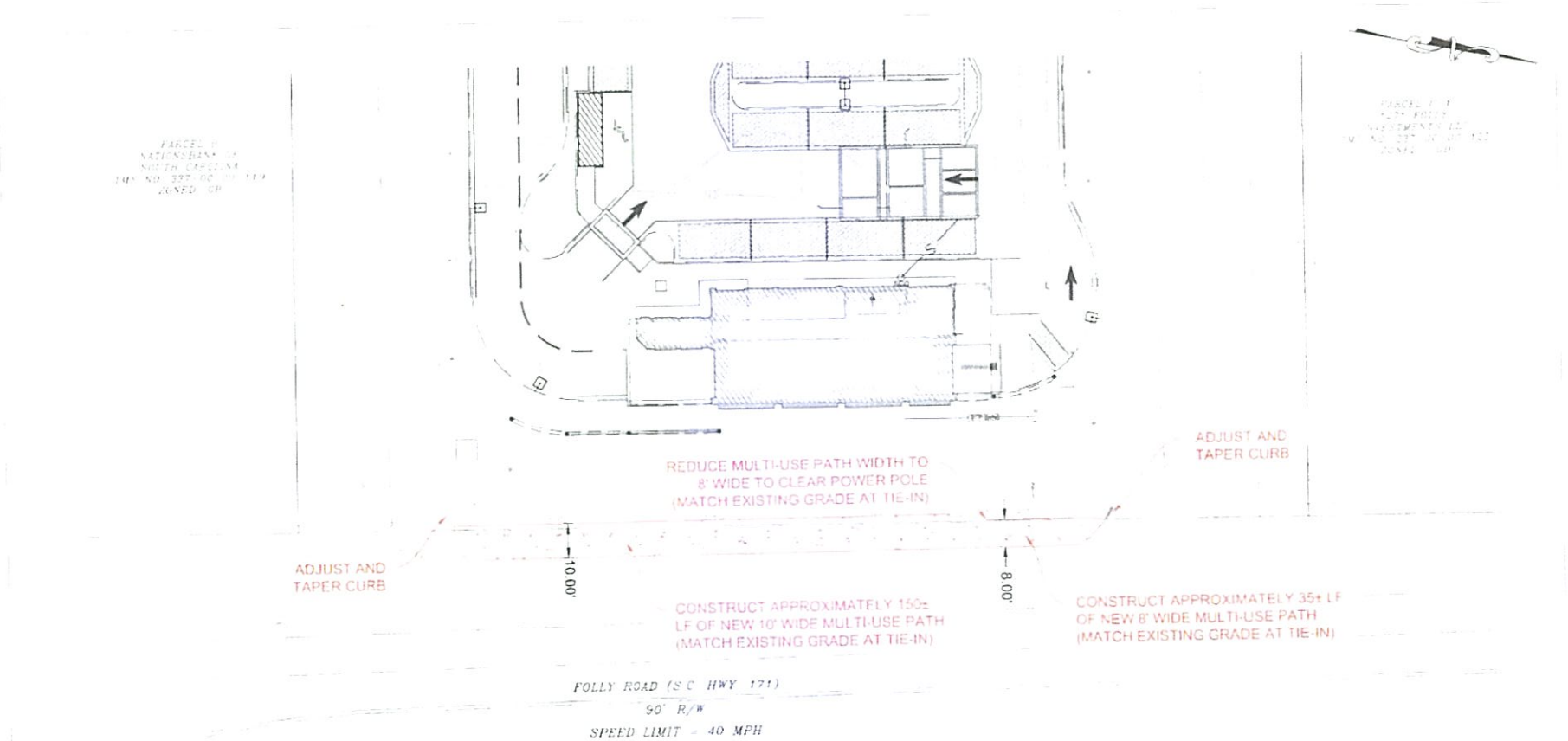
The South Carolina Department of Transportation (SCDOT) has requested a signed maintenance agreement letter from the City of Charleston for the proposed concrete sidewalk located in the Folly Road right-of-way for the above referenced project. The improvements are associated with the development plans of a new full service Autobell Car Wash. The proposed improvements include 150 LF of 10' concrete sidewalk which is reduced to 8' for 35 LF. The sidewalk improvement will replace an existing sidewalk as part of the "Rethink Folly Road" plan.

Please let this letter represent our formal request to the City of Charleston for the executed maintenance agreement for the proposed improvements within the Folly Road right-of-way.

Should you have any questions or require additional information, please do not hesitate to call me at (843) 270-3185.

Sincerely,

Cameron Baker, PE
Principal



CBAKER ENGINEERING, LLC

PO BOX 81082
CHARLESTON, SC 29418

843 270 3185
CBAKERENGINEERING.COM

SIDEWALK EXHIBIT

1" = 30'

AUTOBELL CAR WASH

CITY OF CHARLESTON, SOUTH CAROLINA
TMS NO 337-00-00-120

30 15 0 30 60

GRAPHIC SCALE
1" = 30'

K3(a)(v)

JOHN J. TECKLENBURG
Mayor

City of Charleston
South Carolina
Department of Public Service

THOMAS F. O'BRIEN
Director of Public Service

March 25, 2019

Mr. Kirk R. Richards, P.E.
Assistant District Maintenance Engineer
SCDOT-District Six
6355 Fain Blvd.
North Charleston, SC 29406

RE: Maintenance of approximately 410 LF of concrete sidewalks, crosswalks & street trees wells on Meeting Street (S-107), in conjunction with the project at 44 Line Street.

Dear Mr. Richards:

This letter concerns the proposed installation of 410 LF of concrete sidewalks, crosswalks & street trees wells on Meeting Street (S-107) to be constructed in conjunction with the project at 44 Line Street.

The City Council of Charleston, at its meeting held March 24, 2020, agreed to accept maintenance responsibility for the 410 LF of concrete sidewalks, crosswalks & street trees wells on Meeting Street (S-107) within the State maintained right-of-way shown on the attached drawing and which will be constructed under a valid SCDOT Encroachment Permit. The City of Charleston agrees to maintain this sidewalk and corner accessibility ramps in compliance with current ADA and SCDOT standards (ADA Standards for Transportation Facilities, SC Highway Design Manual, SCDOT Standard Drawings, AASHTO Guide for Development of Pedestrian Facilities).

Should there be any questions, please do not hesitate to contact me at 843-724-3754 or at obrient@charleston-sc.gov.

Sincerely,

Thomas F. O'Brien,
Director of Public Service

Copy to:

2 George Street, Suite 2100, Charleston, SC 29401-3506 · Phone (843) 724-3754 · fax (843) 973-7261

Robert Hauck, GIS
Bret Jarotski, Bowman Senior Project Eng.

TFO/tmg

2 George Street, Suite 2100, Charleston, SC 29401-3506 · Phone (843) 724-3754 · fax (843) 973-7261

JOHN J. TECKLENBURG
Mayor

City of Charleston
South Carolina
Department of Public Service

THOMAS F. O'BRIEN
Interim Director of Public Service

~~January 23, 2019~~
March 25, 2020

Mr. Kirk R. Richards, P.E.
Assistant District Maintenance Engineer
SCDOT-District Six
6355 Fain Blvd.
North Charleston, SC 29406

approx 410 LF of concrete sidewalk & curb street tree wells and crosswalks.

Meeting S-107

RE: Maintenance of ~~sidewalk~~ on ~~Spring~~ St. ~~(S-10-3)~~, in conjunction with project at ~~137-141 Spring Street~~. 44 Line Street

(S-107)

Dear Mr. Richards:

±40 and curb, street tree wells & crosswalks

This letter concerns the proposed installation of ~~31~~ linear feet of concrete sidewalk and 32 LF of granite curb on ~~Spring~~ St. ~~(S-10-3)~~ to be constructed in conjunction with the project at ~~137-141 Spring~~ Street. Meeting 44 Line Street

March 24, 2020

The City Council of Charleston, at its meeting held on ~~January 22, 2019~~, agreed to accept maintenance responsibility for the concrete sidewalk and granite curb within the State maintained right-of-way shown on the attached drawing and which will be constructed under a valid SCDOT Encroachment Permit. The City of Charleston agrees to maintain this sidewalk and corner accessibility ramps in compliance with current ADA and SCDOT standards (ADA Standards for Transportation Facilities, SC Highway Design Manual, SCDOT Standard Drawings, AASHTO Guide for Development of Pedestrian Facilities).

Should there be any questions, please do not hesitate to contact me at 843-724-3754 or at obrient@charleston-sc.gov.

Sincerely,

Thomas F O'Brien

Thomas F. O'Brien,

2 George Street, Suite 2100, Charleston, SC 29401-3506 · Phone (843) 724-3754 · fax (843) 973-7261

Bowman
CONSULTING

March 3, 2020

Mr. Mike Metzler
Interim Director of Public Service
City of Charleston -- Public Service
2 George Street
Charleston, SC 29401

RE: 44 Line Street (LC Line Street: Parcel 1 and The Enclave)
TRC-SP2018-000085
PWU Submission

Dear Mr. Metzler,

For the above referenced project, this is our office's formal submission for the City of Charleston PWU Committee's review and to be on the next scheduled PWU Committee meeting agenda. Our office requests the PWU Committee review this letter and the provided exhibit in order to issue a "Maintenance Partner Agreement" to provide to SCDOT per their right-of-way maintenance requirements. The provided exhibit includes the location, linear footage, and material of the required right-of-way items (concrete sidewalks, crosswalks, street tree wells, and streetlights) that SCDOT has required the City to maintain. SCDOT is also requiring the following statement be provided by the City:

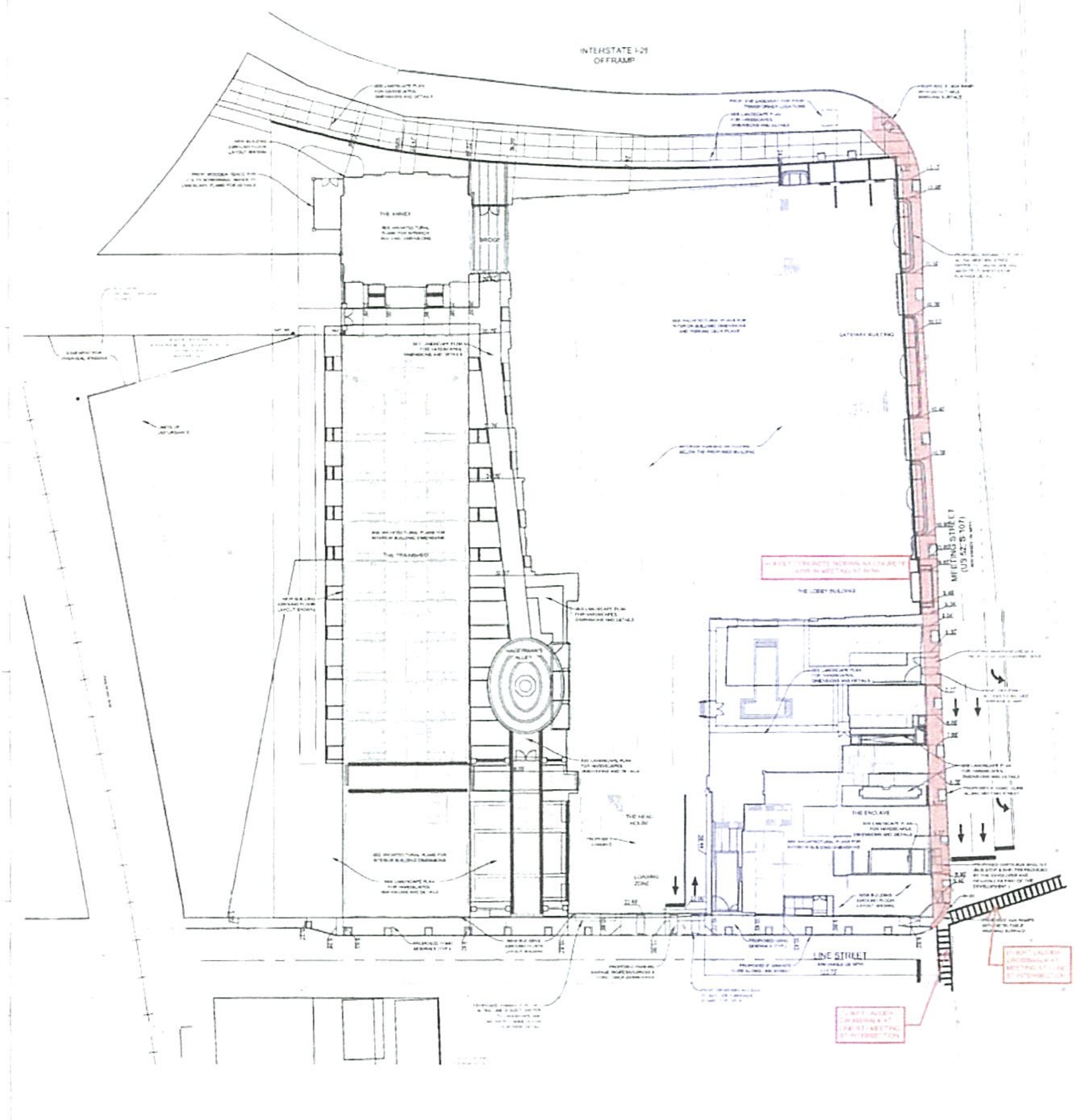
"Maintenance of all decorative lighting systems along the SCDOT right-of-ways will be perpetual with the total cost including operational cost being the responsibility of the City. The SCDOT shall incur no costs. The City will have sole responsibility for periodic inspections to determine that all luminaries are operational. All maintenance will be performed in such a matter as to provide for the safe, orderly, and efficient flow of traffic and in conformity with Department traffic control guidelines."

Should you have any questions or comments, please contact our office at (843) 501-0333.

Very Respectfully,
BOWMAN CONSULTING GROUP, LTD.

Bret Jarotski
Senior Project Engineer

210 Seven Farms Drive, Suite 101, Charleston, South Carolina 29492
843 501 0333
bowmanconsulting.com



NOTES

1. COORDINATE ALL WATER AND SEWER UTILITY CONNECTIONS WITH CWS.
2. EXISTING STREET SIGNS AND ALL EXISTING REGULATORY SIGNS TO REMAIN IN PLACE AT ALL TIMES AND MUST BE REPLACED WITH THE CITY STANDARD POST AND SIGNS IF DAMAGED.
3. ALL PROPOSED STREET LIGHTING REQUIRES AN APPROVED AND SIGNED LIGHTING PLAN FROM DOMINION ENERGY PRIOR TO ANY ASSOCIATED LIGHTING CONDUIT INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL CONDUIT IN ACCORDANCE WITH DOMINION ENERGY SPECIFICATIONS.
4. ALL CONDUIT MUST BE INSPECTED BY THE PROPER LIGHTING OFFICIALS FROM DOMINION ENERGY BEFORE CONDUIT IS BURIED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDUIT IS INSTALLED ACCORDING TO DOMINION ENERGY STANDARDS.
5. ALL STREET LIGHT POLE FOOTINGS SHALL BE STAKED OUT IN THE FIELD AND APPROVED BY THE DEPARTMENT OF PARKS PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY POLE LOCATIONS THAT ARE NOT PREVIOUSLY APPROVED.
6. SEE LANDSCAPE PLAN FOR ALL SITE PLANTINGS, LANDSCAPE FEATURES AND HARDSCAPE FEATURES.
7. BUILDING DOWNSPOUTS AND ALL ROOF DRAINAGE WILL TIE DIRECTLY INTO EXISTING STORM DRAINAGE SYSTEM. PROPOSED ROOF DRAINS WILL TIE INTO A HEADER SYSTEM THAT WILL BE PIPED TO AN INTERIOR DETENTION SYSTEM BEFORE ULTIMATELY DISCHARGING IN THE SCDOT RIGHT OF WAY.
8. ALL TRAFFIC CONTROL DEVICES WILL BE TO MUTCD STANDARDS (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES).
9. PARKING AREA CEILING HEIGHT IS MINIMUM 8' 2".
10. REFER TO PARKING ANALYSIS ON THE COVER SHEET, LEGEND AND NOTES [illegible] FOR REQUIRED AND PROPOSED PARKING CALCULATIONS.
11. REFUSE AND RECYCLABLES SHALL BE STORED WITHIN TRASH COMPACTOR UNITS. DESIGNATED PICK UP DAY OR WITHIN TRASH ENCLOSURES AS NOTED ON THE PLANS.
12. SIGNS REQUIRE A SEPARATE PERMIT. CONTACT A BAR STAFF PERSON FOR MORE INFORMATION.
13. CONTRACTOR TO COORDINATE UTILITY WORK IN THE RIGHT OF WAY ON SIDEWALK CLOSURES WITH ADJACENT CONSTRUCTION ACTIVITIES. SIDEWALKS ON BOTH SIDES OF MEETING STREET & LINE STREET CANNOT BE CLOSED SIMULTANEOUSLY.
14. ALL INTERIOR DIMENSIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
15. ANY FIELD CHANGES WITHIN SCDOT R/W OR CHANGES THAT WOULD IMPACT SCDOT R/W WILL REQUIRE WRITTEN SCDOT APPROVAL PRIOR TO CHANGES BEING IMPLEMENTED IN THE FIELD.
16. NO CONSTRUCTION PARKING OR STAGING WILL BE PERMITTED WITHIN THE RIGHT OF WAY WITHOUT PRIOR AUTHORIZATION BY TRAFFIC AND TRANSPORTATION. THESE ITEMS MUST BE COORDINATED WITH TRAFFIC AND TRANSPORTATION OUTSIDE OF THE TRC PROCESS (PRIOR TO CONSTRUCTION). CONTACT LEE KLECKLEY, TRAFFIC SAFETY INSPECTOR AT [illegible] OR KLECKLEYL@CHARLESTON-SC.GOV.
17. LANE CLOSURES OF ANY TYPE OR DURATION OR BLOCKING OF ON-STREET PARKING MUST BE APPROVED BY TRAFFIC AND TRANSPORTATION WELL IN ADVANCE OF THE OCCURRENCE. CONTACT LEE KLECKLEY, TRAFFIC SAFETY INSPECTOR AT [illegible] OR KLECKLEYL@CHARLESTON-SC.GOV TO DISCUSS THESE POTENTIAL ISSUES IF WARRANTED. TRC APPROVAL DOES NOT GUARANTEE LANE CLOSURE APPROVAL.
18. CONTRACTOR TO COORDINATE WITH CITY OF CHARLESTON THE PLACEMENT OF "NO PARKING" SIGNS AND OTHER REGULATORY SIGNS ALONG MEETING STREET AND LINE STREET. CONTACT ROBERT SOMERVILLE, ASSISTANT DIRECTOR (PARKING OPERATIONS), SOMERVILLER@CHARLESTON-SC.GOV, [illegible].
19. LANE CLOSURES AND STREET BLOCKING PERMITS WILL RESTRICTED TO NIGHTTIME AND OFF-PEAK HOURS FOR BOTH MEETING STREET AND LINE STREET AND WILL REQUIRE SCDOT AND CITY APPROVAL ON MEETING STREET.
20. CONTRACTOR TO COORDINATE WITH CITY OF CHARLESTON THE REMOVAL AND/OR REPLACEMENT OF TRAFFIC SIGNALS ADJACENT TO THE PROJECT SITE AT THE LINE STREET AND MEETING STREET INTERSECTION. CONTACT TROY MITCHELL, TRAFFIC SIGNAL SYSTEMS MANAGER, TRAFFIC SIGNAL OPERATIONS DEPT., MITCHELLT@CHARLESTON-SC.GOV, [illegible].
21. ALL PROPOSED STREET LIGHTING REQUIRES AN APPROVED LIGHTING PLAN FROM DOMINION ENERGY PRIOR TO ANY ASSOCIATED LIGHTING CONDUIT INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL CONDUIT IN ACCORDANCE WITH DOMINION ENERGY SPECIFICATIONS.
22. ALL CONDUIT MUST BE INSPECTED BY THE PROPER LIGHTING OFFICIALS FROM DOMINION ENERGY BEFORE CONDUIT IS BURIED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDUIT IS INSTALLED ACCORDING TO DOMINION ENERGY STANDARDS.
23. ALL STREET LIGHT POLE FOOTINGS SHALL BE STAKED OUT IN THE FIELD AND APPROVED BY THE DEPARTMENT OF PARKS PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY POLE LOCATIONS THAT ARE NOT PREVIOUSLY APPROVED.

SIGHT DISTANCE

1. SPEED LIMIT = 25 MPH, DESIGN SPEED LIMIT = 30 MPH.
   1.1. INTERSECTION SIGHT DISTANCE WAS DETERMINED USING SCDOT ARMS MANUAL 2008 EDITION TABLE 7-12 PG 85.
2. BASED ON FINAL CONSTRUCTION AND DRIVEWAY VISIBILITY, MIRRORS SHOULD BE CONSIDERED TO INCREASE PEDESTRIAN SAFETY ALONG LINE STREET. CONTRACTOR SHALL NOTIFY OWNER PRIOR TO INSTALLATION.
3. SIGHT DISTANCE VISIBILITY AT ALL EXITS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SCDOT'S ACCESS AND ROADSIDE MANAGEMENT STANDARDS MANUAL.

CITY OF CHARLESTON TRAFFIC & TRANSPORTATION NOTES

1. SIGHT DISTANCE VISIBILITY AT ALL EXITS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SCDOT'S ACCESS AND ROADSIDE MANAGEMENT STANDARDS MANUAL.
2. ALL TRAFFIC CONTROL DEVICES WILL BE TO MUTCD STANDARDS (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES).
3. IF TRAFFIC SIGNS OR MARKINGS WITHIN THE RIGHT OF WAY ARE IMPACTED, RELOCATION OF THESE ITEMS MUST BE COORDINATED WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
4. IF THE STREET IS BLOCKED OR IMPACTED DURING CONSTRUCTION AT ANY TIME FOR ANY REASON A STREET BLOCKING PERMIT WILL BE REQUIRED. COORDINATE WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
5. NO CONSTRUCTION PARKING OR STAGING WILL BE PERMITTED WITHIN THE RIGHT-OF-WAY WITHOUT PRIOR AUTHORIZATION BY TRAFFIC AND TRANSPORTATION.
6. IF METERED PARKING SPACES ARE BLOCKED OR IMPACTED OR METERED PARKING SPACES THAT ARE NOT APPROVED FOR REMOVAL ARE IMPACTED DURING CONSTRUCTION AT ANY TIME FOR ANY REASON A METER BAG PERMIT WILL BE REQUIRED. COORDINATE WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
7. LANE CLOSURES OF ANY TYPE OR DURATION WITHIN THE RIGHT-OF-WAY MUST BE APPROVED BY TRAFFIC AND TRANSPORTATION WELL IN ADVANCE OF THE OCCURRENCE. COORDINATE WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
8. REMOVAL OR CHANGES TO PARKING METERS AND/OR PARKING METERED SPACES OR OTHER ON-STREET PARKING MUST BE COORDINATED WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
9. CONSTRUCTION AND DEMOLITION TRAFFIC MUST AVOID RESIDENTIAL STREETS AT ALL TIMES UNLESS THERE ARE NO ALTERNATIVE ROUTES. IF IMPACTS TO RESIDENTIAL STREETS ARE ANTICIPATED, THE CONTRACTOR SHOULD CALL TRAFFIC AND TRANSPORTATION PRIOR TO USING THE ROUTE.

CITY OF CHARLESTON TRAFFIC & SIGN STANDARDS

1. TRAFFIC SIGNS SHOULD BE DESIGNED AND PLACED IN ACCORDANCE WITH THE LATEST REVISION OF THE 2009 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD), PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION.
2. NON-TRAFFIC RELATED SIGNS SHALL BE APPROVED BY THE DEPARTMENT OF TRAFFIC AND TRANSPORTATION.
3. REGULATORY, WARNING AND GUIDE SIGNS SHALL BE FABRICATED WITH ASTM INTERNATIONAL (FORMERLY AMERICAN SOCIETY FOR TESTING AND MATERIALS) TYPE [illegible] (HIGH INTENSITY) OR GREATER RETROREFLECTIVE SHEETING. UPON APPROVAL BY THE DEPARTMENT OF TRAFFIC AND TRANSPORTATION, PARKING SIGNS AND NON-TRAFFIC RELATED SIGNS MAY BE FABRICATED WITH ASTM TYPE I (ENGINEER GRADE) OR GREATER MATERIAL.
4. STREET NAME SIGNS SHALL BE FABRICATED USING EXTRUDED ALUMINUM BLADES 9" IN HEIGHT. THE MINIMUM LENGTH IS 24" WITH 48" AS THE MAXIMUM. THE ACTUAL LENGTH OF THE BLADE WILL BE DICTATED BY THE NUMBER OF LETTERS IN THE NAME.
5. THE STREET NAME COLOR SCHEME SHOULD BE WHITE ASTM TYPE III LETTERING ON A GREEN BACKGROUND.
6. THE STREET NAME LETTER FONT (OR TYPEFACE) SHOULD BE FHWA SERIES "C" (COMMONLY KNOWN AS HIGHWAY GOTHIC "C").
7. ALL STREET NAMES ARE TO CONSIST OF 6" UPPER-CASE LETTERS WITH 4.5" LOWER-CASE LETTERS. THE STREET DESIGNATIONS (E.G. ST, RD, DR, LN, HWY, AVE, BLVD) ARE TO BE 50% SUPERSCRIPT.
8. THE STREET NAME, INCLUDING THE SUPERSCRIPT DESIGNATION, SHALL BE CENTERED VERTICALLY AND HORIZONTALLY ON THE BLADE.
9. THE SPACING FROM THE BLADE EDGE TO THE BEGINNING AND END OF THE STREET NAME, INCLUDING THE SUPERSCRIPT DESIGNATION, SHOULD BE A MINIMUM OF 2".
10. STREET NAME SIGNS SHOULD BE MOUNTED WITH A VERTICAL CLEARANCE OF AT LEAST 8' MEASURED FROM THE BOTTOM OF THE SIGN TO THE NEAR EDGE OF THE PAVEMENT. ALL OTHER SIGNS SHALL BE MOUNTED AT LEAST 7' FROM THE BOTTOM OF THE SIGN TO THE NEAR EDGE OF THE PAVEMENT EXCEPT WHEN A SUPPLEMENTAL PLAQUE OR SECONDARY SIGN IS PERMITTED.
11. IF A SUPPLEMENTAL PLAQUE OR SECONDARY SIGN IS PERMITTED TO BE MOUNTED ON THE SAME ASSEMBLY AS ANOTHER SIGN, THE MAJOR (MOST IMPORTANT) SIGN SHALL BE INSTALLED ABOVE THE SUPPLEMENTAL PLAQUE OR SECONDARY SIGN. THE MINIMUM HEIGHT FROM THE BOTTOM OF THE SUPPLEMENTAL PLAQUE OR SECONDARY SIGN TO THE NEAR EDGE OF THE PAVEMENT SHALL BE 6'.
12. THE MINIMUM LATERAL OFFSET FOR INSTALLED SIGNS SHOULD BE 2' MEASURED FROM THE NEAREST SIGN EDGE TO THE PAVEMENT EDGE (OR THE FACE OF CURB). A MINIMUM OFFSET OF 1' FROM THE FACE OF THE CURB MAY BE USED IN AREAS WHERE SIDEWALK WIDTH IS LIMITED OR WHERE EXISTING POLES ARE CLOSE TO THE CURB.
13. ALL TRAFFIC SIGN POSTS SHOULD BE SECURELY INSTALLED AT LEAST 3' IN THE GROUND. TRAFFIC SIGN POSTS SHOULD BE GREEN 3 LB/FT STEEL U-CHANNEL POSTS, BREAKAWAY, AND 12' IN LENGTH EXCEPT FOR STREET NAME SIGN POSTS.
14. ALL STREET NAME POSTS SHOULD BE ROUND 2 3/8" OD BREAKAWAY ALUMINUM OR STEEL, AND AT LEAST 15' IN LENGTH.

South Carolina 811

GRAPHIC SCALE
1" = 20'

LIFESTYLE COMMUNITIES

LC

Bowman
CONSULTING

RAMSA

LS3P

MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

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REVISIONS

No.	Description	Date
1	REV PER TRC COMMENTS	[illegible]
2	REV PER TRC COMMENTS	[illegible]
3	REV PER TRC COMMENTS	[illegible]

PROJECT: [illegible]
DATE: NOVEMBER [illegible]
DRAWN BY: [illegible]
CHECKED BY: [illegible]

SITE PLAN

C300

K3(a)(vi)

JOHN J. TECKLENBURG
Mayor

City of Charleston
South Carolina
Department of Public Service

THOMAS F. O'BRIEN
Director of Public Service

March 25, 2019

Mr. Kirk R. Richards, P.E.
Assistant District Maintenance Engineer
SCDOT-District Six
6355 Fain Blvd.
North Charleston, SC 29406

RE: Maintenance of concrete sidewalks and granite curbs on Meeting Street (S-107), in conjunction with the project at 547 Meeting Street.

Dear Mr. Richards:

This letter concerns the proposed installation of 450 LF of concrete sidewalks and 50 LF of granite curbs on Meeting Street (S-107) to be constructed in conjunction with the project at 547 Meeting Street.

The City Council of Charleston, at its meeting held March 24, 2020, agreed to accept maintenance responsibility for the 450 LF of concrete sidewalks and 50 LF of granite curbs on Meeting Street within the State maintained right-of-way shown on the attached drawing and which will be constructed under a valid SCDOT Encroachment Permit. The City of Charleston agrees to maintain this sidewalk and corner accessibility ramps in compliance with current ADA and SCDOT standards (ADA Standards for Transportation Facilities, SC Highway Design Manual, SCDOT Standard Drawings, AASHTO Guide for Development of Pedestrian Facilities).

Should there be any questions, please do not hesitate to contact me at 843-724-3754 or at obrient@charleston-sc.gov.

Sincerely,

Thomas F. O'Brien

Thomas F. O'Brien,
Director of Public Service

2 George Street, Suite 2100, Charleston, SC 29401-3506 · Phone (843) 724-3754 · fax (843) 973-7261

Copy to:
Robert Hauck, GIS
Vincent N. Sottile, PE, EarthSource Eng.

TFO/tmg

2 George Street, Suite 2100, Charleston, SC 29401-3506 · Phone (843) 724-3754 · fax (843) 973-7261

EARTHSOURCE ENGINEERING
CIVIL ENGINEERING | SITE PLANNING | LANDSCAPE DESIGN | LEED DESIGN

09 March 2020

Mr. Tom O'Brien

Re: **Request for Granite Curb and Sidewalk Maintenance**
Moxy Hotel
547 Meeting Street
Charleston, SC 29401
TMS# 459-05-01-016

Dear Mr. O'Brien:

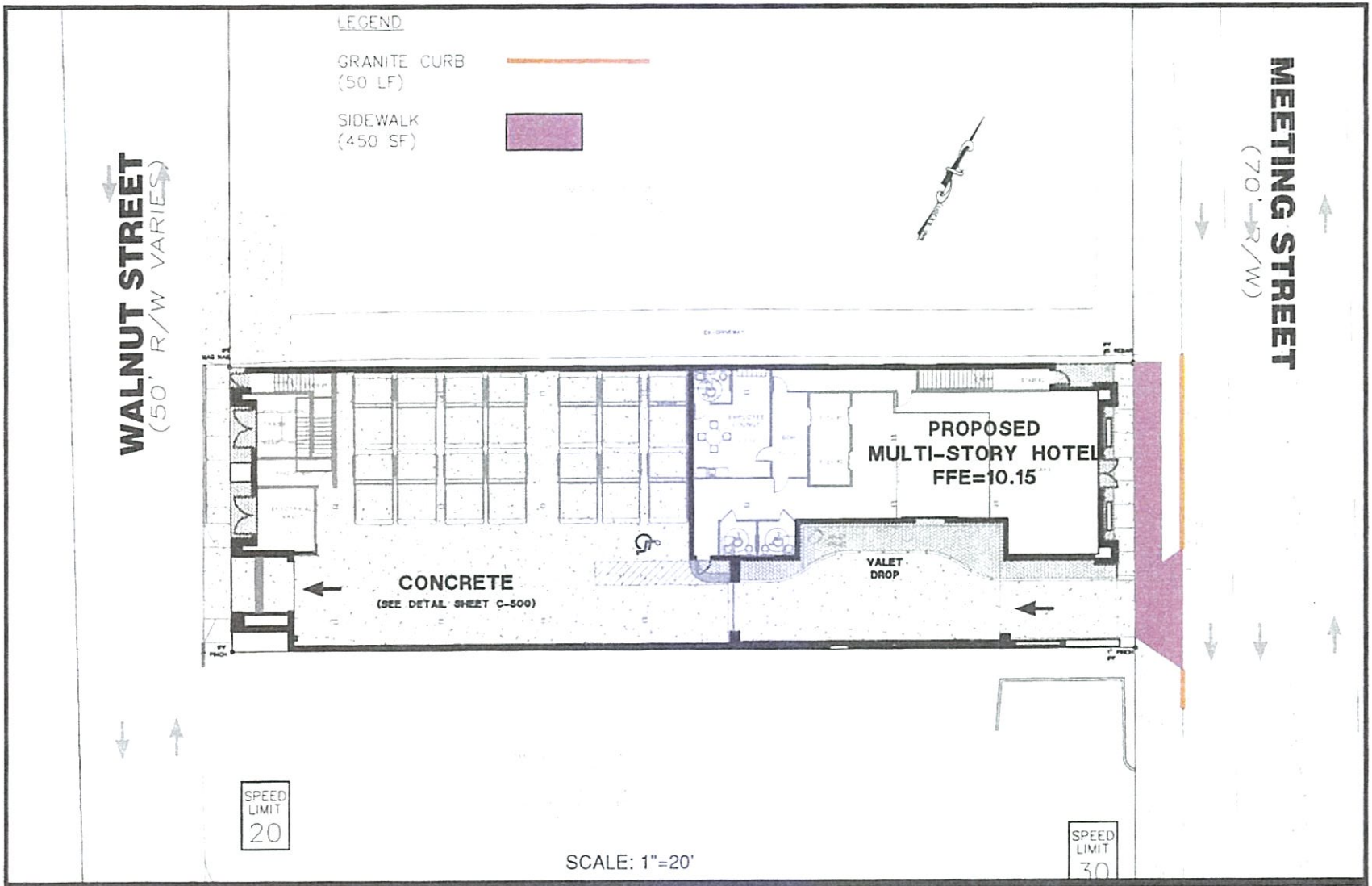
The owner of 547 Meeting Street (TMS #459-05-01-016) formally request the PWU Committee agree to maintain the required granite curbs and sidewalks proposed to be installed in the SCDOT right-of-way of Meeting Street as requested by SCDOT. The granite curbs and sidewalks are proposed to be installed per the City of Charleston Ordinance and TRC Committee.

Respectfully Submitted,

Vincent N Sottile, PE

962 Houston Northcutt Blvd
Suite 200
Mt. Pleasant, SC 29464

Telephone (843)881-0525
Fax (843)881-2477
www.EarthSourceEng.com



EARTHSOURCE
ENGINEERING
886 Johnnie Dodds Boulevard Suite 200
Mt Pleasant, SC 29464
www.earthsourceeng.com
Office 843.881.0525
bernyk@earthsourceeng.com
branchgn@earthsourceeng.com

MOXY HOTEL
GRANITE CURB AND SIDEWALK EXHIBIT

K3(a)(vii)

JOHN J. TECKLENBURG
Mayor

City of Charleston
South Carolina
Department of Public Service

THOMAS F. O'BRIEN
Director of Public Service

March 25, 2019

Mr. Kirk R. Richards, P.E.
Assistant District Maintenance Engineer
SCDOT-District Six
6355 Fain Blvd.
North Charleston, SC 29406

RE: Maintenance of sidewalk on Cane Slash (S-1334), in conjunction with the project at Oak Field (Phase 5C & 5D).

Dear Mr. Richards:

This letter concerns the proposed installation of 867 LF of sidewalks on Cane Slash (S-1334) to be constructed in conjunction with the project at Oak Field (Phase 5C & 5D).

The City Council of Charleston, at its meeting held March 24, 2020, agreed to accept maintenance responsibility for the 867 LF of sidewalks on Cane Slash (S-1334)within the State maintained right-of-way shown on the attached drawing and which will be constructed under a valid SCDOT Encroachment Permit. The City of Charleston agrees to maintain this sidewalk and corner accessibility ramps in compliance with current ADA and SCDOT standards (ADA Standards for Transportation Facilities, SC Highway Design Manual, SCDOT Standard Drawings, AASHTO Guide for Development of Pedestrian Facilities).

Should there be any questions, please do not hesitate to contact me at 843-724-3754 or at obrient@charleston-sc.gov.

Sincerely,

Thomas F. O'Brien,
Director of Public Service

2 George Street, Suite 2100, Charleston, SC 29401-3506 · Phone (843) 724-3754 · fax (843) 973-7261

Copy to:
Robert Hauck, GIS
Adriana B. Carson, PM, HLA

TFO/tmg

2 George Street, Suite 2100, Charleston, SC 29401-3506 · Phone (843) 724-3754 · fax (843) 973-7261

O'Brien, Tom F.

From: Adriana Carson <acarson@hlainc.com>
Sent: Wednesday, March 4, 2020 3:36 PM
To: O'Brien, Tom F.
Cc: Givens, Barry
Subject: FW: Oakfield Sidewalk along Cane Slash- Oakfield Phase 5C &5D
Attachments: Oakfield Ph. 5C SCDOT Sidewalk Exhibit 3-4-2020.pdf

CAUTION: This email originated outside of the City of Charleston. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Tom,

Welcome back! Hope you are doing well. I am working on the last 7 lots of the Oakfield Subdivision Project (Phases 5C &5D)). The TRC staff requested for a new sidewalk to be installed along Cane Slash SCDOT right-of-way between the existing roundabout and proposed secondary entrance. In order for SCDOT to approve the encroachment permit a sidewalk maintenance letter from the City of Charleston is required. Per Ronnie and Eric Schulz's direction, it is my understanding that this sidewalk will need to go through the Public Works committee and then be presented to the City Council. I'm not sure of how this process work. Can you please help me. Below is a description of what we are proposing and also I have attached an exhibit showing which portion of the sidewalk will be installed within the SCDOT right-of-way :

Installation of 743 linear feet long concrete sidewalk and one ADA ramp to be constructed in conjunction with Phases 5C and 5D, within the SCDOT right-of-way at Cane Slash Road.

Thanks,

Adriana B. Carson
Senior Project Director
HLA THE SITE EXPERTS
29A Leinbach Drive
Charleston, SC 29407-9688
Tel. 843.763.1166, ext. 14
www.hlainc.com

Please consider the environment before printing this email

From: Adriana Carson
Sent: Wednesday, December 11, 2019 9:07 AM
To: Schultz, Eric <SCHULTZE@charleston-sc.gov>
Subject: FW: Oakfield Sidewalk along Cane Slash- Oakfield Phase 5C &5D

Eric,
Please let me if you need anything else to take this through City Council. SCDOT is requiring a maintenance letter from the City.
Thanks,

Adriana B. Carson
Senior Project Director
29A Leinbach Drive
Charleston, SC 29407-9688
Tel. 843.763.1166, ext. 14
www.hlainc.com

Please consider the environment before printing this email

From: Adriana Carson
Sent: Friday, November 08, 2019 9:15 AM
To: Schultz, Eric <SCHULTZE@charleston-sc.gov>; Schumacher, Janet <SCHUMACHERJ@charleston-sc.gov>
Subject: FW: Oakfield Sidewalk along Cane Slash- Oakfield Phase 5C &5D

Eric and Janet,

I have attached a set of the proposed sidewalk along Cane Slash that you requested in our previous TRC meeting. SCDOT doesn't see any issues with the sidewalk location. Please note that we have meandered the sidewalk around the power poles and that the sidewalk on those locations are 3' wide. Due to the existing swale and not enough clearance for a pipe we are not able to go around the other side of the pole closer to the road. Please let me know if this set is sufficient to present to the City Council for the City maintenance agreement and if you need any other information.

Thanks

Adriana B. Carson
Senior Project Director
29A Leinbach Drive
Charleston, SC 29407-9688
Tel. 843.763.1166, ext. 14
www.hlainc.com

Please consider the environment before printing this email

From: Fleming, Juleigh B. <FlemingJB@scdot.org>
Sent: Wednesday, November 06, 2019 7:53 AM
To: Adriana Carson <acarson@hlainc.com>
Cc: Grooms, Robert W. <GroomsRW@scdot.org>
Subject: RE: Oakfield Sidewalk along Cane Slash

Hey Adriana,

We do not have issues with the sidewalk if the City will maintain it. You will have to provide an analysis of the ditch since you are reducing the cross-section. You will need to ensure it can handle the additional runoff from the sidewalk for the 10-yr storm event.

Thanks!
JuLeigh

From: Adriana Carson <acarson@hlainc.com>
Sent: Friday, November 1, 2019 3:09 PM
To: Fleming, Juleigh B. <FlemingJB@scdot.org>
Cc: Grooms, Robert W. <GroomsRW@scdot.org>
Subject: FW: Oakfield Sidewalk along Cane Slash

*** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. ***

Juleigh,

We added the 1' shelf to the sidewalk cross-sections. Can you please review the attached set and let me know if you have any comments or concerns. My plan is to submit a PDF to Eric Schulz, for him to present it to the City Council for the maintenance agreement. We will do a formal submittal to SCDOT after we get the acceptance by the City.

Thanks,

Adriana B. Carson
Senior Project Director
HLA THE SITE EXPERTS
29A Leinbach Drive
Charleston, SC 29407-9688
Tel. 843.763.1166, ext. 14
www.hlainc.com

Please consider the environment before printing this email

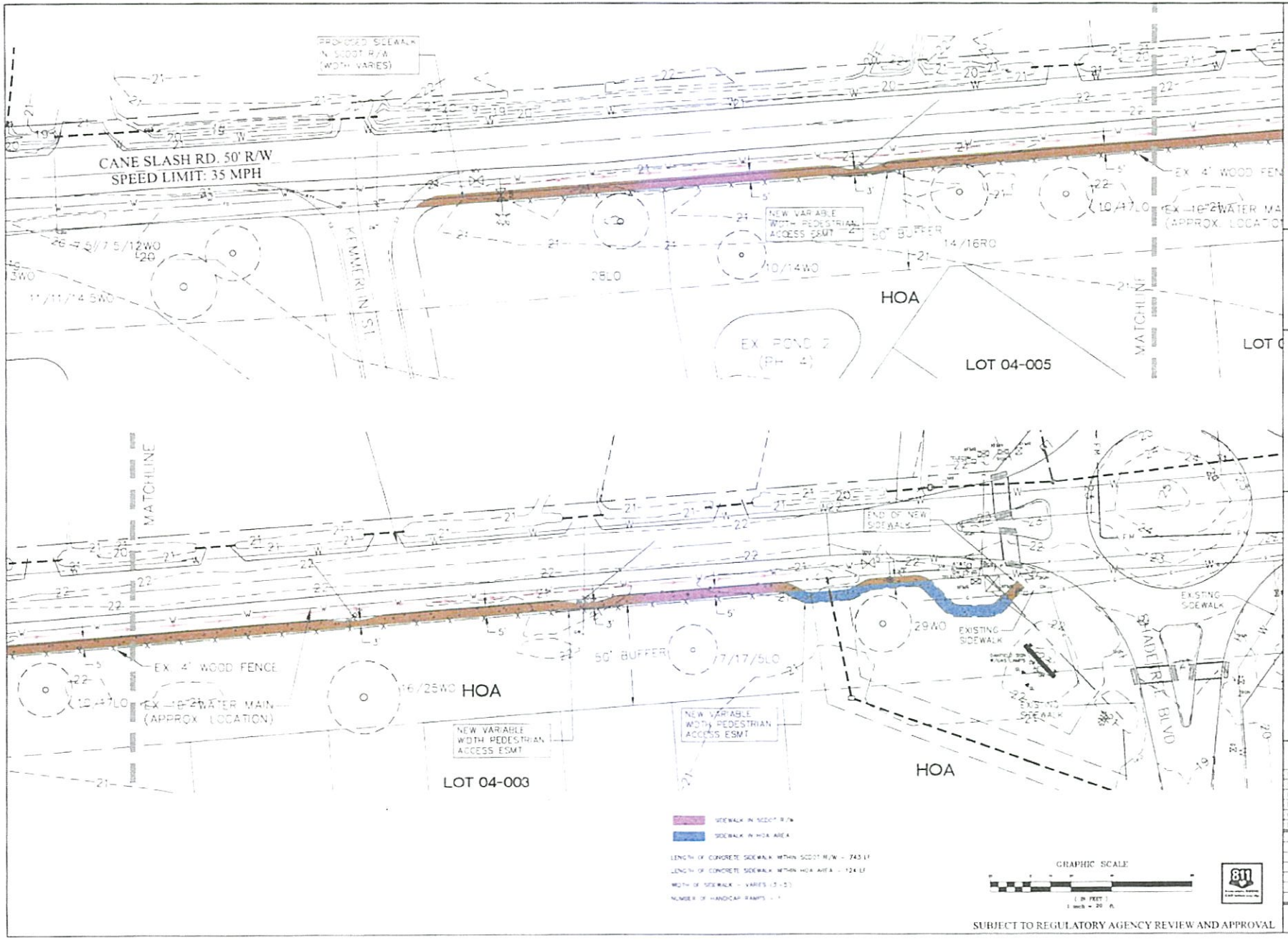
From: Jimi Woody <jwoody@hlainc.com>
Sent: Friday, November 01, 2019 11:13 AM
To: Adriana Carson <acarson@hlainc.com>
Subject: Oakfield Sidewalk

Adriana,

Attached is a PDF of the revised SCDOT sidewalk plans for Oakfield Ph. 5C & 5D.

Thanks,

Jimi Woody



SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL

HLA
THE SITE EXPERTS
SURVEYING • WETLAND PERMITTING • LAND PLANNING
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE

NORTH

SCDOT SIDEWALK EXHIBIT

OAKFIELD SUBDIVISION PHASE 5C & 5D
SCDOT IMPROVEMENT PLANS
CITY OF CHARLESTON, CHARLESTON COUNTY, SC

PROJECT	02075.65C
DATE	3/03/2020
SCALE	1" = 20'
DESIGN	JSL/ABC
DRAWN	JAW
CHECK	
DWG	

REVISIONS

SHEET
1 of 1

K3(a)(viii)

JOHN J. TECKLENBURG
Mayor

City of Charleston
South Carolina
Department of Public Service

THOMAS F. O'BRIEN
Director of Public Service

March 25, 2019

Mr. Kirk R. Richards, P.E.
Assistant District Maintenance Engineer
SCDOT-District Six
6355 Fain Blvd.
North Charleston, SC 29406

RE: Maintenance of sidewalk on Savannah Hwy (US-17), in conjunction with the project at Hwy 17 and Main Road.

Dear Mr. Richards:

This letter concerns the proposed installation of 1283 LF of sidewalks on Savannah Hwy (US-17) to be constructed in conjunction with the project at Hwy 17 and Main Road.

The City Council of Charleston, at its meeting held March 24, 2020, agreed to accept maintenance responsibility for the 1283 LF of sidewalks on Savannah Hwy (US-17) within the State maintained right-of-way shown on the attached drawing and which will be constructed under a valid SCDOT Encroachment Permit. The City of Charleston agrees to maintain this sidewalk and corner accessibility ramps in compliance with current ADA and SCDOT standards (ADA Standards for Transportation Facilities, SC Highway Design Manual, SCDOT Standard Drawings, AASHTO Guide for Development of Pedestrian Facilities).

Should there be any questions, please do not hesitate to contact me at 843-724-3754 or at obrient@charleston-sc.gov.

Sincerely,

Thomas F O'Brien

Thomas F. O'Brien,
Director of Public Service

2 George Street, Suite 2100, Charleston, SC 29401-3506 · Phone (843) 724-3754 · fax (843) 973-7261

Copy to:
Robert Hauck, GIS
Adriana B. Carson, PM, HLA

TFO/tmg

2 George Street, Suite 2100, Charleston, SC 29401-3506 · Phone (843) 724-3754 · fax (843) 973-7261

O'Brien, Tom F.

From:	Adriana Carson <acarson@hlainc.com>
Sent:	Wednesday, March 4, 2020 3:50 PM
To:	O'Brien, Tom F.
Cc:	Givens, Barry
Subject:	Hwy 17 Sidewalk Improvements for the Satori Apartments- City of Charleston Maintenance Letter
Attachments:	Satori Apts SCDOT Sidewalk Exhibit 3-4-2020.pdf; 1_COVER COVER.pdf

CAUTION: This email originated outside of the City of Charleston. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Tom,
Here is another project where TRC is asking us to provide a sidewalk within the SCDOT right-of-way in front of the proposed Apartment complex. In order to get it approved by SCDOT we will need to provide them with a City of Charleston maintenance letter. This project is adjacent to the Publix Store at the intersection of Hwy 17 and Main Road. Below is a description of what we are proposing:
Installation of a 5-foot wide by 1,283 linear feet long concrete sidewalk and three ADA ramp with detectable warning assemblies to be constructed in conjunction with Satori Apartments, within the SCDOT right-of-way at Savannah Hwy (Hwy 17)

Thanks,

Adriana B. Carson, P.M
Senior Project Director
HLA THE SITE EXPERTS
29A Leinbach Drive
Charleston, SC 29407-9688
Tel. 843.763.1166, ext. 14
www.hlainc.com

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SITE IMPROVEMENT PLANS

FOR

SATORI WEST ASHLEY

(FORMERLY GATEWAY APARTMENTS)

LOCATED IN

THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

CITY PROJECT ID# 161118-SAVANNAH HWY-1

DEVELOPMENT SUMMARY

TMS# 286-00-00-033
ZONING CB
PROPOSED USE MULTI-FAMILY RESIDENTIAL
TOTAL ACREAGE 16.01 ACRES

SETBACKS (BUILDINGS) FRONT(SOUTH) NR△
SIDE(WEST) 9 FEET
SIDE(EAST) 3 FEET
REAR(NORTH) 3 FEET

HEIGHT LIMIT - 55 (PER ZONING)
(HEIGHT EXTENSION APPROVED BY DRB ON 5-3-19)

STREET ADDRESS
NORTH SIDE OF SAVANNAH HIGHWAY,
APPROXIMATELY 1,000 FT. WEST OF INTERSECTION
WITH MAIN ROAD CHARLESTON COUNTY SC 29455

DISTURBED AREA 16.2 AC

FLOOD ZONE ZONE X AND AE (BASE FLOOD EL 10)
MAP NO 45019C0486J
COMMUNITY PANEL 455413 0486 J
DATED NOVEMBER 17 2004

PRE-DEVELOPMENT IMPERVIOUS AREA 0.0 AC
POST-DEVELOPMENT IMPERVIOUS AREA 8.91 AC
BUILDING AREA 2.55 AC
PAVEMENT & SIDEWALK AREA 4.65 AC
WET POND AREA 1.71 AC

PARKING SUMMARY

REQUIRED PARKING
(1.5 SPACES PER UNIT x 297 UNITS = 446 SPACES)
(INCLUDING HANDICAPPED PARKING REQ'D 15 SPACES)

TOTAL PARKING REQUIRED = 446 SPACES

PROVIDED PARKING

STANDARD PARKING	441 SPACES △
(HANDICAPPED PARKING INCLUDED	(14 SPACES)
PERVIOUS PARKING	84 SPACES
(HANDICAPPED PARKING INCLUDED	(2 SPACES)
COMPACTED PERVIOUS PARKING	24 SPACES

TOTAL PARKING PROVIDED = △ 549 SPACES
(HANDICAPPED PARKING INCLUDED (16 SPACES)

PARKING ISLANDS SUMMARY

REQUIRED PARKING ISLANDS
(1 ISLAND PER 5 PARKING SPACES
550 PARKING SPACES / 5 = 110 SPACES)

TOTAL PARKING ISLANDS REQUIRED = 110 ISLANDS
TOTAL PARKING ISLANDS PROVIDED = 111 ISLANDS

TREE SUMMARY

EXISTING TREES	371
GRAND TREES	17
PROTECTED TREES	354
TREES TO BE REMOVED	159
GRAND TREES	4
PROTECTED TREES	155
TREES TO REMAIN	212
GRAND TREES	13
PROTECTED TREES	199

DENSITY ANALYSIS

TOTAL ACREAGE (highground)	16.01
UNITS ALLOWED (1650 sf. per unit)	422
UNITS PROPOSED	297

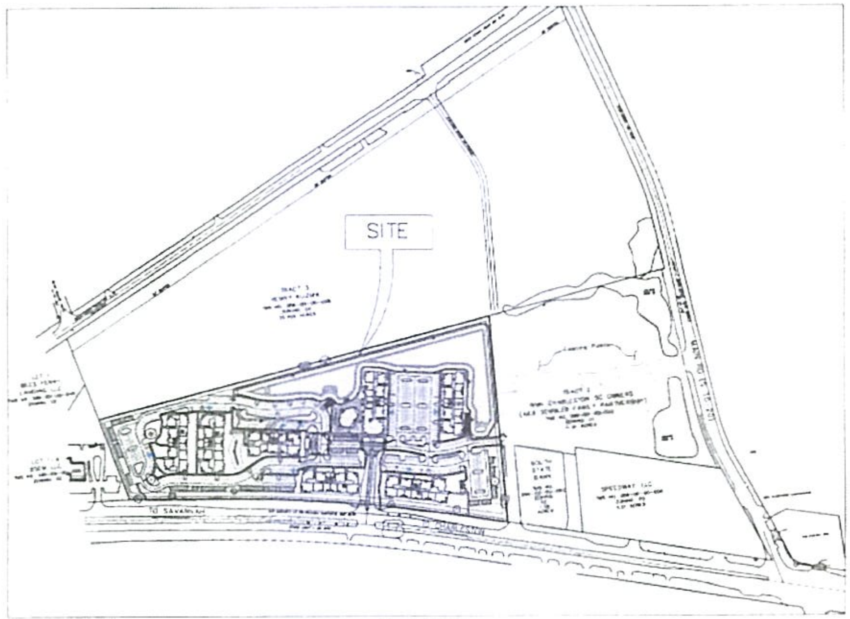
2017 BZA APPROVAL:

Approved August 2, 2017
- Request a variance from Section 54-327 to allow the removal of one Grand Tree
- Request a Special Exception from Section 54-327 to allow the removal of one Grand Tree
- Request a variance from Section 54-330 to allow a reduced impervious construction setback near the bases of seven Grand Trees
- Request a variance from Section 54-327 to allow the removal of 29 protected trees

Conditions:
1. Must plant 31 caliper inches of canopy trees on the project site
2. Must submit a landscape plan for TRC and DRB review and approval
3. Must eliminate a few spaces in order to preserve additional protected trees in groups
4. Must have a Certified Arborist treat the protected and grand trees to be maintained

GENERAL NOTES

[illegible]



PLAN VIEW
1" = 200'

DEVELOPER:
DAVIS DEVELOPMENT
403 CORPORATE CENTER DRIVE
Suite 201
Stockbridge GA 30281
Contact Lance Chernow
Phone (770) 474-4345

CIVIL ENGINEER:
HLA, INC.
29 Leinbach Drive
Bldg A
Charleston, SC 29407
Contact Thomas Kellum, PE
Phone (843) 763-1166

LANDSCAPE ARCHITECT:
HLA, INC.
29 Leinbach Drive
Bldg A
Charleston SC 29407
Contact Andrew Todd-Burke, PLA
Phone (843) 763-1166

A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CONTRACTORS AND DESIGN PROFESSIONALS TO ADVISE THE OWNER AND OR CONSTRUCTION CREWS OF TREE PRESERVATION AREAS AND PROCEDURES TO AVOID DAMAGE TO REMAINING VEGETATION

NOTE: SEE SHEETS 5-7, SEDIMENT, EROSION CONTROL AND TREE PROTECTION PLAN FOR SEQUENCE OF CONSTRUCTION AND EROSION CONTROL NOTES

NOTE: PRIOR TO COMMENCEMENT OF CLEARING, GRUBBING, OR GRADING, THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AND OBTAIN APPROVAL OF THESE MEASURES FROM THE CITY OF CHARLESTON AND THE OCRM. THE CONTRACTOR IS ADVISED TO NOTIFY THESE AGENCIES IN WRITING A MINIMUM OF 3 DAYS PRIOR TO BEGINNING OF CONSTRUCTION

SCDOT NOTES:
1. CONTRACTOR TO REFER TO MOST CURRENT EDITION OF SCDOT STANDARD DRAWINGS FOR ANY WORK WITHIN THE SCDOT RIGHT OF WAY
2. ANY FIELD CHANGES WITHIN SCDOT R/W OR CHANGES THAT WOULD IMPACT SCDOT R/W WILL REQUIRE WRITTEN SCDOT APPROVAL PRIOR TO CHANGES BEING IMPLEMENTED IN THE FIELD
3. THE CONTRACTOR WILL PROVIDE A TRAFFIC CONTROL AND CONSTRUCTION PHASING PLAN PRIOR TO CONSTRUCTION
4. SEE HLA SCDOT IMPROVEMENT PLANS FOR US HWY 17 CONSTRUCTION SET

LOCATION MAP

REGULATORY AGENCY & UTILITY CONTACTS

1	ZONING	CITY OF CHARLESTON PLANNING CONTACT LEE BATCHELDER PHONE (843) 724-3784
2	PUBLIC SERVICE DEPT - ENGINEERING	CITY OF CHARLESTON CONTACT BARRY GIVENS PHONE (843) 619-6086
3	STORMWATER DEPT - MS4	CHARLESTON COUNTY CONTACT KINSEY HOLTON PHONE (843) 724-3757
4	SCDHEC-OCRM	CHARLESTON COUNTY CONTACT SHANNON HICKS PHONE (843) 953-0240
5	WATER & SEWER	CHARLESTON WATER SYSTEM CONTACT LYDIA OWENS PHONE (843) 727-6869
6	TRANSPORTATION	S.C.D.O.T. CONTACT JULISON FLEMING PHONE 843) 740-6722 EXT 118
7	POWER	SCE&G CONTACT PAUL THOMPSON PHONE (843) 576-8431
8	TELEPHONE	BELL SOUTH CONTACT ANDREW JUR PHONE (843) 722-5162
9	GAS	SCE&G CONTACT DEXTER MCILWAIN & JIMMY HOWE PHONE (843) 576-6451 & (843) 576-8932
10	CABLE TV	US CABLE COMPANY CONTACT RAY KIRKENDALL PHONE (843) 559-2424

SHEET NO	TITLE
1	COVER SHEET
BZA-SD	APPROVED VARIANCE PLAN
2	OVERALL EXISTING CONDITIONS
3-4	EXISTING CONDITIONS AND TREE PROTECTION PLAN
5A-7	SEDIMENT & EROSION CONTROL PLAN
8	OVERALL SITE PLAN/ADA ACCESSIBLE ROUTE
9-11	SITE PLAN/TRAFFIC CONTROL
12	OVERALL GRADING & DRAINAGE PLAN
13-15	GRADING & DRAINAGE PLAN
15A	STORM DRAIN PLAN & PROFILE
16	OVERALL UTILITY
17-19	UTILITY PLANS
20-21	SEWER PLAN & PROFILES
22	WATER PROFILES
23	FIRE PROTECTION
24-33	DETAILS
L1-L8	LANDSCAPE PLANS
EXH 1	DRAINAGE EASEMENT EXHIBIT
EXH 2	PARKING ISLAND COUNT

SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL

HLA
THE SITE EXPERTS
SURVEYING · WETLAND PERMITTING · LAND PLANNING
CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE
29A Leinbach Dr. Charleston, SC 29407 / tel 843.763.1166 / www.hlainc.com

NORTH

COVER SHEET

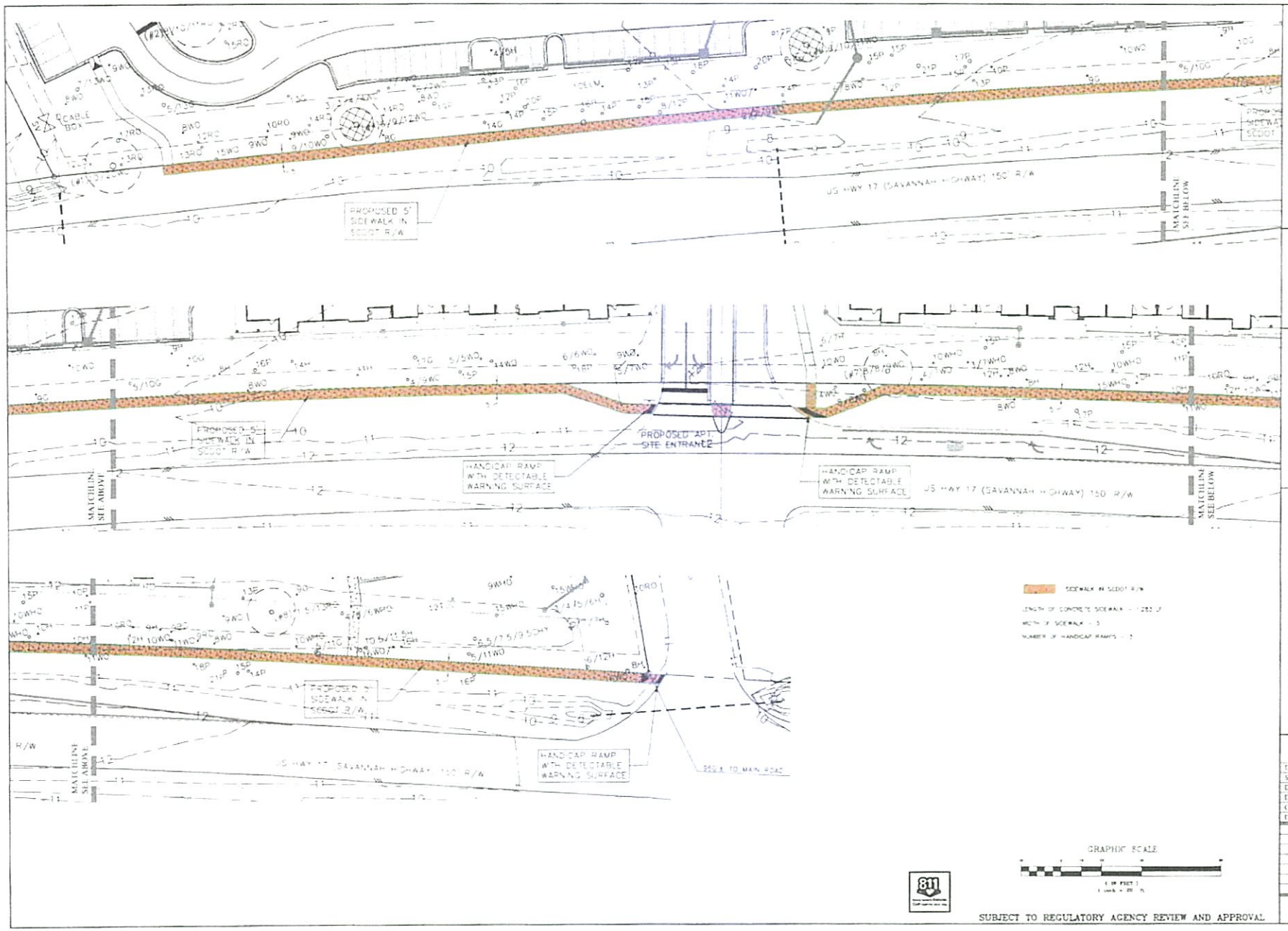
SATORI WEST ASHLEY
CITY OF CHARLESTON, SOUTH CAROLINA

PROJECT 04015.22

DATE	9-29-17
SCALE	1" = 200'
DESIGN	TWK/ABC
DRAWN	ACC/JAW
CHECK	TWK
DWG	

REVISIONS

SHEET 1 of 33



HLA
THE SITE EXPERTS
SURVEYING · WETLAND PERMITTING · LAND PLANNING
CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE

NORTH

SCDOT SIDEWALK EXHIBIT

SATORI WEST ASHLEY
SCDOT IMPROVEMENT PLANS
CITY OF CHARLESTON, SOUTH CAROLINA

PROJECT	04015.22
DATE	3-04-2020
SCALE	1"=20'
DESIGN	TWK ABC
DRAWN	JAW
CHECK	TWK
DWG	
REVISIONS	

SHEET 1 of 1

m1.)

Ratification
Number_____

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 220 NASSAU STREET (PENINSULA) (0.89 ACRE) (TMS #459-05-01-067) (COUNCIL DISTRICT 4), BE REZONED FROM DIVERSE RESIDENTIAL (DR-2) CLASSIFICATION TO MIXED-USE/WORKFORCE HOUSING (MU-1/WH) CLASSIFICATION. THE PROPERTY IS OWNED BY CHARLESTON COUNTY SCHOOL DISTRICT.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from Diverse Residential (DR-2) classification to Mixed-Use/Workforce Housing (MU-1/WH) classification.

Section 2. The property to be rezoned is described as follows:

220 Nassau Street (Peninsula) (0.89 acre) (TMS #459-05-01-067)

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _____day of _____ in the Year of Our Lord _____, in the _____ Year of Independence of the United States of America.

By: _____
John J. Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

Planning Commission
February 19, 2020

REZONING 2

220 Nassau St (Peninsula)

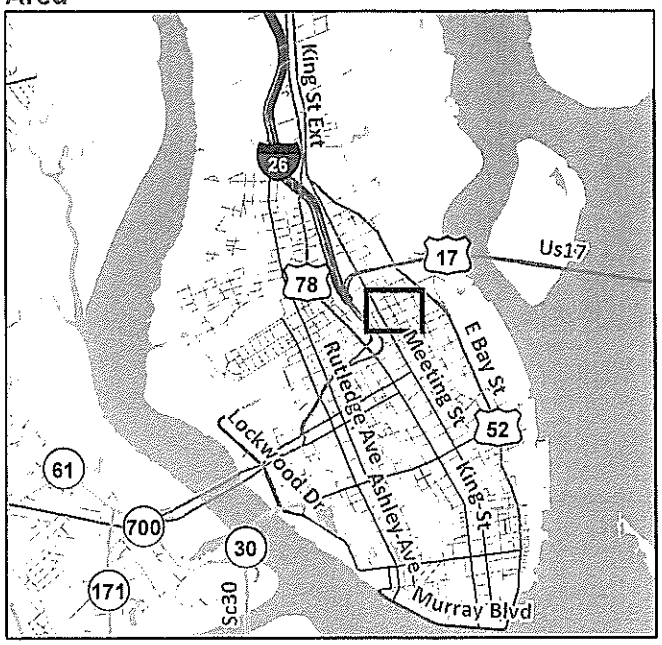
TMS # 4590501067

approx. 0.89 ac.

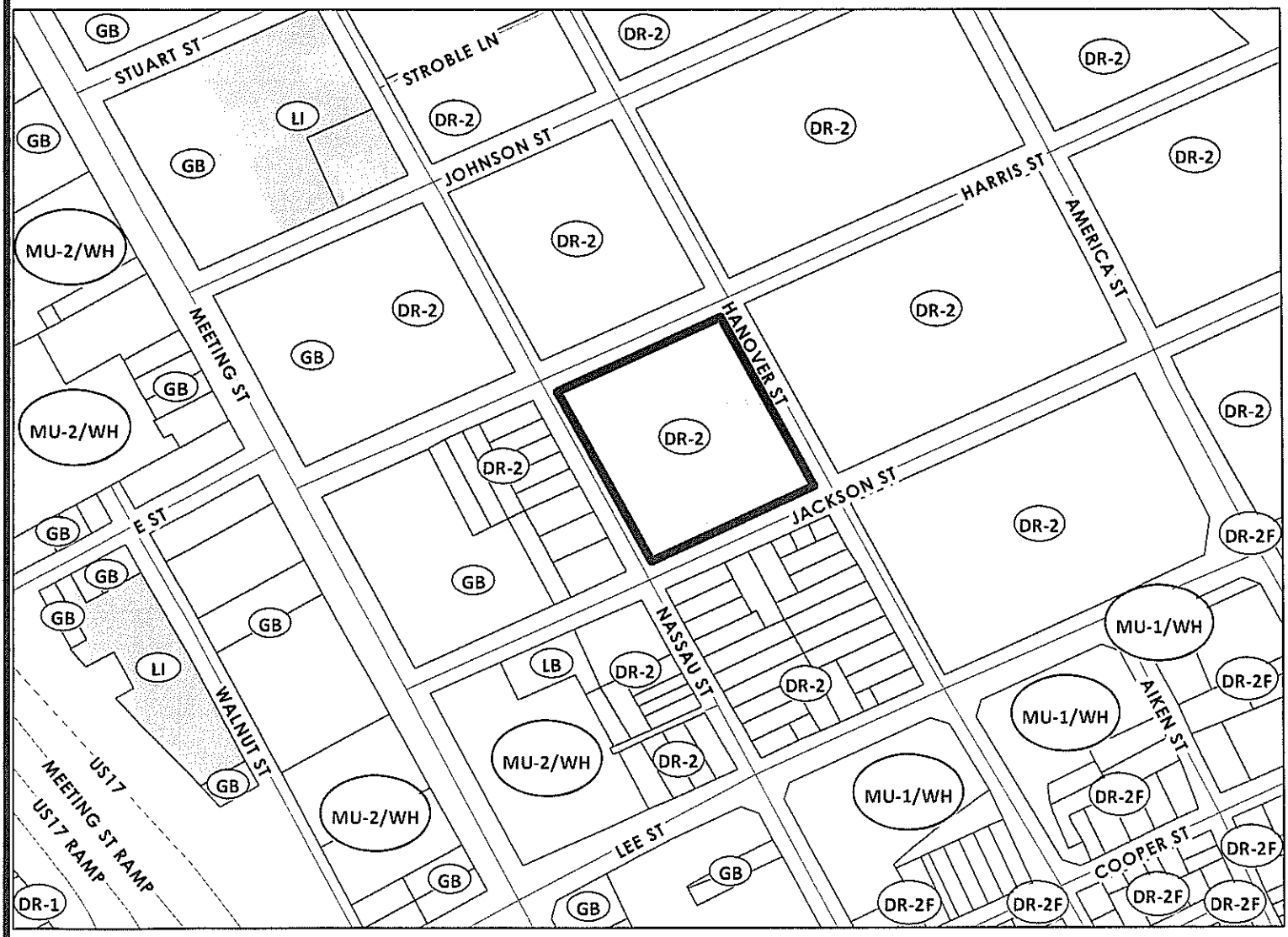
Request rezoning from Diverse-Residential (DR-2) to Mixed-Use/Workforce Housing (MU-1/WH).

Owner: Charleston County School District
Applicant: The Humanities Foundation, Inc.

Area



Location



M2.)

Ratification
Number_____

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT ASHLEY RIVER ROAD (WEST ASHLEY) (1.53 ACRES) (TMS #354-12-00-004) (COUNCIL DISTRICT 2), BE REZONED FROM SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION TO LIMITED BUSINESS (LB) CLASSIFICATION. THE PROPERTY IS OWNED BY LAURA M. SMITH.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from Single-Family Residential (SR-1) classification to Limited Business (LB) classification.

Section 2. The property to be rezoned is described as follows:

Ashley River Road (West Ashley) (1.53 acres) (TMS #354-12-00-004)

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _____day of _____ in the Year of Our Lord _____, in the _____ Year of Independence of the United States of America.

By: _____
John J. Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

Planning Commission
February 19, 2020

REZONING 4

Ashley River Rd (West Ashley)

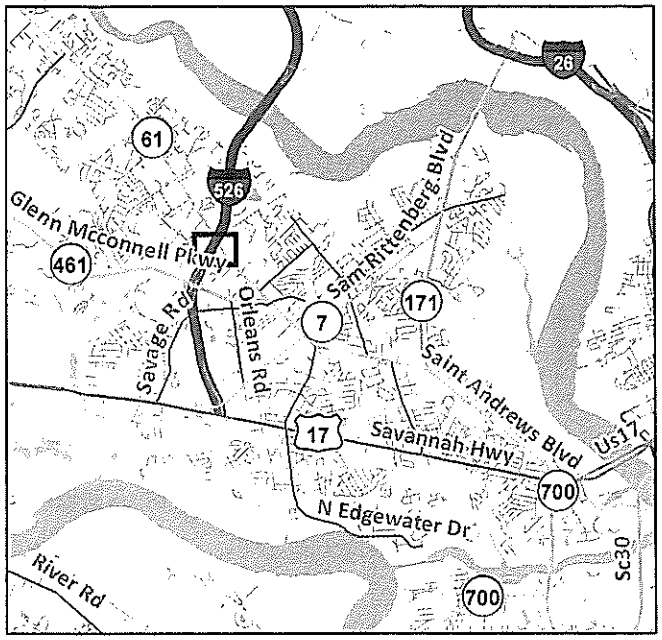
TMS # 3541200004

approx. 1.53 ac.

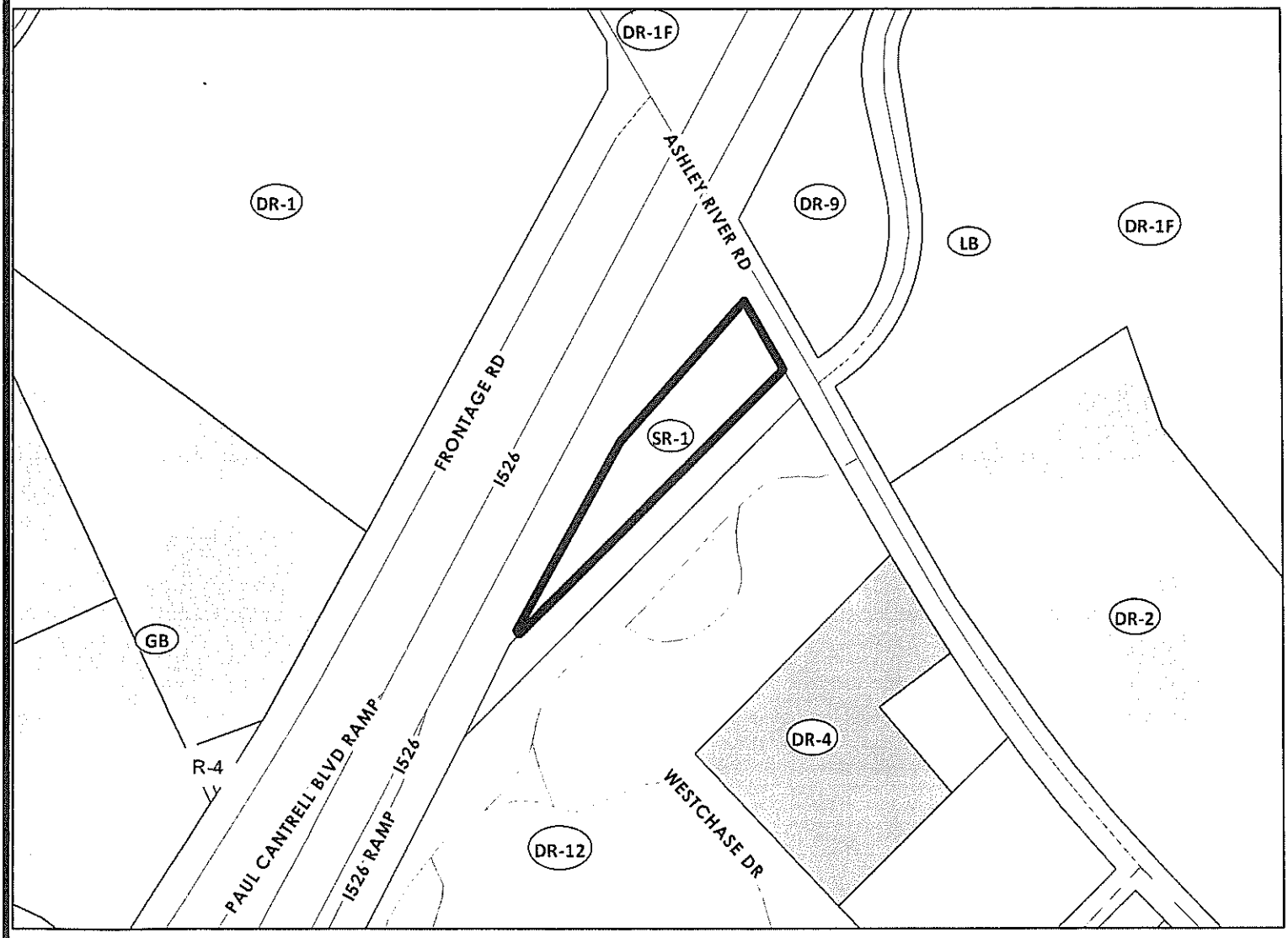
Request rezoning from Single-Family Residential (SR-1) to Limited Business (LB).

Owner and Applicant: Laura M. Smith

Area



Location



M3.)

Ratification
Number_____

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1970 DELANEY DRIVE (JAMES ISLAND) (0.303 ACRE) (TMS #340-00-00-099) (COUNCIL DISTRICT 6), BE REZONED FROM SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION TO SINGLE-FAMILY RESIDENTIAL (SR-4) CLASSIFICATION. THE PROPERTY IS OWNED BY JESSE J. RICHARDSON III.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from Single-Family Residential (SR-1) classification to Single-Family Residential (SR-4) classification.

Section 2. The property to be rezoned is described as follows:

1970 Delaney Drive (James Island) (0.303 acre) (TMS #340-00-00-099)

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _____day of _____ in the Year of Our Lord _____, in the _____ Year of Independence of the United States of America.

By: _____
John J. Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner Maybank
Clerk of Council

City of Charleston

Planning Commission
February 19, 2020

REZONING 7

1970 Delaney Rd (James Island)

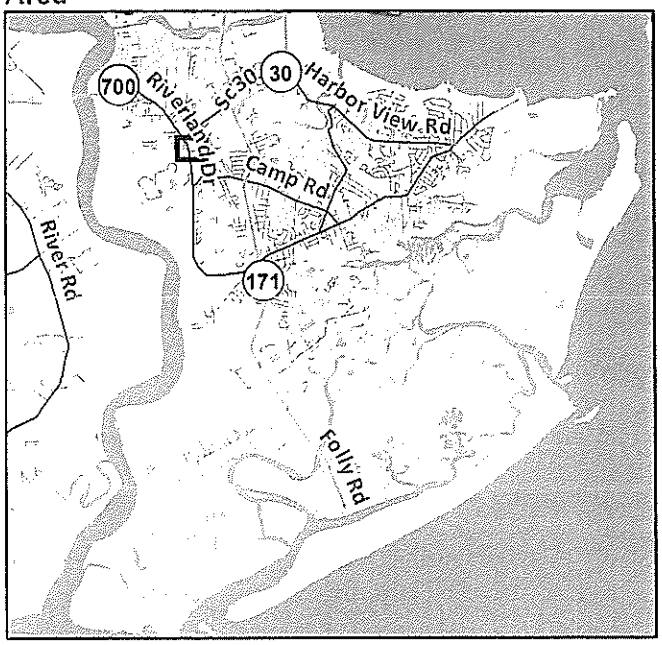
TMS # 3400000099

approx. 0.303 ac.

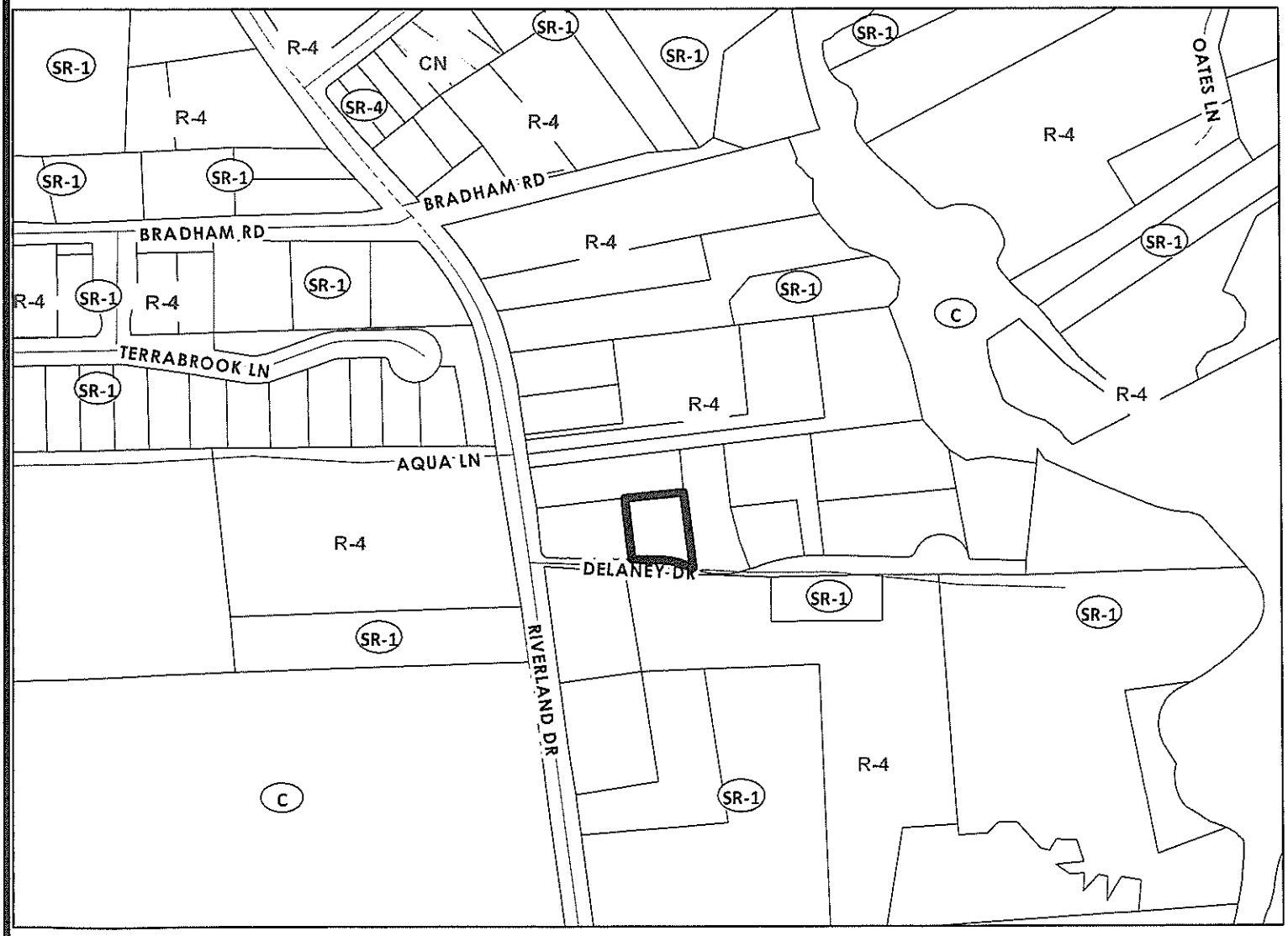
Request rezoning from Single-Family Residential (SR-1) to Single-Family Residential (SR-4)

Owner and Applicant: Jesse J. Richardson III

Area



Location



m4.)

DRAFT 08012019v2

Ratification
Number _____

AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING APPLICABLE SECTIONS RELATED TO THE DESIGN REVIEW BOARD IN ORDER TO ESTABLISH BOARD MEMBER ALTERNATES, PRIORITIZE PLACEMENT OF AFFORDABLE/WORKFORCE HOUSING PROJECTS ON AGENDAS, AND LIMIT THE NUMBER OF AGENDA ITEMS.

Section 1. That Section 54-269 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting text shown below with ~~strikethrough~~ and adding text shown below with double underline:

"Sec. 54-269. - Design Review Board created; composition, appointment and terms of members.

a. A Design Review Board is hereby established. Such board shall consist of seven (7) board members and two (2) alternates who do not hold any other public office or position in the City of Charleston and are appointed by City Council. Board members shall be citizens of the City of Charleston, with the exception of the professions required by this ordinance who may be non-citizen owners or principals of a business within the City of Charleston. These members and alternates shall have a demonstrated interest in, and a competence and knowledge of architecture, landscape architecture and urban design. The Board ~~, and~~ shall include four (4) design professionals including at least one (1) registered architect, one registered landscape architect, one (1) professional engineer, and one (1) realtor/development professional. The board shall elect one of its members chairman, who shall serve for one year or until he is re-elected or his successor is elected and qualified. ~~The board shall appoint a secretary who may be an officer of the governing authority.~~ The board shall adopt rules of procedure.

b. Board members and alternates shall serve staggered terms of four (4) years or until their successors are appointed as described in the Code of the City of Charleston Sec. 2-152. ~~The initial terms of three (3) of seven (7) members first~~

~~appointed shall expire on the date of the first regular City Council meeting in January next following their appointment, and the initial terms of the other four (4) of the seven (7) members first appointed shall expire on the date of the first regular City Council meeting in January two years thereafter. Following the initial term, the terms of all members shall be four years.~~ No member shall serve more than two successive four-year terms. An appointment to fill a vacancy shall be only for the unexpired portion of the term.

c. Alternate members, when seated, have all the powers and duties of regular members. Alternate members may always attend meetings but shall only participate in Board deliberations and debate, make motions and vote in the absence or voting disqualification of a regular member or the vacancy of a regular member's seat."

Section 2. That Section 54-273 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to revise the section title and first paragraph by deleting text shown below with ~~strikethrough~~ and adding text shown below with double underline:

"Sec. 54-273. - ~~Approval procedures.~~ Application and review procedures.
The procedures outlined below are to be followed for all projects seeking approval by the Board or administrative officer. Submittals must be complete and shall be received by the ~~Urban Design and Preservation Division~~ Department of Planning, Preservation and Sustainability, or its successor department, in accordance with the published schedule of deadlines and meeting dates and submittal requirements. ~~at least eight (8) days prior to the date of the next scheduled Board meeting.~~ "

Section 3. That Section 54-273 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to inserting new subsection g. in alphabetical order as shown below:

"g. **Affordable/Workforce Housing Projects:** Projects which include affordable or workforce housing units that are submitted by the application deadline and which comply with all submittal requirements shall be placed on the agenda of the next regularly scheduled meeting of the Board, subject to Rules of the Board if any, that limit the number of items on agenda. This does not apply to projects that opt to pay fee in lieu of workforce housing."

Section 4. That Appendix K, Article I, Section 1 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting text shown below adding text shown below with double underline:

> "Section 1. - Rules.
> These rules of procedure are adopted pursuant to S.C. Code 6-29-870 for the City of Charleston Design Review Board, which consist of seven (7) members and two (2) alternates appointed by City Council."

Section 5. That Appendix K, Article I, Section 4 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting text shown below with ~~strikethrough~~ and adding text shown below with double underline:

> "Section 4. - Terms of ~~Members~~ Office.
> The Chairman and Vice-Chairman shall serve for one year or until he is re-elected or his successor is elected and qualified. ~~The initial terms of three (3) of seven (7) members first appointed shall expire on the date of the first regular City Council meeting January next following their appointment, and the initial terms of the other four (4) of the seven (7) members first appointed shall expire on the date of the first regular City Council meeting in January two years thereafter. Following the initial term, the terms of all members shall be four (4) years. No member shall serve more than two successive four-year terms. An appointment to fill a vacancy shall only be for the unexpired portion of the term."~~

Section 6. That Appendix K, Article II, Section 3 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by adding text shown below with double underline:

> "Section 3. - Agenda.
> A written agenda shall be furnished by the ~~secretary~~ staff to each member of the Board and the news media and shall be posted at least five (5) days prior to each regular meeting, and at least twenty four (24) hours prior to a special meeting. Items may be removed from the agenda or postponed at a meeting by a majority vote. An agenda for the Board shall contain no more than ten (10) applications. The Board may waive these limitations, upon request of the staff."

Section 7. This Ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of
_____ in the Year of Our Lord, 2020,
and in the _____ Year of the Independence of
the United States of America

_____
John J. Tecklenburg, Mayor

ATTEST: _____
Vanessa Turner Maybank,
Clerk of Council

N1.)

STATE OF SOUTH CAROLINA	)	IN THE COURT OF COMMON PLEAS
	)	
COUNTY OF CHARLESTON	)	CASE NO: 2020-CP-10-00145
THE CITADEL, THE MILITARY COLLEGE OF SOUTH CAROLINA,	)	
APPELLANT,	)	
vs.	)	**SETTLEMENT AGREEMENT**
CITY OF CHARLESTON AND BOARD OF ARCHITECTURAL REVIEW,	)	
RESPONDENTS.	)	

FACTUAL AND PROCEDURAL BACKGROUND

The following statements are included in this Settlement Agreement (this "Agreement") for background purposes only. They do not constitute admissions by any parties to this appeal for purposes of any subsequent proceedings.

1. Appellant The Citadel, the Military College of South Carolina ("The Citadel") is a state-supported institution of higher education organized and existing under the laws of the State of South Carolina.

2. Respondent City of Charleston (the "City") is a South Carolina municipality that has adopted a Zoning Ordinance (the "CZO"), including but not limited to zoning regulations governing the preservation and protection of historic and architecturally valuable buildings or structures.

3. Respondent Board of Architectural Review, formally described as the Board of Architectural Review-Large ("BAR" or "Board"), is an appointed board charged with responsibilities imposed by statutes and ordinances, including but not limited to the review of requests for the construction, renovation, and demolition of certain buildings within the City.

4. In November 2019, The Citadel applied to the BAR to demolish Capers Hall and the Public Safety Building, which are both located on the campus of The Citadel. The Citadel's application,

a copy of which is on file with the City's Zoning Division, is hereby incorporated into this Agreement by reference.

5. On December 11, 2019, the BAR denied The Citadel's demolition application.

6. Pursuant to section 6-29-915(A) of the South Carolina Code, The Citadel timely served and filed a notice of appeal of the BAR's decision, together with a request for pre-litigation mediation.

7. Pursuant to section 6-29-915(B) of the South Carolina Code, when a timely request for pre-litigation mediation is filed, the City is required to be represented by at least one person for purposes of the mediation. There is no similar provision applicable to the BAR.

8. On March 12, 2020, the parties mediated the matter, with representatives of The Citadel and the City attending.

9. The BAR was also represented at the mediation by its attorney of record, but all parties understand that BAR consent would not be required as part of any mediated settlement agreement.

Settlement Agreement

10. The City and The Citadel have resolved this appeal according to the terms of this Agreement, conditioned upon approval by the City Council of Charleston and the circuit court, as required by section 6-29-915(D) of the South Carolina Code.

11. Upon the circuit court entering a final order approving this Agreement, The Citadel shall be permitted to demolish Capers Hall and the Public Safety Building in accordance with its November 2019 application.

12. City staff is directed to issue the demolition permit upon receipt of written notice of entry of the circuit court's order approving this Agreement.

13. The Citadel agrees to make reasonable, good faith efforts to construct a replacement building such that the exterior architectural appearance will generally conform to the Academic

Replacement Building (Capers Hall) Schematic Design Phase, Final Review, dated July 17, 2018, a copy of which is attached hereto and incorporated herein by reference as Exhibit A.

14. The Citadel and the City understand and agree that deviations from the general exterior architectural appearance of the building and structures shown on Exhibit A are likely, given changing conditions, financial considerations, requirements or conditions imposed in obtaining governmental approvals, and other factors. Such deviations shall not require any further approval from the BAR or the City.

15. Notwithstanding any other provision of this Agreement, nothing herein shall exempt or except The Citadel from obtaining any other necessary approvals, unrelated to the demolition permit, from the City or any other governmental entity if required by federal, state, or local laws, to construct the replacement building generally shown on Exhibit A.

16. This Agreement arises from a good faith compromise of the underlying matter in an effort to avoid unnecessary and expensive litigation. Nothing in this Agreement constitutes an admission as to the validity of the underlying claims by any of the parties.

17. The Citadel hereby releases any and all claims, including without limitation costs and attorneys' fees, against the City and/or the BAR arising from or relating to the issues involved in this appeal; the BAR's underlying decision; and/or any real or purported delay arising from or relating to the BAR's decision.

18. The City hereby releases any and all claims, including without limitation costs and attorneys' fees, against The Citadel arising from or relating to the issues involved in this appeal; the BAR's underlying decision; and/or any real or purported delay arising from or relating to the BAR's decision.

19. In accordance with section 6-29-915(D) of the South Carolina Code, this Agreement, including but not limited to the releases set forth in Paragraphs 17 and 18 of this Agreement, shall not be effective until this Agreement is approved by the City Council of Charleston and the circuit court.

20. To the extent this Agreement is not approved by the City Council of Charleston or the circuit court, neither the existence of this Agreement nor such disapproval shall be permitted to be used as evidence in any subsequent proceedings; the parties jointly agree not to raise the issue of this Agreement or disapproval thereof in any subsequent proceedings; and the parties shall be entitled to proceed with any subsequent proceedings permitted by law. Neither party waives any claims, defenses, or rights in any subsequent proceedings if this Agreement is not approved.

21. The Citadel and the City's representative at the mediation have executed this Agreement prior to its presentation to the City Council of Charleston or the circuit court. No further signature from The Citadel shall be required to the Agreement, it being understood that the Agreement shall be binding when signed, subject only to approval by the City Council of Charleston and the circuit court. City Council's approval shall be indicated by the signature of the Mayor to this Agreement.

22. Pursuant to section 6-29-915(E) of the South Carolina Code, any land use or other change agreed to herein which affects existing law is effective only as to the buildings which are the subject of this Agreement.

23. Pursuant to section 6-29-915(E) of the South Carolina Code, this Agreement sets no precedent as to other building or parcels of real property in the City.

[REMAINDER OF PAGE INTENTIONALLY BLANK; SIGNATURE PAGES, COURT APPROVAL, AND EXHIBIT TO FOLLOW]

[THE CITADEL'S SIGNATURE PAGE]

On behalf of The Citadel, the Military College of South Carolina, I hereby consent to the Agreement:

Mark C. Brandenburg
Title: General Counsel
Date: March 12, 2020

[REMAINDER OF PAGE INTENTIONALLY BLANK; SIGNATURE PAGES, COURT APPROVAL, AND EXIBIT TO FOLLOW]

[CITY'S SIGNATURE PAGE]

On behalf of the City of Charleston, I hereby consent to the Agreement:

_____

Print Name:
Title: Assistant Corporation Counsel
Date: March 13, 2020

On behalf of the City of Charleston, I hereby consent to the Agreement, which was approved by the City Council of Charleston during public session on March 24, 2020:

_____

By: John J. Tecklenburg
Its: Mayor

[REMAINDER OF PAGE INTENTIONALLY BLANK; SIGNATURE PAGES, COURT APPROVAL, AND EXHIBIT TO FOLLOW]

[BAR'S SIGNATURE PAGE]

As counsel of record for Respondent Board of Architectural Review, formally known as the Board of Architectural Review-Large (the "BAR"), I hereby confirm only that I appeared at the mediation of this matter. My signature hereto does not constitute the BAR's consent or approval or disapproval of the terms of this Agreement.

Timothy A. Domin
Counsel for Respondent Board of Architectural Review

[REMAINDER OF PAGE INTENTIONALLY BLANK; COURT APPROVAL AND EXHIBIT TO FOLLOW]

[COURT APPROVAL]

Based on the information presented and representations made by the parties in the above-referenced Settlement Agreement (the "Agreement"), the Court hereby finds and concludes as follows:

1. Pursuant to section 6-29-915(G) of the South Carolina Code, the Agreement has a rational basis in accordance with the standards set forth in Chapter 29 of Title 6 of the South Carolina Code.

2. Pursuant to section 6-29-915(D)(2) of the South Carolina Code, the Agreement is accepted and approved.

3. This appeal is hereby dismissed with prejudice, and judgment shall be entered accordingly.

4. The parties shall bear their respective costs and attorneys' fees.

AND I SO HOLD!

_____

_____ ____, 2020
Charleston, South Carolina

[EXHIBIT A]

[SCHEMATIC DESIGN PHASE DATED JULY 17, 2018]

THE CITADEL

ACADEMIC REPLACEMENT BUILDING (CAPERS HALL)

SCHEMATIC DESIGN PHASE

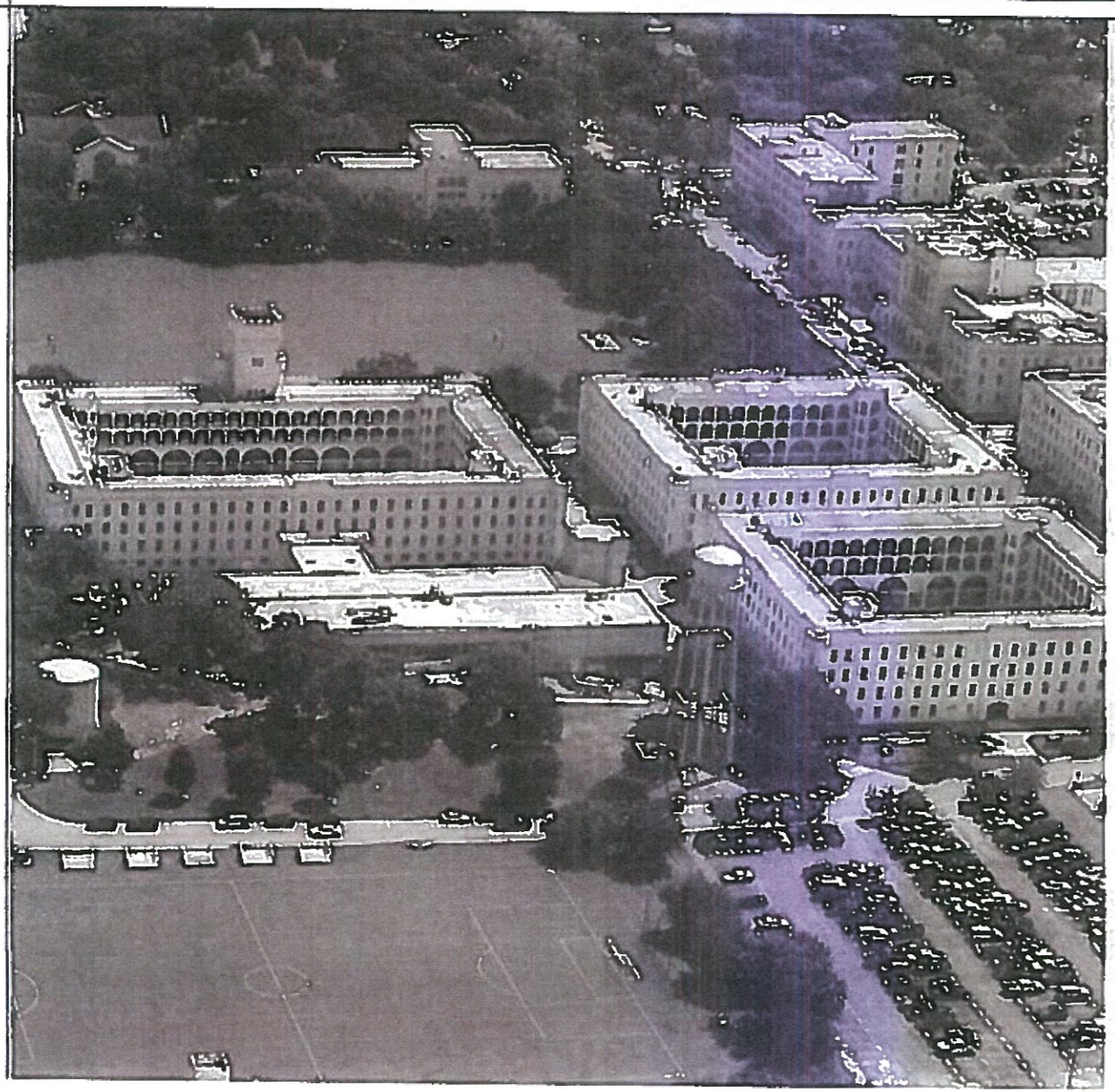
FINAL REVIEW

17 JULY 2018

CREECH & ASSOCIATES

WOOLPERT

AGENDA



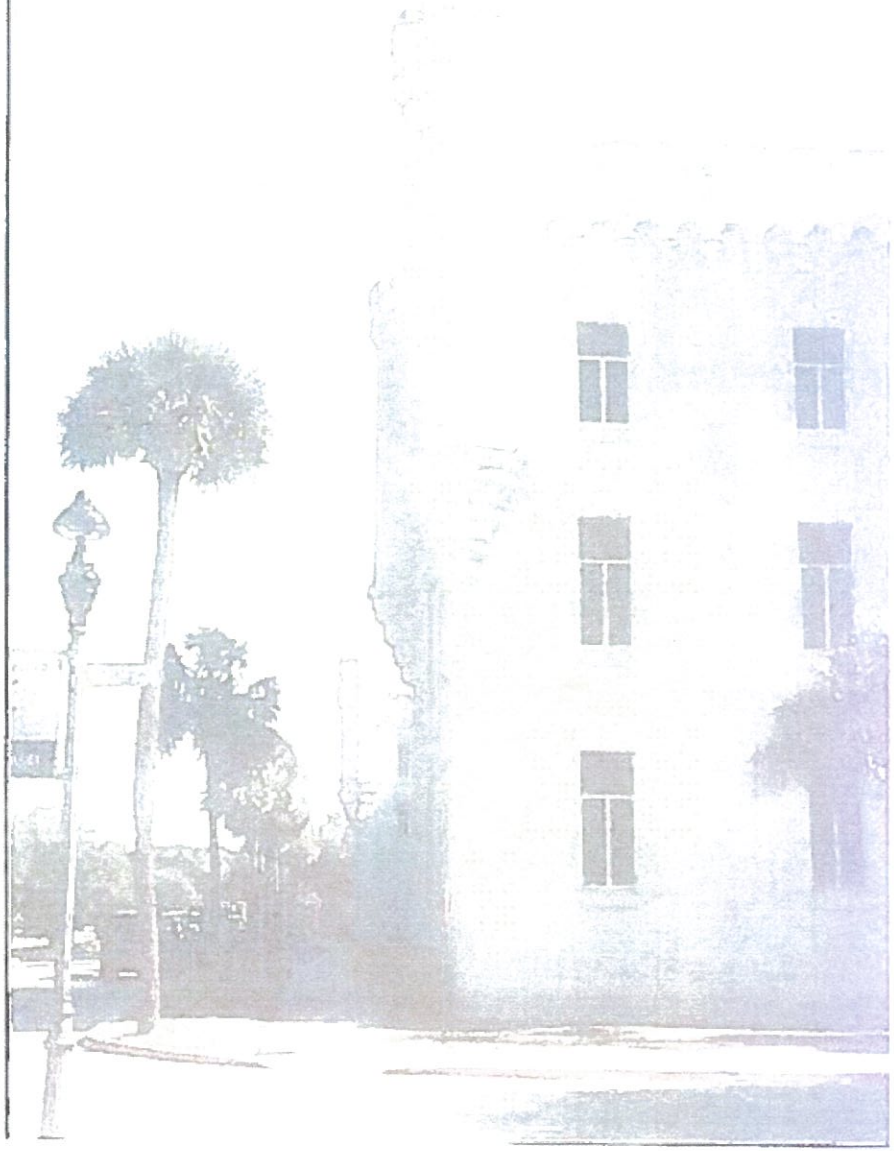
DESIGN DRIVERS

SITE PLAN

FLOOR PLANS

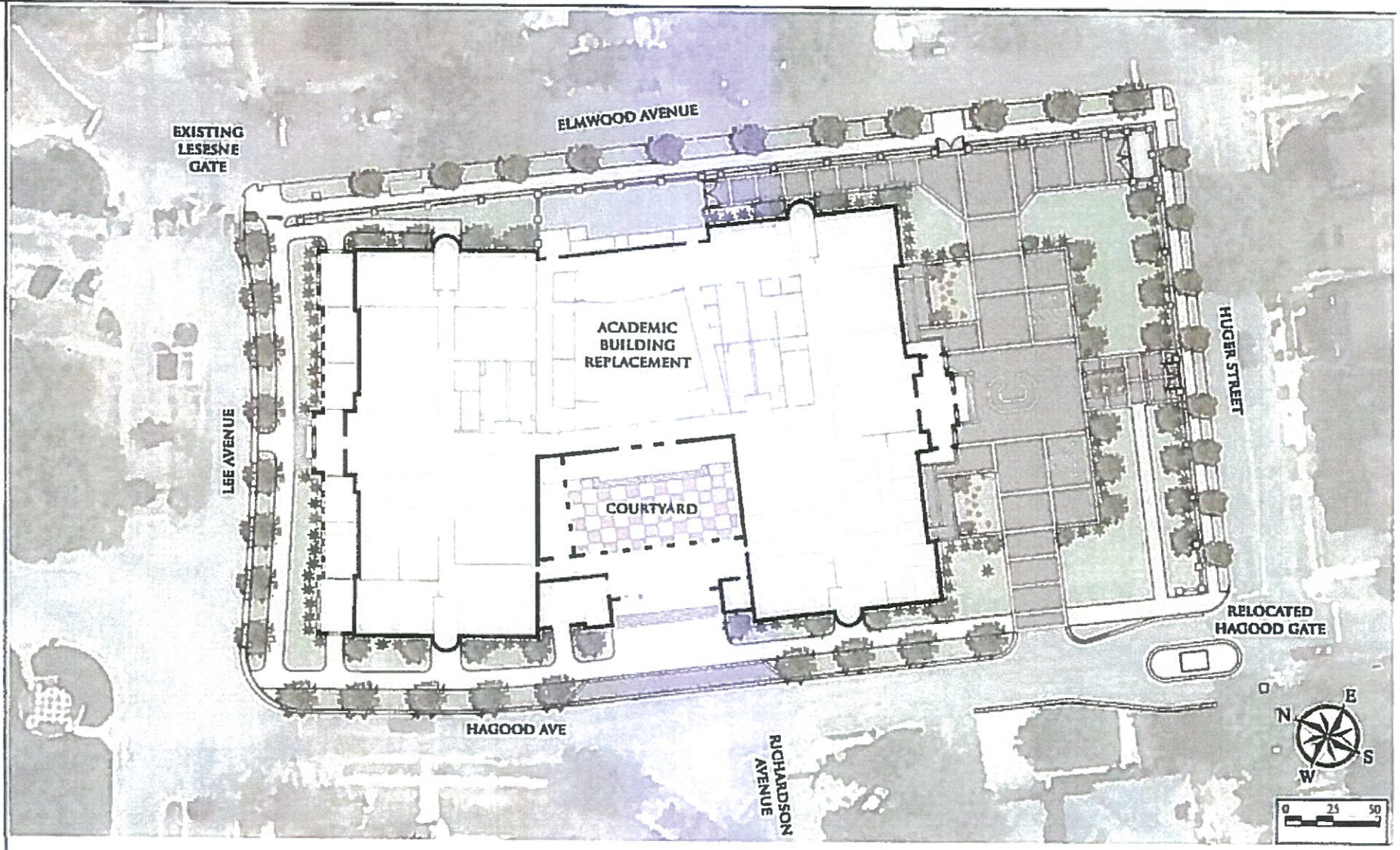
RENDERINGS

DESIGN DRIVERS

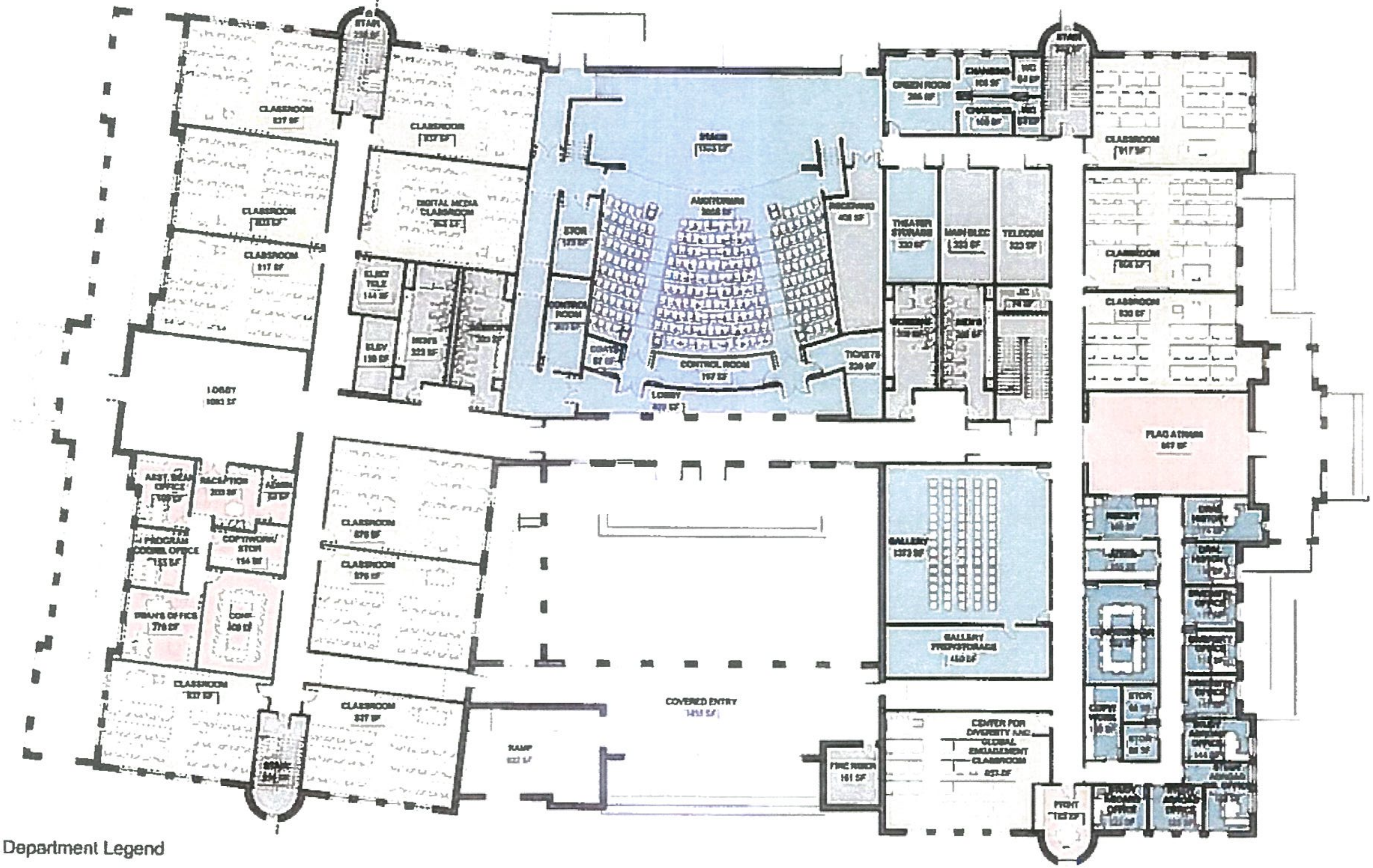


- 3 STORY 104,000 SF COURTYARD CONCEPT
- CONTRIBUTE TO THE ARCHITCTURAL EDGE THAT BORDERS THE PARADE GROUNDS
- AUDITORIUM WITH STAGE AND TIERED SEATING FOR 250 WITH SUPPORT SPACES
- ART GALLERY
- 3 STORY FLAG ATRIUM LOCATED ON HUGER (SOUTH) SIDE OF DIAGRAM
- FLEXIBLE EDUCATIONAL SPACES

SITE PLAN


EXISTING LESESNE GATE
ELMWOOD AVENUE
ACADEMIC BUILDING REPLACEMENT
COURTYARD
LEE AVENUE
HUGER STREET
RELOCATED HAGOOD GATE
HAGOOD AVE
RICHARDSON AVENUE
N
E
S
W
0
25
50

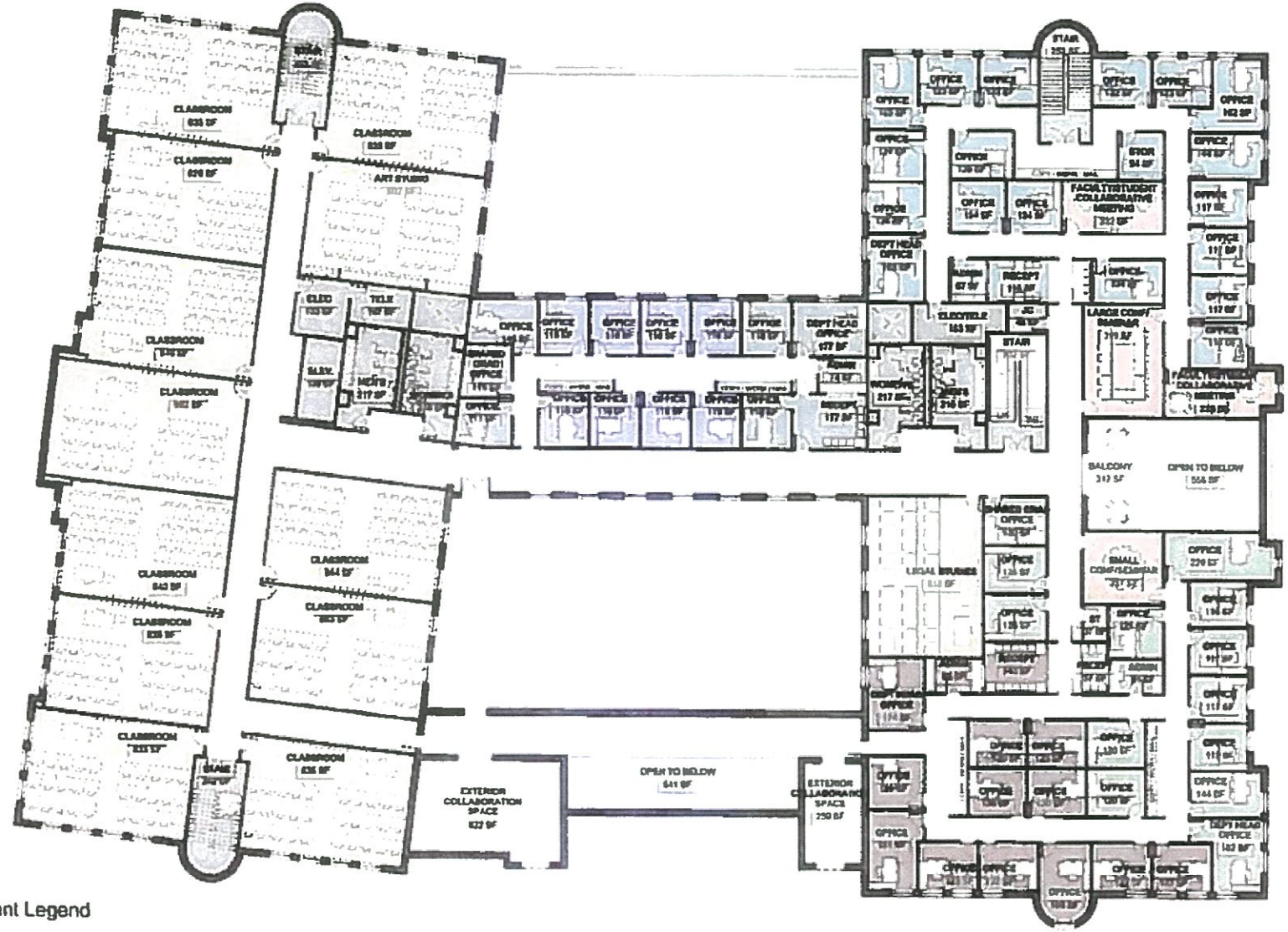
FIRST FLOOR PLAN



Department Legend

- CENTER FOR DIVERSITY AND GLOBAL ENGAGEMENT
- CLASSROOM
- CORE
- ENGLISH, FINE ARTS, AND COMMUNICATIONS
- SHARED PROGRAM

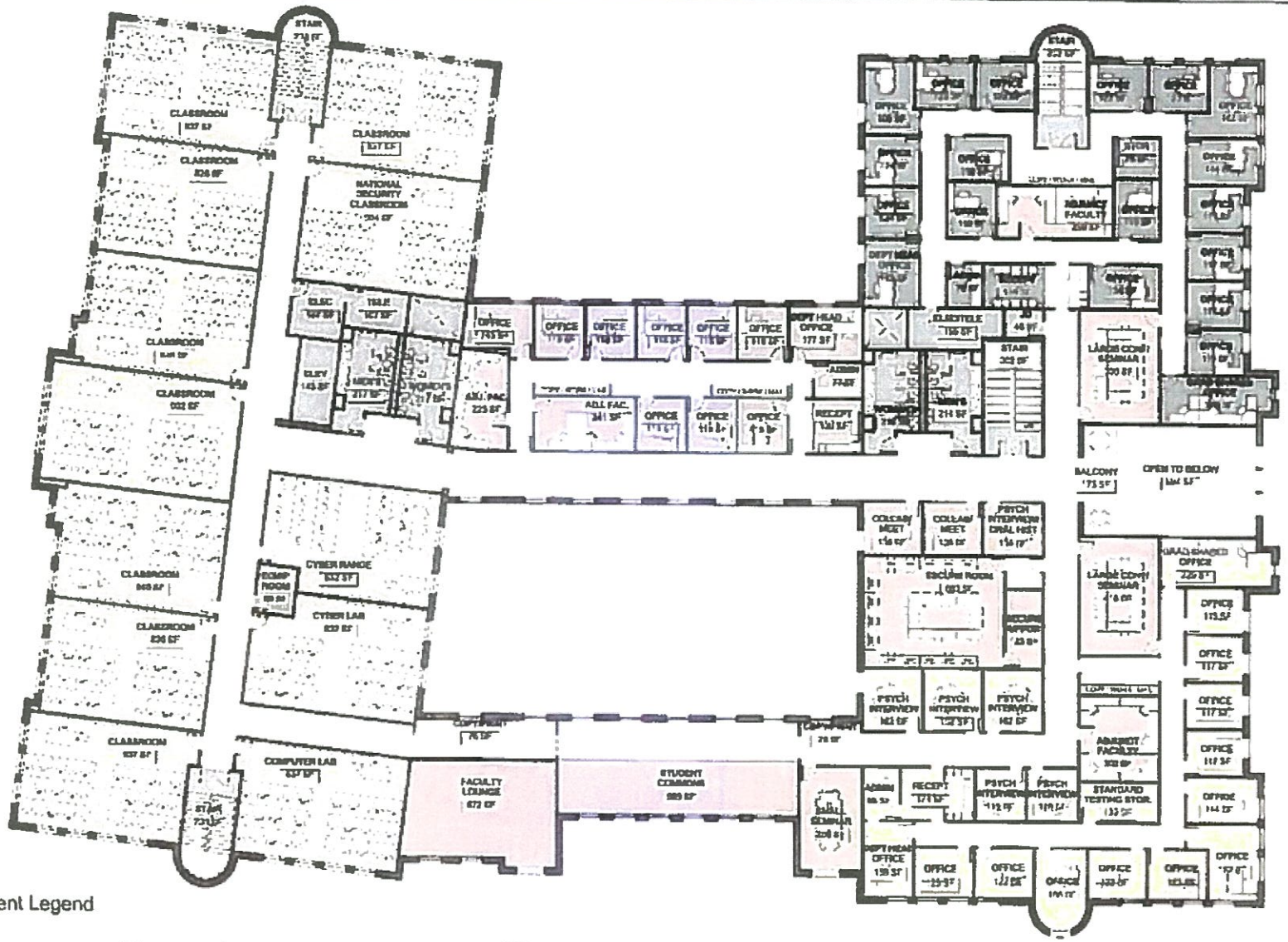
SECOND FLOOR PLAN DIAGRAM



Department Legend

- CLASSROOM
- CORE
- CRIMINAL JUSTICE
- ENGLISH, FINE ARTS, AND COMMUNICATIONS
- MODERN LANGUAGE
- OPEN TO BELOW
- POLITICAL SCIENCE
- SHARED PROGRAM

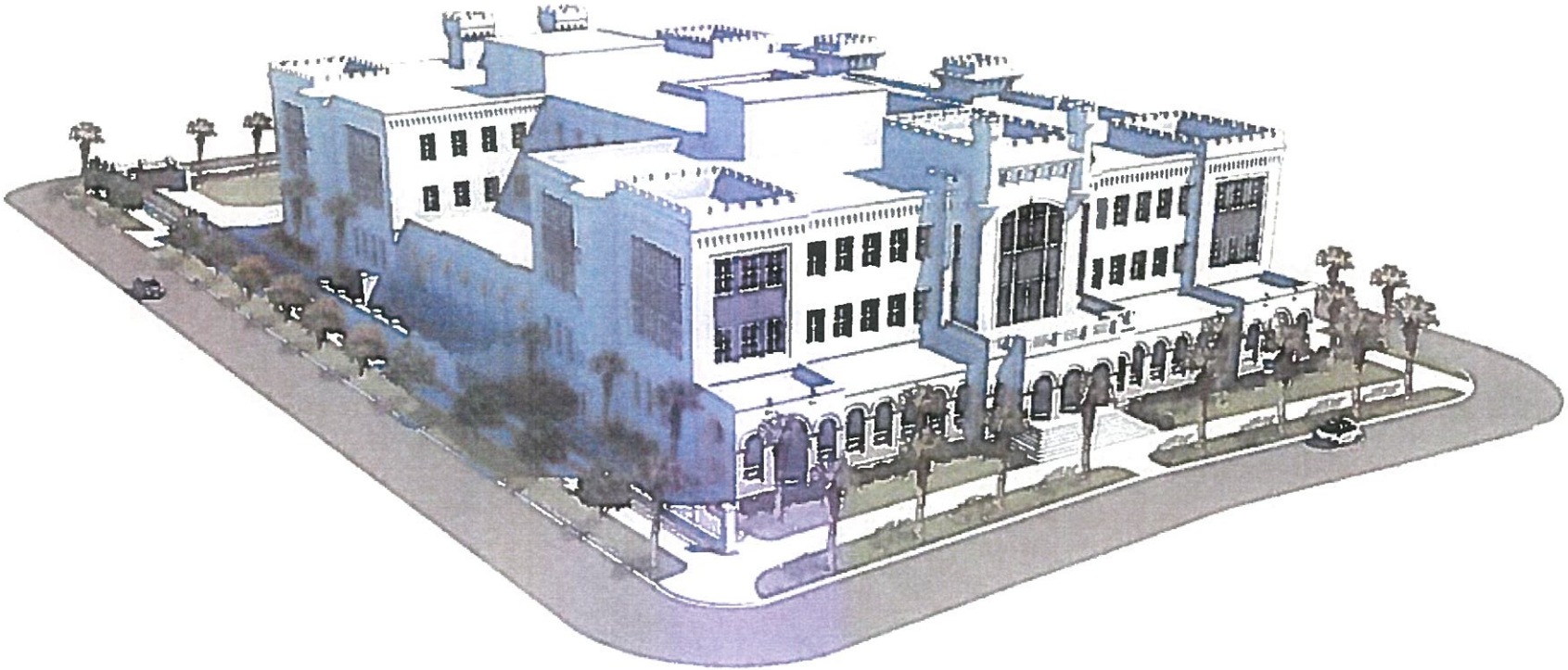
THIRD FLOOR PLAN DIAGRAM



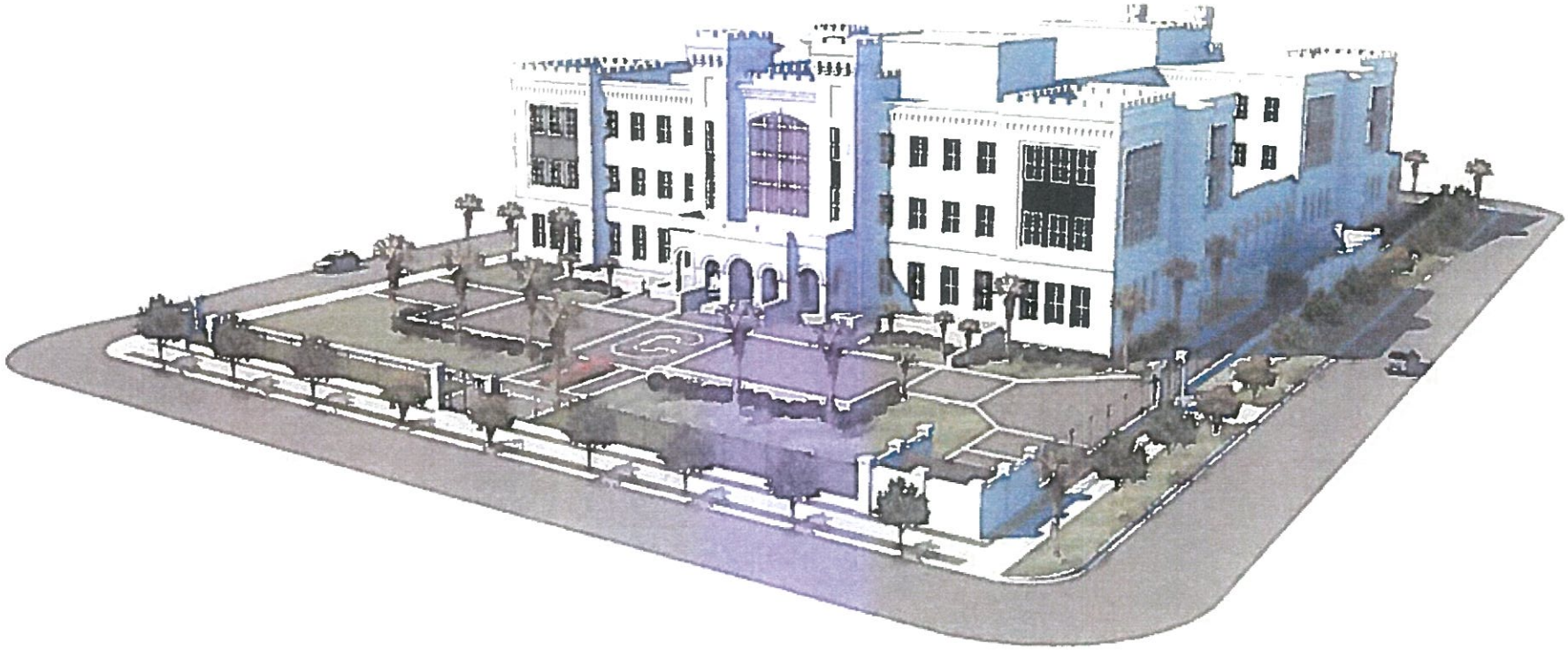
Department Legend

- CLASSROOM
- CORE
- CENTER FOR CYBER, INTELLIGENCE, & SECURITY STUDIES
- HISTORY
- PSYCHOLOGY
- OPEN TO BELOW
- SHARED PROGRAM

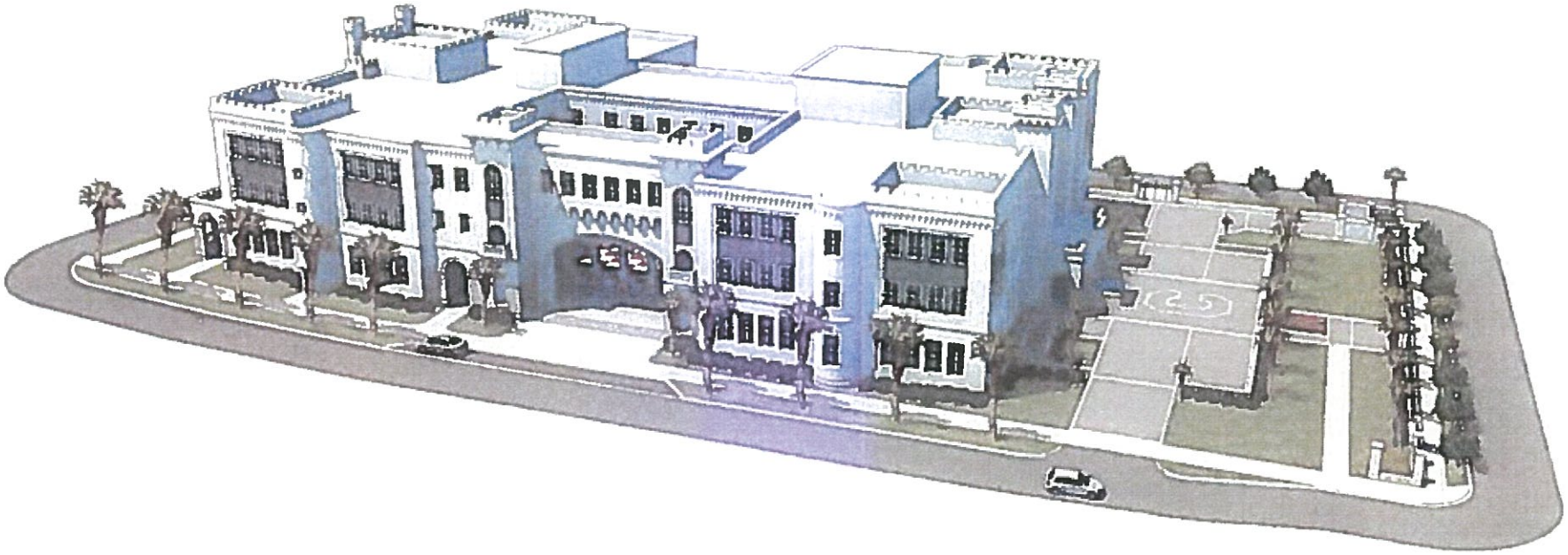
LEE AVENUE AERIAL VIEW

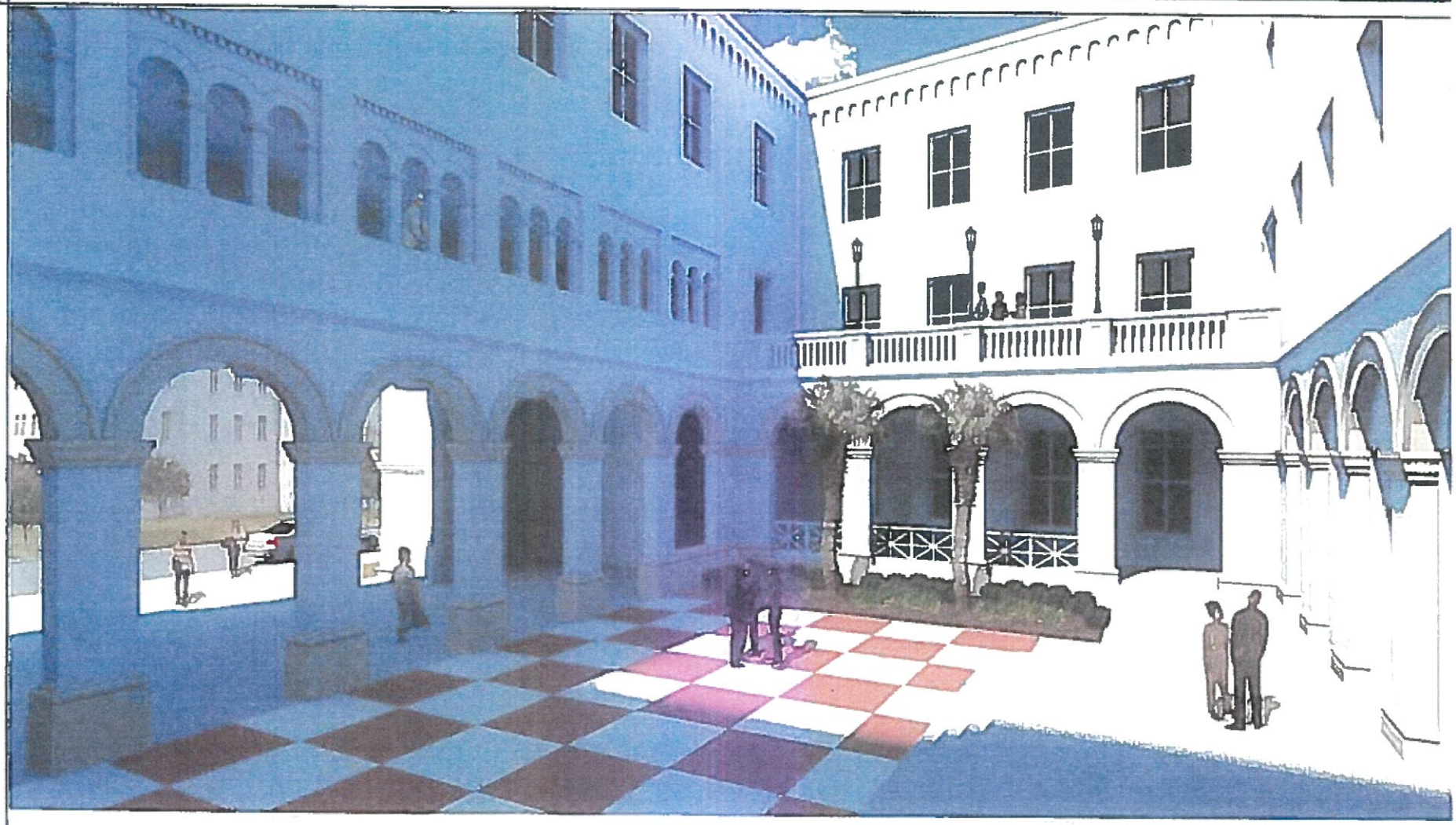


HUGER STREET AERIAL VIEW



HAGOOD AVENUE AERIAL VIEW



HUGER STREET LEVEL PERSPECTIVE

COURTYARD PERSPECTIVE