

LAUREL ISLAND

PLANNED UNIT DEVELOPMENT Charleston, South Carolina

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Owners:

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Planned Unit Development
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Section 1: Relationship to Zoning Ordinance

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

- a. Consistency with the City's Century V Plan, as the underlying property is designated Peninsula;
- b. Better achieving the goals of the Century V Plan and all adopted plans for the subject property than the current zoning, as the PUD tailors the uses and plans to better meet the community's input and serve its needs;
- c. Consistency with the City's adopted master road plan as modeled herein;
- d. Better protecting and preserving natural and cultural resources, if any, than the existing primarily Heavy Industrial zoning resulting in more green space and more compatible uses with neighboring properties;
- e. Compatibility with the density and maximum building height of adjacent developed neighborhoods, by adjusting the height from the maximum currently allowed and considering the height of the Ravenel Bridge and other nearby uses, heights, and densities;
- f. Creating connectivity with the existing network of public streets in adjacent neighborhoods and areas by including provisions for public and private connections;
- g. Providing for adequate parking for residents and users;
- h. Confirming accommodation by existing and planned public facilities including but not limited to, roads, sewer, water, schools, and parks as is evidenced by the included traffic study, coordination letters, and newly proposed usable open space;
- i. Providing for new public facilities, including open space and recreational amenities as well as locations for other governmental services;
- j. Adequately providing for the continued maintenance of common areas, open space, and other public facilities not dedicated to the City by making the foregoing an obligation of the current and any future property owner; and
- k. Providing for a mixture of residential, commercial, conservation, and other uses.

No person shall erect or alter any building, structure, or sign on any tract of land or use any tract of land within the Laurel Island PUD except in conformance with these guidelines and regulations. Unless modified herein, definitions of terms used in the Laurel Island PUD Development Guidelines shall follow definitions listed in the Zoning Ordinance of the City of Charleston, as amended from time to time. Administration and enforcement of the adopted Laurel Island PUD Master Plan shall follow Article 9 of the Zoning Ordinance of the City of Charleston.

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

Section 2: Introduction and Background Information

2.1 Background and Ownership

Laurel Island's PUD includes six (6) parcels totaling 196.1 acres and composed of 165.3 acres of highland (84%) and 30.8 acres of wetlands and marsh. Three of the parcels are contiguous (I, II, and VI), hereinafter, the Laurel Island Site, and described collectively. The remaining three parcels (III, IV, and V) are described individually, as further set forth in the table below.

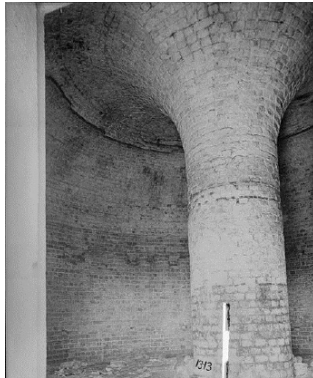
The Laurel Island Site has a robust history, notably serving as the Rumney Distillery in the 1790's, leading to its main access point of "Rumney Street". It later served as the Armory for the State of South Carolina, containing gun powder magazines during the Civil War, before ultimately becoming the Romney and Holston Landfills in the 1970's. A history of Laurel Island is presented in **Figure 1**.

The landfills ceased operating in the 1980s and were purchased by Lubert Adler in 2003. Lubert Adler began working to create a full-service resort on the site, but was ultimately unsuccessful due to several factors, including the Great Recession of 2008 and the site's environmental conditions. In 2013, the Port of South Carolina began looking to use the site as a new port facility but has since decided to not build a new terminal facility. A summary of the planning related to Laurel Island is presented in **Figure 2**.

History



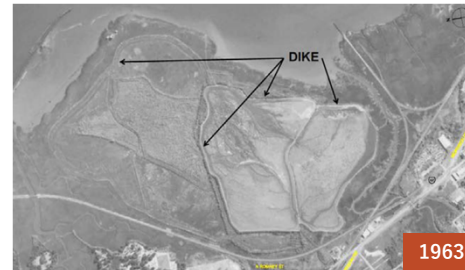
1827 – Robert Mills built Laurel Island Powder Magazines consisting of 9 brick, brownstone, and slate powder magazines



1910 – Standard Oil Building built for loading/unloading oil as part of a pier system

1915 – Powder Magazines partially demolished for railroad line to Charleston's Union Station

1918 – Dredging required for Standard Oil Building



1950 – Powder Magazines demolished

Mid 1960s – Laurel Island became a landfill

1984 – Holston Landfill (South Site) stopped receiving waste

1987 – Holston Landfill Final Closure

1989 – Romney/Beach Landfill (North Site) stopped receiving waste

1995 – Romney/Beach Landfill Final Closure

2003 – Lubert Adler purchased Laurel Island

Saltwater Marsh Disposal of Dredge Spoils



Figure 1: Laurel Island History

Laurel Island – 12 Years of Planning



Figure 2: Laurel Island Planning

Given the significant increase in the cost of housing across Charleston, it is submitted that the best use of this site will be a mixed-use community, comprised with a heavy component of workforce housing. The current Heavy Industrial zoning on the majority of the site does not allow for this use, and as such, the property is proposed to be re-zoned as a Planned Unit Development.

Current ownership of the property is as follows:

Laurel Island PUD Project Parcels			
Parcel ID	TMS#	Owner	Acreage
I	4640000006	LRA Promenade North LLC	69.04
II	4640000002	LRA Promenade LLC	114.22
III	4590200013	LRA Promenade North LLC	1.42
IV	4640000038	LRA Promenade North LLC	0.40
V	4611303024	Charleston County (995 Morrison)	8.01
VI	4640000023	Charleston County (Recycling Center)	3.01
Total Acreage			196.1



2.2 Current Zoning

The current Zoning for the parcels is set forth below, and allows a broad range of residential, commercial, and industrial uses and activities.

Parcel ID	TMS Number	Current Zoning	Height Limits
I	4640000006	Heavy Industrial	W Height District
II	4640000002	Heavy Industrial	W Height District
III	4590200013	Upper Peninsula	4-12 Story Height District
IV	4640000038	Diverse Residential 3	50' / 3 stories
V	4611303024	General Business	85' (Tech Corridor Overlay)
VI	4640000023	Heavy Industrial	W Height District

The Laurel Island Site is bounded by roadways and railways on three sides of the site, with the fourth side being bounded by Town Creek and the Cooper River.

2.3 Development Goals

Development within the Laurel Island PUD shall follow these Guiding Principles:

Connection to the Environment

The unique nature of the site as an island should be celebrated. As such, the street grid will be oriented with the environment in mind where possible and will provide view corridors to the water at the ends of the majority of streets.

A network of public parks will be integral to the overall plan. A public pedestrian and bike path will encircle the majority of the island's edge, and other direct public accesses to the water will be provided via paths and docks.

Sustainable and Resilient Practices

As the project is a high-density development to be built on former landfill site within downtown Charleston, it provides an option to sprawl-like development further from the city center. In addition, an emphasis on connections to public transportation and the incorporation of bicycle and pedestrian routes will reduce energy consumption and should serve to limit the demands of further traffic entering from outside the peninsula.

Building designs will employ sustainable practices through their orientation, materials and architectural elements. Critical infrastructure will be designed with resiliency as a goal. Bridges, utilities and drainage pipes will be able to stand the test of time and remain high, dry and connected as the climate changes and natural disasters occur.

Social and Economic Diversity

The diverse social and economic community of Charleston will be reflected. Toward that end, a significant amount of affordable/workforce housing will be provided. The other land types will include an overlapping of commercial office, multi-family, retail, and entertainment uses, allowing for a mix of race, income and age, and creating a true community.

Quality of the Public Realm

Laurel Island will be organized around a public realm that supports a high quality pedestrian experience. Similar to Charleston, the streets will be arranged as primary and secondary streets, depending on their primary uses and orientations and will incorporate a mix of uses. Public parks, plazas and other open spaces will be woven into the street grid and overall plan, and the design of buildings will activate and engage the public realm.

Authenticity

It is important that a true, authentic “place” is created, and many of the elements in the other principles will contribute toward this goal. The organization of the street plan itself will be drawn from the constraints and character of the site rather than from a random pattern. The layout will be orderly but flexible, allowing for the development to grow and adapt organically, just as a true community does.

Laurel Island will be inspired from Charleston’s defining elements—but will also be guided by more recently-developed practices in site planning and building design. The existing historic sites will be preserved and celebrated, with some to be publicly accessible.

2.4 Workforce Housing

At all times from the enactment of the Laurel Island PUD, during the development of the Laurel Island Site, upon the completion of the development thereof, and at all times thereafter no less than ten (10%) percent of all residential dwelling units located on the Laurel Island Site shall be Workforce Housing (the “Permanent Workforce Housing”). Furthermore, an additional ten (10%) percent of such newly-constructed residential dwelling units located on the Laurel Island Site shall also be Workforce Housing (the “Amortized Workforce Housing”) for a period of ten (10) years commencing on the lease date for each such unit (the “Amortization Period”). The City’s Department of Housing and Community Development shall verify Workforce Housing on the Laurel Island Site according to its standard procedures. Additionally, the Zoning Administrator shall verify compliance with the Workforce Housing requirements set forth herein (1) when a building permit has been obtained for the 1,278th dwelling unit on the Laurel Island Site; and (2) when a building permit has been obtained for 2,556th dwelling unit on the Laurel Island Site.

Workforce Housing, whether Permanent Workforce Housing or Amortized Workforce Housing shall mean Rental Workforce Housing Units to Qualified Households for Affordable Rent, as such terms are defined below. Nothing herein shall prevent or prohibit the relocation, replacement, or reduction (of the overall percentage) of Workforce Housing within the Laurel Island Site from time to time, provided the overall percentage of Permanent Workforce Housing shall not be less than ten (10%) percent of all dwelling units located on the Laurel Island Site and the Amortized Workforce Housing shall not, during the applicable Amortization Period, be less than ten (10%) percent of the total of all of the non-Permanent Workforce Housing dwelling units located on the Laurel Island Site.

Rental Workforce Housing Unit: A dwelling unit, where occupants have, in the aggregate, household income less than or equal to eighty (80%) percent of the area median income (AMI) for rental units.

Qualified Household: Households where occupants have, in the aggregate, a household income less than or equal to eighty (80%) percent of the area median income (AMI) for rental workforce housing units.

Affordable Rent: An amount equal to thirty (30%) percent of eighty (80%) percent of the annual Income Limits as published by the City of Charleston Department of Housing and Community Development, or its successors, for the median household size. In the absence of such information, the annual rent charged by the owner shall not exceed thirty (30%) percent of the annual household income.

Household Income: All sources of financial support, both cash and in kind, of adult occupants of the housing unit, to include wages, salaries, tips, commissions, all forms of self-employment income, interest, dividends, net rental income, income from estates or trusts, Social Security benefits, railroad retirement benefits, Supplemental Security income, Aid to Families with Dependent Children or other public assistance welfare programs, other sources of income regularly received, including Veterans' (VA) payments, unemployment compensation and alimony, and awards, prizes, government or institutional or eleemosynary loans, grants or subsidies and contributions made by the household members' families for medical, personal or educational needs.

Area Median Income (AMI): Area median income (AMI) shall be as determined annually by the City of Charleston Department of Housing and Community Development, or its successors.

Section 3: Land Use

3.1 Area Breakdown

Below is a breakdown of the Laurel Island PUD's total project acreage, marsh/wetland/open water area, and remaining developable area.

Total Project Area	196.1 ac.	
Total Marsh/Wetland/Open Water Area	30.8 ac.	15.7% of Total Area
Total Developable Area (Blocks, Parks, & R/W)	165.3 ac.	84.3% of Total Area
Sum =	196.1 ac.	100.0% of Total Area

The Laurel Island PUD proposes significantly more open space and usable open space than the required minimums. Further detail regarding open space allocations is provided in Section 5.1

3.2 Net Density and Calculations

The Laurel Island PUD is a mixed-use development incorporating flexibility to accommodate appropriate development over time. Pursuant to Sec. 54-256.b.1.(b) of the Zoning Ordinance, the Laurel Island PUD includes Mixed-Use Zoning, as defined in Section 4.2. See Appendix A, Detailed Land Use Plan for the Master Plan as per Zoning Ordinance requirements. The table below summarizes the maximum densities and intensities, based on each category of land use, for the Laurel Island PUD*:

Zoning	Land Use	Area	Units
Mixed Use	Retail	276,500 sf	-
Mixed Use	Office	2,200,000 sf	-
Mixed Use	Park	39.2 acres	
Mixed Use	Hotel/Accommodation	-	400 sleeping units
Mixed Use	Residential	-	4,260 dwelling units
Mixed Use	Movie Theatre		8 screens

*These densities/intensities represent the anticipated square footages or unit counts anticipated in the Laurel Island PUD. To enable flexibility over the duration of the development, the maximum densities and/or intensities of a specific Land Use may be converted to a different specific Land Use, using the procedures set forth herein and the Institute of Transportation Engineer's (ITE's) Traffic Engineering Handbook, 10th edition equivalence. Notwithstanding the stated maximums, the owner may increase the maximum allowed densities and intensities for each land use upon a corresponding reduction in densities or intensities for other land uses based on (1) the Land Intensity Conversion Matrix provided in **Appendix B**; or (2) at the option of the Laurel Island Architectural Review Board ("LIBAR") and upon approval by the City's Director of Traffic and Transportation, an updated traffic study addressing so much of the Laurel Island PUD deemed relevant by the traffic engineer to determine. Any updated traffic study shall be based on factors deemed relevant by such traffic engineer to determine the amount of the required reduction in the maximum densities and/or intensities for other land uses to offset the proposed increase in densities and/or intensities for such land use. The City's Director of Traffic and Transportation shall base his or her approval on standard traffic engineering practices.

As an example of the flexibility of using the ITE equivalence, assume a use change is proposed from 10,000 sf of retail space to residential dwelling units. Based on the ITE equivalence, 87 residential dwelling units (DU) could be substituted in exchange for the reduction of 10,000 sf of retail space. The calculations based on the ITE Conversion Matrix are shown below:

$$10,000 \text{ sf} = 10 \text{ksf} \quad 10 * 8.659 = 87 \text{ residential DU substitution for 10,000 sf of retail space}$$

As parcels are platted, the City shall be notified by the LIBAR of the specific land use density/intensity assigned to each parcel or conveyance. Unless restricted in a plat or conveyance, density/intensity may, by default, be converted using the ITE Conversion Matrix, as set forth above.

Required Office and Retail Spaces

Prior to obtaining a building permit for the 2,130th dwelling unit to be located on Laurel Island Site, at least 220,000 square feet of new office space and 27,650 square feet of new retail/commercial space shall be constructed on the Laurel Island Site, provided that all necessary road connections are completed to facilitate such development.

Maximum Number of Dwelling Units

Notwithstanding any other provision of this PUD, no more than 7,750 total dwelling units may be developed within the Laurel Island PUD.

Access Points

To reach the maximum densities and intensities identified above, three roadway access points are required. In addition to an existing access point from Romney Street, construction of a bridge from Cool Blow Street, as well as an access from Brigade Street will occur. The following table summarizes the development threshold required for each access point.

Development Threshold by Access Point Provided Schedule*	
Access Point	Percentage of development before subsequent access point is required (%) ^{3,4}
1. Romney Street ¹	0 - 30 %
2. Cool Blow Street ²	30 - 60 %
3. Brigade Street	60 + %

¹ Analysis of development threshold for Romney Street access was based on point of unacceptable LOS E, per HCM 2010 methodology of the Morrison Drive & Romney Street intersection (with proposed improvements, per the traffic study).

² Analysis of development threshold for Cool Blow Street access was based on point of unacceptable LOS E, per HCM 2010 methodology of the intersection of Meeting Street & Cool Blow Street (with proposed improvements, per the traffic study).

³ Percentage of development corresponds to the percentage of development required to produce said percentage of PM peak hour trips, assuming a 1:1 ratio of development percentage to PM peak hour trip generation percentage. In other words, 30% of development is assumed to produce 30% of the total projected PM peak hour generated trips given the full buildout condition. PM peak hour trips were used in this analysis as the generation of trips is higher in the PM peak hour than the AM peak hour, generally causing worse delay throughout the study area.

⁴ Percentage of development indicates the percentage at which the access point (and any previous access points) are acceptable. So, Romney Street as the sole access to the site is acceptable (according to the methodology described in footnotes 1 and 3 above) for up to 30% of the planned development on the site. Beyond 30% development, the intersection of Morrison Drive & Romney Street becomes over capacity, requiring the subsequent access point along Cool Blow Street to be available to patrons of the site. The Romney Street and Cool Blow Street access points to the site provide acceptable levels of delay at the entrance intersections until 60% development is reached, beyond which the third access point, along Brigade Street, is needed to mitigate delay at the other access point intersections.

* This table assumes that other improvements throughout the study area, as indicated in the traffic study, are completed as needed and warranted throughout the development of the site.

Special event uses such as athletic and performance venues shall not be deemed to create and shall be excluded from any calculations of new, external trips and shall instead be subject to an approved traffic management plan.

3.3 Adequate Public Facilities

No infrastructure is currently present on the Laurel Island Site. Coordination with public facility providers is provided in **Appendix D**. Without limiting the authority of the City, the owner shall ensure that public infrastructure and facilities are made available concurrent with the impacts of the development. Nothing herein shall require the City to fund, construct, or contribute to public infrastructure improvements or facilities, including, without limitation, access points to the Laurel Island Site, it being understood that any commitment by the City to fund, construct, or contribute to public infrastructure improvements of facilities shall require prior approval by the City Council of Charleston.

Section 4. Zoning Criteria

The development of the Laurel Island Site and properties within the Laurel Island PUD must maintain flexibility to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions, and design parameters. As such, the exact locations of boundary lines between development tracts, the locations and sizes of land uses in the development areas and the preliminary planning concepts for the tracts and uses are not indicated on the Land Use Plan.

4.1 Development Standards

Below is a breakdown of development standards in the Laurel Island PUD. All amenity areas, facilities and public streets shall be subject to ADA requirements, as applicable. More details will be provided in the Laurel Island Design Principles as approved by the process outlined in Section 13:

Development Standards Summary	
Lot Requirements	
Lot Size	No minimum
Accessory Building	NA: addressed in Design Principles
Loading Docks	NA: addressed in Design Principles
Minimum Setbacks*	
Setbacks and Frontage	Street Side: 0 feet Side Yard: 0 feet Rear Yard: 0 feet
Maximum Height**	
Building Height District	Entertainment Height District LI 2 (See Appendix A.4.1.a.) Height District 2.5-3.5 (See Appendix A.4.1.b.) Height District 8 (Appendix A.4.1.c.) Height District LI 12 (Appendix A.4.1.d.)

See Appendix A for the Height District Plan. Height district boundaries may be adjusted to abut the final location of constructed rights-of-way as generally depicted in Appendix A, Street Types Plan, whether inward or outward so as to achieve the height district boundaries depicted in the Height District Plan and for no other purpose. Such district adjustments and any references in the

height district text of the Zoning Ordinance to the BAR shall refer to and be approved by the LIBAR. Any major expansion of height district boundaries shall require approval of an amendment to the PUD. The Zoning Administrator shall determine what constitutes a major expansion of height district boundaries based on the intent of the Laurel Island PUD.

* Encroachments such as canopies, arcades, and awnings may project into the right-of-way but must be minimum of 2'-0" clear of any parking or travel lane, and must be 8'-0" minimum above grade to the underside of the encroachment. The Laurel Island Design Principles shall address front setbacks.

** Parcels in the Laurel Island PUD are outside the Old City Height District:

- Non-habitable structures are not subject to height limits;
- Usable ground floor to second floor height shall be in excess of 12 feet for non-residential structures;
- Architectural features and roof structures (screening elements, spires, cupolas, elevator penthouses, HVAC, etc.) are excluded from height limits. The Laurel Island Design Principles shall address individual story height based on use; and
- All future structures shall have a fire protection plan in accordance with the Charleston Fire Department, Fire Marshal site plan review standards.

4.2 Permitted Uses; Hours

Permitted uses in the Laurel Island PUD (hereinafter, "Mixed-Use Zoning"), shall be any and all permitted, conditional, and special exception uses provided for in the General Business and Upper Peninsula zoning classifications and any overlay districts thereon, as set forth in the City of Charleston Zoning Ordinance Article 2, Part 3, as amended through August 19, 2020, with the exception of the excluded uses listed below. Hours of Operation shall not be restricted by zoning and uses, but shall be determined by the Laurel Island Property Association ("LIPA"). Any outdoor concert venue on Laurel Island shall be permitted to play amplified music until 11:30 pm; provided, however, such venue shall be designed and constructed to direct amplified music away from the Peninsula.

4.2.1 Excluded Uses

Excluded or prohibited uses in the Laurel Island PUD shall be any and all: Dairy farms, Mobile home dealers, Motor vehicle dealers (provided electric and alternative powered vehicles sales and repairs shall be permitted), Automotive repair shops, Fish hatcheries and preserves, Recreational and utility trailer dealers, Cemeteries, Stables, Sewage treatment systems, Crematories, Tattooing services, Mining/Quarrying of nonmetallic minerals, except fuels, Gas Production and Distribution, Petroleum and petroleum products wholesalers, Gasoline service stations, Shipping container storage, Indoor shooting range, Firearm sales, Adult Uses, as defined in the City of Charleston Zoning Ordinance, and Casinos, as defined in the City of Charleston Zoning ordinance.

4.3 Parking Standards

In implementing the Laurel Island development goals, specifically sustainable and resilient practices, there shall be no minimum or maximum parking standards for the properties included in the Laurel Island PUD. These sustainable and resilient practices place an emphasis on the use of bicycles, busing, bus rapid transit, water ferries and taxis, and other alternatives to the automobile, each of which is anticipated to negatively impact (reduce the need for) traditional use-based minimum parking space requirements. As Laurel Island is more fully developed, it is anticipated that the mix of uses, sustainable and resilient practices, alternative means of transportation, and other influences will further reduce the need for automobiles and automobile parking. As depicted in Appendix A, Street Types Sections, on-street parallel parking shall be provided where not otherwise prohibited (for example, loading zones, fire hydrants, vision triangles, etc.). Design of outdoor parking areas shall be addressed in the Laurel Island Design Principles (see Section 13) and overseen by the LIBAR.

Section 5. Outdoor Space and Buffers

5.1 Outdoor Space Requirements

The Laurel Island PUD envisions a significant area of public open space throughout the site. The majority of this acreage will be found on the waterfront, creating a continuous park that stretches into the marsh around the development.

As per the Open Space plan presented in **Appendix A**, the Laurel Island PUD will provide significantly more open space and usable open space than the required minimums. The development of the Total Open Space Area and Total Usable Open Space Area may occur over the course of many years and in many phases and in differing proportions than the final developed proportions set forth in the Area Breakdown below.

Total Open Space Area:

Laurel Island PUD fully developed expected Open Space Area	70.0 ac	36% of Total Area
<i>Minimum Zoning Ordinance required Open Space Area</i>	<i>39.2 ac</i>	<i>20% of Total Area</i>

Total Usable Open Space Area:

Laurel Island PUD fully developed expected Usable Open Space Area	39.2 ac	56% of Total Open Space 20% of Total Area
<i>Minimum Zoning Ordinance required Usable Open Space Area</i>	<i>9.8 ac</i>	<i>25% of Total Open Space</i>

Note: References to minimum zoning ordinance requirements, above, are for information only.

Neighborhood/pocket parks will be provided and are included in the usable open space area calculation, above.

Any increase in the fully developed expected acreage of the Laurel Island PUD Open Space or Usable Open Space shall not require a PUD amendment; any reduction in the fully developed expected acreage of the Laurel Island PUD Open Space or Usable Open Space shall require a PUD amendment pursuant to Section 54-260.a. of the Zoning Ordinance.

Ownership and Maintenance: Open spaces that are, in whole or in part, improved and/or maintained with Tax Increment Finance revenue, may be owned by and dedicated to the City of Charleston; provided, however, any areas to be dedicated to the City must be accepted by resolution of City Council. Open spaces not dedicated to the City of Charleston will be owned by LIPA and shall be open to the public. Nothing herein shall prohibit LIPA or the City of Charleston from establishing regular park/open space hours of operation.

5.2 Outdoor Space Types

As stated in the Laurel Island Guiding Principles, the open space will be unique to Charleston, will include a public pedestrian and bike path that will encircle the majority of the island's edge, and will provide other direct public accesses to the water via paths and docks. A pier that will allow for ferry service as well as a separate crabbing pier is planned. The history of the site will be recalled through the Robert Mills Interpretive Trail and paths providing views of the Standard Oil Building Ruins.

Additional open space types at Laurel Island may be designed using the following City definitions as stipulated in Section 54-284 of the Zoning Ordinance:

Neighborhood Greens—Open green spaces intended to serve as the social center of the community and provide a location for civic activities and outdoor community functions. Neighborhood greens shall:

- Be predominantly planted areas, but may have some paved surfaces; and
- Be centrally located within the gathering place.

Plazas/Squares—Enclosed spaces that are urban in nature and designed to serve as meeting places for area residents and workers. Plazas and squares shall:

- Be predominantly paved surfaces, but may have some planted areas;
- Include pedestrian lighting and pedestrian-level details, such as variations in paving types;
- Be landscaped and incorporate amenities such as benches, fountains, monuments, and formal or informal gardens;
- Be located within denser, more urban areas of the gathering place, either at the intersection of streets or within a developed block; and
- Be mostly enclosed by building frontages;

Neighborhood Parks—Large open areas designed to provide recreational facilities and spaces for the entire gathering place, or smaller green spaces designed to serve smaller areas within the gathering place. These parks may be designed as part of a Neighborhood Green, and shall:

- Contain grassy fields, playground equipment, designated sports facilities, or picnic areas;
- Be landscaped throughout;
- Be designed for active and passive recreational purposes; and
- Be directly connected to any bicycle and pedestrian network

Section 6. Buffers

Buffers are not required internal to the Laurel Island PUD between land uses. There shall be a 40' buffer from the critical line and 10' additional building setback. Section 54-347 of the City of Charleston Zoning Ordinance shall govern the landscape buffer adjacent to the OCRM critical line. Pedestrian amenities may be located within buffers and setbacks. Refer to **Appendix F, Exhibit 5**. Notwithstanding critical line buffers and setbacks, the existing dikes shall be preserved, maintained, and improved as may be reasonable or necessary, or both.

Section 7. Tree Summary

There is minimal tree cover on the Laurel Island Site – refer to **Appendix F, Exhibit 2: Aerial**. Existing trees are primarily located in the critical line buffer zone. Tree protection shall be in compliance with the City of Charleston Zoning Ordinance. Due to the nature of Laurel Island previously being a landfill, the planting of trees on Laurel Island shall be determined by the LIBAR and shall not follow or be bound by the requirements of the Zoning Ordinance. Within City owned and maintained property, plantings shall be approved by the City of Charleston Parks Department. Parcels not on the Laurel Island Site (Parcels III, IV, and V) shall be subject to the City's Zoning Ordinance regarding tree protection.

Section 8. Right-Of-Way

Within the Laurel Island Site there are plans to establish a new roadway network with typical street types (see **Appendix A**). Roadways constructed to City standards shall be dedicated public streets unless it is in the best interest of the developer to privately maintain. Any roadways not dedicated as a public street shall be permitted to utilize gravel, dirt, or boardwalk surfaces, but only to the extent permitted by the applicable fire code. East-West streets shall have view corridors extending to Town Creek. No dedicated public streets in the Laurel Island PUD shall be limited by gates (nothing herein shall prohibit gates on private property such as for a parking lot or garage, subject to the applicable fire code).

As stated in Section 4.1, ADA compliance shall be provided, by providing, at a minimum, accessible routes between right-of-way, parking, public transportation, amenities, and entrances. Vehicles, public transportation, bicycles, and pedestrians will be accommodated by the new roadway infrastructure. Public facilities such as new sidewalks on Romney Street (5-foot wide on the north and 10-foot wide on the south side) are proposed as a part of the project. Transit infrastructure will be required and shall be approved as part of site plan review based on

requirements set forth in the Zoning Code. Sight distance visibility at all exits and/or intersections will be maintained in accordance with SCDOT's Access and Roadside Management Standards Manual.

Section 9. Drainage Basin Analysis

9.1 Flood Zone

A copy of the 2004 FEMA flood maps as well as the 2016 Preliminary Maps can be found in **Appendix F**. The 2004 FIRM (Flood Insurance Rate Map) identifies the Laurel Island Site within Flood Zones X, AE-13, and AE-14 (NGVD-29). The existing elevation of the Laurel Island Site upland of the existing dike to remain ranges from 8 to 22 NAVD 88 (see **Appendix F, Exhibit 4**). While the outer edges of the Laurel Island Site within or near the critical line will be subject to the base flood elevation, the developable highland of the site is above the surrounding base flood elevation. The existing dike, which was built to contain dredge spoil and municipal solid waste, ranges in elevation from 8 to 15 NAVD 88, with the highest elevations on the east side of the Laurel Island site adjacent to Town Creek. Parcels III, IV, and V are in Zone AE-13 (NGVD-29) per the 2004 FIRM. All construction will comply with the City of Charleston Building Code in force at the time a building permit is issued.

9.2 Existing Topography and Drainage

The Laurel Island Site currently is a pervious landform with existing drainage conveyed by overland flow and swales to its release to adjacent marshland of Town and Newmarket Creeks as illustrated on **Appendix F, Exhibit 6**. Parcel V (995 Morrison / County parcel) is primarily impervious with existing ground at approximately elevation 6 with runoff collected by existing stormwater infrastructure maintained by the City or the SCDOT. Parcel III (railroad parcel) is primarily impervious with ground elevations of approximately 7 and drained by overland flow by an adjacent drainage ditch contributory to Newmarket Creek. The Brigade Street access parcel (parcel IV) is currently a compacted gravel roadway. Runoff is currently drained by a swale that runs through the property.

9.3 Wetlands Verification

The existing wetlands, critical line, and required buffers are identified on **Appendix F, Exhibit 5**. The Ocean Coastal Resource Management (ORCM) critical line and wetlands have been delineated by a professional natural resources consultant, identified on a plat by a licensed surveyor, and approved by the appropriate regulatory agencies (see **Appendix E**).

9.4 Preliminary Stormwater Techniques

The proposed stormwater management system on the Laurel Island Site will be developed in consultation with the City of Charleston MS4. Drainage infrastructure on parcels I, II, and VI, as identified above, will include new conveyance piping, quality treatment practices, and outfalls to Town Creek/Cooper River. For stormwater quantity peak rates and volumes, proposed development will retain natural drainage features where possible and deploy lower-impact

techniques to control and promote reductions to a practical extent; however, stormwater detention ponds will not be part of the management plan.

Should rates and or volumes exceed pre-development conditions, variance to this requirement within the City Design Manual will be proposed on the grounds that 1) excavation for detention ponds into the landfill cap and underlying municipal solid waste or within any part of the perimeter containment dike is not authorized by DHEC's Bureau of Land and Waste Management and 2) the downstream receiving waterbody is Town Creek and Charleston Harbor which does not present a flooding risk or create adverse conditions to adjacent properties.

Coordination with the City shall be required to determine design requirements in relation to the City of Charleston's Stormwater Design Standards Manual. Primary water quality treatment will be accomplished with engineered devices that do not rely on infiltration and will minimize leaching into the existing underlying municipal solid waste layer. Green infrastructure practices that can retain, treat, and release stormwater without coming in contact with the underlying layer shall be implemented to provide water quality treatment. Proposed road rights-of-way will include trees and streetscape planted within filtration enclosures that are connected to the main conveyance system. Additionally, to maintain compliance with the City's Flooding & Sea Level Rise Strategy, which suggests designing for sea level rise of 2 to 3 feet in the next 50 years, outfalls shall be located at an elevation such that they are not tidally influenced and allow for energy dissipation and additional quality treatment through vegetation prior to release from the Site.

Stormwater management on the other three properties included in this PUD (Parcels, III, IV, and V) shall be subject to the stormwater requirements of the City that are current at the time of project submission, absent a separate agreement between the Property Owner and City specifying the required improvements for development of the Property.

Per Section 54-822(c) of the Zoning Code, easements, when required for drainage or sewage for the area to be subdivided, shall be of such width as necessary to permit proper construction of drainage facilities based on the drainage system of the area. No subdivision shall block or obstruct the natural drainage of an adjoining area. Existing natural drainage shall be maintained or replaced where possible or feasible.

Storm drainage during construction shall be designed to meet or exceed local, state and federal regulations involving stormwater flows, siltation, erosion control, and water quality which are prevailing at the time. Appropriate best management practices (BMPs) shall be installed and maintained to preserve water quality of adjacent water bodies as a part of the Stormwater Pollution Prevention Plan.

Section 10. Traffic Study

A traffic impact analysis was conducted for the Laurel Island project in accordance with SCDOT and The City of Charleston guidelines. Access to the development is provided through one existing intersection along Morrison Drive via Romney Street, one proposed entry/exit via Brigade Street (upon completion of a proposed bridge over the existing parallel rail tracks), and one proposed entry/exit via Cool Blow Street (upon completion of a proposed Cool Blow Bridge over Morrison Drive and the existing parallel rail tracks).

The results of the intersection analyses indicate that thirteen of the study intersections currently experience or are projected to experience undesirable delay during the peak periods with or without the Laurel Island project. Therefore, improvements were evaluated. Recommended improvements can be found in **Appendix B**.

Section 11. Cultural Resources Study

A cultural resources reconnaissance survey of Laurel Island has been conducted. The Historic Resources Impact Assessment includes a visual impact analysis to identify potential adverse effects of the proposed development. The analysis examined potential impacts to the William Enston Home, Magnolia Cemetery, the Immigration Center, and the Charleston City Railway Car House. Please refer to **Appendix C** for the full report.

Section 12. Letters of Coordination

Letters of coordination from the North Charleston Sewer District, Charleston Water System, Dominion, AT&T, and Charleston County School District are included as **Appendix D**.

Section 13. Additional Information

13.1 Design Review and Modifications

The Laurel Island Design Principles shall be established by the developer and administered by the POA in the form of an internal architectural review board (the “LIBAR”), which shall be established prior to the commencement of development in the Laurel Island PUD. The LIBAR Rules and Regulations are included as **Appendix G**. LIBAR approvals and enforcement shall continue during construction, future maintenance, and alterations of all development within the Laurel Island PUD.

The Laurel Island Design Principles shall be approved by the City of Charleston Board of Architectural Review (BAR-L) and these guidelines shall be used for evaluation of individual projects and signage by the LIBAR and City staff. City staff shall review and approve all projects for design principle compliance prior to a project receiving final TRC (Technical Review Committee) approval. Any appeal by an individual property owner of any decision of the LIBAR shall be appealed to the BAR-L, pursuant to the LIBAR Rules and Regulations. Any further appeal from the BAR-L shall be as provided by the Zoning Ordinance and the South Carolina Code of Laws. The Laurel Island Design Principles shall cover the following elements: Architectural Design; Impact on Cultural Resources; Site and Exterior Building Lighting; Exterior Signage; Landscape Design; and Parking Standards. The Laurel Island Design Principles shall be in accordance with this Planned Unit Development.

Laurel Island Design Review Process

Design Principles/Architectural Guidelines Approval Process

Development of Laurel Island Design Principles



Laurel Island Design Principles Approval
(City of Charleston Board of Architectural Review Large (BAR-L))

Project Approval Process

Project Conception



Laurel Island Board of Architectural Review (LIBAR)



Board of Architectural Review (BAR-L) (in the event of appeal)



City TRC Approval



PERMIT

13.2 Laurel Island Conceptual Master Plan

See **Appendix A** for Laurel Island Detailed Land Use Plan.

APPENDIX A

Figures



0 400 800









Appendix A.4.1 - Height Districts

a. Height District LI 2.

Maximum building height shall not exceed two stories.

Seating levels within amphitheaters and similar structures shall not be deemed a story.

Additional height for ornamental appurtenances that exceed the maximum allowable height may be permitted by the Laurel Island Board of Architectural Review, based on architectural merit and context.

Utilitarian appurtenances related to mechanical equipment or structural systems (such as elevator and stair towers, exhaust fans, HVAC equipment) may exceed the maximum height.

b. Height District 2.5 - 3.5.

On rights-of-way less than 35 feet the building height shall be limited to a maximum of 2.5 stories.

On rights-of-way between 35 feet and 50 feet, the building height shall be limited to a maximum of 3.5 stories, and shall also be limited by the ROW width of the street at a maximum 1:1 ratio. In no event, shall maximum building height exceed 45 feet. (i.e.: if a ROW is 40 feet, the building shall not be taller than 40 feet).

On rights-of way greater than 50 feet, the building height shall be limited to a maximum of 4 stories.

Any nonresidential ground floor shall not be less than 12 feet in height and no more than 16 feet in height, unless a waiver is granted for additional height of the floor by the Laurel Island Board of Architectural Review.

c. Height District 8.

Maximum building height shall not exceed eight stories.

Any nonresidential ground floor shall not be less than 12 feet in height and no more than 16 feet in height, unless a waiver is granted for additional height of the floor by the Laurel Island Board of Architectural Review.

Additional height for ornamental appurtenances that exceed the maximum allowable height may be permitted by the Laurel Island Board of Architectural Review, based on architectural merit and context.

Utilitarian appurtenances related to mechanical equipment or structural systems (such as elevator and stair towers, exhaust fans, HVAC equipment) may exceed the maximum height, based on the following standards:

Appurtenances shall not exceed nine feet in height.

d. Height District LI 12.

Maximum building height shall not exceed twelve stories.

Any nonresidential ground floor shall not be less than 12 feet in height and no more than 16 feet in height, unless a waiver is granted for additional height of the floor by the Laurel Island Board of Architectural Review.

Additional height for ornamental appurtenances that exceed the maximum allowable height may be permitted by the Laurel Island Board of Architectural Review, based on architectural merit and context.

Utilitarian appurtenances related to mechanical equipment or structural systems (such as elevator and stair towers, exhaust fans, HVAC equipment) may exceed the maximum height, based on the following standards:

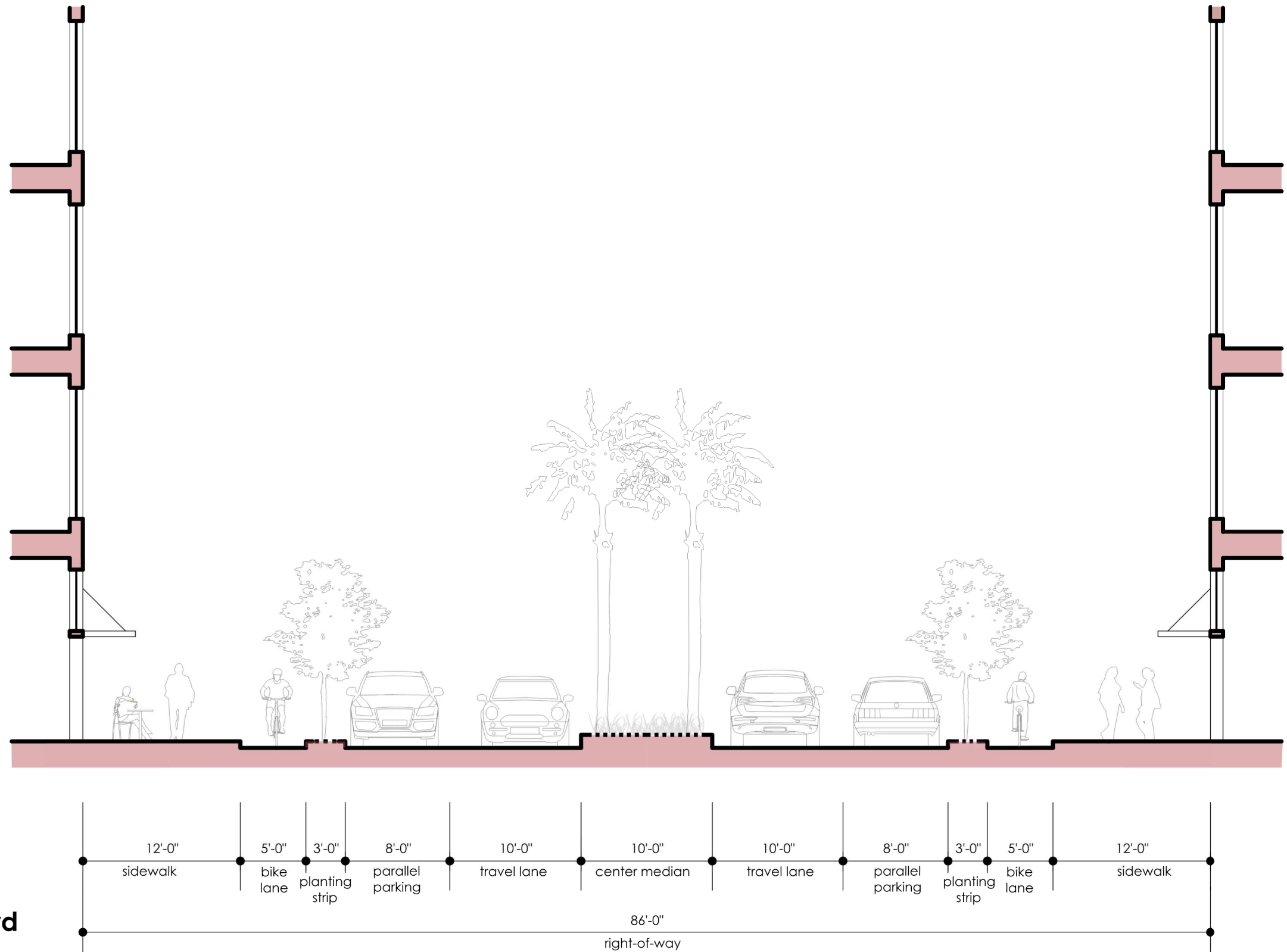
Appurtenances shall not exceed nine feet in height.



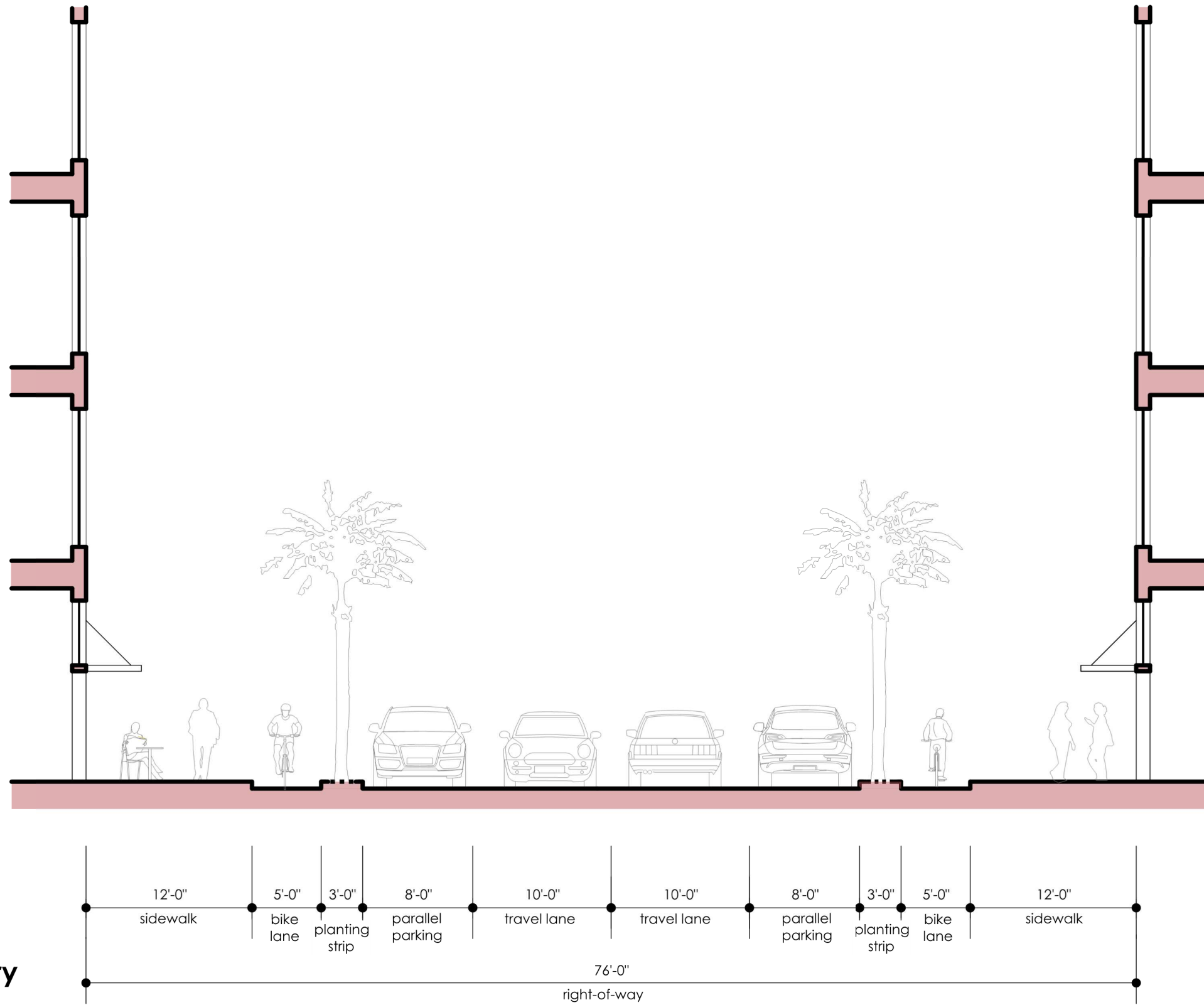


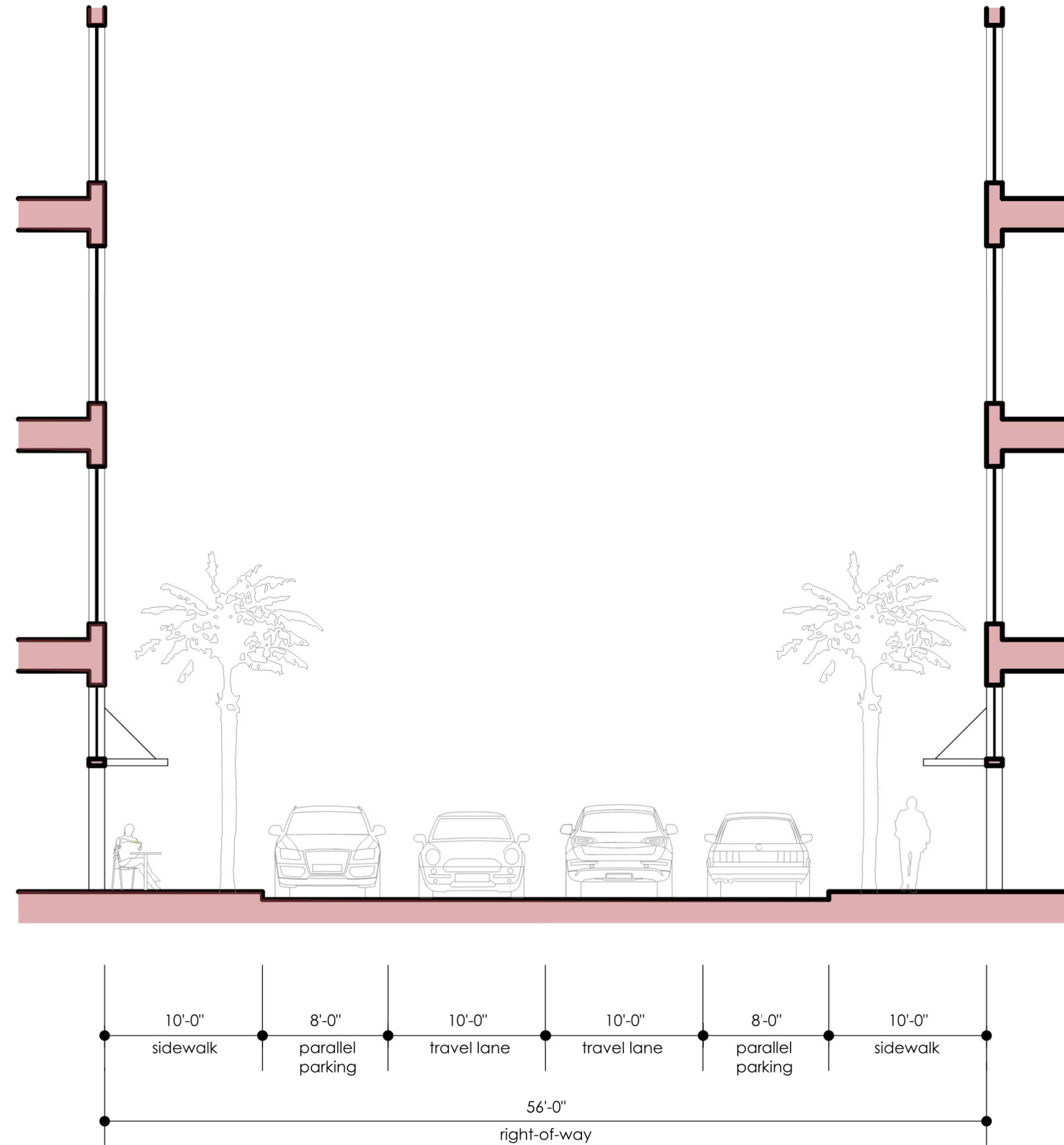


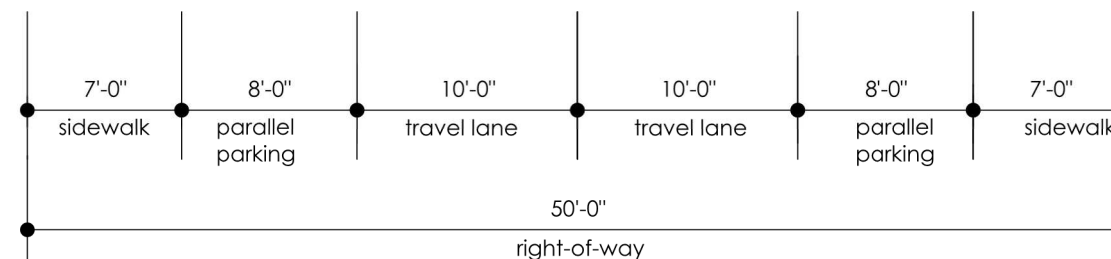
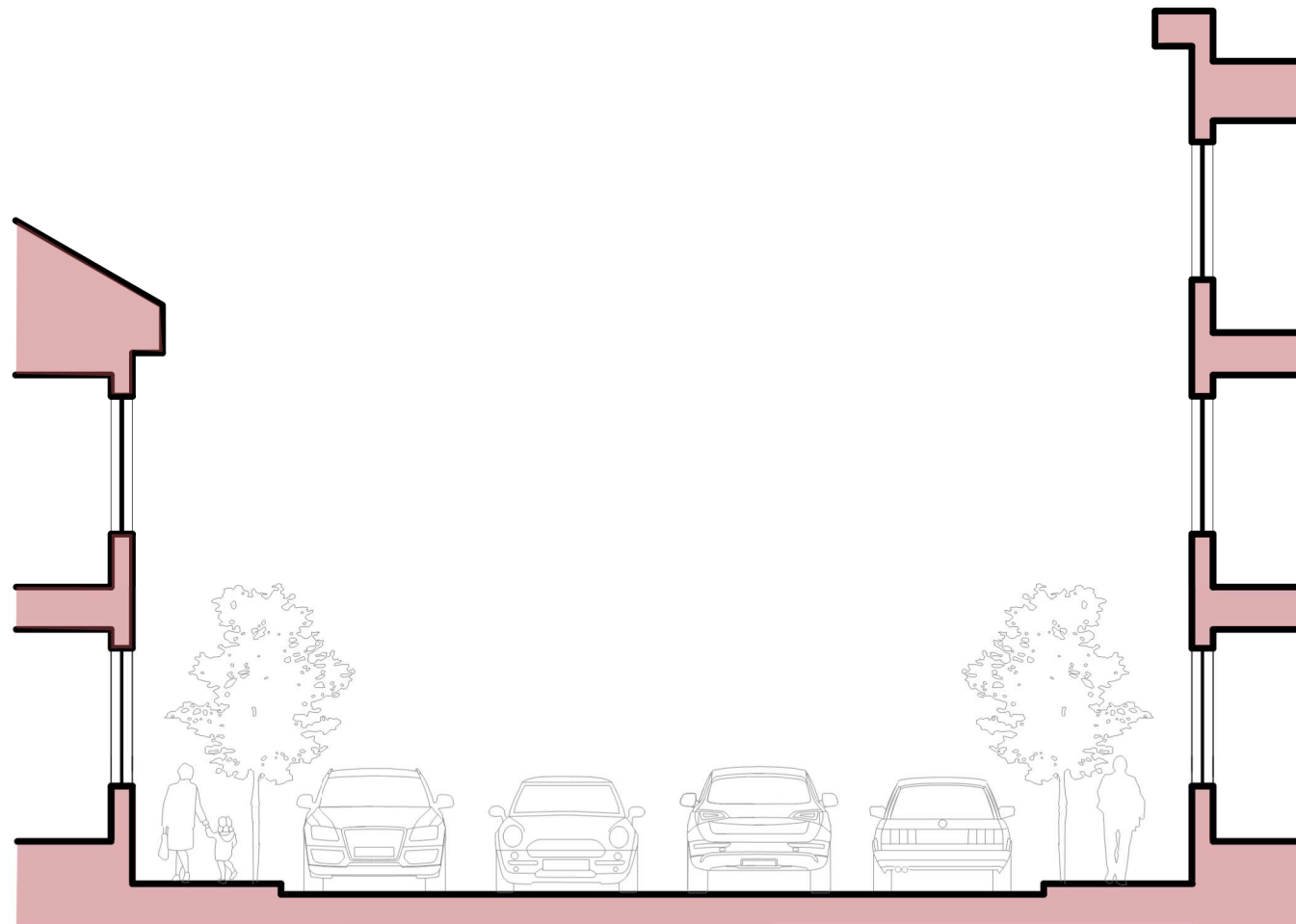
Boulevard



Primary







Neighborhood

APPENDIX B

Traffic Models

(full copy submitted under separate cover)

LAUREL ISLAND TRAFFIC IMPACT ANALYSIS

Charleston County, South Carolina



Prepared for:
Laurel Island Development, LLC

Prepared by:
Stantec Consulting Services Inc.

July 2020

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D) ANALYSIS WORKSHEETS 2018 EXISTING CONDITIONS

E) ANALYSIS WORKSHEETS 2043 NO BUILD CONDITIONS

F) ANALYSIS WORKSHEETS 2043 BUILD CONDITIONS

EXECUTIVE SUMMARY

A traffic impact analysis was conducted for the Laurel Island Development in accordance with SCDOT and The City of Charleston guidelines. The analysis also includes the 995 Morrison Drive Development located east of N Hanover Street and West of Morrison Drive, south of Conroy Street.

The proposed Laurel Island Development is located north of US 17 and east of Morrison Drive in Charleston, South Carolina. The Laurel Island Development will consist of 3,955 mid-rise multifamily housing units, a 400-room hotel, 10 acres of public park, an 8-screen movie theater, 1,950,000 square feet of office, and 250,000 square feet of retail. Access to the development is provided through one existing intersection along Morrison Drive via Romney Street, one proposed entry/exit via Brigade Street, and one proposed entry/exit via Cool Blow Street (upon completion of a proposed Cool Blow Bridge over Morrison Drive and the existing parallel rail tracks).

The 995 Morrison Drive Development will consist of 305 mid-rise multifamily housing units, 250,000 square feet of office, and 26,500 square feet of retail. Access to the development is provided through two proposed full access driveways along an extension of Cedar Street (south of the development), two proposed full access driveways along Conroy Street (north of the development), and one full access driveway along N. Hanover Street.

The results of the intersection analyses indicate that thirteen of the study intersections currently experience or are projected to experience undesirable delay during the peak periods with or without the Laurel Island and 995 Morrison Developments. Therefore, improvements were evaluated. The following is a list of improvements recommended with consideration of the Laurel Island and 995 Morrison Developments:

- 1) At the intersection of **Meeting Street & Brigade Street**, install a traffic signal when warranted. Along Meeting Street, install a 350-foot northbound left-turn lane and a 150-foot southbound left-turn lane. Along Brigade Street at the westbound approach, restripe to consist of shared through/right-turn lane and one left-turn only lane.
- 2) At the intersection of **Morrison Drive & Romney Street**, install a traffic signal when warranted. Along Morrison Drive, install a 150-foot northbound left-turn lane and a 150-foot southbound left-turn lane. Along Romney Street, install a 150-foot eastbound left-turn lane, and provide exclusive westbound 150-foot right-turn and 150-foot left-turn lanes.
- 3) At the intersection of **Meeting Street & Cool Blow Street**, install a traffic signal when warranted. Along Meeting Street, install a 150-foot northbound right-turn lane (maintaining service as the existing bus-pull out), and alter the southbound approach to consist of one through lane and one left-turn only lane. Along Cool Blow Street, install a 250-foot westbound left-turn lane, maintaining an additional lane at the approach as a shared left/right-turn lane.
- 4) At the intersection of **Meeting Street & US 17 NB**, install a traffic signal when warranted.
- 5) At the intersection of Morrison Drive & Huger Street, install a traffic signal when warranted. Along Morrison Drive, install a 100-foot southbound right-turn lane.
- 6) At the intersection of the **I-26 EB Off-Ramp & Mt. Pleasant Street**, install a traffic signal when warranted.

- 7) At the intersection of **Meeting Street & Cunningham Street**, install a 150-foot southbound left-turn lane along Meeting Street, maintaining enough median width south of the intersection to allow for vehicle storage for two-stage westbound left-turns from Cunningham Street. Along Cunningham Street, install a 150-foot westbound right-turn lane.
- 8) At the intersection of **Morrison Drive & Brigade Street**, install a 150-foot southbound left-turn lane and a 150-foot northbound left-turn lane along Morrison Drive. Along Brigade Street, install a 150-foot eastbound left-turn lane, and restripe the westbound approach to consist of a shared through/right-turn lane and a left-turn only lane.
- 9) At the intersection of **Meeting Street & Romney Street**, install a 150-foot southbound left-turn lane and a 150-foot northbound left-turn lane along Meeting Street.
- 10) At the intersection of **N Hanover Street & Cool Blow Street**, install a traffic signal when warranted.
- 11) At the intersection of **Meeting Street & US 17 SB**, install a 200-foot westbound right-turn lane along the US 17 SB ramp, with channelized, yield-control at the intersection.
- 12) At the intersection of **Meeting Street & US 17 NB**, install a 100-foot northbound right-turn lane along Meeting Street, with channelized, free-control at the intersection. Install 700' of additional pavement to the US 17 NB ramp from the intersection to the beginning of the ramp structure, to provide for two eastbound receiving lanes, which merge down to one lane prior to the structure.
- 13) At the intersection of **Meeting Street & Huger Street**, add a protected phase to the eastbound left-turn (providing permitted + protected phasing) and remove the protected phase from the southbound left-turn. Along Huger Street, install a 200-foot westbound right-turn lane, with channelized, yield-control at the intersection, and add a 150-foot westbound left-turn lane.
- 14) At the intersection of **Brigade Street & Huguenin Avenue**, install a 350-foot westbound right-turn lane along Brigade Street. Along Brigade Street, install median width east of the intersection to allow for two-stage southbound left-turns from Huguenin Avenue.

**ITE 10th Edition Conversion Matrix
(By PM Peak Hour Average Rate)**

Converting From	LUC				Converting To					
				221	310	411	444	710	820	
	Description			Multifamily Housing (Mid-Rise)	Hotel	Public Park	Movie Theater	General Office Building	Shopping Center	
	Unit			DU	Rooms	Acres	Screens	ksf	ksf	
	PM Peak Hour Trip Rate			0.44	0.60	0.11	6.17	1.15	3.81	
	221	Multifamily Housing (Mid-Rise)	1 DU	0.44	1.000	0.733	4.000	0.071	0.383	0.115
	310	Hotel	1 Room	0.60	1.364	1.000	5.455	0.097	0.522	0.157
	411	Public Park	1 Acre	0.11	0.250	0.183	1.000	0.018	0.096	0.029
	444	Movie Theater	1 Screen	6.17	14.023	10.283	56.091	1.000	5.365	1.619
710	General Office Building	1 ksf	1.15	2.614	1.917	10.455	0.186	1.000	0.302	
820	Shopping Center	1 ksf	3.81	8.659	6.350	34.636	0.618	3.313	1.000	

APPENDIX C

Cultural Resources Study

(full copy submitted under separate cover)



Cultural Resources Impact Analysis
Laurel Island
Charleston, South Carolina
S&ME Project No. 4213-19-011

PREPARED FOR:

**Laurel Island Development, LLC
3340 Peachtree Road, Suite 1660
Atlanta, Georgia 30326**

PREPARED BY:

**S&ME, Inc.
620 Wando Park Boulevard
Mount Pleasant, SC 29464**

August 19, 2019



August 19, 2020

Laurel Island Development, LLC
3340 Peachtree Road, Suite 1660
Atlanta, Georgia 30326

Attention: Jennilee Covucci, P.E. - Senior Civil Engineer

Reference: **Cultural Resources Impact Analysis**
Laurel Island
Charleston, South Carolina
S&ME Project No. 4213-19-011

Dear Ms. Covucci:

S&ME, Inc. (S&ME), on behalf of Laurel Island Development, LLC, has conducted a Historic Resources Impact Assessment and Archaeological survey for the Laurel Island property in Charleston, Charleston County, South Carolina. The enclosed report presents our research design and methods, the results of our investigation, an analysis of effects the proposed development may have on historic properties, and recommendations.

Sincerely,

S&ME, Inc.

Aaron Brummitt, RPA
Senior Archaeologist

Heather L. Carpin
Senior Architectural Historian



Executive Summary

S&ME, Inc. (S&ME), on behalf of Laurel Island Development, LLC, has conducted a Historic Resources Impact Assessment for an approximately 200-acre Project Area, located in Charleston, Charleston County, South Carolina, and an Intensive Archaeological Survey of an approximately two-acre portion of the tract. Laurel Island Development, LLC, is planning a mixed-use development that will include residential and commercial spaces.

The development plan includes construction of multi-story buildings, as well as other areas to be used for residential, and commercial developments, parking spaces, recreation, and green space. The Historic Resources Impact Assessment includes a visual impact analysis to identify potential adverse effects of the proposed development. This analysis examined potential impacts to the William Enston Home, Magnolia Cemetery, the Immigration Center, and the Charleston City Railway Car House. The historic viewshed from the William Enston Home has been compromised by Interstate 26 and the on-ramp to the Arthur Ravenel Bridge. The view from the Charleston City Railway Car House is obstructed by existing office buildings, trees, and overhead powerlines. The proposed development will have no effect on these resources. The high-rise structures will be visible from portions of Magnolia Cemetery, where there are no other visible intrusions, and the Immigration Center; it is also likely that the non-high-rise residential and commercial structures may be visible from these locations, depending on their placement on the tract. Therefore, it is S&ME's opinion that the proposed development will have an adverse effect on these resources.

The archaeological survey efforts examined an approximately two-acre portion of the former Holston Landfill Tract. The remainder of the Project Area consisted of the former landfill, was covered with hardscaped surfaces, or otherwise would not have been conducive to archaeological survey efforts. This survey identified one archaeological site (38CH2141). Site 38CH2141 consists of the ruins of three powder magazines from the State Powder Magazine complex designed by Robert Mills. The paucity of subsurface architectural debris, combined with the shallow soils, confirms the demolition and subsequent clearing of the site, which involved pushing the brick rubble to the edges of the site to form an approximately one-meter tall berm. The State Powder Magazine complex no longer possesses the integrity of design, setting, materials, or workmanship that the Historic American Building Survey (HABS) documented in 1934. It is our opinion that the near total destruction of these structures makes them ineligible for inclusion on the National Register of Historic Places (NRHP). Furthermore, archaeological investigation at this property would be unable to contribute important information or add to the in-depth description of this complex that was developed during the last century. Since the site received such thorough documentation by HABS in the 1930s, when the buildings were still standing, we do not recommend additional investigation.

Also identified during the intensive survey were the Standard Oil Buildings, located along the western bank of the Cooper River, at the eastern edge of the Project Area. Individually, these structures are not eligible for inclusion on the NRHP. However, it is our opinion that collectively they are significant and eligible for inclusion under Criterion A. The proposed development of the Project Area leaves these structures in place, with a newly constructed boardwalk walking area designed around them. As these designs are preliminary, we are unable to offer an opinion on the nature of potential effects at this time. We recommend that consideration of potential effects be included in more mature development planning.

Cultural Resources Impact Analysis

Laurel Island

Charleston, South Carolina

S&ME Project No. 4213-19-011



Based on the field investigations for the proposed project, it is S&ME's opinion that the development, as currently designed, will have an adverse effect on multiple NRHP listed and eligible resources within the project's viewshed. The potential for effects to the viewshed of four resources were documented during this study. If the project will need federal permits or funding, S&ME recommends consultation with the State Historic Preservation Office (SHPO) and other interested consulting parties to develop a mitigation plan that addresses these adverse effects and identifies measures that will be taken to minimize or mitigate them. Methods to minimize adverse effects may include, but are not limited to, redesigning the site plans to minimize building heights; utilizing design guidelines and architectural details that reflect the historic character of the area; and using vegetative screening. Potential mitigation measures for adverse effects may include, but are not limited to, developing educational and interpretive materials about the history of the development tract, the affected resources, or related historic contexts; sponsoring survey efforts for underrepresented types of resources within the City of Charleston; or creating digital archives for documents associated with resources that will be adversely affected by the proposed project.

APPENDIX D

Letters of Coordination



Safeguarding today, preserving tomorrow
7225 Stall Road /P.O. Box 63009 North Charleston, SC 29419 843.764.3072

September 18, 2019

Reveer Group
2971 West Montague Avenue
Suite 101
North Charleston, SC 29418

Attn: Mr. Rhett Reidenbach

Re: Sanitary Sewer Service for Proposed Laurel Island P.U.D.

Dear Mr. Reidenbach,

Please be advised that North Charleston Sewer District has the means and will to accept sanitary sewer flow from the proposed Laurel Island P.U.D. NCSD has the capacity to accept the overall project proposed flow of 1,378,170 GPD for the development. However, it is noted that projected Phase 1 flows will have to connect at our existing sanitary sewer infrastructure located near the intersection of King Street Extension and Monrovia Street. Future flows beyond those of Phase 1 will need to be routed directly to our Felix C. Davis Wastewater Treatment Plant located at 1000 Herbert Street. The property owner is responsible for any sewer line modifications including but not limited to pump station upgrade/relocation, gravity extension, force main installation, etc. to serve the proposed P.U.D.

If you have any questions, please let me know.

Sincerely,

Phillip T. Sexton

Phillip T. Sexton, PE
Capital Projects Director

Cc: Jarred R. Jones
file



September 10, 2019

Reever Group/Jennilee Covucci
2971 W Montague Ave, Ste 101
North Charleston, SC
(843) 297-4103

Jennilee,

This letter is in response to your request for information on the availability of service at the proposed development of Laurel Island (TM# 4640000006, 4640000002, 4590200013, 4640000038, 4611303024, 4640000023, 4640000007,) in Charleston, SC by AT&T.

This letter acknowledges that the above referenced address is located in an area served by AT&T. Any service arrangements for the new building will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service, but an acknowledgement that we have service in this area.

Please contact me at 843-745-4440 with any questions.

Thank you for contacting AT&T.

Sincerely,

A handwritten signature in black ink that reads "Henry Domingo".

Henry Domingo
OSP Design Engineer
AT&T Southeast

March 3, 2020

Reveer Group
Attn: Jennilee Covucci
2971 W Montague Ave, Suite 101
North Charleston, SC 29418

Parcel #'s: 459-02-00-013, 461-13-03-024 & 464-00-00-002
(Morrison Drive), 464-00-00-006 (Huguenin Ave),
464-00-00-023 & 038 (Romney/ N Romney St)
Total # of Acres: 199.64
Downtown Charleston, SC

Operations Division

Gerrita Postlewait, Ed.D.
Superintendent of Schools

Jeffrey Borowy, P.E.
Chief Operating Officer

Dear Ms. Covucci:

Please accept this letter as "Proof of Coordination" and adequate capacity to service the PUD (Planned Unit Development) for the proposed Laurel Island Project consisting of a maximum of 4,260 multi-family units.

To determine an estimate 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 twelfth 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.

On the basis of the location supplied to us, we anticipate little impact to enrollment from a capacity standpoint to Simmons Pinckney Middle and Burke High. However, Sander's Clyde 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



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

(843) 727-6800
www.charlestonwater.com

Board of Commissioners

Thomas B. Pritchard, Chairman
David E. Rivers, Vice Chairman
Kathleen G. Wilson, Commissioner
Mayor John J. Tecklenburg, (Ex-Officio)
Councilmember Perry K. Waring, (Ex-Officio)

Officers

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

July 30, 2020

Rhett Reidenbach, PE
Chief Executive Officer
The Reveer Group
2971 West Montague Avenue, Suite 101
North Charleston, SC 29418

Re: Laurel Island Will-Serve Letter Request

Dear Mr. Reidenbach:

Charleston Water System (CWS) is in receipt of your request to provide a letter regarding its willingness to provide water and wastewater service to a Planned Unit Development generally located on a tract of land located off of Morrison Drive in the City of Charleston, Charleston County, South Carolina, which is further identified via tax map parcels 464-00-00-002 (Holston Landfill Site) and 464-00-00-006 (Romney Street Landfill Site), and hereinafter referred to as Laurel Island.

Whereas Laurel Island is a former dredge disposal site; and whereas Laurel Island is the site of two former landfills, Holston and Romney; and whereas each former landfill site is subject to a Voluntary Cleanup Contract (VCC) between the current owners and SC DHEC (Holston VCC 03-5413-NRP and Romney VCC 06-5645-NRP); and whereas Laurel Island lies within CWS' statutory water service area; and whereas that portion of Laurel Island identified as tax map parcel 464-00-00-002 lies within CWS' statutory wastewater service area, this letter serves as CWS' willingness to provide service to those areas of Laurel Island within CWS' respective water and wastewater service areas, subject to the following conditions and the final terms to be defined in the subsequent Development Agreement for this project:

- Water and wastewater plans shall be designed and constructed in accordance with CWS' Minimum Standards for the Design & Construction of Water and Wastewater Systems, latest revision;
- As a condition of final approval of the water and wastewater plans, CWS reserves the right to specify additional requirements, as it deems appropriate in its sole discretion;
- CWS reserves the right to engage the services of an engineering firm of its choosing to assist CWS in its review of the water and wastewater plans and to advise CWS regarding additional requirements;

- As a condition of acceptance for operation and maintenance, an SC DHEC approved operations and maintenance plan (Stewardship Plan) for VCC 03-5413-NRP and VCC 06-5645-NRP shall be provided to CWS. The Stewardship Plan as approved by SC DHEC shall not contain any health and safety requirements imposed by SC DHEC as applicable to a water or wastewater utility provider outside of those procedures customarily employed by such water and wastewater utility provider in the Charleston area.

CWS offers this willingness to provide water and wastewater service only insofar as its rights allow. Should access to our existing water and wastewater infrastructure be denied by appropriate governing authorities, CWS will have no other option than to deny service. This letter does not supplant any other review as required by governing authorities and municipalities.

Please be advised any extensions or modifications of CWS water and wastewater infrastructure to provide service to Laurel Island will be a developer expense. All fees and costs associated with providing water and wastewater service to Laurel Island will also be a developer expense and charged at the rates in effect at the time services are provided. This letter does not reserve capacity in the Charleston Water System infrastructure and it is incumbent upon the developer or his agent to confirm the willingness and availability herein granted past 12 months from the date of this correspondence.

We appreciate the opportunity to participate in the planning of Laurel Island. Please contact Don Benjamin, PE, Director of Engineering & Construction, Lydia Owens, New Development Program Manager, or myself if you have any questions regarding CWS services for Laurel Island.

Sincerely,
Charleston Water System

A handwritten signature in blue ink, appearing to read "Russell Huggins", is written over the printed name.

Russell L. Huggins, Jr., PE
Capital Projects Officer

cc: CWS Commissioners
CWS Officers
Don Benjamin, PE - CWS
Lydia Owens - CWS



Commercial Letter of Availability

August 13, 2020

J. Rhett Reidenbach
Reveer Group
2971 W. Montague Ave. Ste. 101
North Charleston, South Carolina 29418

Re: Laurel Island / Charleston County TMS# 464-00-00-002 & 006

Dear Mr. Reidenbach:

I am pleased to inform you that Dominion Energy will be able to provide electric service to the above referenced project. Electric service will be provided in accordance with Dominion Energy General Terms and Conditions, other documents on file with the South Carolina Public Service Commission, and the company's standard operating policies and procedures. In order to begin engineering work for the project, the following information will need to be provided:

- 1.) Detailed utility site plan (AutoCAD format preferred) showing water, sewer, and storm drainage as well as requested service point/transformer location.
- 2.) Additional drawings that indicate wetlands boundaries, tree survey with barricade plan and buffer zones (if required), as well as any existing or additional easements will also be needed.
- 3.) Electric load breakdown by type with riser diagrams and desired metering specifications.
- 4.) Signed copy of this letter acknowledging its receipt and responsibility for its contents and authorization to begin engineering work with the understanding that Dominion Energy intends to serve the referenced project.

Dominion Energy construction standards and specifications are available upon request. Please note that for multi-occupancy residential developments per SC Public Service Commission Regulation 103-327(A): *All service delivered to new multi-occupancy residential premises at which units of such premises are separately rented, leased or owned shall be delivered by an electric utility on the basis of individual meter measurement for each dwelling.* For more information or questions, contact me by phone at (843-576-8447) or at Steven.Morillo@dominionenergy.com.

Sincerely,

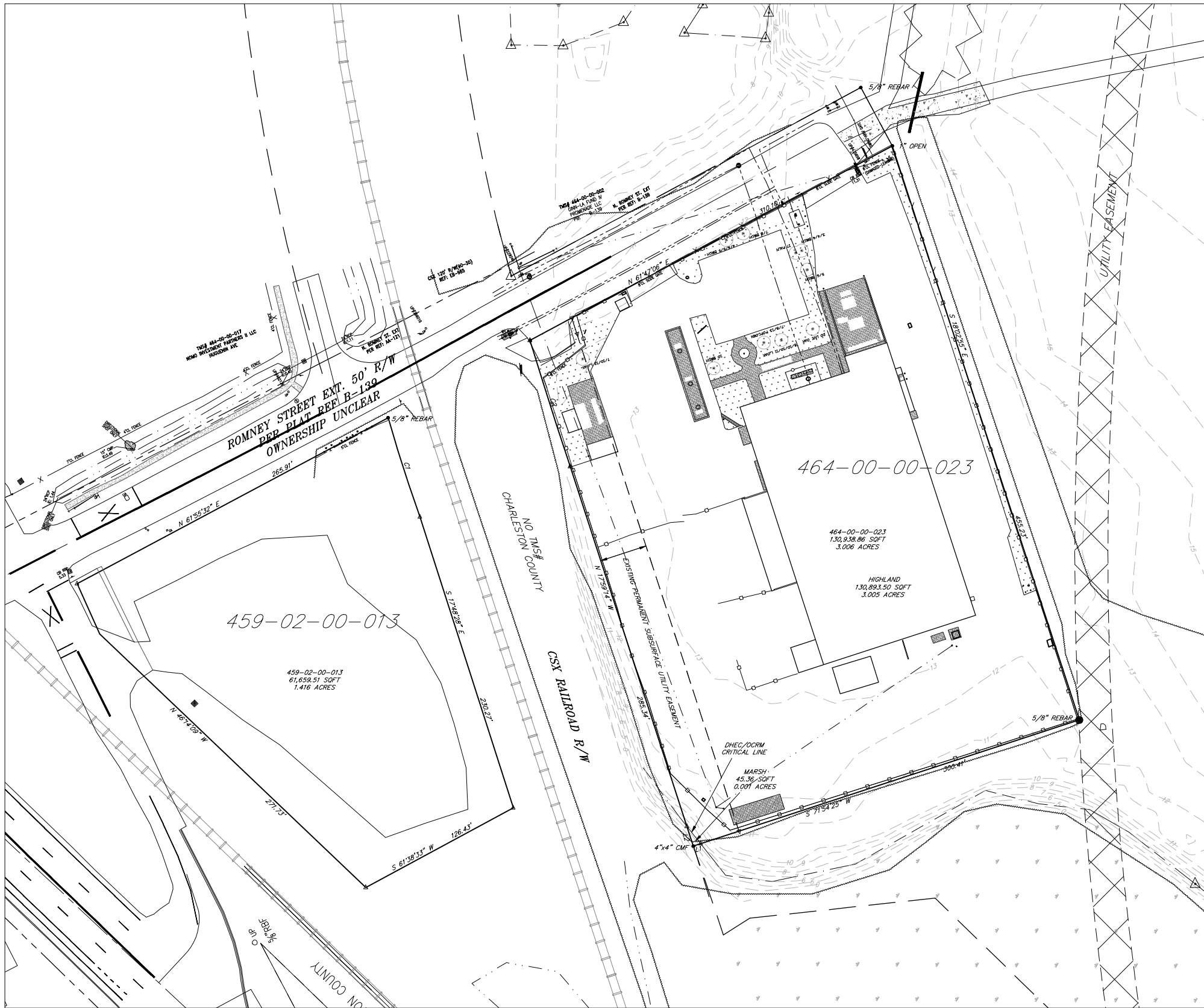
Steven M. Morillo
Account Manager

AUTHORIZED SIGNATURE: _____ DATE: _____

TITLE: _____ PHONE: _____

APPENDIX E

Survey



- REFERENCES:
1. PLAT SHOWING THE RELEASE OF PORTIONS OF A PERMANENT SUBSURFACE UTILITY EASEMENT PREPARED FOR THE COMMISSIONERS OF PUBLIC WORKS THROUGH THE PROPERTY OF S.C. STATES PORTS AUTHORITY, CHARLESTON COUNTY, CITY OF CHARLESTON, SOUTH CAROLINA, DATED OCTOBER 16, 2006 BY JODDIE R. PORTH SCPLS NO 16820. RECORDED IN PLAT BOOK EK, PAGE 199.
 2. PLAT SHOWING TMS NO. 464-00-00-002 CONTAINING 116.653 ACRES, CSXPROPERTY ID NO. 45019-0037, OWNED BY HOLSTON LAND COMPANY, INC., LOCATED IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, DATED NOVEMBER 20, 2002 BY RICHARD D. LACEY SCPLS NO. 16120. RECORDED IN PLAT BOOK EG, PAGE 619.
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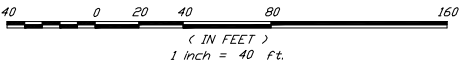
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1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT ARE FOR DESCRIPTIVE PURPOSES ONLY.
 2. AREA DETERMINED BY COORDINATE METHOD.
 3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
 4. TOPOGRAPHIC INFORMATION SHOWN IS BASED ON NAVD 88 DATUM AND WAS PROVIDED BY OTHERS.

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	DIRECTION
C1	78.63'	1462.69'	39.32'	304'48"	S 12°47'40" E 78.62'
C2	99.75'	3171.52'	49.88'	148'08"	S 17°40'22" E 99.75'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 71°54'25" E	5.90'
L2	N 17°59'14" W	15.66'

SC NAD83 (2011)

- LEGEND
- PROPERTY LINE WITH PROPERTY CORNER FOUND (AS DESCRIBED)
 - PROPERTY LINE WITH PROPERTY CORNER SET
 - CALCULATED POINT, NO CORNER SET
 - RIGHT OF WAY LINE
 - CENTER LINE
 - ADJACENT PROPERTY LINE
 - MARSH
 - FRESH WATER WETLAND



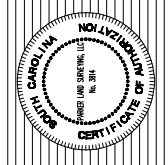
THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE OFFICE IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

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

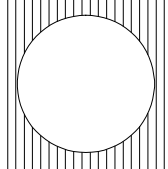
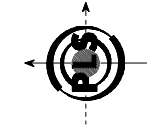
SIGNATURE DATE
The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

ANDREW C. GILLETTE P.L.S. 5933-B

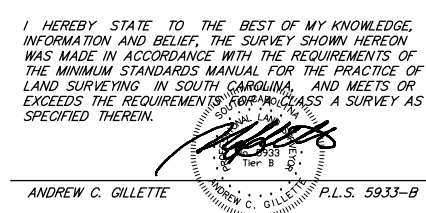
TITLE
AN EXHIBIT SHOWING
TMS 464-00-00-023
PROPERTY OF CHARLESTON COUNTY &
TMS 459-02-00-013
PROPERTY OF GINN-LA FUND IV PROMENADE NORTH LLC
LOCATED IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA



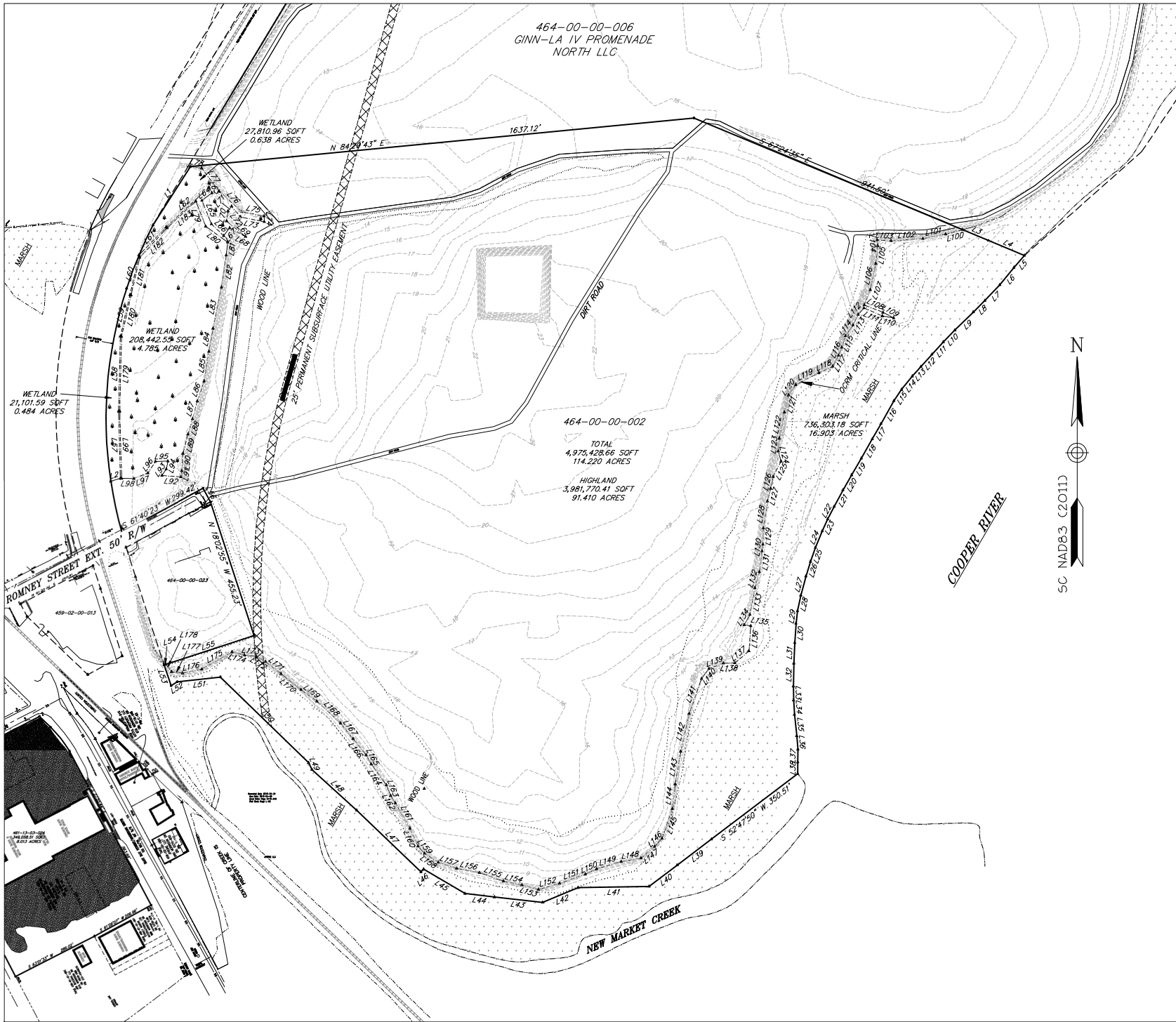
Parker Land Surveying, LLC
2910 Gaffney Street
Hammonton, SC 29010
Phone: (843) 554-7771
Fax: (843) 554-7779



DESIGNED : —
DRAWN : CAC
CHECKED : ACG
APPROVED : ACG
SCALE : 1" = 40'
DATE : 4/1/2019
PROJECT NO. : 19-021
SHEET 1 OF 1



DESIGNED : —
DRAWN : CAC
CHECKED : ACG
APPROVED : ACG
SCALE : 1" = 40'
DATE : 4/1/2019
PROJECT NO. : 19-021



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ANDREW C. GILLETTE P.L.S. 5933-B

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 32°32'16" W	217.89'
L2	S 32°32'16" W	7.35'
L3	N 67°24'35" W	89.72'
L4	N 67°24'35" W	127.26'
L5	N 40°32'59" E	51.63'
L6	N 39°21'46" E	23.01'
L7	N 43°36'45" E	69.30'
L8	N 45°01'32" E	53.11'
L9	N 45°35'24" E	83.58'
L10	N 44°10'07" E	54.06'
L11	N 42°56'07" E	53.53'
L12	N 42°04'01" E	53.92'
L13	N 41°32'01" E	41.59'
L14	N 38°48'14" E	55.61'
L15	N 34°02'53" E	43.75'
L16	N 29°22'23" E	85.68'
L17	N 29°43'57" E	56.13'
L18	N 29°42'46" E	72.45'
L19	N 30°02'59" E	62.86'
L20	N 29°53'03" E	55.91'
L21	N 28°15'58" E	60.73'
L22	N 26°47'24" E	46.17'
L23	N 24°37'41" E	42.06'
L24	N 22°34'03" E	57.58'
L25	N 19°28'21" E	48.12'
L26	N 17°26'40" E	49.76'
L27	N 14°50'05" E	64.08'
L28	N 12°07'16" E	50.96'
L29	N 06°58'18" E	40.97'
L30	N 03°41'33" E	62.99'
L31	N 02°12'40" E	66.95'
L32	N 01°25'33" E	74.32'
L33	N 00°42'08" W	45.08'
L34	N 04°04'40" W	46.60'
L35	N 05°57'07" W	69.14'
L36	N 04°47'16" W	44.13'
L37	N 00°46'28" E	41.09'
L38	N 00°02'41" E	37.96'
L39	S 52°48'39" W	139.04'
L40	S 52°48'33" W	114.50'
L41	S 89°03'41" W	229.31'
L42	S 67°37'21" W	125.01'
L43	N 83°43'43" E	156.21'
L44	N 83°11'17" W	96.05'
L45	N 59°30'12" W	155.65'
L46	S 43°47'36" W	12.18'
L47	N 46°14'32" W	288.33'
L48	N 47°43'29" W	195.64'
L49	N 25°53'33" W	24.93'
L50	N 45°50'09" W	397.99'
L51	S 83°46'30" W	140.48'
L52	S 57°34'24" W	23.57'
L53	N 18°43'41" W	70.75'
L54	N 71°54'25" E	5.80'
L55	N 71°54'25" E	300.41'
L56	S 28°21'57" E	50.92'
L57	N 45°47'01" W	80.86'
L58	N 27°22'12" W	18.25'
L59	N 53°14'11" E	40.39'
L60	N 21°54'36" W	81.85'
L61	N 45°52'24" W	55.50'
L62	N 31°24'57" W	24.11'
L63	S 54°01'50" E	87.32'
L64	S 21°32'39" E	87.42'
L65	N 47°10'56" E	126.98'
L66	N 42°44'58" E	130.36'
L67	N 12°48'39" E	125.46'
L68	N 13°01'55" E	137.26'
L69	N 01°01'28" E	242.65'
L70	N 01°37'16" W	216.98'
L71	N 89°27'39" W	39.30'
L72	S 68°57'03" W	48.80'
L73	S 33°21'51" W	45.27'
L74	S 88°27'19" W	40.26'
L75	N 12°01'21" E	26.01'
L76	N 33°02'59" E	28.40'
L77	N 85°57'18" W	61.30'
L78	S 07°24'46" W	19.45'
L79	S 04°20'23" W	56.49'
L80	S 14°30'13" W	64.32'
L81	S 14°42'22" W	51.96'
L82	S 14°47'15" W	59.22'
L83	S 18°52'18" W	68.93'
L84	S 09°08'42" W	97.27'
L85	S 10°12'26" W	75.48'
L86	S 11°32'23" W	136.53'
L87	S 08°23'42" W	104.31'
L88	S 02°16'12" W	89.30'
L89	N 61°28'28" W	58.80'
L90	S 51°06'40" E	79.59'
L91	S 08°02'40" W	32.57'
L92	S 36°57'08" W	19.89'
L93	N 39°42'49" W	43.90'
L94	N 78°03'55" W	79.54'
L95	S 02°36'36" E	18.48'
L96	S 78°41'29" E	74.67'
L97	S 47°25'15" E	98.60'
L98	S 37°20'03" E	92.83'
L99	S 81°06'36" E	36.56'
L100	N 75°26'26" E	56.50'
L101	N 78°34'51" E	74.80'
L102	N 85°55'02" E	103.37'
L103	S 85°50'53" E	44.95'
L104	N 05°16'05" W	18.88'
L105	N 06°16'35" E	57.89'
L106	N 11°50'11" E	86.57'
L107	N 21°32'58" E	52.68'
L108	N 67°32'14" W	65.38'
L109	N 62°40'53" W	38.93'
L110	S 79°50'51" E	37.21'
L111	S 66°25'35" E	65.14'
L112	N 41°02'35" E	28.16'
L113	N 26°27'41" E	38.30'
L114	N 34°51'54" E	42.75'
L115	N 18°04'17" E	38.97'
L116	N 21°50'33" E	28.08'
L117	N 27°15'15" E	39.75'
L118	N 65°04'55" E	49.96'
L119	N 62°45'49" E	83.27'
L120	N 35°09'24" E	41.02'

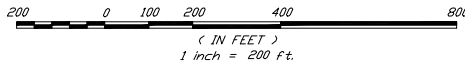
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 - TOPOGRAPHIC INFORMATION SHOWN IS BASED ON NAVD 88 DATUM AS WAS PROVIDED BY OTHERS.

CURVE		CURVE TABLE			
LENGTH	RADIUS	TANGENT	DELTA	DIRECTION	CHORD
C1 801.91'	1357.86'	413.03'	33°50'14"	S 01°08'55" W	790.31'
C2 221.49'	1396.20'	110.99'	9°21'27"	S 22°43'54" W	221.25'

LINE TABLE	
LINE	LENGTH
L121	N 13°32'03" E 58.94'
L122	N 10°49'45" E 87.00'
L123	N 05°13'57" E 41.11'
L124	N 15°52'59" W 34.00'
L125	N 27°13'55" E 56.31'
L126	N 11°42'45" E 39.01'
L127	N 14°03'10" E 41.89'
L128	N 08°13'22" E 88.45'
L129	N 01°56'39" E 52.96'
L130	N 07°23'15" E 21.42'
L131	N 07°16'13" E 68.40'
L132	N 15°36'09" E 52.91'
L133	N 10°36'09" E 88.01'
L134	N 29°19'55" E 38.90'
L135	N 81°00'07" W 22.07'
L136	N 04°27'03" E 81.70'
L137	N 49°38'32" E 59.40'
L138	N 89°15'34" E 37.29'
L139	N 69°06'56" E 49.76'
L140	N 36°46'49" E 40.14'
L141	N 19°23'46" E 120.53'
L142	N 12°33'59" E 125.28'
L143	N 09°40'08" E 107.62'
L144	N 06°38'31" E 79.88'
L145	N 18°59'21" E 101.71'
L146	N 42°40'08" E 35.63'
L147	N 49°20'39" E 58.04'
L148	N 80°19'20" E 65.33'
L149	N 73°01'55" E 82.93'
L150	N 65°11'43" E 39.93'
L151	N 70°17'17" E 88.82'
L152	N 74°00'31" E 71.41'
L153	S 74°28'00" E 54.99'
L154	S 78°16'34" E 61.37'
L155	S 70°22'50" E 82.39'
L156	S 79°38'24" E 74.69'
L157	S 71°41'46" E 63.17'
L158	S 56°36'13" E 52.95'
L159	S 43°11'05" E 31.20'
L160	S 23°48'05" E 63.58'
L161	S 30°18'07" E 94.62'
L162	S 32°51'04" E 28.43'
L163	S 21°14'15" E 37.46'
L164	S 36°05'22" E 83.30'
L165	S 28°53'00" E 33.61'
L166	S 39°02'13" E 67.31'
L167	S 38°41'49" E 64.71'
L168	S 47°12'12" E 104.51'
L169	S 53°40'41" E 63.68'
L170	S 51°27'37" E 82.54'
L171	S 52°02'18" E 63.67'
L172	S 60°07'43" E 34.19'
L173	S 83°36'08" E 38.69'
L174	S 75°55'47" E 41.37'
L175	N 60°30'43" E 112.75'
L176	N 78°08'34" E 64.07'
L177	S 82°24'03" E 35.41'
L178	S 38°19'46" E 30.37'

- LEGEND
- PROPERTY LINE WITH PROPERTY CORNER FOUND (AS DESCRIBED)
 - PROPERTY LINE WITH PROPERTY CORNER SET
 - CALCULATED POINT, NO CORNER SET
 - RIGHT OF WAY LINE
 - CENTER LINE
 - ADJACENT PROPERTY LINE
 - MARSH
 - FRESH WATER WETLAND



TITLE
AN EXHIBIT SHOWING
4TMS 464-00-00-002
PROPERTY OF GINN-LA FUND IV PROMENADE NORTH LLC
LOCATED IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

Parker Land Surveying, LLC
3910 Guffin Street
Hammonton, SC 29010
Phone: (843) 554-7777
Fax: (843) 594-7779

DESIGNED : —
DRAWN : CAC
CHECKED : ACG
APPROVED : ACG
SCALE : 1" = 200'
DATE : 3/29/2019
PROJECT NO. : 19-021
SHEET : 1 OF 1

REVISIONS
NO. DATE



REFERENCES:

1. PLAT SHOWING THE RELEASE OF PORTIONS OF A PERMANENT SUBSURFACE UTILITY EASEMENT PREPARED FOR THE COMMISSIONERS OF PUBLIC WORKS THROUGH THE PROPERTY OF S. H. EXLTON SCL'S NO. 16820, CHARLESTON COUNTY; CITY OF CHARLESTON, SOUTH CAROLINA, DATED OCTOBER 16, 2006 BY JODDIE R. PORTH SCL'S NO. 16820, RECORDED IN PLAT BOOK EK, PAGE 199.
2. PLAT SHOWING TMS NO. 464-00-00-002 containing 116,653 ACRES, CSX/PROPERTY ID NO. 45019-0037, OWNED BY HILTON LAND COMPANY, INC., LOCATED IN THE CITY OF CHARLESTON, CHARLESTON COUNTY; CITY OF CHARLESTON, DATED NOVEMBER 30, 2005 BY JODDIE R. PORTH SCL'S NO. 16820, RECORDED IN PLAT BOOK EL, PAGE 941.
3. PLAT OF A .25' PERMANENT SUBSURFACE UTILITY EASEMENT PREPARED FOR THE COMMISSIONERS OF PUBLIC WORKS THROUGH THE PROPERTY OF GINN & PROMENADE, LLC, CHARLESTON COUNTY; CITY OF CHARLESTON, SOUTH CAROLINA, DATED NOVEMBER 30, 2005 BY JODDIE R. PORTH SCL'S NO. 16820, RECORDED IN PLAT BOOK EK, PAGES 177-179.
4. PLAT OF 70.19 ACRES ABOUT TO BE CONVEYED TO THE BEACH CO., IN THE CITY OF CHARLESTON, AND NORTH CHARLESTON CONSOLIDATED PUBLIC SERV. DIST., CHARLESTON, SOUTH CAROLINA, DATED AUGUST 1976 BY H. EXO HILTON SCL'S NO. 2552, RECORDED IN PLAT BOOK S, PAGE 69.
5. PLAT OF A PERMANENT SUBSURFACE UTILITY EASEMENT PREPARED FOR THE COMMISSIONERS OF PUBLIC WORKS THROUGH THE PROPERTY OF HILTON LAND COMPANY, INC., CHARLESTON COUNTY; CITY OF CHARLESTON, SOUTH CAROLINA, DATED OCTOBER 17, 2006 BY JODDIE R. PORTH SCL'S NO. 16820, RECORDED IN PLAT BOOK EK, PAGE 195.
6. PLAT OF A PERMANENT SUBSURFACE UTILITY EASEMENT PREPARED FOR THE COMMISSIONERS OF PUBLIC WORKS THROUGH THE PROPERTY OF CHARLESTON COUNTY, CHARLESTON COUNTY; CITY OF CHARLESTON, SOUTH CAROLINA, DATED NOVEMBER 30, 2005 BY JODDIE R. PORTH SCL'S NO. 16820, RECORDED IN PLAT BOOK EL, PAGE 941.
7. PLAT OF ROMNEY STREET EXTENSION CONTAINING 0.350 AC. (152.31 S.O.F.T.), OWNED BY CHARLESTON COUNTY TO BE DEDICATED TO THE PUBLIC, LOCATED IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, DATED FEBRUARY 1, 1991 LAST REVISED JUNE 25, 1997 BY JOHN S. LESTER SCL'S NO. 8746, RECORDED IN PLAT BOOK EB, PAGE 985.

NOTES:

1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT ARE FOR DESCRIPTIVE PURPOSES ONLY.
2. AREA DETERMINED BY COORDINATE METHOD.
3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
4. TOPOGRAPHIC INFORMATION SHOWN BASED ON NAID 88 DATUM AND WAS PROVIDED BY OTHERS.

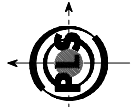
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	DIRECTION	CHORD
C1	98.13'	1335.37'	49.09'	47°2'37"	S 30°37'53" W	98.10'
C2	293.47'	600.00'	149.73'	28°01'26"	S 14°46'50" W	290.55'
C3	23.85'	600.00'	11.93'	2°16'40"	S 29°55'53" W	23.85'

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









ANDREW C. GILLETTE P.L.S. 5933-B

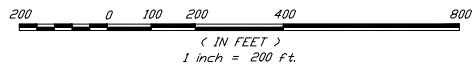
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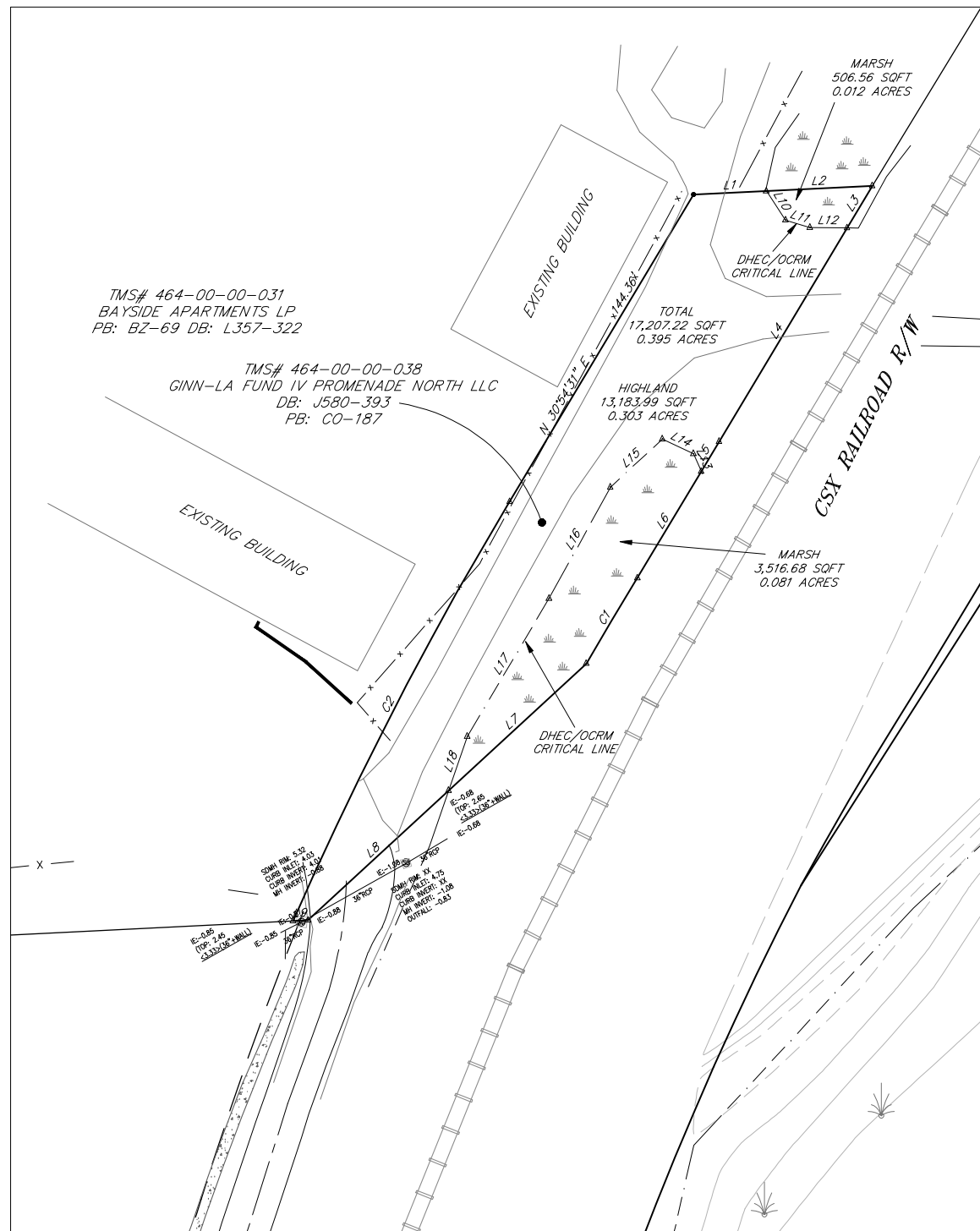
Parker Land and Surveying, LLC
5910 Griffin Street
Henshaw, SC 29410
Phone: (843) 554-7777
Fax: (843) 554-7779

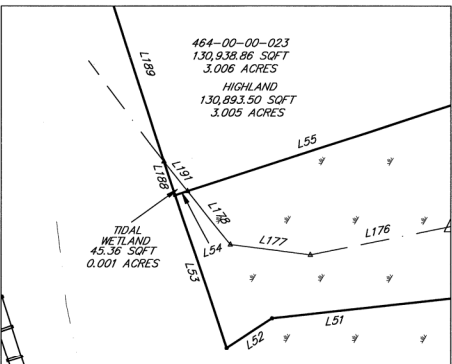
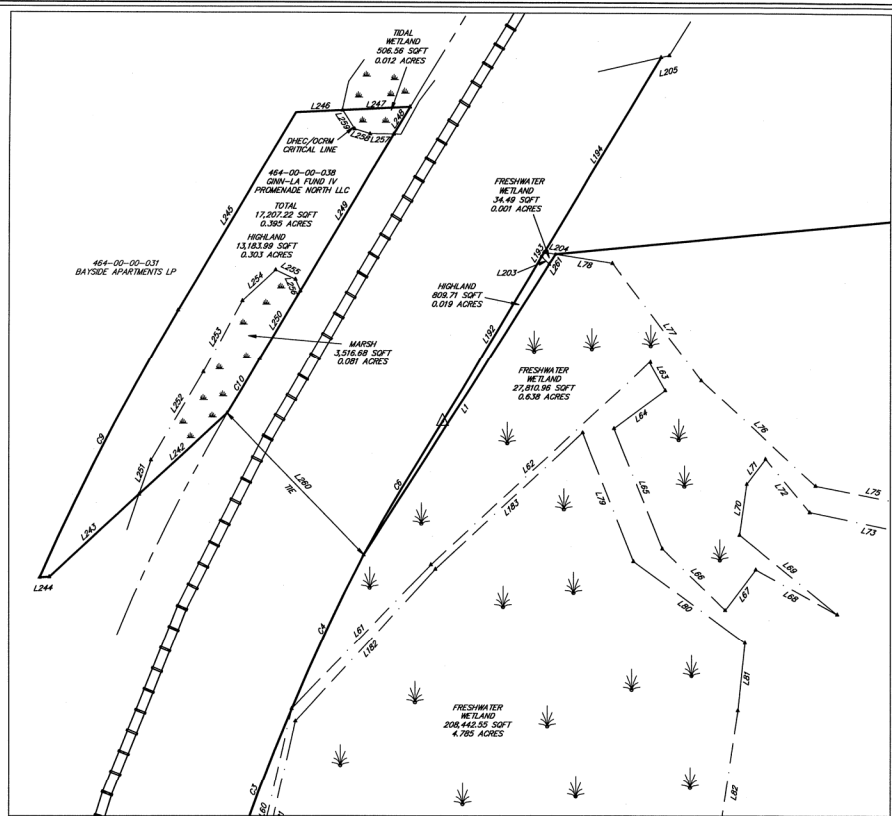


LEGEND

	PROPERTY LINE WITH PROPERTY CORNER FOUND (AS DESCRIBED)
	PROPERTY LINE WITH PROPERTY CORNER SET
	CALCULATED POINT; NO CORNER SET
	RIGHT OF WAY LINE
	CENTER LINE
	ADJACENT PROPERTY LINE
	MARSH
	FRESH WATER WETLAND







- NOTES:
1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
 2. AREA DETERMINED BY COORDINATE METHOD.
 3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.

REFERENCES:

1. PLAT SHOWING THE RELEASE OF PORTIONS OF A PERMANENT SUBSURFACE UTILITY EASEMENT PREPARED FOR THE COMMISSIONERS OF PUBLIC WORKS THROUGH THE PROPERTY OF S.C. STATES PORTS AUTHORITY, CHARLESTON COUNTY, CITY OF CHARLESTON, SOUTH CAROLINA, DATED OCTOBER 16, 2006 BY JODIE R. PORTH SCPLS NO. 16820. RECORDED IN PLAT BOOK EG, PAGE 198.

2. PLAT SHOWING TMS NO. 464-00-00-002 CONTAINING 116.653 ACRES, CSH PROPERTY ID NO. 45019-0037, OWNED BY HOLSTON LAND COMPANY, INC., LOCATED IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, DATED NOVEMBER 30, 2005 BY JODIE R. PORTH SCPLS NO. 16120. RECORDED IN PLAT BOOK EG, PAGE 618.

3. PLAT OF A 25' PERMANENT SUBSURFACE UTILITY EASEMENT PREPARED FOR THE COMMISSIONERS OF PUBLIC WORKS THROUGH THE PROPERTY OF GINN-LA IV PROMENADE, LLC, CHARLESTON COUNTY, CITY OF CHARLESTON, SOUTH CAROLINA, DATED NOVEMBER 30, 2005 BY JODIE R. PORTH SCPLS NO. 16820. RECORDED IN PLAT BOOK EG, PAGE 177-179.

4. PLAT OF 70.19 ACRES ABOUT TO BE CONVEYED TO THE BEACH CO. IN THE CITY OF CHARLESTON, AND NORTH CHARLESTON CONSOLIDATED PUBLIC SERV. DIST. CHARLESTON, SOUTH CAROLINA, DATED AUGUST 1978 BY H. EXO HILTON SCPLS NO. 2352, RECORDED IN PLAT BOOK S, PAGE 69.

5. PLAT OF A PERMANENT SUBSURFACE UTILITY EASEMENT PREPARED FOR THE COMMISSIONERS OF PUBLIC WORKS THROUGH THE PROPERTY OF S.C. STATES PORTS AUTHORITY, CHARLESTON COUNTY, CITY OF CHARLESTON, SOUTH CAROLINA, DATED OCTOBER 17, 2006 BY JODIE R. PORTH SCPLS NO. 16820. RECORDED IN PLAT BOOK EG, PAGE 195.

6. PLAT OF A PERMANENT SUBSURFACE UTILITY EASEMENT PREPARED FOR THE COMMISSIONERS OF PUBLIC WORKS THROUGH THE PROPERTY OF CHARLESTON COUNTY, CHARLESTON COUNTY, CITY OF CHARLESTON, SOUTH CAROLINA, DATED NOVEMBER 30, 2005 BY JODIE R. PORTH SCPLS NO. 16820. RECORDED IN PLAT BOOK EG, PAGE 941.

7. PLAT OF ROMNEY STREET EXTENSION CONTAINING 0.350 AC. (15231 SQ. FT.) OWNED BY CHARLESTON COUNTY TO BE DEDICATED TO THE PUBLIC LOCATED IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, DATED FEBRUARY 1, 1991 LAST REVISED JUNE 23, 1997 BY JOHN S. LESTER SCPLS NO. 8746, RECORDED IN PLAT BOOK EB, PAGE 985.

PROPERTY LINE TABLE			PROPERTY LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 32°32'16" W	217.89'	L31	N 02°12'40" E	66.95'
L3	N 67°24'35" W	89.72'	L32	N 02°15'33" E	74.32'
L4	N 67°24'35" W	127.26'	L33	N 00°42'08" W	45.08'
L5	N 40°32'59" E	51.63'	L34	N 04°04'04" W	46.80'
L6	N 38°14'45" E	23.01'	L35	N 08°03'41" W	69.14'
L7	N 43°36'45" E	69.30'	L36	N 04°47'16" W	44.13'
L8	N 45°01'32" E	53.11'	L37	N 00°46'28" E	41.09'
L9	N 45°35'24" E	83.58'	L38	N 00°06'41" E	37.56'
L10	N 44°10'07" E	54.06'	L39	S 52°48'39" W	139.04'
L11	N 42°36'02" E	53.53'	L40	S 52°48'33" W	114.50'
L12	N 42°04'03" E	53.92'	L41	S 89°03'41" W	529.91'
L13	N 41°37'01" E	41.59'	L42	S 67°37'21" W	125.01'
L14	N 38°48'14" E	55.61'	L43	N 83°43'43" W	156.21'
L15	N 34°02'53" E	43.75'	L44	N 83°11'37" W	96.05'
L16	N 29°22'23" E	85.68'	L45	N 59°30'12" W	155.65'
L17	N 29°43'52" E	56.13'	L46	S 43°42'06" W	12.18'
L18	N 28°42'48" E	72.45'	L47	N 46°14'35" W	288.83'
L19	N 30°00'38" E	62.66'	L48	N 47°43'29" W	195.64'
L20	N 29°53'03" E	55.81'	L49	N 28°53'33" W	24.93'
L21	N 28°15'58" E	60.73'	L50	N 45°50'09" W	397.99'
L22	N 26°47'24" E	46.17'	L51	S 83°46'30" W	140.48'
L23	N 24°32'41" E	42.06'	L52	S 57°34'24" W	23.52'
L24	N 22°34'03" E	57.58'	L53	N 30°58'49" E	70.45'
L25	N 19°26'21" E	48.17'	L54	N 71°54'25" E	5.80'
L26	N 17°26'40" E	49.76'	L55	N 71°54'25" E	300.41'
L27	N 14°30'05" E	64.08'	L56	S 28°21'37" E	263.31'
L28	N 12°07'16" E	50.96'	L57	S 61°38'53" W	126.43'
L29	N 10°50'18" E	40.97'	L58	N 46°24'56" W	272.13'
L30	N 03°41'33" E	62.99'	L59	N 24°13'30" W	41.60'
L31	N 03°41'33" E	62.99'	L60	N 61°55'32" E	265.91'
L32	N 03°41'33" E	62.99'	L61	N 17°59'14" W	15.65'
L33	N 03°41'33" E	62.99'	L62	N 43°58'35" W	124.47'

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE DEPARTMENT'S PERMIT AUTHORITY OF THE DEPARTMENT, THE OFFICE IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

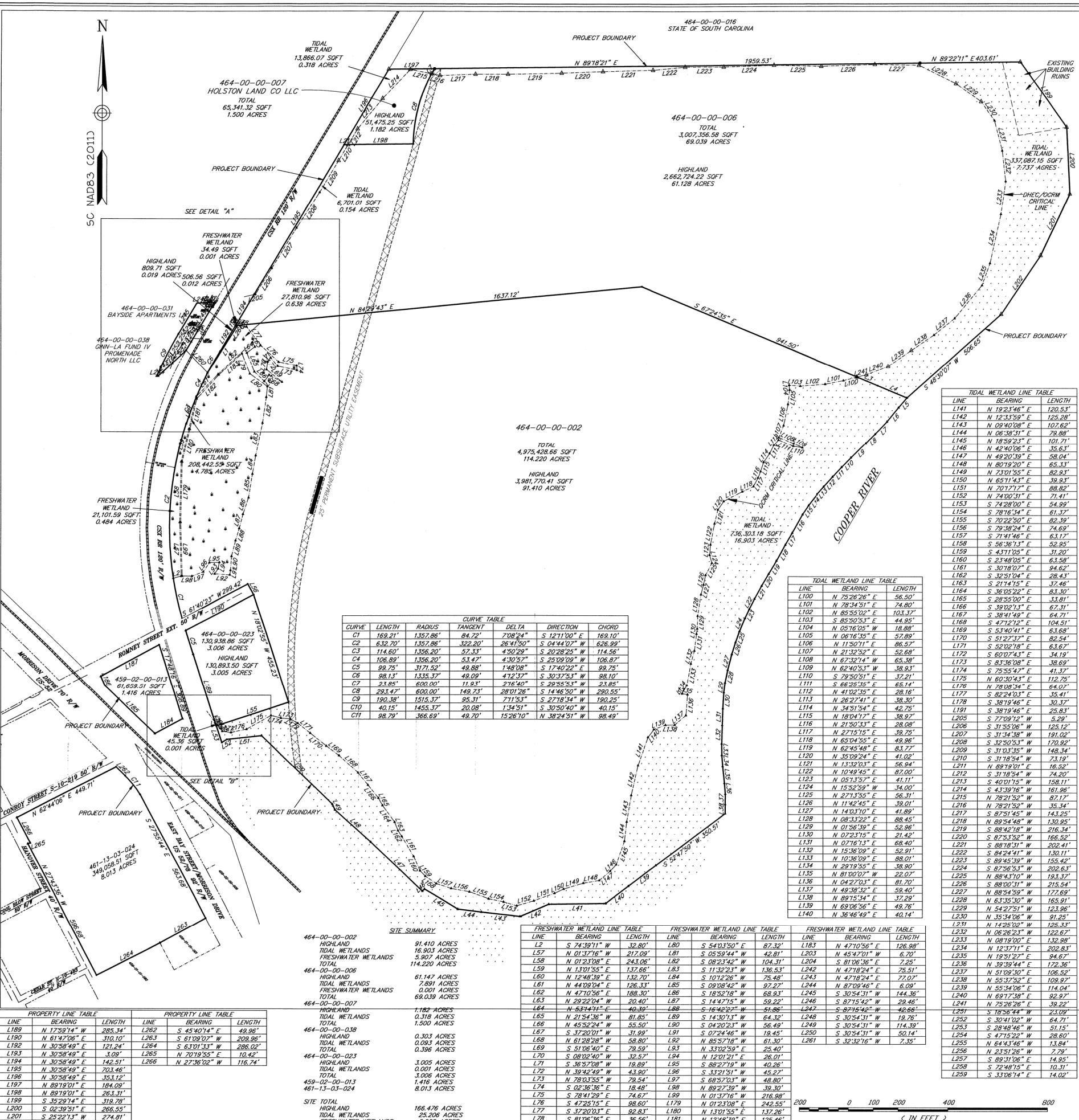
Andrew C. Gillette 2/24/20
SIGNATURE DATE

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

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

ANDREW C. GILLETTE
P.L.S. 5933-B

2/24/2020 (Client File Name) 1/2020 - Laurel Island Wetland Survey - Laurel Island Wetland.dwg, 2/24/2020 10:16:46 AM, by CAG



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	DIRECTION	CHORD
C1	169.21'	1,357.86'	84.72'	708°24"	S 12°11'00" E	169.10'
C2	632.70'	1,357.86'	322.20'	26°41'50"	S 04°44'07" E	626.89'
C3	114.60'	1,356.20'	57.33'	43°02'29"	S 20°28'29" W	114.56'
C4	106.89'	1,356.20'	53.47'	43°02'29"	S 20°28'29" W	106.87'
C5	99.75'	3171.52'	49.88'	148°08"	S 17°40'22" E	99.75'
C6	98.13'	1,335.37'	49.09'	412°37"	S 30°37'53" W	98.10'
C7	23.85'	600.00'	11.93'	216°40"	S 20°55'51" W	23.85'
C8	293.47'	600.00'	149.73'	280°12'26"	S 14°46'50" W	290.55'
C9	190.38'	1,515.37'	95.31'	171°53"	S 27°18'34" W	190.25'
C10	40.15'	1453.37'	20.08'	134°51"	S 30°50'40" W	40.15'
C11	98.79'	366.69'	49.70'	152°10"	N 39°24'51" W	98.49'

SITE SUMMARY	
464-00-00-002	TOTAL 91.410 ACRES
HIGHLAND	16.903 ACRES
TOTAL WETLANDS	5.907 ACRES
FRESHWATER WETLANDS	114.220 ACRES
464-00-00-006	TOTAL 61.147 ACRES
HIGHLAND	7.891 ACRES
TOTAL WETLANDS	0.001 ACRES
FRESHWATER WETLANDS	69.039 ACRES
464-00-00-007	TOTAL 1.182 ACRES
HIGHLAND	0.318 ACRES
TOTAL WETLANDS	1.500 ACRES
464-00-00-038	TOTAL 0.303 ACRES
HIGHLAND	0.003 ACRES
TOTAL WETLANDS	0.306 ACRES
464-00-00-023	TOTAL 3.005 ACRES
HIGHLAND	0.001 ACRES
TOTAL WETLANDS	40.26 ACRES
459-02-00-013	TOTAL 3.006 ACRES
HIGHLAND	1.418 ACRES
461-13-03-024	TOTAL 8.013 ACRES

SITE TOTAL	
HIGHLAND	166.476 ACRES
TOTAL WETLANDS	25.206 ACRES
FRESHWATER WETLANDS	5.908 ACRES
TOTAL	197.590 ACRES

FRESHWATER WETLAND LINE TABLE			FRESHWATER WETLAND LINE TABLE			FRESHWATER WETLAND LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L57	S 74°39'11" W	32.80'	L80	S 44°03'50" E	87.32'	L183	N 47°10'56" E	126.98'
L58	N 01°37'16" W	217.09'	L81	S 05°59'44" W	42.81'	L203	N 45°47'01" W	6.70'
L59	N 01°23'08" E	243.06'	L82	S 08°23'42" W	104.31'	L204	S 81°06'36" E	7.25'
L60	N 13°01'55" E	137.66'	L83	S 11°32'23" W	136.53'	L242	N 47°18'24" E	75.51'
L61	N 12°48'39" E	132.70'	L84	S 10°12'26" W	75.48'	L243	N 47°18'24" E	77.07'
L62	N 44°08'04" E	126.13'	L85	S 09°08'42" W	92.27'	L244	N 07°18'46" E	8.08'
L63	N 47°10'56" E	198.30'	L86	S 18°52'18" W	66.93'	L245	S 30°54'31" W	144.36'
L64	N 29°22'04" W	20.40'	L87	S 14°47'15" W	59.22'	L246	S 87°15'42" W	29.46'
L65	N 53°14'41" E	40.39'	L88	S 16°42'22" W	51.86'	L247	S 87°15'42" W	42.66'
L66	N 21°54'36" W	81.85'	L89	S 14°30'13" W	64.32'	L248	S 30°54'31" W	114.39'
L67	N 45°32'24" W	55.50'	L90	S 04°20'23" W	56.49'	L249	S 30°54'31" W	114.39'
L68	S 37°20'01" W	31.99'	L91	S 07°24'46" W	19.45'	L250	S 30°54'31" W	50.14'
L69	N 61°28'28" E	58.80'	L92	N 85°57'18" W	61.30'	L261	S 32°32'16" W	7.35'
L70	S 51°06'40" E	79.59'	L93	N 33°02'59" E	25.40'			
L71	S 08°02'40" W	32.57'	L94	N 12°01'21" E	26.01'			
L72	S 36°57'08" W	19.89'	L95	S 88°27'19" W	40.26'			
L73	N 39°42'49" W	43.80'	L96	S 33°21'51" W	45.67'			
L74	N 78°03'55" W	78.54'	L97	S 02°36'36" E	18.49'			
L75	S 02°36'36" E	18.49'	L98	N 89°27'39" W	39.30'			
L76	S 78°41'29" E	74.67'	L99	N 01°37'16" W	216.98'			
L77	S 47°25'15" E	98.60'	L179	N 01°23'08" E	242.55'			
L78	S 37°20'03" E	92.83'	L180	N 13°01'55" E	137.26'			
L79	S 81°06'36" E	36.36'	L181	N 12°48'39" E	126.46'			
			L182	N 42°44'56" E	130.36'			

TIDAL WETLAND LINE TABLE		
LINE	BEARING	LENGTH
L141	N 19°23'46" E	120.53'
L142	N 12°33'59" E	125.28'
L143	N 09°40'08" E	107.62'
L144	N 06°38'31" E	79.88'
L145	N 18°59'23" E	101.71'
L146	N 42°40'06" E	35.63'
L147	N 49°20'39" E	58.04'
L148	N 80°19'20" E	65.33'
L149	N 73°01'55" E	82.93'
L150	N 65°11'43" E	39.83'
L151	N 70°17'17" E	88.82'
L152	N 74°00'31" E	71.41'
L153	S 74°28'00" E	54.99'
L154	S 78°16'34" E	61.37'
L155	S 70°22'50" E	82.39'
L156	S 79°38'24" E	74.69'
L157	S 71°41'46" E	63.17'
L158	S 56°36'13" E	52.95'
L159	S 43°11'05" E	31.20'
L160	S 23°48'05" E	63.58'
L161	S 30°18'07" E	94.62'
L162	S 21°41'15" E	28.43'
L163	S 21°41'15" E	37.46'
L164	S 36°05'22" E	83.30'
L165	S 28°55'00" E	33.81'
L166	S 39°02'13" E	67.31'
L167	S 38°41'49" E	64.71'
L168	S 85°50'53" E	103.37'
L169	N 05°16'05" W	18.89'
L170	N 06°16'35" E	57.89'
L171	N 11°50'11" E	86.57'
L172	N 21°32'52" E	52.68'
L173	N 67°32'14" W	106.87'
L174	N 62°40'53" W	39.93'
L175	N 79°50'51" E	37.21'
L176	S 66°26'35" E	65.14'
L177	N 41°02'35" E	28.16'
L178	N 26°27'41" E	38.30'
L179	N 34°51'54" E	42.75'
L180	N 18°04'17" E	38.97'
L181	N 21°50'33" E	28.08'
L182	N 27°15'15" E	39.25'
L183	N 65°04'55" E	49.96'
L184	N 62°45'48" E	83.77'
L185	N 35°08'24" E	41.09'
L186	N 13°32'03" E	56.94'
L187	N 10°49'45" E	87.00'
L188	N 05°13'57" E	41.11'
L189	N 15°52'59" W	34.00'
L190	N 27°13'55" E	56.31'
L191	N 11°42'45" E	39.01'
L192	N 14°03'10" E	41.89'
L193	N 08°33'22" E	88.45'
L194	N 01°56'39" E	52.96'
L195	N 07°22'15" E	21.42'
L196	N 07°16'13" E	68.40'
L197	N 15°38'09" E	92.91'
L198	N 10°36'09" E	88.01'
L199	N 29°19'55" E	38.90'
L200	N 81°00'07" W	22.07'
L201	N 04°27'03" E	81.70'
L202	N 49°38'32" E	52.40'
L203	N 88°54'59" W	177.69'
L204	N 63°35'30" W	165.91'
L205	N 54°22'51" W	123.86'
L206	N 35°34'06" W	91.25'
L207	N 14°26'02" W	126.33'
L208	N 12°56'23" W	122.67'
L209	N 08°19'00" E	132.88'
L210	N 12°37'11" E	202.83'
L211	N 19°51'02" E	84.67'
L212	N 39°39'44" E	122.36'
L213	N 51°09'30" E	106.52'
L214	N 55°37'52" E	109.97'
L215	N 55°34'06" E	114.04'
L216	N 69°17'38" E	92.97'
L217	N 75°28'28" E	59.22'
L218	N 18°56'44" W	23.09'
L219	S 30°41'02" W	64.71'
L220	S 28°48'30" W	51.15'
L221	S 47°15'22" W	28.80'
L222	N 64°43'46" W	13.64'
L223	N 23°51'26" W	7.79'
L224	S 89°31'06" E	14.95'
L225	S 72°48'15" E	10.31'
L226	S 33°06'14" E	14.02'



DESIGNED BY: CAC
DRAWN BY: CAG
CHECKED BY: AGC
APPROVED BY: AGC

DATE: 2/20/2020
SCALE: 1" = 200'
PROJECT NO.: 19-021
SHEET 1 OF 1

REVISIONS

NO.	DATE

TITLE

WETLAND SURVEY SHOWING
464-00-00-002, 006, 007, 023, 038 & 459-02-00-013

APPENDIX F

Additional Drawings



**LAUREL
ISLAND**

Exhibit 1: Location Map

Owner/Developer: Laurel Island Development, LLC
 Prepared by: Reveer Group, LLC
 September 10, 2019

**not to
scale**

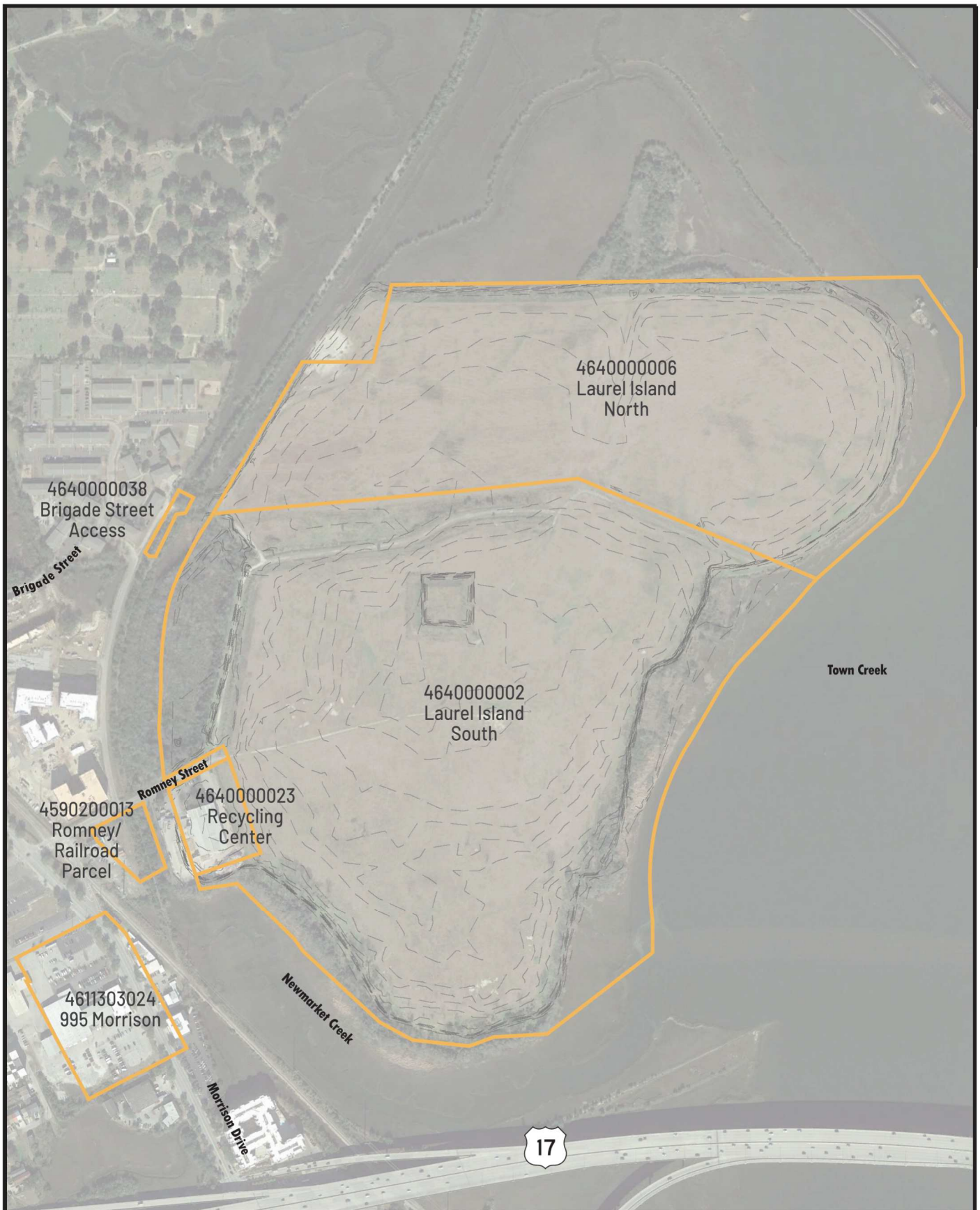


**LAUREL
ISLAND**

Exhibit 2: Aerial

Owner/Developer: Laurel Island Development, LLC
Prepared by: Reveer Group, LLC
January 15, 2020

0 600' 1200'
SCALE: 1" = 600'

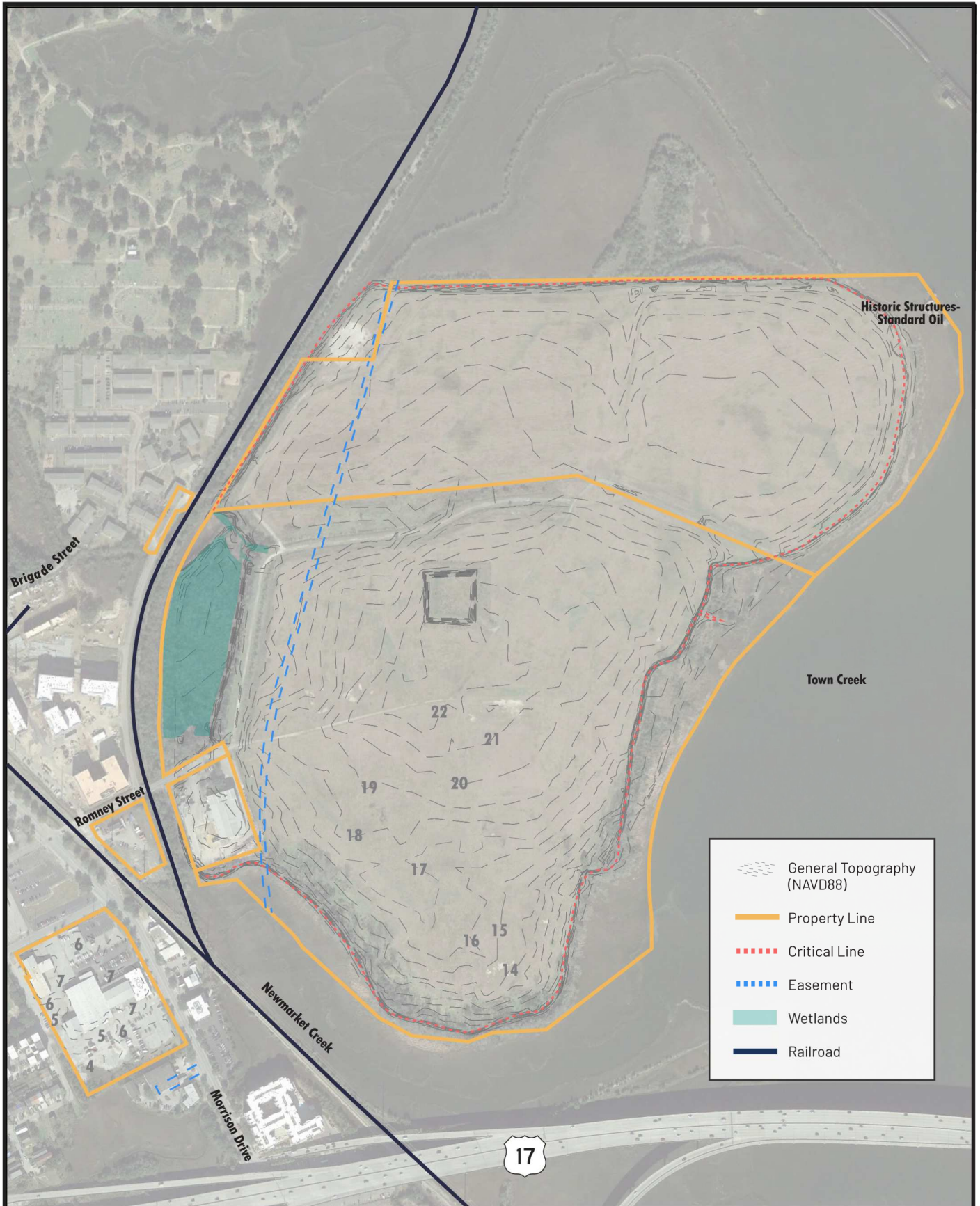


**LAUREL
ISLAND**

Exhibit 3: Project Parcels

Owner/Developer: Laurel Island Development, LLC
Prepared by: Reveer Group, LLC
January 15, 2020

0 600' 1200'
SCALE: 1" = 600'

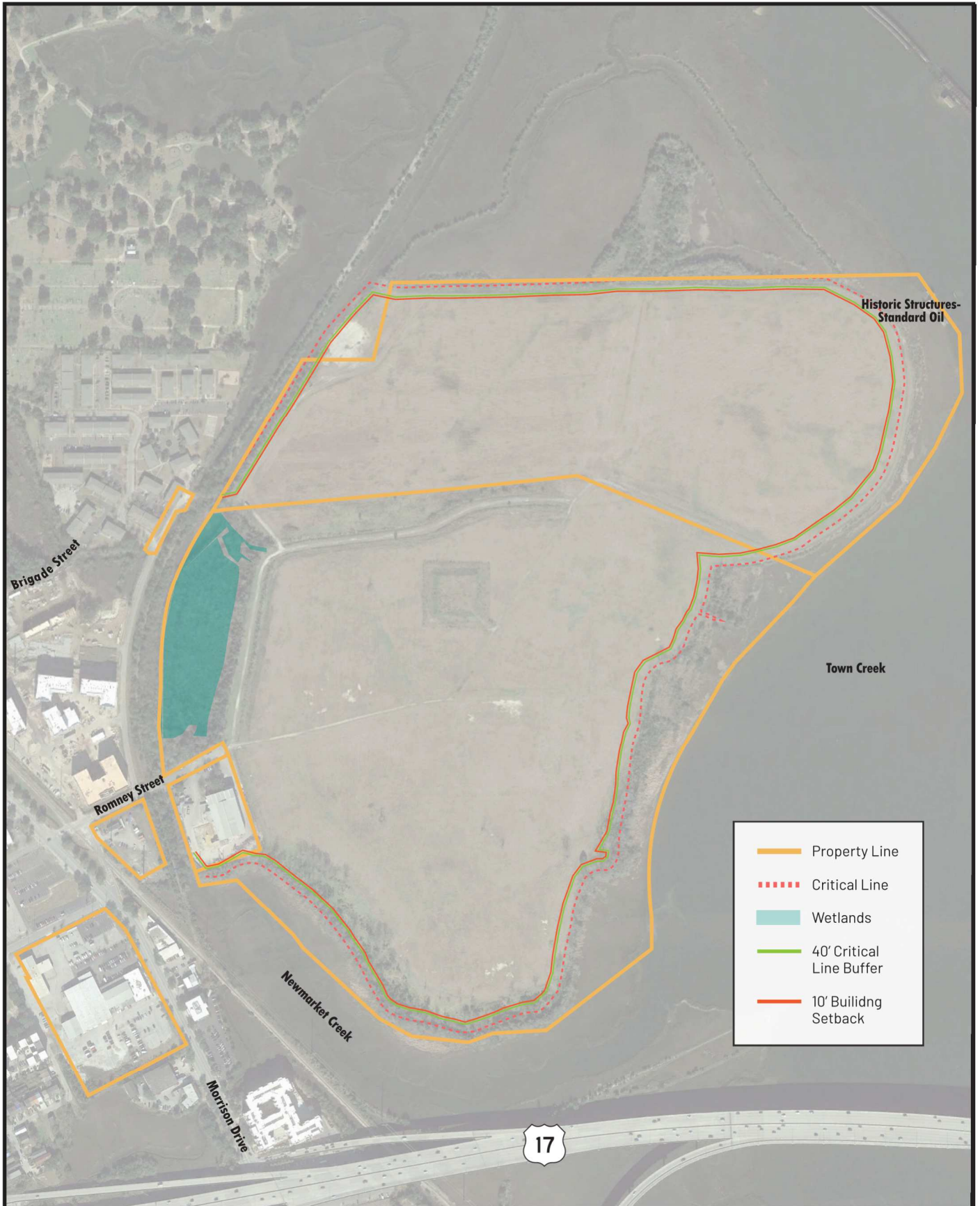


**LAUREL
ISLAND**

Exhibit 4: Existing Conditions

Owner/Developer: Laurel Island Development, LLC
 Prepared by: Reveer Group, LLC
 January 23, 2020

0 600' 1200'
 SCALE: 1" = 600'



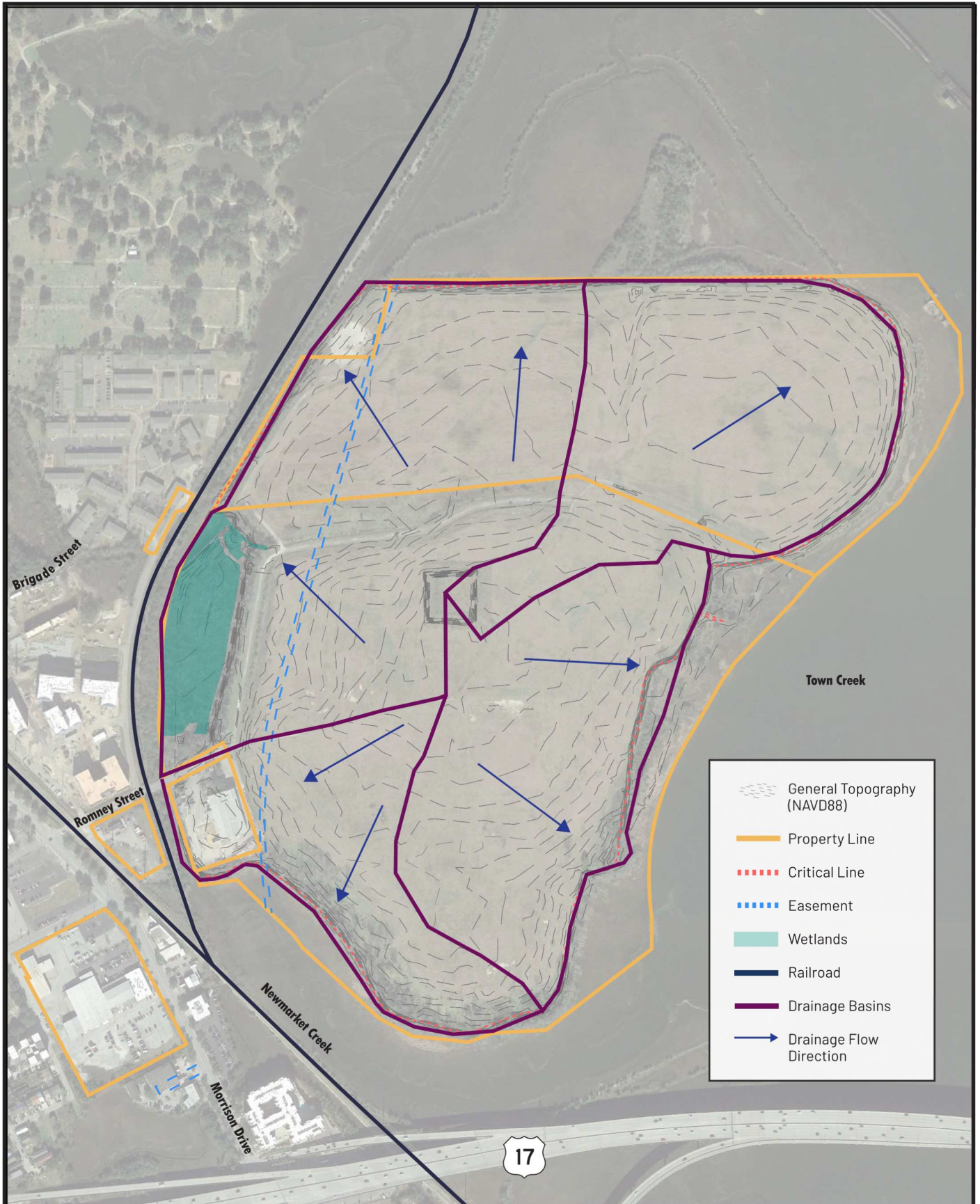
**LAUREL
ISLAND**

Exhibit 5: Wetlands and Critical Lines

Owner/Developer: Laurel Island Development, LLC
 Prepared by: Reveer Group, LLC
 January 15, 2020

0 600' 1200'

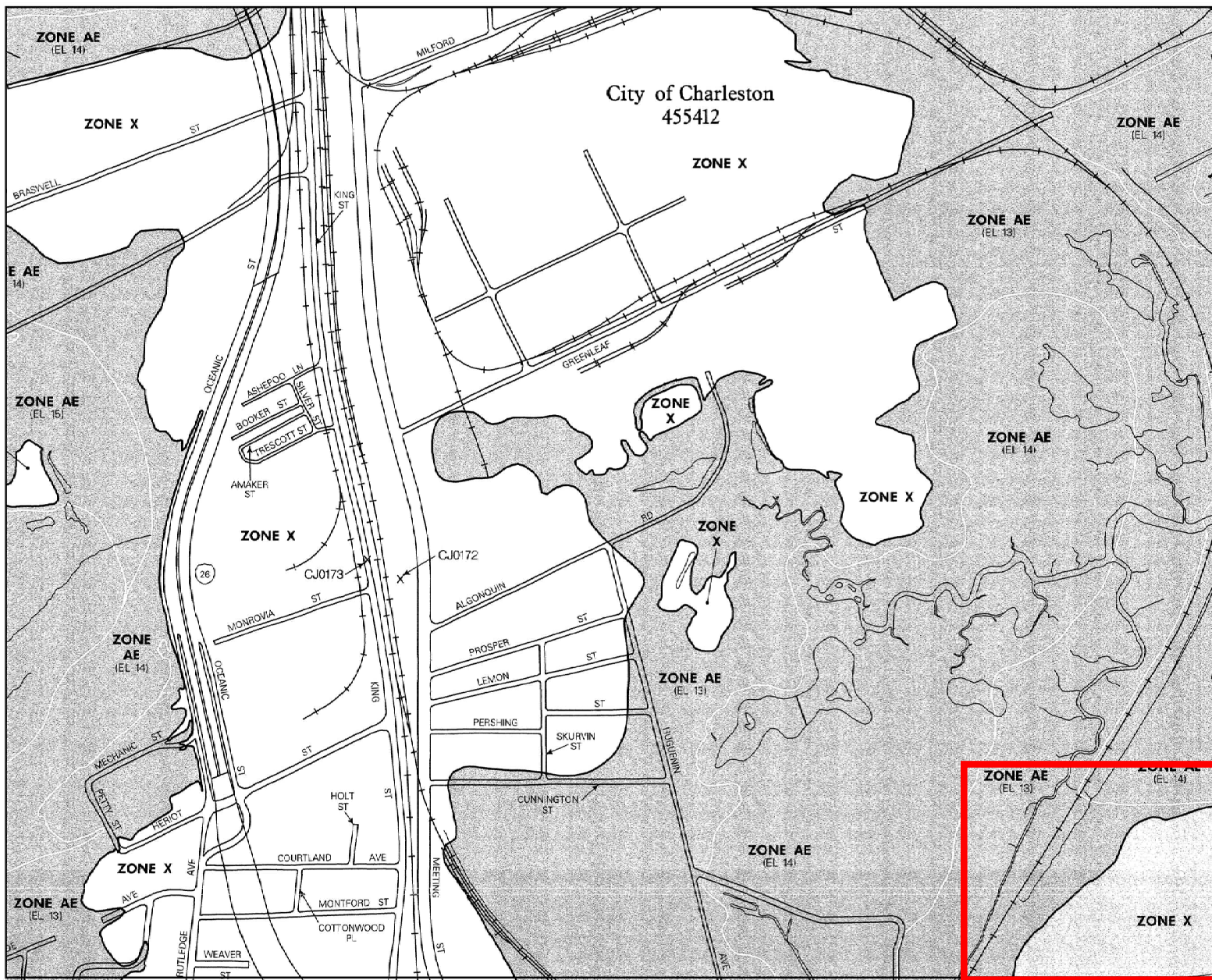
SCALE: 1" = 600'



**LAUREL
ISLAND**

Exhibit 6: Drainage

Owner/Developer: Laurel Island Development, LLC
 Prepared by: Reveer Group, LLC
 January 15, 2020



APPROXIMATE SCALE
MAP SCALE 1" = 500'
 0 500 1000 FEET
 METERS

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
CHARLESTON COUNTY,
SOUTH CAROLINA
AND INCORPORATED AREAS

PANEL 504 OF 855

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CHARLESTON, CITY OF	45542	0504	J
CHARLESTON COUNTY	45543	0504	J
NORTH CHARLESTON, CITY OF	45544	0504	J

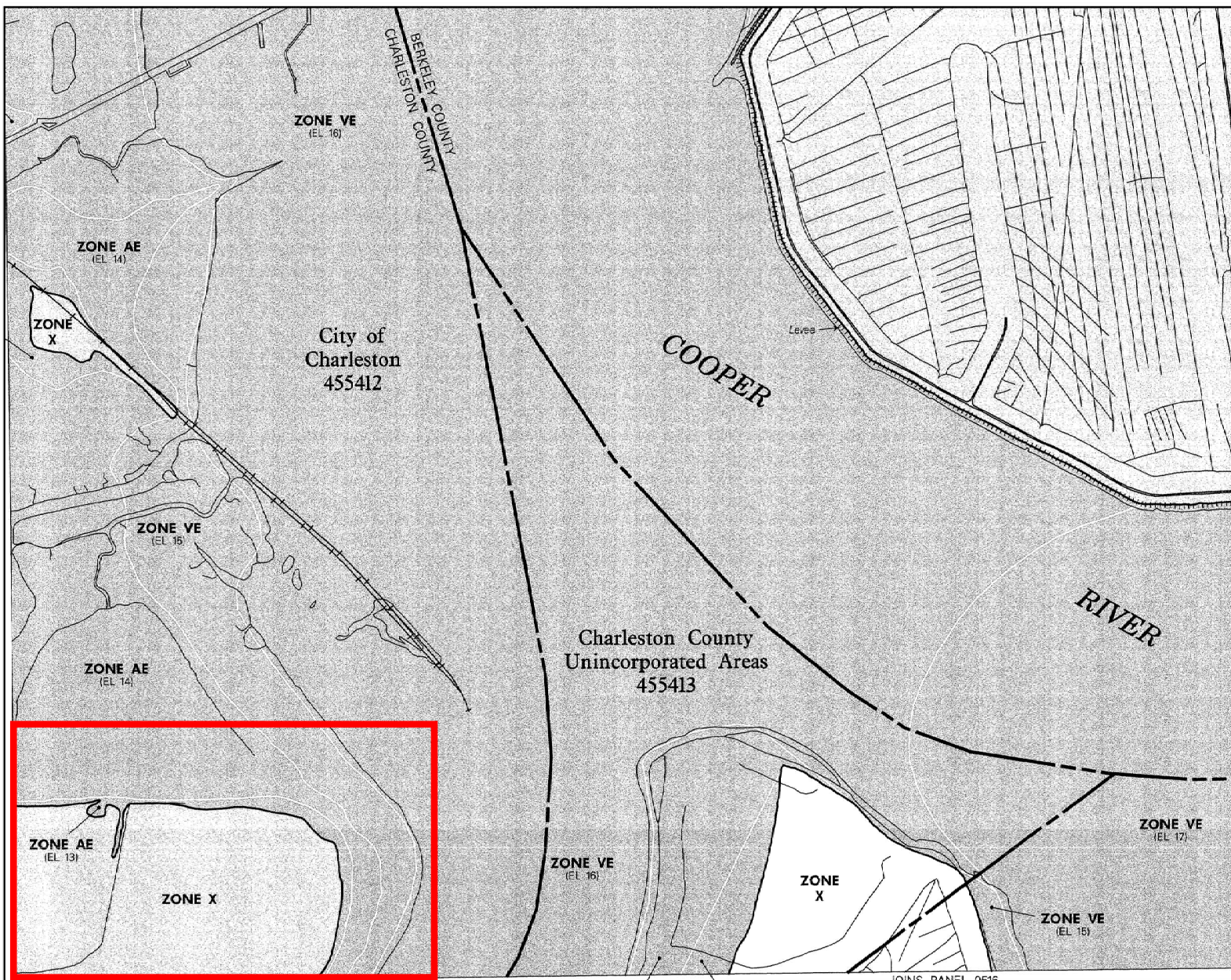
Notice to User: The MAP NUMBER shown above should be used when placing map orders; the COMMUNITY NUMBER shown above should be used on insurance applications for the subject community.

MAP NUMBER
45019C0504J

EFFECTIVE DATE:
NOVEMBER 17, 2004

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT C's-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



APPROXIMATE SCALE
 MAP SCALE 1" = 500'
 0 500 1000 FEET
 0 150 300 MET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
 CHARLESTON COUNTY,
 SOUTH CAROLINA
 AND INCORPORATED AREAS

PANEL 508 OF 855
 (SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CHARLESTON, CITY OF	455412	0508	~
CHARLESTON, COUNTY	455413	0508	~
MOUNT PLEASANT, TOWN OF	455417	0508	~
NORTH CHARLESTON, CITY OF	455442	0508	~

Notice to User: The MAP NUMBER shown below should be used when placing map orders; the COMMUNITY NUMBER shown above should be used on insurance applications for the subject community.

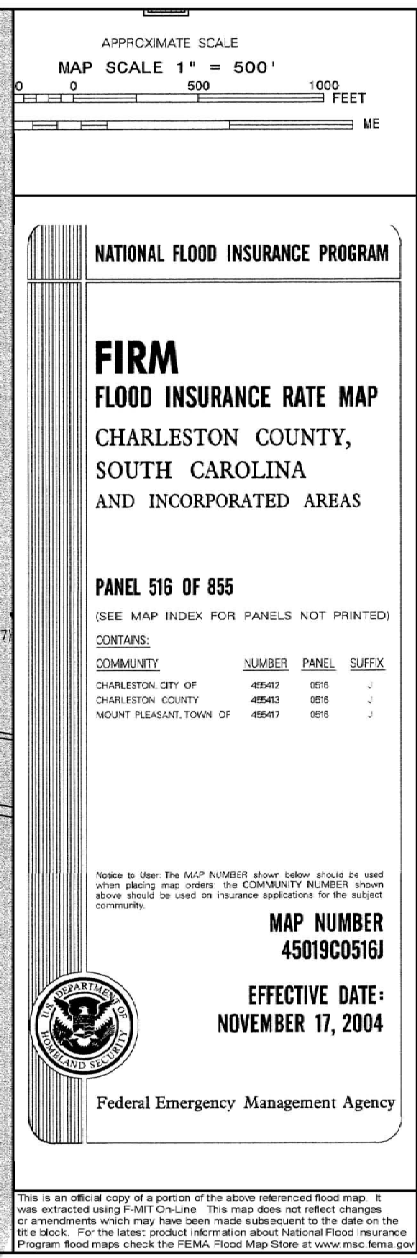
MAP NUMBER
45019C0508J

EFFECTIVE DATE:
NOVEMBER 17, 2004

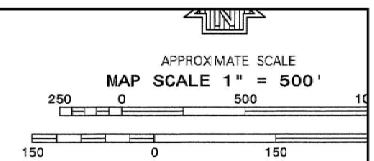
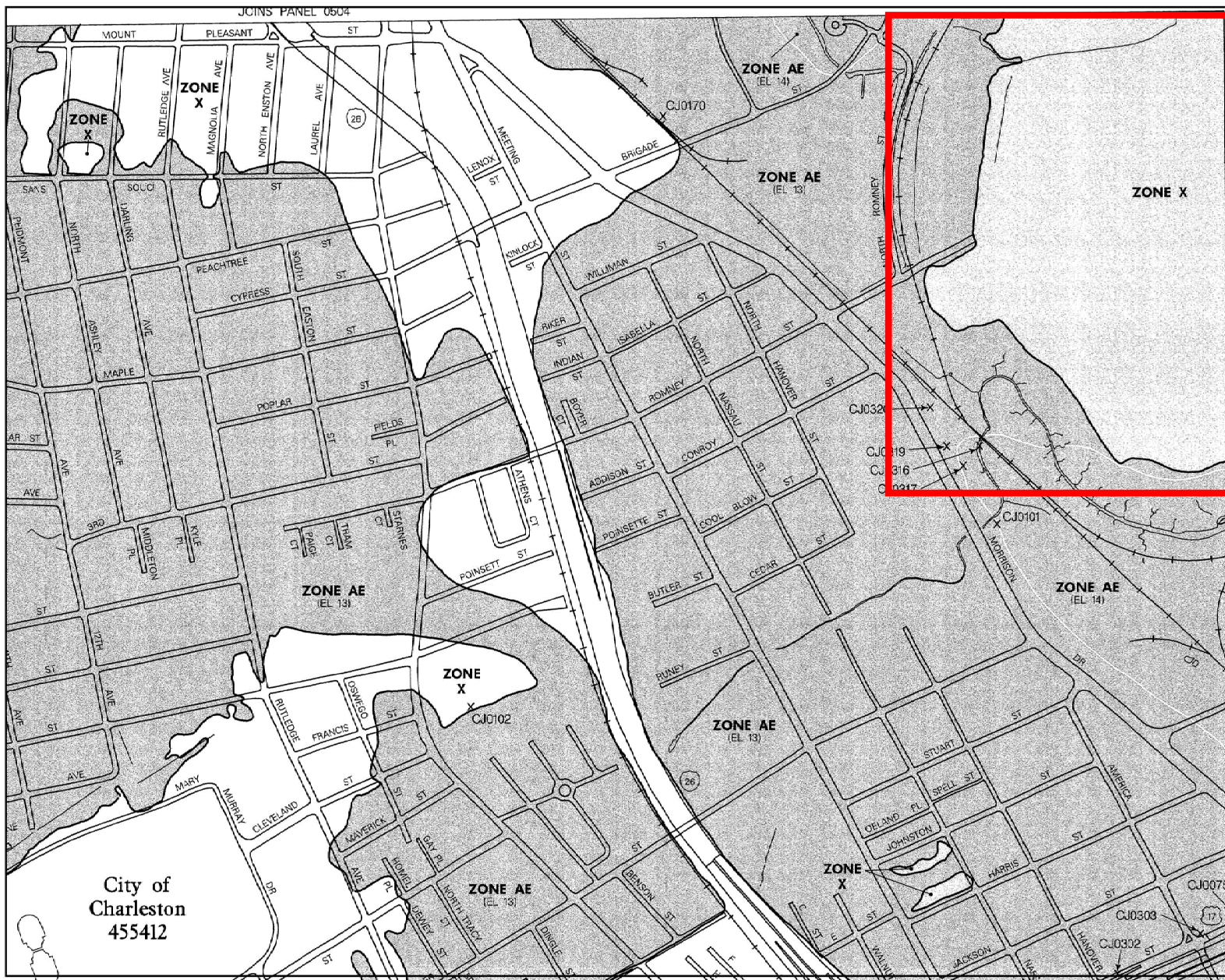
Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT C's-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

JOINS PANEL 0516



This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
CHARLESTON COUNTY,
SOUTH CAROLINA
AND INCORPORATED AREAS


PANEL 512 OF 855
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS	NUMBER	PANEL	SUFFIX
CHARLESTON CITY OF	455412	512	

NOTE TO USER: The MAP NUMBER above, should be used when placing map orders; the COMMUNITY NUMBER shown above should be used as insurance applications to the policy owner.

MAP NUMBER
45019C05121

EFFECTIVE DATE:
NOVEMBER 17, 2004

 Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT C+Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Silviculture Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

The AE Zone category has been divided by a **Limit of Moderate Wave Action**. The LMWA represents the approximate landward limit of the 1.5-foot breaking wave. The effects of wave hazards between the VE Zone and the LMWA (or between the shoreline and the LMWA for areas where VE Zones are not identified) are similar to, but less severe than those in the VE Zone.

Coastal Base Flood Elevations shown on this map apply only landward of 2° North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Silviculture Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Silviculture Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was State Plane South Carolina FIPS 3200. The **horizontal datum** was NAD 83 (GRS 80 spheroid). Differences in datum, spheroid, projection or State Plane zones used in the production of FIRM for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NGS12
National Geodetic Survey
SSM-C-3, #9202
1315 East West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov/>.

Base map information shown on this FIRM was provided in digital format by Charleston County, South Carolina.

This map may reflect more detailed or up-to-date **stream channel configurations** than those shown on the previous FIRM. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations and improved hydrographic data. The profile baselines depicted on this map represent the hydraulic modeling baseline that match the flood profiles and Floodway Data Tables if applicable, in the FIS report. As a result, the profile baselines may deviate significantly from the new base map channel representation and may appear outside of the floodplain.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses, and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Information Exchange (FMIX)** at 1-877-336-2627 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FMIX may also be reached by Fax at 1-800-358-9620 and their website at <http://www.msc.fema.gov/>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP 1-877-336-2627 or visit the FEMA website at <http://www.fema.gov/national-flood-insurance-program>.



This digital Flood Insurance Rate Map (FIRM) was produced through a unique cooperative partnership between the State of South Carolina and the Federal Emergency Management Agency (FEMA). The State of South Carolina has implemented a long-term approach of floodplain management to decrease the costs associated with flooding. This is demonstrated by the State's commitment to map floodplain areas at the local level. As a part of the effort, the State of South Carolina has joined in a Cooperative Technical State agreement with FEMA to produce and maintain this digital FIRM.

<http://www.dnr.state.sc.us/>

Charleston County Unincorporated Areas 455413



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone AE, Zone AH, Zone AR, Zone VE, and Zone V. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

Zone A
No Base Flood Elevation determined.
Base Flood Elevation determined.
Flood depths of 1 to 3 feet (usually areas of ponds); Base Flood Elevation determined.
Flood depths of 1 to 3 feet (usually shear flow on sloping terrain); average depths determined. For areas of shallow but flooding, velocities also determined.

Zone AR
Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently identified.

Zone ARB
Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevation determined.

Zone V
Coastal flood zone with velocity hazard (wave action); no Base Flood Elevation determined.
Coastal flood zone with velocity hazard (wave action); Base Flood Elevation determined.

Zone VE
Coastal flood zone with velocity hazard (wave action); Base Flood Elevation determined.

FLOODWAY AREAS IN ZONE AE
The floodway is the channel of a stream plus any adjacent floodable areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

Zone X
Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with damage areas less than 1 square mile and areas protected by levees from 1% annual chance flood.

Zone D
Areas determined to be outside the 0.2% annual chance floodplain; Areas in which flood heights are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPA)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

BOUNDARY LINES
Roadway boundary
Zone D boundary
GIS and OPA boundary
Boundary dividing Special Flood Hazard Area Zones and areas of Special Flood Hazard Areas of different Base Flood Elevations, flood depths and flood velocities.

LIMIT OF MODERATE WAVE ACTION

Base Flood Elevation line and value; elevation in feet*
Base Flood Elevation value where uniform within zone; elevation in feet

Referenced to the North American Vertical Datum of 1988

Cross section line

Traverse line
Culvert, Flume, Penstock, or Aqueduct

Bridge

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere

2000-meter Universal Transverse Mercator grid and UTM zone 17
5000-foot grid values; South Carolina State Plane coordinate system, (FIPS 202C 3900), Lambert Projection

Scale
Scale may vary; see explanation in Note to Users section of this FIS report

Map Scale
1" = 500'

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
November 17, 2004

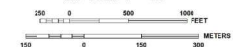
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
September 9, 1999

SEE NOTICE TO FLOOD INSURANCE USERS IN THE FIS REPORT

For community map repository history prior to countywide mapping, refer to the Community Map Repository table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-9620.

MAP SCALE 1" = 500'



NFIP PANEL 0504K

FIRM
FLOOD INSURANCE RATE MAP

**CHARLESTON COUNTY,
SOUTH CAROLINA
AND INCORPORATED AREAS**

PANEL 504 OF 855
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

COMMUNITY	DATE	NUMBER	PANEL	SUFFIX
CHARLESTON, CITY OF	1999	0504K	0504K	0
CHARLESTON, CITY OF	2004	0504K	0504K	0
NORTH CHARLESTON, CITY OF	2004	0504K	0504K	0

**PRELIMINARY
SEPTEMBER 9, 2016**

Notice to User: The Map Number shown below should be used when displaying map orders. The Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER
45619C0504K**

MAP REVISED

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Silvatelev Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

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Coastal Base Flood Elevations shown on this map apply only landward of 0.0 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Silvatelev Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Silvatelev Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was State Plane South Carolina FIPS 3200. The **horizontal datum** was NAD 83 (NAD 1983) spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

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NGS Information Services
NOAA, NGS12
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SSM-C-3, #9202
1315 East West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

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Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

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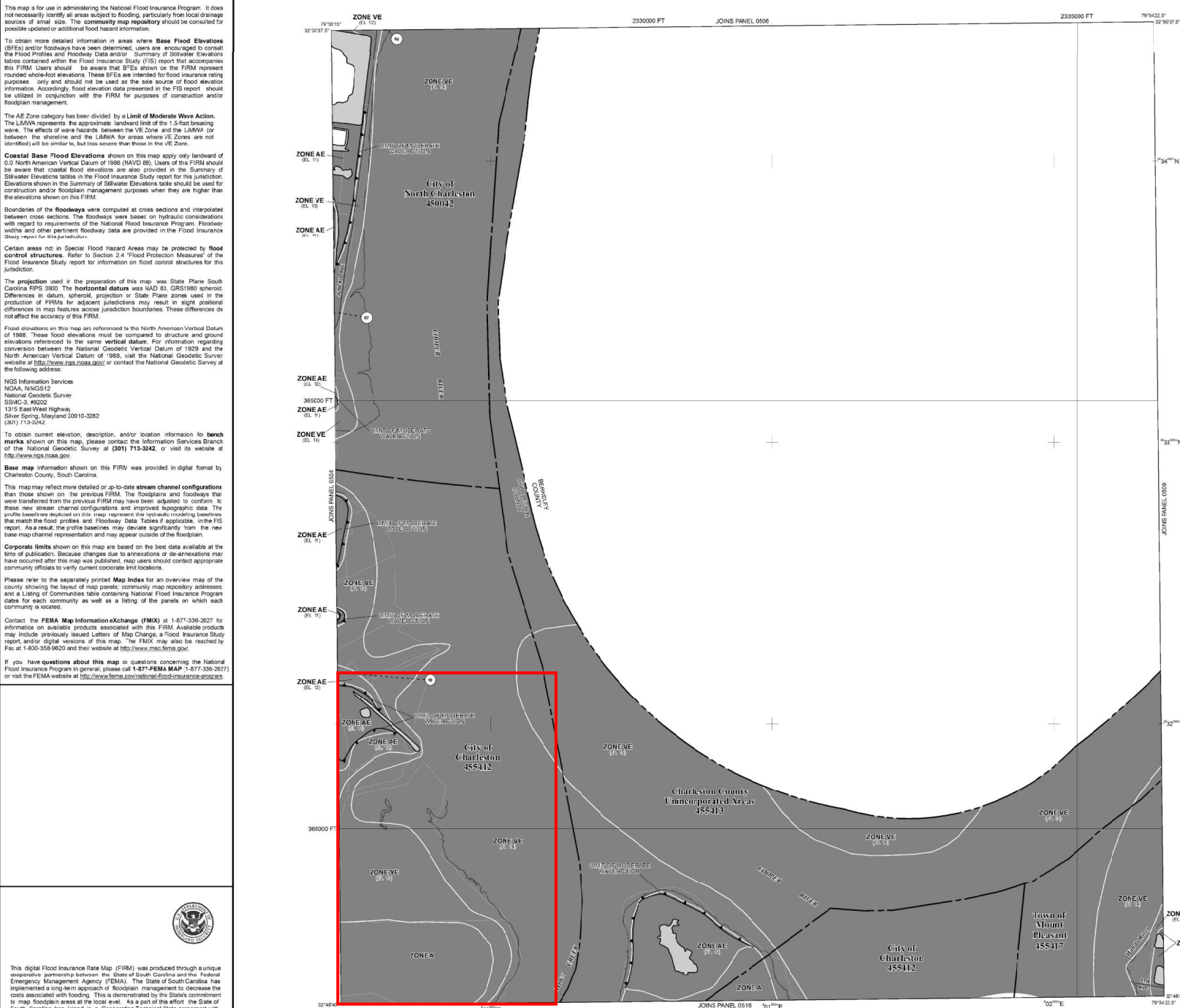
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<http://www.dnr.state.sc.us/>



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, AR, VE, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevation determined.
ZONE AE Base Flood Elevation determined.
ZONE AH Flood depths of 1 to 3 feet (usually areas of ponds); Base Flood Elevation determined.
ZONE AO Flood depths of 1 to 3 feet (usually shear flow on sloping terrain); average depths determined. For areas of shallow but flooding, velocities also determined.
ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently identified. Areas at flood risk from the former flood control system are being restored to provide protection from the 1% annual chance or greater flood.
ZONE ARB Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevation determined.
ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevation determined.
ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevation determined.

FLOODWAY AREAS IN ZONE AE
The floodway is the channel of a stream plus any adjacent floodable areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS
ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with damage areas less than 1 square mile and areas protected by levees from 1% annual chance flood.
ZONE D Areas determined to be outside the 0.2% annual chance floodplain. Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
OTHERWISE PROTECTED AREAS (OPA)
CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

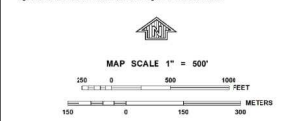
BOUNDARIES
Roadway boundary
Zone D boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Area Zones and boundaries dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths and flood velocities.
Limit of Moderate Wave Action

Base Flood Elevation line and value; elevation in feet*
Base Flood Elevation value where uniform within zone; elevation in feet
Cross section line
Traverse line
Culvert, Flume, Weir, or Aqueduct
Bridge
Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
2000-meter Universal Transverse Mercator and UTM, zone 17
5000-foot grid values: South Carolina State Plane coordinate system, (FIPS 3200), Lambert Projection
Seach map user information in Note to Users section of this FIS report
M1.5 River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index
EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
September 9, 1999
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
SEE NOTICE TO FLOOD INSURANCE USERS IN THE FIS REPORT

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-9620.



NFIP PANEL 0580K

FIRM
FLOOD INSURANCE RATE MAP

**CHARLESTON COUNTY,
SOUTH CAROLINA
AND INCORPORATED AREAS**

PANEL 508 OF 855
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

COMMUNITY	NUMBER	PANEL	SUFFIX
CHARLESTON, CITY OF	455412	508	K
CHARLESTON, CITY OF	455413	508	K
MOUNT PLEASANT, CITY OF	455414	508	K
NORTH CHARLESTON, CITY OF	455415	508	K

PRELIMINARY
SEPTEMBER 9, 2016

Notice to User: The Map Number shown below should be used when displaying map panels. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
45619C0580K
MAP REVISED

Federal Emergency Management Agency

NOTES TO USERS

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The AE Zone category has been divided by a **Limit of Moderate Wave Action (LMWA)** represents the approximate landward limit of the 1.5-foot breaking wave. The effects of wave hazards between the VE Zone and the LMWA (or between the shoreline and the LMWA for areas where VE Zones are not identified) will be similar to, but less severe than those in the VE Zone.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0 North American Vertical Datum of 1988 (NAVD 88). Users of this FIS should be aware that coastal flood elevations are also provided in the Summary of Silvateer Elevations tables in the Flood Insurance Study report for the jurisdiction. Elevations shown in the Summary of Silvateer Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIS.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was State Plane South Carolina FIPS 3200. The **horizontal datum** was NAD 83 (GRS 1980 spheroid). Differences in datum, spheroid, projection or State Plane zones used in the production of FISs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIS.

Flood elevations in this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NGS12
National Geodetic Survey
SSM-C-3, #9202
1215 East West Highway
Silver Spring, Maryland 20910-2882
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov/>.

Base map information shown on this FIS was provided in digital format by Charleston County, South Carolina.

This map may reflect more detailed or up-to-date **stream channel configurations** than those shown on the previous FIS. The floodplains and floodways that were transferred from the previous FIS may have been adjusted to conform to these new stream channel configurations and improved hydrographic data. The profile baselines depicted on this map represent the hydraulic modeling baseline that match the flood profiles and Floodway Data Tables if applicable, in the FIS report. As a result, the profile baselines may deviate significantly from the new base map channel representation and may appear outside of the floodplains.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses, and a listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Information Exchange (FMIX)** at 1-877-336-2627 for information on available products associated with this FIS. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FMIX may also be reached by Fax at 1-800-358-9620 and their website at <http://www.msc.fema.gov/>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP 1-877-336-2627 or visit the FEMA website at <http://www.fema.gov/national-flood-insurance-program>.

This digital Flood Insurance Rate Map (FIRM) was produced through a unique cooperative partnership between the State of South Carolina and the Federal Emergency Management Agency (FEMA). The State of South Carolina has implemented a long-term approach of floodplain management to decrease the costs associated with flooding. This is demonstrated by the State's commitment to map floodplain areas at the local level. As a part of this effort, the State of South Carolina has joined in a Cooperating Technical State agreement with FEMA to produce and maintain this digital FIS.

<http://www.dnr.state.sc.us/>



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone AE, AH, AO, AR, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A
No Base Flood Elevation determined.
Base Flood Elevation determined.
Floor depths of 1 to 3 feet (usually areas of ponds); Base Flood Elevation determined.
Floor depths of 1 to 3 feet (usually shear flow on sloping terrain); average depths determined. For areas of shallow flooding, velocities also determined.

ZONE AR
Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently identified. Coastal flood zone with velocity hazard (wave action); no Base Flood Elevation determined.

ZONE ABB
Area is protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevation determined.
Coastal flood zone with velocity hazard (wave action); no Base Flood Elevation determined.

ZONE V
Coastal flood zone with velocity hazard (wave action); no Base Flood Elevation determined.
Coastal flood zone with velocity hazard (wave action); Base Flood Elevation determined.

ZONE VE
Coastal flood zone with velocity hazard (wave action); no Base Flood Elevation determined.
Coastal flood zone with velocity hazard (wave action); Base Flood Elevation determined.

FLOODWAY AREAS IN ZONE AE
The floodway is the channel of a stream plus any adjacent floodable areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS
ZONE X
Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with change areas less than 1 square foot; and areas protected by levees from 1% annual chance flood.

OTHER AREAS
ZONE X
Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D
Areas in which flood heights are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
OTHER PROTECTED AREAS (OPA)
CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

Map Symbols
Roadway boundary
Zone D boundary
GIS and OPA boundary
Boundary dividing Special Flood Hazard Area Zones and boundaries dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths and flood velocities.
Limit of Moderate Wave Action.

Base Flood Elevation line and value; elevation in feet*
Base Flood Elevation value where uniform within zone; elevation in feet.
Referenced to the North American Vertical Datum of 1988.

Map Symbols
Cross section line
Traverse line
Culvert, Flume, Weir, or Aqueduct
Bridge
Dam

Map Symbols
Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
200-meter Universal Transverse Mercator grid and ticks, zone 17
5000-foot grid values; South Carolina State Plane coordinate system, (FIPS252/NC 3500), Lambert Projection.
North arrow; user is encouraged to refer to Users section of this FIS report.

Map Symbols
Blue line
Blue line

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index.
EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
September 9, 1999

SEE NOTICE TO FLOOD INSURANCE USERS IN THE FIS REPORT
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
September 9, 1999

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.
To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-9620.

Map Symbols
Blue line
Blue line

MAP SCALE 1" = 500'
250 0 500 1000
150 0 150 300
FEET
METERS

Map Symbols
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NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Silviculture Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

The AE Zone category has been divided by a **Limit of Moderate Wave Action**. The LIMWA represents the approximate landward limit of the 1.5-foot breaking wave. The effects of wave hazards between the VE Zone and the LIMWA (or between the shoreline and the LIMWA for areas where VE Zones are not identified) will be similar to, but less severe than those in the VE Zone.

Coastal Base Flood Elevations shown on this map apply only landward of 0.2 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Silviculture Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Silviculture Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

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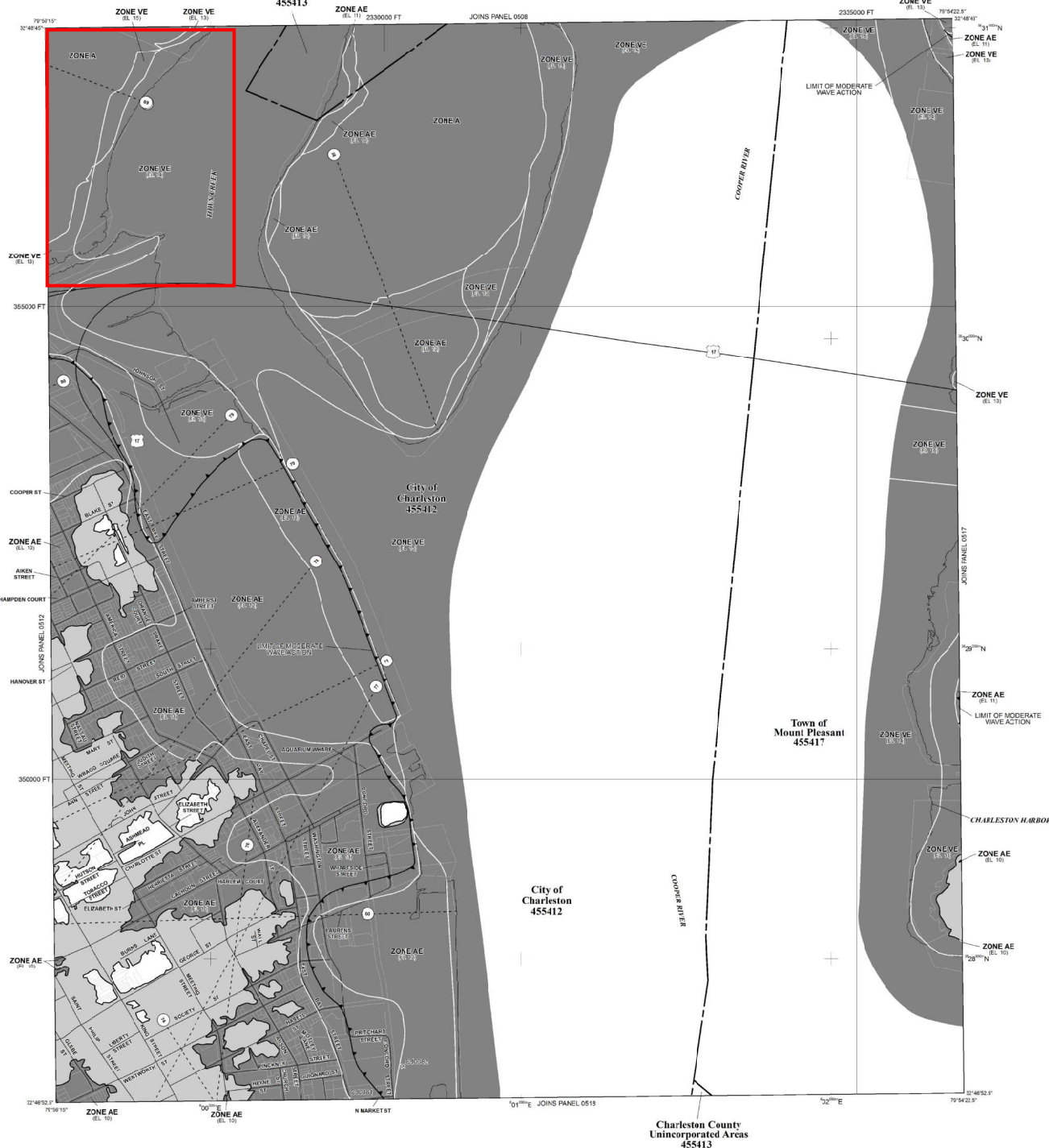
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<http://www.dnr.state.sc.us/>

Charleston County Unincorporated Areas 455413



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
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Zone A
No Base Flood Elevation determined.
Base Flood Elevation determined.
Flood depths of 1 to 3 feet (usually areas of ponds); Base Flood Elevation determined.
Flood depths of 1 to 3 feet (usually shear flow on sloping terrain); average depths determined. For areas of shallow but flooding, velocities also determined.
Zone AH
Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently identified.
General Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently identified.
Zone AR
Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevation determined.
Zone V
Coastal flood zone with velocity hazard (wave action); no Base Flood Elevation determined.
Coastal flood zone with velocity hazard (wave action); Base Flood Elevation determined.

FLOODWAY AREAS IN ZONE AE
The floodway is the channel of a stream plus any adjacent floodable areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS
Zone X
Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with damage areas less than 1 square mile and areas protected by levees from 1% annual chance flood.

OTHER AREAS
Zone D
Areas determined to be outside the 0.2% annual chance floodplain.
Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
OTHERWISE PROTECTED AREAS (OPRA)
CBRS areas and OPRA are normally located within or adjacent to Special Flood Hazard Areas.

Map Symbols
Rounder boundary
Roadway boundary
Zone D boundary
GIS and OPRA boundary
Boundary dividing Special Flood Hazard Area Zones and boundaries of Special Flood Hazard Areas of different Base Flood Elevation, flood depths and flood velocities.
Limit of Moderate Wave Action
Base Flood Elevation line and value; elevation in feet
Base Flood Elevation value where uniform within zone; elevation in feet
Cross section line
Transect line
Curved, flame, flared, or Aqueous
Bridge
Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
2000-meter Universal Transverse Mercator and UTM, zone 17
5000-foot UTM values; South Carolina State Plane coordinate system, (FIPS202NC 3900), Lambert Projection
South map user information in Note to Users section of this FIS report
M1.5
River Mile

Map Repository
Refer to listing of Map Repositories on Map Index
EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
September 9, 1999
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
SEE NOTICE TO FLOOD INSURANCE USERS IN THE FIS REPORT

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MAP SCALE 1" = 500'
250 0 500 1000
FEET
125 0 250 500
METERS

NATIONAL FLOOD INSURANCE PROGRAM
PANEL 0518K
FIRM
FLOOD INSURANCE RATE MAP
CHARLESTON COUNTY,
SOUTH CAROLINA
AND INCORPORATED AREAS
PANEL 516 OF 855
(SEE MAP INDEX FOR FIRM LAYOUT)

CONTAINS
COMMUNITY NUMBER PANEL STATUS
CHARLESTON COUNTY 455413 0518 K
SOUTH CAROLINA 455413 0518 K
SOUTH CAROLINA 455413 0518 K

PRELIMINARY
SEPTEMBER 9, 2016
Notice to User: The Map Number shown below should be used when ordering map prints. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
45619C0516K
MAP REVISED
Federal Emergency Management Agency

APPENDIX G

LIBAR Rules and Regulations

LIBAR

Laurel Island Board of Architectural Review

Rules of Procedure and Regulations

Article I. Organization

Section 1. - Rules. These Rules of Procedure and Regulations (these “Rules and Regulations”) are adopted by the City of Charleston City Council in accordance with the provisions of S.C. Code § 6-29-740, § 6-29-870, and Section 54-256 of the City of Charleston Zoning Ordinance.

Section 2. - Members of the Board. The Board shall consist of five (5) members, three (3) shall be designated by the Laurel Island Property Owners’ Association (LIPA), and two (2) shall be designated by the City of Charleston. The members designated by the City and at least two (2) of the members designated by LIPA shall have demonstrated experience in at least one of the following fields: fine arts, architecture, structural engineering, landscape architecture, civil engineering, urban design, city planning, preservation, construction, real estate, law, or associated disciplines. Each board shall elect from its members a chairperson, vice-chairperson, and secretary. The term of office shall be three years.

Section 3. - Officers. The officers of the Board shall be a chairperson, vice-chairperson, and a secretary elected at the first meeting of the Board in each calendar year.

3.1 **Chairperson.** The Chairperson, or in his absence, the vice-chairperson, shall be a voting member of the board and shall:

- a. Call meetings of the Board;
- b. Preside at meetings and hearings;
- c. Act as spokesman for the board;
- d. Sign documents for the Board;
- e. Have, or cause to have, decisions of the Board served on parties;
- f. Manage discussion at meetings to assure that it remains pertinent to matters subject to the jurisdiction of the Board; and
- g. Perform other duties approved by the Board.

3.2 **Vice-Chairperson.** The vice-chairperson shall exercise the duties of the chairperson in the absence, disability, or disqualification of the chairperson. In the absence of the chairperson and the vice-chairperson, an acting chairperson shall be designated by the members present.

3.3 **Secretary.** The secretary shall:

- a. Provide and publish notice of applications, appeals, and meetings;

- b. Prepare the agenda;
- c. Properly post the agenda;
- d. Keep minutes of hearings and meetings;
- e. Maintain Board records as public records;
- f. Notice parties of Board decisions;
- g. Attend to Board correspondence; and
- h. Perform other duties normally carried out by a secretary.

Section 4. - Terms of Office. The chairperson and vice-chairperson shall serve for one year or until they are re-elected, or their successors are elected and qualified.

Article II. Meetings

Section 1. - Time and Place. The Board shall meet at such time and place as may be called by the Board upon five (5) days prior notice, posted and delivered to all members and published on the City of Charleston's website. Meetings shall be open to the public.

Section 2. - Agenda. A written agenda shall be furnished by the secretary to each member of the Board and shall be posted on the City of Charleston's website at least five (5) days prior to each regular meeting. Items may be removed from the agenda, or postponed at a meeting, by a majority vote.

Section 3. - Quorum. A majority of the members of the Board shall constitute a quorum. A quorum shall be present before any business is conducted other than rescheduling the meeting.

Section 4. - Rules of Order. *Robert's Rules of Order* shall govern the conduct of meetings except as otherwise provided by these Rules of Procedure.

Section 5. - Public Notice. Each applicant whose application is to be heard will be notified of the date of the meeting at least five (5) days prior to the meeting by letter from the secretary. The property that is the subject of the application shall be posted with a sign at least five (5) days prior to the meeting. The sign shall contain a description of the matter to be heard and specify the appropriate city department to contact concerning information regarding the application. The sign shall also specify the time, date and location of the meeting.

Article III. Appeals Procedure

Section 1. - Appeal of Board Decision to Board of Architectural Review - Large. A person who may have material interest in any decision of the Board may appeal from a decision of the board to the Board of Architectural Review – Large by filing such appeal with the City of Charleston in the form of a petition, in writing,

setting forth plainly, fully, and distinctly why the decision is contrary to the Laurel Island Design Principals and law. The appeal must be filed within ten (10) days of the decision of the Board.

Article IV. Hearing Procedure

Section 1. - Compliance with Zoning. Except as may be otherwise provided by Ordinance, applications are not to be considered by the Board unless they satisfy all zoning requirements concerning the use of the property, parking, setbacks or other zoning requirements that would affect the size and placement of building. Any Board approval of plans that are determined not to comply with zoning shall render the Board approval null and void; provided however, this rule may be waived by the Board.

The deadline for applications is noon, no later than ten days prior to the requested review date.

Section 2. - Appearances. The applicant or any party may appear in person or by agent or by attorney. The Board may postpone, or proceed to dispose of a matter on the record before it in the absence of an applicant, or his representative.

Section 3. - Conduct of Hearing. The normal order of hearing, subject to modification by the Chairperson, shall be:

- a. Statement of matter to be heard (Chairperson or Secretary);
- b. Presentation of the project by the applicant (10 – 15 minutes);
- c. Board and staff questions to, and responses from, the applicant;
- d. Public comment (20-minute limit total, or as determined by the Chairperson), followed by responses from Applicant;
- e. Full Board discussion;
- f. Applicant points of clarification;
- g. Board action

Section 4. - Disposition. The Board may deliberate and make a final disposition of a matter by majority vote of members present at the hearing and qualified to vote; provided that no less than a quorum are qualified to vote. The vote may be taken at the same or subsequent meeting. Deliberations shall be conducted and votes taken in public. A member need not recuse herself or abstain from voting because a member has an ownership interest in property located within the Laurel Island PUD, or has been employed by a person with such an ownership interest.

Section 5. - Decisions of the Board. In order to provide guidance and insight into desirable goals and objectives for the Laurel Island PUD for desirable types of development, and for the maintenance of consistent policies in guiding the

building public toward better standards of design, decisions of the Board shall be guided by the Laurel Island Design Principles (see Article VII).

A decision of the Board shall be issued disposing of a matter by granting approval, denying approval or granting approval with such conditions as may be deemed necessary. The secretary shall notify the applicant upon execution of the decision of the Board. The Board may defer action on an application when, in its discretion, a project requires additional study.

Article V. Records

Section 1. - Minutes. The Secretary shall prepare minutes of all meetings and hearings of the Board.

Section 2. - Decisions. The Secretary shall assist in the preparation and notice of all decisions of the Board in appropriate form. Copies of all notices, correspondence, documentary evidence, minutes, decisions, and forms shall be maintained as public records by the City of Charleston.

Section 3. - Policies of the board. The Board may adopt guidelines and policies at its discretion.

Article VI. Amendment.

Section 1. - Amendment. These rules may be amended at any regular meeting of the Board by majority vote of the members of the Board.

Article VII. Laurel Island Design Principles

To be approved by BAR-L and inserted herein upon approval.