Post & Courier

CHARLESTON COUNTY COUNCIL PUBLIC HEARING
Tuesday, December 6, 2022 at 6:30 PM

Charleston County Council will hold a public hearing on the matter listed below beginning at 6:30 p.m., Tuesday, December 6, 2022, in Council Chambers (second floor of the Lonnie Hamilton, III, Public Services Building, located at: 4045 Bridge View Drive, North Charleston, SC 29405. Packet information can be found online at: https://www.charlestoncounty.org/departments/zoning-planning/. The meeting will be livestreamed at: https://www.charlestoncounty.org/departments/county-council/cctv.php. Public comments may be made in person or written public comments may be emailed to CCPC@charlestoncounty.org or mailed to the address listed above by noon on Tuesday, December 6, 2022. Contact the Zoning and Planning Department at (843)202-7200 or CCPC@charlestoncounty.org for additional information.

a. ZREZ-07-22-00137: Request to amend PD-152, Buckland Plantation Planned Development, to PD-152A, Buckland Plantation, to allow for different lot configurations, an additional waterfront lot, community docks and updates to meet wetlands, stormwater, and current Planned Development requirements.

This Public Notice is in accordance with Section 6-29-760 of the Code of Laws of South Carolina.

Kristen L. Salisbury
Clerk of Council

PD-152A: BUCKLAND PLANTATION AMENDMENT REQUEST
ZREZ-07-22-00137
CASE HISTORY

Planning Commission: September 12, 2022
Planning Commission: November 14, 2022
Public Hearing: December 6, 2022
Planning and Public Works Committee: December 15, 2022
First Reading: December 15, 2022
Second Reading: January 17, 2023
Third Reading: January 31, 2023

CASE INFORMATION:

Applicant: Synchronicity, LLC (Todd Richardson)

Property Owner: BHR Land Holdings, LLC

Location: 3910 Belvedere Road and Chisholm Road

Parcel Identification: 249-00-00-005 and 249-00-00-015

Application: Request to amend PD-152, Buckland Plantation, at TMS #s 249-00-00-005 and 249-00-00-013 to PD-152A.

Council District: 8 (Johnson)

Property Size: 118.55 acres

Zoning History:
In 1994, the subject parcels were zoned AG-8, Rural Agricultural, but were configured differently than they are today, with what is currently TMS # 249-00-00-013 being comprised of three different parcels. Several zoning permits were issued in the early 2000s, one for a single family residence on TMS # 249-00-00-005 and others for other small outbuildings, as well as for clearing and grubbing and demolition of a hunting hut.

Since 1994, property lines have been reconfigured, combining three separate parcels to create what is now TMS # 249-00-00-013. Over the last two decades, several rezoning attempts were made:

- In 2007, then property owner, Canal Land & Timber, requested a rezoning for TMS # 249-00-00-005 from AG-8, Rural Agricultural, to AGR, Agricultural Residential; however, the request was withdrawn prior to the Planning Commission Meeting.
- In October of 2007, Canal Land & Timber requested to rezone both TMS # 249-00-00-005 and 249-00-00-013 from AG-8 to AGR, but withdrew the application at the October 8th Planning Commission meeting and never re-applied.
- In 2008, Thomas & Hutton and Canal Land & Timber requested a rezoning to PD-137 to allow for 73 single family residential lots, but withdrew the application prior to going to Planning Commission.
- In January of 2009, Thomas & Hutton and Canal Land & Timber applied for a Comprehensive Plan Amendment request to amend the Future Land use designation for both properties from Rural Agricultural (with density ranging from one dwelling unit per four acres to one dwelling unit per eight acres) to Agricultural Residential (with density ranging from one dwelling unit per acre to one dwelling unit per five acres). This request was recommended for disapproval by the Planning Commission and tabled by County Council until a Planned Development request was made.
- In April 2009, Thomas & Hutton and Canal Land & Timber requested to rezone to PD-140, again

proposing 73 single family detached lots, with 54% of the total site area dedicated as open space, but the request was disapproved by County Council.

- In 2015, Coastal Development LLC, Canal Land & Timber and Venture Engineering successfully rezoned both subject parcels to the current PD-152, known as Buckland Plantation, with a maximum density of 1 dwelling unit per 4 acres, or 28 lots. Open space in the current PD represents a minimum of 40% of the overall site, with a maximum of 28% of that open space comprised of wetlands and stormwater pond areas. Allowed uses in the approved PD-152 uses include single family detached residential, Equestrian stables and riding, community recreation and community and private docks.

In 2016, applications for a major subdivision and stormwater permits were submitted but were never completed or carried out.

This request was originally heard at the September 12, 2022 Planning Commission meeting. However, after several residents expressed concerns with certain elements of the PD request, the Planning Commission directed the applicant to work further with residents to account for those concerns, including providing buffers to adjacent properties, stormwater runoff, location of the cul-de-sacs on the conceptual plan, and the number and types of docks being provided The applicant has met with the community and revised the PD to address their concerns as well as staff's recommended conditions of approval.

Requested Amendments:

Requested amendments include:

- Updating language to comply with the PD requirements of the current ZLDR, as outlined in Article 4.25.
- Updates to reflect the current wetland acreage and to reference the current stormwater requirements.
- Revision of the lot layout, to include an additional waterfront lot (allowing a total of 11 waterfront lots); however, the waterfront development standards of the AG-8 Zoning District apply.
- Addition of revised conceptual site plans to include more amenities such as community docks, as well as one additional waterfront lot for a total of 11 waterfront lots provided the waterfront development standards of the AG-8 Zoning District are met.
- Updated dock requirements, capping the docks at 10 total, to include 1 community dock, 7 private docks, and 2 joint use docks.
- Updated buffer requirements to include a 75' Type I right-of way buffer along Chisholm Road; a 75' Type I buffer along the southern and western boundary; a 50' Type G buffer along the northeastern boundary; and a 25' Type D buffer between the eastern most waterfront lot and the neighboring property to the east. A maximum of 33% of all buffers will be reserved for stormwater improvements and the plant material requirements will follow the ZLDR with a one third reduction to account for the stormwater allowance.
- Updates to the flood zone information.
- A new traffic study which made no recommendation for improvements to Chisholm Road.
- An updated freshwater wetland and OCRM delineation, which reduce the overall highland acreage from 118.55 acres to 116.7 acres.
- New letters of coordination from utility and service providers.
- Minor language adjustments for clarity.

Adjacent Zoning:

The adjacent properties are zoned AGR, Agricultural Residential District, or AG-8, Rural Agricultural, and are mostly vacant, with some developed residences along Chisholm Road and Belvedere Road.

Municipalities Notified/Responses: The Town of James Island and Town of Kiawah Island were notified of this request. Any responses are included in this packet.

APPROVAL CRITERIA

Pursuant to ZLDR Section 4.25.8.J, Approval Criteria: "Applications for Planned Developments may be approved only if County Council determines that the following criteria are met:"

A. The PD Development Plan complies with the standards contained in this Article;

Staff Response: The development is consistent with the standards of the Planned Development Zoning District article. Therefore, this criterion is met.

B. The development is consistent with the intent of the *Comprehensive Plan* and other adopted policy documents; and

Staff Response: The Comprehensive Plan recommends the Agricultural Residential Future Land Use Designation for these parcels, of which the "'by-right' uses include residential development, agriculture, and other uses necessary to support the viability of agriculture." The Planned Development proposes uses and densities compatible with those described in the Comprehensive Plan; therefore, this criterion is met.

C. The County and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed.

Staff Response: By obtaining Letters of Coordination from all relevant service and utility providers, the applicant has demonstrated that all applicable agencies will be able to provide the necessary services, facilities, and programs to serve the proposed development.

STAFF RECOMMNENDATION:

Because the Planned Development amendment request meets one or more of the above stated criteria, staff recommends approval.

PLANNING COMMISSION MEETING: September 12, 2022

Recommendation: The Planning Commission voted to defer the request to the December 12 Planning Commission meeting (vote 9-0) and requested the applicant to work further with the community to address their concerns, including providing buffers to adjacent properties, stormwater runoff, location of the cul-de-sacs on the conceptual plan, and the number and types of docks being provided.

Speakers: The applicant spoke in support of this request. 7 people spoke in opposition to this request.

Public Input: One letter in opposition to the request has been received. 11 letters outlining changes to the PD were also received, this includes two letters from the Johns Island Task Force.

Notifications: A total of 57 notification letters were sent to individuals on the Johns Island Interested Parties List, as well as property owners within 300 feet of the boundary of the subject parcels on August 26, 2022. Additionally, this request was noticed in the *Post & Courier* on August 26, 2022.

PLANNING COMMISSION MEETING: November 14, 2022

Recommendation: Approval (vote 7-0, Commissioners Chavis and Kent were absent).

Speakers: The applicant spoke in support of this request. Two people spoke in opposition to this request.

Public Input: No letters in support or opposition received.

Notifications: A total of 57 notification letters were sent to individuals on the Johns Island Interested Parties List, as well as property owners within 300 feet of the boundary of the subject parcels on October 28, 2022. Additionally, this request was noticed in the *Post & Courier* on October 28, 2022.

PUBLIC HEARING: December 6, 2022

Speakers: The applicant spoke in support of this request.

Public Input: 3 letters in opposition were received for this request with concerns regarding traffic, flooding and Grand Tree removal. No Letters in support of this request were received.

Notifications: A total of 57 notification letters were sent to individuals on the Johns Island Interested Parties List, as well as property owners within 300 feet of the boundary of the subject parcels on November 18, 2022. Additionally, this request was noticed in the *Post & Courier* on November 18, 2022.

Charleston County Planned Development Amendment Request

Planning and Public Works Committee: December 15, 2022
First Reading: December 15, 2022
Second Reading: January 17, 2023
Third Reading: January 31, 2023

ZREZ-07-22-00137

Request to amend PD-152, Buckland Plantation Planned Development, to PD-152A Buckland Plantation Planned Development.

- Johns Island: 3910 Belvedere Road
- Parcel I.D.: 249-00-00-005 and 249-00-00-013
- Owner: BHR Land Holdings, LLC
- Applicant: Synchronicity LLC
- Property Size: 118.55 acres
- Council District: 8 - Johnson

Zoning History

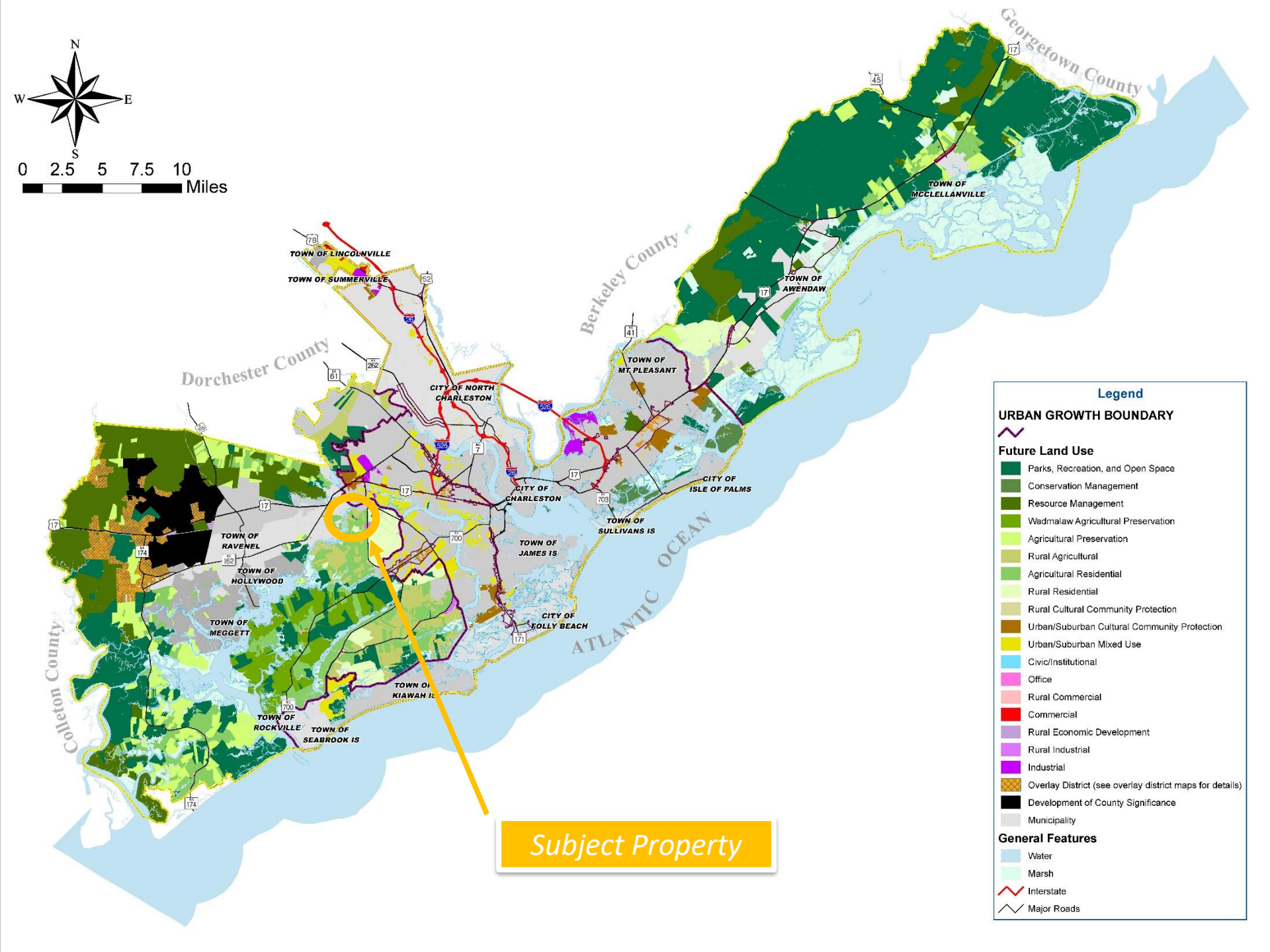
- In 1994, the property making up the subject parcels was zoned AG-8, Rural Agricultural. This zoning was maintained when the County adopted the Zoning and Land Development regulations in 2001.
- Multiple zoning permits were issued during the 2000s, for single family residential, other auxiliary buildings, clearing and grubbing, and the demolition of a hunting hut.
- Since 1994, property lines have been reconfigured, combining three separate parcels to create what is now TMS 249-00-00-013.

Zoning History, Continued

- Over the last two decades, several rezoning attempts were made:
  - In 2007, the property owner requested a rezoning for TMS# 249-00-00-005 from AG-8, Rural Agricultural, to AGR, Agricultural residential; the request was withdrawn prior to Planning Commission.
  - Later in 2007, the owner requested to rezone both subject parcels from AG-8 to AGR, but withdrew the application at the Planning Commission meeting.
  - In 2008, an applicant requested a rezoning to PD-137 but withdrew the application prior to going to Planning Commission.
  - In 2009, the same applicant applied for a Comprehensive Plan Amendment request to amend the Future Land Use designation for both properties from Rural Agricultural to Agricultural residential. This request was recommended for disapproval by the Planning Commission and table by County Council until a Planned Development request was made.

Zoning History, Continued

- Later in 2009, the same applicant requested to rezone to PD-140, but the request was disapproved.
- In 2015, a new applicant successfully rezoned both subject parcels to the current PD-152, known as Buckland Plantation.
- This request was originally heard at the September 12, 2022 Planning Commission meeting. However, after several residents expressed concerns with certain elements of the PD request, the Planning Commission directed the applicant to work further with residents to account for those concerns. The applicant revised the PD to address concerns and presents this revised version.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Dorchester County
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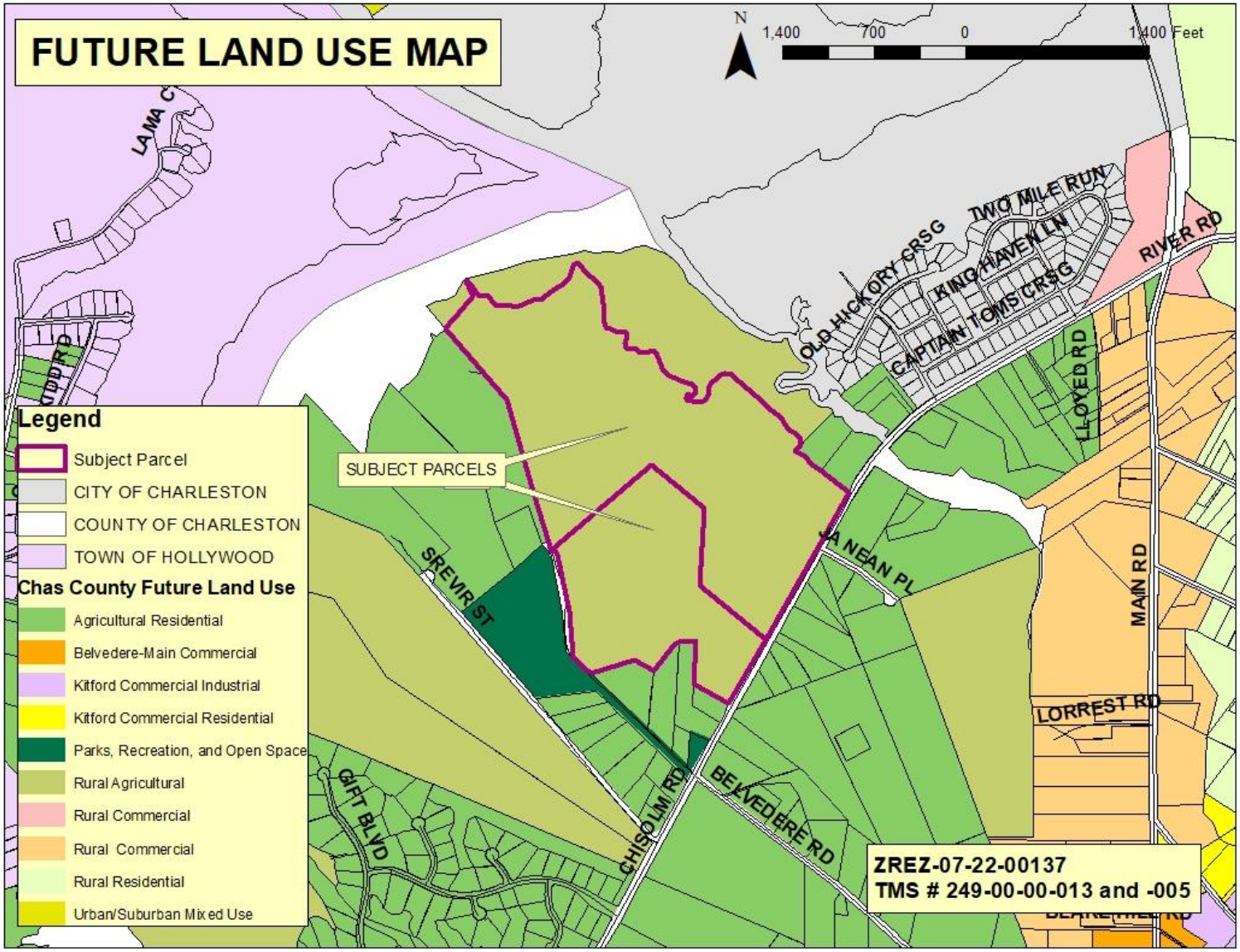
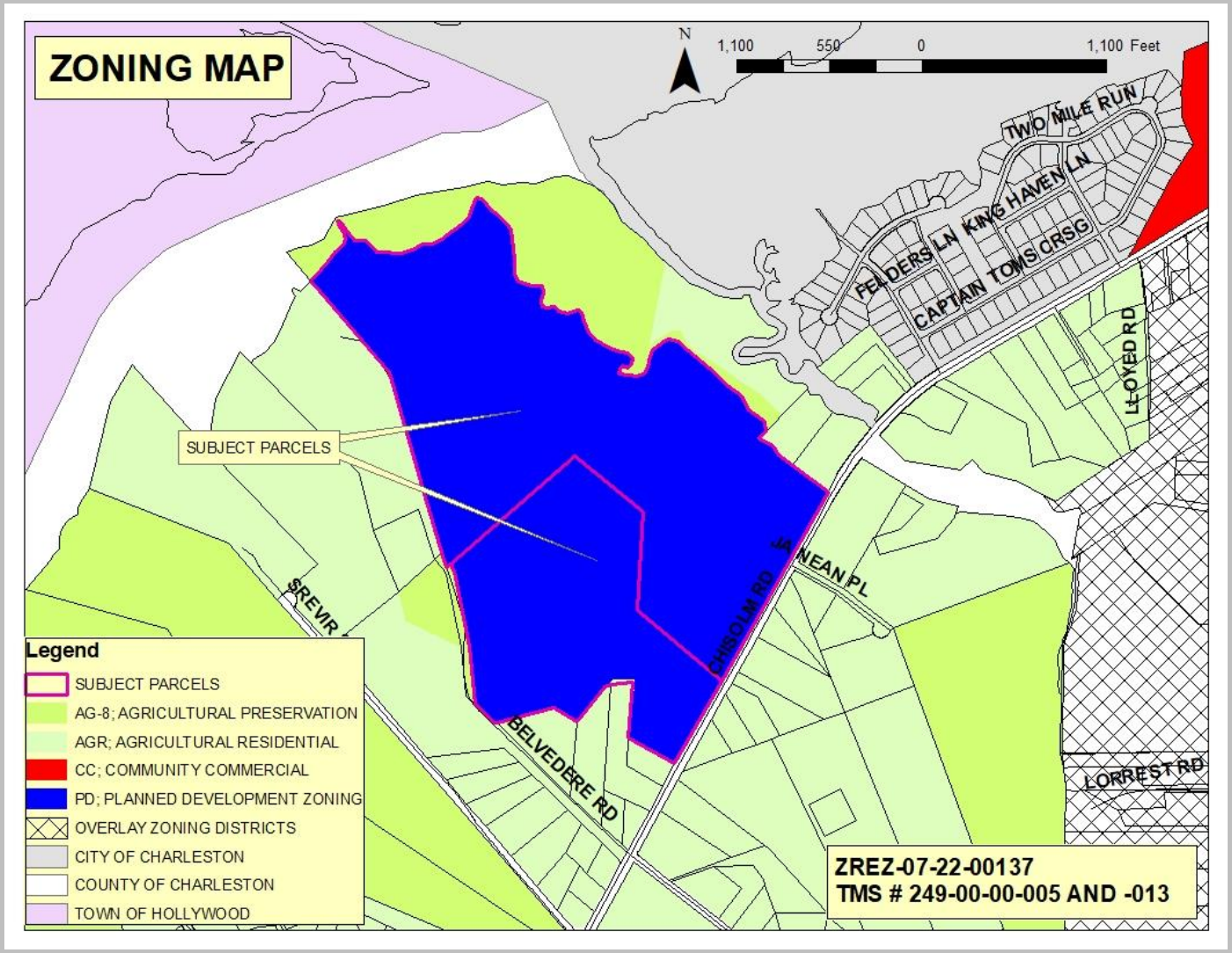
TOWN OF SUMMERVILLE
TOWN OF MCCLELLANVILLE
TOWN OF AWENDAW
TOWN OF MT. PLEASANT
CITY OF NORTH CHARLESTON
CITY OF CHARLESTON
CITY OF ISLE OF PALMS
TOWN OF SULLIVANS IS
TOWN OF JAMES IS
TOWN OF RAVENEL
TOWN OF HOLLYWOOD
TOWN OF MEGGETT
CITY OF FOLLY BEACH
TOWN OF KIAWAH IS
TOWN OF ROCKVILLE
TOWN OF SEABROOK IS
Subject Property
Legend
URBAN GROWTH BOUNDARY
Future Land Use
Parks, Recreation, and Open Space
Conservation Management
Resource Management
Wadmalaw Agricultural Preservation
Agricultural Preservation
Rural Agricultural
Agricultural Residential
Rural Residential
Rural Cultural Community Protection
Urban/Suburban Cultural Community Protection
Urban/Suburban Mixed Use
Civic/Institutional
Office
Rural Commercial
Commercial
Rural Economic Development
Rural Industrial
Industrial
Overlay District (see overlay district maps for details)
Development of County Significance
Municipality
General Features
Water
Marsh
Interstate
Major Roads

Future Land Use

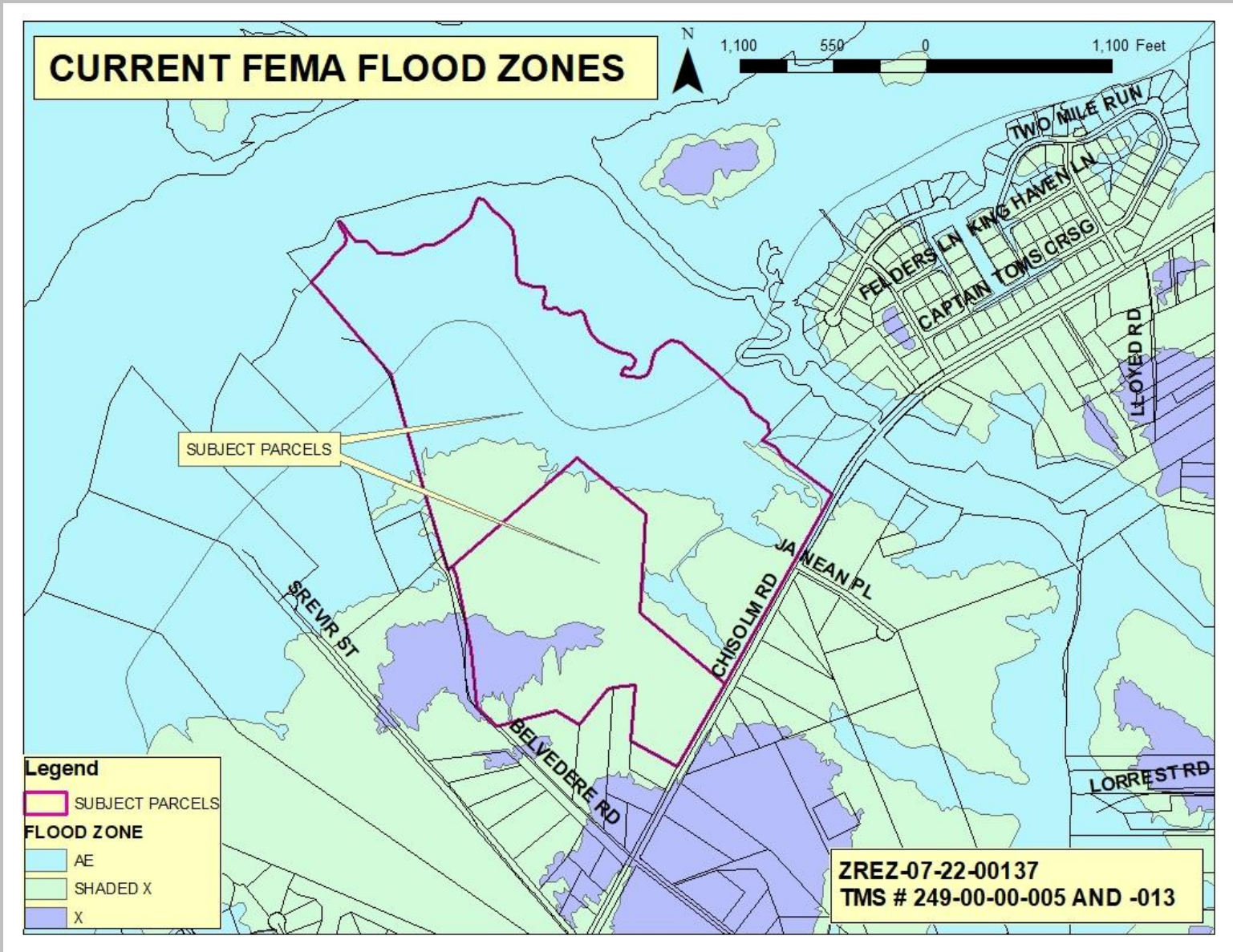


Current Zoning

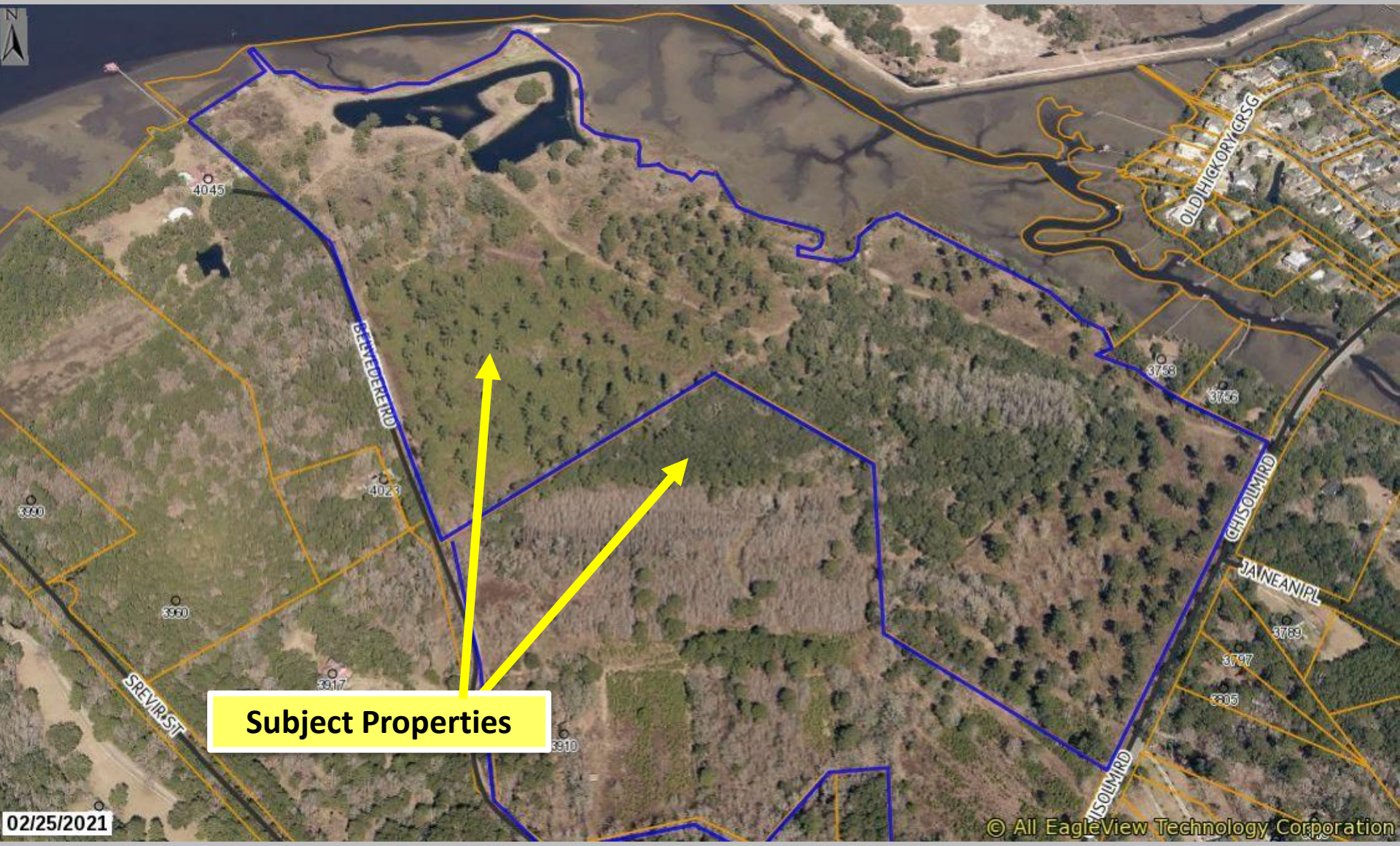


The southern parcel contains a single-family residence near the property line that fronts Belvedere while the rest of the property is vacant. The northern parcel is currently vacant.

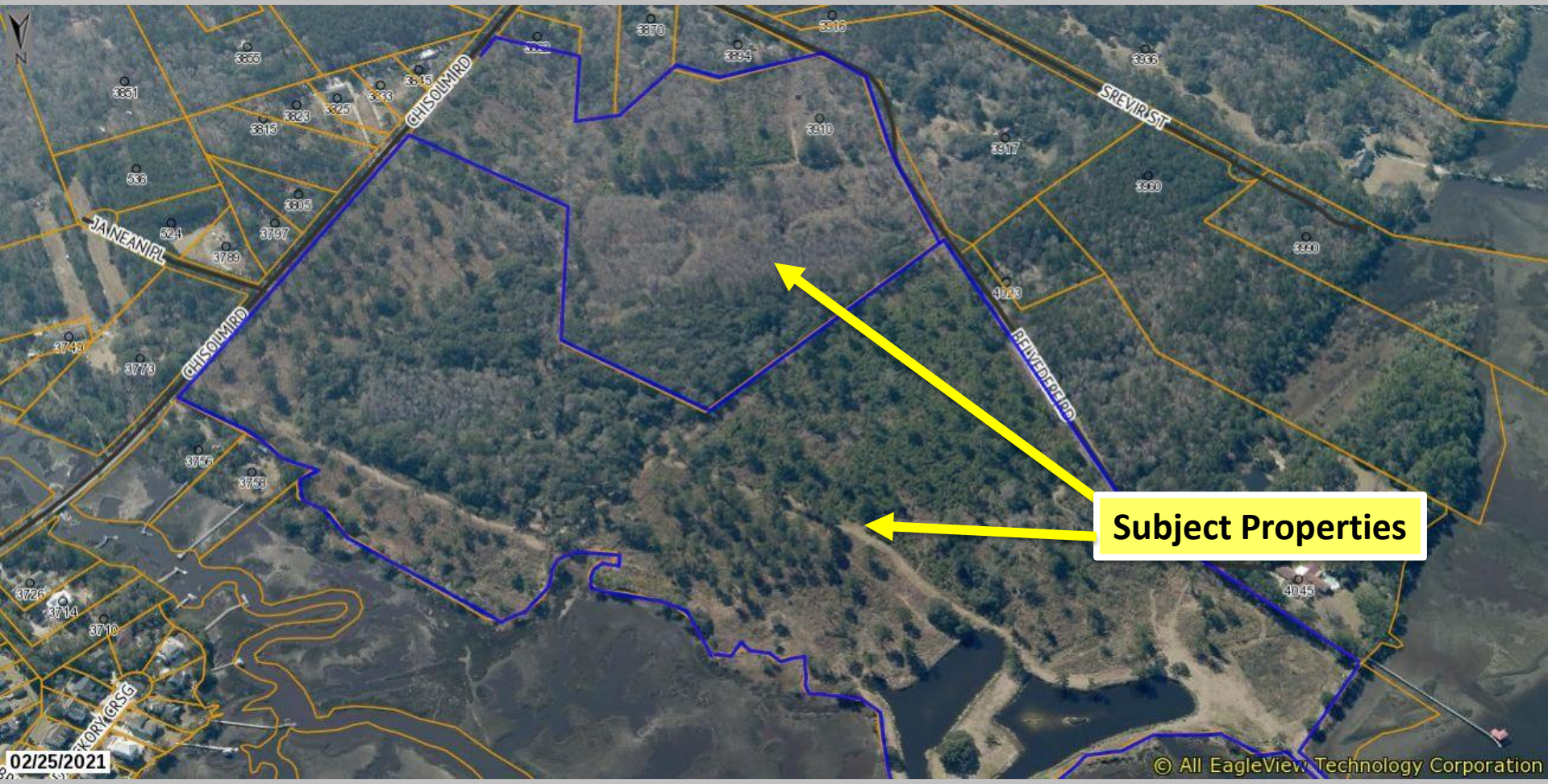
Current FEMA Flood Zone Map



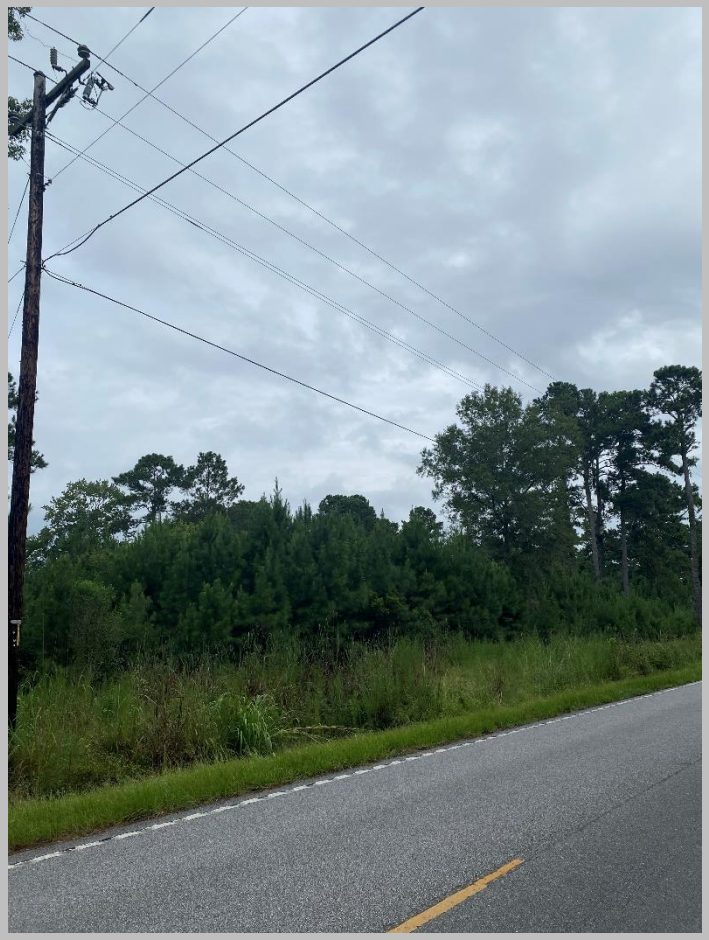
Aerial View to the North



Aerial View to the South



Site Photos



3 – Subject Property from Chisholm Rd

Site Photos

1 – Belvedere Rd at Chisholm Rd Intersection

2 –Adjacent Properties

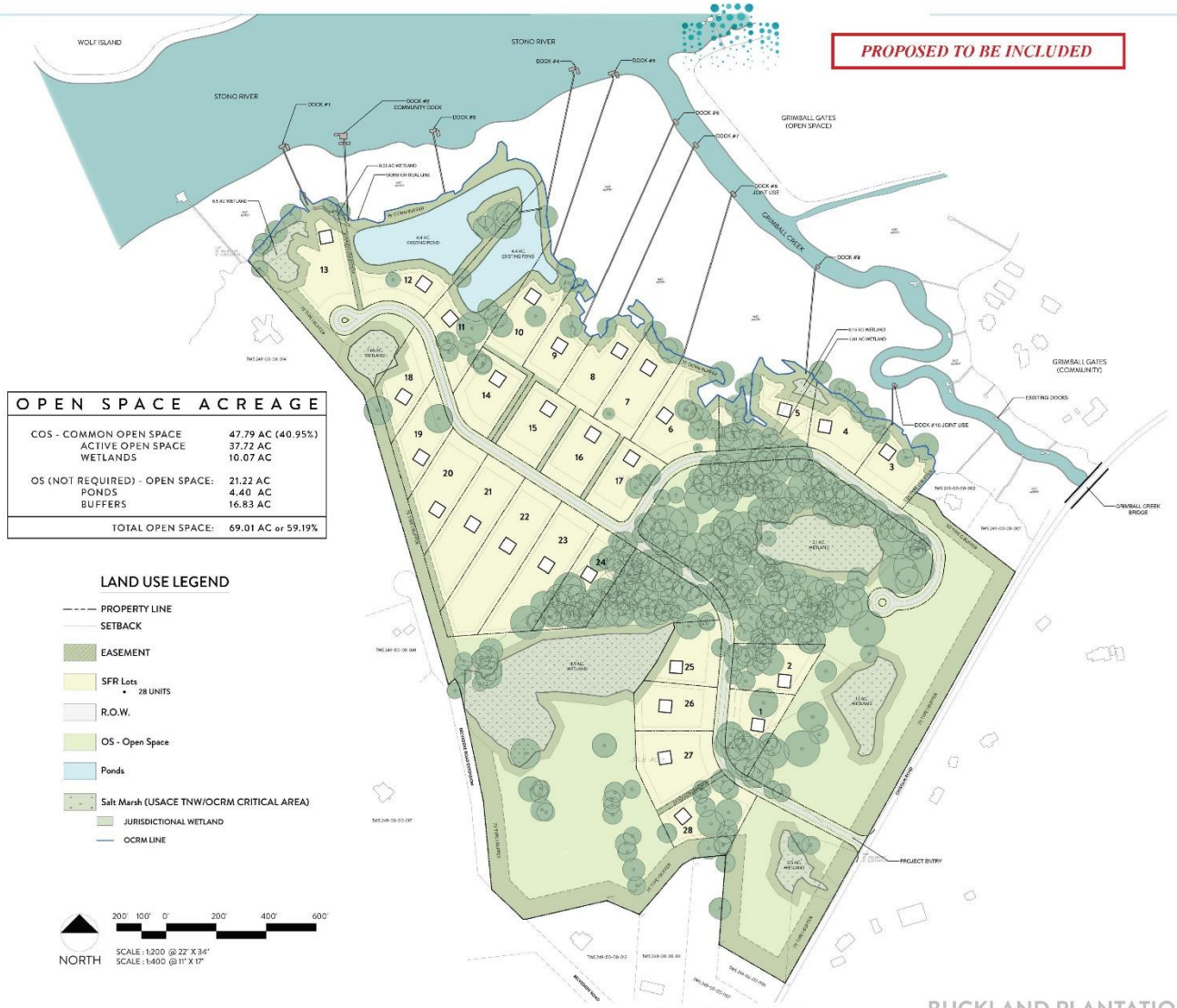
Site Photos

1-Property across Chisholm

Existing Conceptual Plan

B Land Use Master Plan

Updated Proposed Conceptual Plan



OPEN SPACE ACREAGE	
COS - COMMON OPEN SPACE	47.79 AC (40.95%)
ACTIVE OPEN SPACE	37.72 AC
WETLANDS	10.07 AC
OS (NOT REQUIRED) - OPEN SPACE:	21.22 AC
PONDS	4.40 AC
BUFFERS	16.83 AC
TOTAL OPEN SPACE:	69.01 AC or 59.19%

LAND USE LEGEND

- PROPERTY LINE
- SETBACK
- EASEMENT
- SFR Lots — 28 UNITS
- R.O.W.
- OS - Open Space
- Ponds
- Salt Marsh (USACE TNW/OCRM CRITICAL AREA)
- JURISDICTIONAL WETLAND
- OCRM LINE

DEVELOPMENT SUMMARY	
TMS#	249-00-00-005, 013
PD-125A	EXISTING ZONING
116.7 AC	TOTAL SITE AREA
102.2 AC	UPLAND AREA
10.07 AC	WETLAND AREA
4.4 AC	EXISTING POND
1 DU/ 4 AC	ALLOWABLE DENSITY
28	PROPOSED UNITS
11	*PROPOSED WATERFRONT UNITS*
DENSITY/INTESITY & DIMENSIONAL STANDARDS	
NON-WATERFRONT LOTS	
	LOT DIMENSIONS
1 DU/ 4 AC	MAX. DENSITY
1 AC	MIN LOT AREA
135'	MIN. LOT WIDTH
N/A	MIN. LOT WIDTH AVERAGE
	MIN. SETBACKS
50'	FRONT/STREET SIDE
15'	INTERIOR SIDE
30'	REAR
N/A	WETLAND, WATERWAY & OCRM CRITICAL LINE SETBACK
N/A	WETLAND, WATERWAY & OCRM CRITICAL LINE BUFFER
30% OF LOT	MAX. BUILDING COVER
35'	MAX. BUILDING HEIGHT
WATERFRONT LOTS	
	LOT DIMENSIONS
1 DU/ 4 AC	MAX. DENSITY
1 AC	MIN LOT AREA
175'	MIN. LOT WIDTH
200'	MIN. LOT WIDTH AVERAGE
	MIN. SETBACKS
50'	FRONT/STREET SIDE
15'	INTERIOR SIDE
30'	REAR
50'	WETLAND, WATERWAY & OCRM CRITICAL LINE SETBACK
35'	WETLAND, WATERWAY & OCRM CRITICAL LINE BUFFER
30% OF LOT	MAX. BUILDING COVER
35'	MAX. BUILDING HEIGHT
56	REQUIRED PARKING (2SP/DU)
56	PROPOSED PARKING
28	TOTAL RESIDENTIAL UNITS

EXHIBIT B

BUCKLAND PLANTATION - LAND USE MASTER PLAN

09.30.2022

synchronicity LAND • ARCHITECTURE

Comparison of Allowed Land Uses

PD-152

- Density: 28 Lots or 1 dwelling unit / 4 acres
- 10 Waterfront Lots included in the 28 total lots; waterfront lots must meet the AG-8 waterfront development standards.
- Private Stables (C)
- Single family detached
- Community Recreation including horseback riding, picnic areas, clubhouse
- Community Docks
- Joint and Private Use Docks
- Boat Ramps
- Vehicle Storage for Boats, RVs and Campers
- Resource Extraction (C)

PD-152A

- Density: 28 Lots or 1 dwelling unit / 4 acres
- 11 Waterfront Lots included in the 28 total lots; waterfront lots must meet the AG-8 waterfront development standards
- Single family detached
- A maximum of 10 total docks including 1 community dock, 7 private docks, and 2 joint use docks
- Community Recreation

Requested Amendments

Requested amendments to the PD include but are not limited to:

- Updating language to comply with current PD requirements, as outlined in Article 4.25.
- Updates to the wetlands and stormwater requirements
- Addition of revised conceptual site plans to include more amenities such as community docks, as well as one additional waterfront lot for a total of 11 waterfront lots
- Updated dock requirements, capping the docks at 10 total, to include 1 community dock, 7 private docks, and 2 joint use docks.
- Updated Buffer requirements to include:
  - A 75’ Type I right-of way buffer along Chisholm Road;
  - A 75’ Type I buffer along the southern and western boundary;
  - A 50’ Type G buffer to the northeastern boundary; and
  - A 25’ Type D buffer between the eastern most waterfront lot and the neighboring property to the . east.
  - A maximum of 33% of all buffers will be reserved for stormwater improvements and the plant material requirements will follow the ZLDR with a one third reduction to account for the stormwater improvement allowance.
- Updates to the flood zone information
- A new traffic study
- An updated tree survey
- New letters of coordination from utility and service providers
- Minor language adjustments for clarity

Approval Criteria—Section 4.25.8.J

Pursuant to ZLDR Section 4.25.8.J, Approval Criteria: "Applications for Planned Developments may be approved only if County Council determines that the following criteria are met:"

A. The PD Development Plan complies with the standards contained in this Article;

Staff response: The development is consistent with the standards of the Planned Development Zoning District article. Therefore, this criterion is met.

B. The development is consistent with the intent of the comprehensive plan and other adopted policy documents; and

Staff Response: The Comprehensive Plan recommends the Agricultural Residential Future Land Use Designation for these parcels, of which the "'byright' uses include residential development, agriculture, and other uses necessary to support the viability of agriculture." The Planned Development proposes uses and densities compatible with those described in the Comprehensive Plan; therefore, this criterion is met.

C. The County and other agencies will be able to provide necessary public service and utility providers, the applicant has demonstrated that all applicable agencies will be able to provide the necessary services, facilities and programs to serve the proposed development.

Staff Response: By obtaining Letters of Coordination from all relevant service and utility providers, the applicant has demonstrated that all applicable agencies will be able to provide the necessary services, facilities, and programs to serve the proposed development.

Recommendations:

At the November 14th Planning Commission, both Planning Commission and Staff recommended approval (Planning Commission vote: 7-0).

Public Input

September 12th Planning Commission:

- Speakers: The applicant spoke in support of this request. Seven people spoke in opposition to this request.
- Public Input: One letter in opposition to the request was received. 11 letters outlining proposed changes to the PD were received, including two letters from the Johns Island Task Force

November 14th Planning Commission:

- Speakers: The applicant spoke in support of this request. Two people spoke in opposition to this request.
- Public Input: No letters in support or opposition were received.

December 6th Public Hearing:

- Speakers: The applicant spoke in support of this request.
- Public Input: 3 letters in opposition were received for this request with concerns regarding traffic, flooding and Grand Tree removal. No Letters in support of this request were received.

Notifications

September 12th Planning Commission:

- 57 notification letters were sent to individuals on the Johns Island Interested Parties List, as well as property owners within 300 feet of the subject parcel on August 26, 2022.

- Additionally, this request was noticed in the Post & Courier on August 26, 2022.

November 14th Planning Commission:

- 57 notification letters were sent to individuals on the Johns Island Interested Parties List, as well as property owners within 300 feet of the subject parcel on October 28, 2022.

- Additionally, this request was noticed in the Post & Courier on October 28, 2022.

December 6th Public Hearing:

- 57 notification letters were sent to individuals on the Johns Island Interested Parties List, as well as property owners within 300 feet of the subject parcel on November 18, 2022.

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Charleston County Planned Development Amendment Request

Planning and Public Works Committee: December 15, 2022
First Reading: December 15, 2022
Second Reading: January 17, 2023
Third Reading: January 31, 2023

ZONING CHANGE APPLICATION

CASE ZREZ-07-22-00137 PD 152

CHARLESTON COUNTY
SOUTH CAROLINA

Zoning/Planning Department
Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405
(843) 202-7200
1-800-524-7832
Fax: (843) 202-7222

PROPERTY INFORMATION

CURRENT DISTRICT PD-125A → 152A REQUESTED DISTRICT PD-125A → 152A

PARCEL ID(S) 249-00-00-005 & 013

CITY/AREA OF COUNTY Johns Island

STREET ADDRESS Chisolm Road ACRES 116.2 Ac

DEED RECORDED: BOOK 850 PAGE 215 DATE 1/3/20

PLAT RECORDED: BOOK J PAGE 140 DATE 1/3/20 APPROVAL # _____

APPLICANT—OWNER—REPRESENTATIVE

APPLICANT	Todd Richardson, PLA	HOME PHONE	
MAIL ADDRESS	Synchronicity, LLC	WORK PHONE	843.203.4766
CITY, STATE, ZIP	169 Morris St, Ste 101 Charleston, SC 29403	CELL PHONE	
		EMAIL	Todd@synchronicity-design
OWNER (IF OTHER THAN APPLICANT)	Bohicket Holdings, LLC	HOME PHONE	
MAIL ADDRESS		WORK PHONE	
CITY, STATE, ZIP		CELL PHONE	
		EMAIL	
REPRESENTATIVE (IF OTHER THAN APPLICANT)		HOME PHONE	
MAIL ADDRESS		WORK PHONE	
CITY, STATE, ZIP		CELL PHONE	
		EMAIL	

CERTIFICATION

This application will be returned to the applicant within fifteen (15) business days if these items are not submitted with the application or if any are found to be inaccurate:

- ✓ *Copy of Approved and Recorded Plat showing present boundaries of property*
- ✓ *Copy of Current Recorded Deed to the property (Owner's signature must match documentation.)*
- ✓ *Copy of Signed Restricted Covenants Affidavit*
- ✓ *Copy of Signed Posted Notice Affidavit*
- ✓ *Fee $150.00 plus $10.00 per acre (Fees vary for Planned Developments.)*

I (we) certify that Todd Richardson is the authorized representative for my (our) zoning change request. I also accept the above requirements for submitting my zoning change application. To the best of my knowledge, all required information has been provided and all information is correct.

Signature of Owner(s) — Date 7/27/22

Signature of Applicant/ Representative (if other than owner) — Date 7.27.22

Planner's Signature — Date

Zoning Inspector's Signature — Date

OFFICE USE ONLY

Amount Received Paid in full via web Check? ☐ # _____ Invoice Number 01145485

June 2022
Synchronicity, LLC
Buckland Plantation
Charleston County, SC
Planned Development
Zoning District Application

~~March 2015~~
~~Venture Engineering~~
~~Buckland Planation~~
~~Charleston County, SC~~
~~Planned Development~~
~~Zoning District Application~~

~~Coastal Development, LLC~~

Buckland Planation
Planned Development
Zoning District Application

Application History:

Submittal
Planning Commission
County Council Public Hearing
Planning + Public Works Committee of Council
First Reading
Second Reading
Third Reading

Table of Contents

List of Exhibits

Project team

~~Master Developer/~~Planning
~~Coastal Development, LLC~~
Synchronicity, LLC

Civil Engineering
~~Venture Engineering~~
~~209 Highway 544~~
~~Conway, SC 29526~~
Kimley-Horn

Wetlands/Critical Areas~~/Surveying~~
~~Brigman Company, Inc.~~
~~Conway, SC 29528~~
Newkirk Environmental, Inc.

Natural/Cultural Resource Services (Historic Survey)
Terracon Consultants, Inc.
521 Clemson Road
Columbia, SC 29229

Surveying
G3 Engineering & Surveying

Section 1

1.01 Planned Development Name

This ordinance shall be known as the "The Buckland Plantation Planned Development Zoning District Ordinance."

1.02 Statement of Objectives

Synchronicity, LLC ~~Coastal Development, LLC~~ is submitting this application for Planned Development Zoning District (PD Application) to Permit the design and development of a single family detached residential neighborhood. Buckland Plantation consists of two parcels, 249-00-00-005 and 249-00-00-013. Parcel 249-00-00-005 contains 36.8 ~~36.75~~ total acres ~~(EK-721)~~. Parcel 249-00-00-013 contains 79.9 ~~81.77~~ total acres ~~(EK-735-736)~~. Both parcels total to 116.7 ~~118.55~~ acres, and the planned development will include a maximum of 28 individual lots or a maximum of 1 dwelling unit per 4 acres~~, whichever is more restrictive~~. Buckland Plantation will increase the existing allowed density of 1 dwelling unit per 8 acres to 1 dwelling unit per 4 acres. Diverse, easily accessible amenities will be offered to the residents of Buckland Plantation. Buckland Planation will be a low density residential neighborhood. Common opens space will serve the Buckland residents and amount to a minimum of 40% of the total site area. The proposed master plan will include a minimum of 48 acres of common open space composed of a 4.4-acre pond, buffers ~~a 5-6 acre lake~~, Live Oak preservation zones, landscaped areas, and ~~recreation~~ community amenity areas.
Buckland Plantation PD-152 was previously approved in 2015. The intent of the original PD was an Equestrian Community with horse boarding opportunities and a large manmade lake. Synchronicity proposes to remove these two uses with a renewed emphasis on preserved ecology and riverine access; engaging more directly with the natural resources of Grimball Creek and the Stono River. The revised design approach provides more open space to the design, relocates eight lots that previously abutted Chisolm Road, adds one additional waterfront lot, and removes an unnecessary second project entry along Chislom Road which is currently in close proximity to an existing bridge.

1.03 Intent and Results

It is the intent and vision of Buckland Planation to offer residential, low density estates that remain true to the cultural "low country" identity that is traditional to this part of South Carolina. Unique and secluded waterfront estates will be included in Buckland Plantation. It is the intent to provide picturesque boat-able waterfront opportunities to residents, guests and visitors alike. Buckland Planation is envisioned to be a quaint, waterfront community, nestled along the Stono River. Rather than contrast, Buckland Planation is intended to complement the existing features of the site and exercise low impact development. Buckland Planation meets the objectives contained in Section 4.25.3 ~~4.23.4~~ of the ZLDR, as addressed below:

a. Maximum choice in types of environments available to the public by allowing a development that would not be possible under the strict application of the standards of this Ordinance that were designated primarily for development on individual lots;

   Unique natural environments consisting of marsh views, deep waterfront access, and large climax hardwood forest~~, and an equestrian area~~ are incorporated into the common open space. ~~Common open space #5, designated on the Landuse plan, will be open to the general public. This area will provide the general public access to he equestrian area.~~

Community Amenity areas include large open space areas intended for the appreciation of the natural environment. These amenities provide access to the hardwood forest, waterfront, and other usable active open spaces. This intent meets the objectives contained in Section 4.25.3 of the ZLDR.

b. A greater freedom in selecting the means to provide access, light, open space and design amenities;

The unique design of the planned development allows open full light front yards and shaded rear yards behind evergreen overstory trees. Creative design amenities that are distinctive to the area on John's Island are incorporated because of the flexibility allowed by the Planned Development.

c. Quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements;

Buckland planation is intended to complement the existing features of the site and exercise low impact development. The master plan includes an existing unimproved road which avoids impacts to the unique climax hardwood forest and wetlands. Waterfront lots are oriented along the Stono River and Grimball Creek to take advantage of existing marsh views. Most of the homes along the Southern entry will have low cost cooling because southern home exposure is shaded by the evergreen hardwood overstory forest.

d. A development pattern in harmony with the applicable goals and strategies of the Comprehensive Plan:

The proposed master plan strives to preserve the sense of "place" that is unique to John's Island which is in harmony with Section 3.1.7 within the Comprehensive plan. As previously stated, Buckland planation is a low density neighborhood. Remaining true to the cultural "Lowcounty" identity that is tradition to Charleston area, Buckland Plantation will preserve its natural setting. The design will promote a strong tie to the natural resources in the areas, as stated in the comprehensive plan.

e. The permanent preservation of common open space, recreation areas and facilities;

Buckland Plantation creates common open space that will be maintained by Buckland HOA, ensuring the permanent preservation of its natural environment.

f. An efficient use of the land resulting in more economical networks of utilities, streets, schools, public grounds and buildings, and other facilities;

Buckland Plantation efficiently configures lots and roadways in a way to leave a large contiguous common open space undisturbed. The large amount of common open space reduces the need for additional roadways and utilities.

g. A creative approach to the use of the land and related physical facilities that results in better development and design and the construction of amenities;

The master plan offers a creative use of space that ensures common open space access is available easily to all residents of Buckland Planation. Access to the waterway~~, equestrian area,~~ and landscaped areas will be accessed by pedestrian pathways, roadways and a community dock.

h. A development pattern that incorporates adequate public safety and transportation-related measures in its design and compliments the developed properties in the vicinity and the natural features of the site.

Buckland Plantation promotes public safety by limiting the number of access points to Chisolm Road. The incorporated frontage road further ensures no lots directly access Chisolm road. Traffic speed and traffic calming measures will be designed in order to promote public safety.

Section 2

Ownership and Property Description

2.01 Site description

Buckland Plantation consists of Tax Map Numbers 249-00-00-005, and 249-00-00-013. The 116.7 ~~118.55~~-acre development is presently zoned as PD-152 ~~AG-8~~. Parcel 249-00-00-005 contains 36.8 ~~36.78~~ total acres ~~(EK-721)~~. Parcel 249-00-00-013 contains 79.9 ~~81.77~~ total acres ~~(EK-735-736)~~. Buckland Plantation consists of approximately 10.07 ~~3.55~~ acres of freshwater wetland, 11.15 ~~3.71~~ acres of critical area ~~land~~, and 102.2 ~~111.29~~ acres of highland. Other significant features of the site include the historic (circa 1968) ditching and a mature Live Oak Grove. An unoccupied, abandoned house and a ~~freshwater~~ pond along the Stono River are manmade additions to the site. The site falls within four respective flood zones: X Flood Zone, Shaded X Flood Zone, AE 8 Flood Zone, and AE 9 ~~is classified as an AE-12~~ Flood Zone, resulting in a Building Site Elevation of typically 8-9 feet above average ground elevations.

It is the intent of the Applicant to plan and develop a low density single family residential Planned Project on a 116.7 ~~118.55~~-acre development located in Charleston County, South Carolina. The property is located on John's Island to the south of the Atlantic Intracoastal Waterway (Stono River) and to the southwest of Grimball Creek and the City of Charleston. The property is bordered by AGR-zoned communities.

The property is largely bounded by Belvedere Road, Chislom Road and Grimball Creek as depicted on the Location Map attached as Exhibit A. The 116.7 ~~118.55~~-acre development is presently zoned as PD-152 ~~AG-8~~.

PROPOSED TO BE REMOVED

A Aerial Photograph/ Location Map

PROPOSED TO BE INCLUDED

EXHIBIT A

BUCKLAND PLANTATION - AERIAL PHOTOGRAPH

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Section 3

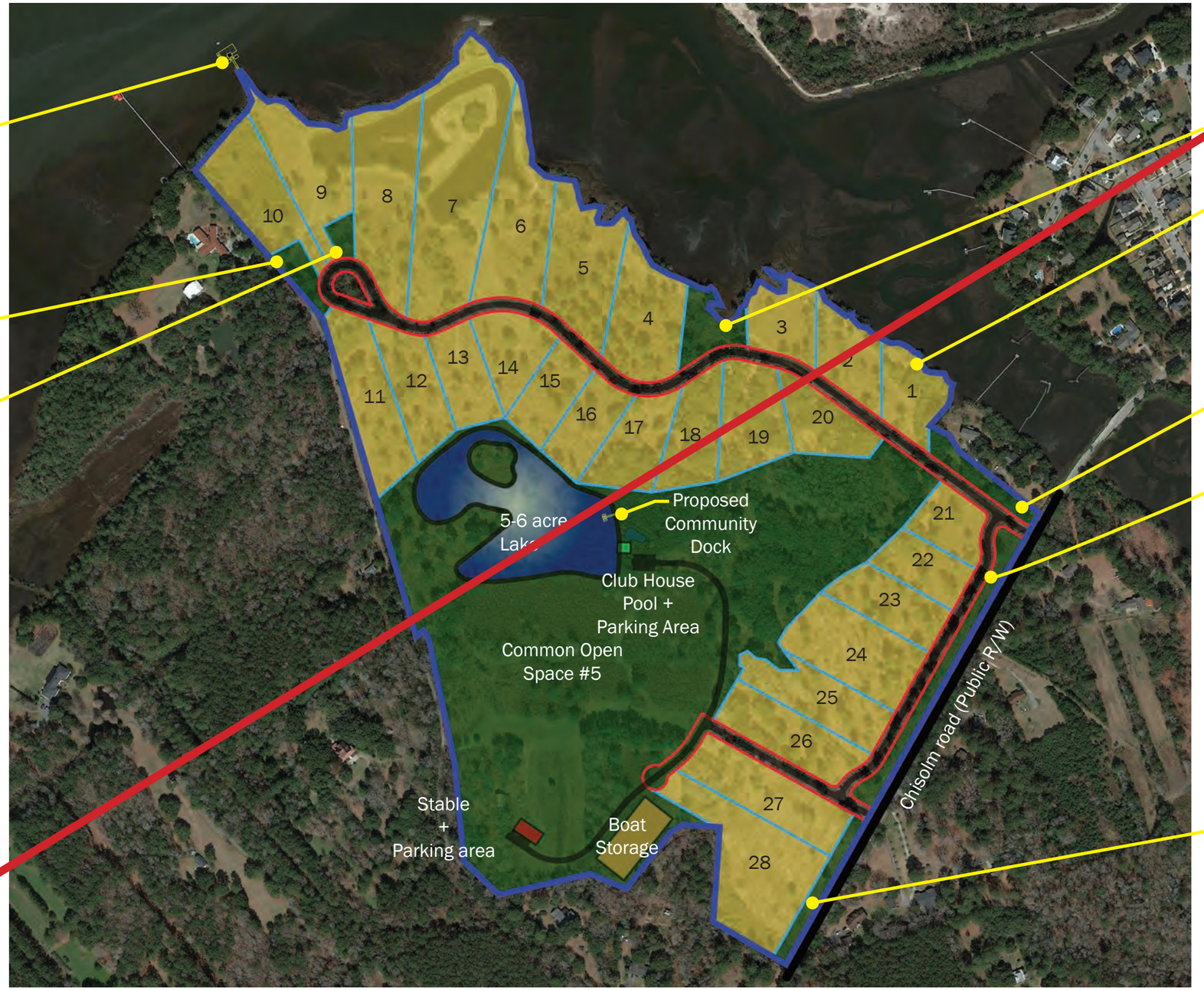
General Plan of Development

3.01 Master Land Use Plan

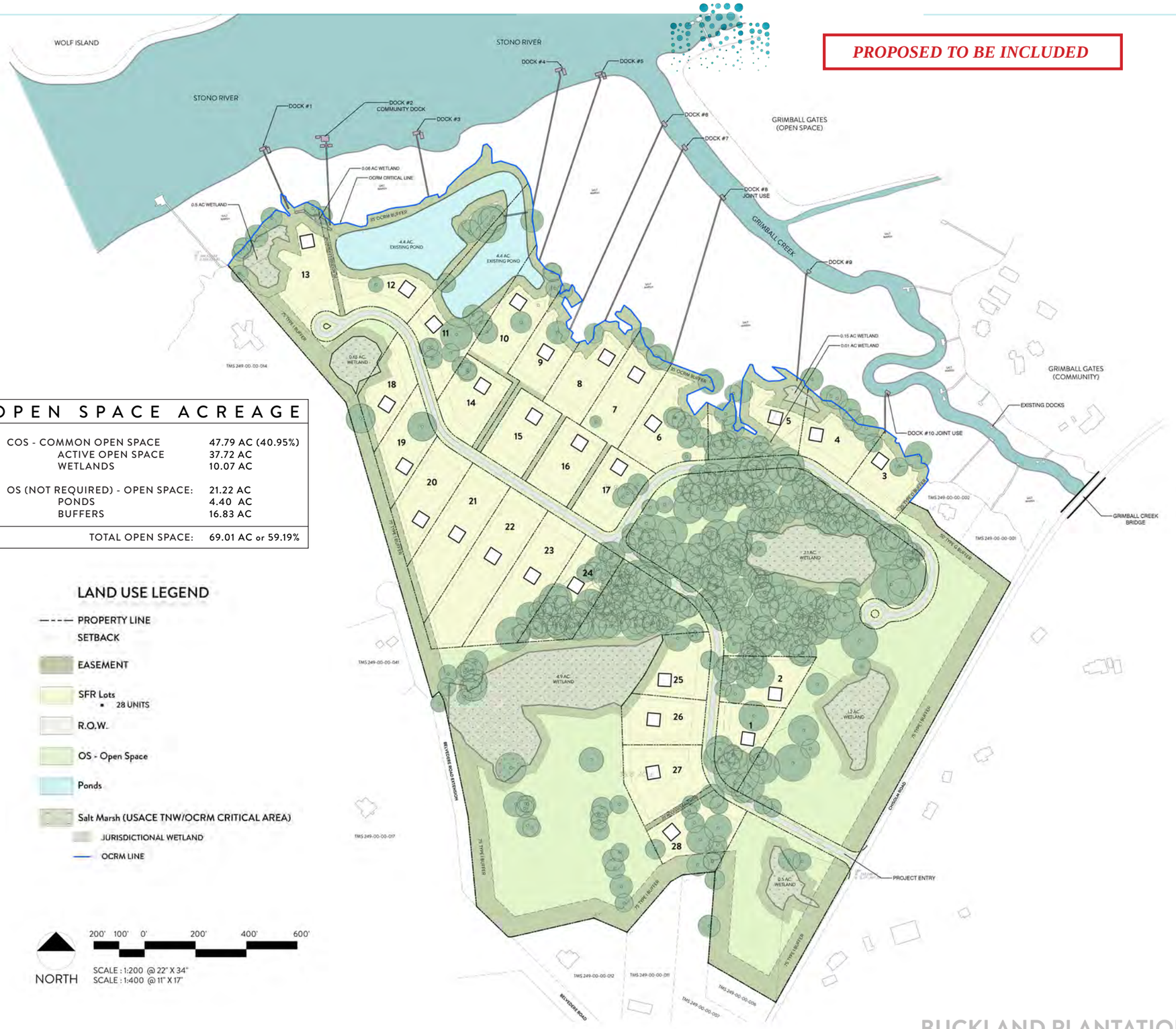
The proposed Master Land Use Plan reflects a maximum of 28 individual lots with ~~of~~ a maximum of 1 dwelling unit per 4 acres~~, whichever is more restrictive~~. The 11 ~~maximum of 10~~ waterfront lots are organized along the Stono River and Grimball Creek. These lots are served by a curvilinear interior roadway. The existing Live Oak community adds to the Buckland Plantation's aesthetic appearance and unique identity. In response to the unique natural features, the interior roadways reflect a curved, organic pattern. Winding the interiors roadways through the Live Oak grove creates a visually appealing corridor as well as an environmentally conscious solution. Protecting existing Grand Trees, establishing shared common open space, and complimenting the rural character of the site served as the design framework.

PROPOSED TO BE REMOVED

B Land Use Master Plan



	Property line
	Right of way
	Private Roadway
	Lot lines
	Common Open Space
	Stable
	Boat/Camper Storage
	Club House
	Community Pool



PROPOSED TO BE INCLUDED

OPEN SPACE ACREAGE

COS - COMMON OPEN SPACE	47.79 AC (40.95%)
ACTIVE OPEN SPACE	37.72 AC
WETLANDS	10.07 AC
OS (NOT REQUIRED) - OPEN SPACE:	21.22 AC
PONDS	4.40 AC
BUFFERS	16.83 AC
TOTAL OPEN SPACE:	69.01 AC or 59.19%

LAND USE LEGEND

- PROPERTY LINE
- SETBACK
- EASEMENT
- SFR Lots
  - 28 UNITS
- R.O.W.
- OS - Open Space
- Ponds
- Salt Marsh (USACE TNW/OCRM CRITICAL AREA)
- JURISDICTIONAL WETLAND
- OCRM LINE

200' 100' 0' 200' 400' 600'

NORTH

SCALE : 1:200 @ 22" X 34"
SCALE : 1:400 @ 11" X 17"

DEVELOPMENT SUMMARY

TMS#	249-00-00-005, 013
PD-125A	EXISTING ZONING
116.7 AC	TOTAL SITE AREA
102.2 AC	UPLAND AREA
10.07 AC	WETLAND AREA
4.4 AC	EXISTING POND
1 DU/ 4 AC	ALLOWABLE DENSITY
28	PROPOSED UNITS
11	*PROPOSED WATERFRONT UNITS*

DENSITY/INTESITY & DIMENSIONAL STANDARDS

	NON-WATERFRONT LOTS
	LOT DIMENSIONS
1 DU/ 4 AC	MAX. DENSITY
1 AC	MIN LOT AREA
135'	MIN. LOT WIDTH
N/A	MIN. LOT WIDTH AVERAGE
	MIN. SETBACKS
50'	FRONT/STREET SIDE
15'	INTERIOR SIDE
30'	REAR
N/A	WETLAND, WATERWAY & OCRM CRITICAL LINE SETBACK
N/A	WETLAND, WATERWAY & OCRM CRITICAL LINE BUFFER
30% OF LOT	MAX. BUILDING COVER
35'	MAX. BUILDING HEIGHT
	WATERFRONT LOTS
	LOT DIMENSIONS
1 DU/ 4 AC	MAX. DENSITY
1 AC	MIN LOT AREA
175'	MIN. LOT WIDTH
200'	MIN. LOT WIDTH AVERAGE
	MIN. SETBACKS
50'	FRONT/STREET SIDE
15'	INTERIOR SIDE
30'	REAR
50'	WETLAND, WATERWAY & OCRM CRITICAL LINE SETBACK
35'	WETLAND, WATERWAY & OCRM CRITICAL LINE BUFFER
30% OF LOT	MAX. BUILDING COVER
35'	MAX. BUILDING HEIGHT
56	REQUIRED PARKING (2SP/DU)
56	PROPOSED PARKING
28	TOTAL RESIDENTIAL UNITS

EXHIBIT B

BUCKLAND PLANTATION - LAND USE MASTER PLAN

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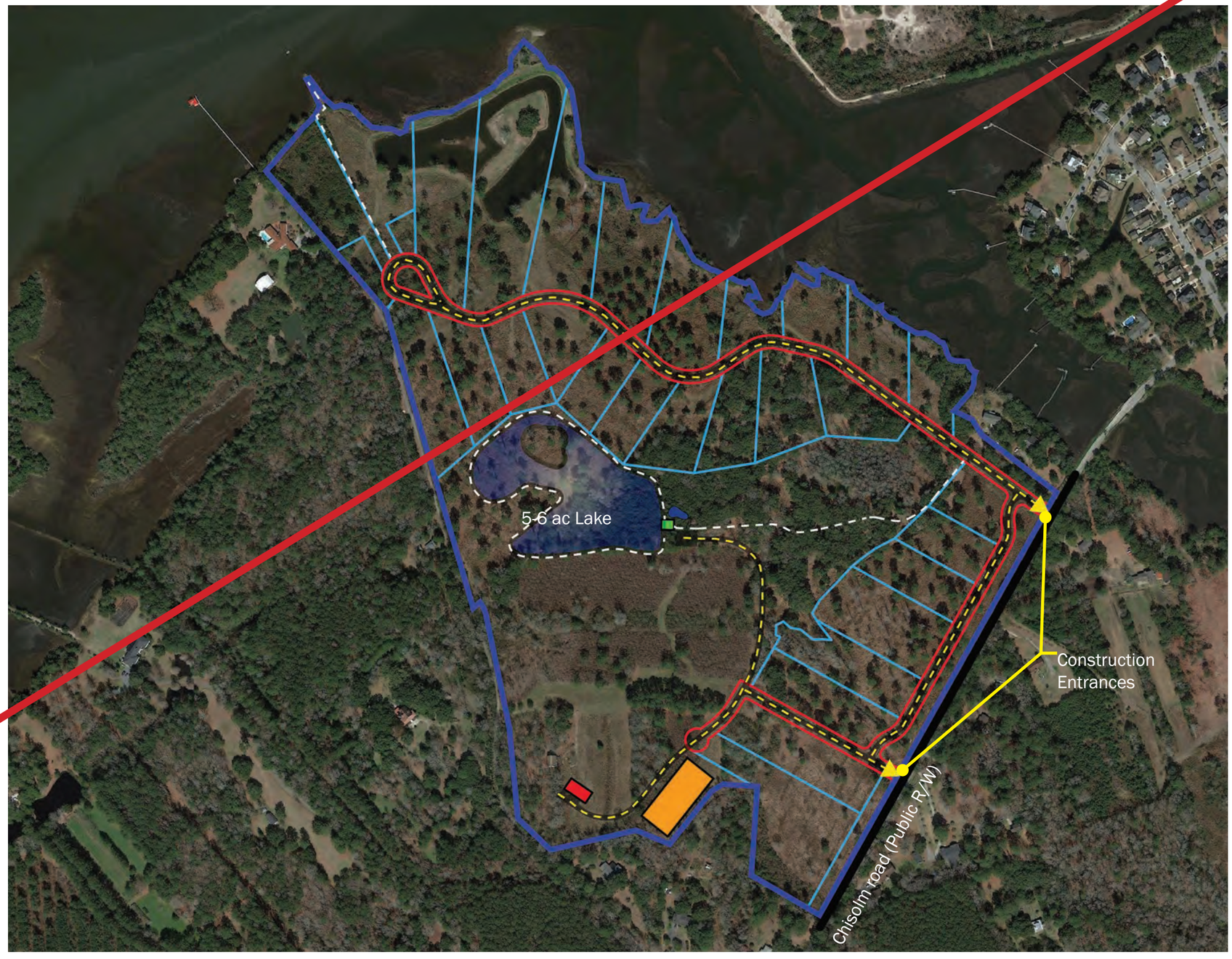
PROPOSED TO BE REMOVED

C Circulation Plan

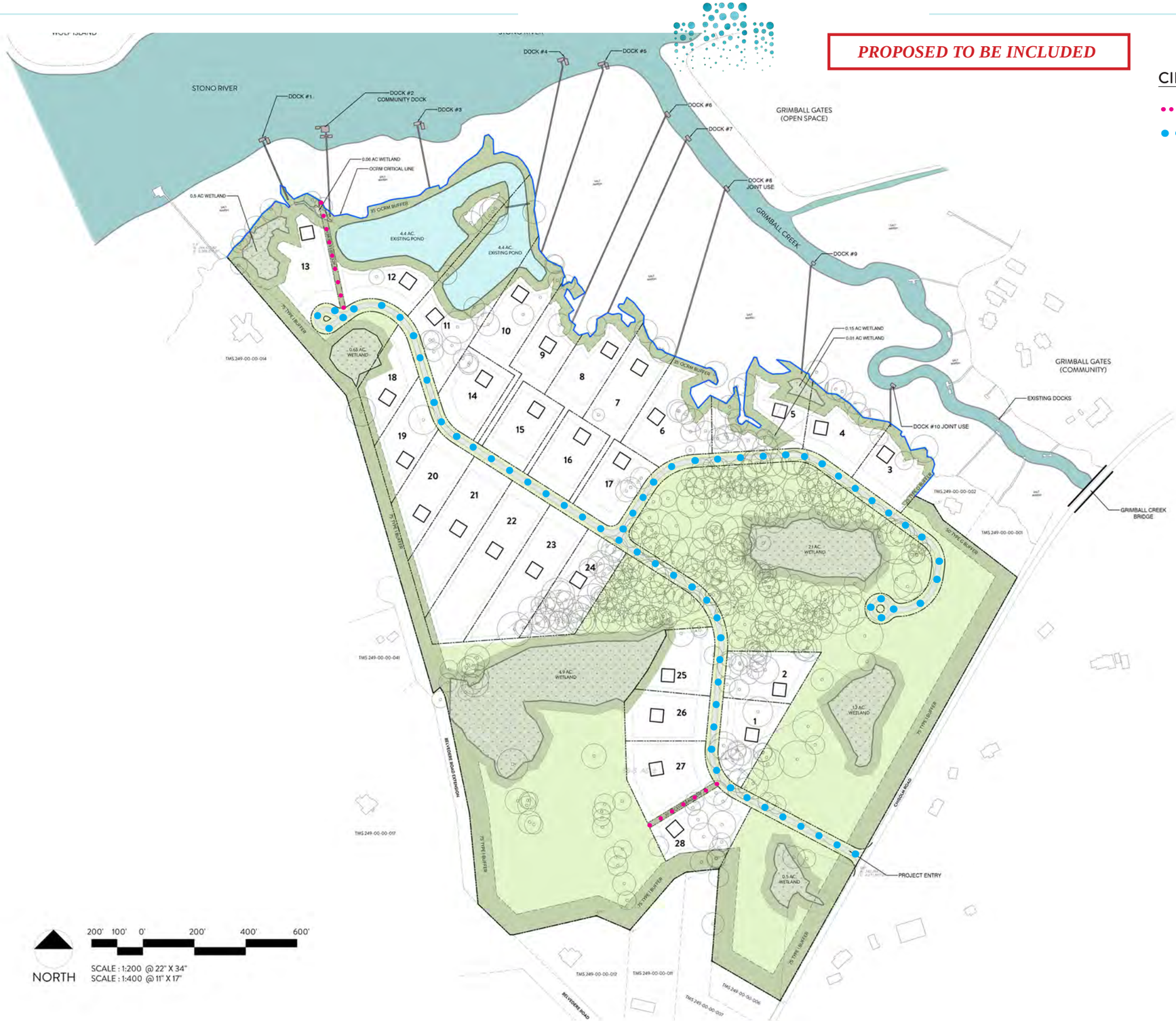
	Property line
	Right of way
	Chisolm Road
	Proposed Private Gravel Drive
	Pedestrian trails
	Proposed Ingress/Egress
	Stable
	Boat/Camper Storage
	Club House
	Community Pool



PROPOSED TO BE INCLUDED

CIRCULATION LEGEND

- PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION



NORTH

200' 100' 0' 200' 400' 600'

SCALE : 1:200 @ 22" X 34"
SCALE : 1:400 @ 11" X 17"

EXHIBIT C

BUCKLAND PLANTATION - CIRCLULATION PLAN

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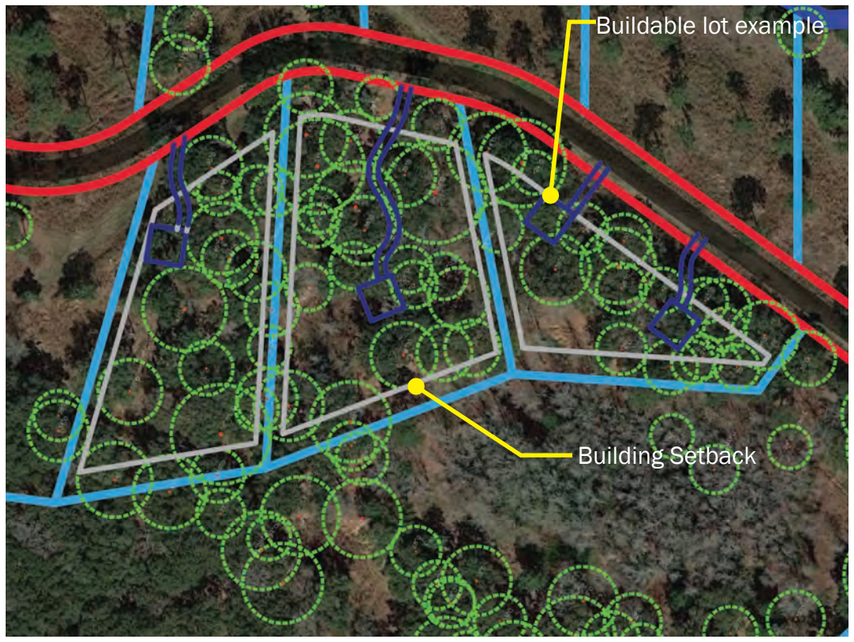
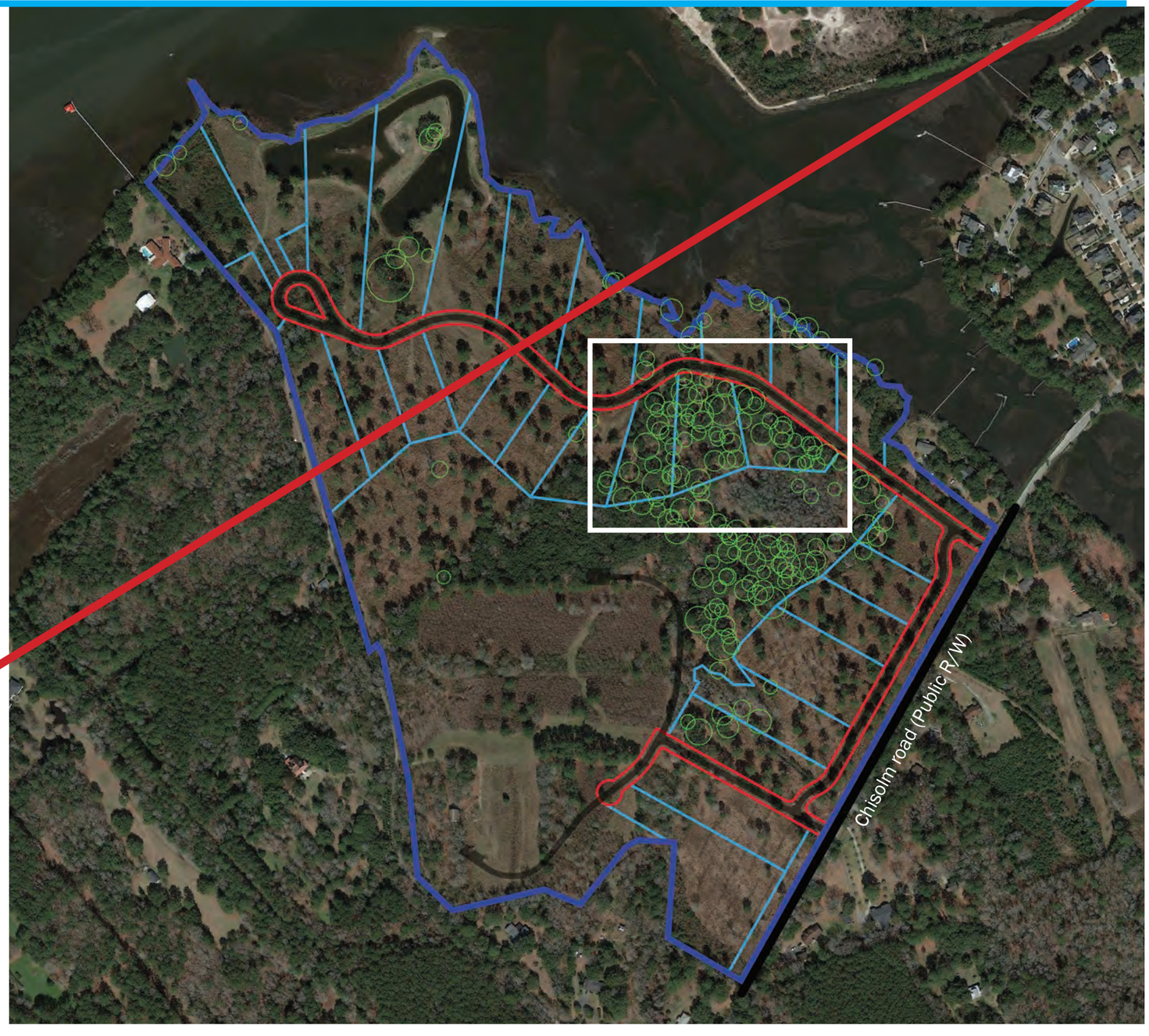
PROPOSED TO BE REMOVED

D Tree Survey

Note: Diagram shown below ensures the proposed lots have a minimum buildable area of 40'x40' and fire access that is not encumbered by Grand trees. Buildings shown are for example purposes only.



	Property line
	Right of way
	Private Roadway
	Lot lines
	Grand Trees: The survey includes all grand trees



PROPOSED TO BE INCLUDED

EXHIBIT D

BUCKLAND PLANTATION - SKETCH PLAN OVERLAY

09.30.2022

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3.02 Table of Proposed Land Uses

The ~~only~~ land uses allowed in the PD include those listed in the Use Table below.
All uses within Buckland Plantation are"
Allowed by right (A),
Or subjected to conditions (C),

~~Accessory dwelling units are not permitted.~~ All accessory structures and accessory dwelling units (ADU) shall meet the minimum setbacks outlined in Article 4.24 of ZLDR. Structures allowed include; storage shed, pool, pool house, detached garage, ~~stables,~~ and attached garages with or without ~~apartments~~ conditioned living spaces over them. All structures that require a building permit shall be subject to the density and dimensional standards established in the Buckland Density/Intensity Dimensional Standards Table (Section 3.04 ~~page 16~~, PD), including principal setbacks. Accessory structures are allowed pursuant to the applicable requirements of ZLDR Article 6.5, Accessory Uses and Structures, for the AG-8 Zoning District. Accessory structures and accessory dwelling units shall have a maximum height of twenty-five (25) feet. Accessory Dwelling Units (ADU) shall comply with the requirements of ZLDR Section 6.5.9, Accessory Dwelling Units, with the exception of the minimum lot area requirement contained in that section. These requirements refer to both waterfront lots and internal lots. ADU structures can include heated living or office space and must maintain a similar exterior finish and architectural appearance to that of the primary residence. Home occupations will be allowed as an accessory use in compliance with Section 6.5.11 of the ZLDR ~~within Buckland Plantation~~. ~~Temporary special equestrian related events are allowed and must comply with ZLDR Article 6.7.~~ Parking shall be accommodated with driveways and off-street parking. Boat storage and access shall be allowed, for residents of the development, in designated areas to be determined by the Homeowners Association. All waterfront lots meet the minimum standards outlined in Section 4.8.3 of ZLDR. Short-term rentals shall not be allowed in Buckland Plantation.

Table of Uses of Buckland Planation	
Agricultural Uses	
~~Stable, Private [1]~~	~~C~~
Residential Uses	
Single Family Detached	A
Recreation	A
Community recreation, active recreation, ~~barns, stables, horse riding,~~ passive recreation, ~~picnic tables/shelters~~, buffers, fresh water pond, ~~, club house, lake, boardwalks on lakes, community pool, waters gardens, playground~~	A

Vehicle and Water Craft Storage	
Community dock [1, 3]	C
Join Use Dock [2, 3]	C
Private Dock [2, 3]	C
~~Boat Ramp [4]~~	~~A~~
Vehicle Storage Area	C
~~Campers/boats/RVs [5]~~	
~~Other Uses~~	
~~Resource Extraction [6]~~	~~C~~

A	Uses allowed by right
C	Uses subject to conditions

~~[1] Private stables are for residential lots abutting the equestrian area.~~
[1 ~~2~~] Community Dock will be required to comply with ZLDR Section 5.2.3 ~~5.3.3~~ and site plan review. The community dock shall not have boat lifts. No overnight boat storage allowed at community dock.
[2 ~~3~~] Joint use docks and private docks shall comply with all applicable regulatory requirements of State and Federal agencies including but not limited to South Carolina department of Health and Environmental Control (SCDHEC) and U.S. Army Corps of Engineers.

~~[4] Boat ramps will be required to comply with ZLDR section 5.3.4.~~
~~[5] An approximately 0.86-acre area will be included for residents of the Buckland Plantation to store their campers, boats, and RVs. The area will be required to comply with the ZLDR section 3.07 (Buffer requirements) and site plan review.~~
~~[6] Resource extraction is only applicable for the proposed 5-6 acres lake. Resource extraction will be required to comply with ZLDR Section 6.4.14, SCDOT, SCDHEC, and County regulations. Construction and operational hours are allowed from 8am to 6pm, Monday through Friday.~~
[3] A maximum of 10 docks shall be allowed along the Buckland Plantation waterfront. The permitted dock uses include 1 community dock, 7 private docks, and 2 joint use docks.

3.03 Maximum Density

The proposed master plan shows a maximum of 28 individual lots or a maximum of 1 dwelling unit per 4 acres, whichever is more restrictive.

The development is located within an agricultural preservation district as identified in the Charleston County Comprehensive Plan. ~~The proposed master plan includes~~ Buckland Plantation requires a minimum 48 acres of common open space. ~~Within the area, a 5-6 acres of created lake will be designated.~~ The acreage requirement is met with a combination of active community open spaces (43.20 acres) and fresh water wetlands (10.07 acres), totaling 53.27 acres or 45.65% of the total site. Wetlands make up less than 30% of the required common open space acreage at 18.90% per Section 4.25.6.B.2.f of the ZLDR. Additional passive open space, including buffers and an existing 4.4-acre pond, extends the total open space acreage to 69.56 acres or 59.61% of the Buckland Plantation site. Various recreation uses and natural land features are located within the common open space. ~~Common open space represents a minimum 40% of the Buckland Planation. Wetland and pond areas occupy approximately 28% of the common open space, well under the 40% allowed in accordance with the ZLDR (Section 4.23.7). Within the community lake, residents of Angel Oak Buckland Plantation with will be allowed to use motorized and non-motorized boats.~~ In addition, community dock access will be provided on the Stono River ~~lake~~.

3.04 Dimensional Standards

The proposed master plan Includes 11 ~~a maximum of 10~~ lots that abut the OCRM critical line. The density/intensity and dimensional standards shown on the tables on the right hand side of the page apply to the development.

~~[1] All lots that abut the OCRM Critical Line will comply with the Waterfront Development Standards of this table and the AG-8 Zoning District —~~

~~[2] All Waterfront lots must comply with ZLDR Section 4.24 4.22.1~~

[1] All lots that abut or contain an OCRM Critical Line shall comply with the waterfront development standards of the AG-8 Zoning District and the requirements of this table. Where in conflict, the waterfront development standards of the AG-8 Zoning District shall apply.

[2] Density calculations based on highland and wetland acreage.

[3] All lots within the community Include at least 1 acre of highland area.

Buckland Plantation [1]	
Density/Intensity and Dimensional Standards	
Maximum Density [2]	1 dwelling unit per 4 acres
Minimum Lot Area [3]	1 acre
Minimum Lot Width	135 feet
Minimum Setbacks	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
Building Setback from	50 feet
OCRM Critical Line	
Maximum Building Cover	30% of lot
Maximum Building Height	35 feet

Buckland Plantation	
Waterfront Development Standards	
Minimum Lot Area	1 acre
Minimum Lot Width	175 feet
Minimum Lot Width Avg [1]	200 feet
Minimum Buffers/Setbacks	
OCRM Critical Line Buffer	35 feet
Building Setback from OCRM Critical Line	50 feet

3.05 Architectural Standards

The Architectural standards of Buckland Planation will comply with the requirements of ZLDR Article 9.5 ~~9.6~~, Architectural and Landscape Design Standards. These standards promote harmonious, well designed development while protecting individual character and creativity of both the natural and built environment. All buildings will comply with the Charleston County building code Ordinance.

The architectural standards of Buckland Plantation are committed to promoting a “southern living, low country” cohesive appearance within the community. Large, plantation style architecture reflects and remains true to the historical character of the site.

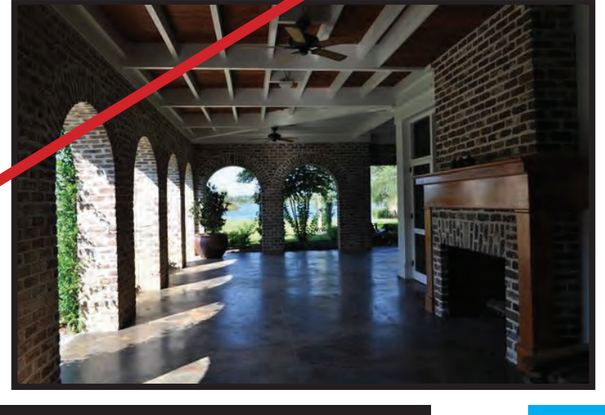
PROPOSED TO BE REMOVED

3.05 Architectural Standards

The Architectural standards of Buckland Plantation will comply with the requirements of ZLDR Article 9.6, Architectural and Landscape Design Standards. These standards promote harmonious, well designed development while protecting individual character and creativity of both the natural and built environment. All buildings will comply with the Charleston County Building Code Ordinance.

The architectural standards of Buckland Plantation are committed to promoting a “southern living, low country” cohesive appearance within the community. Large, plantation style architecture reflects and remains true to the historical character of the site.

Architecture Style Examples



PROPOSED TO BE INCLUDED

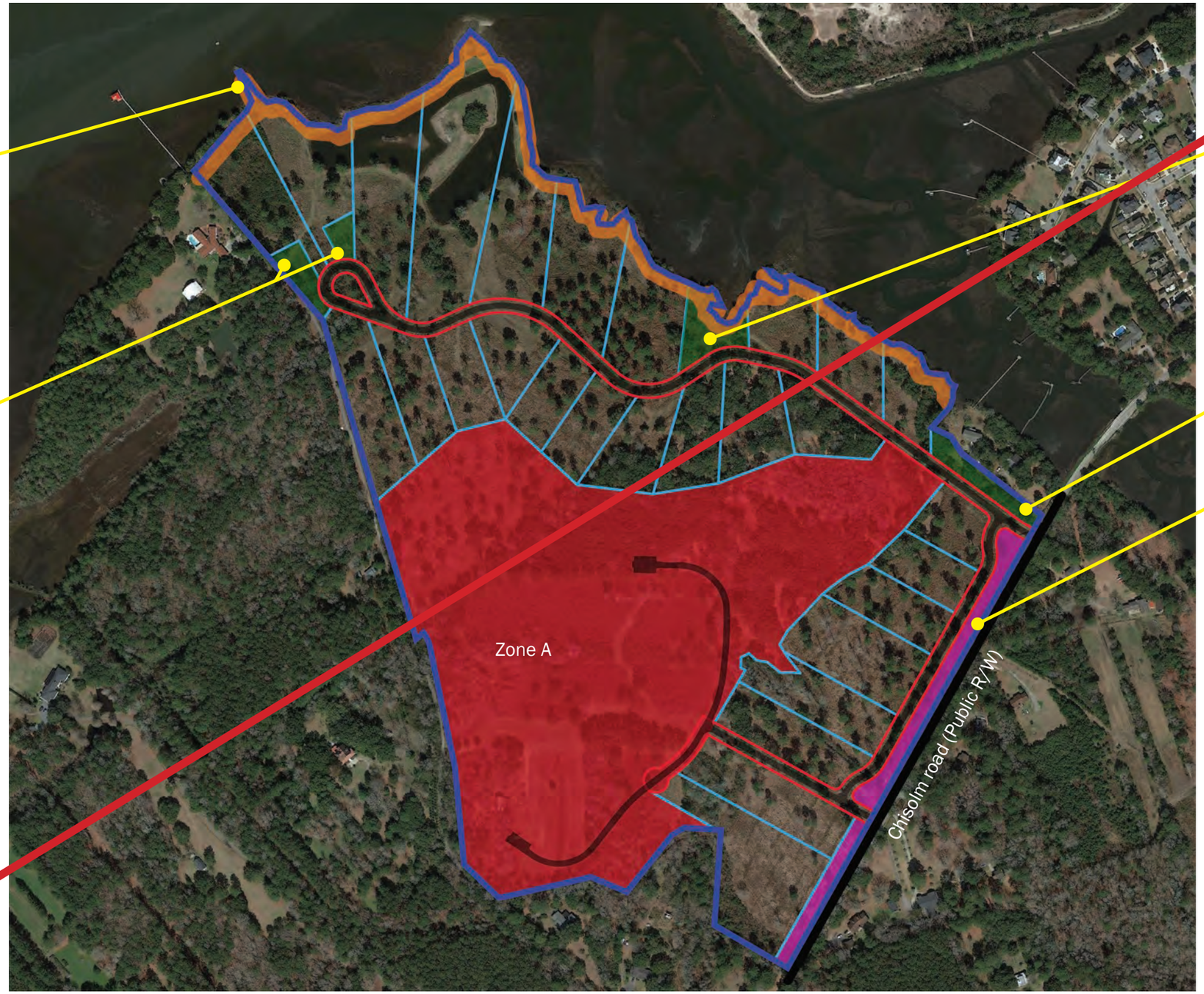
MINIMUM ARCHITECTURAL STANDARDS

The Architectural standards of Buckland Plantation will comply witht the requirements of ZLDR Article 9.5. Proportion and Massing are essential elements of good home design. The building should be carefully planned so that the final building form is appropriate for the specific homesite.
The fenestration must be compatible with the architectural style of the home. The colors for all exterior finishes should represent sensitivity to the precedent of the Lowcountry and should complement the natural environment.
Buckland Plantation has been planned to maximize the use of natural elements. Various hardwoods and pine trees are plentiful and it is the master plan's intent to maintain this landscape integrity.
Landscape design should alwyas compliment and account for the architecture and location of the residence.

EXHIBIT E

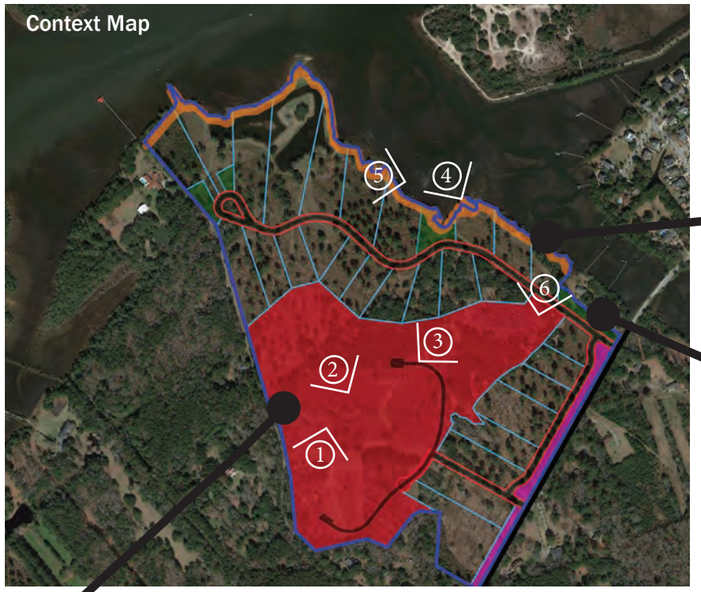
PROPOSED TO BE REMOVED

F Conceptual Landscape Plan



Property line
Right of way
Private Roadway
Lot lines
Zone A: Equestrian Area
Zone B: Natural buffer
Zone C: Landscape Area
Zone D: Berm/ Buffer

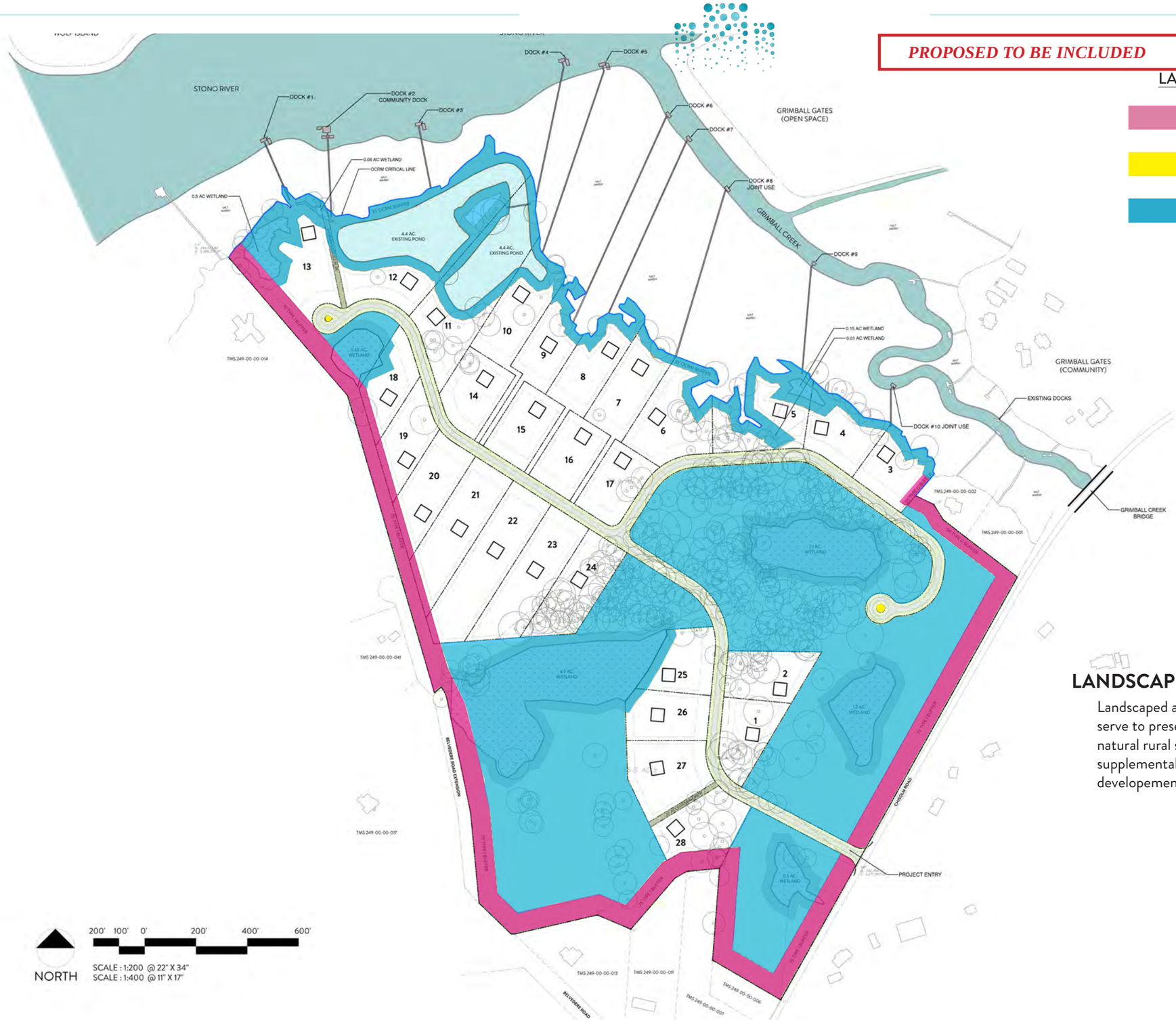
PROPOSED TO BE REMOVED



ZONE A

ZONE B

ZONE C



PROPOSED TO BE INCLUDED

LANDSCAPE LEGEND

	ZONE A:	75' - TYPE I BUFFER 50' - TYPE G BUFFER 25' - TYPE D BUFFER
	ZONE B:	ORNAMENTAL LANDSCAPING
	ZONE C:	UNDISTURBED NATURAL AREAS & WETLAND BUFFERS

NORTH

200' 100' 0' 200' 400' 600'

SCALE : 1:200 @ 22" X 34"
SCALE : 1:400 @ 11" X 17"

LANDSCAPE STANDARDS

Landscaped areas within the Buckland Plantation community serve to preserve and enhance the existing vegetation, natural rural setting, and scenic views by integrating buffers, supplemental planting, and ornamental plantings throughout the developement within the appropriate cooresponding zones.

EXHIBIT F

BUCKLAND PLANTATION - CONCEPTUAL LANDSCAPE PLAN

09.30.2022

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3.06 Landscape Standards

Zone A

~~Zone A preserves the natural, rural setting hat is distinctive of John's Island. Zone A protects the existing tree canopy that is unique to the Live Oak Tree Grove. The zone will also include bank stabilization planting around the proposed 5-6-acre lake as well as open area for horses. These scenic views are available to the community of Angel Oak Buckland Plantation.~~
Zone A designates a 75' supplemental right-of-way buffer along Chisolm Road, and additional 75', 50', and 25' vegetative buffers abutting neighboring properties. These buffers serve to preserve & enhance the existing vegetation, accommodate stormwater systems, and remain undisturbed by all other construction.

Zone B

~~Zone B already serves as a natural buffer to the OCRM Critical Line. The buffer protects the natural functions of the coastal ecosystem. Some of the various benefits of this natural buffer include habitat protection, erosion stabilization and improving water quality. The area is to remain undisturbed by built structures with the exception of permitted docks.~~
Zone B serves as an ornamental terminus for each end of the Buckland Plantation right-of-way.

Zone C

~~The areas designated Zone C are intended to preserve and enhance existing vegetation. Additional understory vegetation is to be integrated with the existing vegetation. The addition of flowering shrubbery and ornamental grasses is to improve scenic views and maintain a cohesive appearance.~~
Zone C is intended to preserve the natural rural setting that is distinctive of John's Island, as well as, the scenic views which are available throughout Buckland Plantation. Zone C includes all 35' OCRM wetland buffers, climax hardwood forest, undisturbed open space and wetland areas.

3.07 Buffers

~~The Conceptual Landscape Plan designates a berm to buffer along Chisolm Road, labeled as "Zone A D". The buffer will comply with the buffer requirements of ZLDR, Section 9.4.4 9.5.4 (50' Type G S4 Right-of-Way Buffer). The Vehicle Storage Area shall have a minimum buffer of 25' and be comprised of at least three canopy trees, four understory trees, and 25 shrubs in compliance with Article 9.5 of the ZLDR.~~ The Conceptual Landscape Plan designates four types of buffers within Buckland Plantation: Type D, Type G, Type I, and wetland/OCRM buffers. All vegetative buffers are shown in areas labeled as "Zone A". Buffers falling within the rear property lines of lots 18-22 shall be deed restricted, prohibiting owner impact or removal of plant materials within the designated buffer area. These buffers shall be monitored and maintained by the Buckland Plantation HOA. All wetland and OCRM buffers shall be owned and maintained by the Buckland Plantation HOA and shall comply with the buffer requirements of the ZLDR. No roads or drives shall be allowed within buffers, with the exception of the main project entry. The vegetation density for Type D, Type G, and Type I buffers shall follow the ZLDR with a one third reduction in required plant material. A maximum of 33% of all buffers shall be reserved for stormwater systems. Buffers are supplemental where existing vegetation does not currently live. Type D is a 25' supplemental buffer located between the eastern most waterfront lot and the abutting property to the east. Type D buffers shall consist of 2 canopy trees, 3 understory trees, and 23 shrubs per 100 linear feet. Type G is a 50' supplemental buffer that abuts the rear of neighboring properties to the northeast of the development. Type G buffers shall consist of 4

canopy trees, 6 understory trees, and 34 shrubs per 100 linear feet. Type I is a 75' supplemental buffer located along Chisolm Road and all properties that abut the development along the southern and western borders. The 75' buffer along Chisolm Road shall be compliant with planted at the density of 50' Type G vegetative buffer, thus meeting compliance. Type I buffers shall consist of 6 canopy trees, 9 understory trees, and 50 shrubs per 100 linear feet.

3.08 Lots to Abut Common Open Space

The proposed Master Plan maximizes the number of lots with primary views of common open space or unique natural areas. The interior lots abut the common open space with their rear lot lines, and the remaining lots are oriented to the waterfront.

3.09 Access

All roads within Buckland Plantation will be owned and maintained by the Buckland HOA. Roads may be offered to the County for public ownership and maintenance in accordance with the County with County requirements and processes in effect at the time such application is made. Direct vehicular and pedestrian access to the development is provided by the ~~two~~ private road way ~~ways~~ that enters from Chisolm Road. The ~~A~~ proposed internal vehicular roadway will connect ~~both lanes and~~ all proposed lots. ~~A private road that is open to the general public will serve the both residents and non-residents of Buckland Plantation by providing direct access to the common open space #5.~~ The construction entrance shall be located off Chisolm Road. There shall be no access to Belvedere Road from Buckland Plantation.
Access easements will be appropriately located between lots to grant the neighborhood waterfront access through a community dock. In addition, an access easement will be provided to serve areas between structures were necessary for access and to provide for maintenance and utility service for principal service providers. Access easements shall be provided along all ponds and pond perimeters and may be used by the community for passive recreational purposes. ~~Roads may be offered to the County for public ownership and maintenance with the County with the County requirements and processes in effect at the time such application is made.~~ The location of the roads in the development may shift depending on the location of Jurisdictional wetlands as determined by the US Army Corps of Engineers and all other applicable jurisdictional agencies. All private roads must comply with secondary county road standards in accordance with ZLDR Article 3.4.

3.10 Areas Designated to Future Use

All areas designated for future expansion or not intended for immediate improvement or development shall remain in a natural state until such time as development permits are approved.

3.11 Signage

All signage is intended to be used for the purpose of way finding and safety. Signage is to efficiently transfer information to the public in a concise and appropriate manner. All signage will comply with the requirements of the ZLDR, Article 9.8 ~~9.11~~. Signage will be permissible in private ROW.

3.12 Parking

All off-street parking requirements will be in accordance with ZLDR, Article 9.3, Off-Street Parking and Loading. There shall be no parking allowed at traffic circles

3.13 Resource Areas

The proposed plan will adhere to the protection of wetlands and waterways in accordance with ZLDR Article 4.25.5 ~~9.7~~.

3.14 Tree Protection and Preservation

Development of the proposed plan will comply with the requirements of the ZLDR Article 9.2 ~~9.4~~, Tree Projection and Preservation.

3.15 Common Open Space

Offering ample open space to serve residents was core to the design philosophy of Buckland Plantation. This philosophy is further reflected by the variety of spaces available. For, example, a minimum of 44-acres is allotted to the common open space ~~5~~. ~~This area is the Equestrian area, which includes a swimming pool, stable, lake and boat storage lot. The pool and clubhouse area will cater outdoor amenities that are tailored to Angel Oak Buckland Plantation's buyer demographic. These amenities can range from a playground to a water garden in order to meet the needs of Angel Oak Buckland Plantation's future residents. Angel Oak Buckland Plantation also provides common open space 1, 2, 3, 4, 6, and 7 which are intended for landscaping.~~ ~~Altogether,~~ The development contributes a minimum of 48-acres of common open space. This area consists of active recreation spaces (43.20 acres) and fresh water wetland areas (10.07 acres). These spaces provide access to a climax hardwood forest, large open green spaces, and a community dock located on the Stono River. Additional open spaces, in excess of the required common open space, include buffer areas and an existing 4.4-acre pond, which bring the total open space acreage to 69.56 acres. The proposed master plan will result in required common space representing approximately 45.67% ~~40%~~ of the development. ~~That~~ All 69.56 acres of open space will be conveyed to the Buckland HOA to be maintained and integrated in the overall system. A maximum of 30% of common open space is comprised of wetlands, ponds, and buffers in accordance with Section 4.25.6.B.2.f. All areas designated for common space are easily accessible. Residents of Buckland Plantation will have access by way of pedestrian pathways and community roads. Access easements shall be provided along all ponds and pond perimeters and may be used by the community for passive recreational purposes. Within the landscaped common open space, use will be limited to passive recreation and seating. All common space shall comply with applicable requirements of ZLDR, Section 4.25.6 ~~4.23.7~~ and comply with the Common Open Space requirements of the Buckland Plantation PD. No building permits shall be issued until the Common Open Space has been protected in perpetuity through a legally binding action (e.g. conservation easement, deed restriction, etc.). Such legally binding actions (e.g. conservation easement, deed restriction, etc.) will be recorded at the time of Final Plat recording.

3.16 Impact Assessment

The expected market demographic of Buckland Plantation will be primary residents with some second home users. This market demographic will have minimal impact on existing public facilities. Adequate existing public infrastructure exists to serve this low density community. The Buckland Plantation community amenities have been sized to accommodate the proposed density limit. The development of Buckland Plantation will include on site wastewater disposal systems. Soils on site are suitable for conventional septic tank systems on most residential lots. Engineered septic systems will be permitted on lots where fill is required. Additionally, public water lines will be designed, permitted, and installed to provide drinking water and provide fire flow. Service providers have indicated the willingness and also the capacity to adequately serve the development. At the time of structure plan submittals to the Charleston County Zoning and

Planning Department, copies of such plans will be submitted to the St. John's Fire District for informational purposes.

3.17 Stormwater/Drainage

~~The planned development will meet all local, state and federal stormwater ordinance, requirements and regulations. Charleston County Public Works Department has been notified of the project. During construction, silt fencing will be installed around the limits of disturbance to reduce the potential of sediment leaving the site and will be maintained until the site is stabilized with buildings and/or permanent ground cover. A Stormwater Master Plan may also be required with County submittals. The application will meet the current Charleston County Procedures Manual at the time of submittal as well as any future development approval not part of the Master Drainage Plan. Additional review, coordination, and approval conducted by the Public Works Department during the County Stormwater Permitting process is required. Development of Angel Oak Buckland Plantation will utilize best management practices and the protection of unique, natural features such as grand teres and existing water resources. The planned development will comply with all Charleston County ordinances, including but not limited to, Stormwater, Road Code and Building code.~~

"Buckland Plantation shall comply with all Charleston County Stormwater Ordinances and South Carolina Department of Health and Environmental Control (SCDHEC) Regulatory requirements. For site locations within sensitive drainage basins, additional stormwater design and construction requirements may be required by the Director of Public Works prior to Stormwater permit approval and issuance. Sensitive drainage basins may include but are not limited to areas which incur flooding conditions, are designated as Special Protection Areas, discharge to water bodies with restrictive Water Quality conditions, and/or are governed by other restrictive Water Quantity and Water Quality conditions. Where possible and allowed by permit, the proposed site may connect its stormwater system with existing conveyances. Best Management Practices (BMP's) shall be utilized, installed, and maintained in compliance with applicable approved permits throughout all phases including, but not limited to, site development, construction, and post construction.

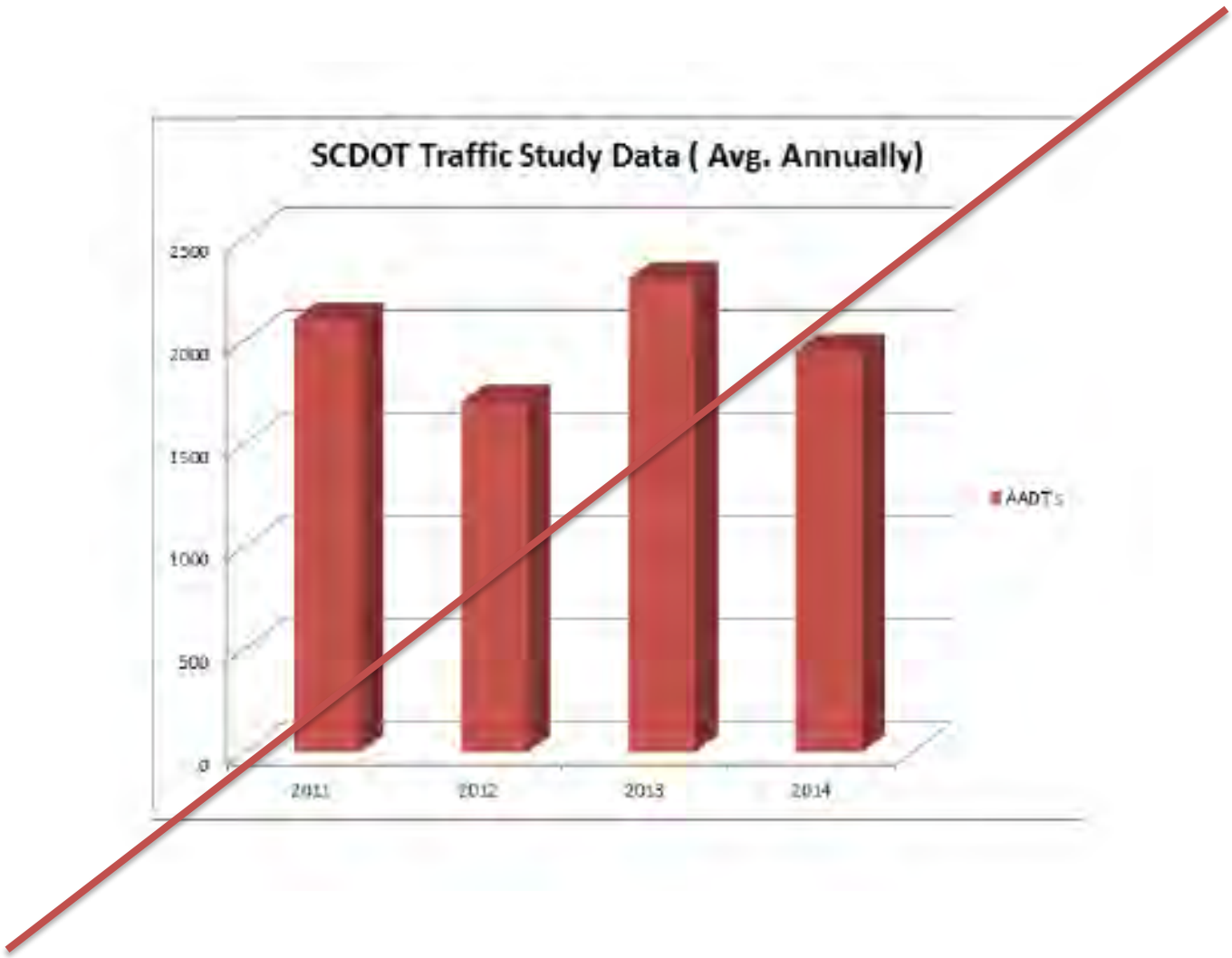
Buckland Plantation shall comply with Charleston County Stormwater Ordinances and SCDHEC Regulatory requirements for pre and post construction water quality and quantity. Stormwater design, construction, and maintenance shall be in compliance with applicable approved Charleston County Stormwater Permits. Comprehensive Master Drainage Plan must be provided for proposed site and incorporate all development phasing, future development, existing drainage systems and conveyances, and proposed drainage systems and conveyances. The Comprehensive Stormwater Master Plan shall also include discharge management plans for specialized activities within the development including but not limited to micro farming and urban agriculture activities. Utilization of approved and permitted Low Impact Design elements is encouraged within a comprehensive site Master Drainage Plan.

The maintenance of all stormwater devices, structures, and facilities will be the responsibility of the Developer and/or Property Owner's Association. A Covenants For Permanent Maintenance of Stormwater Facilities shall be established by responsible party and recorded at the Registrar of Deeds office.

The applicant shall coordinate with US Army Corps of Engineers (USACOE), South Carolina Department of Health and Environmental Control (SCDHEC), and Charleston County Public Works regarding any and all wetland areas."

3.18 Traffic Study

~~The Angel Oak Buckland Plantation development will add approximately 280 ADT's (based on 10 ADTs per lot) to Chisolm Road. Traffic study data was from collected from SCDOTs website for the years 2011,2012, 2013, and 2014. The traffic study data for each year was conducted at station 352 and applies between unnamed state road S-10-1634 to Main Road. Station 352 is located approximately 1,700 feet north east of the south east property corner of Angel Oak Buckland Plantation on Chisolm Rd. During the year of 2012 SCDOT recorded 1,700 AADTs. In 2013 SCDOT recorded a peak amount of 2,300 AADTs. The 2014 SCDOT traffic study recorded 1,950 ADDTs. Main road will have minimal impacts. Entrances for Angel Oak Buckland Planation development will be constructed in compliance with SCDOT standards. Encroachment permit for SCDOT will be required.~~



The Angle Oak Single Family Development is located in the northwest quadrant of the Chisolm Road at Belvedere Road interseciton on Johns Island, South Carolina. The proposed single family development is planned to consist of 28 dwelling units.

Table 1 below shows the anticipated trip generation for the Angle Oak Single Family Development.

Table 1: Anticipated Trip Generation

Trip Generation									
Land Use	Intensity	Units	Daily	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Residential Land Uses			**313**	**23**	**6**	**17**	**30**	**19**	**11**
210 - Single-Family Detached Housing	28	DU	313	23	6	17	30	19	11
Subtotal			**313**	**23**	**6**	**17**	**30**	**19**	**11**
Internal Capture			**0**	**0**	**0**	**0**	**0**	**0**	**0**
Pass-By			**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Net New External Trips			**313**	**23**	**6**	**17**	**30**	**19**	**11**
Note: Trip generation was calculated using the following data:									
Daily Traffic Generation									
Residential Land Uses									
210 - Single-Family Detached Housing	ITE 210	=	LN (T) = 0.92 * LN (X) + (2.68); (50 % In; 50 % Out)						
AM Peak-Hour Traffic Generation									
Residential Land Uses									
210 - Single-Family Detached Housing	ITE 210	=	LN (T) = 0.91 * LN (X) + (0.12); (26 % In; 74 % Out)						
PM Peak-Hour Traffic Generation									
Residential Land Uses									
210 - Single-Family Detached Housing	ITE 210	=	LN (T) = 0.94 * LN (X) + (0.27); (63 % In; 37 % Out)						

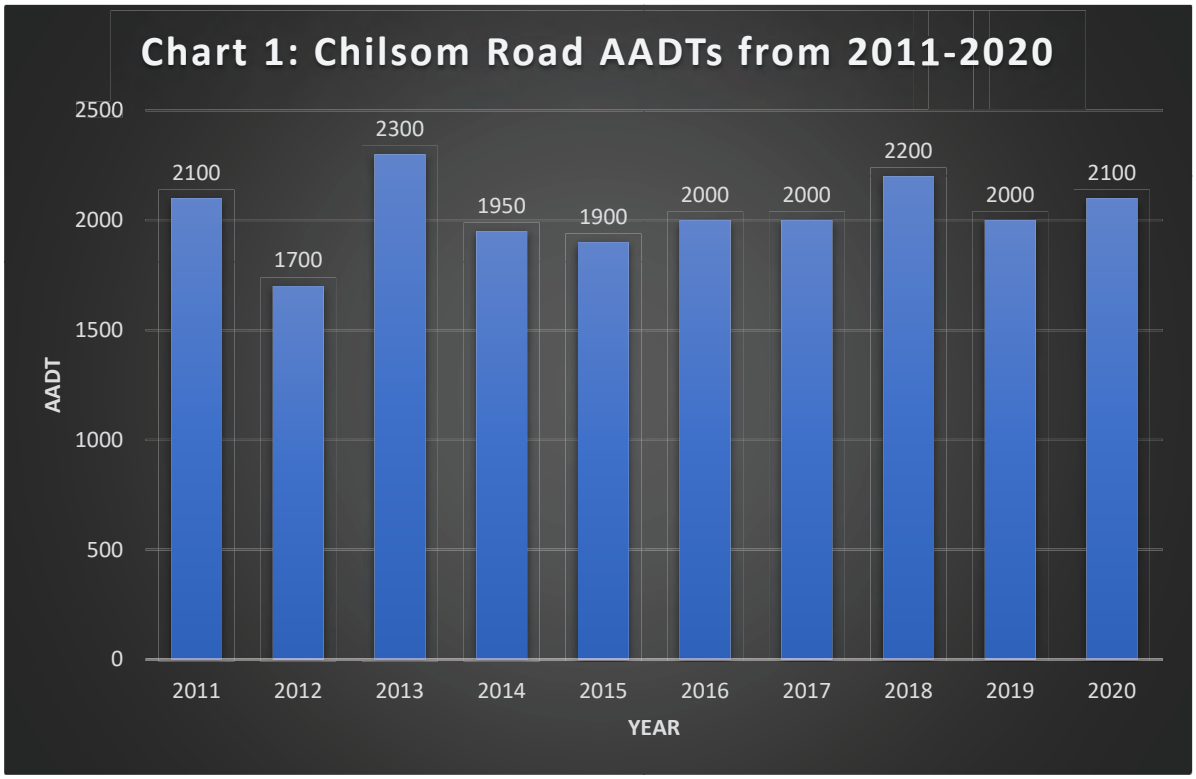
As shown in **Table 1** above, the proposed single-family development is anticipated to generate 313 daily trips, 23 AM peak hour trips (6 In and 17 out) and 30 PM peak hour trips (19 in and 11 out). Since the AM and PM peak hour trips are below 100 trips per hour, SCDOT will not require a traffic study for this development. This was confirmed via email with SCDOT on Wednesday, May 25, 2022.

SCDOT provides Annual Average Daily Traffic Volumes (AADT) on Chisolm Road at Count Station 10-0352 which is good from Humbert Road to Main Road. Based on the previous 10 years of available data (2011-2020) Chisolm Road had the following AADTs:

- 2011 -2100 vehicles per day (vpd)
- 2012 – 1700 vpd
- 2013 – 2300 vpd
- 2014- 1950 vpd
- 2015 – 1900 vpd
- 2016 – 2000 vpd
- 2017 – 2000 vpd
- 2018 – 2200 vpd
- 2019 – 2000 vpd
- 2020 – 2100 vpd*
    - The 2020 AADT may be low due to travel patterns associated with the COVD-19 pandemic.

The Angle Oak Single Family Development is anticipated to add 313 daily trips to the network, taking the AADT from 2100 vpd to 2413 vpd.

Chart 1 below shows the AADTs year over year from 2011-2020 at SCDOT Count Station 10-0352 on Chisolm Road.



The email correspondence with SCDOT will be required for the encroachment permit for this site access. Access to the site is understood to be one full-movement, unsignalized access on Chisolm Road, north of Belvedere Road. The site access will need to meet SCDOT spacing requirements and design requirements.

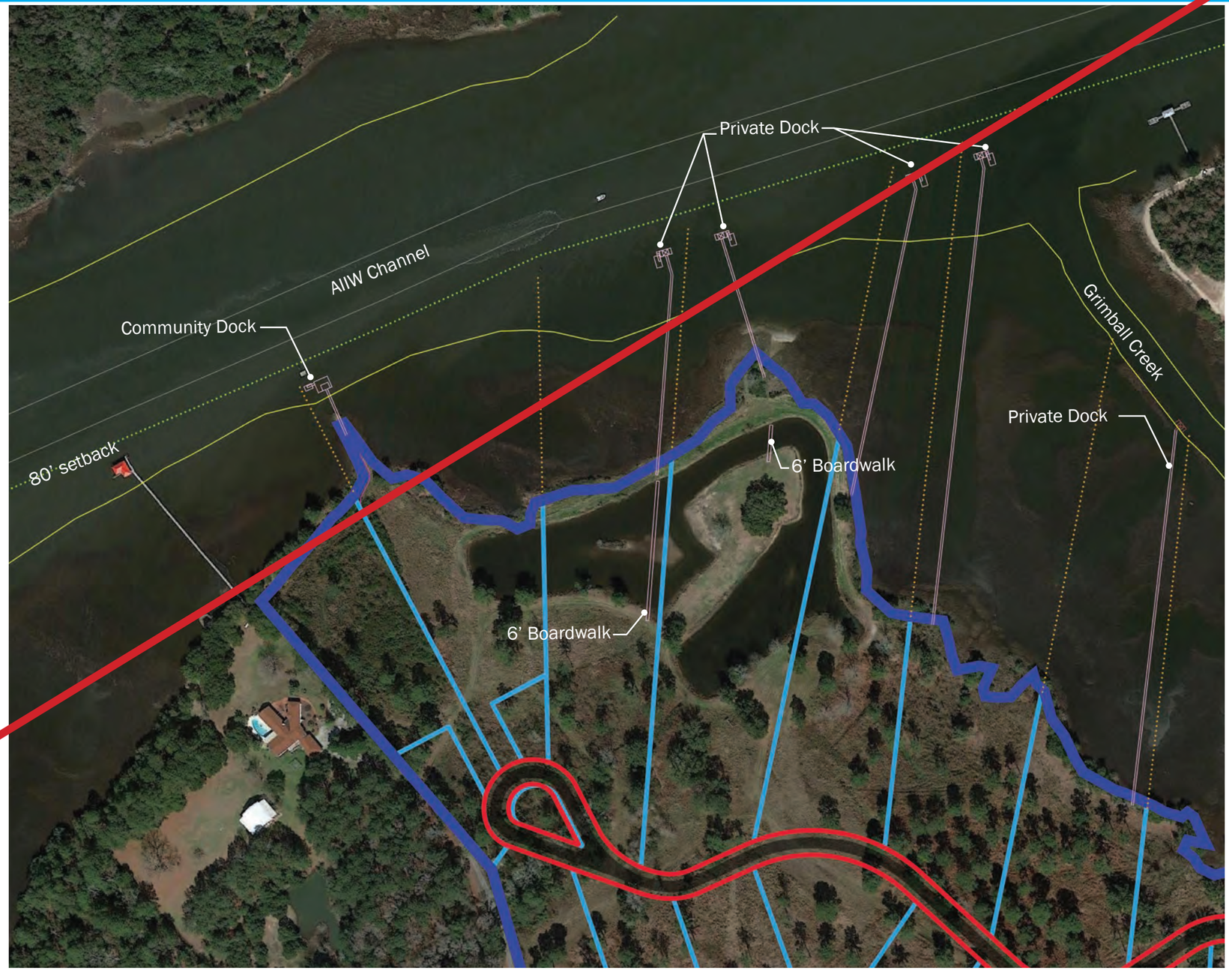
PROPOSED TO BE REMOVED

G Conceptual Dock Plan

Context Map

Note: Locations of docks shown along the waterfront and the proposed community dock shown on the Master Landuse plan are conceptual only.

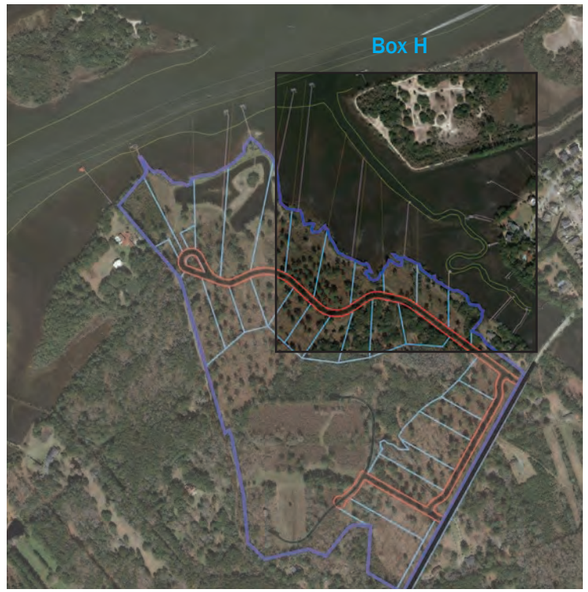
	Property line
	Right of way
	Private Roadway
	Lot lines
	Shelf
	Waterway Extension of Lot Lines



PROPOSED TO BE REMOVED

H Conceptual Dock Plan Continued

Context Map



Note: Locations of docks shown along the waterfront and the proposed community dock shown on the Master Landuse plan are conceptual only.

	Property line
	Right of way
	Private Roadway
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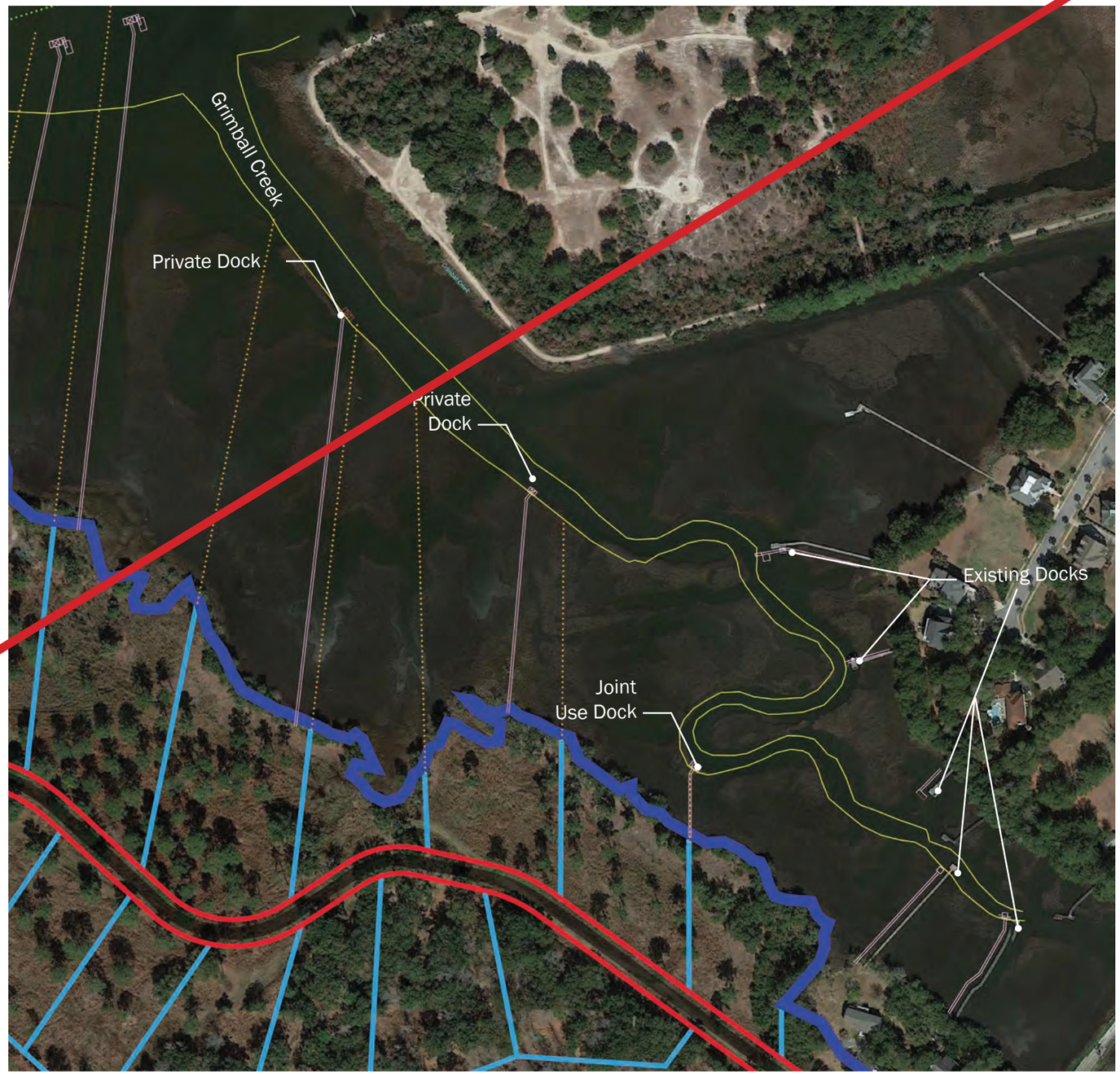
	Waterway Extension of Lot Lines



PROPOSED TO BE INCLUDED

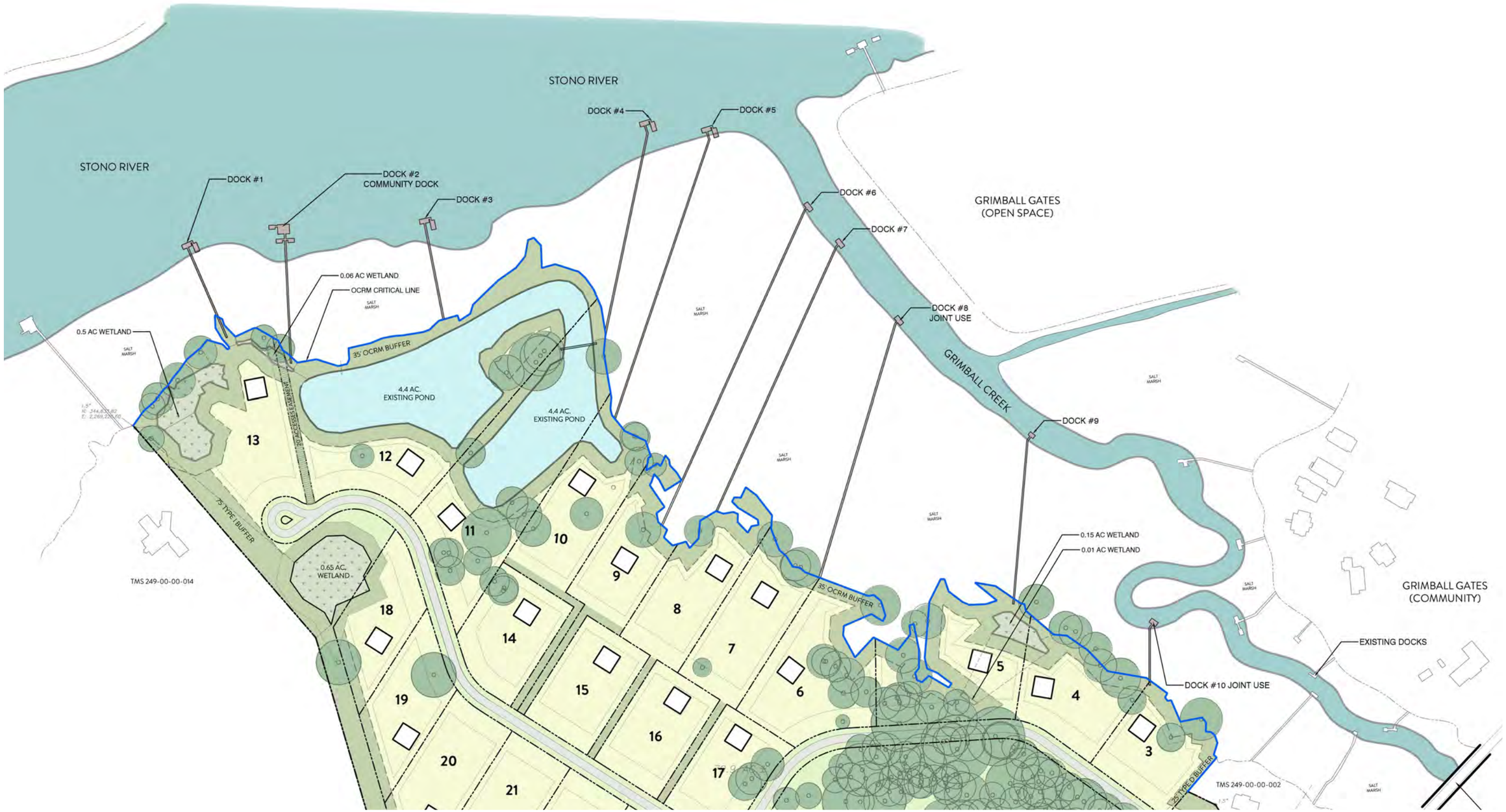


EXHIBIT G

BUCKLAND PLANTATION - CONCEPTUAL DOCK PLAN

09.30.2022

synchronicity
LAND • ARCHITECTURE

3.19 Compliance with ZLDR

All subsequent zoning and land development application shall comply with the processes and requirements of the Charleston County ZLDR in effect at the time such application are made, provided, however, that the following list of attached sections of the Charleston County ZLDR shall apply as described in this PD:

~~a. Section 5.2.3 5.3.3 Community Docks~~
~~b. Section 5.3.4 Standards for Boat Ramps~~
c. Article 6.1 Use Table
~~d. Article 6.2 Definitions~~
~~e. Article 6.3 Use types~~
~~f. Article 6.4 Use Conditions~~
~~g. Article 6.5 Accessory Uses and Structures~~
~~h. Chapter 12 Definitions~~

~~Provisions of the ZLDR Article 3.10, Zoning Variances shall not apply to the PD and all major changes must be approved by Charleston County Council, notwithstanding tree variances, which may be granted in accordance with the ZLDR.~~ The PD shall be in compliance with the requirements and processed contained in ZLDR Section 4.25.10, Variances and Other Modifications to Approved PD Development Plans.

The PD will proceed in accordance with the provisions of these zoning regulations, applicable provisions of the Charleston County Comprehensive Plan, and with such conditions as may be added to any rezoning to the applicable PD district. Items not addressed in the PD shall comply with the ZLDR AG-8 zoning district regulations.

In accordance with ZLDR Section 4.25.9 ~~4.23.9~~ (E0 (9) Approval Criteria, the following is a response as to how the proposed plan and design standards comply with the three primary criteria.

a) The PD Development Plan complied with the standards contained in the ZLDR Article 4.25 ~~4.23~~, PD, Planned Development District.

The PD Development Plan uses greater design flexibility to provide access to the unique natural features. Preserving as much natural open space as possible was encouraged throughout the design. In addition, the proposed plan promotes and protects public safety through creative lot and roadway design.

b) The Development is consistent with the intent of the Comprehensive Plan and other adopted policy documents.

The proposed plan remains consistent with the intent of the Comprehensive Plan by focusing on natural preservation and accessible community space.

c) The County and other agencies will be able to provide necessary public services, facilities, and programs.

Roadway, pathways, stormwater structures and systems, common open space areas and landscaped areas will be maintained by the Buckland HOA. A Covenants for Permanent Maintenance of Stormwater Facilities shall be established by responsible party and recorded at the Registrar of Deeds office. Letters of Coordination to provide necessary services have attached to this PD application.

3.20 Historic and Archaeological Survey

A Cultural Resources Literature Review for the development was completed by Terracon Consultants, Inc. The development is not within any sites deemed historically or archaeologically significant to the culture of Charleston County.

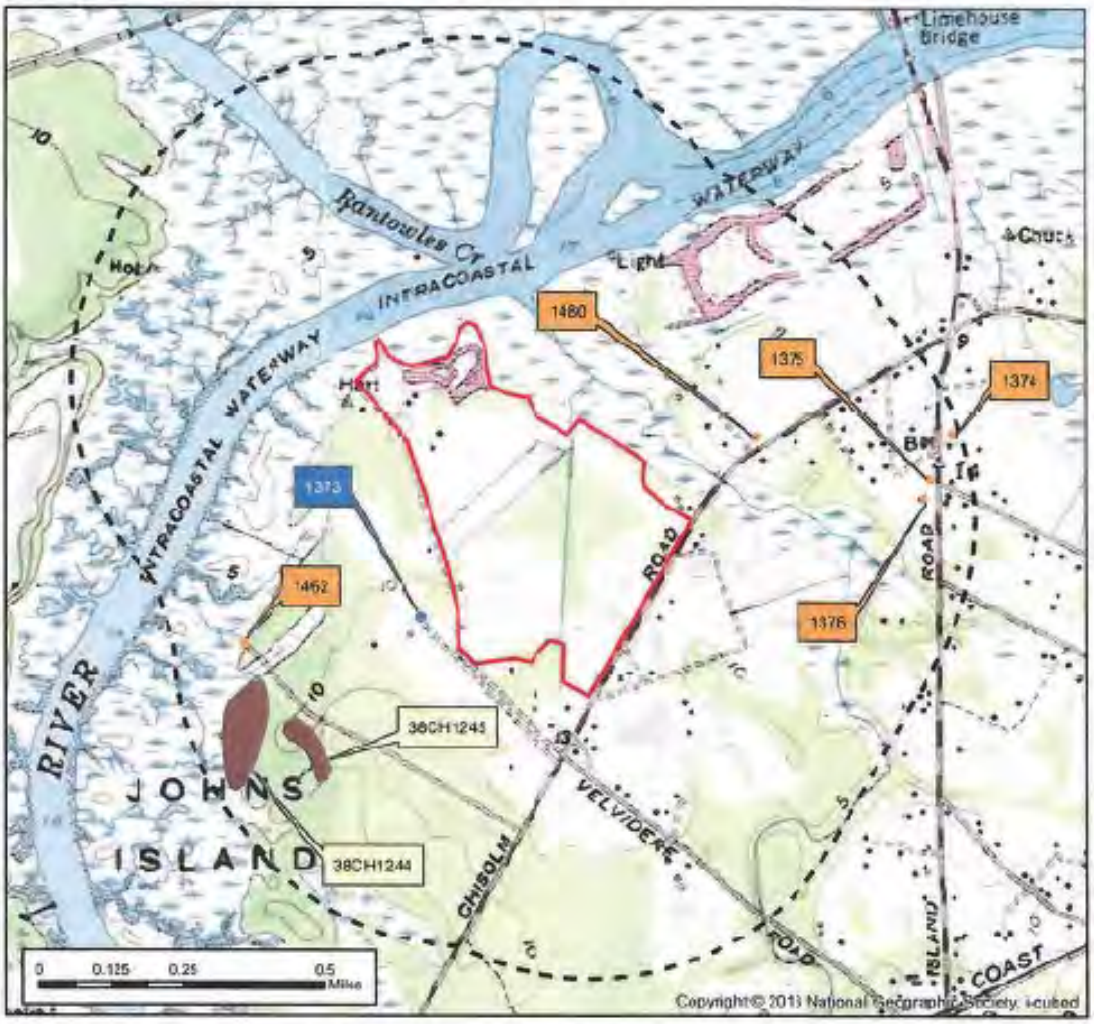
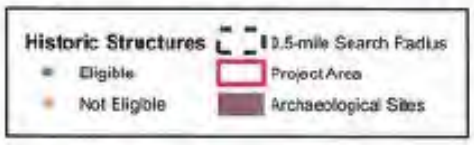


Figure 1. Belvdere Plantation Subdivision and Cultural Resources within a 0.5-mile search radius. Base Maps: Johns Island (1971) and Ravenel (1979) 7.5' USGS topographic quadrangles.



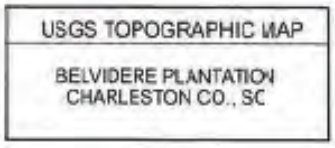


EXHIBIT H

BUCKLAND PLANTATION - CULTURAL LITTERATURE REVIEW

09.30.2022

March 17, 2015

Mr. Steve Powell, P.E.
Venture Engineering
209 Highway 544
Conway, SC 29526

Re: Cultural Resources Literature Review for the Proposed Belvidere Plantation Subdivision Charleston County, South Carolina Terracon Project No. 73157505

Dear Mr. Powell:

Terracon Consultants, Inc. (Terracon), on behalf of Venture Engineering, has completed a Cultural Resources Literature Review for the proposed 109.5-acre Belvidere Plantation Subdivision located at the north end of John's Island between Chisolm Road and the Stono River in Charleston County, South Carolina (Figures 1 and 2). The project is being conducted pursuant to Article 9.8 of the Charleston County Zoning Ordinance. This work was done under contract to Venture Engineering in general accordance with Terracon Proposal P73150102, dated March 10, 2015.

1.0 BACKGROUND RESEARCH

1.1 Previously Recorded Sites

Background research was conducted on March 13 and 17, 2015, at the South Carolina Institute of Archaeology and Anthropology (SCIAA) and the South Carolina Department of Archives and History (SCDAH). The records examined at SCIAA included ArchSite, a GIS program depicting previously recorded archaeological and historic resources in South Carolina. The area examined was a 0.5-mile radius around the project area. If cultural resources were noted within the 0.5-mile search radius, then additional files and records at SCIAA and SCDAH were examined.

Based on the results of the background research, there are six previously recorded historic resources within a 0.5-mile radius of the project area (Figure 1, Table 1). All of the historic resources were recorded during the *James Island and Johns Island Historic Survey* (Preservation Consultants 1989). The only historic structure that is considered to be significant is Belvedere Plantation (a.k.a. Rivers House), which is located approximately 350 ft. from the western boundary of the project area. Originally part of Gift Plantation, Belvedere Plantation, built in 1903, is a two story wood frame house with a hipped roof. The remaining five historic resources were all determined to be ineligible for inclusion in the National Register of Historic Places (NRHP).

Background research also indicated there were two archaeological sites, 38CH1244 and

38CH1245, within a 0.5-mile radius of the project area. Both of these sites were recorded during an archaeological survey of the Gift Plantation 2 Tract (Adams et al. 1993). Site 38CH1244, the remains of an eighteenth/early nineteenth century planation residence, was determined to be eligible for inclusion in the NRHP. Data recovery excavations were conducted at 38CH1244 in 1996. Site 38CH1245, a late eighteenth/early nineteenth century artifact scatter, was determined to be ineligible for inclusion in the NRHP.

Table 1. Previously Recorded Cultural Resources within a 0.5-mile Radius of the Project Area.

Resource ID	Description	NRHP Eligibility	Reference
38CH1244	18th/early 19th century plantation residence	Eligible	Adams et al. (1993)
38CH1245	Late 18th/early 19th century artifact scatter	Not Eligible	Adams et al. (1993)
1373/257-1	Belvedere Plantation/Rivers House, 1903	Eligible	Preservation Consultants (1989)
1374/257-2	Clarence Glover House, ca. 1923	Not Eligible	Preservation Consultants (1989)
1375/257-3	Williams House, ca. 1940	Not Eligible	Preservation Consultants (1989)
1376/257-4	Davis House, ca. 1942	Not Eligible	Preservation Consultants (1989)
1462/417-1	Belvidere Plantation Cemetery	Not Eligible	Preservation Consultants (1989)
1480/257-9	Pickett Farm Vegetable Stand, ca. 1935	Not Eligible	Preservation Consultants (1989)

2.0 CLOSING

Terracon appreciates the opportunity to provide you with this report. If you have any questions, please do not hesitate to contact me at (803) 403-1256 or via e-mail at wggreen@terracon.com.

Sincerely,
Terracon Consultants, Inc.

William Green, M.A., RPA
Senior Archaeologist/Principal Investigator

Reviewed by:

Charles R. Clymer, Jr., P.G.
Senior Principal

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2.0 CLOSING

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Sincerely,
Terracon Consultants, Inc.

William Green, M.A., RPA
Senior Archaeologist/Principal Investigator

Reviewed by:

Charles R. Clymer, Jr., P.G.
Senior Principal

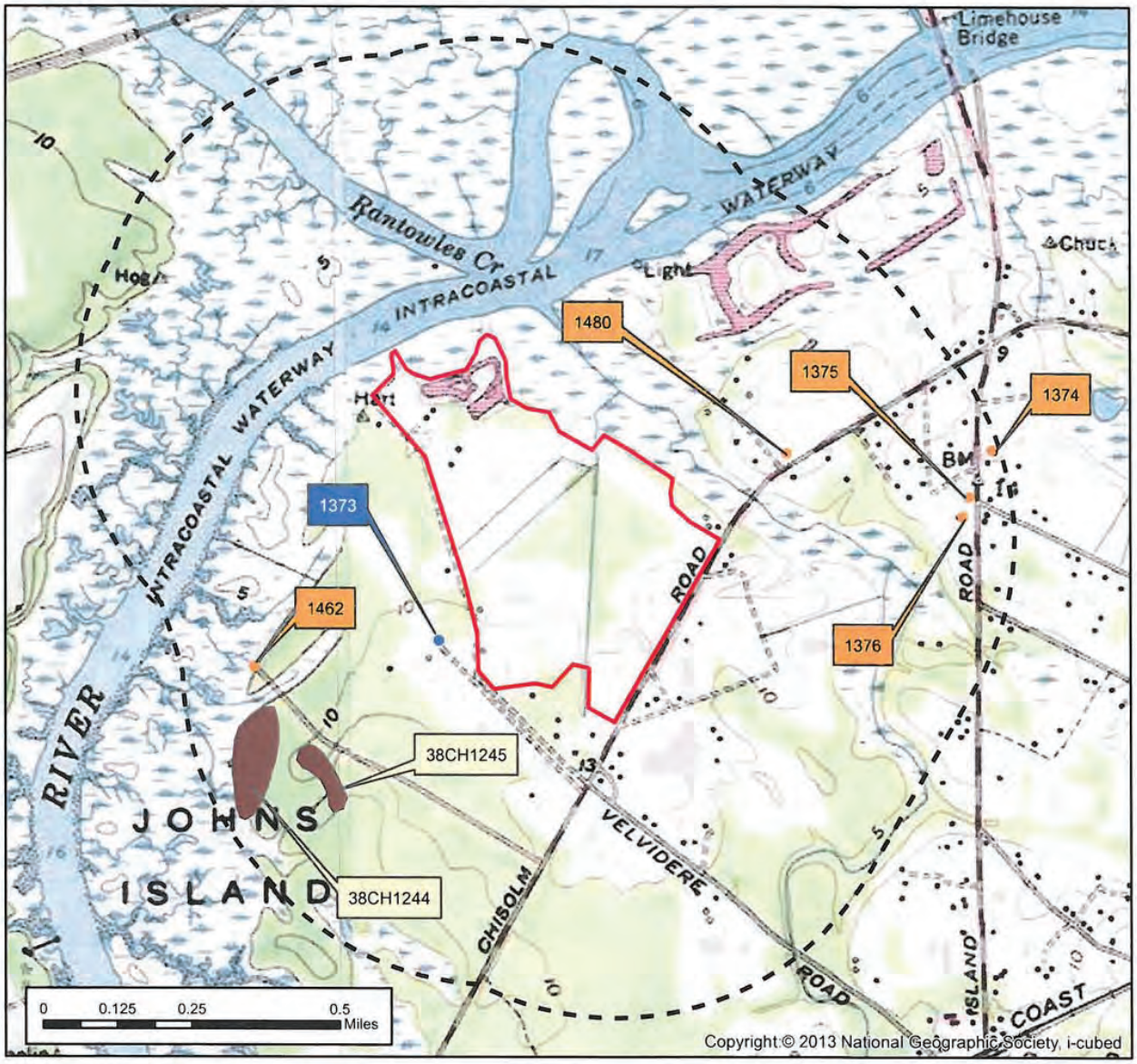
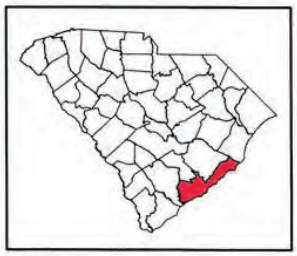


Figure 1. Belvidere Plantation Subdivision and Cultural Resources within a 0.5-mile search radius. Base Maps: Johns Island (1971) and Ravenel (1979) 7.5' USGS topographic quadrangles.



Historic Structures
- Eligible
- Not Eligible

0.5-mile Search Radius
Project Area
Archaeological Sites

Project No.	73157505
Date:	March 2015
Drawn By:	BGG
Reviewed By:	BGG

Terracon
521 Clemson Rd. Columbia, SC
PH. (803) 741-9000 terracon.com

USGS TOPOGRAPHIC MAP

BELVIDERE PLANTATION
CHARLESTON CO., SC

Figure 1

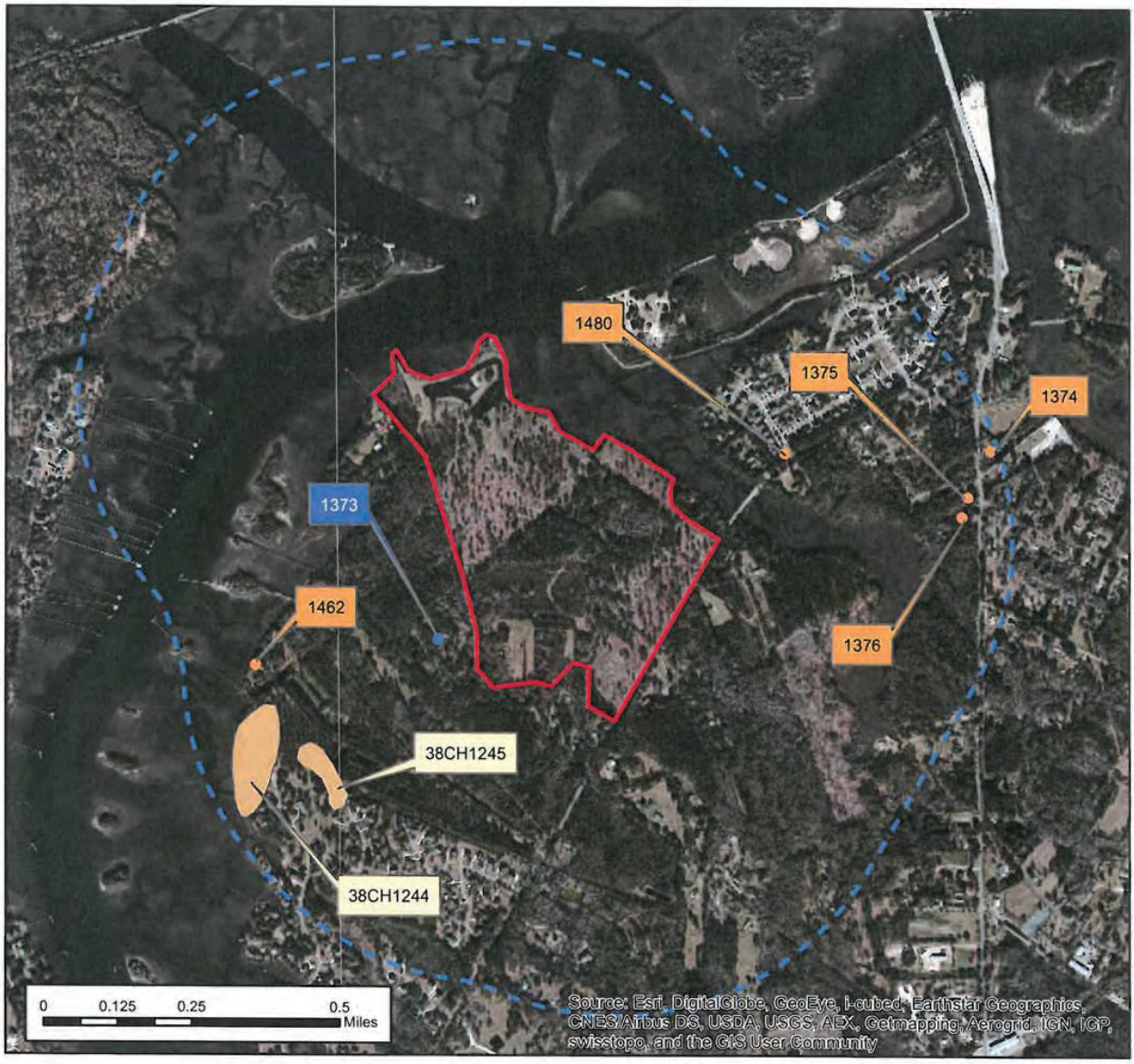
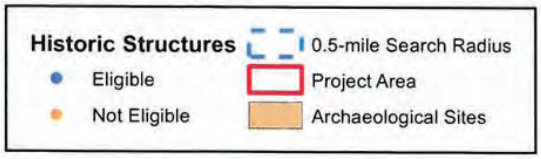
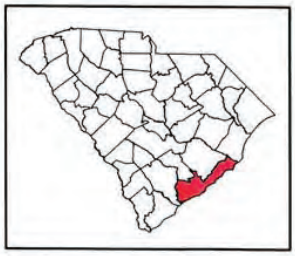


Figure 2. Belvidere Plantation Subdivision and Cultural Resources within a 0.5-mile search radius. Base Map: ESRI World Imagery.





Project No.	73157505
Date:	March 2015
Drawn By:	BGG
Reviewed By:	BGG

Terracon
521 Clemson Rd. Columbia, SC
PH. (803) 741-9000 terracon.com

AERIAL PHOTO

BELVIDERE PLANTATION
CHARLESTON CO., SC

Figure 2

EXHIBIT I

BUCKLAND PLANTATION - LETTERS OF COORDINATION

09.30.2022

PROPOSED TO BE INCLUDED

GROWTH MANAGEMENT
GREATER SOUTH CAROLINA DISTRICT

UNITED STATES POSTAL SERVICE

DATE: 8/22/22

ROSS GILLISPIE
115 FAIRCHILD ST, STE 250
CHARLESTON, SC 29492

Ref: Proof of coordination

This letter is proof of coordination for BUCKLAND PLANTATION, JOHNS ISLAND
CBU - 1 DELIVERY LOCATION, PARCEL LOCKER RATION 1:10, APTS/TOWNHOMES 1:5. TMS# 249-00-00-005, 013
and the United States Postal Service; South Carolina District, Growth Management.

Respectfully,

Eric Sigmon
USPS; GSC District
Growth Management Coordinator
eric.r.sigmon@usps.gov
C-803-662-5436
O-(803) 926-6258

I Letters of Coordination

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

May 21, 2015

Mr. Stephen Powell Jr.
Venture Engineering, Inc.
209 Highway 544
Conway, SC 29526

Re: Belvidere Plantation at TMS numbers 249-00-00-005 & 003 & 013
Water Availability and Willingness to Serve
Letter of Coordination

Dear Mr. Powell:

This letter is to confirm that TMS numbers 249-00-00-005 & 003 & 013 on Johns Island is within the water service area of the St. John's Water Company, Inc. (SJWC). SJWC does have water available from an existing 10-inch water line located on Chisolm Road for water service to TMS numbers 249-00-00-005 & 003 & 013 for the development of approximately 30 single family lots. Our system is SC DHEC approved and we have the capacity and willingness to provide water service to TMS numbers 249-00-00-005 & 003 & 013.

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

Sincerely,

Colleen Schild

Colleen Schild
Assistant Manager/Engineer

PROPOSED TO BE INCLUDED

ST. JOHN'S WATER COMPANY, INC.

"This institution is an equal opportunity employer and provider"

Post Office Box 629
John's Island, South Carolina 29457-0629
Phone (843) 559-0186
Fax (843) 559-0371

Original: May 21, 2015
Reissued: June 21, 2022
Reissued: August 23, 2022

Ross Gillispie
Kimley-Horn
115 Fairchild Street, Suite 250
Charleston, SC 29492

Re: Buckland Plantation at TMS Numbers 249-00-00-005 and 013
Water Availability and Willingness to Serve Letter
Letter of Coordination

Dear Ross Gillispie:

This letter confirms that the proposed Buckland Plantation at TMS Numbers 249-00-00-005 and 013 is within the water service area of SJWC and is proposing the development of approximately 28 single family units. SJWC does have water available from an existing 10-inch water line located on Chisolm Road. Our system is SC DHEC approved and we have the capacity and willingness to provide potable water service to Buckland Plantation at TMS Numbers 249-00-00-005 and 013.

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

Sincerely,

Colleen Schild

Colleen Schild
Assistant Manager/Engineer

PROPOSED TO BE REMOVED

Charleston County SCHOOL DISTRICT
excellence is our standard

VISION 2016
CHARLESTON ACHIEVING EXCELLENCE

June 26, 2015

Venture Engineering
Stephen Powell Jr.
Civil Engineering Technician
209 Hwy 544
Conway, SC 29526

Operations Division

Michael L. Bobby
Acting Superintendent &
Chief of Finance, Operations &
Capital Programs

Sean C. Hughes
Director of Operational Planning
Finance, Operations & Capital
Programs

RE: Saltpond Point Development on Johns Island in Charleston County

Dear Mr. Powell,

Please accept this letter as "Proof of Coordination" for the development located on Chisolm Road near the intersection of Main Road and Chisolm Roard in Charleston County, South Carolina (TMS #'s: 249-00-00-003, 249-00-00-005, 249-00-00-013).

To determine an estimation of additional students any development will create, the following formula is used: on an average of .4 students per single-family unit and .2 students per multi family unit which is then divided by the number of kindergarten through twelve grade levels (which is a total of 13 levels) to get a grade level average. That average is multiplied by the number of grade levels per school level and rounded to the nearest whole number.

The addresses you supplied will involve three (3) different school zones. The expected impacts to enrollments are as follows:

- Elementary School, 5 students
- Middle School, 3 students
- High School, 3 students

We are supplying you the names of the schools that fall within the attendance area where your development will take place. The information is as follows:

Elementary School:	Angel Oak Elementary School
Middle School:	Haut Gap Middle School
High School:	St. John's High School

Please contact me if there are additional questions or needs.

Sincerely,

Sean

Sean C. Hughes, LEED AP, GGP
Director of Operational Planning
Finance, Operations, and Capital Programs
Charleston County School District
Phone: (843) 566-8190

PROPOSED TO BE INCLUDED

Charleston County SCHOOL DISTRICT
excellence is our standard

STUDENTS ARE THE HEART OF OUR WORK!

June 27, 2022

Kimley-Horn
Attn: Ross Gillispie
115 Fairchild Street, Ste 250
Charleston, SC 29492

Subject: TMS # 249-00-00-005 & 249-00-00-013
Buckland Plantation, Johns Island SC

Operations Division

Donald R. Kennedy, Sr.
Superintendent of Schools

Jeffrey Borowy, P.E.
Chief Operating Officer

Dear Mr. Gillispie:

Please accept this letter as "Proof of Coordination" and adequate service capacity for the proposed Buckland Plantation Project consisting of approximately twenty eight single-family units.

To determine an estimate of student yield that any development may create, a statistical formula is applied at the elementary, middle, and high school levels based on the type and number of units to be built.

On the basis of the information supplied to us, the three main schools that fall within the attendance zone where the development will take place are listed below and are subject to zoning modification.

- Angel Oak Elementary
- Haut Gap Middle
- St John's High

From a capacity standpoint, we anticipate little impact to enrollment for Haut Gap Middle and St. John's High. However, Angel Oak Elementary will be significantly impacted until a new school is built or rezoning occurs.

Please contact me at (843) 566-1995 if you have any questions and/or concerns.

Sincerely,

Angela Barnette, M.Ed.
Director of Planning & Real Estate

PROPOSED TO BE REMOVED

BERKELEY ELECTRIC COOPERATIVE, INC.

www.bec.coop Your Touchstone Energy® Partner

March 24, 2015

Coastal Development LLC
C/o: Amanda Cordelli
1250 3rd Ave S
Myrtle Beach, SC 29577

RE: Power Availability for proposed Development on Chisolm Rd, Johns Island, SC
TMS 249-00-00-003, 249-00-00-005 and 249-00-00-013

Dear Amanda:

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

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

Sincerely,

John Hall

John Hall
Manager of Construction and Design

JH/ts

Cc: Tim Mobley, V.P. of Engineering and Operations
Kevin Varner, Supervisor of Distribution Design
File

Post Office Box 1234
Moncks Corner, SC 29461
(843) 761-8200 / (843) 825-3383
Fax (843) 572-1280

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

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

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

PROPOSED TO BE INCLUDED

Berkeley
Electric Cooperative, Inc.
Your Touchstone Energy® Cooperative
www.berkeleyelectric.coop
Post Office Box 1234, Moncks Corner, SC 29461

June 20, 2022

Kimley-Horn
C/o: Ross Gillispie
115 Fairchild Street, Suite 250
Charleston, SC 29492

Re: Power Availability for Proposed 28 Single Family Residential Units Located off of Belvedere Road and Chisolm Road
Charleston County, SC
TMS 249-00-00-003
TMS 249-00-00-005
TMS 249-00-00-013

Dear Ross:

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

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

Sincerely,

Kevin Mims
Supervisor of Distribution Design

KM/ts

Cc: Thomas Barnette, Manager of Construction and Maintenance
Scott Bennett, Johns Island District Line Superintendent
Fred Cox, Johns Island District Planning Supervisor
William Howe, Johns Island District Service Planner
Ross Gillispie, Kimley-Horn
File

PROPOSED TO BE REMOVED

ST. JOHN'S FIRE DISTRICT

P.O. BOX 56
1148 Main Road
JOHNS ISLAND, S.C. 29455
PHONE: (843) 559-9194
FAX: (843) 559-3687

June 11, 2015

Mr. Stephen Powell Jr.
Venture Engineering, Inc.
209 Highway 544
Conway, South Carolina

Re: Letter of Coordination

Dear Mr. Powell,

The St. John's Fire District acknowledges that Venture Engineering, Inc is proposing a project located at the intersection of Main Road and Chisolm Road in the St. John's Fire District (TMS #'s 249-00-00-003, 249-00-00-005, and 249-00-00-013).

The St. John's Public Safety District is an unincorporated area located in Charleston County, South Carolina. The St. John's Fire District serves the unincorporated areas of John's Island and Wadmalaw Island, as well as the towns of Kiawah and Seabrook. The St. John's Fire District is a full-time career department. Personnel staff nine pieces of apparatus ranging from pumpers, ladder trucks, and water tenders 24 hours a day. The minimum staffing on pumpers and ladder trucks is three personnel. All personnel are trained and certified to the National Fire Protection Association Firefighter II standard as well as other applicable national and regional training certifications. Personnel must meet other certification standards to maintain certifications. Training and certification requirements increase based on positions held within the department. All pumpers and ladder trucks are staffed with at least one Emergency Medical Technician.

The St. John's Fire District participates in the regional automatic aid agreement. This agreement provides dedicated emergency response by the closest units regardless of a department's affiliation to a specific district, town or city. The agreement assures timely response from our response partners in the event the St. John's Fire District is responding to other emergencies and to augment St. John's Fire District resources.

In addition to providing emergency services the St. John's Fire District has a full-time staff of three personnel dedicated to community risk reduction. The Fire Prevention Division conducts public

education activities, annual fire inspections of all commercial structures as well as inspection of common areas in multi-family dwellings. The fire inspectors have earned certification through the International Code Council (ICC), as well as NFPA Fire Plan Examiner.

Charleston County Building Services will provide the necessary permitting. Charleston County does provide us information reference to pre site plan review meetings and sends an email when building permits are issued. They do not include the St. John's Fire District in plans review, any type of inspections for certificate of occupancy, or any testing of suppression equipment. With that stated I am requesting a set of plans so the needs of the St. John's Fire District can be provided during the planning stages of the development. This will allow me to pass on pertinent information reference building systems, construction, etc. to response personnel in the fire stations. Additionally, please notify us when fire suppression equipment will be tested and reviewed by a representative of Charleston County.

We look forward to working with you.

Sincerely,

James T. Ghi
Battalion Chief, Fire Prevention Division

PROPOSED TO BE INCLUDED

ST. JOHN'S FIRE DISTRICT

P.O. BOX 56
1148 Main Road
JOHNS ISLAND, S.C. 29455
PHONE: (843) 559-9194
FAX: (843) 737-0058

August 18, 2022

Mr. Stephen Powell Jr.
Venture Engineering, Inc.
209 Highway 544
Conway, South Carolina

Re: Letter of Coordination

Dear Mr. Powell,

The St. John's Fire District is in receipt of your request for a letter of coordination for project labeled "Buckland Plantation" located on Johns Island on Buckland Plantation, TMS# 249-00-00-005, 249-00-00-013 and acknowledges your organization is involved in the planning of this project.

The site plan is preliminarily approved based on provided documents. Requirements regarding emergency apparatus access are based on the 2018 International Fire Code and final approval by the Fire District.

While this letter serves as an acknowledgement of the proposed development only, further site plan review and onsite inspection will be required as plans are further developed. Additionally, applicable code compliance will be based on the use of the parcel.

Respectfully,

Chris Wilhoit
Chief Fire Marshal
St. Johns Fire District
843-559-919

PROPOSED TO BE REMOVED

James R. Neal
Director

CHARLESTON COUNTY
SOUTH CAROLINA
Public Works Department

843.202.7600
Fax 843.202.7601
jneal@charlestoncounty.org
Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive, Suite A301
North Charleston, SC 29405-7464

July 21, 2015

Mr. Steve Powell
Venture Engineering
209 Highway 544
Conway, SC 29526

RE: BUCKLAND
TMS # 249-00-00-003, 005, 013

Dear Mr. Powell,

We have reviewed the draft Buckland guidelines, dated July 2015, for a residential neighborhood bounded by Belvedere Road, Chisolm Road, and Grimball Creek. At present, this letter represents sufficient coordination with Public Works in order to continue the revised planned development rezoning process for the property.

The proposed development being located on Johns Island will be permittable as long as the plans are in accordance with Charleston County Standards and Procedures Manual. Additional review, coordination and approval by the Public Works Department will be required during the County Stormwater Permitting process at the time of construction approval.

Sincerely,

Neil J. Desai, P.E.
Stormwater Program Manager

cc: Andrea Pietras (Charleston County Planning Department)
Andrea Harris-Long (Charleston County Planning Department)
File

American Public Works Association

www.charlestoncounty.org

PROPOSED TO BE INCLUDED

Steven L. Thigpen, P. E.
Director of Public Works

CHARLESTON COUNTY
SOUTH CAROLINA

843.202.7600
Fax: 843.202.7601
sthigpen@charlestoncounty.org
Lonnie Hamilton III Public Services Building
4045 Bridge View Drive, Suite A301
North Charleston, SC 29405

September 1, 2022

Synchronicity Land + Architecture
Attn.: Mr. Todd Richardson
69 Morris Street
Charleston, SC 29403

RE: BUCKLAND PLANTATION TMS # 249-00-00-005 & -013

Dear Mr. Richardson:

Charleston County Public Works has been made aware of the draft Buckland Plantation Planned Development Guidelines for low density detached single family dwelling units and supporting infrastructure development on Chisolm Road at TMS No.'s 249-00-00-005 and 013. This letter represents sufficient coordination with the Public Works Department to continue the planned development process for the property under the condition that Charleston County conducts a thorough review of the proposed development to assure that all right-of-way and/or easements are to the Charleston County standards as listed in the County's ZLDR.

This coordination letter does not represent a technical or comprehensive review or approval for this planned development. Based on the submitted documents, Public Works has determined a Stormwater MS4 application will be required.

This permit application submittals must address criteria set by Planning Commission Rezoning Approval Conditions, Charleston County Stormwater Program Permitting Standards and Procedures Manual, and Zoning and Land Development Regulations.

Sincerely,

Wesley D. Linker, P.E.
Technical Programs Manager

cc: Emily Pigott - Charleston County Planning Department

Amanda,

We typically only issue letters of coordination for smaller properties subdividing 2 or 3 lots with a small single access point. Since this is a much larger lot it would likely involve the reviews of other offices here within the SCDOT to insure the access locations are in the most logical and ideal locations. Because of that we would prefer not go through the coordination letter process. We would prefer to have a full permit submittal within our online permit submitting process so that this project can be appropriately coordinated with all pertinent SCDOT personnel. Please let me know if this a clear path forward for y'all and the County.

Thanks,

Brandon W. Murr
Associate Engineer I
SCDOT Charleston Maintenance – Permit Office
Office: 843-745-7462
murrbw@scdot.org

PROPOSED TO BE INCLUDED

From: Fleming, Juleigh B. <FlemingJB@scdot.org>
Sent: Wednesday, July 6, 2022 11:52 AM
To: Gillispie, Ross <Ross.Gillispie@kimley-horn.com>
Cc: Grooms, Robert W. <GroomsRW@scdot.org>; Cannady, Jack R. <CannadyJR@scdot.org>
Subject: FW: Updated Letter of Coordination - John's Island, Angel Oak, Single-Family Development

Good morning;

Bruce forwarded your email to our office for review.

Thank you for the early coordination concerning the proposed single -amily Buckland Plantation Subdivision on Chisolm Road in Charleston County.

After reviewing the attached concept plan for access locations, our office has no objection to the proposed project. We do have the following comments on the proposed driveways:

1) You must meet driveway spacing for the posted speed limit according to the ARMS manual. This may impact the number of driveways allowed on Chisolm Road. If driveway spacing is met for proposed and adjacent driveways, the proposed driveways will be permitted.
2) You will be required to meet sight distance for all proposed driveways.

Please check the SCDOT Project Viewer (SCDOT Project Viewer) for any upcoming projects in your vicinity. The Project Viewer has points of contact for all proposed projects. Please consult local governments for their upcoming projects also.

This development will not require a traffic impact study based on the lot count shown. If the lot count changes in the future, please refer to SCDOT's ARMS manual for traffic impact study thresholds. Please note that traffic impact studies must be provided to our traffic engineer for review and approval **prior to submitting your permit application**. Please note that all ARMS manual requirements (to include roadway and hydraulic design) for commercial development shall be met for permit approval.

This email does not constitute encroachment approval. Final approval is issued through our online EPPS system. This preliminary review is valid for six months. Any submissions after six months are subject to re-evaluation.

Please let me know if you have any questions.

Thank you!

SCDOT
#ProgressisourPriority

JuLeigh B Fleming, PE
District 6 Permit Engineer
P 843-746-6722 **E** flemingjb@scdot.org
6355 Fain Street, North Charleston, SC 29406
LET 'EM WORK. LET 'EM LIVE.

PROPOSED TO BE REMOVED

Charleston Water System

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

(843) 727-6800
www.charlestonwater.com

7/6/2015

Ms. Amanda Cordelli
Venture Engineering
209 Highway 544
Conway, SC 29526

Re: Sewer Non-Availability to TMS #249-00-00-003, 005, 013 to serve 28 single family residential units

Dear Ms. Cordelli,

This letter is to certify our inability to provide sewer to the above referenced site in Charleston County, South Carolina. The above referenced parcel is not within the Urban Growth Boundary as set by the BCD Council of Governments, and therefore not serviceable by Charleston Water System.

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

Please contact Charleston County with wastewater service issues. Please contact St. John's Water Company with water service issues.

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

If there are any questions pertaining to this letter, please do not hesitate to call on me at (843) 727-6870.

Sincerely,

Cheryl L. Boyle
Engineering Assistant
Charleston Water System

cc: file

PROPOSED TO BE INCLUDED

Charleston Water System

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

(843) 727-6800
www.charlestonwater.com

June 22, 2022

Ross Gillispie
Kimley-Horn
Ross.Gillispie@kimley-horn.com

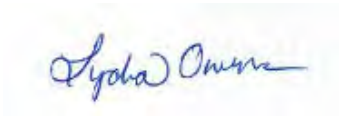
Sewer Non-Availability to TMS 249-00-00-003, 005, 013
28 Single Family Residential Units

This letter is to certify our inability to serve this site with public sewer in Charleston County, South Carolina. The above referenced parcels are not located within the defined CWS service area and cannot be served.

The Charleston Water System certifies the availability of service only insofar as its rights allow. Should access to our existing main/mains be denied by appropriate governing authorities, the Charleston Water System will have no other option than to deny service. This letter is not to be construed as a letter of acceptance for operation and maintenance from the Department of Health and Environmental Control.

If there are any questions pertaining to this letter, please do not hesitate to call on me at (843) 727-6869.

Sincerely,



Lydia Owens
Charleston Water System

PROPOSED TO BE REMOVED

From: **King, Debra W (Debbie) SAC** <Debra.King@usace.army.mil>
Date: Wed, Jul 15, 2015 at 10:19 AM
Subject: Belidere Plantation request
To: "JFloyd@TheBrigmanCompany.com" <JFloyd@thebrigmancompany.com>
Cc: "Sanders, Tracy D SAC" <Tracy.D.Sanders@usace.army.mil>

Joe, we received the jd request on behalf of Belvidere Plantation on June 29, 2015. The file number is SAC-2015-00799-1T and the project manager is Tracy Sanders. Debbie King

Debra W. King
69-A Hagood Ave.
Charleston, SC 29403
Tel 843 329-8044
Fax 843 329-2332
Email debra.king@usace.army.mil

PROPOSED TO BE REMOVED

the BRIGMAN COMPANY
wetland consulting - forest management

June 19, 2015

U.S. Army Corps of Engineers
Charleston District Office
69-A Hagood Avenue
Charleston, SC 29403

Attn: Ms. Debbie King - Watershed Manager

RE: Belvidere Plantation
TMS # 249-00-00-003, 249-00-00-005, and 249-00-00-013
Charleston County, South Carolina

Dear Ms. King:

We have completed a routine wetland determination/delineation of the above referenced project. Based on a field reconnaissance , the study area was determined to contain wetland area(s) subject to the jurisdiction of your office. Acting as agent for **Coastal Development Partners, LLC**, we hereby request this wetland determination be reviewed by your office and a verification letter be issued after having concurred with our findings. To facilitate your review and approval, enclosed please find a "Jurisdictional Determination Request" form along with the following:

- Vicinity Map
- USGS Topographic Map
- Soil Survey
- National Wetland Inventory
- Preliminary Wetland Delineation Map
- Wetland Determination Sheets
- Representative Photos

Please notify us when you schedule your on-site inspection so we can be available to accompany you. Should you have any questions or require additional information to facilitate your review, please advise.

Sincerely,

Joseph C. Floyd

Joseph C. Floyd
Wetland Ecologist

cc: Frankie Wood - Coastal Development Partners, LLC

PROPOSED TO BE REMOVED

the BRIGMAN COMPANY
wetland consulting forest management

June 25, 2015

DHEC - O.C.R.M.
1362 McMillian Avenue, Suite 400
Charleston, SC 29405

Attn: Ms. Tess Trumbull - Wetland Section Permitting

RE: Belvidere Plantation
TMS # 249-00-00-003, 249-00-00-005, and 249-00-00-013
Charleston County, South Carolina

Dear Ms. Trumbell:

The Brigman Company has recently established the critical area boundary occurring within the referenced property. Acting as agent for **Coastal Development Partners, LLC**, we hereby request that the established critical area boundary be reviewed by your office and the resulting survey be certified after having concurred with our findings. To facilitate your review and certification, enclosed please find a " Request to Have a Critical Area Line Established " form along with the following:

- Vicinity Map
- USGS Topographic Map
- Soil Survey
- National Wetland Inventory
- Preliminary Wetland Delineation Map
- Wetland Determination Sheets
- Representative Photos

Please notify us when you schedule your on-site inspection so we can be available to accompany you. Should you have any questions or require additional information to facilitate your review, please advise.

Sincerely,

Joseph C. Floyd
Wetland Ecologist

cc: Frankie Wood - Coastal Development Partners, LLC

PROPOSED TO BE REMOVED

D H E C
PROMOTE PROTECT PROSPER

Request to Have a Critical Area Line Established

Property owners: Name: Belvidere Plantation - C/o: Canal Land & Timber, LLC

Address: 2430 Main Street - Conway, SC 29526

Email: Jfloyd@thebrigmancompany.com Phone number: 843-602-0192

Surveyor: Name: William F. Fairey

Email: Wfairey@thebrigmancompany.com Phone number: 843-340-0285

This is a request to:

- ☐ Set a new critical area line
- ☐ Certify a line set by OCRM
- ☑ Certify a line set by another party
- ☐ Resubmittal

Site address: 3773 Chisolm Road County: Charleston

Tax map number: 249-00-00-003, 005 & 013 Acreage: 118.6

Adjacent waterbody/marshes of: Stono River

Special instructions (examples–dog, locked gate, landmarks, marked property corners):

Subject tract is gated. Please contact Joe Floyd at 843-602-0192 to coordinate field audit of established Critical Area boundary.

Please attach any previous plats or surveys and a site map. This form must be completed in full in order for OCRM to process the request. Any additional information that will assist staff fulfill this request may be included. Incomplete requests will be returned.

Please submit this request to:

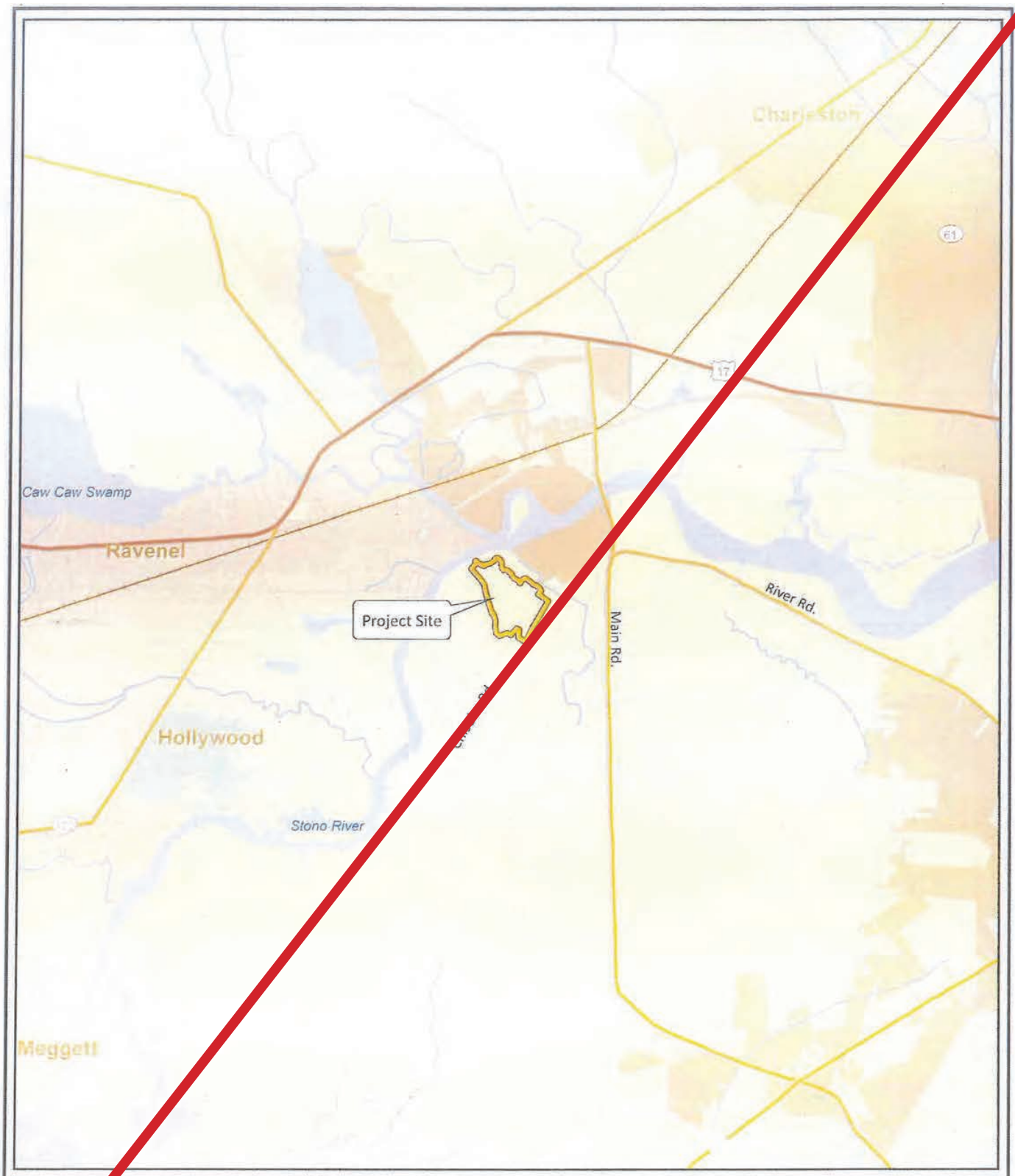
DHEC OCRM
Attn: Wetland Section Permitting
1362 McMillan Ave., Suite 400
Charleston, SC 29405

For official use only:

Tracking #: _____ Date received: _____

Date flagged: _____ Date certified: _____

PROPOSED TO BE REMOVED



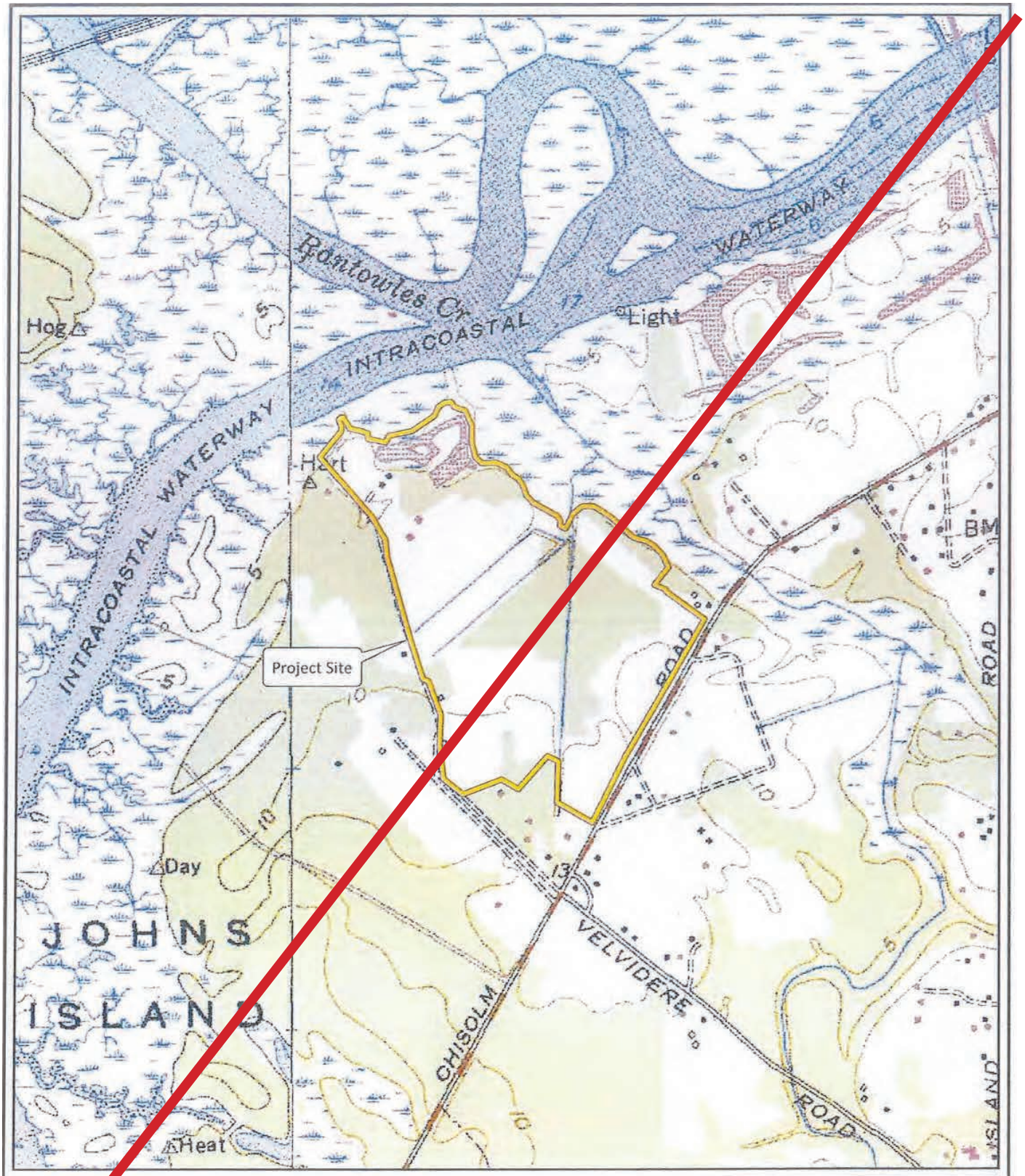
the BRIGMAN COMPANY
wetland consulting - forest management
200 Legion Street - Conway, SC 29526 - Phone (843) 248-9388 - Fax (843) 248-9596 - www.thebrigmancompany.com

Vicinity Map
Belvidere Plantation
Parcel ID 249000001 & 249000000
Charleston County, SC
June 19, 2015

N
1 " equals 5,000 '

000153-15012

PROPOSED TO BE REMOVED



the BRIGMAN COMPANY
wetland consulting - forest management

USGS Topographic Map
Belvidere Plantation
Parcel ID 249000001 & 249000000
Charleston County, SC
June 19, 2015

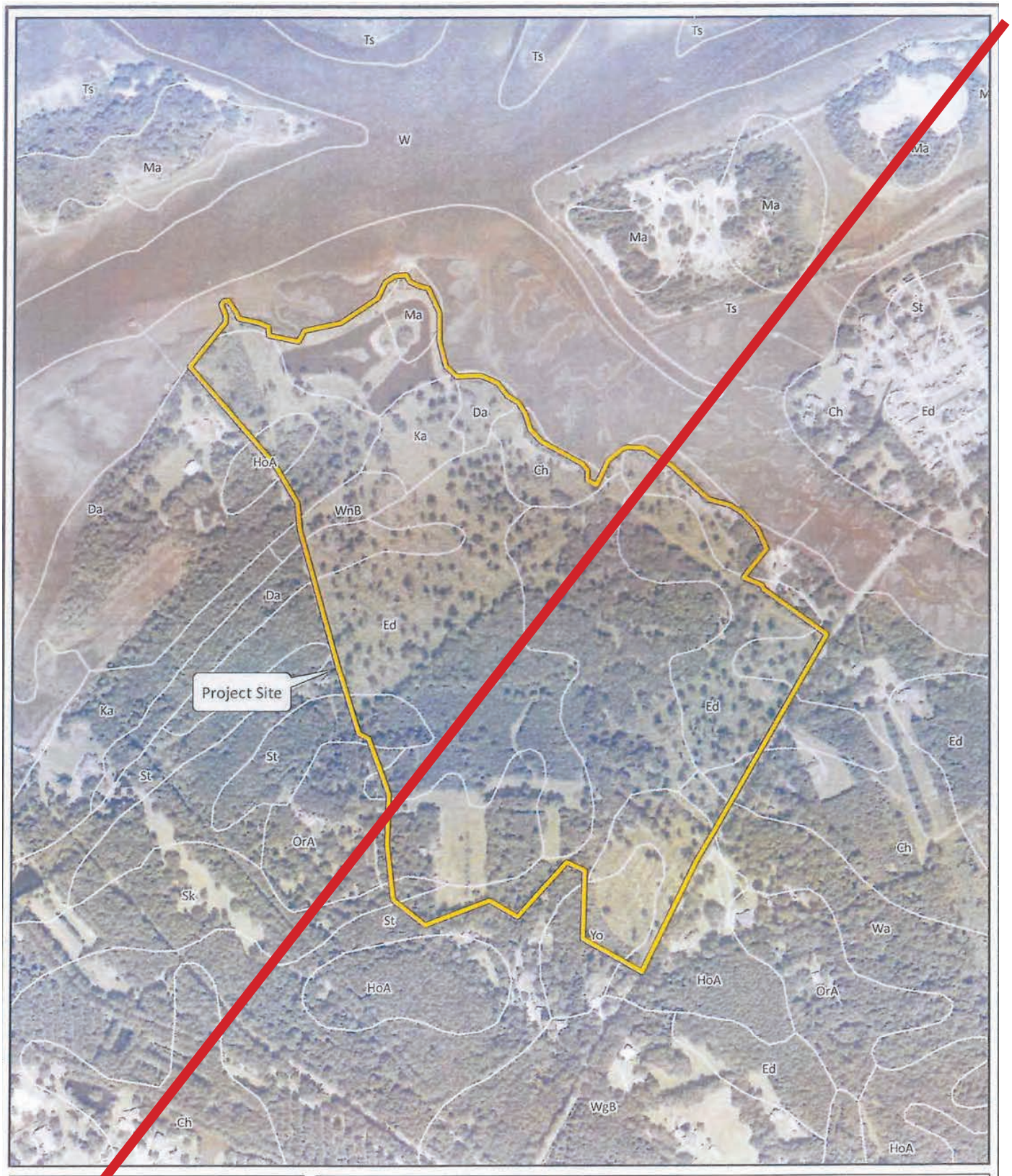
N

1 " equals 1,000 '

200 Legion Street - Conway, SC 29526 - Phone (843) 248-9388 - Fax (843) 248-9596 - www.thebrigmancompany.com

000153-15012

PROPOSED TO BE REMOVED



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Soil Survey Map
Belvidere Plantation
Parcel ID 249000001 & 249000000
Charleston County, SC
June 19, 2015

N
1" equals 600'

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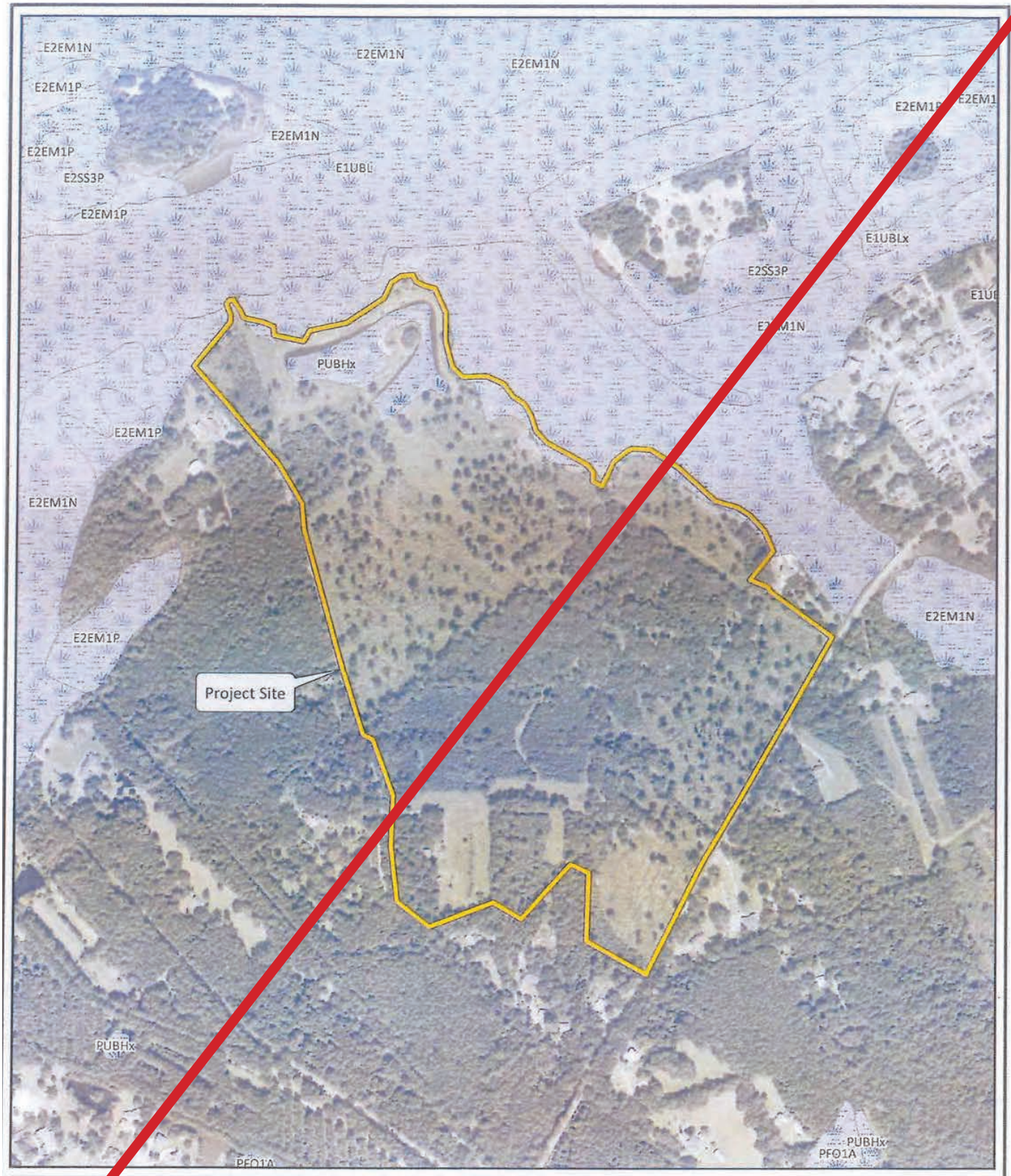
000153-15012

PROPOSED TO BE REMOVED



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30 Legion Street - Conway, SC 29526 - Phone (843) 248-9388 - Fax (843) 248-9596 - www.thebrigmancompany.com

National Wetland Inventory
Belvidere Plantation
Parcel ID 249000001 & 249000000
Charleston County, SC
June 19, 2015

N
1 " equals 600 '

090153-15012

PROPOSED TO BE REMOVED

WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

Project/Site: Belvidere Plantatioon City/County: John's Island/Charleston Sampling Date: 18-Ju 15

Applicant/Owner: Coastal Development Partners, LLC State: SC Sampling Point: W-1

Investigator(s): JCF Section, Township, Range: S T R

Landform (hillslope, terrace, etc.): Lowland Local relief (concave, convex, none): concave Slope: .0 % / 0.0°

Subregion (LRR or MLRA): LRR T Lat.: 32.77448 Long.: -80.11615 atum:

Soil Map Unit Name: Nakina NWI classification:

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ◉ No ○ (If no, explain in Remark)

Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" prese ? Yes ◉ No ○

Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic? (If needed, explain any answe in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, im ortant features, etc.

Hydrophytic Vegetation Present? Yes ◉ No ○ Hydric Soil Present? Yes ◉ No ○ Wetland Hydrology Present? Yes ◉ No ○	Is the Sampled Area within a Wetland? Yes ◉ No ○

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☑ Surface Water (A1)
- ☑ High Water Table (A2)
- ☑ Saturation (A3)
- ☑ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☑ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) (LRR U)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres alo g Living Roots (C3)
- ☐ Presence of Reduced I n (C4)
- ☐ Recent Iron Reducti n in Tilled Soils (C6)
- ☐ Thin Muck Surfa (C7)
- ☐ Other (Explai n Remarks)

Secondary Indicators (minimum of 2 required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) (LRR T, U)

Field Observations:

Surface Water Present?	Yes ◉ No ○	epth (inches):	3
Water Table Present?	Yes ◉ No ○	Depth (inches):	0
Saturation Present? (includes capillary fringe)	Yes ◉ No ○	Depth (inches):	0

Wetland Hydrology Present? Yes ◉ No ○

Describe Recorded Data (stream gauge, mo itoring well, aerial photos, previous inspections), if available:

Remarks:

Visual evidence of past/present ydrology.

PROPOSED TO BE REMOVED

VEGETATION (Five/Four Strata) - Use scientific names of plants.

Sampling Point: W-1

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Rel.Strat. Cover	Indicator Status
1. Liquidambar styraciflua	30	☑	35.3%	FAC
2. Acer rubrum	30	☑	35.3%	FAC
3. Nyssa sylvatica	10	☐	11.8%	FAC
4. Quercus nigra	15	☐	17.6%	FAC
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
50% of Total Cover: 42.5	20% of Total Cover: 17	85	= Total Cover	
Sapling or Sapling/Shrub Stratum (Plot size: 30')				
1. Acer rubrum	5	☑	100.0%	FAC
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
50% of Total Cover: 2.5	20% of Total Cover: 1	5	= Total Cover	
Shrub Stratum (Plot size: 30')				
1. Lyonia lucida	10	☑	100.0%	FACW
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
50% of Total Cover: 5	20% of Total Cover: 2	10	= Total Cover	
Herb Stratum (Plot size: 30')				
1. Lyonia lucida	10	☐	16.7%	FACW
2. Woodwardia virginica	40	☑	66.7%	OBL
3. Smilax laurifolia	10	☐	16.7%	FACW
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
9.	0	☐	0.0%	
10.	0	☐	0.0%	
11.	0	☐	0.0%	
12.	0	☐	0.0%	
50% of Total Cover: 30	20% of Total Cover: 12	60	= Total Cover	
Woody Vine Stratum (Plot size:)				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
50% of Total Cover: 0	20% of Total Cover: 0	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	40	x 1 =	40
FACW species	30	x 2 =	60
FAC species	90	x 3 =	270
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	160 (A)		370 (B)

Prevalence Index = B/A = 2.313

Hydrophytic Vegetation Indicators:

- ☐ 1 - Rapid Test for Hydrophytic Vegetation
- ☑ 2 - Dominance Test is > 50%
- ☑ 3 - Prevalence Index is ≤3.0 [1]
- ☐ Problematic Hydrophytic Vegetation [1] (Explain)

[1] Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definition of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Sapling/Shrub - Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1m) tall.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine - All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes ◉ No ○

Remarks: (If observed, list morphological adaptations below).

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

PROPOSED TO BE REMOVED

SOIL

Sampling Point: W-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type [1]	Loc [2]	Texture	Remarks
0-12	10YR 2/1	100					Sand	
12-24	10YR 4/1	100					Sand	

[1] Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains [2] Location: PL=Pore Lining. M=Matrix

Hydric Soil Indicators:

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) (LRR P, T, U)
- ☐ 5 cm Mucky Mineral (A7) (LRR P, T, U)
- ☐ Muck Presence (A8) (LRR U)
- ☐ 1 cm Muck (A9) (LRR P, T)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) (MLRA 150A)
- ☐ Sandy Muck Mineral (S1) (LRR O, S)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☑ Dark Surface (S7) (LRR P, S, T, U)
- ☐ Polyvalue Below Surface (S8) (LRR S, T, U)
- ☐ Thin Dark Surface (S9) (LRR S, T, U)
- ☐ Loamy Mucky Mineral (F1) (LRR O)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) (LRR U)
- ☐ Depleted Ochric (F11) (MLRA 151)
- ☐ Iron-Manganese Masses (F12) (LRR O, P, T)
- ☐ Umbric Surface (F13) (LRR P, T, U)
- ☐ Delta Ochric (F17) (MLRA 151)
- ☐ Reduced Vertic (F18) (MLRA 150A, 150B)
- ☐ Piedmont Floodplain Soils (F19) (MLRA 149A)
- ☐ Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)

Indicators for Problematic Hydric Soils [3]:

- ☐ 1 cm Muck (A9) (LRR O)
- ☐ cm Muck (A10) (LRR S)
- ☐ Reduced Vertic (F18) (outside MLRA 150A,B)
- ☐ Piedmont Floodplain Soils (F19) (LRR P, S, T)
- ☐ Anomalous Bright Loamy Soils (F20) (MLRA 153B)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type:

Depth (inches):

Hydric Soil Present? Yes ◉ No ○

Remarks:

Hydric soil criteria met.

PROPOSED TO BE REMOVED

WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

Project/Site: Belvidere Plantatioon **City/County:** John's Island/Charleston **Sampling Date:** 18-Ju 15

Applicant/Owner: Coastal Development Partners, LLC **State:** SC **Sampling Point:** U-1

Investigator(s): JCF **Section, Township, Range:** S T R

Landform (hillslope, terrace, etc.): Hillside **Local relief (concave, convex, none):** convex **Slope:** .0 % / 0.0°

Subregion (LRR or MLRA): LRR T **Lat.:** 32.77414 **Long.:** -80.11603 atum:

Soil Map Unit Name: Nakina **NWI classification:**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ◉ No ○ **(If no, explain in Remark)**

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **significantly disturbed?** **Are "Normal Circumstances" prese ?** Yes ◉ No ○

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **naturally problematic?** **(If needed, explain any answe in Remarks.)**

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, im ortant features, etc.

Hydrophytic Vegetation Present? Yes ◉ No ○ Hydric Soil Present? Yes ○ No ◉ Wetland Hydrology Present? Yes ○ No ◉	**Is the Sampled Area within a Wetland?** Yes ○ No ◉

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) (LRR U)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres alo g Living Roots (C3)
- ☐ Presence of Reduced I n (C4)
- ☐ Recent Iron Reducti n In Tilled Soils (C6)
- ☐ Thin Muck Surfa (C7)
- ☐ Other (Explai n Remarks)

Secondary Indicators (minimum of 2 required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) (LRR T, U)

Field Observations:

Surface Water Present?	Yes ○ No ◉	epth (inches):	
Water Table Present?	Yes ○ No ◉	Depth (inches):	
Saturation Present? (includes capillary fringe)	Yes ◉ No ○	Depth (inches): 30	**Wetland Hydrology Present?** Yes ○ No ◉

Describe Recorded Data (stream gauge, mo itoring well, aerial photos, previous inspections), if available:

Remarks:

No evedence of past/present hy rology

PROPOSED TO BE REMOVED

VEGETATION (Five/Four Strata) - Use scientific names of plants.

Sampling Point: U-1

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Rel.Strat. Cover	Indicator Status
1. Quercus virginiana	80	☑	100.0%	FACU
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
50% of Total Cover: 40	20% of Total Cover: 16	80	= Total Cover	

Sapling or Sapling/Shrub Stratum (Plot size:)				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
50% of Total Cover: 0	20% of Total Cover: 0	0	= Total Cover	

Shrub Stratum (Plot size:)				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
50% of Total Cover: 0	20% of Total Cover: 0	0	= Total Cover	

Herb Stratum (Plot size:)				
1. Acer rubrum	5	☑	100.0%	FAC
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
9.	0	☐	0.0%	
10.	0	☐	0.0%	
11.	0	☐	0.0%	
12.	0	☐	0.0%	
50% of Total Cover: 2.5	20% of Total Cover: 1	5	= Total Cover	

Woody Vine Stratum (Plot size:)				
1. Vitis rotundifolia	10	☑	100.0%	FAC
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
50% of Total Cover: 5	20% of Total Cover: 2	10	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 66.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	15	x 3 =	45
FACU species	80	x 4 =	320
UPL species	0	x 5 =	0
Column Totals	95 (A)		365 (B)

Prevalence Index = B/A = 3.842

Hydrophytic Vegetation Indicators:

- ☐ 1 - Rapid Test for Hydrophytic Vegetation
- ☐ 2 - Dominance Test is > 50%
- ☐ 3 - Prevalence Index is ≤3.0 [1]
- ☐ Problematic Hydrophytic Vegetation [1] (Explain)

[1] Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definition of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Sapling/Shrub - Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1m) tall.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine - All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes ◉ No ○

Remarks: (If observed, list morphological adaptations below).

Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

PROPOSED TO BE REMOVED

SOIL

Sampling Point: U-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type [1]	Loc [2]	Texture	Remarks
0-6	10YR 3/1	100					Sand	20% uncoated grai
6-18	10YR 3/2	100					Sand	
18-24	10YR 7/2	80	10YR 5/8	20	C	M	Sand	

[1]Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains [2]Location: PL=Pore Lining. M=Matrix

Hydric Soil Indicators:

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) (LRR P, T, U)
- ☐ 5 cm Mucky Mineral (A7) (LRR P, T, U)
- ☐ Muck Presence (A8) (LRR U)
- ☐ 1 cm Muck (A9) (LRR P, T)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) (MLRA 150A)
- ☐ Sandy Muck Mineral (S1) (LRR O, S)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) (LRR P, S, T, U)
- ☐ Polyvalue Below Surface (S8) (LRR S, T, U)
- ☐ Thin Dark Surface (S9) (LRR S, T, U)
- ☐ Loamy Mucky Mineral (F1) (LRR O)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) (LRR U)
- ☐ Depleted Ochric (F11) (MLRA 151)
- ☐ Iron-Manganese Masses (F12) (LRR O, P, T)
- ☐ Umbric Surface (F13) (LRR P, T, U)
- ☐ Delta Ochric (F17) (MLRA 151)
- ☐ Reduced Vertic (F18) (MLRA 150A, 150B)
- ☐ Piedmont Floodplain Soils (F19) (MLRA 149A)
- ☐ Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)

Indicators for Problematic Hydric Soils [3]:

- ☐ 1 cm Muck (A9) (LRR O)
- ☐ 2 cm Muck (A10) (LRR S)
- ☐ Reduced Vertic (F18) (outside MLRA 150A,B)
- ☐ Piedmont Floodplain Soils (F19) (LRR P, S, T)
- ☐ Anomalous Bright Loamy Soils (F20) (MLRA 153B)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type:

Depth (inches):

Hydric Soil Present? Yes ○ No ◉

Remarks:

PROPOSED TO BE REMOVED

WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

Project/Site: Belvidere Plantatioon City/County: John's Island/Charleston Sampling Date: 18-Jun-15

Applicant/Owner: Caostal Developmnet Partners, LLC State: SC Sampling Point: W-2

Investigator(s): JCF Section, Township, Range: S T R

Landform (hillslope, terrace, etc.): Lowland Local relief (concave, convex, none): concave Slope: 0.0 % / 0.0°

Subregion (LRR or MLRA): LRR T Lat.: 32.77319 Long.: -80.11837 Datum:

Soil Map Unit Name: Edisto NWI classification:

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ◉ No ○ (If no, explain in Remarks.)

Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ◉ No ○

Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ◉ No ○	Is the Sampled Area within a Wetland? Yes ◉ No ○
Hydric Soil Present?	Yes ◉ No ○	
Wetland Hydrology Present?	Yes ◉ No ○	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☑ High Water Table (A2)
- ☑ Saturation (A3)
- ☑ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☑ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) (LRR U)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of 2 required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) (LRR T, U)

Field Observations:

Surface Water Present?	Yes ○ No ◉	Depth (inches):	
Water Table Present?	Yes ◉ No ○	Depth (inches):	12
Saturation Present? (includes capillary fringe)	Yes ◉ No ○	Depth (inches):	6

Wetland Hydrology Present? Yes ◉ No ○

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Evidence of pasr and present hydrology

PROPOSED TO BE REMOVED

VEGETATION (Five/Four Strata) – Use scientific names of plants.

Sampling Point: W-2

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Rel.Strat. Cover	Indicator Status
1. Liquidambar styraciflua	80	☑	100.0%	FAC
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
50% of Total Cover: 40 20% of Total Cover: 16	80	= Total Cover		
Sapling or Sapling/Shrub Stratum (Plot size: 30')				
1. Liquidambar styraciflua	10	☑	100.0%	FAC
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
50% of Total Cover: 5 20% of Total Cover: 2	10	= Total Cover		
Shrub Stratum (Plot size: 30')				
1. Liquidambar styraciflua	5	☑	100.0%	FAC
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
50% of Total Cover: 2.5 20% of Total Cover: 1	5	= Total Cover		
Herb Stratum (Plot size: 30')				
1. Arundinaria gigantea	15	☑	100.0%	FACW
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
9.	0	☐	0.0%	
10.	0	☐	0.0%	
11.	0	☐	0.0%	
12.	0	☐	0.0%	
50% of Total Cover: 7.5 20% of Total Cover: 3	15	= Total Cover		
Woody Vine Stratum (Plot size:)				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
50% of Total Cover: 0 20% of Total Cover: 0	0	= Total Cover		

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

	Total % Cover of:	Multiply by:	
OBL species	0	x 1 =	0
FACW species	15	x 2 =	30
FAC species	95	x 3 =	285
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	110 (A)		315 (B)

Prevalence Index = B/A = 2.864

Hydrophytic Vegetation Indicators:

- ☐ 1 - Rapid Test for Hydrophytic Vegetation
- ☑ 2 - Dominance Test is > 50%
- ☑ 3 - Prevalence Index is ≤3.0 [1]
- ☐ Problematic Hydrophytic Vegetation [1] (Explain)

[1] Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definition of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Sapling/Shrub - Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1m) tall.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine - All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes ◉ No ○

Remarks: (If observed, list morphological adaptations below).

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

PROPOSED TO BE REMOVED

SOIL

Sampling Point: W-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type [1]	Loc [2]	Texture	Remarks
0-10	10YR 2/1	100					Loam	
10-20	10YR 5/2	100					Loam	

[1]Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains [2]Location: PL=Pore Lining. M=Matrix

Hydric Soil Indicators:

- [ ] Histosol (A1)
- [ ] Histic Epipedon (A2)
- [ ] Black Histic (A3)
- [ ] Hydrogen Sulfide (A4)
- [ ] Stratified Layers (A5)
- [ ] Organic Bodies (A6) (LRR P, T, U)
- [ ] 5 cm Mucky Mineral (A7) (LRR P, T, U)
- [ ] Muck Presence (A8) (LRR U)
- [ ] 1 cm Muck (A9) (LRR P, T)
- [ ] Depleted Below Dark Surface (A11)
- [x] Thick Dark Surface (A12)
- [ ] Coast Prairie Redox (A16) (MLRA 150A)
- [ ] Sandy Muck Mineral (S1) (LRR O, S)
- [ ] Sandy Gleyed Matrix (S4)
- [ ] Sandy Redox (S5)
- [ ] Stripped Matrix (S6)
- [ ] Dark Surface (S7) (LRR P, S, T, U)
- [ ] Polyvalue Below Surface (S8) (LRR S, T, U)
- [ ] Thin Dark Surface (S9) (LRR S, T, U)
- [ ] Loamy Mucky Mineral (F1) (LRR O)
- [ ] Loamy Gleyed Matrix (F2)
- [ ] Depleted Matrix (F3)
- [ ] Redox Dark Surface (F6)
- [ ] Depleted Dark Surface (F7)
- [ ] Redox Depressions (F8)
- [ ] Marl (F10) (LRR U)
- [ ] Depleted Ochric (F11) (MLRA 151)
- [ ] Iron-Manganese Masses (F12) (LRR O, P, T)
- [ ] Umbric Surface (F13) (LRR P, T, U)
- [ ] Delta Ochric (F17) (MLRA 151)
- [ ] Reduced Vertic (F18) (MLRA 150A, 150B)
- [ ] Piedmont Floodplain Soils (F19) (MLRA 149A)
- [ ] Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)

Indicators for Problematic Hydric Soils [3]:

- [ ] 1 cm Muck (A9) (LRR O)
- [ ] 2 cm Muck (A10) (LRR S)
- [ ] Reduced Vertic (F18) (outside MLRA 150A,B)
- [ ] Piedmont Floodplain Soils (F19) (LRR P, S, T)
- [ ] Anomalous Bright Loamy Soils (F20) (MLRA 153B)
- [ ] Red Parent Material (TF2)
- [ ] Very Shallow Dark Surface (TF12)
- [ ] Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type:

Depth (inches):

Hydric Soil Present? Yes ◉ No ○

Remarks:

Hydric soil criteria met.

PROPOSED TO BE REMOVED

VEGETATION (Five/Four Strata) - Use scientific names of plants.

Sampling Point: U-2

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Rel.Strat. Cover	Indicator Status
1. Quercus virginiana	40	☑	50.0%	FACU
2. Quercus nigra	25	☑	31.3%	FAC
3. Pinus taeda	15	☐	18.8%	FAC
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
50% of Total Cover: 40	20% of Total Cover: 16	80	= Total Cover	

Sapling or Sapling/Shrub Stratum (Plot size: 30')				
1. Quercus nigra	5	☑	33.3%	FAC
2. Liquidambar styraciflua	10	☑	66.7%	FAC
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
50% of Total Cover: 7.5	20% of Total Cover: 3	15	= Total Cover	

Shrub Stratum (Plot size: 30')				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
50% of Total Cover: 0	20% of Total Cover: 0	0	= Total Cover	

Herb Stratum (Plot size: 30')				
1. Acer rubrum	5	☑	25.0%	FAC
2. Vitis rotundifolia	10	☑	50.0%	FAC
3. Eupatorium capillifolium	5	☑	25.0%	FACU
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
9.	0	☐	0.0%	
10.	0	☐	0.0%	
11.	0	☐	0.0%	
12.	0	☐	0.0%	
50% of Total Cover: 10	20% of Total Cover: 4	20	= Total Cover	

Woody Vine Stratum (Plot size:)				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
50% of Total Cover: 0	20% of Total Cover: 0	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 71.4% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	70	x 3 =	210
FACU species	45	x 4 =	180
UPL species	0	x 5 =	0
Column Totals:	115 (A)		390 (B)

Prevalence Index = B/A = 3.391

Hydrophytic Vegetation Indicators:

- ☐ 1 - Rapid Test for Hydrophytic Vegetation
- ☑ 2 - Dominance Test is > 50%
- ☐ 3 - Prevalence Index is ≤3.0 [1]
- ☐ Problematic Hydrophytic Vegetation [1] (Explain)

[1] Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definition of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Sapling/Shrub - Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1m) tall.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine - All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes ◉ No ○

Remarks: (If observed, list morphological adaptations below).

Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

PROPOSED TO BE REMOVED

WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

Project/Site: Belvidere Plantatioon **City/County:** John's Island/Charleston **Sampling Date:** 18-Ju 15

Applicant/Owner: Coastal Development Partners, LLC **State:** SC **Sampling Point:** U-2

Investigator(s): JCF **Section, Township, Range:** S T R

Landform (hillslope, terrace, etc.): Hillside **Local relief (concave, convex, none):** convex **Slope:** .0 % / 0.0°

Subregion (LRR or MLRA): LRR T **Lat.:** 32.77329 **Long.:** -80.11846 atum:

Soil Map Unit Name: Edisto **NWI classification:**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ◉ No ○ **(If no, explain in Remark)**

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **significantly disturbed?** **Are "Normal Circumstances" pres t?** Yes ◉ No ○

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **naturally problematic?** **(If needed, explain any answe in Remarks.)**

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, im portant features, etc.

Hydrophytic Vegetation Present? Yes ◉ No ○ Hydric Soil Present? Yes ○ No ◉ Wetland Hydrology Present? Yes ○ No ◉	**Is the Sampled Area within a Wetland?** Yes ○ No ◉

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) (LRR U)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres al g Living Roots (C3)
- ☐ Presence of Reduced n (C4)
- ☐ Recent Iron Reduc n in Tilled Soils (C6)
- ☐ Thin Muck Surfa e (C7)
- ☐ Other (Explai in Remarks)

Secondary Indicators (minimum of 2 required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) (LRR T, U)

Field Observations:

Surface Water Present? Yes ○ No ◉ Depth (inches):

Water Table Present? Yes ○ No ◉ Depth (inches):

Saturation Present? (includes capillary fringe) Yes ○ No ◉ Depth (inches):

Wetland Hydrology Present? Yes ○ No ◉

Describe Recorded Data (stream gauge, m itoring well, aerial photos, previous inspections), if available:

Remarks:

No evedence of past/present h drology

PROPOSED TO BE REMOVED

SOIL

Sampling Point: U-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type [1]	Loc [2]	Texture	Remarks
0-6	10YR 3/1	100					Loam	20% uncoated grai
6-24	10YR 6/2	70	10YR 5/8	30	C	M	Clay	

[1]Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains [2]Location: PL=Pore Lining. M=Matrix

Hydric Soil Indicators:

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) (LRR P, T, U)
- ☐ 5 cm Mucky Mineral (A7) (LRR P, T, U)
- ☐ Muck Presence (A8) (LRR U)
- ☐ 1 cm Muck (A9) (LRR P, T)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) (MLRA 150A)
- ☐ Sandy Muck Mineral (S1) (LRR O, S)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) (LRR P, S, T, U)
- ☐ Polyvalue Below Surface (S8) (LRR S, T, U)
- ☐ Thin Dark Surface (S9) (LRR S, T, U)
- ☐ Loamy Mucky Mineral (F1) (LRR O)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) (LRR U)
- ☐ Depleted Ochric (F11) (MLRA 151)
- ☐ Iron-Manganese Masses (F12) (LRR O, P, T)
- ☐ Umbric Surface (F13) (LRR P, T, U)
- ☐ Delta Ochric (F17) (MLRA 151)
- ☐ Reduced Vertic (F18) (MLRA 150A, 150B)
- ☐ Piedmont Floodplain Soils (F19) (MLRA 149A)
- ☐ Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)

Indicators for Problematic Hydric Soils [3]:

- ☐ 1 cm Muck (A9) (LRR O)
- ☐ 2 cm Muck (A10) (LRR S)
- ☐ Reduced Vertic (F18) (outside MLRA 150A,B)
- ☐ Piedmont Floodplain Soils (F19) (LRR P, S, T)
- ☐ Anomalous Bright Loamy Soils (F20) (MLRA 153B)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type:

Depth (inches):

Hydric Soil Present? Yes ○ No ◉

Remarks:

Hydric soil criteria met.

PROPOSED TO BE REMOVED

WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

Project/Site: Belvidere Plantatioon **City/County:** John's Island/Charleston **Sampling Date:** 10-Jun-15

Applicant/Owner: Coastal Development Partners, LLC **State:** SC **Sampling Point:** W-3

Investigator(s): JCF **Section, Township, Range:** S T R

Landform (hillslope, terrace, etc.): **Local relief (concave, convex, none):** **Slope:** 0.0 % / 0.0°

Subregion (LRR or MLRA): LRR T **Lat.:** 32.77490 **Long.:** -80.12151 **Datum:**

Soil Map Unit Name: Rutledge loamy sand (Ru) **NWI classification:**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ◉ No ○ **(If no, explain in Remarks.)**

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **significantly disturbed?** **Are "Normal Circumstances" present?** Yes ◉ No ○

Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **naturally problematic?** **(If needed, explain any answers in Remarks.)**

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ◉ No ○ Hydric Soil Present? Yes ◉ No ○ Wetland Hydrology Present? Yes ◉ No ○	**Is the Sampled Area within a Wetland?** Yes ◉ No ○

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☑ High Water Table (A2)
- ☑ Saturation (A3)
- ☑ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☑ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) (LRR U)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of 2 required)

- ☐ Surface Soil Cracks (B6)
- ☑ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) (LRR T, U)

Field Observations:

Surface Water Present?	Yes ○	No ◉	Depth (inches):	
Water Table Present?	Yes ◉	No ○	Depth (inches):	18
Saturation Present? (includes capillary fringe)	Yes ◉	No ○	Depth (inches):	12

Wetland Hydrology Present? Yes ◉ No ○

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Evidence of pasr and present hydrology

PROPOSED TO BE REMOVED

VEGETATION (Five/Four Strata) - Use scientific names of plants.

Sampling Point: W-3

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Rel.Strat. Cover	Indicator Status
1. Pinus taeda	30	☑	100.0%	FAC
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
50% of Total Cover: 15	20% of Total Cover: 6	30	= Total Cover	

Sapling or Sapling/Shrub Stratum (Plot size:)				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
50% of Total Cover: 0	20% of Total Cover: 0	0	= Total Cover	

Shrub Stratum (Plot size:)				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
50% of Total Cover: 0	20% of Total Cover: 0	0	= Total Cover	

Herb Stratum (Plot size: 30')				
1. Pinus taeda		☑	31.3%	FAC
2. Arundinaria gigantea	5	☑	31.3%	FACW
3. Saururus cernuus	5	☑	31.3%	OBL
4. Juncus balticus	1	☐	6.3%	OBL
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
9.	0	☐	0.0%	
10.	0	☐	0.0%	
11.	0	☐	0.0%	
12.	0	☐	0.0%	
50% of Total Cover: 8	20% of Total Cover: 3.2	16	= Total Cover	

Woody Vine Stratum (Plot size:)				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
50% of Total Cover: 0	20% of Total Cover: 0	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

	Total % Cover of:		Multiply by:	
OBL species	6	x 1 =	6	
FACW species	5	x 2 =	10	
FAC species	70	x 3 =	105	
FACU species	0	x 4 =	0	
UPL species	0	x 5 =	0	
Column Totals:	46	(A)	121	(B)

Prevalence Index = B/A = 2.630

Hydrophytic Vegetation Indicators:

- ☐ 1 - Rapid Test for Hydrophytic Vegetation
- ☑ 2 - Dominance Test is > 50%
- ☑ 3 - Prevalence Index is ≤3.0 [1]
- ☐ Problematic Hydrophytic Vegetation [1] (Explain)

[1] Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definition of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Sapling/Shrub - Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1m) tall.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine - All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes ◉ No ○

Remarks: (If observed, list morphological adaptations below).

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

PROPOSED TO BE REMOVED

SOIL

Sampling Point: W-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type [1]	Loc [2]	Texture	Remarks
0-12	10YR 3/1	100					Loam	
12-24	10YR 6/2	70	10YR 5/6	30	C	M	Loam	

[1]Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains [2]Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) (LRR P, T, U)
- ☐ 5 cm Mucky Mineral (A7) (LRR P, T, U)
- ☐ Muck Presence (A8) (LRR U)
- ☐ 1 cm Muck (A9) (LRR P, T)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) (MLRA 150A)
- ☐ Sandy Muck Mineral (S1) (LRR O, S)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) (LRR P, S, T, U)
- ☐ Polyvalue Below Surface (S8) (LRR S, T, U)
- ☐ Thin Dark Surface (S9) (LRR S, T, U)
- ☐ Loamy Mucky Mineral (F1) (LRR O)
- ☐ Loamy Gleyed Matrix (F2)
- ☑ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) (LRR U)
- ☐ Depleted Ochric (F11) (MLRA 151)
- ☐ Iron-Manganese Masses (F12) (LRR O, P, T)
- ☐ Umbric Surface (F13) (LRR P, T, U)
- ☐ Delta Ochric (F17) (MLRA 151)
- ☐ Reduced Vertic (F18) (MLRA 150A, 150B)
- ☐ Piedmont Floodplain Soils (F19) (MLRA 149A)
- ☐ Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)

Indicators for Problematic Hydric Soils [3]:

- ☐ 1 cm Muck (A9) (LRR O)
- ☐ 2 cm Muck (A10) (LRR S)
- ☐ Reduced Vertic (F18) (outside MLRA 150A,B)
- ☐ Piedmont Floodplain Soils (F19) (LRR P, S, T)
- ☐ Anomalous Bright Loamy Soils (F20) (MLRA 153B)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type:

Depth (inches):

Hydric Soil Present? Yes ◉ No ○

Remarks:

Hydric soil criteria met.

PROPOSED TO BE REMOVED

WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

Project/Site: Belvidere Plantatioon | City/County: John's Island/Charleston | Sampling Date: 18-J[illegible]-15

Applicant/Owner: Coastal Developmnet Partners, LLC | State: SC | Sampling Point: U-3

Investigator(s): JCF | Section, Township, Range: S | T | R

Landform (hillslope, terrace, etc.): | Local relief (concave, convex, none): | Slope: [illegible].0 % / 0.0°

Subregion (LRR or MLRA): LRR T | Lat.: 32.77530 | Long.: -80.12173 | Datum:

Soil Map Unit Name: Rutledge loamy sand (Ru) | NWI classification:

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ◉ No ○ (If no, explain in Remarks.)

Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? | Are "Normal Circumstances" present? Yes ◉ No ○

Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? | (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ○ No ◉	Is the Sampled Area within a Wetland? Yes ○ No ◉
Hydric Soil Present? Yes ○ No ◉	
Wetland Hydrology Present? Yes ○ No ◉	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) (LRR U)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of 2 required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) (LRR T, U)

Field Observations:

Surface Water Present?	Yes ○	No ◉	Depth (inches):
Water Table Present?	Yes ○	No ◉	Depth (inches):
Saturation Present? (includes capillary fringe)	Yes ○	No ◉	Depth (inches):

Wetland Hydrology Present? Yes ○ No ◉

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No evedence of past/present hydrology

PROPOSED TO BE REMOVED

VEGETATION (Five/Four Strata) - Use scientific names of plants.

Sampling Point: U-3

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Rel.Strat. Cover	Indicator Status
1. Pinus taeda	40	☑	100.0%	FAC
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
50% of Total Cover: 20	20% of Total Cover: 8	40	= Total Cover	

Sapling or Sapling/Shrub Stratum (Plot size:)				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
50% of Total Cover: 0	20% of Total Cover: 0	0	= Total Cover	

Shrub Stratum (Plot size:)				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
6.	0	☐	0.0%	
50% of Total Cover: 0	20% of Total Cover: 0	0	= Total Cover	

Herb Stratum (Plot size: 30')				
1. Cirsium vulgare	20	☑	44.4%	FACU
2. Eupatorium capillifolium	15	☑	33.3%	FACU
3. Liquidambar styraciflua	5	☐	11.1%	FAC
4. Rubus argutus	5	☐	11.1%	FAC
5.	0	☐	0.0%	
6.	0	☐	0.0%	
7.	0	☐	0.0%	
8.	0	☐	0.0%	
9.	0	☐	0.0%	
10.	0	☐	0.0%	
11.	0	☐	0.0%	
12.	0	☐	0.0%	
50% of Total Cover: 22.5	20% of Total Cover: 9	45	= Total Cover	

Woody Vine Stratum (Plot size:)				
1.	0	☐	0.0%	
2.	0	☐	0.0%	
3.	0	☐	0.0%	
4.	0	☐	0.0%	
5.	0	☐	0.0%	
50% of Total Cover: 0	20% of Total Cover: 0	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 33.3% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	1 =	0
FACW species	0	x 2 =	0
FAC species	50	x 3 =	150
FACU species	35	x 4 =	140
UPL species	0	x 5 =	0
Column Total:	85 (A)		290 (B)

Prevalence Index = B/A = 3.412

Hydrophytic Vegetation Indicators:

- ☐ 1 - Rapid Test for Hydrophytic Vegetation
- ☐ 2 - Dominance Test is > 50%
- ☐ 3 - Prevalence Index is ≤3.0 [1]
- ☐ Problematic Hydrophytic Vegetation [1] (Explain)

[1] Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definition of Vegetation Strata:

Tree - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Sapling/Shrub - Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1m) tall.

Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb - All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine - All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes ○ No ◉

Remarks: (If observed, list morphological adaptations below).

Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

PROPOSED TO BE REMOVED

SOIL

Sampling Point: U-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type [1]	Loc [2]	Texture	Remarks
0-12	10YR 3/2	100					Loam	
12-24	10YR 6/3	80	10YR 5/4	20	C	M	Loam	

[1]Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains [2]Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) (LRR P, T, U)
- ☐ 5 cm Mucky Mineral (A7) (LRR P, T, U)
- ☐ Muck Presence (A8) (LRR U)
- ☐ 1 cm Muck (A9) (LRR P, T)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) (MLRA 150A)
- ☐ Sandy Muck Mineral (S1) (LRR O, S)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) (LRR P, S, T, U)
- ☐ Polyvalue Below Surface (S8) (LRR S, T, U)
- ☐ Thin Dark Surface (S9) (LRR S, T, U)
- ☐ Loamy Mucky Mineral (F1) (LRR O)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) (LRR U)
- ☐ Depleted Ochric (F11) (MLRA 151)
- ☐ Iron-Manganese Masses (F12) (LRR O, P, T)
- ☐ Umbric Surface (F13) (LRR P, T, U)
- ☐ Delta Ochric (F17) (MLRA 151)
- ☐ Reduced Vertic (F18) (MLRA 150A, 150B)
- ☐ Piedmont Floodplain Soils (F19) (MLRA 149A)
- ☐ Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)

Indicators for Problematic Hydric Soils [3]:

- ☐ 1 cm Muck (A9) (LRR O)
- ☐ 2 cm Muck (A10) (LRR S)
- ☐ Reduced Vertic (F18) (outside MLRA 150A,B)
- ☐ Piedmont Floodplain Soils (F19) (LRR P, S, T)
- ☐ Anomalous Bright Loamy Soils (F20) (MLRA 153B)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type:

Depth (inches):

Hydric Soil Present? Yes ○ No ◉

Remarks:

PROPOSED TO BE REMOVED

Figure 1 - View looking northwest at uplands

Figure 2 - View looking northwest at existing ditch

PROPOSED TO BE REMOVED

Figure 3 - View of hydric soil sampled at data point w-1

Figure 4 - View of data point w-1 (wetland 6)

PROPOSED TO BE REMOVED

Figure 5 - View of data point u-1

Figure 6 - View of soils sampled at data point u-1

PROPOSED TO BE REMOVED

Figure 7 - View looking southeast at uplands

Figure 8 - View of wetland 7

PROPOSED TO BE REMOVED

Figure 9 - View looking northwest at uplands

Figure 10 - View looking northwest at uplands

PROPOSED TO BE REMOVED

Figure 11 - View looking south at wetland 11

Figure 12 - View looking north at wetland 10

PROPOSED TO BE REMOVED

Figure 13 - View looking west at uplands

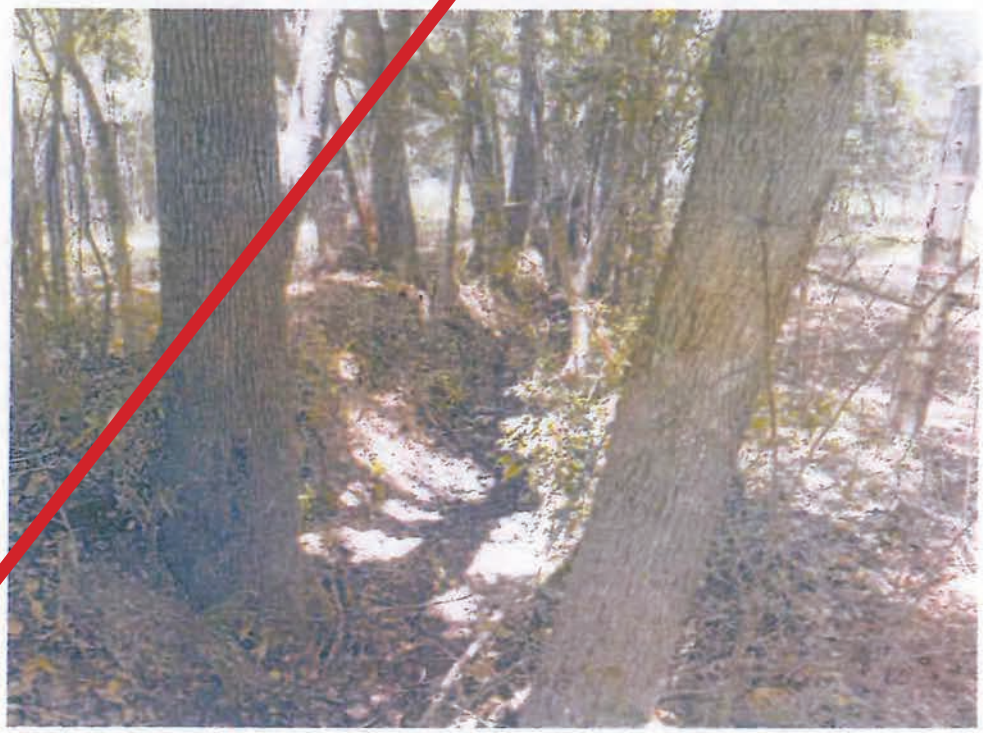


Figure 14 - View looking northwest at existing ditch

PROPOSED TO BE REMOVED

Figure 15 - View looking southeast at uplands

Figure 16 - View looking north at critical area

PROPOSED TO BE REMOVED

Figure 17 - View looking south at uplands

Figure 18 - View looking southwest at existing ditch

PROPOSED TO BE REMOVED

Figure 19 - View looking northwest at uplands

Figure 20 - View of hydric soils sampled at data point w-2

PROPOSED TO BE REMOVED

Figure 21 - View of data point w-2 (wetland 4)

Figure 22 - View of soils sampled at data point u-2

PROPOSED TO BE REMOVED

Figure 23 - View of data point u-2

Figure 24 - View looking southwest at wetland 3

PROPOSED TO BE REMOVED

Figure 25 - View looking north at uplands

Figure 26 - View of hydric soils sampled at data point w-3

PROPOSED TO BE REMOVED

Figure 27 - View of data point u-3 (wetland 2)

Figure 28 - View of soils sampled at data point u-3

PROPOSED TO BE REMOVED

Figure 29 - View of data point u-3

Figure 30 - View looking south at uplands adjacent to existing pond

PROPOSED TO BE REMOVED

Figure 31 - View looking north at existing pond

Figure 32 - View looking north at critical area

PROPOSED TO BE REMOVED

Figure 33 - View looking south at uplands

Figure 34 - View looking south at uplands

PROPOSED TO BE REMOVED

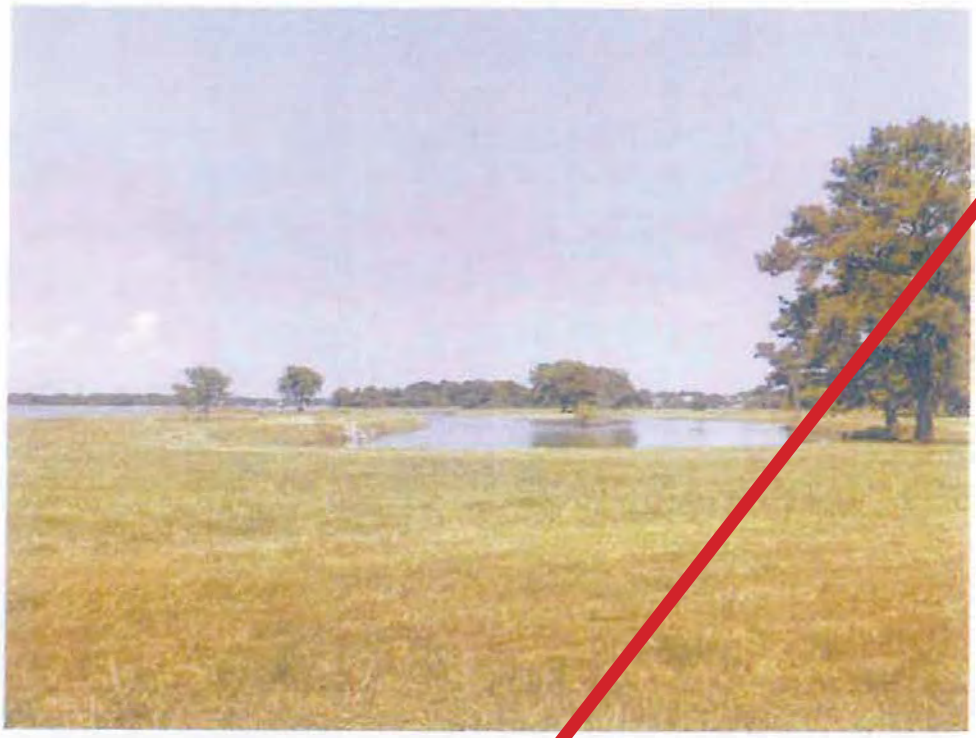


Figure 35 - View looking east at existing pond and Stono River

Figure 36 - View looking north at Stono River

EXHIBIT J

BUCKLAND PLANTATION - WETLAND LETTER

09.30.2022

PROPOSED TO BE INCLUDED

Newkirk ENVIRONMENTAL INC.
Charleston, SC ● Bluffton, SC

August 1st, 2022

Ms. Jamie Russell
Synchronicity Land + Architecture
69 Morris Street
Charleston, SC 29403

RE: Angel Oak Plantation
Charleston County, South Carolina
NEI #01 - 4780a

Ms. Russell;

Reference is made to the Angel Oak property located off of Chisolm Road on Johns Island. The wetland determination of this site has been completed by Newkirk Environmental, Inc. using methods outlined in the US Army Corps of Engineers Wetland Delineation Manual, 1987 and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region, November 2010. A jurisdictional determination package was submitted to the USACE on July 21, 2021 and a project manager was assigned the following day.

After shuffling through several project managers, a site visit was conducted on January 25th, 2022. During the site evaluation, the USACE added several small areas of freshwater wetland. These wetland areas were flagged and a field sketch with flag numbers was provided to G3 surveying on January 27th, 2022. Upon receipt of the updated wetland survey on June 6, 2022, Newkirk Environmental provided the final survey to the current USACE project manager. The PM has acknowledged receipt of the final survey and stated the USACE has everything needed to finalize the jurisdictional determination letter. Newkirk Environmental reached out again this morning, August 1st, 2022, to ask if any additional information could be provided to expedite the review process.

It should also be noted that OCRM has approved and signed off on the critical line for Angel Oak Plantation. This approval is valid through October 2026.

Although Newkirk Environmental, Inc. is confident in its assessment, the USACE is the only agency that can make final decisions regarding wetland determinations. Therefore, all preliminary determinations are subject to change until written verification is obtained. Until verification is received from the USACE, no reliance may be made in the preliminary determination.

Please do not hesitate to call if you have any questions regarding this project.

Sincerely,

Nelson Mills, Field Biologist
Charleston, South Carolina

Post Office Box 746, Mt. Pleasant, South Carolina 29465-0746 ● 1887 Clements Ferry Road, Charleston, South Carolina 29492
Telephone: (843) 388-6585 ● Facsimile: (843) 388-6580 ● general@newkirkenv.com ● www.newkirkenvironmental.com

PROPOSED TO BE INCLUDED

Newkirk
ENVIRONMENTAL INC.
Charleston, SC • Beaufort, SC

July 21, 2021

US Army Corps of Engineers
Watershed Group 2 Manager
69A Hagood Avenue
Charleston, SC 29403-5107

RE: Angel Oak Plantation
NEI Project # 01-4780a
Charleston County, South Carolina

Dear Watershed Group 2 Manager:

Reference is made to a +/- 118.55 acre tract of land located off of Chisolm Road on Johns Island, in Charleston County, South Carolina. The wetland determination of this area has been completed by Newkirk Environmental, Inc. using methods outlined in the US Army Corps of Engineers Wetland Delineation Manual, 1987 and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region, November 2010.

Enclosed are copies of an accurate location map, an aerial photograph, Soil Survey, data sheets representing typical site conditions, a map depicting the data point locations, USGS topographic survey, NWI maps, and photographs of the site. A survey plat is forthcoming. Please review this information to verify the accuracy of Newkirk Environmental, Inc.'s preliminary determination.

Please do not hesitate to call if you have any questions regarding this project, if additional information is needed or to schedule a site visit.

Sincerely,

Nelson Mills, Field Biologist
Charleston, South Carolina

Enclosures

Post Office Box 746, Mt. Pleasant, South Carolina 29465-0746 • 1887 Clements Ferry Road, Charleston, South Carolina 29492
Telephone: (843) 388-6585 • Facsimile: (843) 388-6580 • general@newkirkenv.com • www.newkirkenvironmental.com

PROPOSED TO BE INCLUDED

U.S. Army Corps of Engineers – Charleston District - Regulatory Division

REQUEST FOR CORPS JURISDICTIONAL DETERMINATION (JD) / DELINEATION

(For Jurisdictional Status and Identifying Wetlands and Other Aquatic Resources)

I. PROPERTY AND AGENT INFORMATION

A. Site Details/Location:

Site Name: Angel Oak Plantation Date: July 2021

City/Township/Parish: Johns Island County: Charleston

Latitude/Longitude: 32.772721, -80.117167 Acreage: +/- 118.55 Acres

Tax Map Sequence (TMS) #(s): 2490000013, 2490000005

Property Address(es): 3844 Chisolm Road Johns Island SC 29455

☐ Please attach a survey/plat map and vicinity map identifying location and review area for the JD/delineation. An accurate depiction of the review area must be provided (survey, tax map, or GPS coordinates). Tax maps may only be used if the site includes the entire tax map parcel.

B. Requestor of Jurisdictional Determination/Delineation *(if there are multiple property owners, please attach additional pages)*

Name: David Hughes

Company Name (*if applicable*): Nest Communities

Address:

Phone: 704-787-5622 Email: dhughes@nesthomes.com

Check one:

☐ I currently own this property

☑ I plan to purchase this property

☐ Other, please explain

C. Agent/Environmental Consultant Acting on Behalf of the Requestor *(if applicable)*:

Consultant/Agent Name: Nelson Mills

Company Name: Newkirk Environmental Inc.

Address: 1887 Clements Ferry Road Charleston, SC 29492 Phone: 843 388 6585

Email: nelson@newkirkenv.com

II. REASON FOR REQUEST *(check all that apply)*

☐ I intend to construct/develop a project or perform activities on this site which would be designed to avoid all aquatic resources.

☐ I intend to construct/develop a project or perform activities on this site which would be designed to avoid all jurisdictional aquatic resources under Corps authority.

☑ I intend to construct/develop a project or perform activities on this site which may require authorization from the Corps, and the Jurisdictional Determination would be used to avoid and minimize impacts to jurisdictional aquatic resources and as an initial step in a future permitting process.

☐ I intend to construct/develop a project or perform activities on this site which may require authorization from the Corps; this request is accompanied by my permit application and the jurisdictional determination is to be used in the permitting process.

☐ I intend to construct/develop a project or perform activities in a navigable water of the U.S. which is subject to the ebb and flow of the tide.

☐ A Corps jurisdictional determination is required in order to obtain my local/state authorization.

☐ I intend to contest jurisdiction over a particular aquatic resource and the request the Corps to confirm that jurisdiction does/does not exist over the aquatic resource on the parcel.

☐ I believe that the site may be comprised entirely of dry land.

☐ Other:

Charleston Office:	Columbia Office:	Conway Office:	Greenville Office:
US Army Corps of Engineers	US Army Corps of Engineers	US Army Corps of Engineers	US Army Corps of Engineers
Regulatory Division	Regulatory Office	Regulatory Office	Regulatory Office
69A Hagood Avenue	1835 Assembly Street, Room 865 B-1	1949 Industrial Park Road, Room 140	150 Executive Center Drive, Suite 205
Charleston, SC 29403	Columbia, SC 29201	Conway, SC 29526	Greenville, SC 29615
(ph) 843-329-8044	(ph) 803-253-3444	(ph) 843-365-4239	(ph) 864-609-4326
SAC.RD.Charleston@usace.army.mil	SAC.RD.Columbia@usace.army.mil	SAC.RD.Conway@usace.army.mil	SAC.RD.Greenville@usace.army.mil

*Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Program of the U.S. Army Corps of Engineers; Final Rule for 33 CFR Parts 320-332.

Principal Purpose: Tha information that you provide will be used in evaluating your request to determine whether there are any aquatic resources within the project area subject to federal jurisdiction under the regulatory authorities referenced above.

Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public, and may be made available as part of a public notice as required by federal law. Your name and property location where federal jurisdiction is to be determined will be included in the approved jurisdictional determination (AJD), which will be made available to the public on the District's website and on the Headquarters USACE website.

Disclosure: Submission of requested information is voluntary; however, if information is not provided, the request for an jurisdictional determination cannot be evaluated nor can a jurisdictional determination be issued.

PROPOSED TO BE INCLUDED

III. TYPE OF REQUEST:

☐ **Delineation Concurrence**[1]

☑ **Approved**[2] **Jurisdictional Determination (AJD) Only**

☐ **Preliminary**[3] **Jurisdictional Determination (PJD) Only**

☐ **Approved Jurisdictional Determination (AJD)** with submittal of a Pre-Construction Notification or Department of the Army permit application

☐ **Preliminary Jurisdictional Determination (PJD)** with submittal of a Pre-Construction Notification or Department of the Army permit application

☐ **Delineation of Wetlands and/or Other Aquatic Resources Only Conducted By Agent/Environmental Consultant** with submittal of a Pre-Construction Notification or Department of the Army permit application (No jurisdictional determination requested)

☐ I request that the **Corps delineate** the wetlands and/or other aquatic resources that may be present on my property with the attached **Pre-Construction Notification or Department of the Army permit application**

☐ I request that the **Corps delineate** the wetlands and/or other aquatic resources that may be present on my property **with a Delineation Only, an AJD or PJD**

☐ **"No Permit Required" (NPR) Letter** as I believe my proposed activity is not regulated[4]

☐ **Unclear** as to which jurisdictional determination I would like to request and require additional information to inform my decision

[1] Delineation Concurrence (DC) – A DC provides concurrence that the delineated boundaries of wetlands on a property are a reasonable representation of the aquatic resources on-site. A DC does not address the jurisdictional status of the aquatic resources.

[2] Approved – An AJD is defined in Corps regulations at 33 CFR 331.2. As explained in further detail in RGL 16-01, an AJD is used to indicate that this office has identified the presence or absence of wetlands and/or other aquatic resources on a site, including their accurate location(s) and boundaries, as well as their jurisdictional status. AJDs are valid for 5 years.

[3] Preliminary – A PJD is defined in Corps regulations at 33 CFR 331.2. As explained in further detail in RGL 16-01, a PJD is used to indicate that this office has identified the approximate location(s) and boundaries of wetlands and/or other aquatic resources on a site that are presumed to be subject to regulatory jurisdiction of the Corps of Engineers. Unlike an AJD, a PJD does not represent a definitive, official determination that there are, or that there are not, jurisdictional aquatic resources on a site, and does not have an expiration date.

[4] "No Permit Required" (NPR) Letter- A NPR letter mey be provided by the Corps to notify the requestor that an activity will not require a permit (authorization) from the Corps; this letter can only be used if the proposed activity is not a regulated activity, regardless of where the activity may occur. A NPR letter cannot be used to indicate the presence or absence of wetlands and/or other aquatic resources, nor can it be used to determine their jurisdictional status.

IV. LEGAL RIGHT OF ENTRY

By signing below, I am indicating that I have the authority, or am acting as the duly authorized agent of a person or entity with such authority, to and do hereby grant U.S. Army Corps of Engineers personnel right of entry to legally access the property(ies) subject to this request for the purposes of conducting on-site investigations (e.g., digging and refilling shallow holes) and issuing a jurisdictional determination. I acknowledge that my signature is an affirmation that I possess the requisite property rights to request a jurisdictional determination on the properties subject to this request.

236 Raceway Dr. #7 Mooresville NC 28117
Mailing Address

2490000013, 2490000005
Property Address / TMS #(s)

dhughes@nesthomes.com
Email Address

704.787.5622
Daytime Phone Number

*Signature:

7/15/21
Printed Name and Date

*Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Program of the U.S. Army Corps of Engineers; Final Rule for 33 CFR Parts 320-332.
Principal Purpose: The information that you provide will be used in evaluating your request to determine whether there are any aquatic resources within the project area subject to federal jurisdiction under the regulatory authorities referenced above.
Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public, and may be made available as part of a public notice as required by federal law. Your name and property location where federal jurisdiction is to be determined will be included in the approved jurisdictional determination (AJD), which will be made available to the public on the District's website and on the Headquarters USACE website.
Disclosure: Submission of requested information is voluntary; however, if information is not provided, the request for an jurisdictional determination cannot be evaluated nor can a jurisdictional determination be issued.

Location Map

Project #: 01-4780a Date: July 2021

Created by: DNM

Newkirk ENVIRONMENTAL INC.

Angel Oak Plantation
Charleston County, South Carolina

N

USGS Quad Map

Project #: 01-4780a Date: July 2021

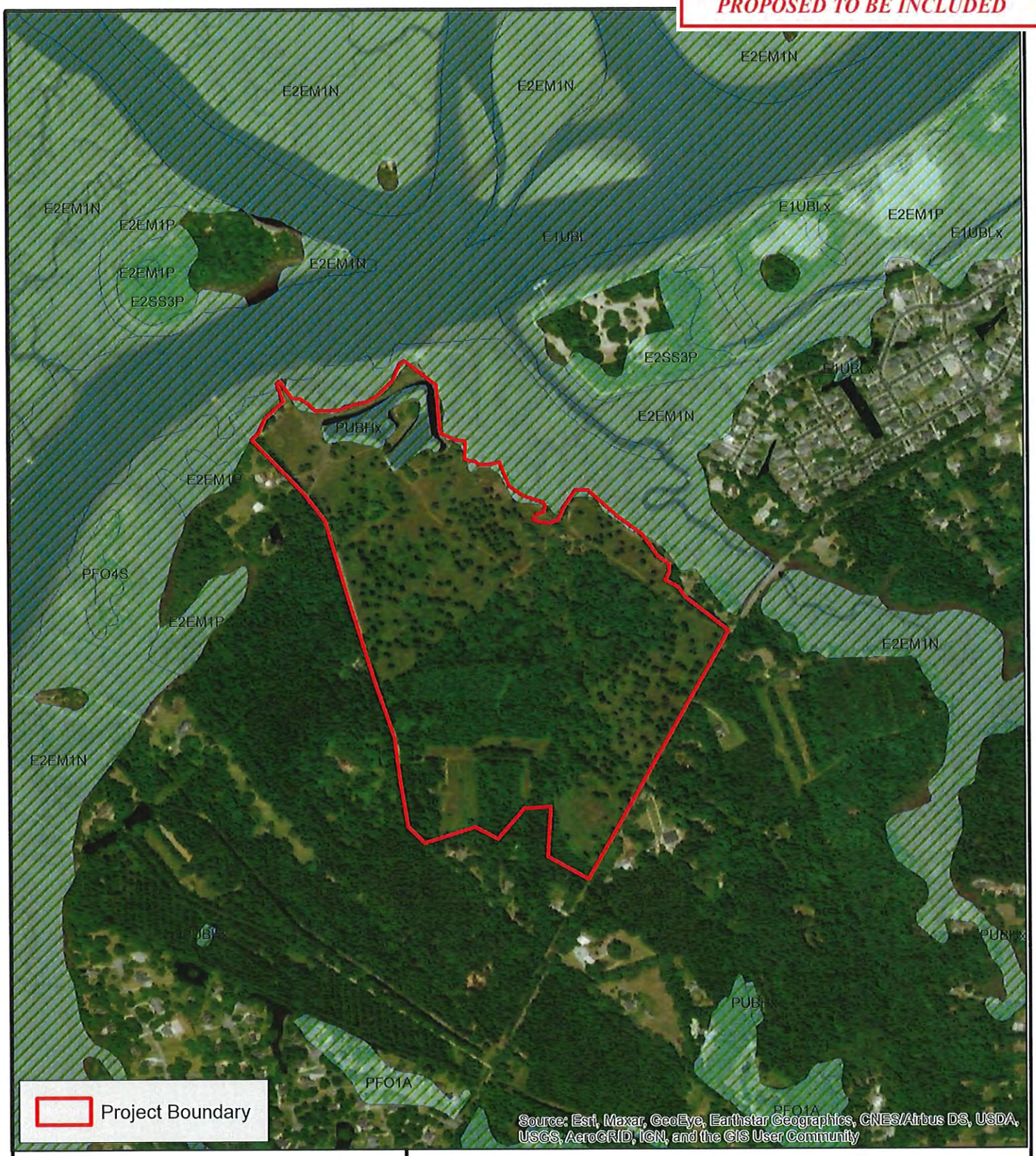
Created by: DNM

Newkirk ENVIRONMENTAL INC.

Angel Oak Plantation
Charleston County, South Carolina

N

PROPOSED TO BE INCLUDED



NWI Map

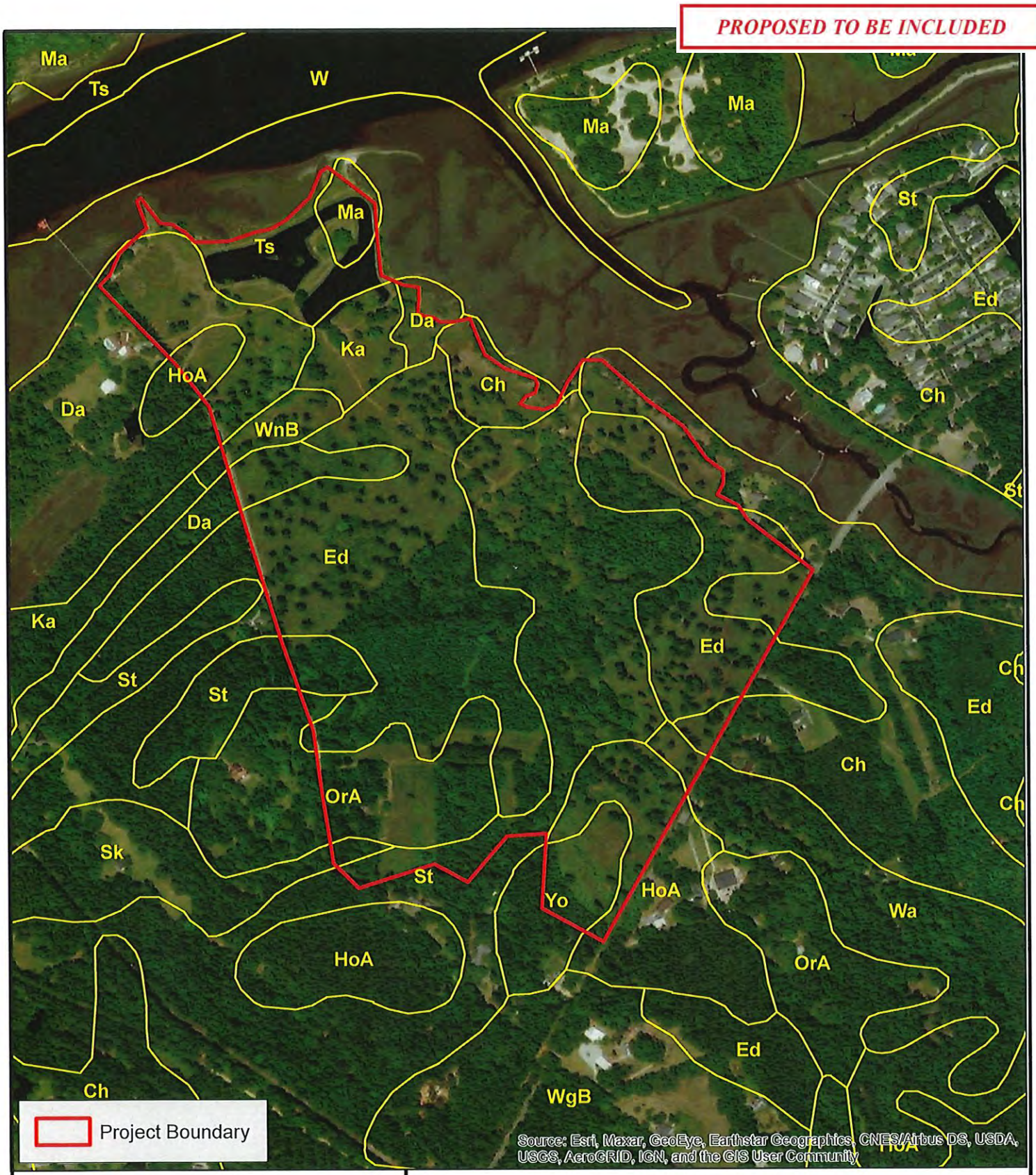
Project #: 01-4780a Date: July 2021

Created by: DNM

Newkirk ENVIRONMENTAL INC.

Angel Oak Plantation
Charleston County, South Carolina

N



Soils Map

Project #: 01-4780a Date: July 2021

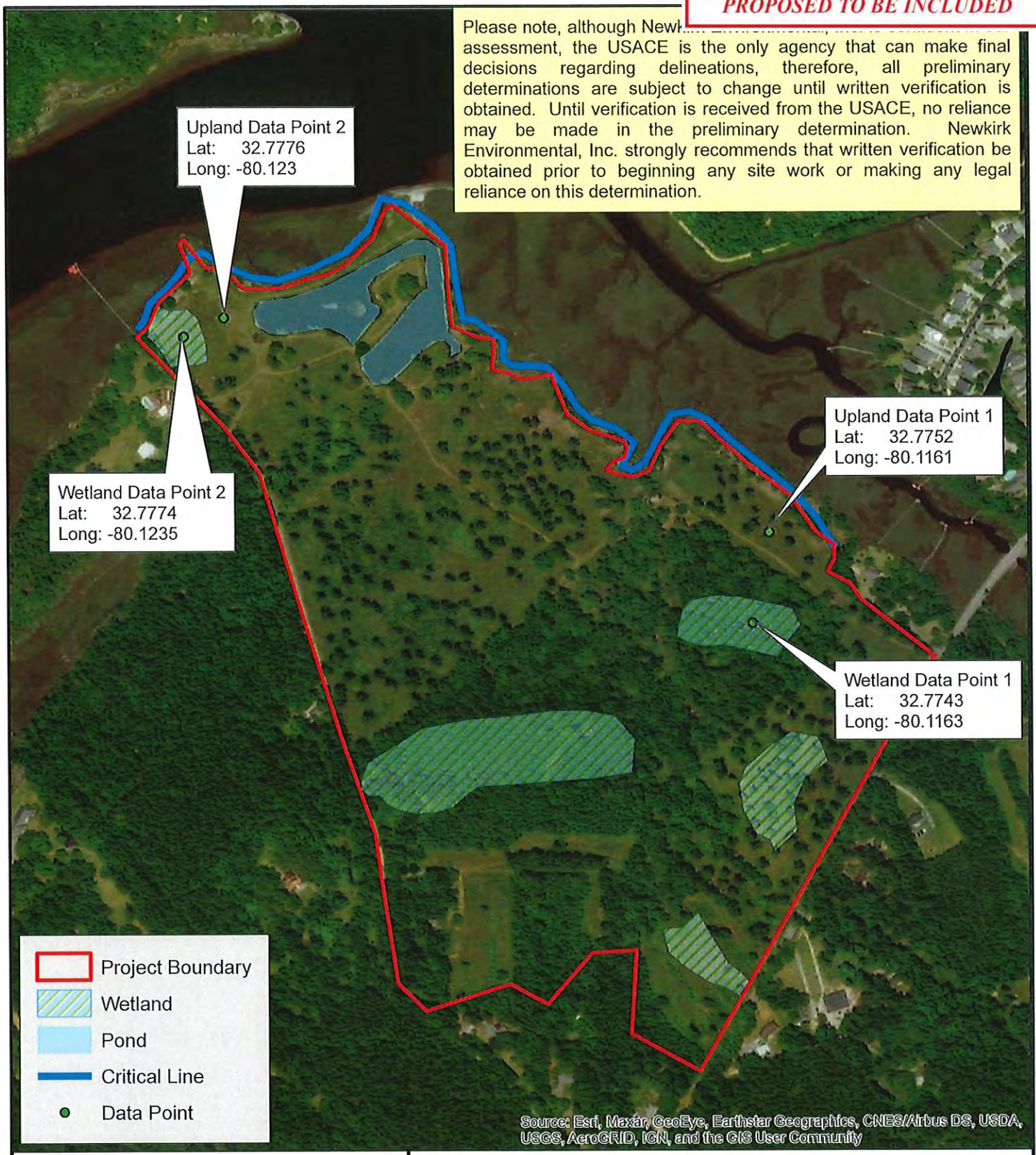
Created by: DNM

Newkirk ENVIRONMENTAL INC.

Angel Oak Plantation
Charleston County, South Carolina

N

PROPOSED TO BE INCLUDED



Data Point and Photo Location Map

Project #: 01-4780a Date: July 2021

Created by: DNM

Newkirk ENVIRONMENTAL INC.

Angel Oak Plantation
Charleston County, South Carolina

N

PROPOSED TO BE INCLUDED

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Angel Oak Plantation City/County: Charleston Sampling Date: 2021-05-14

Applicant/Owner: David Hughes State: South Carolina Sampling Point: Upland Data Point 1

Investigator(s): Newkirk Environmental Inc Section, Township, Range: _____

Landform (hillslope, terrace, etc.): Basin Local relief (concave, convex, none): Concave Slope (%): _____

Subregion (LRR or MLRA): T Lat: 32.7752 Long: -80.1161 Datum: NAD 83

Soil Map Unit Name: Edisto loamy fine sand NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No ✓	**Is the Sampled Area within a Wetland?** Yes _____ No ✓
Hydric Soil Present?	Yes _____	No ✓	
Wetland Hydrology Present?	Yes _____	No ✓	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) **(LRR U)**
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes _____	No ✓	Depth (inches): _____
Water Table Present?	Yes _____	No ✓	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✓	Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PROPOSED TO BE INCLUDED

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: Upland Data Point 1

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1. Pinus taeda	3	✔	FAC
2. Quercus virginiana	3	✔	FACU
3.			
4.			
5.			
6.			
7.			
8.			
	6%	= Total Cover	
50% of total cover: 3	20% of total cover: 1.2		
Sapling/Shrub Stratum (Plot size:)			
1. Pinus taeda	5	✔	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	5%	= Total Cover	
50% of total cover: 2.5	20% of total cover: 1		
Herb Stratum (Plot size:)			
1. Digitaria bicornis	85	✔	UPL
2. Eupatorium capillifolium	10		FACU
3. Phytolacca americana	5		FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	100%	= Total Cover	
50% of total cover: 50	20% of total cover: 20		
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
		= Total Cover	
50% of total cover:	20% of total cover:		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	8	x 3 =	24
FACU species	18	x 4 =	72
UPL species	85	x 5 =	425
Column Totals:	111 (A)		521 (B)

Prevalence Index = B/A = 4.69

Hydrophytic Vegetation Indicators:

- ☐ 1 - Rapid Test for Hydrophytic Vegetation
- ☐ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ☐ No ✔

Remarks: (If observed, list morphological adaptations below).

PROPOSED TO BE INCLUDED

SOIL

Sampling Point: Upland Data Point 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 8	10YR 4/4	100					Loamy Sand	
8 - 20	10YR 5/6	100					Loamy Sand	
-								
-								
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) **(LRR P, T, U)**
- ☐ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ☐ Muck Presence (A8) **(LRR U)**
- ☐ 1 cm Muck (A9) **(LRR P, T)**
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) **(MLRA 150A)**
- ☐ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) **(LRR P, S, T, U)**
- ☐ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ☐ Thin Dark Surface (S9) **(LRR S, T, U)**
- ☐ Loamy Mucky Mineral (F1) **(LRR O)**
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) **(LRR U)**
- ☐ Depleted Ochric (F11) **(MLRA 151)**
- ☐ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ☐ Umbric Surface (F13) **(LRR P, T, U)**
- ☐ Delta Ochric (F17) **(MLRA 151)**
- ☐ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ☐ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ☐ 1 cm Muck (A9) **(LRR O)**
- ☐ 2 cm Muck (A10) **(LRR S)**
- ☐ Reduced Vertic (F18) **(outside MLRA 150A,B)**
- ☐ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✓

Remarks:

PROPOSED TO BE INCLUDED

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Angel Oak Plantation City/County: Charleston Sampling Date: 2021-05-14

Applicant/Owner: David Hughes State: South Carolina Sampling Point: Upland Data Point 2

Investigator(s): Newkirk Environmental Inc Section, Township, Range: _____

Landform (hillslope, terrace, etc.): Basin Local relief (concave, convex, none): Concave Slope (%): _____

Subregion (LRR or MLRA): T Lat: 32.7776 Long: -80.123 Datum: NAD 83

Soil Map Unit Name: Dawhoo and rutlege loamy fine sand NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No ✔	**Is the Sampled Area within a Wetland?** Yes _____ No ✔
Hydric Soil Present?	Yes _____	No ✔	
Wetland Hydrology Present?	Yes _____	No ✔	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) **(LRR U)**
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes _____	No ✔	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✔	Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PROPOSED TO BE INCLUDED

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: Upland Data Point 2

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1. Pinus taeda	3	✓	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	3% = Total Cover		
50% of total cover: 1.5	20% of total cover: 0.6		
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	= Total Cover		
50% of total cover:	20% of total cover:		
Herb Stratum (Plot size:)			
1. Sorghum halepense	95	✓	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	95% = Total Cover		
50% of total cover: 47.5	20% of total cover: 19		
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
50% of total cover:	20% of total cover:		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	3	x 3 =	9
FACU species	95	x 4 =	380
UPL species	0	x 5 =	0
Column Totals:	98 (A)		389 (B)

Prevalence Index = B/A = 3.97

Hydrophytic Vegetation Indicators:

- ☐ 1 - Rapid Test for Hydrophytic Vegetation
- ☐ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ☐ No ✓

Remarks: (If observed, list morphological adaptations below).

PROPOSED TO BE INCLUDED

SOIL

Sampling Point: Upland Data Point 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 8	10YR 4/4	100					Loamy Sand	
8 - 20	10YR 5/4	100					Loamy Sand	
-								
-								
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) **(LRR P, T, U)**
- ☐ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ☐ Muck Presence (A8) **(LRR U)**
- ☐ 1 cm Muck (A9) **(LRR P, T)**
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) **(MLRA 150A)**
- ☐ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) **(LRR P, S, T, U)**
- ☐ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ☐ Thin Dark Surface (S9) **(LRR S, T, U)**
- ☐ Loamy Mucky Mineral (F1) **(LRR O)**
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) **(LRR U)**
- ☐ Depleted Ochric (F11) **(MLRA 151)**
- ☐ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ☐ Umbric Surface (F13) **(LRR P, T, U)**
- ☐ Delta Ochric (F17) **(MLRA 151)**
- ☐ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ☐ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ☐ 1 cm Muck (A9) **(LRR O)**
- ☐ 2 cm Muck (A10) **(LRR S)**
- ☐ Reduced Vertic (F18) **(outside MLRA 150A,B)**
- ☐ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✓

Remarks:

PROPOSED TO BE INCLUDED

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Angel Oak Plantation City/County: Charleston Sampling Date: 2021-05-14

Applicant/Owner: David Hughes State: South Carolina Sampling Point: Wetland Data Point 1

Investigator(s): Newkirk Environmental Inc Section, Township, Range: _____

Landform (hillslope, terrace, etc.): Basin Local relief (concave, convex, none): Concave Slope (%): _____

Subregion (LRR or MLRA): T Lat: 32.7743 Long: -80.1163 Datum: NAD 83

Soil Map Unit Name: Stono fine sandy loam NWI classification: PFO1C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No _____	**Is the Sampled Area within a Wetland?** Yes ✓ No _____
Hydric Soil Present?	Yes ✓	No _____	
Wetland Hydrology Present?	Yes ✓	No _____	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☑ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) **(LRR U)**
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☑ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes _____	No ✓	Depth (inches): _____
Water Table Present?	Yes _____	No ✓	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes ✓	No _____	Depth (inches): 0

Wetland Hydrology Present? Yes ✓ No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PROPOSED TO BE INCLUDED

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: Wetland Data Point 1

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1. Liquidambar styraciflua	10	✔	FAC
2. Acer rubrum	5	✔	FAC
3.			
4.			
5.			
6.			
7.			
8.			
	15% = Total Cover		
50% of total cover: 7.5	20% of total cover: 3		

Sapling/Shrub Stratum (Plot size:)			
1. Lyonia lucida	30	✔	FACW
2. Pinus taeda	20	✔	FAC
3.			
4.			
5.			
6.			
7.			
8.			
	50% = Total Cover		
50% of total cover: 25	20% of total cover: 10		

Herb Stratum (Plot size:)			
1. Andropogon glomeratus	35	✔	FACW
2. Microstegium vimineum	30	✔	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	65% = Total Cover		
50% of total cover: 32.5	20% of total cover: 13		

Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
50% of total cover:	20% of total cover:		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 6 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	65	x 2 =	130
FAC species	65	x 3 =	195
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	130 (A)		325 (B)

Prevalence Index = B/A = 2.50

Hydrophytic Vegetation Indicators:

- ☐ 1 - Rapid Test for Hydrophytic Vegetation
- ☑ 2 - Dominance Test is >50%
- ☑ 3 - Prevalence Index is ≤3.0[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ✔ No

Remarks: (If observed, list morphological adaptations below).

PROPOSED TO BE INCLUDED

SOIL

Sampling Point: Wetland Data Point 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 7	10YR 3/1	100					Loam	
7 - 20	10YR 5/2	60	10YR 5/4	40	C	M	Loam	Mottles
-								
-								
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) **(LRR P, T, U)**
- ☐ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ☐ Muck Presence (A8) **(LRR U)**
- ☐ 1 cm Muck (A9) **(LRR P, T)**
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) **(MLRA 150A)**
- ☐ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) **(LRR P, S, T, U)**
- ☐ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ☐ Thin Dark Surface (S9) **(LRR S, T, U)**
- ☐ Loamy Mucky Mineral (F1) **(LRR O)**
- ☐ Loamy Gleyed Matrix (F2)
- ☑ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) **(LRR U)**
- ☐ Depleted Ochric (F11) **(MLRA 151)**
- ☐ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ☐ Umbric Surface (F13) **(LRR P, T, U)**
- ☐ Delta Ochric (F17) **(MLRA 151)**
- ☐ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ☐ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ☐ 1 cm Muck (A9) **(LRR O)**
- ☐ 2 cm Muck (A10) **(LRR S)**
- ☐ Reduced Vertic (F18) **(outside MLRA 150A,B)**
- ☐ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ✓ No _____

Remarks:

PROPOSED TO BE INCLUDED

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Angel Oak Plantation City/County: Charleston Sampling Date: 2021-05-14

Applicant/Owner: David Hughes State: South Carolina Sampling Point: Wetland Data Point 2

Investigator(s): Newkirk Environmental Inc Section, Township, Range: _____

Landform (hillslope, terrace, etc.): Basin Local relief (concave, convex, none): Concave Slope (%): _____

Subregion (LRR or MLRA): T Lat: 32.7774 Long: -80.1235 Datum: NAD 83

Soil Map Unit Name: Dawhoo and rutlege loamy fine sand NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No _____	**Is the Sampled Area within a Wetland?** Yes ✓ No _____
Hydric Soil Present?	Yes ✓	No _____	
Wetland Hydrology Present?	Yes ✓	No _____	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☑ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) **(LRR U)**
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☑ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes _____	No ✓	Depth (inches): _____
Water Table Present?	Yes _____	No ✓	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes ✓	No _____	Depth (inches): 0

Wetland Hydrology Present? Yes ✓ No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PROPOSED TO BE INCLUDED

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: Wetland Data Point 2

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	_____ = Total Cover		
50% of total cover: _____	20% of total cover: _____		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	_____ = Total Cover		
50% of total cover: _____	20% of total cover: _____		
Herb Stratum (Plot size: _____)			
1. Solidago uliginosa	85	✔	OBL
2. Sorghum halepense	3		FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	88% = Total Cover		
50% of total cover: 44	20% of total cover: 17.6		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
	_____ = Total Cover		
50% of total cover: _____	20% of total cover: _____		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	85	x 1 =	85
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	3	x 4 =	12
UPL species	0	x 5 =	0
Column Totals:	88 (A)		97 (B)

Prevalence Index = B/A = 1.10

Hydrophytic Vegetation Indicators:

- ☑ 1 - Rapid Test for Hydrophytic Vegetation
- ☑ 2 - Dominance Test is >50%
- ☑ 3 - Prevalence Index is ≤3.0[1]
- ☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ✔ No _____

Remarks: (If observed, list morphological adaptations below).

PROPOSED TO BE INCLUDED

SOIL

Sampling Point: Wetland Data Point 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 8	10YR 3/1	100					Loam	
8 - 20	10YR 5/1	100					Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ Organic Bodies (A6) **(LRR P, T, U)**
- ☐ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ☐ Muck Presence (A8) **(LRR U)**
- ☐ 1 cm Muck (A9) **(LRR P, T)**
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Coast Prairie Redox (A16) **(MLRA 150A)**
- ☐ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Dark Surface (S7) **(LRR P, S, T, U)**
- ☐ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ☐ Thin Dark Surface (S9) **(LRR S, T, U)**
- ☐ Loamy Mucky Mineral (F1) **(LRR O)**
- ☐ Loamy Gleyed Matrix (F2)
- ☑ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Marl (F10) **(LRR U)**
- ☐ Depleted Ochric (F11) **(MLRA 151)**
- ☐ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ☐ Umbric Surface (F13) **(LRR P, T, U)**
- ☐ Delta Ochric (F17) **(MLRA 151)**
- ☐ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ☐ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ☐ 1 cm Muck (A9) **(LRR O)**
- ☐ 2 cm Muck (A10) **(LRR S)**
- ☐ Reduced Vertic (F18) **(outside MLRA 150A,B)**
- ☐ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ☐ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ✓ No _____

Remarks:

PROPOSED TO BE INCLUDED

Northern view of upland Data Point 1

Eastern view of upland Data Point 1

Data Point Photographs

Project #:01-4780a Date: July 2021

Created by: JHK

Newkirk ENVIRONMENTAL INC.

Angel Oak Plantation
Charleston County, South Carolina

PROPOSED TO BE INCLUDED

Southern view of upland Data Point 1

Western view of upland Data Point 1

Data Point Photographs

Project #:01-4780a Date: July 2021

Created by: JHK

Newkirk ENVIRONMENTAL INC.

Angel Oak Plantation
Charleston County, South Carolina

PROPOSED TO BE INCLUDED

Northern view of upland Data Point 2

Eastern view of upland Data Point 2

Data Point Photographs

Project #:01-4780a Date: July 2021

Created by: JHK

Newkirk ENVIRONMENTAL INC.

Angel Oak Plantation
Charleston County, South Carolina

PROPOSED TO BE INCLUDED

Southern view of upland Data Point 2

Western view of upland Data Point 2

Data Point Photographs

Project #:01-4780a Date: July 2021

Created by: JHK

Newkirk ENVIRONMENTAL INC.

Angel Oak Plantation
Charleston County, South Carolina

PROPOSED TO BE INCLUDED

Northern view of Wetland Data Point 1

Eastern view of Wetland Data Point 1

Data Point Photographs

Project #:01-4780a Date: July 2021

Created by: JHK

Newkirk ENVIRONMENTAL INC.

Angel Oak Plantation
Charleston County, South Carolina

PROPOSED TO BE INCLUDED

Southern view of Wetland Data Point 1

Western view of Wetland Data Point 1

Data Point Photographs

Project #:01-4780a Date: July 2021

Created by: JHK

Newkirk ENVIRONMENTAL INC.

Angel Oak Plantation
Charleston County, South Carolina

PROPOSED TO BE INCLUDED

Northern view of Wetland Data Point 2

Eastern view of Wetland Data Point 2

Data Point Photographs

Project #:01-4780a Date: July 2021

Created by: JHK

Newkirk ENVIRONMENTAL INC.

Angel Oak Plantation
Charleston County, South Carolina

PROPOSED TO BE INCLUDED

Southern view of Wetland Data Point 2

Western view of Wetland Data Point 2

Data Point Photographs

Project #:01-4780a Date: July 2021

Created by: JHK

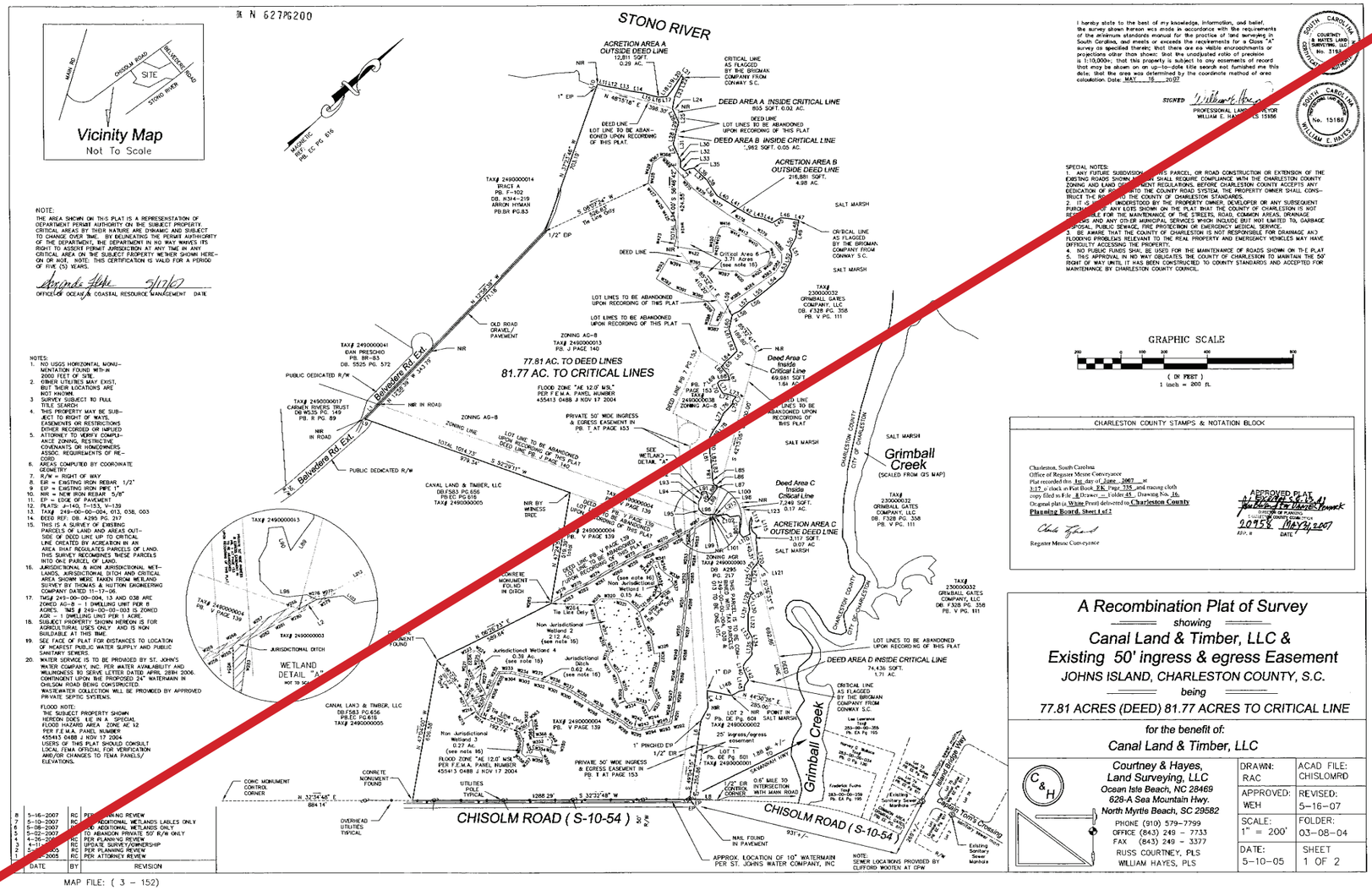
Newkirk ENVIRONMENTAL INC.

Angel Oak Plantation
Charleston County, South Carolina

PROPOSED TO BE REMOVED

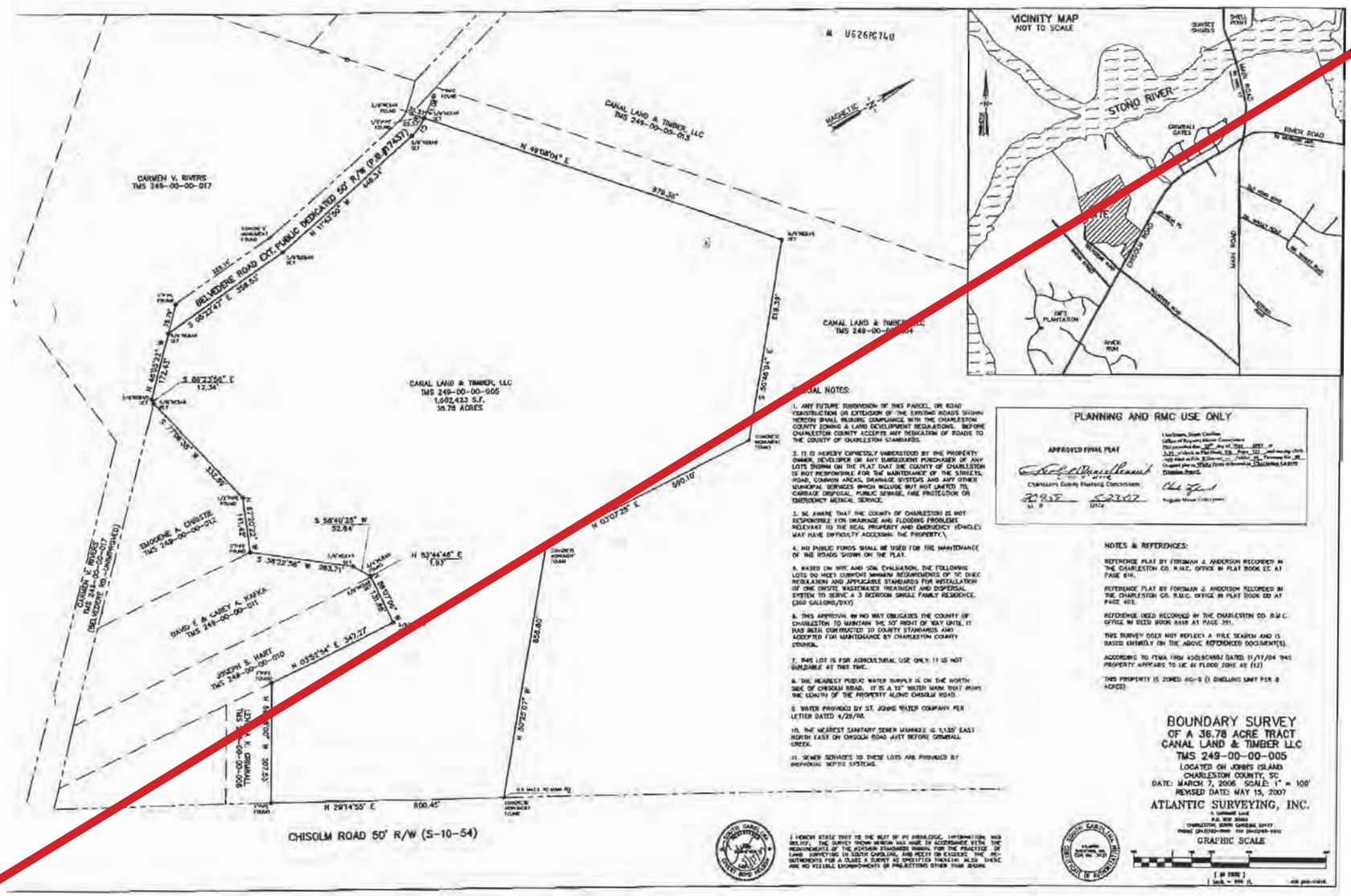
K

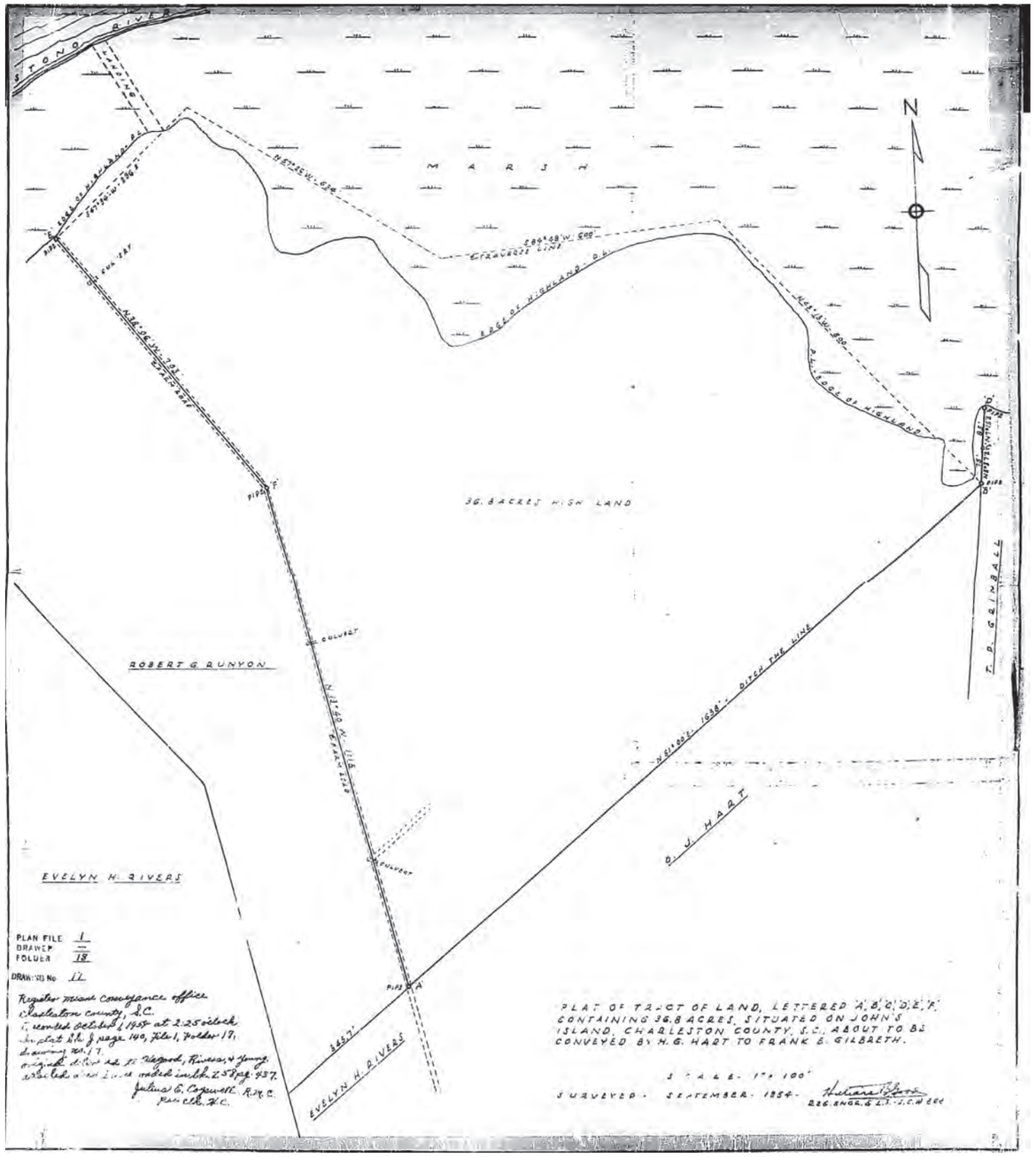
Recorded Plat 1



PROPOSED TO BE REMOVED

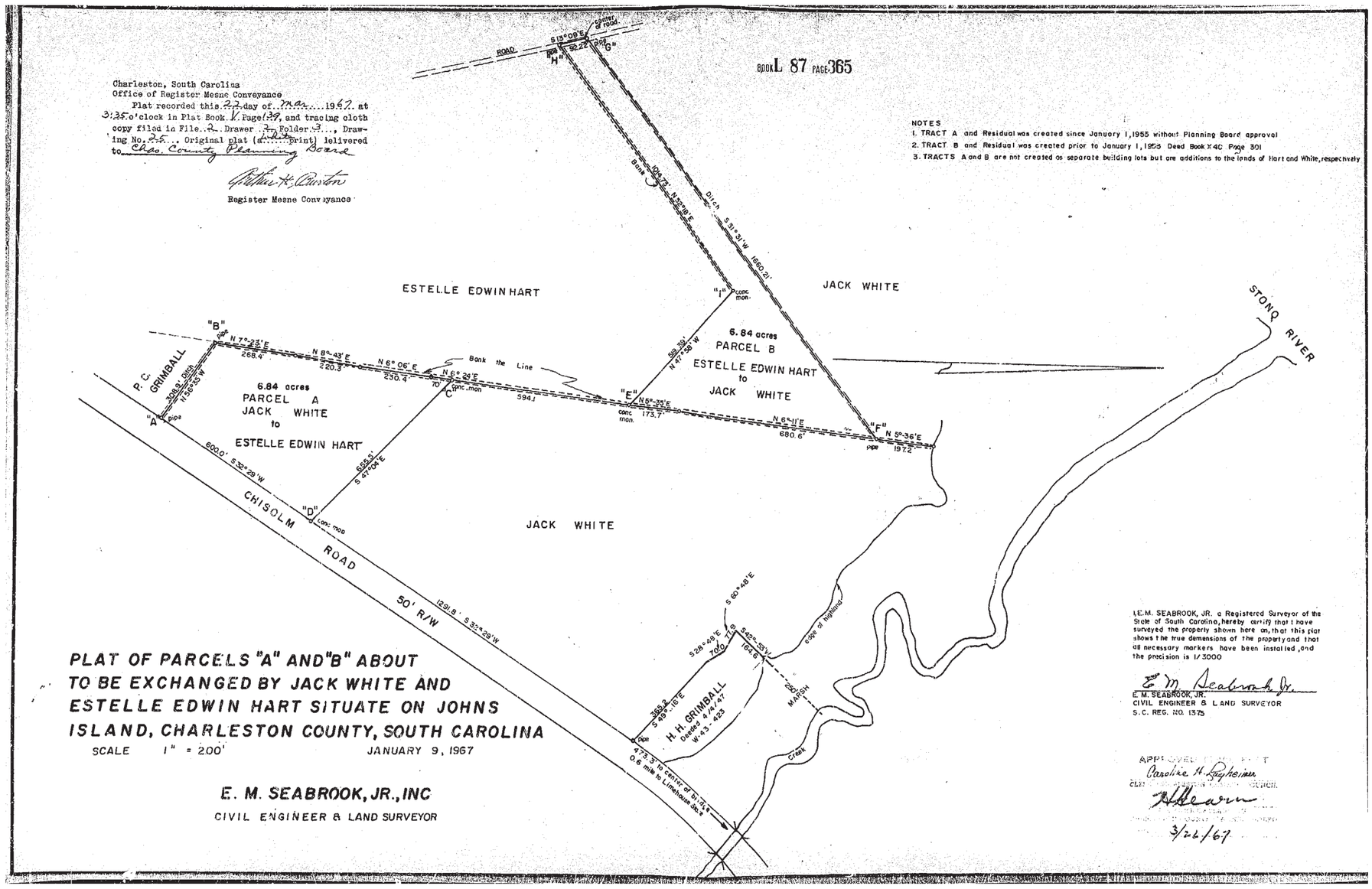
L Recorded Plat 2




STONO RIVER
MARSH
N
S 87°25'E. 634'
S 89°48'W. 509'
CENTERLINE
EDGE OF HIGHLAND
N 45° 15'W. 980'
P.L. EDGE OF HIGHLAND
36.8 ACRES HIGH LAND
N 34°46'W. 285'
PIPE "F"
ROBERT G. RUNYON
CULVERT
N 11°48' W. 115'
EVELYN H. RIVERS
D. J. HART
N 45° 15' W. 1638'. ALONG THE LINE
P. P. GAINBALL
PLAN FILE 1
DRAWER —
FOLDER 18
DRAWING No. 11
Register Mesne Conveyance Office
Charleston County, S.C.
I certify this plat was recorded October 6 1958 at 2:25 o'clock
in plat bk. J page 140, File 1, Folder 17,
drawing No. 11
Original plat was recorded in Plat Bk. Z 5 Page 437.
Julius C. Caldwell R.M.C.
Asst. Clk. R.M.C.
PIPE "A"
S 44°37' E.
EVELYN H. RIVERS
PLAT OF TRACT OF LAND, LETTERED 'A, B, C, D, E, F,'
CONTAINING 36.8 ACRES, SITUATED ON JOHN'S
ISLAND, CHARLESTON COUNTY, S.C., ABOUT TO BE
CONVEYED BY H. G. HART TO FRANK E. GILBRETH.
SCALE: 1" = 100'
SURVEYED: SEPTEMBER 1954
RES. ENGR. S.C.N.W. 211

PROPOSED TO BE INCLUDED

EXHIBIT L

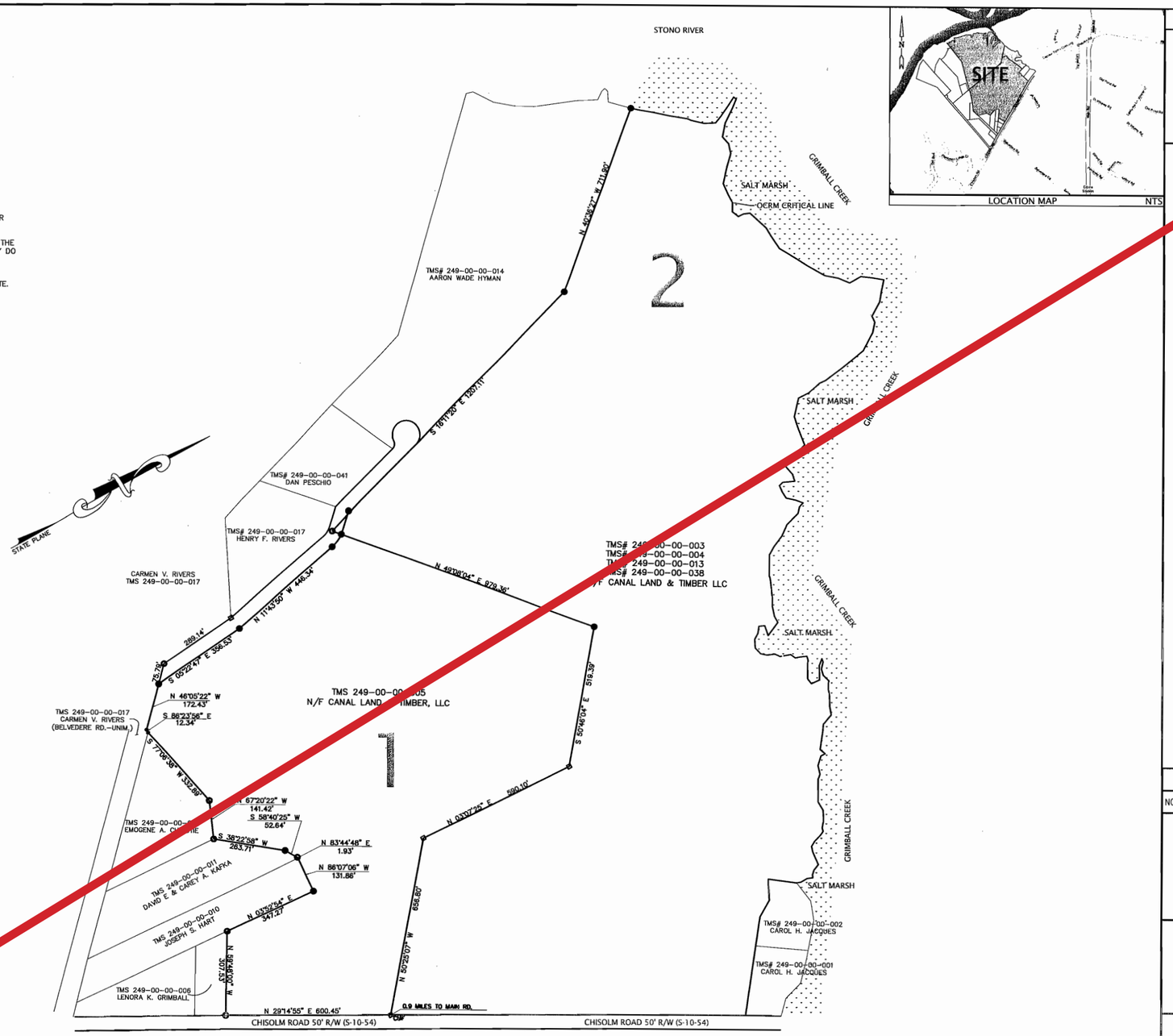


PROPOSED TO BE REMOVED

SINCLAIR & ASSOCIATES, LLC
ENGINEERS, SURVEYORS & MANAGERS
P.O. BOX 946 SUMMERVILLE, SC 29484
(843)873-0504 FAX (843)873-0985

GENERAL NOTES

1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
2. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED FOR THE PURPOSE OF ESTABLISHING THE BOUNDARY FOR THIS PROPERTY. THEY DO NOT CONSTITUTE A TITLE SEARCH.
3. SINCLAIR & ASSOCIATES, LLC DOES NOT WARRANT THE EXISTANCE OR NONEXISTANCE OF ANY JURISDICTIONAL WETLANDS ON THE SURVEY SITE.
4. BOUNDARY INFORMATION SHOWN BY OTHERS. BOUNDARY SHOWN FOR REFERENCE ONLY.



CHISOLM ROAD

NO.	DATE	REVISION DESCRIPTION	BY
			CKD

TREE SURVEY

CHARLESTON COUNTY
SOUTH CAROLINA

PREPARED FOR

INTERCOASTAL WATERWAY DEVELOPMENT

SURVEYOR'S CERTIFICATION:

I HEREBY STATE THAT THE TREES SHOWN ON THIS DRAWING ARE IN ACCORDANCE WITH CHARLESTON COUNTY TREE ORDINANCE STANDARDS, AND THAT ALL TREES SHOWN ARE GRAND TREES, 24" AND GREATER AT DBH.

8-21-07

O.F. HUNTER JR. DATE:
S.C. REG. No. 16487

CHARLESTON COUNTY APPROVAL STAMPS & NOTATIONS

SCALE 1" = 200'

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION SINCLAIR & ASSOCIATES, LLC. No. C02459

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 16487 O.F. HUNTER, JR.

PLAT BOOK	DEED BOOK
TAX MAP	DRAWN BY RKW
CHECKED BY OFH	DATE 07/22/07
PROJECT NUMBER 4166	DRAWING NUMBER TS-1

PATH: J:\projects\4166\survey\su4166-grand-trees.dwg

PROPOSED TO BE REMOVED

MATCHLINE SHEET 2

MATCHLINE SHEET 1

TMS# 249-00-00-017
HENRY F. RIVERS

CARMEN V. RIVERS
TMS 249-00-00-017

STATE PLANE

TMS 249-00-00-017
CARMEN V. RIVERS
(BELVEDERE RD.-UNIM.)

TMS 249-00-00-012
EMOGENE A. CHRISTIE

TMS 249-00-00-011
DAVID E & CAREY A. KAFKA

TMS 249-00-00-010
JOSEPH S. HART

TMS 249-00-00-006
LENORA K. GRIMBALL

GRIMBALL CREEK

SALT MARSH

SALT MARSH

GRIMBALL CREEK

TMS# 249-00-00-002
CAROL H. JACQUES

TMS# 249-00-00-001
CAROL H. JACQUES

CHISOLM ROAD 50' R/W (S-10-54)

CHISOLM ROAD 50' R/W (S-10-54)

CHISOLM ROAD

CHARLESTON COUNTY APPROVAL STAMPS & NOTATIONS

SURVEYOR'S CERTIFICATION:

I HEREBY STATE THAT THE TREES SHOWN ON THIS DRAWING ARE IN ACCORDANCE WITH CHARLESTON COUNTY TREE ORDINANCE STANDARDS, AND THAT ALL TREES SHOWN ARE GRAND TREES, 24" AND GREATER AT DBH.

8-2-07

O.F. HUNTER JR.
S.C. REG. No. 16487

DATE:

50 25 0 50 100

SCALE 1" = 50'

SINCLAIR & ASSOCIATES, LLC
ENGINEERS & SURVEYORS & MANAGERS
P.O. BOX [illegible] SUMMERVILLE, SC 29484
(843) [illegible]-0504 FAX (843)873-0985

NO.	DATE	REVISION DESCRIPTION	BY CKD

TREE SURVEY

CHARLESTON COUNTY
SOUTH CAROLINA

PREPARED FOR

INTERCOASTAL WATERWAY DEVELOPMENT

SOUTH CAROLINA — SINCLAIR & ASSOCIATES, LLC — No. C02459 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL LAND SURVEYOR — No. 16487 — O.F. HUNTER, JR.

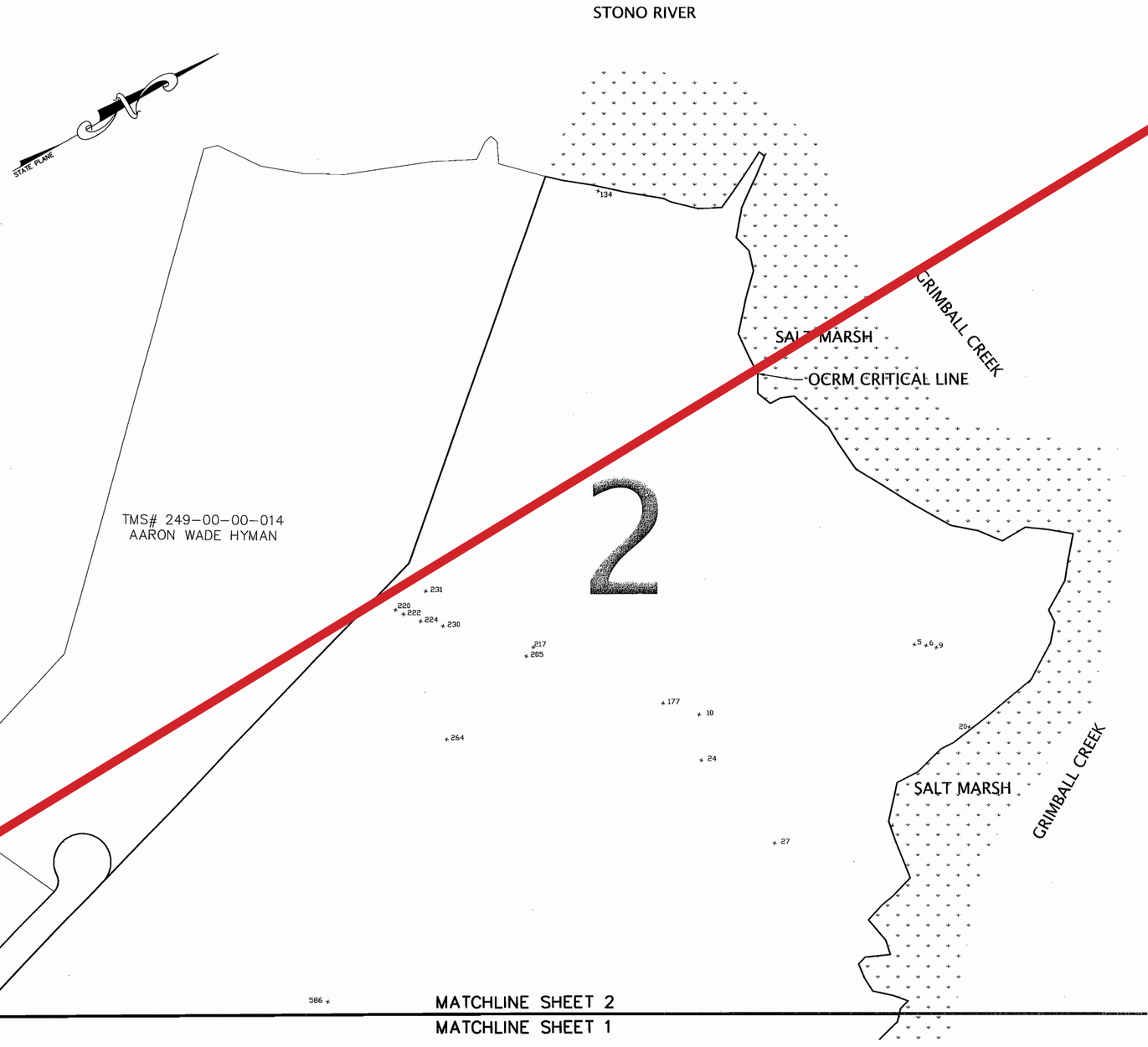
PLAT BOOK	DEED BOOK
TAX MAP	DRAWN BY RKW
CHECKED BY OFH	DATE 07/22/07
PROJECT NUMBER 4166	DRAWING NUMBER TS-2

PATH: J:\projects\4166\survey\su4166-grand-trees.dwg

PROPOSED TO BE REMOVED

TREE SCHEDULE TABLE

5	OAK33	799	OAK48	1267	GUMTRP37
6	OAK29	800	OAK30	1272	OAKTRP48
9	OAK29	801	OAK30	1275	OAK35
10	OAK36	802	OAK47	1288	HICKORY24
20	OAK27DOUB	803	OAK28	1291	OAKDBL28
24	OAK36DOUB	805	OAK41	1308	OAKDBL36
27	GUM40TRIPLE	807	OAK50	1317	OAK26
60	OAK29	809	OAK28	1338	GUM28
65	OAK30	810	OAK28	1362	OAKDBL30
70	OAK44DOUB	811	OAK40	1369	OAKDBL28
103	OAK27	812	OAK28	1399	OAK28DOUB
134	OAK38	813	OAK30	1403	OAK30TRIP
177	OAK36DOUB	815	OAK53	1409	OAK36
205	GUM29	816	OAK25	1438	OAK24DOUB
217	GUM24	817	OAK35	1440	OAK53TRIP
220	GUM36DOUB	818	OAKDBL48	1442	OAK24
222	GUM54DOUB	819	OAK33	1453	OAK31
224	GUM41DOUB	823	OAK30	1454	OAK24
230	GUM25	825	OAK34	1456	GUM24
231	GUM26DOUB	826	OAK25	1468	OAK30DOUB
264	OAK40DOUB	827	OAK28	1473	OAK34
270	OAK44	828	OAK28	1487	OAK26
272	OAK28	834	OAK25	1489	OAK33
273	OAK45DOUB	835	OAK35	1490	OAK33
283	OAK29	836	OAK31	1492	OAK32
289	OAK42	843	OAK28	1493	OAKTPL36
291	OAK28TRIP	848	OAK38	1494	OAK26
297	OAK30	852	OAK33	1495	OAK30DBL
298	OAK25	853	OAK30	1499	OAK28
299	OAK34	854	OAK33	1504	OAK25
304	OAK39	856	OAK28	1505	TPLOAK70
307	OAK35	867	OAK40	1506	OAK26
324	OAK32	871	OAK25	1507	DBLOAK38
325	OAK28	885	OAK25	1511	OAK25
326	OAK27	905	OAK24	1515	OAK35
340	OAK33	910	OAK36	1516	DBLOAK38
341	OAK29	920	OAK25	1522	OAK24
342	OAK23DOUB	924	OAK34	1523	OAK24
343	OAK28DOUB	930	OAK28	1525	OAK40
344	OAK35DOUB	961	OAKDBL28	1527	OAK28BL36
346	OAK25	979	GUM32	1528	OAK24
347	OAK35DOUB	980	OAK32	1530	OAK42
348	OAK30	994	OAK30	1531	OAK29
349	OAK35	1027	OAK24	1532	OAK26
352	OAK33DOUB	1031	OAK30	1533	OAK28
353	OAK26	1036	OAKTRPL30	1534	OAK28
367	OAK36TRIP	1043	GUMTRPL36	1535	OAK30
380	OAK24	1056	OAKTRPL28	1536	OAKDBL42
385	OAK30	1072	MAGNOLIADBL40	1537	DBLOAK38
386	OAK33	1073	OAK24	1538	OAK38
387	OAK25	1075	OAK29	1539	OAK27
390	OAK37	1076	OAK28	1542	MAGDBL24
391	OAK31	1079	OAKDBL54	1543	OAK34
396	OAK24	1081	OAK35	1545	OAK48
400	OAK34	1082	OAK27	1547	OAK28
402	OAK32	1084	OAK27	1548	OAK40
406	OAK25	1085	OAK36	1550	OAK24
407	OAK24	1086	OAKDBL40	1551	OAKDBL36
421	OAK26	1090	OAK34	1565	OAK27
427	OAK38	1092	OAK26	1568	OAK31
428	OAK28	1094	OAK36	1571	OAK36
434	OAK32	1096	GUM28	1572	OAK51
441	OAK28	1101	OAK54	1575	OAKDBL48
449	OAK32	1103	OAK47	1575	OAKTRPL14
470	OAK27	1105	OAK33	1580	PECAN30
471	OAK61	1106	OAK50	1583	OAKCLUSTER36
473	OAKDBL24	1107	OAK49	1590	OAKDBL40
475	OAKTRPL30	1109	OAK35	1592	OAKDBL28
479	OAK26	1110	OAK24	1601	GUMTRPL48
480	OAK56	1112	OAK25	1621	OAKTRPL33
481	OAKQUAD28	1113	OAK60	1623	OAK30
484	OAK32	1117	OAK25	1624	OAK47
488	OAKDBL30	1118	OAK33	1629	OAKDBL33
494	OAK30	1120	OAK27	1632	OAK28
510	OAK28	1122	OAK34	1633	OAKDBL30
512	OAKTRPL45	1123	OAK30	1634	OAK28
516	OAK30	1125	OAK24	1635	OAK28
518	OAK24	1127	OAK35	1649	OAK24
528	OAK30	1128	OAK27	1650	OAK24
586	HICKORY36	1130	OAK38	1651	OAK24
596	OAK29	1133	OAK26	1654	OAK30
603	OAK28	1134	OAK26	1655	OAK24
604	DBLOAK42	1139	MAGNOLIATRPL2	1681	OAK36
605	DBLOAK32	1146	OAKDBL34	1682	OAK26
606	OAK28	1167	OAK27	1686	OAKDBL30
620	OAK36	1170	OAK26	1688	OAKDBL39
623	OAK35	1176	OAK24	1689	GUMDBL30
624	OAK30	1181	OAK31	1691	OAKTRP43
626	OAK30	1182	OAK35	1719	OAK25
627	OAK33	1186	OAK42	1806	MAGNOLIA48
630	OAK31	1187	OAK27	1818	OAK28
631	OAK28	1191	OAK41	1820	OAK44
636	OAK28	1198	OAK28	1822	OAK29
651	OAK24	1200	OAK28	1823	OAK27
652	OAK35	1201	OAK42	1824	OAK45
653	OAK26	1202	OAK29	1830	OAK38
654	OAKDBL59	1204	OAK28	1833	OAK34
657	OAK32	1209	OAK25	1834	OAK24
658	OAK24	1211	OAK25	1835	OAKTRP56
660	OAK33	1212	OAK35	1838	OAK38
662	OAK30	1213	OAK25	1839	OAK30
663	OAK34	1215	OAK25	1841	OAK24
665	OAK26	1216	OAK25	1843	OAK390
667	OAK28	1219	OAK28	1846	OAK47
670	OAK30	1224	OAK38	1850	OAK40
679	DBLOAK38	1227	OAK30	1851	OAK31
682	OAK24	1228	OAK24	1852	MAGNOLIATRPL33
684	OAK60	1230	MAGNOLIA24	1853	OAK37
701	OAK28	1235	OAK33	1860	OAKTRP3[illegible]
702	OAK28	1239	OAKTRPL51	1865	OAK[illegible]
707	OAKDBL60	1240	OAK29	1868	OAKTRP33
711	OAK36	1250	OAK24	1870	OAKTRP28
789	OAK25	1260	OAKDBL24	1[illegible]	MAPLEDBL24
795	OAK26	1263	GUMDBL36	[illegible]	MAPLETRP27
796	OAK30	1266	GUMDBL32	1970	MAPLEDBL24
797	OAK32	1267	GUMTRP37	2001	OAK36



CHISOLM ROAD

SINCLAIR & ASSOCIATES, INC.
ENGINEERS, SURVEYORS & MANAGERS
P.O. BOX 846 SUMMERVILLE, SC 29484
(843)873-0504 FAX (843)873-0985

NO.	DATE	REVISION DESCRIPTION	BY
			CKD

TREE SURVEY

CHARLESTON COUNTY
SOUTH CAROLINA

PREPARED FOR

INTERCOASTAL WATERWAY DEVELOPMENT

SURVEYOR'S CERTIFICATION:

I HEREBY STATE THAT THE TREES SHOWN ON THIS DRAWING ARE IN ACCORDANCE WITH CHARLESTON COUNTY TREE ORDINANCE STANDARDS, AND THAT ALL TREES SHOWN ARE GRAND TREES, 24" AND GREATER AT DBH.

8-21-07
O.F. HUNTER JR. DATE:
S.C. REG. No. 16487

CHARLESTON COUNTY APPROVAL STAMPS & NOTATIONS

SCALE 1" = 50'

SOUTH CAROLINA SINCLAIR & ASSOCIATES, LLC. CERTIFICATE OF AUTHORIZATION No. c02459

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 16487 O.F. HUNTER, JR.

PLAT BOOK	DEED BOOK
TAX MAP	DRAWN BY RKW
CHECKED BY OFH	DATE 07/22/07
PROJECT NUMBER 4166	DRAWING NUMBER TS-3

PATH: J:\projects\4166\survey\su4166-grand-trees.dwg

PROPOSED TO BE INCLUDED

EXHIBIT M

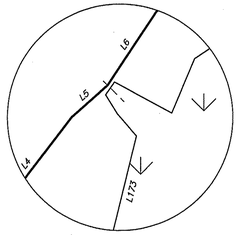
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

KENNETH R. CRAWFORD
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 21227

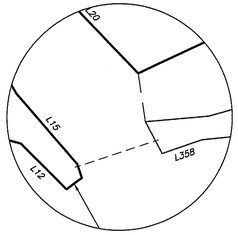
SOUTH CAROLINA — G3 ENGINEERING & SURVEYING LLC — No. 4357 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL — No. 21227 — 3/16/22 — KENNETH R. CRAWFORD — SURVEYOR

VICINITY MAP
(NOT TO SCALE)



INSET "A"
NOT TO SCALE



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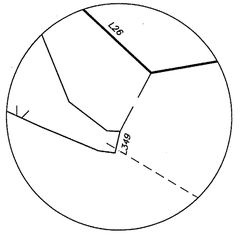

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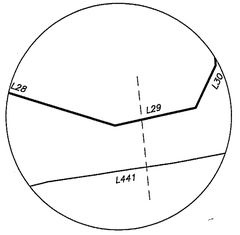

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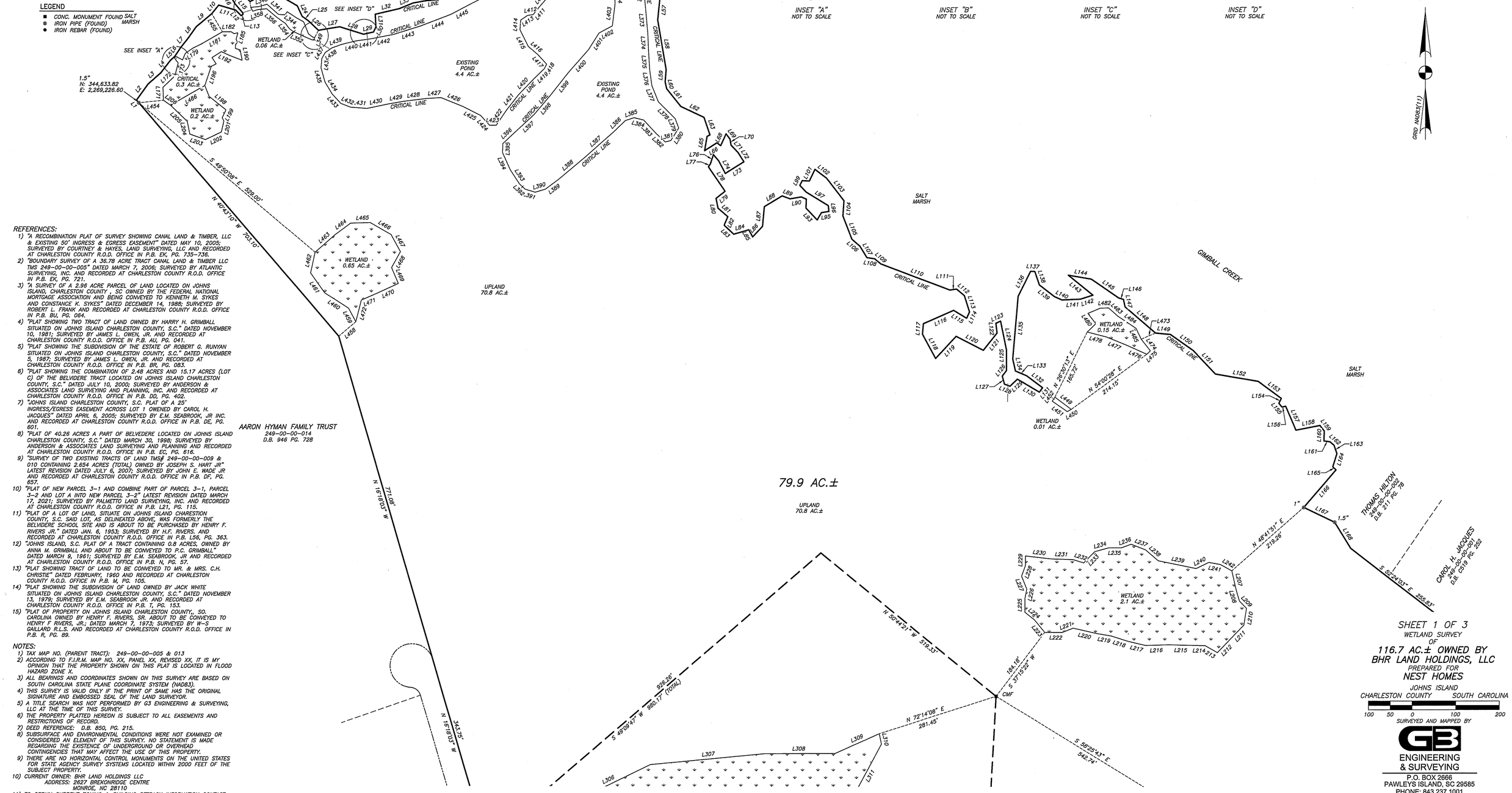


REFERENCES:

1) "A RECOMBINATION PLAT OF SURVEY SHOWING CANAL LAND & TIMBER, LLC & EXISTING 50' INGRESS & EGRESS EASEMENT" DATED MAY 10, 2005; SURVEYED BY COURTNEY & HAYES, LAND SURVEYING, LLC AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. EK, PG. 735–736.
2) "BOUNDARY SURVEY OF A 36.78 ACRE TRACT CANAL LAND & TIMBER LLC TMS 248–00–00–005" DATED MARCH 7, 2006; SURVEYED BY ATLANTIC SURVEYING, INC. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. EK, PG. 721.
3) "A SURVEY OF A 2.86 ACRE PARCEL OF LAND LOCATED ON JOHNS ISLAND, CHARLESTON COUNTY , SC OWNED BY THE FEDERAL NATIONAL MORTGAGE ASSOCIATION AND BEING CONVEYED TO KENNETH M. SYKES AND CONSTANCE K. SYKES" DATED DECEMBER 14, 1988; SURVEYED BY ROBERT L. FRANK AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. BU, PG. 064.
4) "PLAT SHOWING TWO TRACT OF LAND OWNED BY HARRY H. GRIMBALL SITUATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED NOVEMBER 10, 1981; SURVEYED BY JAMES L. OWEN, JR. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. AU, PG. 041.
5) "PLAT SHOWING THE SUBDIVISION OF THE ESTATE OF ROBERT G. RUNYAN SITUATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED NOVEMBER 5, 1987; SURVEYED BY JAMES L. OWEN, JR. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. BR, PG. 083.
6) "PLAT SHOWING THE COMBINATION OF 2.48 ACRES AND 15.17 ACRES (LOT C) OF THE BELVIDERE TRACT LOCATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED JULY 10, 2000; SURVEYED BY ANDERSON & ASSOCIATES LAND SURVEYING AND PLANNING, INC. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. DD, PG. 402.
7) "JOHNS ISLAND CHARLESTON COUNTY, S.C. PLAT OF A 25' INGRESS/EGRESS EASEMENT ACROSS LOT 1 OWENED BY CAROL H. JACQUES" DATED APRIL 6, 2005; SURVEYED BY E.M. SEABROOK, JR INC. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. DE, PG. 601.
8) "PLAT OF 40.26 ACRES A PART OF BELVEDERE LOCATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED MARCH 30, 1998; SURVEYED BY ANDERSON & ASSOCIATES LAND SURVEYING AND PLANNING AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. EC, PG. 616.
9) "SURVEY OF TWO EXISTING TRACTS OF LAND TMS# 249–00–00–009 & 010 CONTAINING 2.654 ACRES (TOTAL) OWNED BY JOSEPH S. HART JR" LATEST REVISION DATED JULY 6, 2007; SURVEYED BY JOHN E. WADE JR AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. DF, PG. 657.
10) "PLAT OF NEW PARCEL 3–1 AND COMBINE PART OF PARCEL 3–1, PARCEL 3–2 AND LOT A INTO NEW PARCEL 3–2" LATEST REVISION DATED MARCH 17, 2021; SURVEYED BY PALMETTO LAND SURVEYING, INC. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. L21, PG. 115.
11) "PLAT OF A LOT OF LAND, SITUATE ON JOHNS ISLAND CHARESTON COUNTY, S.C. SAID LOT, AS DELINEATED ABOVE, WAS FORMERLY THE BELVIDERE SCHOOL SITE AND IS ABOUT TO BE PURCHASED BY HENRY F. RIVERS JR." DATED JAN. 6, 1953; SURVEYED BY H.F. RIVERS. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. L56, PG. 363.
12) "JOHNS ISLAND, S.C. PLAT OF A TRACT CONTAINING 0.8 ACRES, OWNED BY ANNA M. GRIMBALL AND ABOUT TO BE CONVEYED TO P.C. GRIMBALL" DATED MARCH 9, 1951; SURVEYED BY E.M. SEABROOK, JR AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. N, PG. 57.
13) "PLAT SHOWING TRACT OF LAND TO BE CONVEYED TO MR. & MRS. C.H. CHRISTIE" DATED FEBRUARY, 1960 AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. M, PG. 105.
14) "PLAT SHOWING THE SUBDIVISION OF LAND OWNED BY JACK WHITE SITUATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED NOVEMBER 13, 1979; SURVEYED BY E.M. SEABROOK JR. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. T, PG. 153.
15) "PLAT OF PROPERTY ON JOHNS ISLAND CHARLESTON COUNTY,, SO. CAROLINA OWNED BY HENRY F. RIVERS, SR. ABOUT TO BE CONVEYED TO HENRY F RIVERS, JR.; DATED MARCH 7, 1973; SURVEYED BY W–S GAILLARD R.L.S. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. R, PG. 89.

NOTES:

1) TAX MAP NO. (PARENT TRACT): 249–00–00–005 & 013
2) ACCORDING TO F.I.R.M. MAP NO. XX, PANEL XX, REVISED XX, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE X.
3) ALL BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83).
4) THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
5) A TITLE SEARCH WAS NOT PERFORMED BY G3 ENGINEERING & SURVEYING, LLC AT THE TIME OF THIS SURVEY.
6) THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
7) DEED REFERENCE: D.B. 850, PG. 215.
8) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AN ELEMENT OF THIS SURVEY. NO STATEMENT IS MADE REGARDING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTINGENCIES THAT MAY AFFECT THE USE OF THIS PROPERTY.
9) THERE ARE NO HORIZONTAL CONTROL MONUMENTS ON THE UNITED STATES FOR STATE AGENCY SURVEY SYSTEMS LOCATED WITHIN 2000 FEET OF THE SUBJECT PROPERTY.
10) CURRENT OWNER: BHR LAND HOLDINGS LLC
ADDRESS: 2627 BREKONRIDGE CENTRE
MONROE, NC 28110
11) TO OBTAIN CURRENT ZONING & BUILDING SETBACK INFORMATION CONTACT CHARLESTON COUNTY PLANNING & ZONING DEPARTMENT.

SHEET 1 OF 3
WETLAND SURVEY
OF
116.7 AC.± OWNED BY BHR LAND HOLDINGS, LLC
PREPARED FOR
NEST HOMES
JOHNS ISLAND
CHARLESTON COUNTY SOUTH CAROLINA

100 50 0 100 200

SURVEYED AND MAPPED BY

G3 ENGINEERING & SURVEYING
P.O. BOX 2666
PAWLEYS ISLAND, SC 29585
PHONE: 843.237.1001

SCALE	1" = 100'	DRAWN BY	KRC
FILE	S210085	REVIEWED BY	xxx
FIELD DATE	10/21	APPROVED BY	xxx
PLAT DATE	2/15/22	PARTY CHIEF	RP

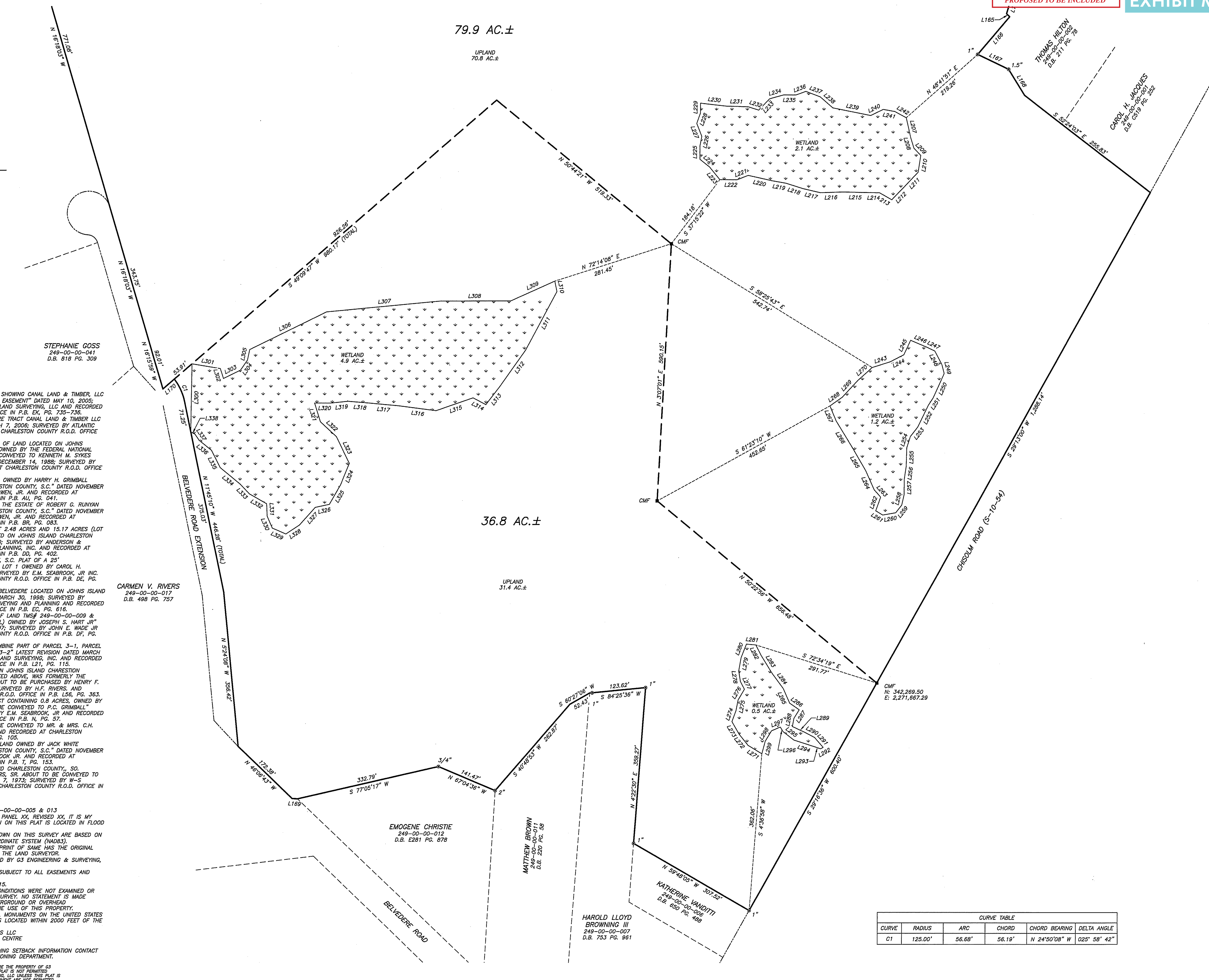
FILE PATH: K:\S210085 – ANGEL OAK\DRAWINGS\WETLANDS

PROPOSED TO BE INCLUDED

EXHIBIT M


VICINITY MAP
(NOT TO SCALE)

LEGEND
- ■ CONC. MONUMENT FOUND
- ◎ IRON PIPE (FOUND)
- ● IRON REBAR (FOUND)



CURVE TABLE					
CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	125.00'	56.68'	56.19'	N 24°50'08" W	025° 58' 42"

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 STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

KENNETH R. CRAWFORD
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 21227

SOUTH CAROLINA G3 ENGINEERING & SURVEYING LLC No. 4357 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 21227 KENNETH R. CRAWFORD 6/29/22

REFERENCES:

1) "A RECOMBINATION PLAT OF SURVEY SHOWING CANAL LAND & TIMBER, LLC & EXISTING 50' INGRESS & EGRESS EASEMENT" DATED MAY 10, 2005; SURVEYED BY COURTNEY & HAYES, LAND SURVEYING, LLC AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. EK, PG. 735-736.
2) "BOUNDARY SURVEY OF A 36.78 ACRE TRACT CANAL LAND & TIMBER LLC TMS 249-00-00-005" DATED MARCH 7, 2006; SURVEYED BY ATLANTIC SURVEYING, INC. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. EK, PG. 721.
3) "A SURVEY OF A 2.96 ACRE PARCEL OF LAND LOCATED ON JOHNS ISLAND, CHARLESTON COUNTY , SC OWNED BY THE FEDERAL NATIONAL MORTGAGE ASSOCIATION AND BEING CONVEYED TO KENNETH M. SYKES AND CONSTANCE K. SYKES" DATED DECEMBER 14, 1988; SURVEYED BY ROBERT L. FRANK AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. BU, PG. 064.
4) "PLAT SHOWING TWO TRACT OF LAND OWNED BY HARRY H. GRIMBALL SITUATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED NOVEMBER 10, 1981; SURVEYED BY JAMES L. OWEN, JR. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. AU, PG. 041.
5) "PLAT SHOWING THE SUBDIVISION OF THE ESTATE OF ROBERT G. RUNYAN SITUATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED NOVEMBER 5, 1987; SURVEYED BY JAMES L. OWEN, JR. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. BR, PG. 083.
6) "PLAT SHOWING THE COMBINATION OF 2.48 ACRES AND 15.17 ACRES (LOT C) OF THE BELVIDERE TRACT LOCATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED JULY 10, 2000; SURVEYED BY ANDERSON & ASSOCIATES LAND SURVEYING AND PLANNING, INC. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. DD, PG. 402.
7) "JOHNS ISLAND CHARLESTON COUNTY, S.C. PLAT OF A 25' INGRESS/EGRESS EASEMENT ACROSS LOT 1 OWENED BY CAROL H. JACQUES" DATED APRIL 6, 2005; SURVEYED BY E.M. SEABROOK, JR INC. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. DE, PG. 601.
8) "PLAT OF 40.26 ACRES A PART OF BELVEDERE LOCATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED MARCH 30, 1998; SURVEYED BY ANDERSON & ASSOCIATES LAND SURVEYING AND PLANNING AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. EC, PG. 616.
9) "SURVEY OF TWO EXISTING TRACTS OF LAND TMS# 249-00-00-009 & 010 CONTAINING 2.654 ACRES (TOTAL) OWNED BY JOSEPH S. HART JR" LATEST REVISION DATED JULY 6, 2007; SURVEYED BY JOHN E. WADE JR AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. DF, PG. 657.
10) "PLAT OF NEW PARCEL 3-1 AND COMBINE PART OF PARCEL 3-1, PARCEL 3-2 AND LOT A INTO NEW PARCEL 3-2" LATEST REVISION DATED MARCH 17, 2021; SURVEYED BY PALMETTO LAND SURVEYING, INC. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. L21, PG. 115.
11) "PLAT OF A LOT OF LAND, SITUATE ON JOHNS ISLAND CHARESTION COUNTY, S.C. SAID LOT, AS DELINEATED ABOVE, WAS FORMERLY THE BELVIDERE SCHOOL SITE AND IS ABOUT TO BE PURCHASED BY HENRY F. RIVERS JR." DATED JAN. 6, 1953; SURVEYED BY H.F. RIVERS. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. L56, PG. 363.
12) "JOHNS ISLAND, S.C. PLAT OF A TRACT CONTAINING 0.8 ACRES, OWNED BY ANNA M. GRIMBALL AND ABOUT TO BE CONVEYED TO P.C. GRIMBALL" DATED MARCH 9, 1961; SURVEYED BY E.M. SEABROOK, JR AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. N, PG. 57.
13) "PLAT SHOWING TRACT OF LAND TO BE CONVEYED TO MR. & MRS. C.H. CHRISTIE" DATED FEBRUARY, 1960 AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. M, PG. 105.
14) "PLAT SHOWING THE SUBDIVISION OF LAND OWNED BY JACK WHITE SITUATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED NOVEMBER 13, 1979; SURVEYED BY E.M. SEABROOK JR. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. T, PG. 153.
15) "PLAT OF PROPERTY ON JOHNS ISLAND CHARLESTON COUNTY,, SO. CAROLINA OWNED BY HENRY F. RIVERS, SR. ABOUT TO BE CONVEYED TO HENRY F RIVERS, JR.; DATED MARCH 7, 1973; SURVEYED BY W-S GAILLARD R.L.S. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. R, PG. 89.

NOTES:

1) TAX MAP NO. (PARENT TRACT): 249-00-00-005 & 013
2) ACCORDING TO F.I.R.M. MAP NO. XX, PANEL XX, REVISED XX, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE X.
3) ALL BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83).
4) THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
5) A TITLE SEARCH WAS NOT PERFORMED BY G3 ENGINEERING & SURVEYING, LLC AT THE TIME OF THIS SURVEY.
6) THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
7) DEED REFERENCE: D.B. 850, PG. 215.
8) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AN ELEMENT OF THIS SURVEY. NO STATEMENT IS MADE REGARDING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTINGENCIES THAT MAY AFFECT THE USE OF THIS PROPERTY.
9) THERE ARE NO HORIZONTAL CONTROL MONUMENTS ON THE UNITED STATES FOR STATE AGENCY SURVEY SYSTEMS LOCATED WITHIN 2000 FEET OF THE SUBJECT PROPERTY.
10) CURRENT OWNER: BHR LAND HOLDINGS LLC
    ADDRESS: 2627 BREKONRIDGE CENTRE
    MONROE, NC 28110
11) TO OBTAIN CURRENT ZONING & BUILDING SETBACK INFORMATION CONTACT CHARLESTON COUNTY PLANNING & ZONING DEPARTMENT.

SHEET 2 OF 3

WETLAND SURVEY
OF
116.7 AC.± OWNED BY BHR LAND HOLDINGS, LLC
PREPARED FOR
NEST HOMES
JOHNS ISLAND
CHARLESTON COUNTY SOUTH CAROLINA

100 50 0 100 200

SURVEYED AND MAPPED BY

G3 ENGINEERING & SURVEYING
P.O. BOX 2666
PAWLEYS ISLAND, SC 29585
PHONE: 843.237.1001

SCALE	1" = 100'	DRAWN BY	KRC
FILE	S210085	REVIEWED BY	xxx
FIELD DATE	10/21	APPROVED BY	xxx
PLAT DATE	2/15/22	PARTY CHIEF	RP

FILE PATH: K:\S210085 – ANGEL OAK\DRAWINGS\WETLANDS

PROPOSED TO BE INCLUDED

EXHIBIT M

VICINITY MAP
(NOT TO SCALE)

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LINE TABLE

LINE	BEARING	DISTANCE
L1	N 40°43'10" W	8.12'
L2	N 35°47'36" E	45.31'
L3	N 48°48'06" E	38.26'
L4	N 37°31'00" E	35.94'
L5	N 48°38'18" E	13.39'
L6	N 33°34'35" E	24.50'
L7	N 39°16'06" E	26.54'
L8	N 35°09'43" E	33.19'
L9	N 50°03'58" E	46.28'
L10	N 39°06'02" E	25.39'
L11	S 73°48'12" E	40.44'
L12	S 45°10'36" E	18.03'
L13	N 53°29'20" E	5.35'
L14	N 18°45'46" W	4.04'
L15	N 40°53'57" W	25.97'
L16	N 31°05'34" W	32.23'
L17	N 02°27'23" W	32.94'
L18	S 61°39'50" E	21.36'
L19	S 17°08'54" E	15.53'
L20	S 43°52'58" E	41.49'

LINE TABLE

LINE	BEARING	DISTANCE
L21	N 65°04'03" E	51.30'
L22	N 86°27'59" E	6.59'
L23	S 59°54'35" E	64.01'
L24	S 24°49'48" E	26.26'
L25	S 54°05'52" E	18.18'
L26	S 47°04'51" E	31.23'
L27	N 80°18'01" E	49.05'
L28	S 72°51'23" E	57.78'
L29	N 77°36'04" E	23.05'
L30	N 25°37'52" E	13.12'
L31	N 03°20'11" W	28.55'
L32	N 76°52'50" E	56.77'
L33	N 67°57'31" E	34.02'
L34	N 79°41'43" E	30.13'
L35	N 84°54'34" E	24.46'
L36	N 80°43'14" E	49.32'
L37	N 69°25'29" E	17.24'
L38	N 45°51'11" E	32.50'
L39	N 74°11'30" E	49.76'
L40	S 18°46'04" E	14.43'

LINE TABLE

LINE	BEARING	DISTANCE
L41	N 57°09'09" E	32.85'
L42	N 16°37'53" E	24.26'
L43	N 45°50'22" E	63.21'
L44	N 46°28'13" E	26.67'
L45	N 54°44'26" E	54.18'
L46	N 38°55'44" E	37.97'
L47	N 09°48'08" E	41.76'
L48	N 69°26'43" E	15.54'
L49	S 42°14'39" E	27.03'
L50	S 02°11'13" E	56.61'
L51	N 74°52'28" E	35.52'
L52	S 72°24'10" E	62.15'
L53	S 47°11'47" E	24.21'
L54	S 34°59'02" E	35.89'
L55	S 23°23'59" E	48.28'
L56	S 09°11'17" E	69.02'
L57	S 05°30'17" W	48.70'
L58	S 09°41'11" E	114.44'
L59	S 04°28'01" W	28.24'
L60	S 12°40'32" E	16.06'

LINE TABLE

LINE	BEARING	DISTANCE
L61	S 38°41'19" E	52.15'
L62	S 64°55'09" E	58.34'
L63	S 19°03'57" E	41.94'
L64	S 61°47'52" W	7.51'
L65	S 09°42'06" W	32.79'
L66	N 57°43'16" E	33.53'
L67	S 52°03'42" E	10.52'
L68	N 25°08'46" E	29.48'
L69	S 37°35'25" E	14.77'
L70	S 10°24'24" E	14.10'
L71	S 43°40'02" E	23.04'
L72	S 32°29'50" E	25.10'
L73	S 57°53'31" W	50.08'
L74	N 28°06'05" W	32.90'
L75	N 41°06'57" W	18.23'
L76	S 18°12'37" W	21.89'
L77	S 32°39'37" W	8.35'
L78	S 34°15'06" E	67.36'
L79	S 51°50'43" W	26.10'
L80	S 10°58'59" E	22.77'

LINE TABLE

LINE	BEARING	DISTANCE
L81	S 49°21'04" E	29.90'
L82	S 22°41'16" W	21.22'
L83	S 46°46'58" E	30.14'
L84	N 73°37'22" E	35.68'
L85	S 29°18'35" E	18.62'
L86	N 43°10'31" E	33.15'
L87	N 04°52'47" E	45.35'
L88	N 59°01'36" E	47.56'
L89	S 70°21'25" E	19.50'
L90	N 80°31'39" E	25.94'
L91	S 66°02'46" E	12.57'
L92	S 01°54'58" W	20.43'
L93	S 43°23'57" E	37.30'
L94	N 30°21'01" E	19.24'
L95	N 80°36'44" E	17.49'
L96	N 06°16'05" W	13.37'
L97	N 58°40'23" W	59.15'
L98	N 43°30'21" W	21.34'
L99	N 27°09'31" E	11.91'
L100	S 87°48'24" E	16.41'

LINE TABLE

LINE	BEARING	DISTANCE
L101	N 25°44'10" E	29.38'
L102	S 53°13'15" E	33.50'
L103	S 37°39'43" E	64.97'
L104	S 03°47'37" W	34.71'
L105	S 21°11'34" E	57.34'
L106	S 49°00'04" E	24.36'
L107	S 31°25'40" E	30.75'
L108	S 81°29'31" E	17.90'
L109	S 50°05'08" E	18.28'
L110	S 69°20'45" E	169.80'
L111	N 81°27'02" E	15.18'
L112	S 50°24'55" E	23.42'
L113	S 17°35'56" E	38.93'
L114	S 24°28'43" W	15.92'
L115	N 58°45'08" W	34.85'
L116	S 66°25'50" W	75.80'
L117	S 04°36'38" W	23.87'
L118	S 28°31'31" E	63.30'
L119	N 42°55'06" E	68.95'
L120	S 62°57'24" E	70.20'

LINE TABLE

LINE	BEARING	DISTANCE
L121	N 38°21'42" E	50.36'
L122	N 06°38'45" W	22.26'
L123	N 65°58'30" E	11.87'
L124	S 11°37'53" E	66.64'
L125	S 00°02'15" W	47.23'
L126	S 37°30'00" W	15.96'
L127	S 15°18'17" E	19.00'
L128	S 69°17'58" E	13.63'
L129	N 46°54'02" E	23.42'
L130	S 59°33'31" E	58.15'
L131	N 37°07'38" E	12.44'
L132	N 53°13'35" W	45.04'
L133	N 66°44'27" W	28.26'
L134	N 12°47'31" W	27.99'
L135	N 04°49'53" E	143.59'
L136	N 26°39'41" E	63.96'
L137	S 86°42'46" E	9.66'
L138	S 18°33'54" E	32.44'
L139	S 52°35'52" E	43.77'
L140	S 65°36'17" E	18.88'

LINE TABLE

LINE	BEARING	DISTANCE
L141	N 87°30'10" E	42.57'
L142	N 71°55'10" E	29.82'
L143	N 51°01'42" W	72.42'
L144	S 80°23'33" E	53.46'
L145	S 55°28'50" E	75.93'
L146	S 73°06'05" E	11.54'
L147	S 12°23'50" E	17.12'
L148	S 49°32'03" E	92.18'
L149	S 84°41'12" E	34.29'
L150	S 54°53'57" E	64.19'
L151	S 43°35'16" E	73.43'
L152	S 80°05'42" E	99.82'
L153	S 53°46'29" E	65.66'
L154	S 27°06'26" W	12.38'
L155	S 38°49'09" E	10.82'
L156	N 80°23'52" E	8.89'
L157	S 23°27'36" E	59.47'
L158	N 78°55'00" E	56.13'
L159	S 37°37'50" E	16.04'
L160	S 01°47'38" W	22.73'

LINE TABLE

LINE	BEARING	DISTANCE
L161	S 81°45'43" E	14.20'
L162	S 49°42'50" E	11.92'
L163	S 19°12'19" E	20.40'
L164	S 17°09'17" W	31.90'
L165	S 46°08'57" E	9.98'
L166	S 40°32'04" W	113.32'
L167	S 64°23'04" E	78.77'
L168	S 31°40'52" E	69.99'
L169	N 86°25'17" W	12.34'
L170	S 49°09'47" W	34.43'
L171	N 01°46'31" W	29.76'
L172	N 46°29'47" E	37.45'
L173	N 13°55'20" E	30.99'
L174	N 41°01'06" W	8.16'
L175	N 32°05'48" W	6.26'
L176	N 35°03'53" E	4.34'
L177	S 61°41'53" E	18.19'
L178	N 23°06'29" E	16.42'
L179	N 56°16'09" E	22.48'
L180	N 64°24'43" E	18.37'

LINE TABLE

LINE	BEARING	DISTANCE
L181	N 60°20'12" E	57.77'
L182	N 89°07'44" E	19.40'
L183	S 57°56'44" E	8.33'
L184	N 79°24'17" E	9.01'
L185	S 16°23'13" W	15.25'
L186	S 26°08'48" E	8.22'
L187	S 47°59'59" W	6.32'
L188	S 03°18'44" W	9.28'
L189	S 72°42'13" E	11.56'
L190	S 10°53'58" E	23.78'
L191	N 69°15'42" W	30.43'
L192	N 65°12'00" W	20.99'
L193	S 58°08'45" W	25.53'
L194	S 33°41'31" E	17.18'
L195	S 62°48'56" W	12.64'
L196	S 18°32'24" W	46.02'
L197	S 21°54'47" E	27.05'
L198	S 51°33'27" E	49.28'
L199	S 26°13'21" W	19.79'
L200	S 26°38'17" E	8.63'

LINE TABLE

LINE	BEARING	DISTANCE
L201	S 13°15'43" W	25.50'
L202	S 64°55'16" W	40.52'
L203	N 70°36'45" W	37.76'
L204	N 11°31'09" W	29.25'
L205	N 46°09'56" W	53.40'
L206	N 55°04'54" W	19.67'
L207	S 12°41'32" E	45.92'
L208	S 16°30'42" E	25.95'
L209	S 43°40'47" E	23.02'
L210	S 08°47'38" W	38.82'
L211	S 43°47'16" W	46.22'
L212	S 43°59'17" W	41.36'
L213	N 60°23'23" W	32.52'
L214	N 89°09'38" W	28.45'
L215	N 88°32'51" W	54.32'
L216	S 88°12'31" W	53.07'
L217	N 76°46'55" W	41.74'
L218	N 72°27'57" W	40.90'
L219	N 80°13'00" W	32.84'
L220	N 77°19'01" W	55.84'

LINE TABLE

LINE	BEARING	DISTANCE
L221	S 68°46'04" W	27.67'
L222	N 89°31'36" W	39.63'
L223	N 39°05'55" W	37.01'
L224	N 51°24'41" W	28.43'
L225	N 00°14'53" W	30.61'
L226	N 11°09'25" E	22.68'
L227	N 21°40'55" W	31.96'
L228	N 19°51'19" E	25.32'
L229	N 00°24'59" E	22.31'
L230	S 83°30'55" E	60.35'
L231	S 88°20'23" E	49.62'
L232	S 72°45'54" E	25.41'
L233	N 44°11'16" E	36.06'
L234	N 74°50'20" E	33.88'
L235	S 89°34'04" E	28.01'
L236	N 70°00'38" E	24.40'
L237	S 68°56'56" E	35.50'
L238	S 48°57'19" E	38.27'
L239	S 78°33'41" E	88.93'
L240	N 64°17'07" E	32.40'

LINE TABLE

LINE	BEARING	DISTANCE
L241	S 79°26'59" E	26.69'
L242	S 61°36'41" E	30.00'
L243	N 72°26'00" E	43.57'
L244	N 63°02'26" E	34.96'
L245	N 25°14'01" E	36.83'
L246	S 66°53'13" E	40.19'
L247	S 64°23'56" E	20.74'
L248	S 27°48'14" E	35.35'
L249	S 14°02'24" E	20.95'
L250	S 24°21'25" W	61.39'
L251	S 32°47'47" W	20.45'
L252	S 26°15'33" W	54.70'
L253	S 38°16'30" W	28.07'
L254	S 17°27'49" W	26.57'
L255	S 01°32'54" W	42.36'
L256	S 08°20'31" W	30.58'
L257	S 00°35'58" W	34.35'
L258	S 12°59'57" W	24.71'
L259	S 37°52'34" W	22.41'
L260	S 80°23'54" W	30.15'

LINE TABLE

LINE	BEARING	DISTANCE
L261	N 59°11'58" W	18.97'
L262	N 20°15'58" E	33.36'
L263	N 41°52'18" W	22.53'
L264	N 24°00'20" W	47.89'
L265	N 30°21'50" W	58.93'
L266	N 31°38'11" W	72.80'
L267	N 22°50'10" W	37.56'
L268	N 54°50'03" E	34.50'
L269	N 42°58'15" E	51.97'
L270	N 47°44'11" E	45.28'
L271	N 58°48'26" W	37.29'
L272	N 38°38'08" W	32.54'
L273	N 29°43'33" W	33.47'
L274	N 20°01'48" E	26.90'
L275	N 11°14'12" E	25.16'
L276	N 30°24'58" E	28.56'
L277	N 27°19'28" W	20.19'
L278	N 08°55'59" W	24.50'
L279	N 10°15'55" E	30.85'
L280	N 21°23'55" E	33.52'

LINE TABLE

LINE	BEARING	DISTANCE
L281	S 85°04'08" E	21.76'
L282	S 26°58'10" E	27.25'
L283	S 31°28'03" E	46.80'
L284	S 36°06'48" E	45.33'
L285	S 23°48'21" E	36.02'
L286	S 55°03'25" E	26.71'
L287	S 32°16'24" W	22.99'
L288	S 10°30'34" W	19.31'
L289	S 64°52'14" E	32.71'
L290	S 62°05'45" E	24.21'
L291	S 41°19'00" E	30.41'
L292	S 60°38'11" W	6.79'
L293	N 70°55'53" W	16.47'
L294	N 72°09'10" W	48.38'
L295	N 52°14'27" W	32.05'
L296	N 30°22'56" W	11.80'
L297	S 66°57'22" W	22.03'
L298	S 31°07'16" W	28.08'
L299	S 15°01'35" W	29.68'
L300	N 00°58'56" E	156.02'

LINE TABLE

LINE	BEARING	DISTANCE
L301	S 80°30'00" E	66.06'
L302	S 18°00'44" E	23.74'
L303	N 63°47'38" E	43.43'
L304	N 34°48'56" E	28.25'
L305	N 12°20'25" E	24.50'
L306	N 63°48'50" E	196.88'
L307	N 84°31'08" E	263.82'
L308	N 89°46'57" E	161.58'
L309	N 65°43'10" E	110.99'
L310	S 11°40'21" E	24.55'
L311	S 28°09'25" W	153.13'
L312	S 35°16'36" W	98.13'
L313	S 37°53'34" W	56.53'
L314	N 62°23'31" W	32.94'
L315	S 70°54'47" W	90.02'
L316	N 82°45'49" W	87.12'
L317	N 84°47'50" W	69.42'
L318	N 85°12'09" W	46.78'
L319	S 83°56'56" W	40.21'
L320	N 90°00'00" W	37.43'

LINE TABLE

LINE	BEARING	DISTANCE
L321	S 17°13'59" E	44.88'
L322	S 47°42'59" E	49.94'
L323	S 26°02'48" E	67.68'
L324	S 22°14'51" W	52.77'
L325	S 29°49'24" W	52.17'
L326	S 77°56'43" W	33.25'
L327	S 41°44'16" W	54.53'
L328	S 56°23'27" W	37.17'
L329	N 66°17'49" W	34.27'
L330	N 23°28'18" W	29.79'
L331	N 02°43'11" W	28.47'
L332	N 60°13'33" W	45.63'
L333	N 43°36'31" W	30.75'
L334	N 50°28'13" W	59.33'
L335	N 27°15'55" W	44.44'
L336	N 51°20'57" W	36.38'
L337	N 34°31'42" W	16.99'
L338	N 62°57'17" W	10.89'
L339	S 85°04'49" W	17.84'
L340	S 74°17'22" W	12.31'

LINE TABLE

LINE	BEARING	DISTANCE
L341	N 48°36'10" W	34.90'
L342	N 86°14'24" W	15.06'
L343	S 35°11'38" W	8.33'
L344	N 56°44'18" W	25.59'
L345	N 61°18'06" W	18.70'
L346	N 22°09'38" W	29.43'
L347	N 52°40'12" W	13.39'
L348	N 87°31'32" W	3.63'
L349	N 13°32'45" E	6.14'
L350	S 82°41'05" E	4.68'
L351	S 67°26'43" E	17.65'
L352	S 65°44'02" E	29.54'
L353	S 53°48'32" E	10.62'
L354	S 36°21'45" E	15.14'
L355	S 54°28'46" E	25.44'
L356	S 49°52'44" E	29.18'
L357	N 84°30'27" E	20.75'
L358	N 71°13'03" E	11.78'
L359	S 28°03'26" E	9.98'
L360	N 63°09'01" E	35.09'

LINE TABLE

LINE	BEARING	DISTANCE
L361	N 63°44'01" E	57.07'
L362	N 59°59'17" E	64.98'
L363	N 59°25'46" E	62.49'
L364	N 64°38'07" E	61.33'
L365	N 70°23'10" E	48.55'
L366	N 80°06'47" E	25.95'
L367	S 82°44'20" E	28.08'
L368	S 59°00'28" E	16.77'
L369	S 46°47'35" E	26.41'
L370	S 26°32'43" E	31.24'
L371	S 09°05'31" E	39.56'
L372	S 05°53'24" E	51.64'
L373	S 05°10'59" E	68.12'
L374	S 02°19'10" E	40.92'
L375	S 03°18'19" E	41.24'
L376	S 08°11'14" E	36.73'
L377	S 21°59'05" E	40.08'
L378	S 45°08'46" E	54.18'
L379	S 20°57'35" E	22.80'
L380	S 32°23'53" W	33.74'

LINE TABLE

LINE	BEARING	DISTANCE
L381	S 75°49'41" W	13.16'
L382	N 47°42'50" W	27.70'
L383	N 43°06'32" W	42.61'
L384	N 76°19'41" W	22.33'
L385	S 71°49'45" W	21.81'
L386	S 45°57'46" W	37.78'
L387	S 48°44'45" W	86.71'
L388	S 50°14'55" W	81.79'
L389	S 53°20'40" W	34.61'
L390	S 73°33'42" W	24.19'
L391	N 73°10'29" W	24.36'
L392	N 47°05'12" W	17.25'
L393	N 33°18'36" W	38.83'
L394	N 24°32'59" W	42.30'
L395	N 01°25'19" E	20.89'
L396	N 47°02'14" E	43.72'
L397	N 47°23'26" E	53.90'
L398	N 40°21'24" E	59.52'
L399	N 38°23'03" E	63.65'
L400	N 41°18'36" E	70.68'

LINE TABLE

LINE	BEARING	DISTANCE
L401	N 32°19'21" E	44.73'
L402	N 62°08'52" E	34.89'
L403	N 06°49'09" E	52.37'
L404	N 04°41'49" W	32.11'
L405	N 10°09'14" W	24.33'
L406	S 79°05'57" W	12.64'
L407	S 68°51'50" W	34.22'
L408	S 70°31'25" W	57.77'
L409	S 57°53'22" W	46.81'
L410	S 40°59'00" W	30.97'
L411	S 38°39'31" W	20.92'
L412	S 80°31'38" W	13.63'
L413	S 55°43'28" W	18.80'
L414	S 03°41'54" W	22.26'
L415	S 26°54'52" E	42.35'
L416	S 49°58'18" E	28.28'
L417	S 42°37'42" E	30.17'
L418	S 27°31'42" W	11.68'
L419	S 45°45'06" W	35.24'
L420	S 44°11'01" W	49.05'

LINE TABLE

LINE	BEARING	DISTANCE
L421	S 38°19'06" W	42.41'
L422	S 34°24'26" W	43.48'
L423	N 90°00'00" W	15.45'
L424	N 42°39'51" W	29.87'
L425	N 63°19'07" W	44.95'
L426	N 68°05'44" W	54.87'
L427	S 86°16'39" W	35.22'
L428	S 83°05'59" W	49.94'
L429	S 80°16'21" W	35.16'
L430	S 78°18'45" W	51.15'
L431	N 85°44'37" W	37.89'
L432	N 69°02'48" W	23.96'
L433	N 42°57'36" W	29.32'
L434	N 31°12'08" W	31.80'
L435	N 15°24'51" W	33.48'
L436	N 04°16'39" E	21.33'
L437	N 29°24'39" E	15.72'
L438	N 55°25'05" E	18.42'
L439	N 69°48'23" E	22.89'
L440	N 76°06'30" E	33.74'

LINE TABLE

LINE	BEARING	DISTANCE
L441	S 81°46'36" W	35.70'
L442	N 79°15'26" E	53.07'
L443	N 72°36'18" E	65.96'
L444	N 69°09'16" E	73.06'
L445	N 62°16'58" E	44.87'
L449	S 53°07'04" E	46.86'
L450	S 61°00'46" W	10.47'
L451	N 55°13'49" W	41.79'
L452	N 32°39'31" E	11.12'
L454	S 84°08'19" W	56.64'
L455	N 31°03'17" W	48.29'
L456	S 08°22'06" E	13.66'
L457	S 28°09'17" W	18.50'
L458	N 49°37'53" E	51.27'
L459	N 28°28'17" W	35.14'
L460	N 57°39'30" W	64.71'
L461	N 35°20'19" W	55.96'
L462	N 12°17'48" E	48.44'
L463	N 48°31'53" E	60.44'
L464	N 53°45'14" E	45.11'

LINE TABLE

LINE	BEARING	DISTANCE
L465	N 88°12'13" E	44.60'
L466	S 60°09'50" E	55.23'
L467	S 28°43'06" E	44.48'
L468	S 28°56'09" W	41.66'
L469	S 23°01'30" E	39.67'
L470	S 65°23'33" W	53.21'
L471	S 66°38'06" W	39.78'
L472	S 14°17'24" W	50.76'
L473	N 66°46'46" E	35.62'
L474	S 38°13'00" E	33.74'
L475	S 46°11'03" W	11.31'
L476	N 66°03'46" W	50.47'
L477	N 67°55'50" W	50.53'
L478	N 75°46'08" W	45.22'
L479	N 45°56'51" E	27.31'
L480	N 37°31'11" W	29.72'
L481	N 66°56'41" E	30.40'
L482	N 88°20'37" E	19.46'
L483	S 48°38'59" E	29.14'
L484	S 56°31'14" E	49.30'

LINE TABLE

LINE	BEARING	DISTANCE
L485	S 26°02'29" E	27.64'
L486	N 60°13'47" E	90.67'

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 STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

KENNETH R. CRAWFORD
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 21227

G3 ENGINEERING & SURVEYING LLC
No. 4357

No. 21227
KENNETH R. CRAWFORD
6/29/22

SHEET 3 OF 3

WETLAND SURVEY
OF

116.7 AC.± OWNED BY
BHR LAND HOLDINGS, LLC

PREPARED FOR

NEST HOMES

JOHNS ISLAND
CHARLESTON COUNTY SOUTH CAROLINA

100 50 0 100 200

SURVEYED AND MAPPED BY

G3
ENGINEERING
& SURVEYING

P.O. BOX 2666
PAWLEYS ISLAND, SC 29585
PHONE: 843.237.1001

SCALE	1" = 100'	DRAWN BY	KRC
FILE	S210085	REVIEWED BY	xxx
FIELD DATE	10/21	APPROVED BY	xxx
PLAT DATE	2/15/22	PARTY CHIEF	RP

FILE PATH: K:\S210085 – ANGEL OAK\DRAWINGS\WETLANDS

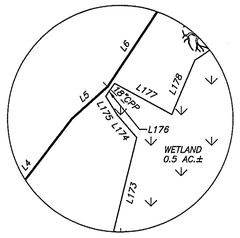
PROPOSED TO BE INCLUDED

EXHIBIT N

VICINITY MAP
(NOT TO SCALE)

NOTES:

1) TAX MAP NO. (PARENT TRACT): 249-00-00-005 & 013
3) ALL BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83).
4) THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
5) A TITLE SEARCH WAS NOT PERFORMED BY G3 ENGINEERING & SURVEYING, LLC AT THE TIME OF THIS SURVEY.
6) THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
7) DEED REFERENCE: D.B. 850, PG. 215.
8) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AN ELEMENT OF THIS SURVEY. NO STATEMENT IS MADE REGARDING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTINGENCIES THAT MAY AFFECT THE USE OF THIS PROPERTY.
9) THERE ARE NO HORIZONTAL CONTROL MONUMENTS ON THE UNITED STATES FOR STATE AGENCY SURVEY SYSTEMS LOCATED WITHIN 2000 FEET OF THE SUBJECT PROPERTY.
10) CURRENT OWNER: BHR LAND HOLDINGS LLC
ADDRESS: 2627 BREKONRIDGE CENTRE
MONROE, NC 28110
11) TO OBTAIN CURRENT ZONING & BUILDING SETBACK INFORMATION CONTACT CHARLESTON COUNTY PLANNING & ZONING DEPARTMENT.



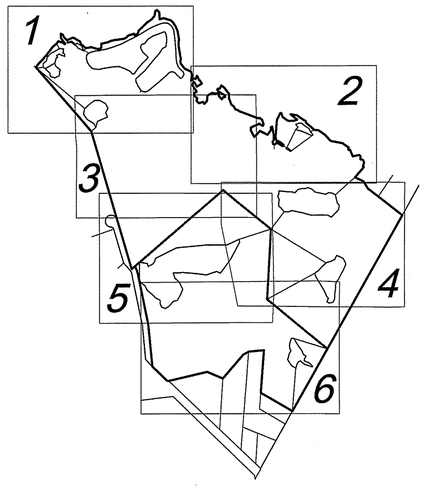
INSET "A"
NOT TO SCALE

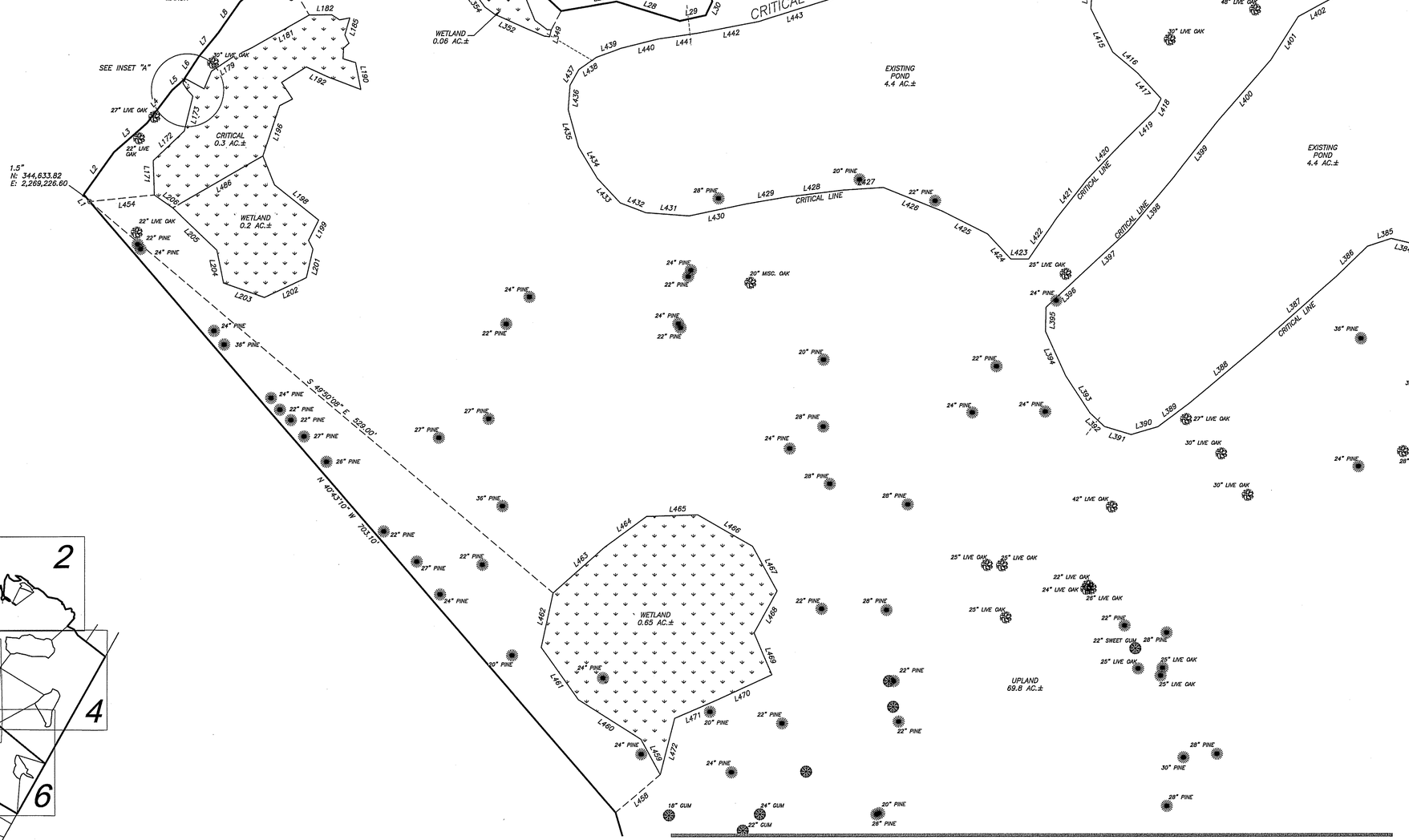
LEGEND

- ■ CONC. MONUMENT FOUND
- ⊗ IRON PIPE (FOUND)
- ● IRON REBAR (FOUND)

REFERENCES:

1) "A RECOMBINATION PLAT OF SURVEY SHOWING CANAL LAND & TIMBER, LLC & EXISTING 50' INGRESS & EGRESS EASEMENT" DATED MAY 10, 2005; SURVEYED BY COURTNEY & HAYES, LAND SURVEYING, LLC AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. EK, PG. 735-736.
2) "BOUNDARY SURVEY OF A 36.78 ACRE TRACT CANAL LAND & TIMBER LLC TMS 249-00-00-005" DATED MARCH 7, 2006; SURVEYED BY ATLANTIC SURVEYING, INC. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. EK, PG. 721.
3) "A SURVEY OF A 2.96 ACRE PARCEL OF LAND LOCATED ON JOHNS ISLAND, CHARLESTON COUNTY , SC OWNED BY THE FEDERAL NATIONAL MORTGAGE ASSOCIATION AND BEING CONVEYED TO KENNETH M. SYKES AND CONSTANCE K. SYKES" DATED DECEMBER 14, 1988; SURVEYED BY ROBERT L. FRANK AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. BU, PG. 064.
4) "PLAT SHOWING TWO TRACT OF LAND OWNED BY HARRY H. GRIMBALL SITUATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED NOVEMBER 10, 1981; SURVEYED BY JAMES L. OWEN, JR. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. AU, PG. 041.
5) "PLAT SHOWING THE SUBDIVISION OF THE ESTATE OF ROBERT G. RUNYAN SITUATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED NOVEMBER 5, 1987; SURVEYED BY JAMES L. OWEN, JR. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. BR, PG. 083.
6) "PLAT SHOWING THE COMBINATION OF 2.48 ACRES AND 15.17 ACRES (LOT C) OF THE BELVIDERE TRACT LOCATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED JULY 10, 2000; SURVEYED BY ANDERSON & ASSOCIATES LAND SURVEYING AND PLANNING, INC. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. DD, PG. 402.
7) "JOHNS ISLAND CHARLESTON COUNTY, S.C. PLAT OF A 25' INGRESS/EGRESS EASEMENT ACROSS LOT 1 OWENED BY CAROL H. JACQUES" DATED APRIL 6, 2005; SURVEYED BY E.M. SEABROOK, JR INC. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. DE, PG. 601.
8) "PLAT OF 40.26 ACRES A PART OF BELVEDERE LOCATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED MARCH 30, 1998; SURVEYED BY ANDERSON & ASSOCIATES LAND SURVEYING AND PLANNING AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. EC, PG. 616.
9) "SURVEY OF TWO EXISTING TRACTS OF LAND TMS# 249-00-00-009 & 010 CONTAINING 2.654 ACRES (TOTAL) OWNED BY JOSEPH S. HART JR" LATEST REVISION DATED JULY 6, 2007; SURVEYED BY JOHN E. WADE JR AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. DF, PG. 657.
10) "PLAT OF NEW PARCEL 3-1 AND COMBINE PART OF PARCEL 3-1, PARCEL 3-2 AND LOT A INTO NEW PARCEL 3-2" LATEST REVISION DATED MARCH 17, 2021; SURVEYED BY PALMETTO LAND SURVEYING, INC. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. L21, PG. 115.
11) "PLAT OF A LOT OF LAND, SITUATE ON JOHNS ISLAND CHARESTION COUNTY, S.C. SAID LOT, AS DELINEATED ABOVE, WAS FORMERLY THE BELVIDERE SCHOOL SITE AND IS ABOUT TO BE PURCHASED BY HENRY F. RIVERS JR." DATED JAN. 6, 1953; SURVEYED BY H.F. RIVERS. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. L56, PG. 363.
12) "JOHNS ISLAND, S.C. PLAT OF A TRACT CONTAINING 0.8 ACRES, OWNED BY ANNA M. GRIMBALL AND ABOUT TO BE CONVEYED TO R.C. GRIMBALL" DATED MARCH 9, 1961; SURVEYED BY E.M. SEABROOK, JR AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. N, PG. 57.
13) "PLAT SHOWING TRACT OF LAND TO BE CONVEYED TO MR. & MRS. C.H. CHRISTIE" DATED FEBRUARY, 1960 AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. M, PG. 105.
14) "PLAT SHOWING THE SUBDIVISION OF LAND OWNED BY JACK WHITE SITUATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED NOVEMBER 13, 1979; SURVEYED BY E.M. SEABROOK JR. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. T, PG. 153.
15) "PLAT OF PROPERTY ON JOHNS ISLAND CHARLESTON COUNTY,, SO. CAROLINA OWNED BY HENRY F. RIVERS, SR. ABOUT TO BE CONVEYED TO HENRY F RIVERS, JR.; DATED MARCH 7, 1973; SURVEYED BY W-S GAILLARD R.L.S. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. R, PG. 89.





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 STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

KENNETH R. CRAWFORD
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 21227

SOUTH CAROLINA
G3 ENGINEERING & SURVEYING LLC
No. 4357
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL SURVEYOR
No. 21227
KENNETH R. CRAWFORD

SHEET 1 OF 7
TREE SURVEY
OF
116.7 AC.± OWNED BY
BHR LAND HOLDINGS, LLC
PREPARED FOR
NEST HOMES
JOHNS ISLAND
CHARLESTON COUNTY SOUTH CAROLINA

50 25 0 50 100

SURVEYED AND MAPPED BY

G3 ENGINEERING & SURVEYING
P.O. BOX 2666
PAWLEYS ISLAND, SC 29585
PHONE: 843.237.1001

SCALE	1" = 50'	DRAWN BY	KRC
FILE	S210085	REVIEWED BY	xxx
FIELD DATE	10/21	APPROVED BY	xxx
PLAT DATE	2/15/22	PARTY CHIEF	RP

FILE PATH: K:\S210085 - ANGEL OAK\DRAWINGS\WETLANDS

PROPOSED TO BE INCLUDED

EXHIBIT N

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 STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

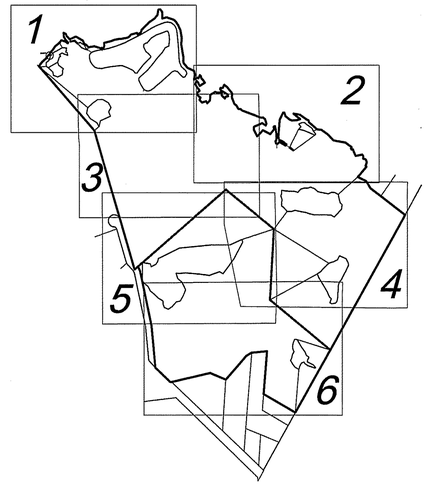
KENNETH R. CRAWFORD
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 21227

SOUTH CAROLINA — G3 ENGINEERING & SURVEYING LLC — No. 4357 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL — No. 21227 — LAND SURVEYOR — KENNETH R. CRAWFORD

CURVE TABLE					
CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	125.00'	56.88'	56.19'	N 24°50'08" W	025° 58' 42"

VICINITY MAP
(NOT TO SCALE)



LEGEND
- ■ CONC. MONUMENT FOUND
- ⊕ IRON PIPE (FOUND)
- ● IRON REBAR (FOUND)

GRID MAD83(11)

MATCH LINE SHEET 3

SALT MARSH

79.9 AC.±

UPLAND
69.8 AC.±

WETLAND
0.15 AC.±

WETLAND
0.01 AC.±

GIMBALL CREEK

SALT MARSH

N 35°30'13" E
185.72'

N 54°00'26" E
214.15'

N 46°41'51" E
219.26'

MATCH LINE SHEET 4

SHEET 2 OF 3
TREE SURVEY
OF
116.7 AC.± OWNED BY
BHR LAND HOLDINGS, LLC
PREPARED FOR
NEST HOMES
JOHNS ISLAND
CHARLESTON COUNTY SOUTH CAROLINA

1" = 50'
50 25 0 50 100

SURVEYED AND MAPPED BY

ENGINEERING & SURVEYING
P.O. BOX 2666
PAWLEYS ISLAND, SC 29585
PHONE: 843.237.1001

SCALE	1" = 50'	DRAWN BY	KRC
FILE	S210085	REVIEWED BY	xxx
FIELD DATE	10/21	APPROVED BY	xxx
PLAT DATE	2/15/22	PARTY CHIEF	RP

FILE PATH: K:\S210085 – ANGEL OAK\DRAWINGS\WETLANDS

PROPOSED TO BE INCLUDED

EXHIBIT N

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KENNETH R. CRAWFORD
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LICENSE NO. 21227

G3 ENGINEERING & SURVEYING LLC
No. 4357
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL
No. 21227
LAND SURVEYOR
KENNETH R. CRAWFORD

VICINITY MAP
(NOT TO SCALE)

LEGEND
- ■ CONC. MONUMENT FOUND
- ⊗ IRON PIPE (FOUND)
- ● IRON REBAR (FOUND)

GRID NORTH(1)

MATCH LINE SHEET 1

WETLAND
0.65 AC.±

UPLAND
69.8 AC.±

AARON HYMAN FAMILY TRUST
249-00-00-014
D.B. 946 PG. 728

N 19°18'03" W 771.08'

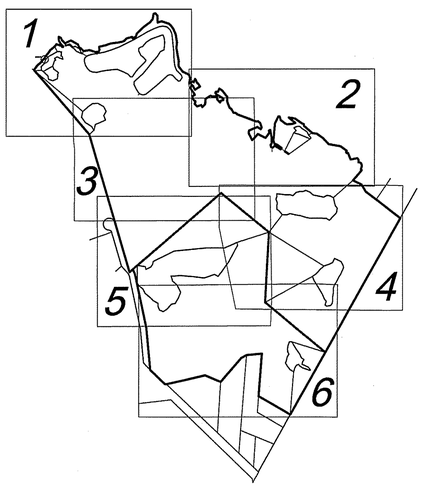
CRITICAL LINE

79.9 AC.±

UPLAND
69.8 AC.±

MATCH LINE SHEET 2

MATCH LINE SHEET 5



SHEET 3 OF 7
TREE SURVEY
OF
116.7 AC.± OWNED BY
BHR LAND HOLDINGS, LLC
PREPARED FOR
NEST HOMES
JOHNS ISLAND
CHARLESTON COUNTY SOUTH CAROLINA

50 25 0 50 100

SURVEYED AND MAPPED BY

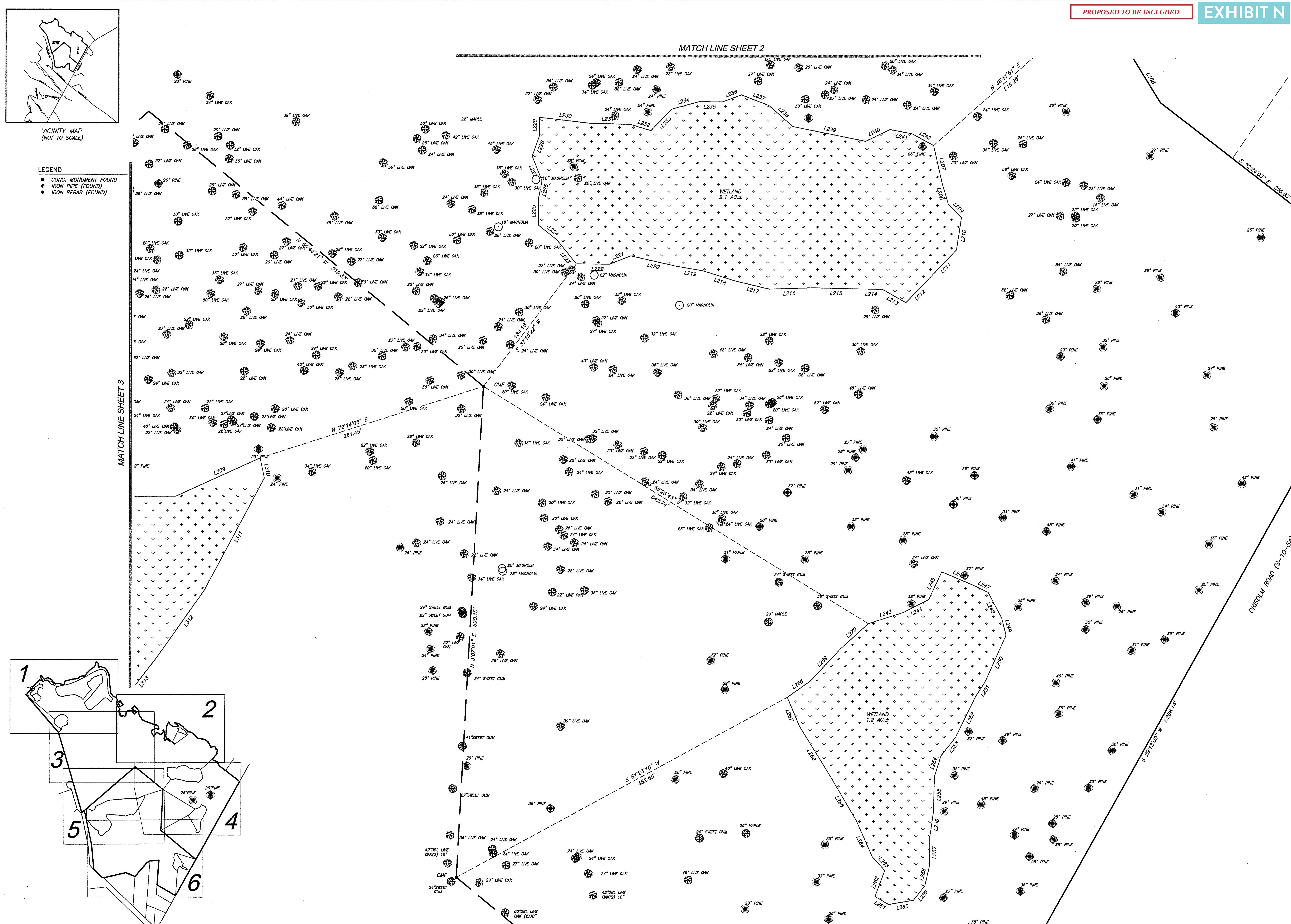
G3 ENGINEERING & SURVEYING
P.O. BOX 2666
PAWLEYS ISLAND, SC 29585
PHONE: 843.237.1001

SCALE	1" = 50'	DRAWN BY	KRC
FILE	S210085	REVIEWED BY	xxx
FIELD DATE	10/21	APPROVED BY	xxx
PLAT DATE	2/15/22	PARTY CHIEF	RP

FILE PATH: K:\S210085 – ANGEL OAK\DRAWINGS\WETLANDS

PROPOSED TO BE INCLUDED

EXHIBIT N



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LICENSE NO. 21227

SOUTH CAROLINA G3 ENGINEERING & SURVEYING LLC No. 4357 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 21227 KENNETH R. CRAWFORD

SHEET 4 OF 7

TREE SURVEY
OF

116.7 AC.± OWNED BY BHR LAND HOLDINGS, LLC

PREPARED FOR

NEST HOMES

JOHNS ISLAND
CHARLESTON COUNTY SOUTH CAROLINA

50 25 0 50 100

SURVEYED AND MAPPED BY

G3 ENGINEERING & SURVEYING
P.O. BOX 2666
PAWLEYS ISLAND, SC 29585
PHONE: 843.237.1001

SCALE	1" = 50'	DRAWN BY	KRC
FILE	S210085	REVIEWED BY	XXX
FIELD DATE	10/21	APPROVED BY	XXX
PLAT DATE	2/15/22	PARTY CHIEF	RP

FILE PATH: K:\S210085 – ANGEL OAK\DRAWINGS\WETLANDS

PROPOSED TO BE INCLUDED

EXHIBIT N

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KENNETH R. CRAWFORD
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 21227

SOUTH CAROLINA — G3 ENGINEERING & SURVEYING LLC — No. 4357 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL LAND SURVEYOR — No. 21227 — KENNETH R. CRAWFORD — REGISTERED LAND SURVEYOR

VICINITY MAP
(NOT TO SCALE)

LEGEND

- ■ CONC. MONUMENT FOUND
- ⊕ IRON PIPE (FOUND)
- ● IRON REBAR (FOUND)

MATCH LINE SHEET 3

STEPHANIE GOSS
249-00-00-041
D.B. 818 PG. 309

CARMEN V. RIVERS
249-00-00-017
D.B. 498 PG. 757

BELVEDERE ROAD EXTENSION

N 16°19'03" W 343.75'

N 15°15'56" W 92.01'

S 49°09'47" W 380.15' (TOTAL) 926.26'

N 11°45'10" W 446.28' (TOTAL) 375.03'

N 30°44'27" W 519.33'

N 72°14'08" E 281.45'

N 30°70'01" E 590.18'

53.91'

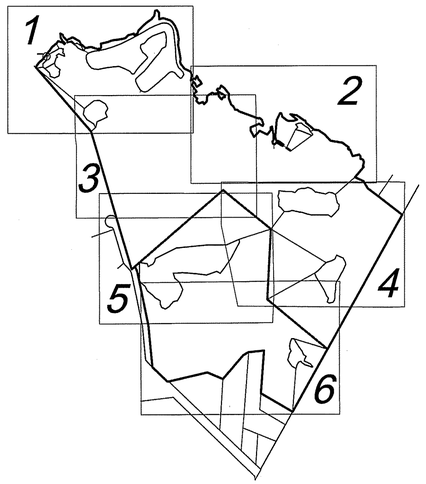
71.25'

WETLAND
4.9 AC.±

36.8 AC.±

UPLAND
31.4 AC.±

L301 L302 L303 L304 L305 L306 L307 L308 L309 L310 L311 L312 L313 L314 L315 L316 L317 L318 L319 L320 L321 L322 L323 L324 L325 L326 L327 L328 L329 L330 L331 L332 L333 L334 L335 L336 L337 L338 L170 C1



MATCH LINE SHEET 4

MATCH LINE SHEET 6

GRID (NAD83/11)

SHEET 5 OF 7
TREE SURVEY
OF
116.7 AC.± OWNED BY
BHR LAND HOLDINGS, LLC
PREPARED FOR
NEST HOMES
JOHNS ISLAND
CHARLESTON COUNTY SOUTH CAROLINA

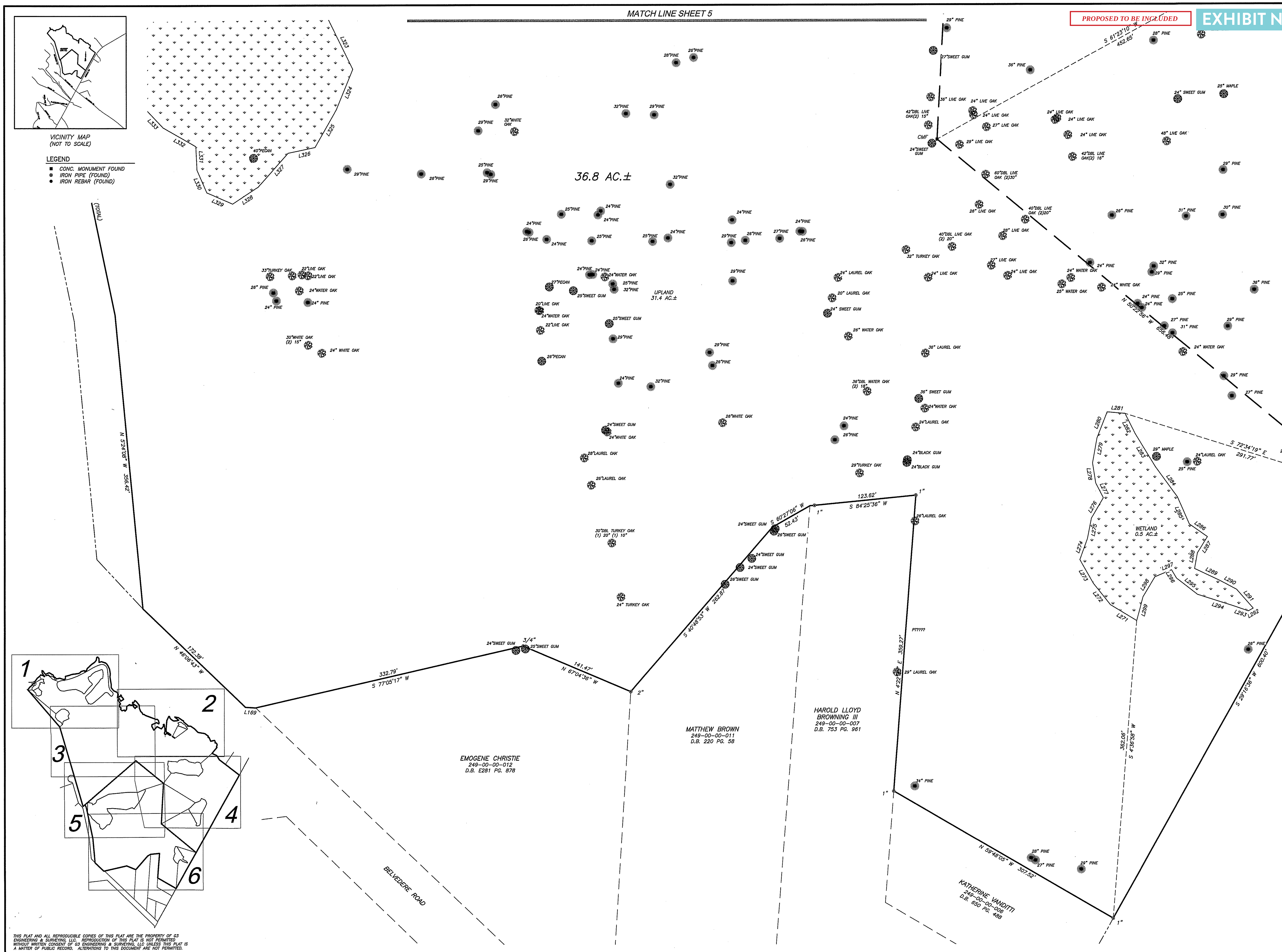
50 25 0 50 100

SURVEYED AND MAPPED BY

G3 ENGINEERING & SURVEYING
P.O. BOX 2666
PAWLEYS ISLAND, SC 29585
PHONE: 843.237.1001

SCALE	1" = 50'	DRAWN BY	KRC
FILE	S210085	REVIEWED BY	xxx
FIELD DATE	10/21	APPROVED BY	xxx
PLAT DATE	2/15/22	PARTY CHIEF	RP

FILE PATH: K:\S210085 – ANGEL OAK\DRAWINGS\WETLANDS



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KENNETH R. CRAWFORD
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 21227

SOUTH CAROLINA G3 ENGINEERING & SURVEYING LLC No. 4357 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 21227 KENNETH R. CRAWFORD 2/15/22

SHEET 6 OF 7

TREE SURVEY OF

116.7 AC.± OWNED BY BHR LAND HOLDINGS, LLC

PREPARED FOR

NEST HOMES

JOHNS ISLAND
CHARLESTON COUNTY SOUTH CAROLINA

50 25 0 50 100

SURVEYED AND MAPPED BY

G3 ENGINEERING & SURVEYING
P.O. BOX 2666
PAWLEYS ISLAND, SC 29585
PHONE: 843.237.1001

SCALE	1" = 50'	DRAWN BY	KRC
FILE	S210085	REVIEWED BY	xxx
FIELD DATE	10/21	APPROVED BY	xxx
PLAT DATE	2/15/22	PARTY CHIEF	RP

FILE PATH: K:\S210085 – ANGEL OAK\DRAWINGS\WETLANDS

VICINITY MAP
(NOT TO SCALE)

PROPOSED TO BE INCLUDED

EXHIBIT N

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SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 21227

SOUTH CAROLINA
G3 ENGINEERING & SURVEYING LLC
No. 4357
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL
No. 21227
KENNETH R. CRAWFORD
SURVEYOR

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 40°43'10" W	8.12'
L2	N 35°47'36" E	45.31'
L3	N 48°48'06" E	38.26'
L4	N 37°31'00" E	35.94'
L5	N 48°38'18" E	13.39'
L6	N 33°34'35" E	24.50'
L7	N 39°16'06" E	26.54'
L8	N 35°09'43" E	33.19'
L9	N 50°03'58" E	46.28'
L10	N 39°06'02" E	25.39'
L11	S 73°48'12" E	40.44'
L12	S 45°10'36" E	18.03'
L13	N 53°29'20" E	5.35'
L14	N 18°45'46" W	4.04'
L15	N 40°53'57" W	25.97'
L16	N 31°05'34" W	32.23'
L17	N 02°27'23" W	32.94'
L18	S 61°39'50" E	21.36'
L19	S 17°08'54" E	15.53'
L20	S 43°52'58" E	41.49'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 65°04'03" E	51.30'
L22	N 86°27'59" E	6.59'
L23	S 59°54'35" E	64.01'
L24	S 24°49'48" E	26.26'
L25	S 54°05'52" E	18.18'
L26	S 47°04'51" E	31.23'
L27	N 80°18'01" E	49.05'
L28	S 72°51'23" E	57.78'
L29	N 77°36'04" E	23.05'
L30	N 25°37'52" E	13.12'
L31	N 03°20'11" W	28.55'
L32	N 76°52'50" E	56.77'
L33	N 67°57'31" E	34.02'
L34	N 79°41'43" E	30.13'
L35	N 84°54'34" E	24.46'
L36	N 80°43'14" E	49.32'
L37	N 69°25'29" E	17.24'
L38	N 45°51'11" E	32.50'
L39	N 74°11'30" E	49.76'
L40	S 18°46'04" E	14.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	N 57°09'09" E	32.85'
L42	N 16°37'53" E	24.26'
L43	N 45°50'22" E	63.21'
L44	N 46°28'13" E	26.67'
L45	N 54°44'26" E	54.18'
L46	N 38°55'44" E	37.97'
L47	N 09°48'08" E	41.76'
L48	N 69°26'43" E	15.54'
L49	S 42°14'39" E	27.03'
L50	S 02°11'13" E	56.61'
L51	N 74°52'28" E	35.52'
L52	S 72°24'10" E	62.15'
L53	S 47°11'47" E	24.21'
L54	S 34°59'02" E	35.89'
L55	S 23°23'59" E	48.28'
L56	S 09°11'17" E	69.02'
L57	S 05°30'17" W	48.70'
L58	S 09°41'11" E	114.44'
L59	S 04°28'01" W	28.24'
L60	S 12°40'32" E	16.06'

LINE TABLE		
LINE	BEARING	DISTANCE
L61	S 38°41'19" E	52.15'
L62	S 64°55'09" E	58.34'
L63	S 19°03'57" E	41.94'
L64	S 61°47'52" W	7.51'
L65	S 09°42'06" W	32.79'
L66	N 57°43'16" E	33.53'
L67	S 52°03'42" E	10.52'
L68	N 25°08'46" E	29.48'
L69	S 37°35'25" E	14.77'
L70	S 10°24'24" E	14.10'
L71	S 43°40'02" E	23.04'
L72	S 32°29'50" E	25.10'
L73	S 57°53'31" W	50.08'
L74	N 28°06'05" W	32.90'
L75	N 41°06'57" W	18.23'
L76	S 18°12'37" W	21.89'
L77	S 32°39'37" W	8.35'
L78	S 34°15'06" E	67.36'
L79	S 51°50'43" W	26.10'
L80	S 10°58'59" E	22.77'

LINE TABLE		
LINE	BEARING	DISTANCE
L81	S 49°21'04" E	29.90'
L82	S 22°41'16" W	21.22'
L83	S 46°46'58" E	30.14'
L84	N 73°37'22" E	35.68'
L85	S 29°18'35" E	18.62'
L86	N 43°10'31" E	33.15'
L87	N 04°52'47" E	45.35'
L88	N 59°01'36" E	47.56'
L89	S 70°21'25" E	19.50'
L90	N 80°31'39" E	25.94'
L91	S 66°02'46" E	12.57'
L92	S 01°54'58" W	20.43'
L93	S 43°23'57" E	37.30'
L94	N 30°21'01" E	19.24'
L95	N 80°36'44" E	17.49'
L96	N 06°16'05" W	13.37'
L97	N 58°40'23" W	59.15'
L98	N 43°30'21" W	21.34'
L99	N 27°09'31" E	11.91'
L100	N 87°48'24" E	16.41'

LINE TABLE		
LINE	BEARING	DISTANCE
L101	N 25°44'10" E	29.38'
L102	S 53°13'15" E	33.50'
L103	S 37°39'43" E	64.97'
L104	S 03°47'37" W	34.71'
L105	S 21°11'34" E	57.34'
L106	S 49°00'04" E	24.36'
L107	S 31°25'40" E	30.75'
L108	S 81°29'31" E	17.90'
L109	S 50°05'08" E	18.28'
L110	S 69°20'45" E	169.80'
L111	N 81°27'02" E	15.18'
L112	S 50°24'55" E	23.42'
L113	S 17°35'56" E	38.93'
L114	S 24°28'43" W	15.92'
L115	N 58°45'08" W	34.85'
L116	S 66°25'50" W	75.80'
L117	S 04°36'38" W	23.87'
L118	S 28°31'31" E	63.30'
L119	N 42°55'06" E	68.95'
L120	S 62°57'24" E	70.20'

LINE TABLE		
LINE	BEARING	DISTANCE
L121	N 38°21'42" E	50.36'
L122	N 06°38'45" W	22.26'
L123	N 65°58'30" E	11.87'
L124	S 11°37'53" E	66.64'
L125	S 00°02'15" W	47.23'
L126	S 37°30'00" W	15.96'
L127	S 15°18'17" E	19.00'
L128	S 69°17'58" E	13.63'
L129	N 46°54'02" E	23.42'
L130	S 59°33'31" E	58.15'
L131	N 37°07'38" E	12.44'
L132	N 53°13'35" W	45.04'
L133	N 66°44'27" W	28.26'
L134	N 12°47'31" W	27.99'
L135	N 04°49'53" E	143.59'
L136	N 26°39'41" E	63.96'
L137	S 86°42'46" E	9.66'
L138	S 18°33'54" E	32.44'
L139	S 52°35'52" E	43.77'
L140	S 65°36'17" E	18.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L141	N 87°30'10" E	42.57'
L142	N 71°55'10" E	29.82'
L143	N 51°01'42" W	72.42'
L144	S 80°23'33" E	53.46'
L145	S 55°28'50" E	75.93'
L146	S 73°06'05" E	11.54'
L147	S 12°23'50" E	17.12'
L148	S 49°32'03" E	92.18'
L149	S 84°41'12" E	34.29'
L150	S 54°53'57" E	64.19'
L151	S 43°35'16" E	73.43'
L152	S 80°05'42" E	99.82'
L153	S 53°46'29" E	65.66'
L154	S 27°06'26" W	12.38'
L155	S 38°49'09" E	10.82'
L156	N 80°23'52" E	8.89'
L157	S 23°27'36" E	59.47'
L158	N 78°55'00" E	56.13'
L159	S 37°37'50" E	16.04'
L160	S 01°47'38" W	22.73'

LINE TABLE		
LINE	BEARING	DISTANCE
L161	S 81°45'43" E	14.20'
L162	S 49°42'50" E	11.92'
L163	S 19°12'19" E	20.40'
L164	S 17°09'17" W	31.90'
L165	S 46°08'57" E	9.98'
L166	S 40°32'04" W	113.32'
L167	S 64°23'04" E	78.77'
L168	S 31°40'52" E	69.99'
L169	N 86°25'17" W	12.34'
L170	S 49°09'47" W	34.43'
L171	N 01°46'31" W	29.76'
L172	N 46°29'47" E	37.45'
L173	N 13°55'20" E	30.99'
L174	N 41°01'06" W	8.16'
L175	N 32°05'48" W	6.26'
L176	N 35°03'53" E	4.34'
L177	S 61°41'53" E	18.19'
L178	N 23°06'29" E	16.42'
L179	N 56°16'09" E	22.48'
L180	N 64°24'43" E	18.37'

LINE TABLE		
LINE	BEARING	DISTANCE
L181	N 60°20'12" E	57.77'
L182	N 89°07'44" E	19.40'
L183	S 57°56'44" E	8.33'
L184	N 79°24'17" E	9.01'
L185	S 16°23'13" W	15.25'
L186	S 26°08'48" E	8.22'
L187	S 47°59'59" W	6.32'
L188	S 03°18'44" W	9.28'
L189	S 72°42'13" E	11.56'
L190	S 10°53'58" E	23.78'
L191	N 69°15'42" W	30.43'
L192	N 65°12'00" W	20.99'
L193	S 58°08'45" W	25.53'
L194	S 33°41'31" E	17.18'
L195	S 62°48'56" W	12.64'
L196	S 18°32'24" W	46.02'
L197	S 21°54'47" E	27.05'
L198	S 51°33'27" E	49.28'
L199	S 26°13'21" W	19.79'
L200	S 26°38'17" E	8.63'

LINE TABLE		
LINE	BEARING	DISTANCE
L201	S 13°15'43" W	25.50'
L202	S 64°55'16" W	40.52'
L203	N 70°36'45" W	37.76'
L204	N 11°31'09" W	29.25'
L205	N 46°09'56" W	53.40'
L206	N 55°04'54" W	19.67'
L207	S 12°41'32" E	45.92'
L208	S 16°30'42" E	25.95'
L209	S 43°40'47" E	23.02'
L210	S 08°47'38" W	38.82'
L211	S 43°47'16" W	46.22'
L212	S 43°59'17" W	41.36'
L213	N 60°23'23" W	32.52'
L214	N 89°09'38" W	28.45'
L215	N 88°32'51" W	54.32'
L216	S 88°12'31" W	53.07'
L217	N 76°46'55" W	41.74'
L218	N 72°27'57" W	40.90'
L219	N 80°13'00" W	32.84'
L220	N 77°19'01" W	55.84'

LINE TABLE		
LINE	BEARING	DISTANCE
L221	S 68°46'04" W	27.67'
L222	N 89°31'36" W	39.63'
L223	N 39°05'55" W	37.01'
L224	N 51°24'41" W	28.43'
L225	N 00°14'53" W	30.61'
L226	N 11°09'25" E	22.68'
L227	N 21°40'55" W	31.96'
L228	N 19°51'19" E	25.32'
L229	N 00°24'59" E	22.31'
L230	S 83°30'55" E	60.35'
L231	S 88°20'23" E	49.62'
L232	S 72°45'54" E	25.41'
L233	N 44°11'16" E	36.06'
L234	N 74°50'20" E	33.88'
L235	S 89°34'04" E	28.01'
L236	N 70°00'38" E	24.40'
L237	S 68°56'56" E	35.50'
L238	S 48°57'19" E	38.27'
L239	S 76°33'41" E	88.93'
L240	N 64°17'07" E	32.40'

LINE TABLE		
LINE	BEARING	DISTANCE
L241	S 79°26'59" E	26.69'
L242	S 61°36'41" E	30.00'
L243	N 72°26'00" E	43.57'
L244	N 63°02'26" E	34.96'
L245	N 25°14'01" E	36.83'
L246	S 66°53'13" E	40.19'
L247	S 64°23'56" E	20.74'
L248	S 27°48'14" E	35.35'
L249	S 14°02'24" E	20.95'
L250	S 24°21'25" W	61.39'
L251	S 32°47'47" W	20.45'
L252	S 26°15'33" W	54.70'
L253	S 38°16'30" W	28.07'
L254	S 17°27'49" W	26.57'
L255	S 01°32'54" W	42.36'
L256	S 08°20'31" W	30.58'
L257	S 00°35'58" W	34.35'
L258	S 12°59'57" W	24.71'
L259	S 37°52'34" W	22.41'
L260	S 80°23'54" W	30.15'

LINE TABLE		
LINE	BEARING	DISTANCE
L261	N 59°11'58" W	18.97'
L262	N 20°15'58" E	33.36'
L263	N 41°52'18" W	22.53'
L264	N 24°00'20" W	47.89'
L265	N 30°21'50" W	58.93'
L266	N 31°38'11" W	72.80'
L267	N 22°50'10" W	37.56'
L268	N 54°50'03" E	34.50'
L269	N 42°58'15" E	51.97'
L270	N 47°44'11" E	45.28'
L271	N 58°48'26" W	37.29'
L272	N 38°38'08" W	32.54'
L273	N 29°43'33" W	33.47'
L274	N 20°01'48" E	26.90'
L275	N 11°14'12" E	25.16'
L276	N 30°24'58" E	28.56'
L277	N 27°19'28" W	20.19'
L278	N 08°55'59" W	24.50'
L279	N 10°15'55" E	30.85'
L280	N 21°23'55" E	33.52'

LINE TABLE		
LINE	BEARING	DISTANCE
L281	S 85°04'08" E	21.76'
L282	S 26°58'10" E	27.25'
L283	S 31°28'03" E	46.80'
L284	S 36°06'48" E	45.33'
L285	S 23°48'21" E	36.02'
L286	S 55°03'25" E	26.71'
L287	S 32°16'24" W	22.99'
L288	S 10°30'34" W	19.31'
L289	S 64°52'14" E	32.71'
L290	S 62°05'45" E	24.21'
L291	S 41°19'00" E	30.41'
L292	S 60°38'11" W	6.79'
L293	N 70°55'53" W	16.47'
L294	N 72°09'10" W	48.38'
L295	N 52°14'27" W	32.05'
L296	N 30°22'56" W	11.80'
L297	S 66°57'22" W	22.03'
L298	S 31°07'16" W	28.08'
L299	S 15°01'35" W	29.68'
L300	N 00°58'56" E	156.02'

LINE TABLE		
LINE	BEARING	DISTANCE
L301	S 80°30'00" E	66.06'
L302	S 18°00'44" E	23.74'
L303	N 63°47'38" E	43.43'
L304	N 34°48'56" E	28.25'
L305	N 12°20'25" E	24.50'
L306	N 63°48'50" E	196.88'
L307	N 84°31'08" E	263.82'
L308	N 89°46'57" E	161.58'
L309	N 65°43'10" E	110.99'
L310	S 11°40'21" E	24.55'
L311	S 28°09'25" W	153.13'
L312	S 35°16'36" W	98.13'
L313	S 37°53'34" W	56.53'
L314	N 62°23'31" W	32.94'
L315	S 70°54'47" W	90.02'
L316	N 82°45'49" W	87.12'
L317	N 84°47'50" W	69.42'
L318	N 85°12'09" W	46.78'
L319	S 83°56'56" W	40.21'
L320	N 90°00'00" W	37.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L321	S 17°13'59" E	44.88'
L322	S 47°42'59" E	49.94'
L323	S 26°02'48" E	67.68'
L324	S 22°14'51" W	52.77'
L325	S 29°49'24" W	52.17'
L326	S 77°56'43" W	33.25'
L327	S 41°44'16" W	54.53'
L328	S 56°23'27" W	37.17'
L329	N 66°17'49" W	34.27'
L330	N 23°28'18" W	29.79'
L331	N 02°43'11" W	28.47'
L332	N 60°13'33" W	45.63'
L333	N 43°36'31" W	30.75'
L334	N 50°28'13" W	59.33'
L335	N 27°15'55" W	44.44'
L336	N 51°20'57" W	36.38'
L337	N 34°31'42" W	16.99'
L338	N 62°57'17" W	10.89'
L339	S 85°04'49" W	17.84'
L340	S 74°17'22" W	12.31'

LINE TABLE		
LINE	BEARING	DISTANCE
L341	N 48°36'10" W	34.90'
L342	N 86°14'24" W	15.06'
L343	S 35°11'38" W	8.33'
L344	N 56°44'18" W	25.59'
L345	N 61°18'06" W	18.70'
L346	N 22°09'38" W	29.43'
L347	N 52°40'12" W	13.39'
L348	N 87°31'32" W	3.63'
L349	N 13°32'45" E	6.14'
L350	S 82°41'05" E	4.68'
L351	S 67°26'43" E	17.65'
L352	S 65°44'02" E	29.54'
L353	S 53°48'32" E	10.62'
L354	S 36°21'45" E	15.14'
L355	S 54°28'46" E	25.44'
L356	S 49°52'44" E	29.18'
L357	N 84°30'27" E	20.75'
L358	N 71°13'03" E	11.78'
L359	S 28°03'26" E	9.98'
L360	N 63°09'01" E	35.09'

LINE TABLE		
LINE	BEARING	DISTANCE
L361	N 63°44'01" E	57.07'
L362	N 59°59'17" E	64.98'
L363	N 59°25'46" E	62.49'
L364	N 64°38'07" E	61.33'
L365	N 70°23'10" E	48.55'
L366	N 80°06'47" E	25.95'
L367	S 82°44'20" E	28.08'
L368	S 59°00'28" E	16.77'
L369	S 46°47'35" E	26.41'
L370	S 26°32'43" E	31.24'
L371	S 09°05'31" E	39.56'
L372	S 05°53'24" E	51.64'
L373	S 05°10'59" E	68.12'
L374	S 02°19'10" E	40.92'
L375	S 03°18'19" E	41.24'
L376	S 08°11'14" E	36.73'
L377	S 21°59'05" E	40.08'
L378	S 45°08'46" E	54.18'
L379	S 20°57'35" E	22.80'
L380	S 32°23'53" W	33.74'

LINE TABLE		
LINE	BEARING	DISTANCE
L381	S 75°49'41" W	13.16'
L382	N 47°42'50" W	27.70'
L383	N 43°06'32" W	42.61'
L384	N 76°19'41" W	22.33'
L385	S 71°49'45" W	21.81'
L386	S 45°57'46" W	37.78'
L387	S 48°44'45" W	86.71'
L388	S 50°14'55" W	81.79'
L389	S 53°20'40" W	34.61'
L390	S 73°33'42" W	24.19'
L391	N 73°10'29" W	24.36'
L392	N 47°05'12" W	17.25'
L393	N 33°18'36" W	38.83'
L394	N 24°32'59" W	42.30'
L395	N 01°25'19" E	20.89'
L396	N 47°02'14" E	43.72'
L397	N 47°23'26" E	53.90'
L398	N 40°21'24" E	59.52'
L399	N 38°23'03" E	63.65'
L400	N 41°18'36" E	70.68'

LINE TABLE		
LINE	BEARING	DISTANCE
L401	N 32°19'21" E	44.73'
L402	N 62°08'52" E	34.89'
L403	N 06°49'09" E	52.37'
L404	N 04°41'49" W	32.11'
L405	N 10°09'14" W	24.33'
L406	S 79°05'57" W	12.64'
L407	S 68°51'50" W	34.22'
L408	S 70°31'25" W	57.77'
L409	S 57°53'22" W	46.81'
L410	S 40°59'00" W	30.97'
L411	S 38°39'31" W	20.92'
L412	S 80°31'38" W	13.63'
L413	S 55°43'28" W	18.80'
L414	S 03°41'54" W	22.26'
L415	S 26°54'52" E	42.35'
L416	S 49°58'18" E	28.28'
L417	S 42°37'42" E	30.17'
L418	S 27°31'42" W	11.68'
L419	S 45°45'06" W	35.24'
L420	S 44°11'01" W	49.05'

LINE TABLE		
LINE	BEARING	DISTANCE
L421	S 38°19'06" W	42.41'
L422	S 34°24'26" W	43.48'
L423	N 90°00'00" W	15.45'
L424	N 42°39'51" W	29.87'
L425	N 63°19'07" W	44.95'
L426	N 68°05'44" W	54.87'
L427	S 86°16'39" W	35.22'
L428	S 83°05'59" W	49.94'
L429	S 80°16'21" W	35.16'
L430	S 78°18'45" W	51.15'
L431	N 85°44'37" W	37.89'
L432	N 69°02'48" W	23.96'
L433	N 42°57'36" W	29.32'
L434	N 31°12'08" W	31.80'
L435	N 15°24'51" W	33.48'
L436	N 04°16'39" E	21.33'
L437	N 29°24'39" E	15.72'
L438	N 55°25'05" E	18.42'
L439	N 69°48'23" E	22.89'
L440	N 76°06'30" E	33.74'

LINE TABLE		
LINE	BEARING	DISTANCE
L441	S 81°46'36" W	35.70'
L442	N 79°15'26" E	53.07'
L443	N 72°36'18" E	65.96'
L444	N 69°09'16" E	73.06'
L445	N 62°16'58" E	44.87'
L449	S 53°07'04" E	46.86'
L450	S 61°00'46" W	10.47'
L451	N 55°13'49" W	41.79'
L452	N 32°39'31" E	11.12'
L454	S 84°08'19" W	56.64'
L455	N 31°03'17" W	48.29'
L456	S 08°22'06" E	13.66'
L457	S 28°09'17" W	18.50'
L458	N 49°37'53" E	51.27'
L459	N 28°28'17" W	35.14'
L460	N 57°39'30" W	64.71'
L461	N 35°20'19" W	55.96'
L462	N 12°17'48" E	48.44'
L463	N 48°31'53" E	60.44'
L464	N 53°45'14" E	45.11'

LINE TABLE		
LINE	BEARING	DISTANCE
L465	N 88°12'13" E	44.60'
L466	S 60°09'50" E	55.23'
L467	S 28°43'06" E	44.48'
L468	S 28°56'09" W	41.66'
L469	S 23°01'30" E	39.67'
L470	S 65°23'33" W	53.21'
L471	S 66°38'06" W	39.78'
L472	S 14°17'24" W	50.76'
L473	N 66°46'46" E	35.62'
L474	S 38°13'00" E	33.74'
L475	S 46°11'03" W	11.31'
L476	N 66°03'46" W	50.47'
L477	N 67°55'50" W	50.53'
L478	N 75°46'08" W	45.22'
L479	N 45°56'51" E	27.31'
L480	N 37°31'11" W	29.72'
L481	N 66°56'41" E	30.40'
L482	N 88°20'37" E	19.46'
L483	S 48°38'59" E	29.14'
L484	S 56°31'14" E	49.30'

LINE TABLE		
LINE	BEARING	DISTANCE
L485	S 26°02'29" E	27.64'
L486	N 60°13'47" E	90.67'

CURVE TABLE					
CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	125.00'	56.68'	56.19'	N 24°50'08" W	025° 58' 42"

SHEET 7 OF 7
TREE SURVEY
OF
116.7 AC.± OWNED BY BHR LAND HOLDINGS, LLC
PREPARED FOR
NEST HOMES
JOHNS ISLAND
CHARLESTON COUNTY SOUTH CAROLINA

100 50 0 100 200

SURVEYED AND MAPPED BY

G3 ENGINEERING & SURVEYING
P.O. BOX 2666
PAWLEYS ISLAND, SC 29585
PHONE: 843.237.1001

SCALE	1" = 100'	DRAWN BY	KRC
FILE	S210085	REVIEWED BY	xxx
FIELD DATE	10/21	APPROVED BY	xxx
PLAT DATE	2/15/22	PARTY CHIEF	RP

FILE PATH: K:\S210085 – ANGEL OAK\DRAWINGS\WETLANDS

PROPOSED TO BE REMOVED

SKETCH PLAN
FOR COASTAL DEVELOPMENT, L.L.C.

BUCKLAND PLANTATION

SUBDIVISION

Charleston County, South Carolina

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

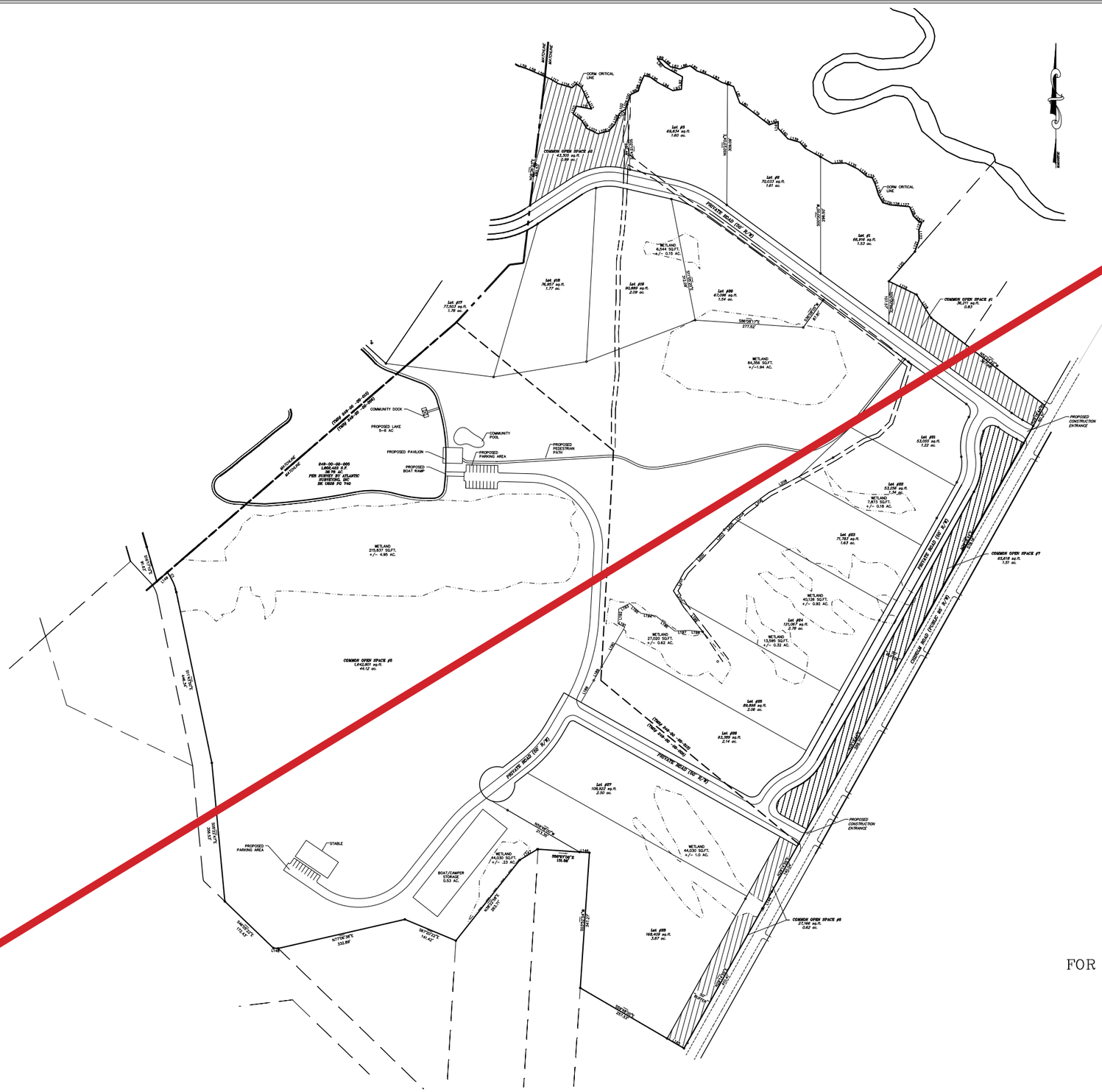
VENTURE ENGINEERING, INC. / 209 HIGHWAY 544 / CONWAY, S.C. 29526 / (843) 347-5851 / CIVIL ENGINEERING / LAND PLANNING

NO.	DATE	DESCRIPTION	BY

DRAWN BY: J.P./A.L.C.
DATE: JULY 4, 2015
CHECKED BY: S.S.P.
DRAWING NO.: SK-1
JOB NO.:
SHEET 1 OF 1

BUCKLAND PLANTATION
CHARLESTON COUNTY, SOUTH CAROLINA
PREPARED FOR
COASTAL DEVELOPMENT, L.L.C.

PROPOSED TO BE REMOVED



SKETCH PLAN
FOR COASTAL DEVELOPMENT, L.L.C.

BUCKLAND PLANTATION SUBDIVISION

Charleston County, South Carolina

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

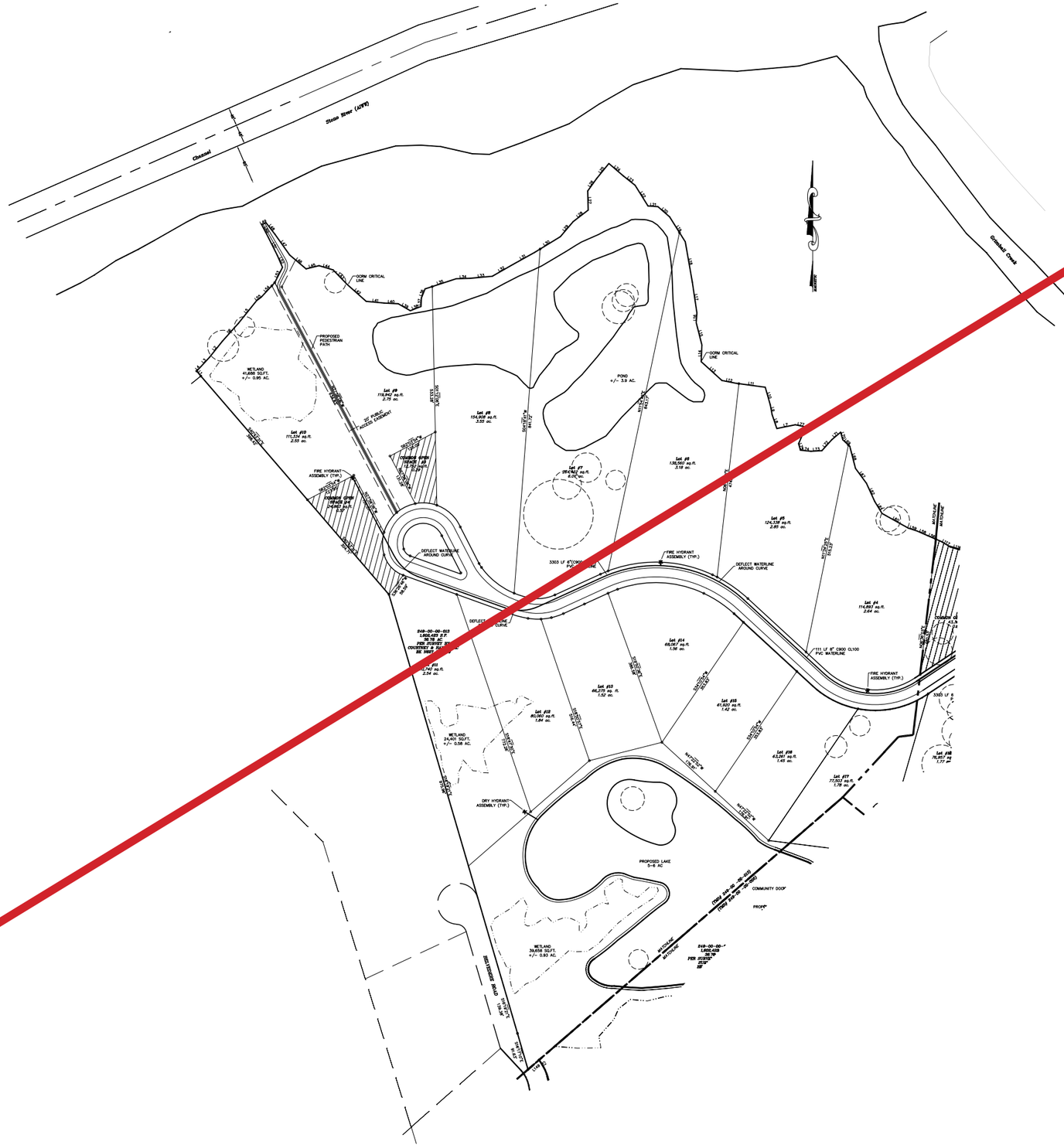
VENTURE ENGINEERING, INC. / 209 HIGHWAY 544 / CONWAY, S.C. 29526 / (843) 347-5851 / CIVIL ENGINEERING / LAND PLANNING

BUCKLAND PLANTATION
CHARLESTON COUNTY, SOUTH CAROLINA
PREPARED FOR
COASTAL DEVELOPMENT, L.L.C.

NO.	DATE	DESCRIPTION	BY

G:\PROJECT\P\
DRAWN BY: J.P./A.L.C.
DATE: JULY 4, 2015
CHECKED BY: S.S.P.
DRAWING NO.: SK-2
JOB NO.:
SHEET 1 OF 1

PROPOSED TO BE REMOVED



VENTURE ENGINEERING, INC. / 209 HIGHWAY 544 / CONWAY, S.C. 29526 / (843) 347-5851 / CIVIL ENGINEERING / LAND PLANNING

BUCKLAND PLANTATION

CHARLESTON COUNTY, SOUTH CAROLINA
PREPARED FOR
COASTAL DEVELOPMENT, L.L.C.

NO.	DATE	BY
1)	2-12-15	A.L.C.

ADDED DOCKS

DESCRIPTION

DRAWN BY: J.P./A.L.C.
CHECKED BY: S.S.P.
JOB NO.:

DATE: JANUARY 23, 2015
DRAWING NO.: W-1
SHEET 1 OF 1

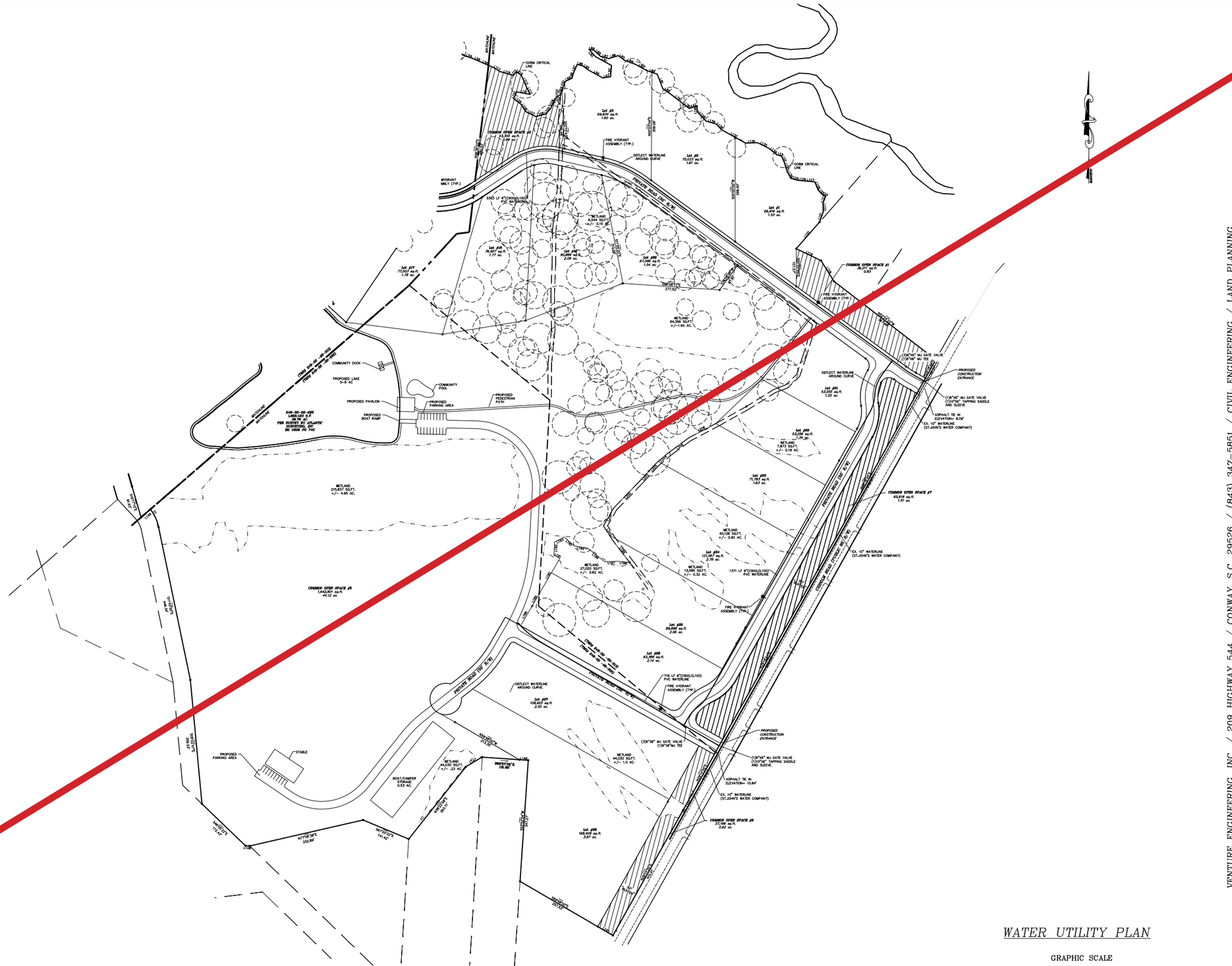
WATER UTILITY PLAN

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PROPOSED TO BE REMOVED



WATER UTILITY PLAN

VENTURE ENGINEERING, INC. / 209 HIGHWAY 544 / CONWAY, S.C. 29526 / (843) 347-5851 / CIVIL ENGINEERING / LAND PLANNING

NO.	DATE	DESCRIPTION	BY
1)	2-12-15	ADDED DOCKS	A.L.C.

DRAWN BY: J.P./A.L.C.
CHECKED BY: S.S.P.
JOB NO.:
DATE: JANUARY 23, 2015
DRAWING NO.: W-2
SHEET 2 OF 2

BUCKLAND PLANTATION
CHARLESTON COUNTY, SOUTH CAROLINA
PREPARED FOR
COASTAL DEVELOPMENT, L.L.C.

PROPOSED TO BE INCLUDED
EXHIBIT O
GRAPHIC SCALE IN FEET
0 75 150 300
NORTH
KIMBALL CREEK
STONO RIVER
0.15 AC WETLAND
0.01 AC WETLAND
0.06 AC WETLAND
OCRM CRITICAL LINE
0.5 AC WETLAND
4.4 AC. EXISTING POND
4.4 AC. EXISTING POND
35' BUFFER
50' TYPE G BUFFER
75' VEGETATIVE BUFFER
PROPOSED FIRE HYDRANT
2.1 AC. WETLAND
0.65 AC. WETLAND
1.2 AC. WETLAND
4.9 AC. WETLAND
0.5 AC. WETLAND
PROPOSED DOUBLE WATERLINE SERVICE LATERAL, TYP.
6" PVC WATERLINE, TYP.
PROPOSED SEPTIC LEACH FIELD (TO BE FIELD LOCATED), TYP.
WATER MAIN TO CONNECT TO EXISTING WATER MAIN ON CHISOLM ROAD
EXISTING 10" WATERLINE (ST. JOHN'S WATER COMPANY)
CHISOLM ROAD
75' TYPE G BUFFER
BELVEDERE ROAD EXTENSION
TMS 249-00-00-002
TMS 249-00-00-001
TMS 249-00-00-014
TMS 249-00-00-041
TMS 249-00-00-017
TMS 249-00-00-006
TMS 249-00-00-007
TMS 249-00-00-011
TMS 249-00-00-012
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Kimley»Horn

115 FAIRCHILD STREET
SUITE 250
CHARLESTON, SC 29492
PHONE: (843) 737-6390 I
www.kimley-horn.com

TITLE: CONCEPTUAL UTILITY SKETCH PLAN

PROJECT: BUCKLAND PLANTATION

CLIENT: SYNCHRONICITY

JOB NUMBER:	013869000
SCALE:	1" = 150'
DATE:	09-26-22
SHEET:	1 of 1

Johns Island Task Force

Respect, Protect, Enhance

Charleston County Planning Commission

4045 Bridge View Drive

North Charleston, SC 29405

9 Sep 2022

Reference: ZREZ-07-22-00137: Request to amend PD-152, Angel Oak Plantation, to PD-152A, Buckland Plantation

Dear Commissioners:

The Johns Island Task Force recommends the referenced PD be **approved only if it is amended** to address the concerns of the community, especially those of the adjacent property owners.

The PD needs to be amended as follows:

- To minimize the impact on the environment and neighboring property owners, there should be no increase in the number of waterfront lots or docks from the current quantity of ten.
- To minimize the impact on adjacent property owners, a 100-foot natural landscape buffer shall be provided to all adjacent parcels. This buffer shall be controlled by the POA (i.e. it is not part of a lot). There shall be no roads in the buffer.
- To increase resiliency and limit the stormwater impact on neighboring parcels, there shall be no slab-on-grade construction.
- To ease traffic impacts, short term rentals shall be prohibited.
- To minimize the impact on the Stono River, the community dock shall not have any slips or lift, i.e. it shall only be for day use.

Thank you for your consideration.

Sincere regards,

Chair, Johns Island Task Force

*The **Johns Island Task Force** is a coalition of community members, landowners and nonprofit organizations dedicated to promoting the welfare of the diverse and vibrant community of Johns Island by providing places dedicated to traditional land uses including culture, history, agriculture, forestry, and outdoor recreation.*

From:	johnsislandtf@gmail.com
To:	CCPC
Cc:	"matt brown"; bubba_browning@yahoo.com; nategoss1111@gmail.com; stephgoss143@gmail.com; aaronhyman@aol.com; aelisabeth2@yahoo.com; Joel Evans; Andrea Melocik; cmfloydlaw@aol.com
Subject:	Proposed Changes to the Buckland Plantation PD
Date:	Monday, August 22, 2022 10:37:01 AM

Dear Commissioners,

Significant changes have been proposed to the Buckland Plantation PD. Some of these changes, such as setting back the lots from Chisolm Road, are supported by the community. However, there are two key changes that are not supported by the community. These are:

1. The increase in the number of waterfront lots. No more than 10 waterfront lots shall be allowed.
2. The increase in the number of docks. No more than 10 docks shall be allowed.

Furthermore, there are several additional changes that must be included in a revised PD. These are:

3. To increase resiliency and limit the stormwater impact on neighboring parcels, there shall be no slab-on-grade construction.
4. To ease traffic impacts, short term rentals shall be prohibited.
5. To maintain the viewscape of Chisolm Road, a 100 foot planted landscape buffer with extensive plantings shall be implemented. The buffer shall include large diameter live oak trees and large shrubs. This buffer shall be controlled by the POA (i.e. it is not part of a lot).
6. To minimize the impact on adjacent properties, a 100 foot planted landscape buffer shall be provided to all adjacent parcels. The buffer shall include large diameter trees and large shrubs. This buffer shall be controlled by the POA (i.e. it is not part of a lot). There shall be no roads in the buffer. (This will require that the runaround be moved outside the buffer.)
7. There shall be no access to Belvedere Road either during or after construction.
8. The community dock shall accommodate no more than five boats. It shall not have any slips or lifts.

Regards,

Cindy and Matt Brown, 3870 Belvedere Rd, matt@odysseywoodworks.com

Bubba Browning, 3870 Chisolm Rd, bubba_browning@yahoo.com

Nate and Stephanie Goss, 4023 Belvedere Rd, nategoss1111@gmail.com; stephgoss143@gmail.com

Sylvia and Aaron Hyman, 4045 Belvedere Rd, aaronhyman@aol.com

Lisa Vandiver, 3818 Belvedere Rd, aelisabeth2@yahoo.com

John Zlogar, 5528 Frisco Lane, john.zlogar@gmail.com

Cc:

Joel Evans, Charleston County Director of Zoning/Planning, jevans@charlestoncounty.org

Andrea Melocik, Charleston County Deputy Director of Zoning/Planning, amelocik@charlestoncounty.org

Cindy Floyd, Charleston County Planning Commission Chair, cmfloydlaw@aol.com

Johns Island Task Force

Respect, Protect, Enhance

Charleston County Planning Commission

4045 Bridge View Drive

North Charleston, SC 29405

9 Sep 2022

Reference: ZREZ-07-22-00137: Request to amend PD-152, Angel Oak Plantation, to PD-152A, Buckland Plantation

Dear Commissioners:

The Johns Island Task Force recommends the referenced PD be **approved only if it is amended** to address the concerns of the community, especially those of the adjacent property owners.

The PD needs to be amended as follows:

- To minimize the impact on the environment and neighboring property owners, there should be no increase in the number of waterfront lots or docks from the current quantity of ten.
- To minimize the impact on adjacent property owners, a 100-foot natural landscape buffer shall be provided to all adjacent parcels. This buffer shall be controlled by the POA (i.e. it is not part of a lot). There shall be no roads in the buffer.
- To increase resiliency and limit the stormwater impact on neighboring parcels, there shall be no slab-on-grade construction.
- To ease traffic impacts, short term rentals shall be prohibited.
- To minimize the impact on the Stono River, the community dock shall not have any slips or lift, i.e. it shall only be for day use.

Thank you for your consideration.

Sincere regards,

Chair, Johns Island Task Force

*The **Johns Island Task Force** is a coalition of community members, landowners and nonprofit organizations dedicated to promoting the welfare of the diverse and vibrant community of Johns Island by providing places dedicated to traditional land uses including culture, history, agriculture, forestry, and outdoor recreation.*

From: Mary
To: CCPC
Subject: proposed zoning change on Chisolm Road TMS #249-00-00-005 and #249-00-00-013
Date: Friday, August 26, 2022 8:20:47 PM

I am opposed to the zoning change for these 2 properties which will allow for a new subdivision to be built on Chisolm Road. I am opposed to any new development until the county and the state deal with the traffic situation on Johns Island. Put this subdivision on hold until the problems of getting on and off Johns Island SAFELY are resolved.

The traffic on Chisolm Road between 3:00 and 6:00 pm is terrible. People use Belvedere and Humbert Road now as a cut through to get to Chisolm Road from Main Road knowing there is a traffic light which gives them hope that they will be able to get off the island. Last thing we need is more cars on Chisolm Road. The County has already approved THREE new subdivisions on Main Road with NO road improvements for the residents which already live on the Island. Once those homes are sold Main Road will be impassible during afternoon rush hours and that will leave Chisolm Road the only possible exit off that side of the island. So adding additional development and cars to Chisolm Road is unacceptable. Chisolm Road already can't handle the traffic load in the afternoons.

Rezoning these 2 properties would dramatically increase the traffic congestion on Chisolm Road, further erode the quality of life on Johns Island, but also in danger the lives of our children. Chisolm Road has numerous bus stops and the road has no sidewalks and a very narrow shoulder leaving very little room for children waiting for their bus. This is a tragedy in the making.

Please do not approve this zoning change. The residents of Johns Island deserve and need your support.

Thank you
Mary Bennett

From: Edith Haman
To: CCPC
Subject: Angel Oak/Buckland Plantation PD
Date: Friday, September 09, 2022 11:29:39 AM

I live off Chisholm Road and as long as the present zoning remains in place, getting rid of the weedy lots would be an improvement. However make sure no wetlands are filled in and material put on the property resulting in water runoff are not used. Also no docks with slips on the Stono River.
Edith Haman,
Gift Plantation.

From: Glenda Miller
To: CCPC
Subject: Angel Oak/Buckland Plantation PD
Date: Friday, September 09, 2022 11:01:06 AM

Dear CCPC Members,

I would like to support the all of the changes recommended by the Johns Island Task Force to the proposed **Buckland Plantation PD,** including limiting the number of waterfront lots and docks to the original 10 and providing a 100-foot buffer to all adjacent properties.

Thank you, in advance, for your consideration.

Sincerely,

Glenda L. Miller
Johns Island Task Force
3377 Cottage Plantation Road
Johns Island, SC 29455
843-259-1396
glenda72miller@comcast.net

From: Pete Rubino
To: CCPC
Subject: ZREZ-07-22-00137: Request to amend PD-152, Angel Oak Plantation, to PD-152A
Date: Friday, September 09, 2022 10:21:56 AM

Commissioners:

After reviewing the information provided for the revisions to the Angel Oak Plantation (Buckland Plantation), I felt there are some issues that need to be addressed before the request is approved. I am in favor of approval but only if the following amendments are made to the plan.

- Minimize the impact on the environment and neighboring property owners, there should be no increase in the number of waterfront lots or docks from the current quantity of ten.
- Minimize impact on adjacent property owners with a 100-foot natural landscape buffer provided to all adjacent parcels. This buffer shall be controlled by the POA (i.e. it is not part of a lot). There shall be no roads in the buffer.
- To increase resiliency and limit the stormwater impact on neighboring parcels, there shall be no slab-on-grade construction.
- Minimize impact on the Stono River, community dock shall not have any slips or lift, i.e. it shall only be for day use.
- To lessen the impact to traffic on Johns Island, short term rentals shall be prohibited.

Thank you,
Sincerely,
Peter Rubino, P.E.

From:	Lisa Vandiver
To:	CCPC
Subject:	ZREZ-07-22-00137: Request to amend PD-152, Angel Oak Plantation, to PD-152A, Buckland Plantation
Date:	Friday, September 09, 2022 9:23:41 AM

Dear Charleston County Commissioners:

As residents of Belvedere Road, whom will be directly impacted by any changes to the referenced PD, we request the following amendments to address our concerns:

- To minimize the impact on the environment and neighboring property owners, there should be no increase in the number of waterfront lots or docks from the current quantity of ten.
- To minimize the impact on adjacent property owners, a 100-foot natural landscape buffer shall be provided to all adjacent parcels. This buffer shall be controlled by the POA (i.e. it is not part of a lot). There shall be no roads in the buffer.
- To increase resiliency and limit the stormwater impact on neighboring parcels, there shall be no slab-on-grade construction.
- To ease traffic impacts, short term rentals shall be prohibited.
- To minimize the impact on the Stono River, the community dock shall not have any slips or lift, i.e. it shall only be for day use.

We respectfully request that the the referenced PD be approved **only** if it is amended to address the concerns of the Belvedere community.Thank you for your consideration.

Sincerely,

Lisa Vandiver and Sam Gilpin
3818 Belvedere Road

From: Carol Hale
To: CCPC
Subject: Angel Oak/Buckland Plantation PD
Date: Thursday, September 08, 2022 7:35:58 PM

>>> Dear Commissioners,
>>>
>>> Significant changes and growth have occurred on Johns Island since we first bought property on Grimball Creek ten years ago such that many of the proposed specifications of the Angel Oak/Buckland Plantation Plan Document (PD) are not to the benefit of the existing community and environment. Specifically, the following changes need to occur to the Revised PD.
>>>
>>> 1. A maximum of two docks shall be permitted on Grimball Creek due to how narrow and shallow the creek is, and the potential negative affect of blocking the ever changing channel.
>>>
>>> 2. To minimize the impact on the environment, there shall be no increase in the number of waterfront lots.
>>>
>>> 3. To ease traffic impact, short term rentals shall be prohibited.
>>>
>>> 4. To minimize the impact on the Stono River, the community dock shall not have any slips or lifts. Private docks should be reduced from a total of 4 to a maximum of 2.
>>>
>>> 5. The location of any boat storage must not be viewable from the Grimball Creek, Stono River or neighboring properties.
>>>
>>> 6. To minimize the impact on the environment, no grand trees shall be removed and removal of non-grand trees on the marsh front should be minimized so as to protect the environment and existing natural view.
>>>
>>> 7. To minimize the impact on adjacent properties, a 100-foot planted landscape buffer shall be provided to all adjacent parcels. This buffer shall be controlled by the POA. There shall be no roads in the buffer.
>>>
>>> 8. To increase resiliency and limit the storm water impact on neighboring parcels, there shall be no slab-on-grade construction.
>>>
>>> 9. In addition, we have concerns regarding the use of septic tank systems in close proximity to the wetlands and waterways, and what will be in place to protect the water quality of the waterways during normal seasonal heavy rains as well as heavier rains and tidal surge from hurricanes. We have a genuine concern living on the creek that there could be sewer leakage into the waterways.
>>>
>>> Regards,
>>>
>>> Carol and Jeff Hale
>>> 200 Old Hickory Crossing
>>> Cldtrips@yahoo.com

Sent from my iPad

From: Patricia Fair
To: CCPC
Subject: Angel Oak/Buckland Plantation PD
Date: Thursday, September 08, 2022 6:19:12 PM

Dear Charleston County Planning Commission,

As a neighbor in the adjacent Gift Plantation, I appreciate that the developers of the AngelOak/Buckland Plantation held a community workshop to inform the residents on their plans. It is important that standards are maintained and impacts minimized as this development will set a precedent for future developments along Chisolm. Such items include:

- To minimize the impact on the environment, there should be no increase in the number of waterfront lots or docks.
- To minimize the impact on adjacent properties, a 100-foot planted landscape buffer shall be provided to all adjacent parcels. This buffer shall be controlled by the POA (i.e. it is not part of a lot). There shall be no roads in the buffer.
- To increase resiliency and limit the stormwater impact on neighboring parcels, there shall be no slab-on-grade construction and only one entrance.
- To ease traffic impacts, short term rentals shall be prohibited.
- To minimize the impact on the Stono River, the community dock shall not have any slips or lifts.

Kind regards, Patricia Fair (3956 Gift Blvd, Johns Island, SC)

From: Frank Osusky
To: CCPC
Subject: Angel Oak/Buckland Plantation PD
Date: Wednesday, September 07, 2022 2:51:18 PM

I am resident of Gift Plantation. There are a number of serious considerations that must be fully vetted and given serious thought by serious people.

What infrastructure improvements will be made before hand to control storm water impact on roads and run off into neighboring land

How will noise pollution be controlled and minimized

Road safety from construction and increased amount of vehicles

Will there be a substantial planted landscape buffer of at least 125 feet

Will there be traffic lights

Thank you these are serious consideration that in all good conscience you all must undertake in your planning and execution

From: Mary Beth Osusky
To: CCPC
Subject: Angel Oak/Buckland Plantation PD
Date: Wednesday, September 07, 2022 9:53:59 AM

My comments:

To preserve the environment and our Stono River:
There should be no increase in number of waterfront lots and docks.
No slips or lifts on community docks.

There should be a minimum of 100 ft planted ***native*** landscape buffer between adjacent parcels to be owned and maintained in perpetuity by Angel Oak/Buckland POA and there should be no roads in the buffers.

To limit stormwater impact on neighboring parcels there should be no slab on grade construction.
To limit stormwater impact on the area as a whole, there should be **no** construction until all the stormwater ditches along Chisolm Rd have been cleaned or regraded to take care of the standing water that is in the ditches for days. Adding new paved surfaces to that part of Chisolm Rd without fixing the current drainage problems will cause further stormwater problems. Whether it is the responsibility of the city, the county or the developer of Angel Oak, please require that the current problem be corrected before adding more water to the problem and have the various entities work together to achieve this.

There should be no construction until the Main Rd/ Chisolm Rd intersection project is completed. Traffic is bad enough at that Intersection without adding more traffic during the rebuilding of that intersection. Infrastructure needs to be fixed before new housing can be added not after.
If cost of roadwork is a factor as to why it takes forever to fix roadways on Johns Island, let the developers share the cost rather than adding to the problem.

Short term rentals should not be permitted due to the increase in traffic.

Thank you very much

Mary Osusky
4041 Gift Blvd
Johns Island

Sent from my iPhone

From: Jill Zlogar
To: CCPC
Subject: Angel Oak/Buckland Plantation PD
Date: Friday, September 09, 2022 12:38:57 PM

Please do not increase the number of waterfront lots or docks on this PD. This will help stop the damage to the environment on both the marsh and the waterfront. Also boat traffic going and leaving the Limehouse Bridge put-in is already very crowded, intense and at times dangerous. This PD is really close to that bridge.

A large planted buffer of at least 100 feet should be provided to all the adjacent properties and should be controlled by the POA since it is not part of the lot. No roads should be allowed on this buffer.

There should be no slab-on-grade construction on this lot. This will help increase resiliency and minimize the stormwater impact on neighboring properties.

No short term rentals should be allowed on this very rural part of Johns Island.

The community dock should have no boat slips or lifts to minimize the impact on the Stono River and the already heavy boating traffic in that area.

Your support of these needs will be greatly appreciated.

Jill Zlogar
5528 Frisco Lane
Johns island, SC 29455

Buckland plantation proposal

Adjacent to Aaron Hyman, 4045 Belvedere road Johns Island

We have lived here on Johns island for 32 years, my family has been here in Charleston for four generations. We've seen Charleston and the surrounding areas grow, but now the growth is overwhelming!
Our infrastructure is not capable of sustaining it! Even traffic is to the point that you have to time your trips to the store in the few hours of lighter traffic. We've faced flooding in areas where there was none, until apartments shooting up choked the marshes and low lying areas...This will soon become a place where people who made this area a place where people want to come, will be driven out, squeezed out of their relaxed living and thrown into the very atmosphere some of these new folks are running away from! This building, money making, frenzy will become the death of the Lowcountry as it was! A serene place where people were friendly...BECAUSE,,,,, we weren't fighting traffic, dealing with neighbors right up under you, so that the neighbors nor you, remember what coming home to little noise and unobstructed views was all about.
We have noticed on the local news, crime is on the rise! We haven't experienced a lot of crime in this rural atmosphere yet!
Some people say that progress is good ... yes, to a point!

When we first moved here the property adjacent to us was zoned 1 house per eight acres, then Angel Oak asked for 1 house for every four acres. Now Bucklands wants 1 house for every 1[redacted] acre!
So, NO!, we don't really want the Buckland plan at all!
Our property butts right up against it and the new configuration is worse than Angel Oak! Instead of two properties next to us, now it is proposed that, eight Lots are right up next to us! In the Buckland plantation plan, the road that leads to the community dock and four other docks, has a turn around, where folks will congregate right by our home! That's where everyone will meet to to go to the dock to have a dock or boat party.
The reason we moved here is being erased by this planned subdivision.
They say that they won't disrupt the existing rural character of the area!
It WILL significantly change the rural character of the area.
In the old plan, the homes were scattered, these proposed homes were on three to four four acre lots and the homes were going to be large, very nice and throughout the property. Now the homes proposed are not as nice and the lots are crowded as close as possible towards the front of the property right next to us!

SEPTIC TANK? My drain field is about 1,000 feet away from my home now, but originally, when we first moved here, it was seventy feet,
but it quit working because the ground became unperkable.
How do you plan to address this problem on the Buckland plan?

We are the main property right against the lots that are planned for Buckland, which will impact my property severely.
You can see in the photos 1-5 that wet lands are right against my property ...if you fill in that long strip of low land it WILL flood my property.

Photos 6-9 addresses alternative places to make your turn around instead adjacent to my home. One of the options are high areas of land on the North side of the property. Also the land between the pond and the Stono river is usable for parking.

Photos 10-12 are of the Peninsula that is a spacious area for parking and gathering.

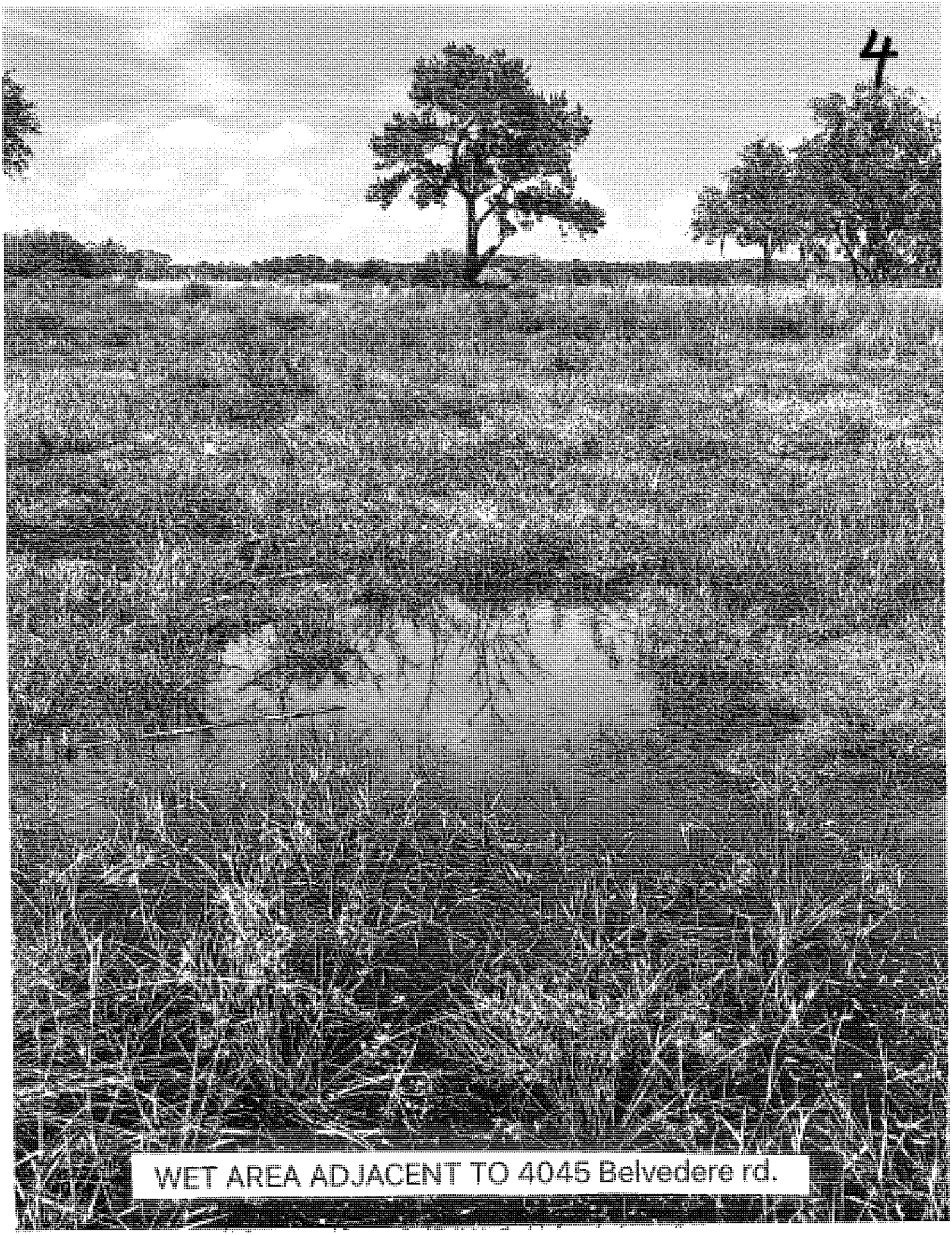
A1

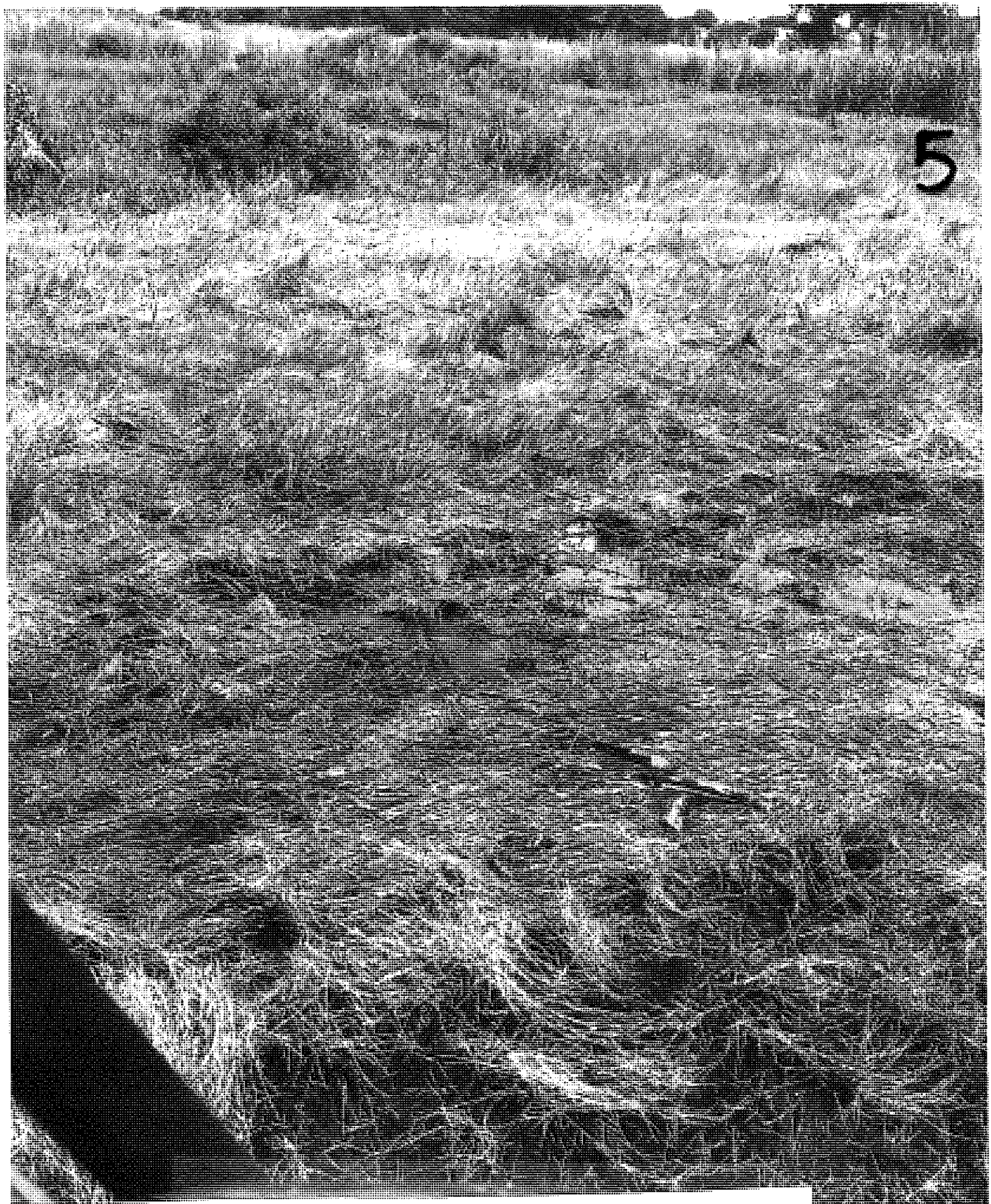

LAND USE LEGEND
PROPERTY LINE
SETBACK
EASEMENT
R.O.W.
OS - Open Space
Pools

WET AREA ADJACENT TO 4045 Belvedere rd.
WITH VIEW OF HOME

WET AREA ADJACENT TO 4045 Belvedere rd.
SHOWING FRONT OF PROPERTY

WET AREA ADJACENT TO 4045 Belvedere rd.
WITH VIEW FACING LIMEHOUSE BRIDGE

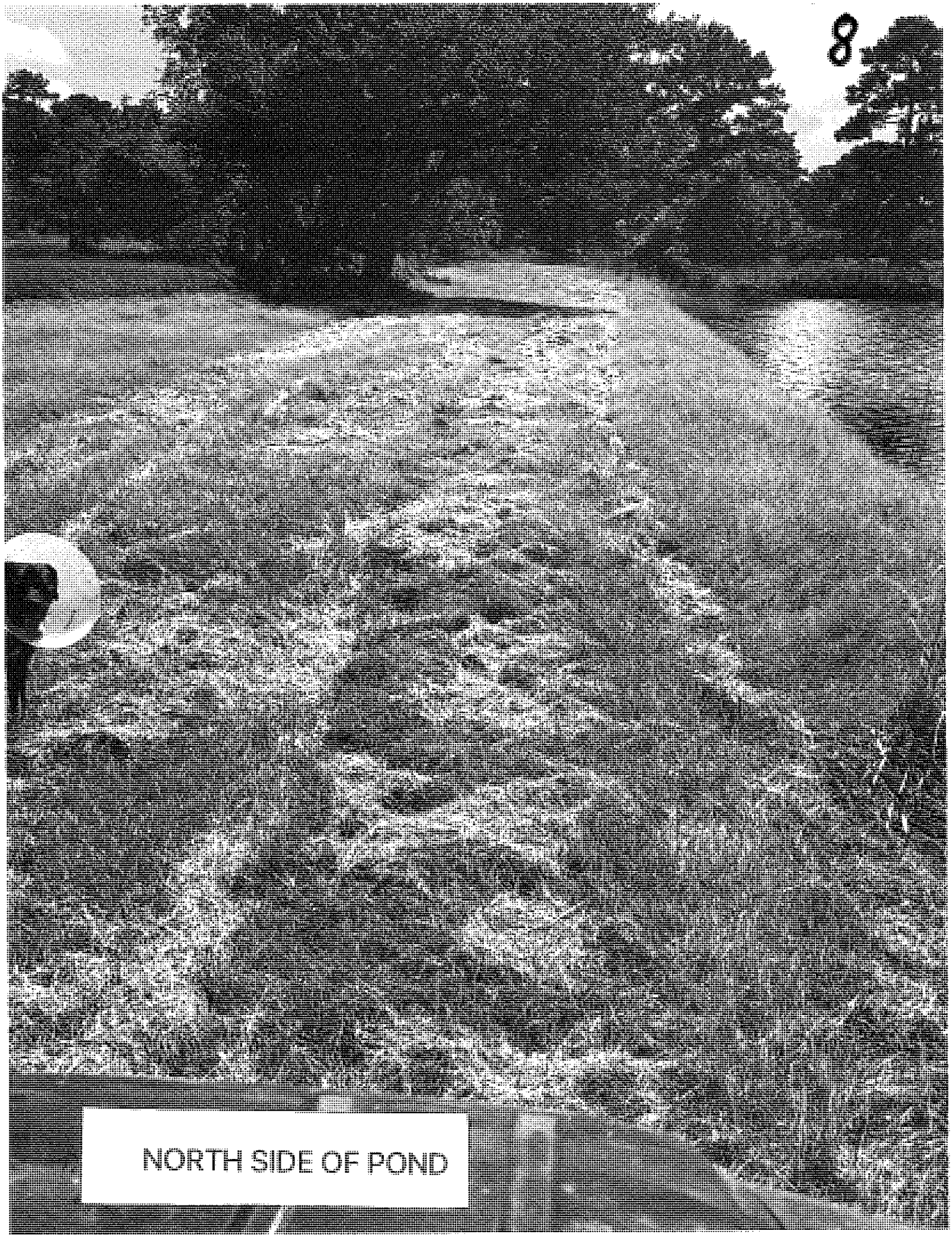

4
WET AREA ADJACENT TO 4045 Belvedere rd.



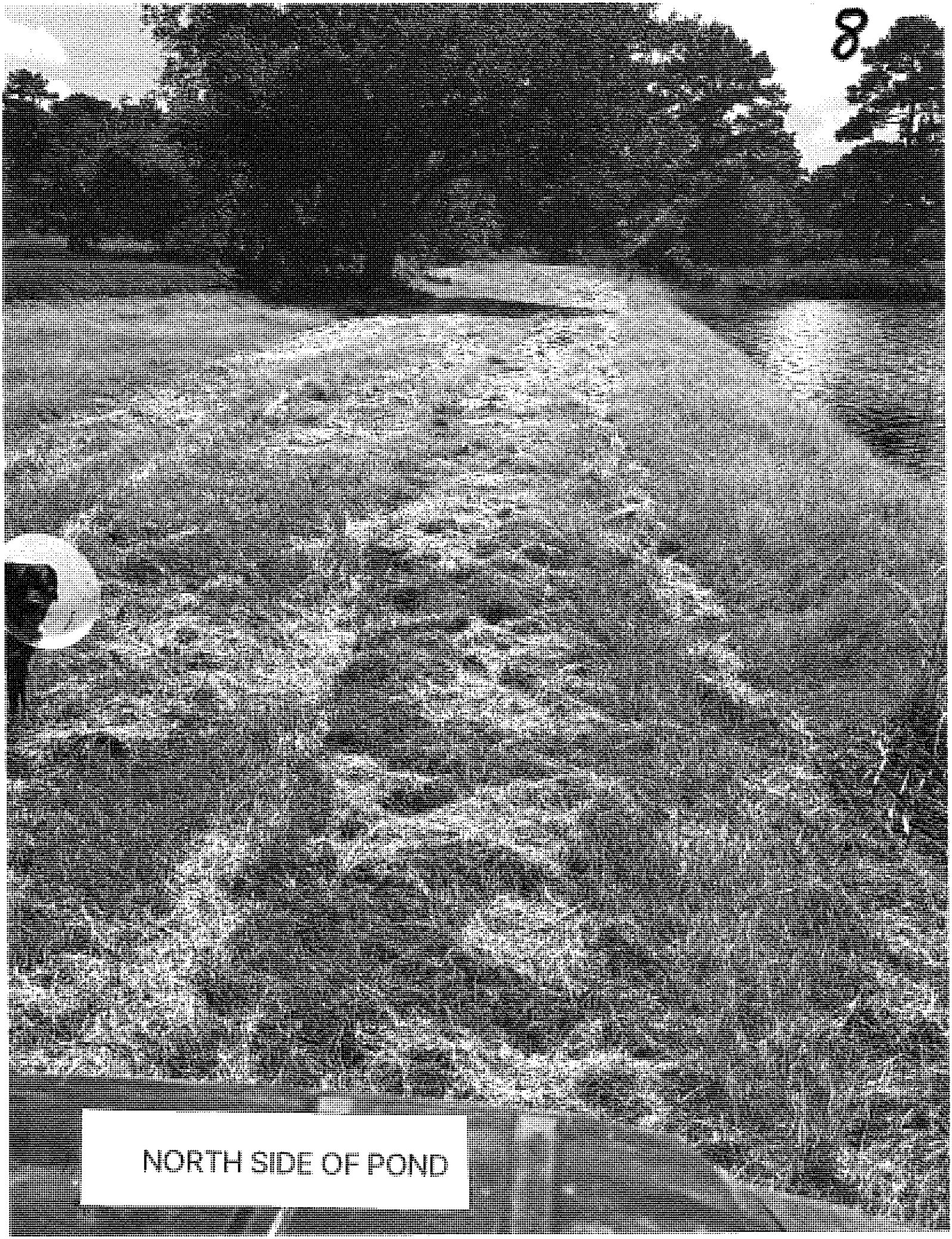
WET AREA ADJACENT TO 4045 Belvedere rd.

DRY AREA FACING GRIMBAL GATES AND RANTOWLES CREEK

DRY AREA FACING GRIMBAL GATES AND RANTOWLES CREEK

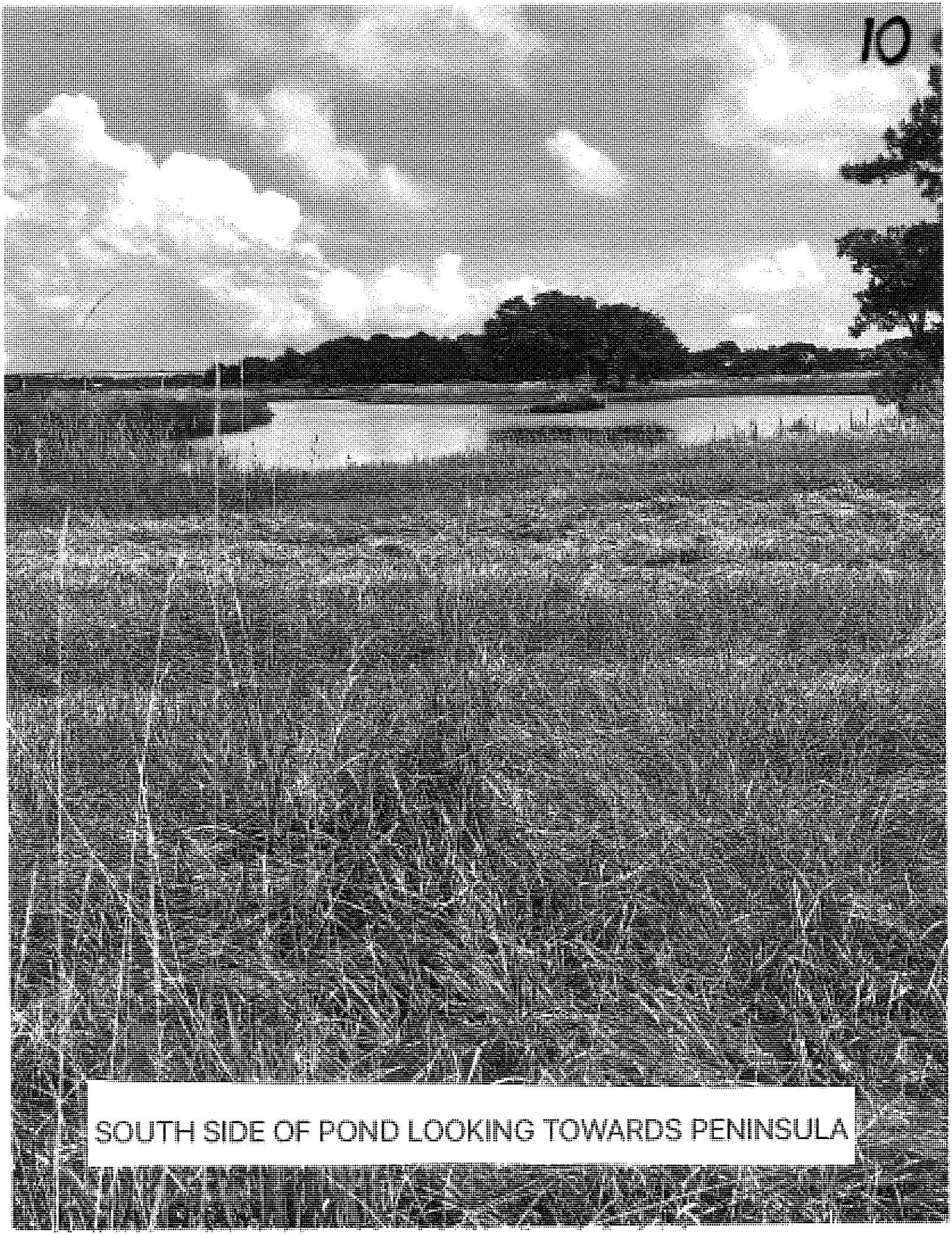


NORTH SIDE OF POND

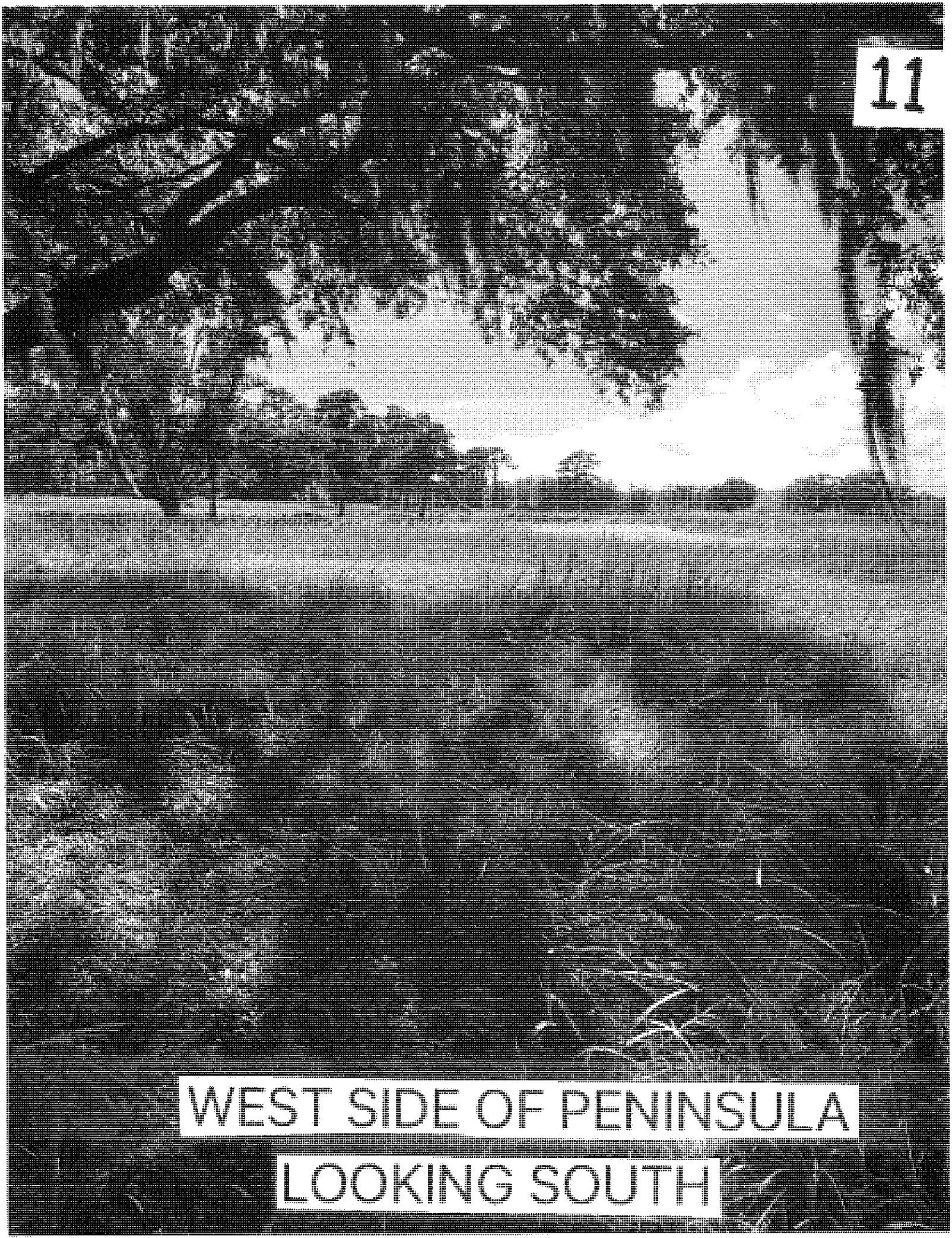


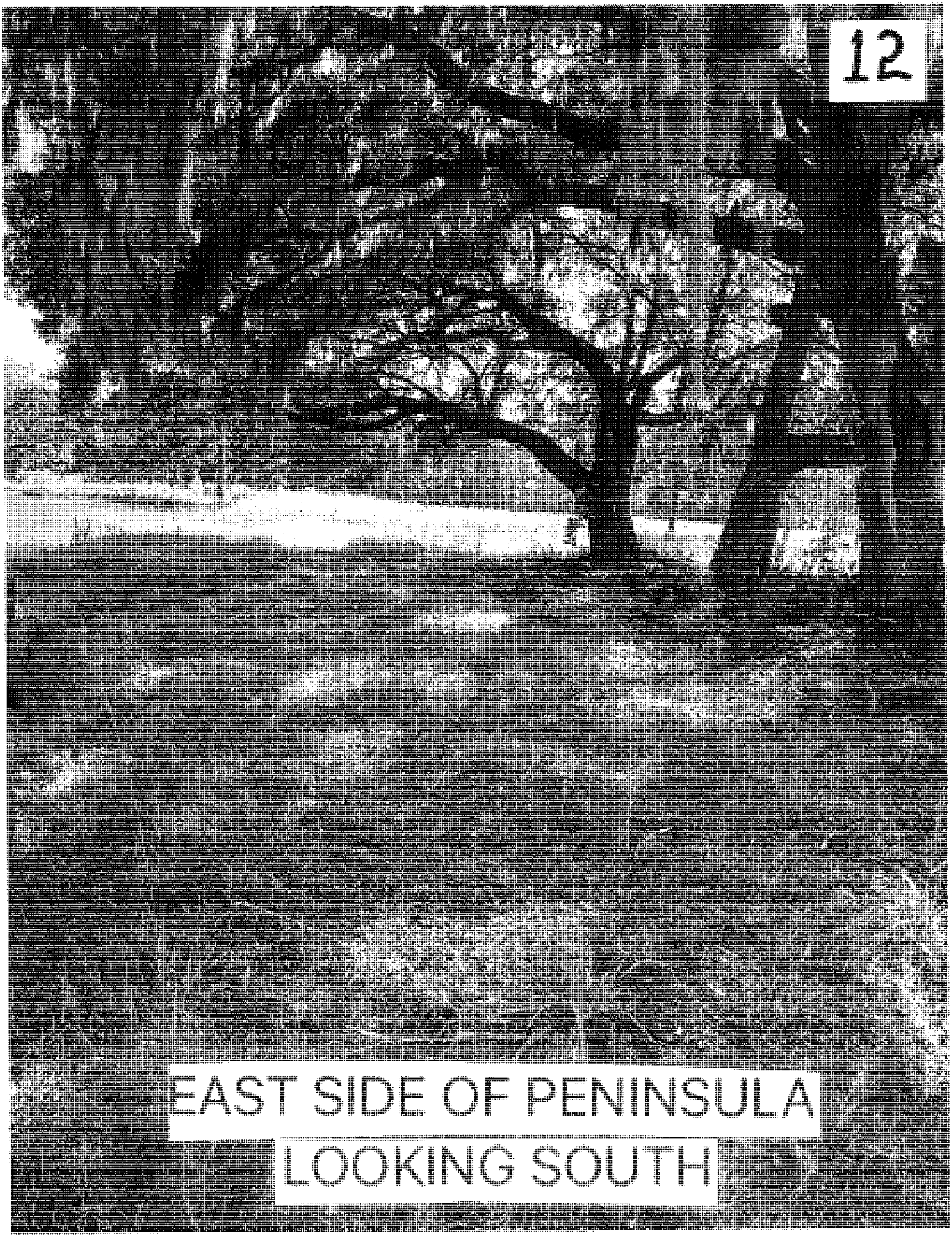
NORTH SIDE OF POND

DRY AREA FACING LIMEHOUSE BRIDGE AND GRIMBAL GATES BETWEEN POND AND RIVER



SOUTH SIDE OF POND LOOKING TOWARDS PENINSULA


11
WEST SIDE OF PENINSULA
LOOKING SOUTH


12
EAST SIDE OF PENINSULA
LOOKING SOUTH

From: Mary
To: CCPC
Subject: Buckland Plantation development
Date: Friday, November 18, 2022 1:54:10 PM

I am opposed to ANY increase in lots which will result in additional homes being built.
This overdevelopment needs to stop. The traffic on Chisolm can not absorbed any more cars it is already a mess with all the cut throughs trying to get to the light to get out on Main Road. Put this development on hold until the traffic and flooding issues have been resolved.

Mary Bennett
Humbert Road
Johns Island SC

From: curtis shelton
To: CCPC
Subject: Buckland Plantation PD
Date: Tuesday, November 29, 2022 9:47:25 AM

Please vote against the cutting of the grand trees in buckland plantation. Also, why isn't the developer required to improve the roads to the new development. Seems council will approve just about any new construction, but not plan for the additional traffic. Experience shows that council will wait until traffic on these two lane roads has become unbearable, then tax all the residents of Charleston county to pay for the upgrade. By then, the out of state developers have taken their profits and moved on.

Sent from my iPad

From: Cheryl Bailey
To: CCPC
Subject: ZREZ-07-22-00137 TMS# 249-00-00-005 and 0-13
Date: Friday, November 18, 2022 11:54:39 AM

CAUTION: This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

To Whom it may Concern,

I oppose this development, additional homes being built on Johns Island, and any additional docks to be added on the creek. This request does not state how grand trees are on the property, how many homes and will it involve fill and build which I object to be built. Not enough information on this request.

Thank you for providing the opportunity to share our input for consideration

Cheryl Bailey
Property Management Services
3690 Bohicket Rd Suite 2A
Johns Island SC 29455
Office: 843-637-4056 Fax: 843-637-4070
Main Office: 843-881-5459
www.charlestonpms.com