

Laurel Hill  
Conditional  
Use PUD

Now Called  
Coosaw Point

# PLANNED UNIT DEVELOPMENT

FOR

# LAUREL HILL SAM'S POINT ROAD BEAUFORT COUNTY, SOUTH CAROLINA

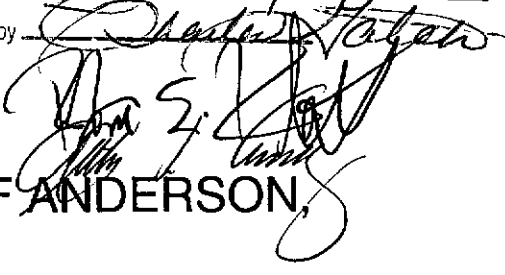
JULY 28, 1997

BEAUFORT COUNTY DEVELOPMENT STANDARDS  
—PRELIMINARY APPROVAL—

AS APPROVED BY THE BEAUFORT COUNTY DEVELOPMENT REVIEW TEAM  
OCTOBER 15, 1997

This is to certify Development Review Committee approval of the applicant's concept and preliminary site design submitted to the Beaufort County Development Standards Commission and invites the applicant to proceed with final design and submission of a final application.

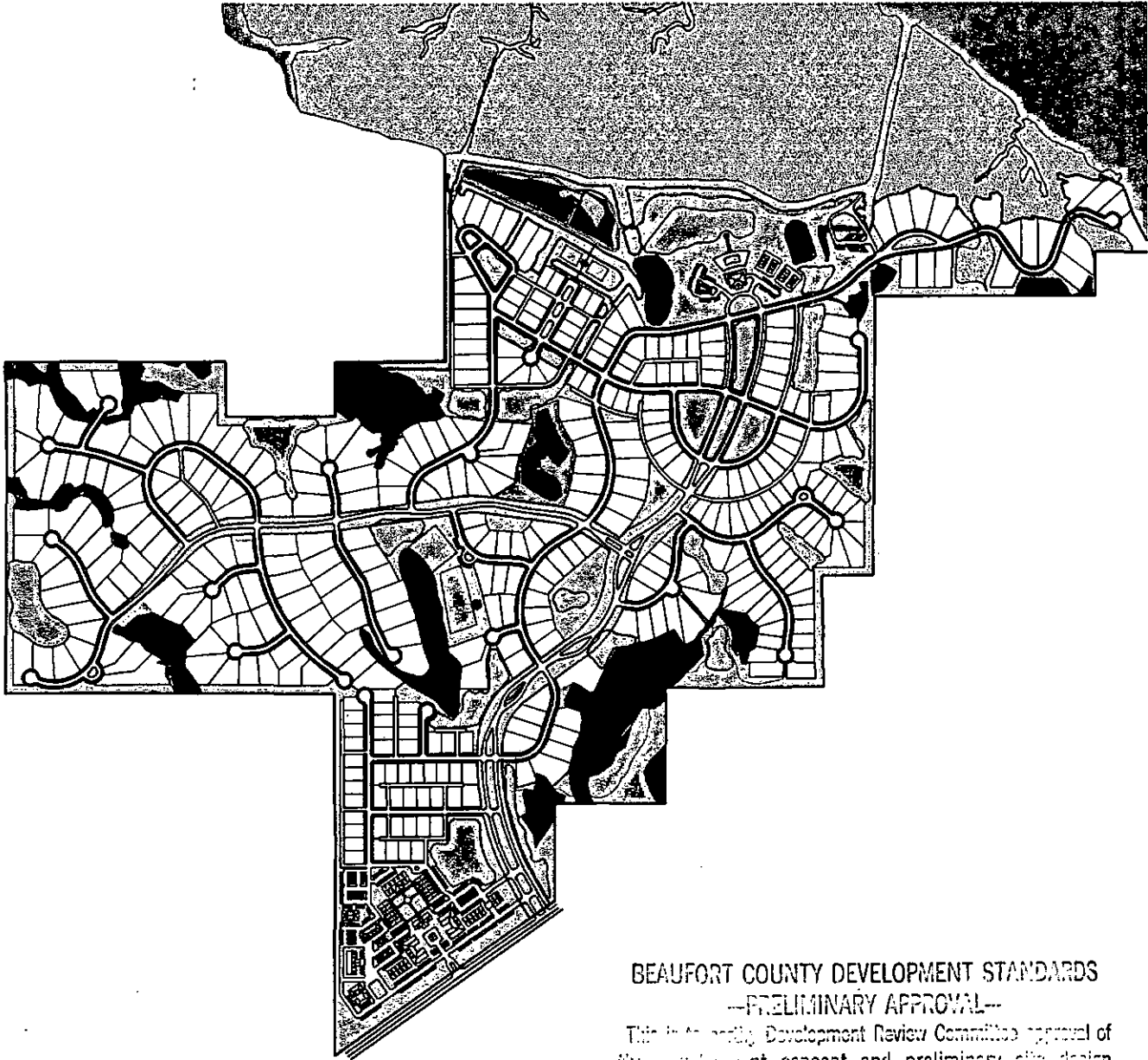
Date of Dev. Rev. Comm. approval 10/15/97

Certified by 

APPLICANT:  
HOMESTAKE REALTY COMPANY OF ANDERSON,  
SOUTH CAROLINA

Copyright © 1997  
Homestake Realty Company  
and  
Edward Pinckney/Associates, Ltd.

PLANNED UNIT DEVELOPMENT  
MASTER PLAN



BEAUFORT COUNTY DEVELOPMENT STANDARDS  
--PRELIMINARY APPROVAL--

This is to certify Development Review Committee approval of the applicant's concept and preliminary site design submitted under the Beaufort County Development Standards Ordinance and invites the applicant to proceed with final design and submission of a final application.

Date of Dev. Reg. Comm. approval Oct 15, 1997

Certified by Charles Falch

**LAUREL HILL**  
BEAUFORT COUNTY, SOUTH CAROLINA

LAUREL HILL  
P U D

TABLE OF CONTENTS

**APPLICANT AND PLANNING TEAM** ..... ii

**I. PROJECT INTRODUCTION** ..... I-1

**II. EXISTING CONDITIONS** ..... II-1

    A. Location, Access, Surrounding Land Use and Zoning ..... II-1

    B. Site Characteristics ..... II-1

    C. Existing Infrastructure ..... II-4

**III. DEVELOPMENT PLAN** ..... III-1

    A. Development Plan Concept ..... III-1

    B. Permitted Land Uses ..... III-2

    C. Stormwater Drainage ..... III-7

    D. Utility Services ..... III-7

    E. Public Services ..... III-8

    F. Ownership of Common Areas ..... III-9

    G. Proposed Streets ..... III-9

    H. Phasing ..... III-9

**IV. SITE DESIGN AND DEVELOPMENT STANDARDS** ..... IV-1

    A. Zoning and Development Standards Ordinance ..... IV-1

**V. EXHIBITS AND APPENDICES** ..... V-1

    A. Exhibits List ..... V-1

    B. Appendices List ..... V-2

**APPLICANT AND PLANNING TEAM**

Applicant: ..... Homestake Realty Company of Anderson, SC  
Mr. Robert Gallant, Sr.  
Mr. Robert Gallant, Jr.

Land Planner/Landscape  
Architect: ..... Edward Pinckney/Associates, Ltd.  
Hilton Head Island, SC  
Mr. Jim Tiller  
Mr. Brooks Quinn

Engineering: ..... Thomas & Hutton Engineering Co.  
Savannah, GA  
Mr. Jim Collins

Environmental Consultant  
and Permitting: ..... Newkirk Environmental Consultants  
Charleston, SC & Savannah, GA  
Mr. Ken Hance  
Mr. Stuart Sligh

Legal Counsel: ..... Law Office of Lewis J. Hammet  
Bluffton, SC  
Mr. Lewis J. Hammet

Surveyor: ..... Beaufort Surveying  
Beaufort, SC  
Mr. Doug Trogden

Archaeologist: ..... Brockington & Associates, Inc.  
Mt. Pleasant, SC  
Mr. Eric C. Poplin, Ph.D.  
Todd McMakin

Marketing Consultants: ..... Permar & Ravenel, Inc.  
Kiawah Island, SC  
Diana Permar

le



**LAUREL HILL  
P U D**

---

**I. PROJECT INTRODUCTION**

This application is for preliminary approval for a PUD, under Section 7.5.2.3 (B) and Section 7.5.2.4 of the Beaufort County Zoning and Development Standards Ordinance, as well as for conditional use PUD approval as allowed by-right within Development District Zoning, to establish the Laurel Hill PUD.

The property consists of approximately 368 acres, of which approximately 348.24 acres is zoned Development District, approximately 17.6 acres is zoned Neighborhood Commercial, and approximately 2.2 acres is zoned as NPD-2.

All uses and densities are allowed under current zoning. The Applicant seeks approval as a conditional use PUD, under the standards of the Zoning and Development Standards Ordinance, and also as a by-right preliminary PUD Master Plan.

Total density for the 368 acres will be a maximum of 450 residential units. Extensive park, wetland and other open spaces are planned, including extensive open space along the waterfront of the property. A mix of traditional neighborhood design is combined with larger scaled wooded lots, and the extensive open spaces, to create a unique blend of lifestyle opportunities. Details of this plan are described under Section III of this Application and the accompanying Exhibit I - Laurel Hill Conceptual Master Plan.

Present zoning would allow a maximum of approximately 1432 units on this property, so that this application proposes a density reduction of over 1000 units for the overall Master Plan.

The objective of this development is to create a truly livable community which accommodates various tastes and pocketbooks, and preserves a rich abundance of natural beauty to be experienced and enjoyed.

The existing conditions of the site are explained under Section II of this Application, and the full Development Plan proposed for Laurel Hill PUD is set forth under Section III.

The Applicant respectfully requests that the Development Review Team approved this preliminary Application for the Laurel Hill PUD.







**LAUREL HILL  
P U D**

---

**II. EXISTING CONDITIONS**

**A. Location, Access, Surrounding Land Use and Zoning**

Laurel Hill consists of approximately three hundred and sixty-eight and four hundredths (368.04) acres of land located on Sam's Point Road just east of the Fernswood Lane and Lucy Creek Drive intersections. (See Exhibit A - Vicinity Map.) The east side of the property borders on subdivided Neighborhood Preservation Residential land associated with Eliza Lane, Alston Road, Token Lane and Honeysuckle Lane. To the west, the residential land has been subdivided and associated with Fernswood Lane and Arbor Victory Road. The northern edges of the property are bound by property fronting on Cove Way which is for the most part undeveloped and the marshes of the Coosaw River. (See Exhibit B - Property Boundary Survey/FEMA Flood Zone Map.)

Laurel Hill is presently accessed from Sam's Point Road. At the present time, Laurel Hill is predominately zoned Development District, approximately 348.24 acres, 17.6 acres of Neighborhood Commercial adjacent to Sam's Point Road and a small parcel approximately 2.2 acres, north of Honeysuckle Lane which is zoned Neighborhood Preservation District-2 (NPD-2). With no existing easements and based on the four units per acre presently permitted under the Development District Zoning, this property would allow approximately one thousand three hundred ninety three (1,393) units to be developed. The area zoned as Neighborhood Commercial would yield thirty-five (36) units to be developed. The NPD-2 zone would allow four (4) units to be developed. This would bring the total number of units to one thousand four hundred thirty-two (1,433) allowed under present zoning.

**B. Site Characteristics**

**1. Existing and Historical Land Uses**

At the present time the property is being used as a small grass air field with associated aircraft hanger structures, residences, and an assortment of non-historic buildings and mobile homes.

There are an assortment of man-made wetland areas which were once used for fish and freshwater prawn production. In association with this operation and in the same water front area was a small open shed structure which was used for crab cleaning and processing operation. This business has been unused, and for the most part, not maintained for a number of years.

A complete cultural resource investigation has been prepared for Laurel Hill by the Brockington and Associates, Inc. firm entitled

**LAUREL HILL  
P U D**

---

"Cultural Resources Investigations for the Laurel Hill Plantation Tract, Beaufort County, South Carolina". A copy of this April, 1997 report has been filed with, and reviewed by, both the County's Historic Preservation Planner and the South Carolina Department of Archives and History, Mr. Ian Hill and Mr. Neils Taylor respectively.

There exists on-site two (2) cemetary sites, one parcel is 1 acre in size, the other is 1.27 acres. As is illustrated on the Master Plan, access over proposed streets shall be provided to both sites in accordance with the covenants on file with the State of South Carolina.

2. Topography and FEMA Flood Zones

The topography of Laurel Hill is gently sloping from a high point near the southwestern portion of the property of  $\pm 25.4'$  of elevation and slopes down toward the north to the river/marsh edge which has an elevation of approximately 5.0' MSL at the South Carolina Critical Line as established by OCRM, and then toward the eastern boundary to an elevation of approximately 10 MSL. Many ditches exist that have traditionally provided drainage for portions of the property. Two small saltwater marsh areas exist on the most northerly and easterly portions of the property. Each of these areas have existing culvert road crossings which are and will continue to be maintained. (See Exhibit C Topographic Map.) Throughout the are scattered a few small "pot hole wetlands" which are scattered throughout. There are three FEMA Flood Zones (See Exhibit B Property Boundary Survey/FEMA Flood Zone Map), the A zone which requires a finish floor elevation of 13' MSL, Zone B and Zone C zone are both above the 100 year flood zone.

3. Vegetation

The vegetative species on this site are typical to the maritime forest of this region. There are areas of an almost "park like" tree cover predominately vegetated by live oaks. There are relatively large areas of cleared land that is associated with the river front and existing airfield. These areas are maintained as mowed grass fields. The western most section of the property contains stands of hardwood trees typical to the region with the exception of a number of areas which were cleared in anticipation of a golf course community which had been previously planned by a prior owner of the property. (See Exhibit D Color Aerial Photograph.)

**LAUREL HILL  
P U D**

---

4. Wetland

The Laurel Hill developers have conducted a Wetland Survey. The wetland locations were delineated by representatives of the firm of Sabine and Waters and a survey was prepared by A.R.C. Surveying Company and was certified by the Department of the Army, Charleston District, Corp of Engineers on December 30, 1991. The original survey was re-verified by Beaufort Surveying, and this survey was subsequently re-certified by the Corps of Engineers through a letter dated November 26, 1996 and extended for five additional years. (See Exhibit E - Wetlands Survey and Approval Letter.)

The site has 43.431 acres of freshwater wetlands of which 4.264 acres are open water and 39.167 are vegetative freshwater wetlands. There are approximately 2.865 acres of saltwater wetland and 2.52 acres of saltwater impoundments. The environmental consulting firm of Newkirk Environmental Consultants Inc. is presently working with the appropriate State and Federal agencies to develop mitigation for the wetland impacts. The freshwater wetlands have been reviewed by the Newkirk staff and every effort is being made to assess the needs of the development with the necessary mitigation efforts to offset any environmental impacts. The stormwater management is being studied to consider the hydraulic conditions of the wetlands as a potential opportunity to accommodate post development runoff. (See Exhibit F - Wetlands Survey and Approval Letter.)

5. Existing Drainage

The existing drainage patterns are represented by the topography map (See Exhibit C Topographic Map). The site is generally drained by a system of existing ditches, wetlands and ponds. There are a number of existing water flow control devices located at wetland road crossings throughout the ditch and pond impoundment areas which are used to control water levels within the impoundments.

6. Soils

Exhibit G - Soils Map presents the soil types found at the Laurel Hill Tract as taken from the Beaufort County and Jasper County Soils Survey prepared by the U.S. Department of Agriculture, Soil Conservation Service. The preponderance of the soils are either Wando fine sand, Coosaw loam fine sand or Seabrook fine sand type soils with high to medium urban potential.

**LAUREL HILL  
P U D**

---

7. Protected Species

A walking investigation was made of the site by Stuart Sligh, a biologist with Newkirk Environmental Consultants, and this investigation did not reveal any evidence of threatened or endangered species. A small rookery was located on the site and this site will be preserved with adequate buffers as required by the State agencies. (See Exhibit H - Endangered Species Letter from Newkirk Environmental Consultants. This report has been completed and will be made available upon request.)

8. Archaeological/Historic Resources

An investigation of the historic resources has been conducted for the Laurel Hill site by the firm of Brockington and Associates of Mt. Pleasant, SC. The study report, "Cultural Resources Investigations of the Laurel Hill Plantation Tract", found one site that was eligible for National Register of Historic Places (NRHP). The majority of the site has been disturbed by years of plowing and land clearing activities. There were however, five loci that were intact and worthy of further study. A Draft Memorandum of Agreement on the disposition of the NRHP sites has been forwarded to the Beaufort County Historic Preservation Planner and to the South Carolina Department of Archives and History. (See Exhibit Z - Draft Memorandum Of Agreement. The final MOA shall be prepared as part of final MOA formulated with State and Federal agencies.)

C. Existing Infrastructure

1. Potable water and wastewater/sewerage availability

Potable water is available to the site via a ten inch (10") water line located in the Sam's Point Road right-of-way. There is no wastewater/sewerage available to the site. The Beaufort/Jasper Water & Sewer Authority (B-JWSA) is the service agent for potable water and wastewater/sewerage services. (See Exhibit N - Letter from B-JWSA.)

2. Electrical Service

Electrical service is available from utility service provided by South Carolina Electric and Gas Company (SCE&G). (See Exhibit Q - Letter from SCE&G.)

LAUREL HILL  
P U D

---

3. Telecommunication Service

Sprint/United Telephone is the telephone company that would service the Laurel Hill development. If cable television in the Laurel Hill area is provided, the provider would be U.S. Cable Company. (See Exhibit R - Letter from U.S. Cable.)







LAUREL HILL  
P U D

---

### III. DEVELOPMENT PLAN

#### A. Development Plan Concept

Laurel Hill is planned as an environmentally responsible, low density, residential community designed for living a lifetime. Here it is hoped that a young family will find the opportunity to move within the community of Laurel Hill, and remain, as their needs change throughout their lives. It is hoped that this opportunity will build a neighborhood of lifelong friends.

To illustrate, within Laurel Hill there are planned neighborhoods that can support diverse life styles. The Township of Laurel Hill section (See Exhibit BB - Neighborhood Map) provides more "traditional" street and lot designs which emulate historic urban design composition that have proven to be successful in the past. Here, lot sizes are designed to provide ample room for house and yard. The streets will be lined with street trees, sidewalks and pedestrian scaled street lights. The sidewalks will be linked to a community wide walk system which will link to the Coosaw River Park, other wetland interpretive trails and access to the numerous fishing ponds. The streets will have no curb cuts for driveways. A system of narrow unpaved alleys will provide vehicular access to each of the home sites. These alleys will be used for mail delivery and trash pickup. Utility access, particularly those which are visible, such as power, cable tv and telephone connection boxes will be placed along the alleys, leaving the street side uncluttered.

The Woodland Ridge section (See Exhibit BB - Neighborhood Map) of Laurel Hill provides a different lifestyle and community design that relates to the natural, more wooded environment of that location. These home sites will be larger and mostly on wooded lots. Here the desire is to locate the building in a way that saves existing trees. The large home sites provide the opportunity to adjust the location of the house, driveways, and utility corridors to accommodate the existing vegetation.

The Park Side Terrace (See Exhibit BB - Neighborhood Map) at Laurel Hill area affords location in close proximity to the waterfront park the community center, pool and tennis. The area is a blending of the "traditional" style of the Township section and the Woodland Ridge section. Some areas will have alley access while others will have driveways that front the streets. The homes with individual driveways generally occur where access to wetlands or ponds would take precedence.

The park at Laurel Hill (See Exhibit BB - Neighborhood Map) is an approximate 36 acres of prime water front land that has been provided to the whole community as an active and passive open space. The community

**LAUREL HILL  
P U D**

---

has access to a walkway system which will provide access to scenic views of the Coosaw River and its marshes, to a system of docks which will be provided along an existing canal for crabbing, shrimping or "just sittin' and watchin' the sun go down". The park and community area will provide a meeting place to get to know neighbors and enjoy swimming, picnicking, tennis, fishing, walking or jogging.

Laurel Hill may provide a boat launch facility for its property owners. This ramp and associated boat and trailer parking area will be provided for the property owners only.

Laurel Hill residential area is accessed off Sam's Point Road via a north-south roadway which will meander through the trees and open fields, a "village green" framed by traditionally designed streets and homes by the "grand canal" and terminating at the community park and building. This roadway at about its midway point will provide access to an east-west roadway that will connect to the Woodland Ridge area. Off these roads will be access streets to the various sub-neighborhoods.

One additional access drive is anticipated off Sam's Point Road for the neighborhood commercial site.

**B. Permitted Land Uses**

The following land use categories as designated on Exhibit I - Laurel Hill Conceptual Master Plan shall be permitted in the Laurel Hill PUD.

The purpose of the PUD is to combine the existing zoning land uses (See Exhibit J - Zoning and Adjacent Property Owners Map) into a comprehensive planned unit development. The individual breakdown is provided in the following table of both existing zoning and proposed land use under this PUD document. The purpose of this PUD is to state the total land use densities for the Laurel Hill properties, however, by allowing these uses this document does not obligate this developer or his successors, assignees, etc. to provide the uses or facilities stated herein.

**LAUREL HILL  
PUD**

**ALLOWED LAND USE UNDER PRESENT ZONING AND  
PROPOSED LAND USE UNDER P.U.D.**

ZONING	ACRES	DU (EXISTING ZONING)	DU (PROPOSED PUD)	NOTES:
DD	348.24	1393	418	4 Units/Acre (Allowed Density)
*NC	17.6	36		NC - residential use same as NPD-2 if developed as residential
**NC	13.8		28	NC - residential use same as NPD-2
NPD-2	2.2	4	4	NPD-2 - Minimum lot ½ acre
TOTAL	368.04	1433	450	Proposed Density 1.2 Unit/Acre

\* NC = Acres under present zoning

\*\*NC = Acres under proposed Master Plan P.U.D.

1. **Single Family Residential (SF)**

The designation allows for the construction of single family units both detached and attached. The units will be developed in accordance with the Community Covenants and Restrictions (CCR's).

a. **Permitted Uses:**

(1) **Dwelling Units**

(a) **Detached Single Family**

- i) Minimum lot size - 8,000 square feet for detached single family units

(b) **Attached Single Family**

- i) Minimum lot size - 2,500 square feet for attached units

(2) **Lot Sizes and Setbacks**

(a) **Single Family Lots**

Single Family Lot Type	Min. Lot Size	Average Lot Size Range	Min. Width	Min. Front Yard Setback	Min. Rear Yard Setback	Min. Side Yard Setback	Percentage Range Overall PUD Dwelling Unit Count
Standard Lot	12,000 SF	90-110'x160-200'	80'	30'	35'	10'	50% - 100%
Traditional Lot*	8,000 SF*	* 70-85'x120-195'	75'	20'	2.5'	12'	0 - 50%

\*Typical to the Township and some lots in the Parkside Area usually with a gravel alley/driveway.

LAUREL HILL  
P U D

(b) Attached Single Family Lots

Attached Single Family Lot Type	Min. Lot Size	Average Lot Size Range	Min. Width	Min. Front Yard Setback	Min. Rear Yard Setback	Min. Side Yard Setback	Percentage Range Overall PUD Dwelling Unit Count
	2,500 SF	25 to 80' x120-160'	25'	15'	2.5'	0'	0% - 25%

Exhibit K - Typical Lot in the Traditional Areas of the Plan and Exhibit L - Typical Corner Lot in the Traditional Areas of the Plan illustrate the "traditional" lot, alley, street parking, street and sidewalk configuration.

- (3) Accessory uses for single family dwellings shall include garage apartments. Garage type apartments will be for the rental market and occupation by family and guests as controlled by the Community Covenants and Restrictions (CCR's).
- b. Accessory Buildings, Private Swimming Pools and Home Occupations, if allowed under the CCR's.
  - c. Model Homes
  - d. Sales, Professional and Financial Services and Development Management Offices (the location of these facilities may change from time to time during the period of development to meet the needs of development phasing and may be located in a Model Home Complex).
  - e. Open Space
    - (1) Landscaped Areas
    - (2) Lagoons, Ponds, Impoundments and Lakes
    - (3) Freshwater Wetlands and Buffers
    - (4) Wildlife Preserves and Buffers
    - (5) Conservation Easements
    - (6) Garden Plots
    - (7) Recreational Areas
  - f. Temporary Construction Facilities
    - (1) Storage

**LAUREL HILL  
P U D**

---

- (2) Staging
  - (3) Disposal Yards
  - (4) Construction Signs
  - (5) Office
  - (6) Office Trailers
- g. Utilities, including but not limited to, power, telephone, water, sewer, drainage lagoon and telecommunications.
- h. Community Roads
- i. All uses in Section III.B.3

2. Neighborhood Commercial District (NCD)

The Neighborhood Commercial District area allows for the development of a limited use commercial area to provide essential services to residents and to function as part of a commercial node for the general public as anticipated by the original Beaufort County Zoning Map. The permitted uses shall be all uses as stipulated under the current NCD Zoning Section 4.10, 4.10.1, 4.10.2, and 4.10.3 and all uses in Section III.B - Single Family.

3. Community Park (CP)

The Community Park at Laurel Hill will provide a very valuable central focus to the community. This central facility will have indoor recreation space, meeting, banquet, fitness and lobby space. Outdoor recreation will include facilities for a swimming pool, tennis courts, croquet courts, lawn bowling, playgrounds, fishing, shrimping docks, nature trails and pathways. Other similar uses may be developed as may be determined by the CCR's.

a. Permitted Uses:

- (1) Recreational Buildings
- (2) Accessory Buildings
- (3) Community Offices
- (4) Outdoor Recreation Facilities
- (5) Maintenance and Storage Facilities
- (6) Commercial Uses Associated with:
  - (a) clubhouses, locker rooms, pro shops
  - (b) snack bar/grill
  - (c) convenience goods for residents and guests
- (7) Lighted Outdoor Recreation Facilities

LAUREL HILL  
P U D

---

- (8) Mail Deposit and Pickup Facility
- (9) All Uses in Section III.B.1. Single Family Residential
- (10) Restrooms
- (11) Rain Shelters
- (12) Special Event Areas
  - (a) temporary parking
  - (b) temporary outdoor tents

4. Wetlands

Freshwater wetlands on the property have been delineated, survey and verified (See Exhibit E - Wetlands Survey and Approval Letter and Exhibit AA - Letter from OCRM). The use of these lands is controlled by the U.S. Army Corp of Engineers and South Carolina Department of Health & Environmental Control, Office of Ocean and Coastal Management Resource and unless restricted via a Memorandum of Agreement to the contrary, the following are Permitted Uses:

- a. Open Space
- b. Conservation Easements
- c. Activities in all areas as permitted by U.S. Army Corp of Engineers and South Carolina Department of Health and Environmental Control, Office of Ocean and Coastal Management Resource
- d. Disposal of reclaimed water as permitted by SCDHEC
- e. Boardwalks
- f. Stormwater control and disposal

5. Roads

Collector roads will provide access to all parts of the project. The residential community is limited to one access point with the potential for one access located at the Neighborhood Commercial site.

- a. Permitted Uses:
  - (1) Roads for Access
  - (2) All Uses in Section III.B.1. Single Family Residential (SF)
  - (3) All Uses in Section III.B.3 Community Park
  - (4) All Uses in Section III.B.2 Neighborhood Commercial District

LAUREL HILL  
P U D

---

C. Stormwater Drainage

The storm water management and system design will be designed to meet the requirements of the Beaufort County Engineer and the County Ordinances as well as applicable state and federal standards. The outfall for the development shall be directed toward the Coosaw River.

The community is planned to include a stormwater drainage system which provides a variety of water conveyances including drainage inlets and manholes, pipes, open ditches, freshwater wetlands, and retention/detention ponds. The ponds will provide the capacity necessary to retain post development storm water runoff rate equal to pre-development runoff rates for the twenty-five year storm event. (See Exhibit M - Conceptual Master Drainage Plan, Exhibit X - Letter from OCRM and Exhibit Y - Submittal Letter to County Engineer.)

The storm water infrastructure elements will meet the standards as outlined in Section 5.4 Storm Water Management Standards or as approved by the Beaufort County Engineer.

Prior to the issuance of any development permit for site development within Laurel Hill PUD, the Applicant shall submit stormwater runoff quality design criteria to the Beaufort County Engineer, for the purpose of obtaining Third Party environmental engineer review under standards adopted by Beaufort County Council by Resolution of November 11, 1996. These are the stormwater quality, Best Management Practices as made applicable to Eagles Point PUD, Okatie Community PUD, and Habersham PUD, among others. The Third Party review shall be conducted at the Applicant's expense by a firm chosen by Beaufort County. In addition to meeting the standards otherwise imposed by Beaufort County law, the standards resulting from the required Third Party review shall be imposed upon any development approval issued within Laurel Hill in the future. Required design criteria and Best Management Practices, as may result from the Third Party review, as approved by the Beaufort County Engineer, shall be an enforceable standard hereunder which may not be altered without the approval of the County Engineer, or a properly approved Amendment hereto under Beaufort County law.

The Conceptual Drainage Plan is subject to modifications as development progresses. Exact locations of ponds will be determined at the time of construction which will be reviewed by the Beaufort County Engineer. The system is designed as a "common" system which is reliant on the interconnected system of pipes, ditches and ponds, thus alleviating the requirement of individual retention systems as each phase is developed.



LAUREL HILL  
P U D

---

D. Utility Services

1. Potable Water

Potable water will be provided by the Beaufort/Jasper Water and Sewer Authority. The developer will construct the system and turn them over to the Authority upon acceptance by the State Department of Health and Environmental Control (DHEC). (See Exhibit N - Letter from Beaufort/Jasper Water & Sewer Authority and Exhibit O - Conceptual Water Distribution Master Plan.)

2. Waste Water

Waste water will be accommodated via on-site, individual sewage treatment and disposal systems. There being no available sewer system in the area, waste water septic systems will be designed for each house location based on soil type and water use requirements. (See Exhibit P - Septic System Submittal Letter to the Beaufort County Health Department and Exhibit W - Submittal Letter to SC Department of Health and Environmental Control.)

3. Electrical Service

Electrical service will be provided by South Carolina Electric and Gas (SCE&G) and will be extended on an as needed basis as each phase is developed. (See Exhibit Q - Letter from SCE&G.)

4. Telecommunication Service

Cable television service will be provided by U.S. Cable. (See Exhibit R - Letter from U.S. Cable.) Telephone service will be provided by United/Sprint Company. (See Exhibit S - Letter from United/Sprint Company.) If satellite dishes are permitted, the location and size will be controlled by the Homeowner's Architectural Review Board.

E. Public Services

1. Law Enforcement

Public order and law enforcement will be provided by the Beaufort County Sheriff's Department.

2. Fire Protection

Fire protection services shall be provided by Lady's Island/St. Helena

**LAUREL HILL  
P U D**

---

Fire Department. The water fire flows have been reviewed and approved by the Lady's Island/St. Helena Fire Department. (See Exhibit T - Fire Protection Approval Form.)

3. Emergency Services

Emergency 911 services will be provided to this site by the Beaufort County Sheriff's Department, Lady's Island/St. Helena Fire Department, and Beaufort County EMS.

4. Solid Waste Disposal

Solid waste disposal will be provided by Waste Management Company. (See Exhibit U - Letter from Waste Management.)

F. Ownership of Common Areas

The developer of Laurel Hill plans to provide for the development of a Property Owners Association that will own, manage and maintain the common areas in their natural and manicured landscaped areas. Utility maintenance will be provided by the respective utility whether water, sewer (if any), electrical, cable tv, telephone, and others not anticipated at this time.

Streets and roadways will be designed to Beaufort County standards or to standards modified by this PUD document. These streets are anticipated to be maintained through the Property Owners Association. The Property Owners Association may, at sometime in the future, offer the common areas, roadways and streets for public dedication in the future.

G. Proposed Streets

The Laurel Hill Tract is planned to incorporate approximately +/- 1.7 miles of access to streets, including a two-lane boulevard, that provides access to the neighborhoods, the neighborhood streets will total +/- 5.0 additional miles bringing the total to approximately +/- 6.7 miles of streets. These street locations are shown on Exhibit I - Laurel Hill Conceptual Master Plan. The street links the various neighborhoods, recreational and community service areas.

The alignment of streets as illustrated on the Conceptual Master Plan are conceptual and subject to adjustment as final development plans are prepared to respond to future market or site considerations. The final alignments of all streets will be prepared and submitted to the County for review and approval as the phases of development progress.

LAUREL HILL  
P U D

---

The streets at Laurel Hill are anticipated to be maintained through the Property Owners Association. The Property Owners Association may, at sometime in the future, offer the common areas, roadways and streets for public dedication in the future.

The proposed street names for consideration by the County are enclosed as Exhibit V - Proposed Street Names.

H. Phasing

The development of Laurel Hill is anticipated to occur over a period of 8 to 10 years with lot development and release occurring at the rate of 40 to 50 home sites per year. Of course, economic trends may accelerate or decelerate this progress. It is anticipated that the water front park with pool, the community dock, the entrance including lighting and a portion of the entrance road to the park will be constructed in the first phase. Subsequent phases will be provided to the County for approvals in accordance with Beaufort County Development Ordinance Standards. (See Exhibit CC for Plan indicating possible phases.)



0000

00029

# Notes

Lined writing area with horizontal ruling lines.

4

LAUREL HILL  
P U D

---

#### IV. SITE DESIGN AND DEVELOPMENT STANDARDS

The Development Standards for the Laurel Hill PUD shall be in accordance with the Beaufort County Zoning and Development Standard Ordinance (DSO), Ordinance 90/3 including any amendments effective prior to receipt by Edward Pinckney/Associates, Ltd. of the most current DSO, received June 3, 1997. The Development Standards will apply to all areas of the Laurel Hill PUD. Architectural Guidelines and Restrictive Covenants will set standards for all design and construction materials and will meet and/or exceed the Beaufort County Zoning and Development Standards Ordinance (DSO) as attached and referenced herein as Appendix "A" at Tab Number 5 of this document.

The Development Standards for Laurel Hill will meet or exceed the requirements of Article V, Site Design and Development Standards of the DSO as of June 3, 1997, with certain modifications as enumerated herein below. The Site Design and Development Standards proposed herein and referenced to the DSO as found in the Appendix will supersede the standards requirements outlined in the DSO.

- A. Zoning and Development Standards Ordinance 90/3, Article V, Site Design and Development Standards will be met or exceeded with the following exceptions. (Any Article section and number not indicated to be revised shall apply as stated in the DSO.)

Section 5.2.1            Parking, Street, and Thoroughfare Standards - Modify as Follows:

The size of a parking space for one vehicle shall consist of a rectangular area, having dimensions of nine (9') feet by nineteen (19') feet for off-street parking and on-street (parallel) parking eight (8') feet by nineteen (19') feet plus adequate area for ingress and egress. In no situation will the on-street parking be allowed any closer than twenty (20') feet of any intersection. Handicapped parking shall be provided as specified by the "Americans With Disabilities Act (ADA)", latest edition as published in the Federal Register.

Section 5.2.1.5        Driveway Linkage Between Commercial and Development - Delete and Replace with the Following:

"Access to Laurel Hill and the Laurel Hill Neighborhood Commercial Tracts will be in accordance with Exhibit I - Laurel Hill Conceptual Master Plan."

LAUREL HILL  
P U D

---

Section 5.2.1.6 Street Thoroughfare Standards

- (A) Intent: - Delete and Replace as Follows:  
"Road circulation shall be in accordance with Exhibit I - Laurel Hill Conceptual Master Plan and/or in accordance with the revisions contained herein."
- (C) Access to Adjoining Property: - Delete and Replace as Follows:  
"Access to the Laurel Hill Tract will be as shown on Exhibit I - Laurel Hill Conceptual Master Plan."
- (G) Street Jogs: Add the Following:  
"Some jogged intersections may occur where the alley/driveways meet the streets."
- (H) Intersections: Delete and Add the Following:  
"The centerline of no more than two (2) streets shall intersect at any one point unless at a round-about or traffic circle. Streets shall be laid out so as to intersect as nearly as possible at right angles, and no street shall intersect any other street at less than fifty-five degrees (55°). Street intersection shall be in accordance with Exhibit I - Laurel Hill Conceptual Master Plan and the length between intersections may be less than one thousand eight hundred (1800') feet. Higher traffic volume streets intersecting streets with lesser traffic volumes shall have a minimum tangent of one hundred (100') feet in each direction from the intersection, unless otherwise stipulated herein."
- (I) Minimum Curb and Street Radius: Delete and Add the Following:  
"The street radius at the curb shall have a minimum radius of eight (8') feet, except in an effort to negotiate the roadway around existing trees to be saved, the centerline radius of all curvilinear streets shall not be less than one hundred (100') feet."
- (K) Dead End Street and Cul-De-Sac: Delete and Add the Following:  
Dead end streets, designed to be so permanently, shall be no longer than 1800 (1800') feet and shall be provided with a cul-de-sac. The cul-de-sac shall have a right-of-way radius of fifty (50') feet. The minimum pavement width may be less than 22 feet to accommodate landscaping in the center of the cul-de-sac and/or lessen impact to existing trees. Pavement width and pavement centerline radius shall be approved by the County Engineer and local fire district safety official prior to development permit approval.

**LAUREL HILL  
PUD**

---

- (L) Minimum Right-of-Way and Pavement Widths: - Delete and Add the Following:

<u>TYPE</u>	<u>R-O-W</u>	<u>PAVEMENT</u>
Local	50 to 52 Feet	22 to 30 Feet
Collector	60 to 60+ Feet	22 Feet
Alley	25 Feet	Pervious Paving and/or Inverted Crown Road
One Way	Varies	11 Feet

- (O) Reverse Curves: Add the Following:  
 ", unless to align a roadway as to accommodate existing trees."
- (P) Specifications for Construction of Roads and Streets:  
 (2) Residential Subdivisions: Add the Following:  
Alley Pavement - Gradations of stone and thickness shall be as recommended by the design engineer and approved by the County Engineer.
- (Q) PUD and/or Private Roads:  
 (1) Minimum Specifications and Design Parameters for Inverted Crown Roads - Add the Following at the beginning of (c):  
 (c) "except in the alley pavement locations, no ..."  
 (2) Minimum Specifications and Design Parameters for Unpaved Roads- Delete (e) and Replace as Follows:  
 (e) "Road shall consist of eighteen feet of roadway with a three and one half foot shoulder and/or roadside ditch."

Section 5.2.2      Subdivision Layout Standards

- (F) Minimum lot elevation and drainage - Delete and Add the Following:

Lots shall be provided with adequate drainage and shall be graded so as to drain surface water away from the building. The minimum elevation of the lot shall be at a level that will prevent ponding or flooding as a result of heavy rain or during abnormally high tides. The entire lot shall be properly drained at a minimum slope of 1.0% toward the roadside, swales, lagoon or nearest drainage feature.

- (G) Intersecting Streets - Delete and Add the Following:

The distance between street intersections shall be such a length to prevent traffic congestion and traffic hazards and to allow convenient access between various parts of the PUD.



Section 5.2.9 Site Design and Density Standards(A) Setbacks - Add the Following:

"The setback references in this section are required for the perimeter of the Laurel Hill Tract. The setbacks on the internal sections of the PUD are in accordance with Section III of this report entitled Development Plan."

(B) Setbacks from Major Thoroughfares - Add the Following:

"These setback standards apply only to the perimeter of Laurel Hill."

(C) Setback at Intersections - Add the Following:

"These setback standards apply only to the perimeter of Laurel Hill."

(D) Buffer Requirements - Add the Following:

Laurel Hill shall have a fifty (50') foot buffer at its perimeter except adjacent to Fernswood Lane where the buffer would reduce to twenty-five (25') feet adjacent to the 25' right-of-way for an alley and a three and one half (3 ½') foot setback from that right-of-way; and at the 36 acre park the grass area long the approximate 2600 lineal feet of Coosaw River edge shall be maintained as their current existing uses as grassy fields and used for recreational purposes. ~~The remaining 1700 lineal feet is predominately wooded and all proposed new homes to be located in these areas shall be setback from the OCRM line located along the Coosaw River Corridor, fifty (50') feet.~~

In the area of the River Front Park. Saltwater and freshwater areas are being managed and plans are being discussed with the State and Federal agencies to do some enhancements to these areas. Final resolution shall be forthcoming (See Exhibit AA - OCRM/Corp of Engineers Letter).

(E) Open Space Standards - Add the Following:

The Laurel Hill Tract PUD exceeds the requirements of this section of the DSO. The following analysis is presented for statistical purposes. Open space is calculated for the boundary of the PUD and not by site or phase specific:

**LAUREL HILL  
P U D**

---

Single Family Residential	+/- 318.24 AC x 10% = 31.8 AC
Community Center	+/- 6.80 AC x 15% = 1.0 AC
Neighborhood Commercial	+/- 13.80 AC x 15% = 2.1 AC
Total Required	34.9 AC

The Laurel Hill Tract Conceptual Master Plan (Exhibit I - Laurel Hill Conceptual Master Plan) presently has +/- 120 acres of open space to be conserved in waterfront active and passive parks, perimeter buffers, upland freshwater buffers, ponds and freshwater wetlands. This does not include landscaped areas within the development, undeveloped areas of residential lots which add considerably to the total. Although final development of Laurel Hill may differ from the Conceptual Master Plan the total open space requirement will be met or far exceeded.

Section 5.4.3.1      Design Storm (minimums)

Add the following:

"All storm drainage design for areas outside of the River Corridor Overlay District shall be based on the twenty-five (25) year, 24-hour, eight (8") inch rainfall storm event. This standard shall apply for the life of the PUD, including site modifications after PUD build out."

Section 5.4.3.6      Plan Requirements

(A)      Drainage Plans

(14) Add the Following:

"Building pad and lot grading shall be the responsibility of the lot owner and not a requirement of the development permit."





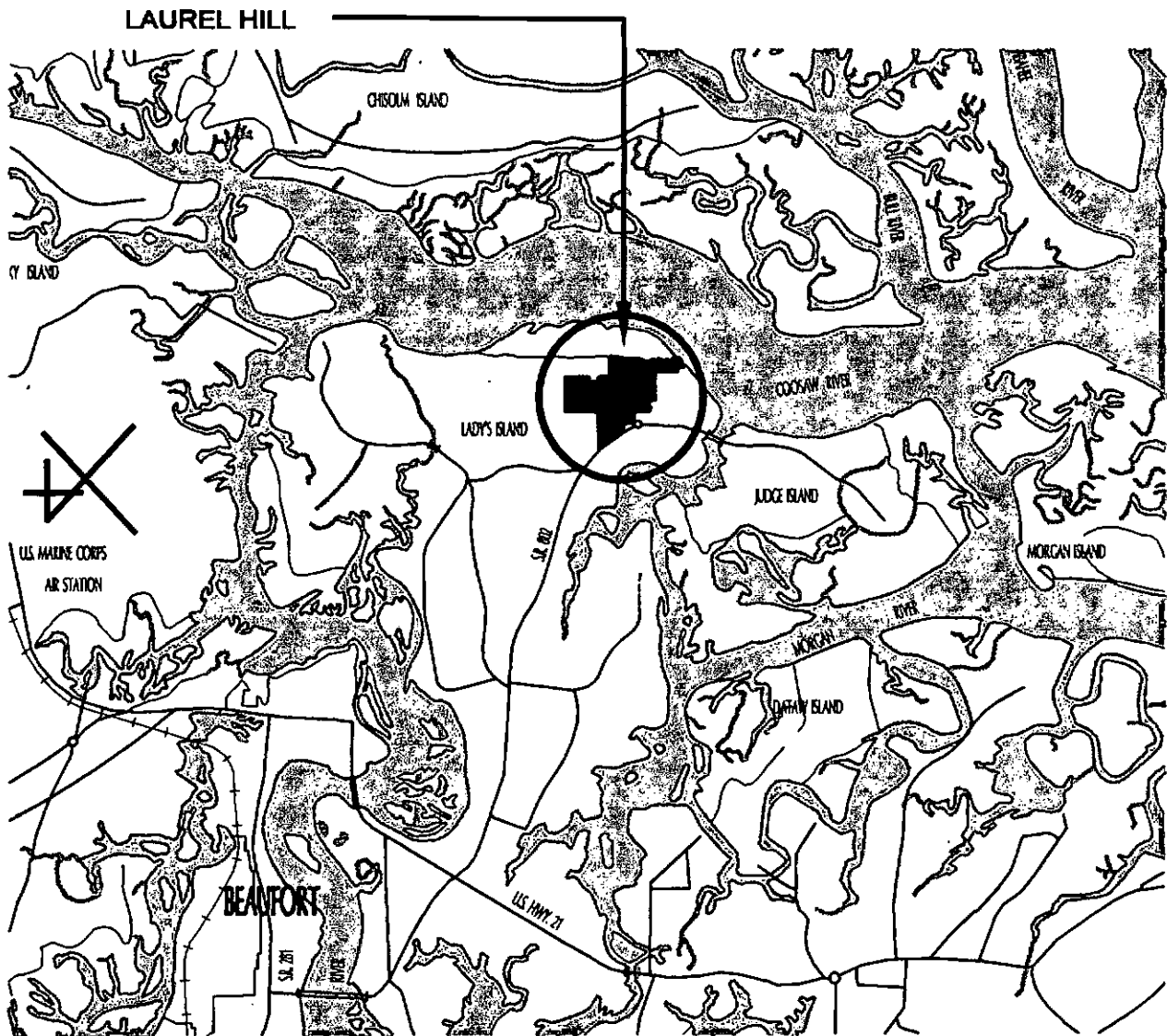
**V. EXHIBITS AND APPENDICES**

**A. Exhibits List**

<b>Exhibit A</b>	<b>Vicinity Map</b>
<b>Exhibit B</b>	<b>Property Boundary Survey/FEMA Flood Zone Map</b>
<b>Exhibit C</b>	<b>Topographic Map</b>
<b>Exhibit D</b>	<b>Color Aerial Photograph (Reduction)</b>
<b>Exhibit E</b>	<b>Wetlands Survey and Approval Letter</b>
<b>Exhibit F</b>	<b>Wetlands Survey and Approval Letter</b>
<b>Exhibit G</b>	<b>Soils Map</b>
<b>Exhibit H</b>	<b>Endangered Species Letter from Newkirk Environmental Consultants</b>
<b>Exhibit I</b>	<b>Laurel Hill Conceptual Master Plan</b>
<b>Exhibit J</b>	<b>Zoning Map and Adjacent Property Owners Map</b>
<b>Exhibit K</b>	<b>Typical Lot In the Traditional Areas of the Plan</b>
<b>Exhibit L</b>	<b>Typical Corner Lot In the Traditional Areas of the Plan</b>
<b>Exhibit M</b>	<b>Conceptual Master Drainage Plan</b>
<b>Exhibit N</b>	<b>Letter from Beaufort/Jasper Water &amp; Sewer Authority</b>
<b>Exhibit O</b>	<b>Conceptual Water Distribution Master Plan</b>
<b>Exhibit P</b>	<b>Septic System Submittal Letter to the Beaufort County Health Department</b>
<b>Exhibit Q</b>	<b>Letter from South Carolina Electric &amp; Gas (SCE&amp;G)</b>
<b>Exhibit R</b>	<b>Letter from U.S. Cable</b>
<b>Exhibit S</b>	<b>Letter from United/Sprint Company</b>
<b>Exhibit T</b>	<b>Fire Safety Form from Lady's Island/St. Helena Fire Department</b>
<b>Exhibit U</b>	<b>Letter from Waste Management Company</b>
<b>Exhibit V</b>	<b>Proposed Street Names</b>
<b>Exhibit W</b>	<b>Submittal Letter to South Carolina Department of Health &amp; Environmental Control (SCDHEC) - Water &amp; Septic Sewer Approval</b>
<b>Exhibit X</b>	<b>Letter from Office of Ocean &amp; Coastal Resource Management (OCRM) - Drainage &amp; Land Disturbance</b>
<b>Exhibit Y</b>	<b>Submittal Letter to County Engineer</b>
<b>Exhibit Z</b>	<b>Draft Memorandum of Agreement Submitted to the Advisory Council on Historic Preservation</b>
<b>Exhibit AA</b>	<b>Letter from Office of Ocean &amp; Coastal Resource Management (OCRM) - Wetland Impacts and Mitigation</b>
<b>Exhibit BB</b>	<b>Neighborhood Map</b>
<b>Exhibit CC</b>	<b>Subdivision Phasing Plan</b>

LAUREL HILL PUD

VICINITY MAP  
LAUREL HILL

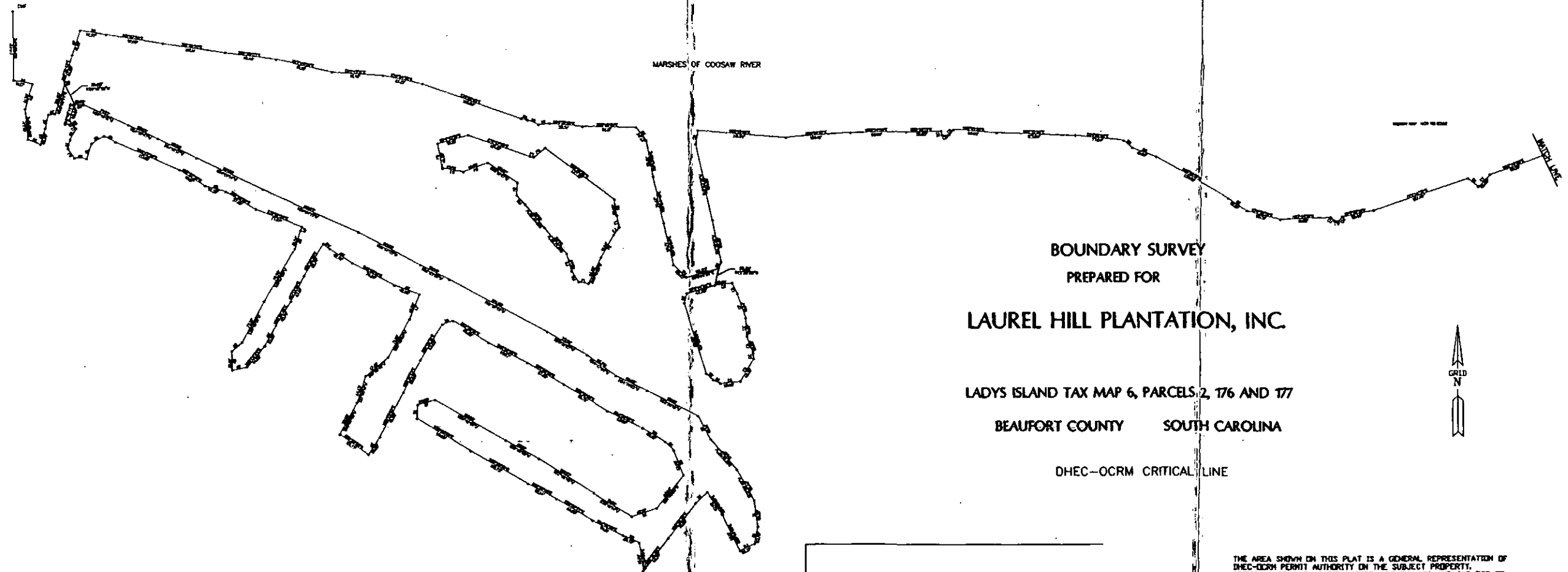


NORTH



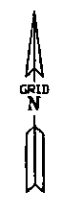
MILES





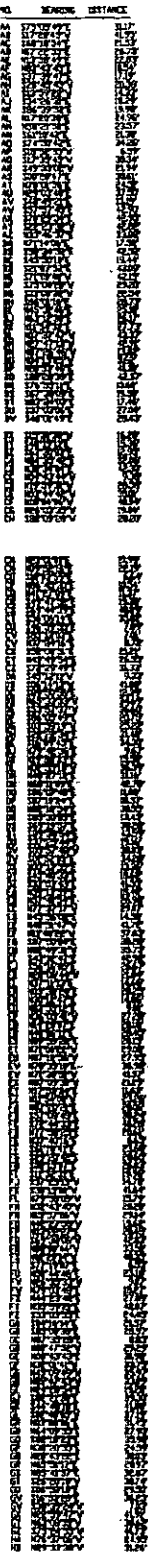
BOUNDARY SURVEY  
 PREPARED FOR  
**LAUREL HILL PLANTATION, INC.**  
 LADYS ISLAND TAX MAP 6, PARCELS 2, 176 AND 177  
 BEAUFORT COUNTY SOUTH CAROLINA

DHEC-OCRM CRITICAL LINE



THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF DHEC-OCRM PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE DHEC-OCRM, THE OFFICE OF OCRM IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY WHETHER SHOWN OR NOT. ALL PROPERTY OWNERS OR PROSPECTIVE BUYERS ARE ADVISED TO HAVE THIS LINE CORRECTED BY SURVEY PRIOR TO CONSTRUCTION OR CLOSING OF THE SALE OF THIS PROPERTY.

\_\_\_\_\_  
 SIGNATURE  
 \_\_\_\_\_  
 DATE  
 \_\_\_\_\_  
 EXPIRATION DATE



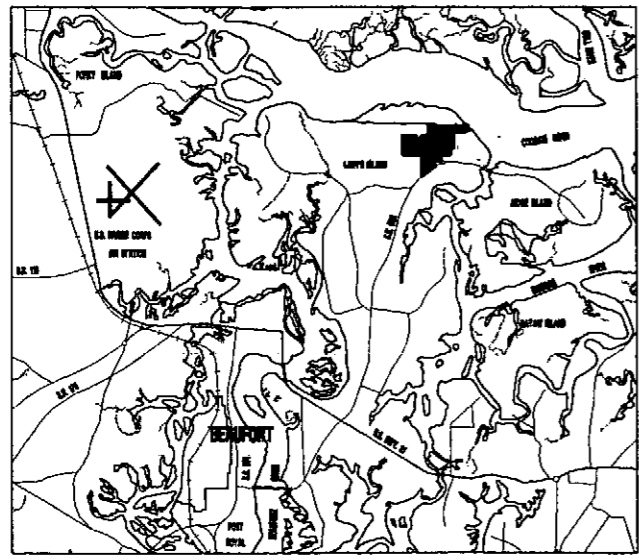
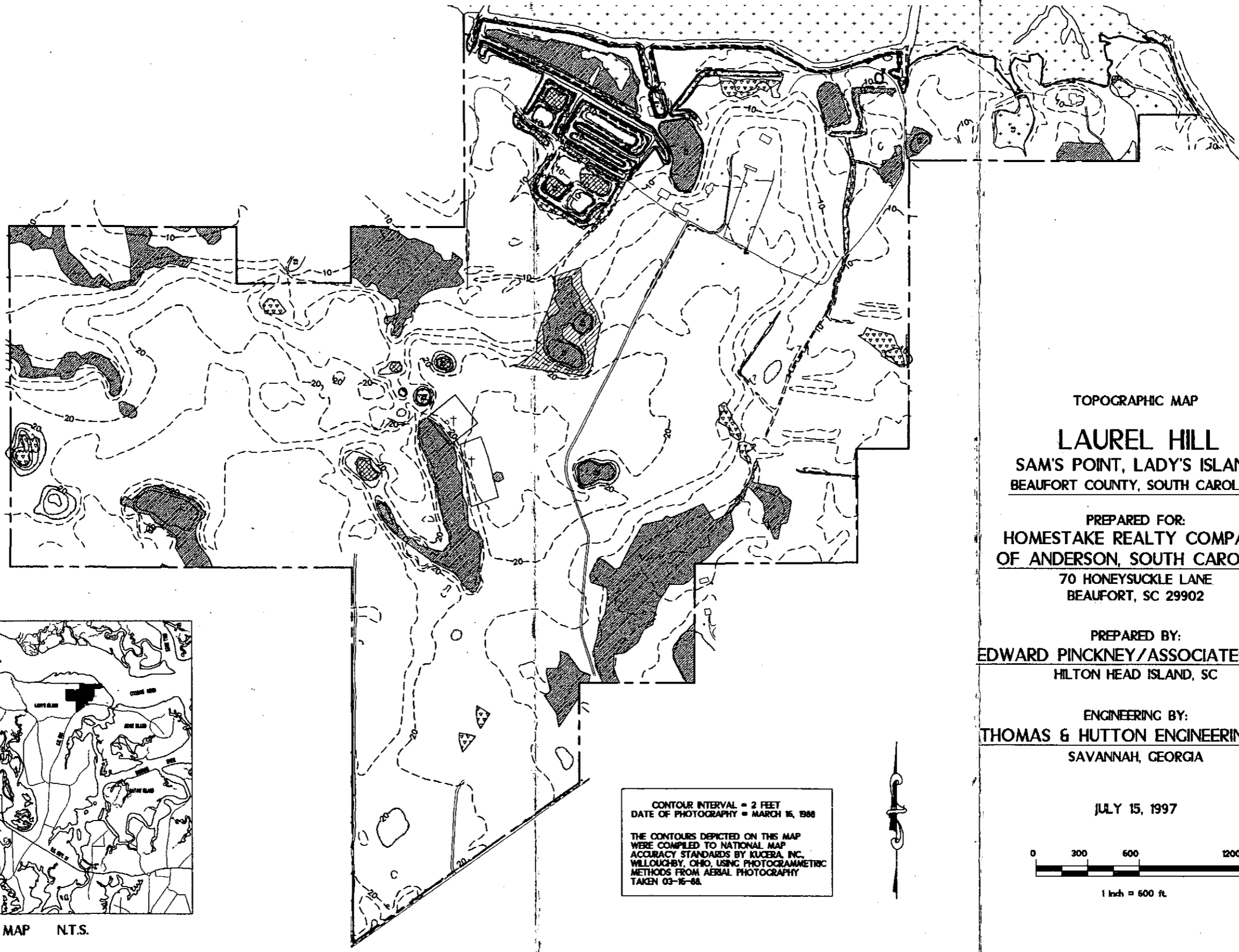
SHEET 2 OF 2  
 0 100 200 300  
 SCALE 1" = 100'  
 JUNE 30, 1997  
 PS241C\BS\MM



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MODERN 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. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

DAVID S. YOUMANS RLS 2765  
 BEAUFORT SURVEYING, INC.  
 1923 DUNE STREET (PO BOX 5270)  
 BEAUFORT, SC 29901  
 PHONE (803) 524-3261 525-1125





VICINITY MAP N.T.S.

CONTOUR INTERVAL = 2 FEET  
 DATE OF PHOTOGRAPHY = MARCH 16, 1988  
 THE CONTOURS DEPICTED ON THIS MAP  
 WERE COMPILED TO NATIONAL MAP  
 ACCURACY STANDARDS BY KUCERA, INC.,  
 WILLOUGHBY, OHIO, USING PHOTOGRAMMETRIC  
 METHODS FROM AERIAL PHOTOGRAPHY  
 TAKEN 03-16-88.



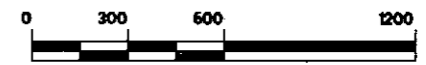
TOPOGRAPHIC MAP  
**LAUREL HILL**  
 SAM'S POINT, LADY'S ISLAND  
 BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:  
 HOMESTAKE REALTY COMPANY  
 OF ANDERSON, SOUTH CAROLINA  
 70 HONEYSUCKLE LANE  
 BEAUFORT, SC 29902

PREPARED BY:  
 EDWARD PINCKNEY/ASSOCIATES, LTD.  
 HILTON HEAD ISLAND, SC

ENGINEERING BY:  
 THOMAS & HUTTON ENGINEERING CO.  
 SAVANNAH, GEORGIA

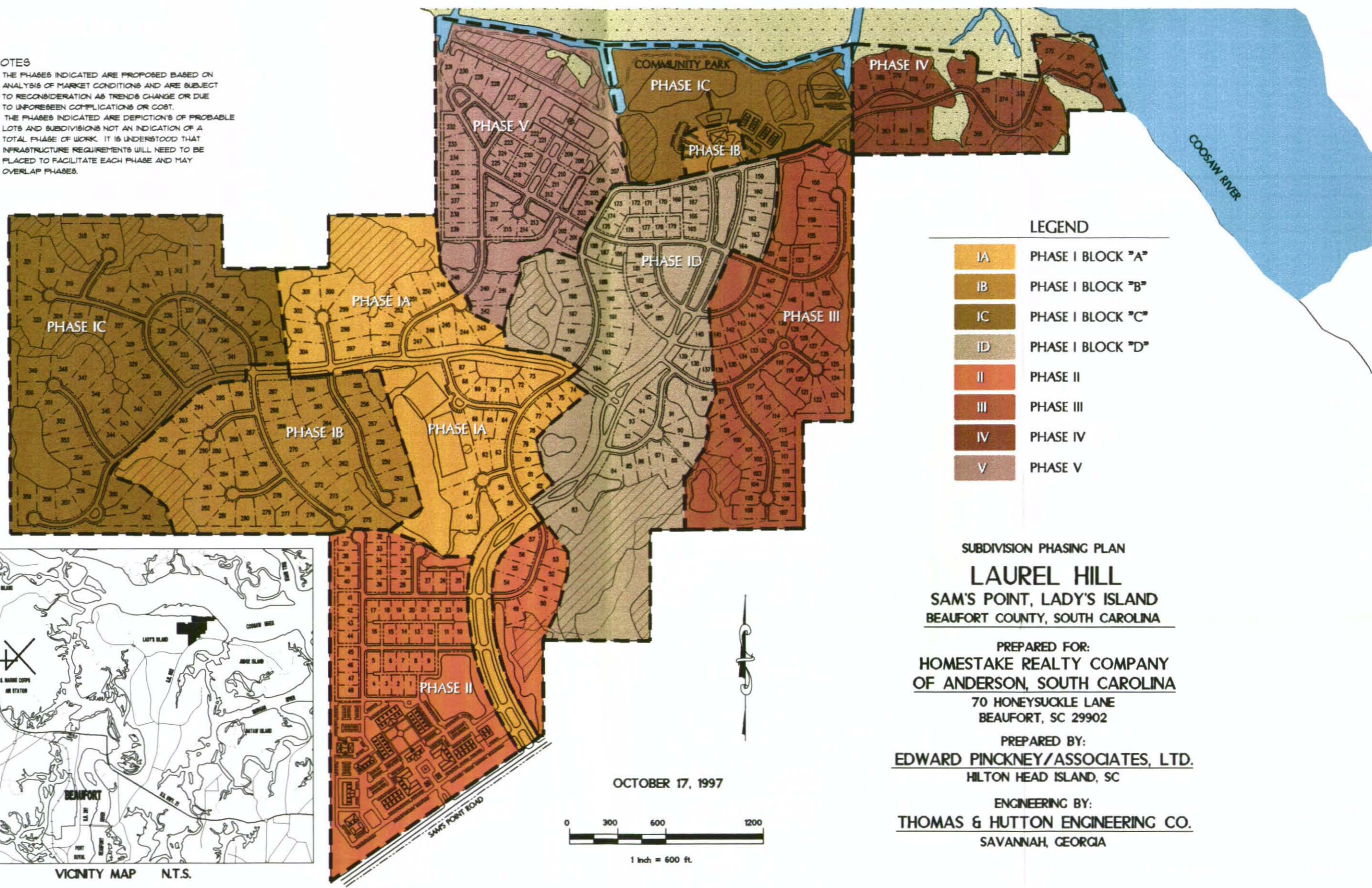
JULY 15, 1997



1 inch = 600 ft.

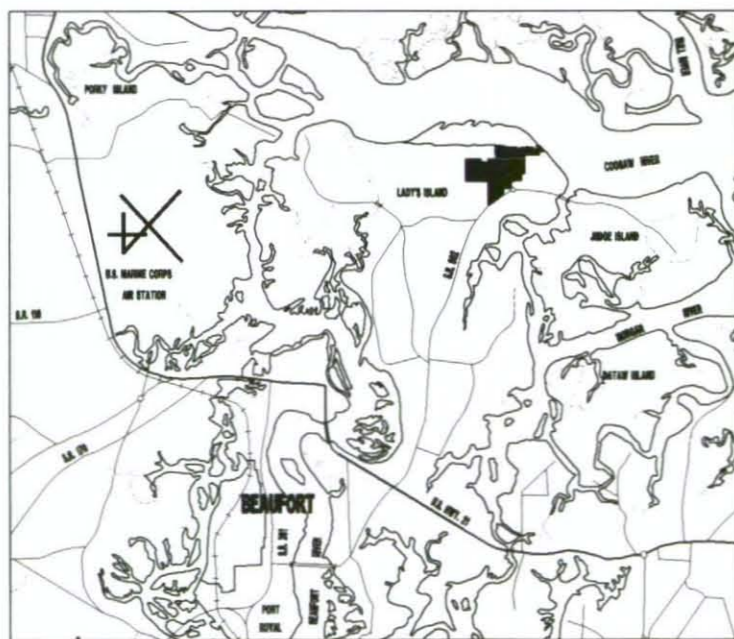
NOTES

- 1. THE PHASES INDICATED ARE PROPOSED BASED ON ANALYSIS OF MARKET CONDITIONS AND ARE SUBJECT TO RECONSIDERATION AS TRENDS CHANGE OR DUE TO UNFORESEEN COMPLICATIONS OR COST.
- 2. THE PHASES INDICATED ARE DEPICTIONS OF PROBABLE LOTS AND SUBDIVISIONS NOT AN INDICATION OF A TOTAL PHASE OF WORK. IT IS UNDERSTOOD THAT INFRASTRUCTURE REQUIREMENTS WILL NEED TO BE PLACED TO FACILITATE EACH PHASE AND MAY OVERLAP PHASES.



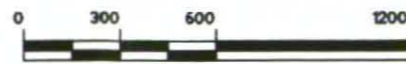
LEGEND

IA	PHASE I BLOCK "A"
IB	PHASE I BLOCK "B"
IC	PHASE I BLOCK "C"
ID	PHASE I BLOCK "D"
II	PHASE II
III	PHASE III
IV	PHASE IV
V	PHASE V



VICINITY MAP N.T.S.

OCTOBER 17, 1997



1 inch = 600 ft.

SUBDIVISION PHASING PLAN  
**LAUREL HILL**  
 SAM'S POINT, LADY'S ISLAND  
 BEAUFORT COUNTY, SOUTH CAROLINA

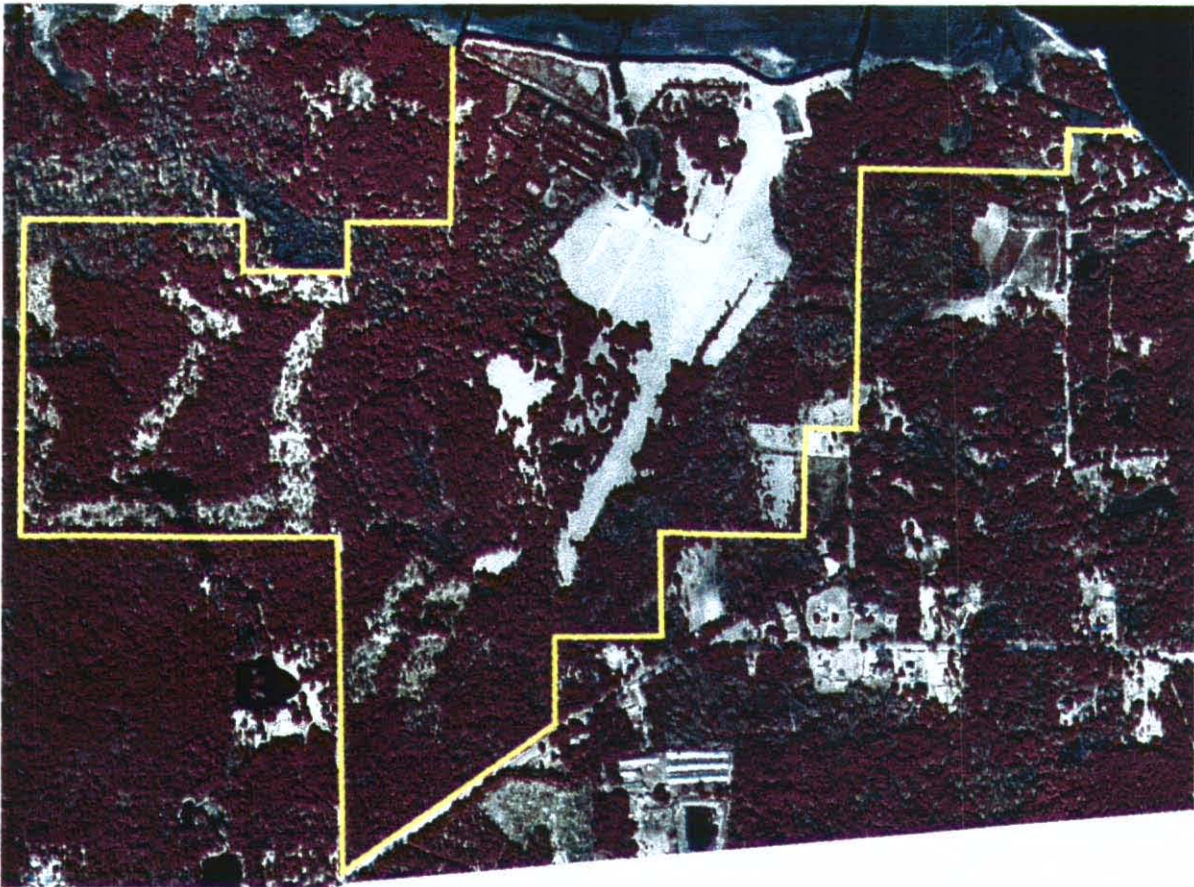
PREPARED FOR:  
**HOMESTAKE REALTY COMPANY**  
 OF ANDERSON, SOUTH CAROLINA  
 70 HONEYSUCKLE LANE  
 BEAUFORT, SC 29902

PREPARED BY:  
**EDWARD PINCKNEY/ASSOCIATES, LTD.**  
 HILTON HEAD ISLAND, SC

ENGINEERING BY:  
**THOMAS & HUTTON ENGINEERING CO.**  
 SAVANNAH, GEORGIA

PROJECTS\50758-00\baseinfo\phasesmstr.dwg Tue Oct 21 16:11:10 1997 P/A

Aerial Photo



DEPARTMENT OF THE ARMY  
CHARLESTON DISTRICT, CORPS OF ENGINEER  
P O BOX 910  
CHARLESTON S C 29402-0919



REPLY TO  
ATTENTION OF

November 26, 1996

Regulatory Branch

Mr. Robert M. Gallant  
Post Office Box 2505  
Anderson, South Carolina 29622

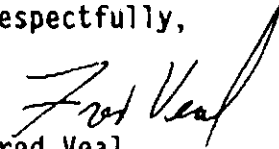
SAC-81-96-4103(V)  
Beaufort County

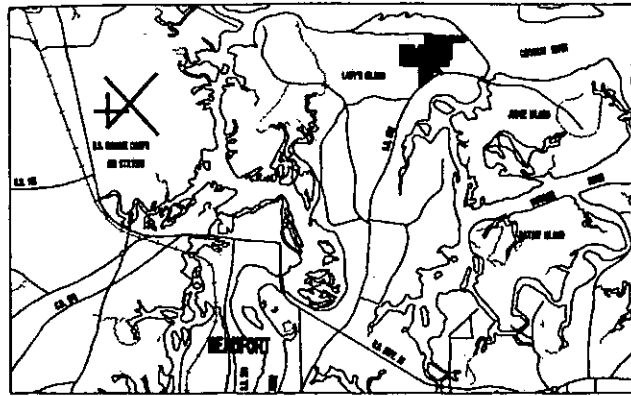
Dear Mr. Gallant:

This is in response to your request for a reverification on a wetland determination performed on a tract of land known as Laurel Hill Plantation. It is my understanding that you are now the new property owner. The determination in question was issued in our letter of February 5, 1992, to Mr. Nick Roark of Sabine and Waters, Inc. verifying the accuracy of his firm's wetland determination represented on a survey plat, sheets 1 of 3 through 3 of 3, prepared by Arc Surveying Company, Inc., dated December 30, 1991, and entitled "LAUREL HILL PLANTATION, INC. SAM'S POINT, LADY ISLAND BEAUFORT COUNTY SOUTH CAROLINA WETLANDS SURVEY." The subject property is approximately a 500 acre tract of land located between the Coosaw River and S.C. Highway 802 on Lady's Island, Beaufort County, South Carolina.

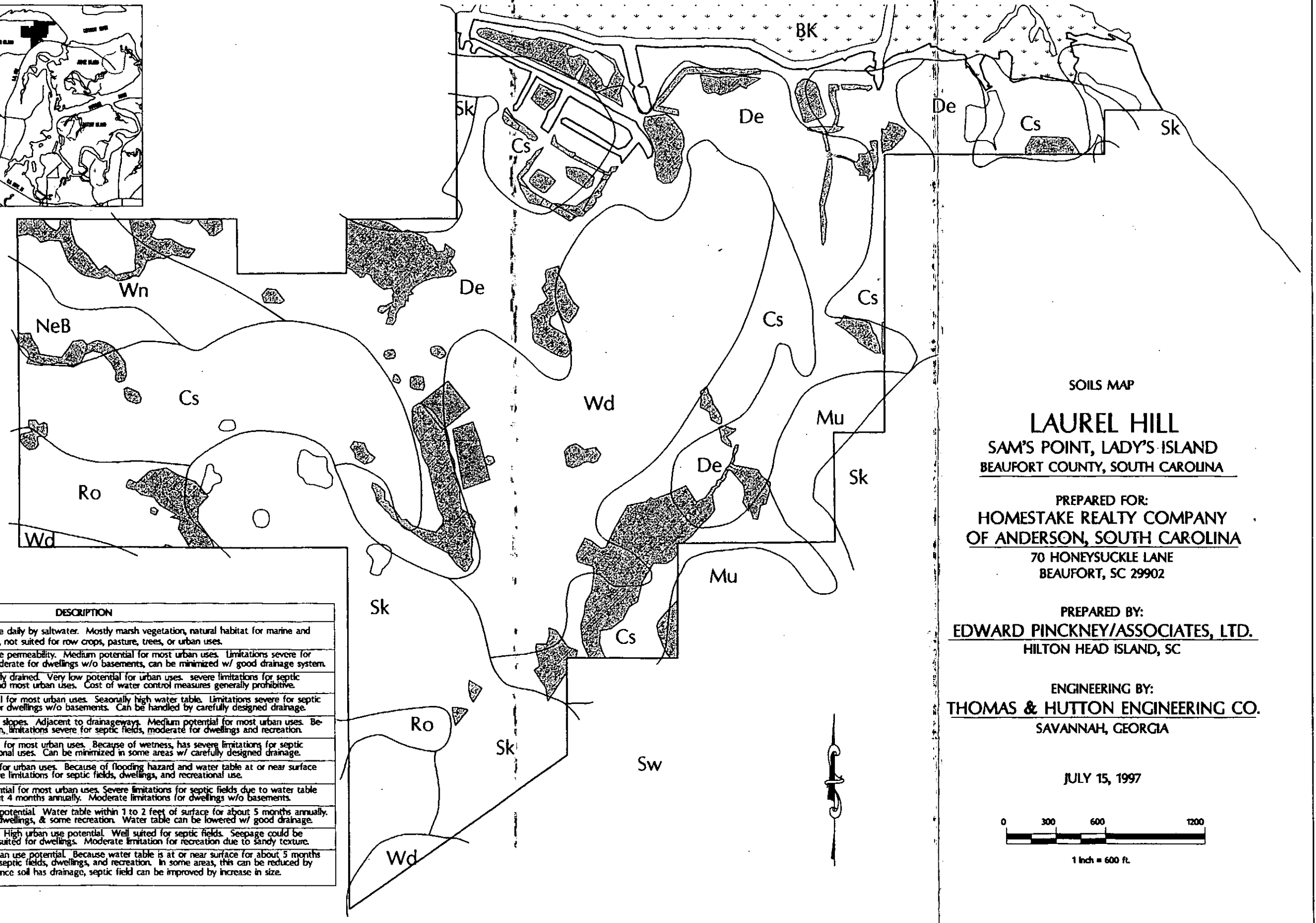
Since I have determined this determination would still be accurate based on today's standards and methodologies, I have concluded that it is appropriate to recertify this wetland determination for five (5) years from the date of this letter unless new information warrants revision of this determination before the expiration date. All actions concerning this determination must be complete within this time frame, or an additional wetland delineation must be conducted.

In future correspondence concerning this matter, please refer to SAC-81-96-4103(V). If you have any questions regarding this matter, please contact me at (803) 727-4684.

Respectfully,  
  
Fred Veal  
Project Manager



VICINITY MAP N.T.S.



SOIL TYPE	DESCRIPTION
BK	Bohicket association. Flooded twice daily by saltwater. Mostly marsh vegetation, natural habitat for marine and wildlife. Very low bearing strength, not suited for row crops, pasture, trees, or urban uses.
Cs	Coosaw loamy fine sand. Moderate permeability. Medium potential for most urban uses. Limitations severe for septic tank absorption fields & moderate for dwellings w/o basements, can be minimized w/ good drainage system.
De	Deloss fine sandy loam. Very poorly drained. Very low potential for urban uses. Severe limitations for septic tank absorption fields, dwellings, and most urban uses. Cost of water control measures generally prohibitive.
Mu	Murad fine sand. Medium potential for most urban uses. Seasonally high water table. Limitations severe for septic tank absorption fields, moderate for dwellings w/o basements. Can be handled by carefully designed drainage.
NeB	Nemour fine sandy loam, 2 to 6 % slopes. Adjacent to drainageways. Medium potential for most urban uses. Because of slope and slow percolation, limitations severe for septic fields, moderate for dwellings and recreation.
Rd	Ridgeland fine sand. Low potential for most urban uses. Because of wetness, has severe limitations for septic fields, dwellings, and some recreational uses. Can be minimized in some areas w/ carefully designed drainage.
Ro	Rosedhu fine sand. Low potential for urban uses. Because of flooding hazard and water table at or near surface about 8 months annually, has severe limitations for septic fields, dwellings, and recreational use.
Sk	Seabrook fine sand. Medium potential for most urban uses. Severe limitations for septic fields due to water table 2 to 4 feet below surface for about 4 months annually. Moderate limitations for dwellings w/o basements.
Sw	Seewee fine sand. Low urban use potential. Water table within 1 to 2 feet of surface for about 5 months annually. Severe limitations on septic fields, dwellings, & some recreation. Water table can be lowered w/ good drainage.
Wd	Wando fine sand, 0 to 6 % slopes. High urban use potential. Well suited for septic fields. Seepage could be problem near drainageways. Well suited for dwellings. Moderate limitation for recreation due to sandy texture.
Wn	Willman loamy fine sand. Low urban use potential. Because water table is at or near surface for about 5 months annually, has severe limitations for septic fields, dwellings, and recreation. In some areas, this can be reduced by well-designed drainage systems. Once soil has drainage, septic field can be improved by increase in size.

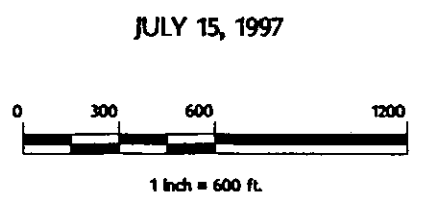
SOILS MAP

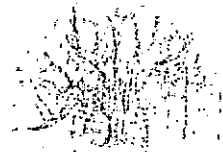
**LAUREL HILL**  
 SAM'S POINT, LADY'S ISLAND  
 BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:  
**HOMSTAKE REALTY COMPANY**  
 OF ANDERSON, SOUTH CAROLINA  
 70 HONEYSUCKLE LANE  
 BEAUFORT, SC 29902

PREPARED BY:  
**EDWARD PINCKNEY/ASSOCIATES, LTD.**  
 HILTON HEAD ISLAND, SC

ENGINEERING BY:  
**THOMAS & HUTTON ENGINEERING CO.**  
 SAVANNAH, GEORGIA





**NEWKIRK**  
ENVIRONMENTAL  
CONSULTANTS, INC

329 EISENHOWER DRIVE • SUITE B-200 • 31406  
POST OFFICE BOX 16609 • SAVANNAH, GA 31416  
912.354.6494 FAX 912.354.7179

July 2, 1997

Mr. Jim Tiller  
Edward Pickney and Associates, Ltd.  
One Fox Grape Road  
P.O. Box 5339  
Hilton Head Island, SC 29938

**RE: Threatened and Endangered Species Survey  
Gallant Tract - Beaufort County, South Carolina**

Dear Mr. Tiller:

As per your request, this letter is to inform you of our threatened and endangered species survey work completed to date on the Gallant Tract which is located near the north end of Sams Point Road in Beaufort County, South Carolina. The threatened and endangered species survey is being conducted to determine the potential occurrence of animal and plant species listed as endangered or threatened by current state and federal regulations [Federal Endangered Species Act of 1973 (16 USC 1531-1543) and the South Carolina Non-Game and Endangered Species Conservation Act of 1974 (58-2384)].

Newkirk Environmental Consultants, Inc. has completed a preliminary Threatened and Endangered Species Survey of the subject site where plant communities and habitats were observed and noted to determine if they match the habitat types where the listed species have potential to occur. If the potential habitat was found on the site, all plants observed within the potential habitat were identified at least to the genus taxonomic unit level to determine if the observed plant may be a listed species.

The U.S. Fish and Wildlife Service (USFWS) lists the following plant and animal species as endangered or threatened in Beaufort County, South Carolina.

West Indian manatee (Trichechus manatus)  
Bald eagle (Haliaeetus leucocephalus)  
Wood stork (Mycteria americana)  
Red-cockaded woodpecker (Picoides borealis)  
Artic peregrine falcon (Falco peregrinus tundrius)  
Piping plover (Charadris melodus)  
Kemp's ridley sea turtle (Lepidochelys kemp)  
Leatherback sea turtle (Dermochelys coriacea)  
Loggerhead sea turtle (Caretta caretta)

**EXHIBIT H  
3 PAGES**

Mr. Jim Tiller  
July 2, 1997  
Page 2

Green sea turtle (Chelonia mydas)  
Shortnose sturgeon (Acipenser brevirostrum)  
Canby's dropwort (Oxypolis canbyi)  
Pondberry (Lindera melissifolia)  
Chaff-seed (Schwalbea americana)

Correspondence is being solicited from the South Carolina Department of Natural Resources (SCDNR) to gather existing data concerning the presence or potential occurrence of threatened or endangered species on the subject site

The RCW survey area the survey on the site is being conducted using the "Guidelines for the Preparation of Biological Assessments and Evaluation for the Red-Cockaded Woodpecker".<sup>1</sup> These guidelines include methods for identifying areas to survey as well as actual survey methods for determining the presence of the RCW. The guidelines state that timber stands that exhibit the following criteria should be surveyed when making a determination for the likely occurrence of RCW's. The criteria are:

- o Mixed pine and hardwood stands over 60 years of age
- o mixed pine and hardwood under 60 years of age that contain clumps of pine trees over 60 years of age
- o stands containing pine sawtimber, including stands thought to be generally less than 60 years of age but containing scattered or clumped trees over 60 years of age
- o hardwood-pine over 60 years of age adjacent to pine and pine-hardwood over 30 years of age.

In timber stands on the site where favorable RCW habitat is located, a 100 percent coverage pedestrian survey is being conducted by walking transects in a north and south direction.

With our field surveys in the process of being completed, it is our preliminary opinion that future development of the site is not expected to impact any individual or population of any threatened or endangered species. As stated above, we are in the process of finalizing the survey and the results of the survey will be submitted to the U.S. Fish and Wildlife Service and South Carolina Department of Natural Resources for written concurrence.

---

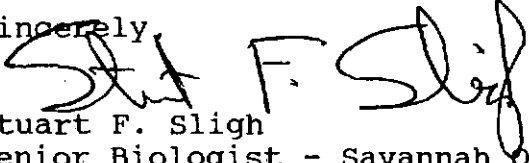
<sup>1</sup>Henry, V. Gary. Guidelines for the Preparation of Biological Assessments and Evaluations for the Red-Cockaded Woodpecker. U.S. Fish and Wildlife Service Southeast Region. September 1989. Not Paginated.

Mr. Jim Tiller  
July 2, 1997  
Page 3

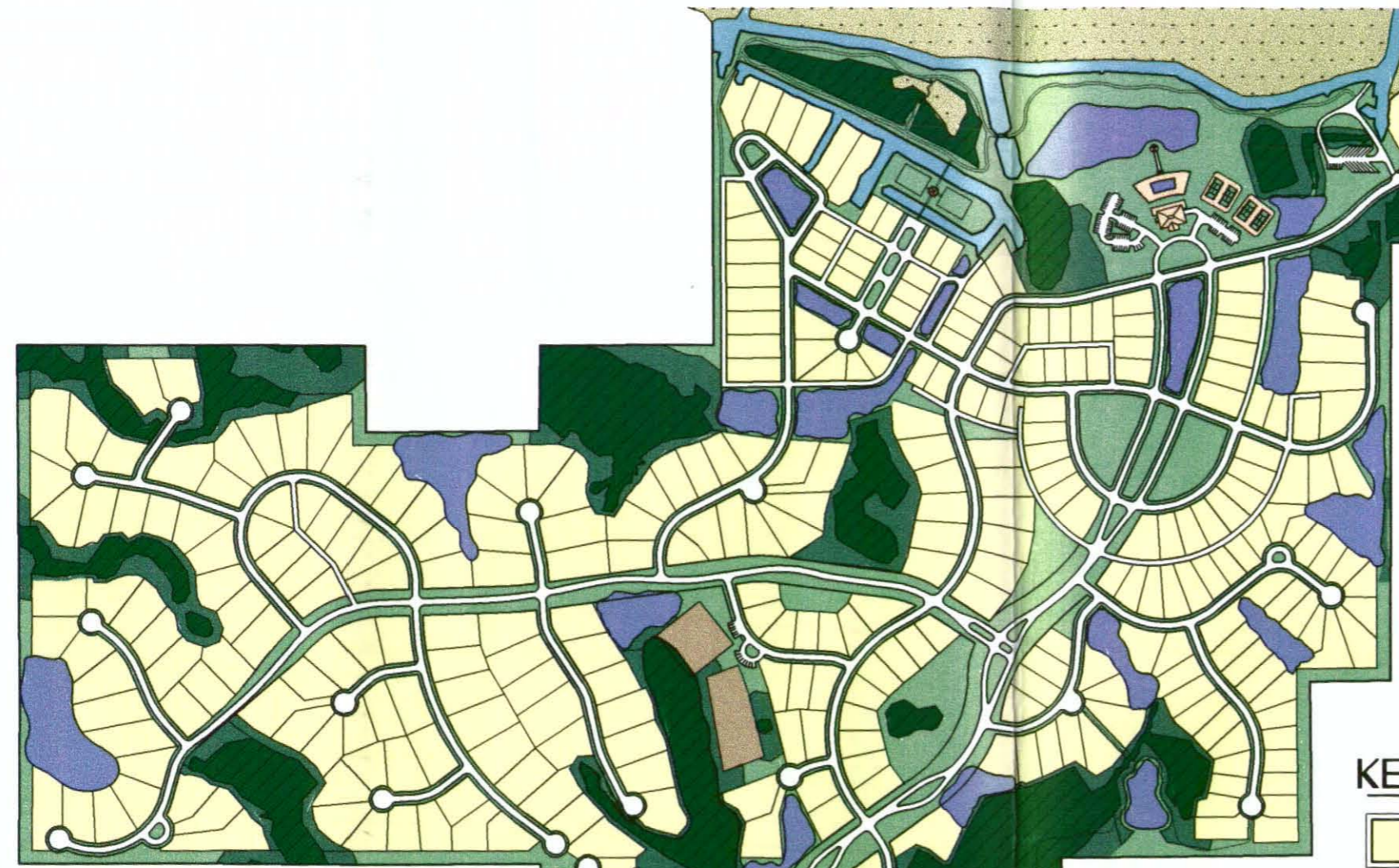
We will plan to finalize our threatened and endangered species survey report and submit the report to the regulatory agencies concurrent with the Wetlands 404 Permit Application. We anticipate the completion of the report by July 15, 1997.

If you have any questions or need additional information please contact me at (912) 354-6494.

Sincerely,

  
Stuart F. Sligh  
Senior Biologist - Savannah Office  
Newkirk Environmental Consultants, Inc.





CONCEPTUAL MASTER PLAN  
**LAUREL HILL**  
 SAM'S POINT, LADY'S ISLAND  
 BEAUFORT COUNTY, SOUTH CAROLINA

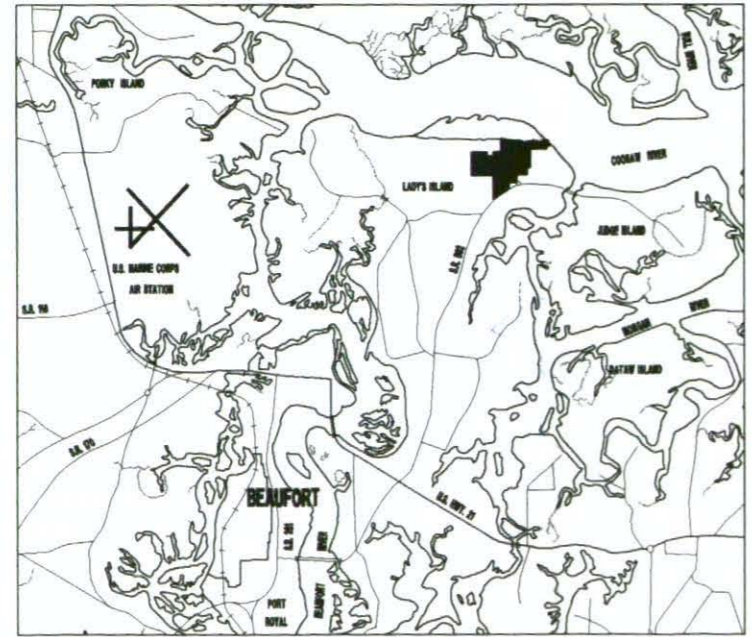
PREPARED FOR:  
**HOMESTAKE REALTY COMPANY**  
**OF ANDERSON, SOUTH CAROLINA**  
 70 HONEYSUCKLE LANE  
 BEAUFORT, SC 29902

PREPARED BY:  
**EDWARD PINCKNEY/ASSOCIATES, LTD.**  
 HILTON HEAD ISLAND, SC

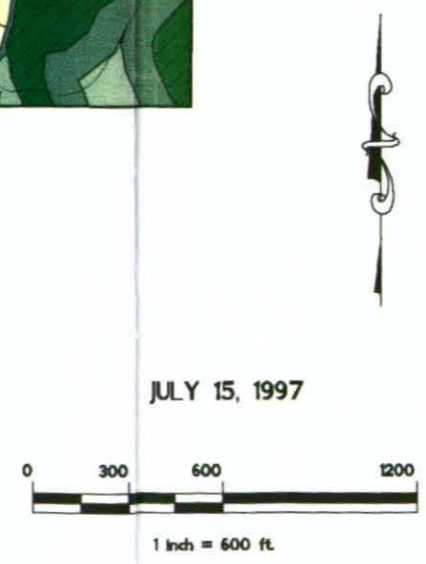
ENGINEERING BY:  
**THOMAS & HUTTON ENGINEERING CO.**  
 SAVANNAH, GEORGIA

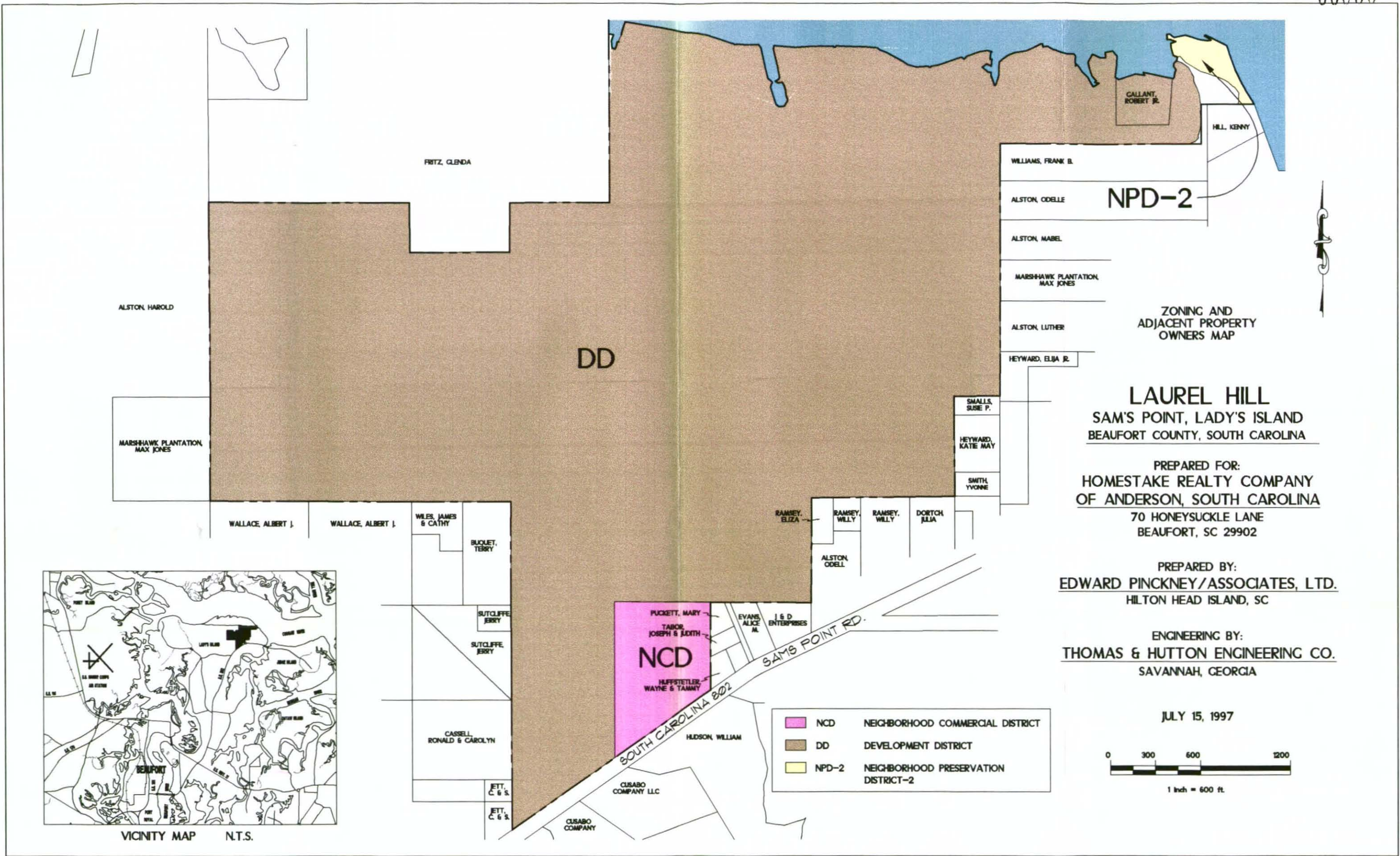
**KEY**

-  SINGLE FAMILY RESIDENTIAL (SF)
-  NEIGHBORHOOD COMMERCIAL (NC)
-  COMMUNITY PARK (CP)
-  OPEN SPACE
-  ROADS
-  WETLANDS
-  BUFFERS
-  SALTWATER MARSH & WETLAND
-  FRESHWATER LAKES & PONDS
-  SALTWATER & IMPOUNDMENTS
-  OUT PARCELS



VICINITY MAP N.T.S.





WILLIAMS, FRANK B.  
ALSTON, ODELE  
**NPD-2**

ALSTON, MABEL  
MARSHAWK PLANTATION,  
MAX JONES

ALSTON, LUTHER  
HEYWARD, ELIJA JR.

SMALLS, SUSIE P.  
HEYWARD, KATE MAY  
SMITH, YVONNE

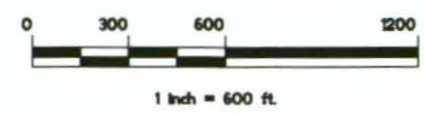
**LAUREL HILL**  
SAM'S POINT, LADY'S ISLAND  
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:  
**HOMESTAKE REALTY COMPANY  
OF ANDERSON, SOUTH CAROLINA**  
70 HONEYSUCKLE LANE  
BEAUFORT, SC 29902

PREPARED BY:  
**EDWARD PINCKNEY/ASSOCIATES, LTD.**  
HILTON HEAD ISLAND, SC

ENGINEERING BY:  
**THOMAS & HUTTON ENGINEERING CO.**  
SAVANNAH, GEORGIA

JULY 15, 1997



<span style="display:inline-block; width:15px; height:15px; background-color: #FF00FF; border: 1px solid black;"></span> NCD	NEIGHBORHOOD COMMERCIAL DISTRICT
<span style="display:inline-block; width:15px; height:15px; background-color: #A0522D; border: 1px solid black;"></span> DD	DEVELOPMENT DISTRICT
<span style="display:inline-block; width:15px; height:15px; background-color: #FFFF00; border: 1px solid black;"></span> NPD-2	NEIGHBORHOOD PRESERVATION DISTRICT-2

ALSTON, HAROLD

MARSHAWK PLANTATION,  
MAX JONES

FRTZ, CLEDA

DD

WALLACE, ALBERT J.  
WALLACE, ALBERT J.

WILES, JAMES  
& CATHY

BUCKET,  
TERRY

SUTCLIFFE,  
JERRY

SUTCLIFFE,  
JERRY

CASSELL,  
RONALD & CAROLYN

JETT,  
C & S

JETT,  
C & S

PUCKETT, MARY  
TABOR,  
JOSEPH & LADITH  
**NCD**  
HUFFSTETLER,  
WAYNE & TAMMY

EVANS,  
ALICE M.

I & D  
ENTERPRISES

RAMSEY,  
ELIZA

RAMSEY,  
WILLY

RAMSEY,  
WILLY

DORTCH,  
ELIJA

ALSTON,  
ODELL

HIDSON, WILLIAM

CUSABO  
COMPANY LLC

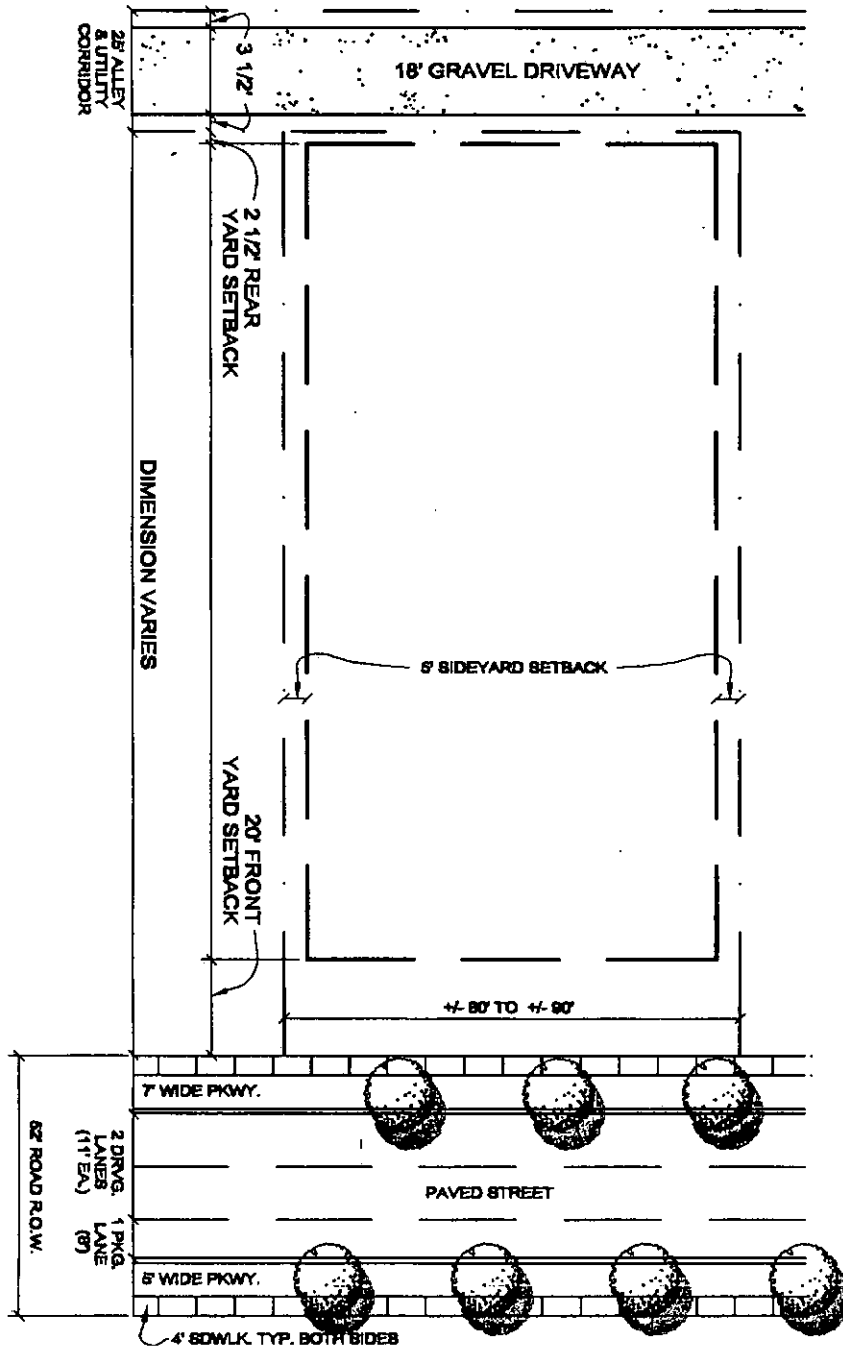
CUSABO  
COMPANY

CALLANT,  
ROBERT JR.

HILL, KENNY

VICINITY MAP N.T.S.

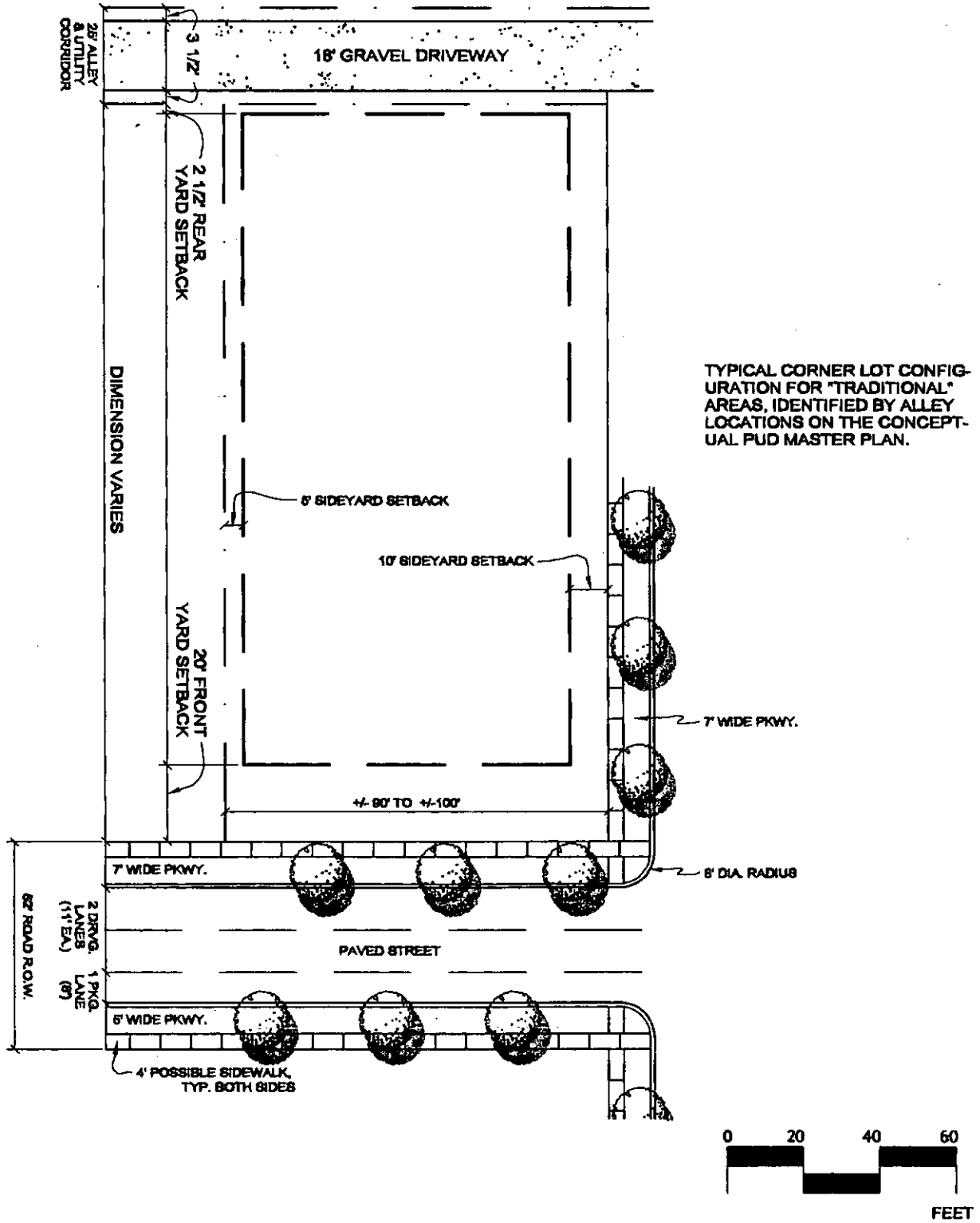
LAUREL HILL PUD

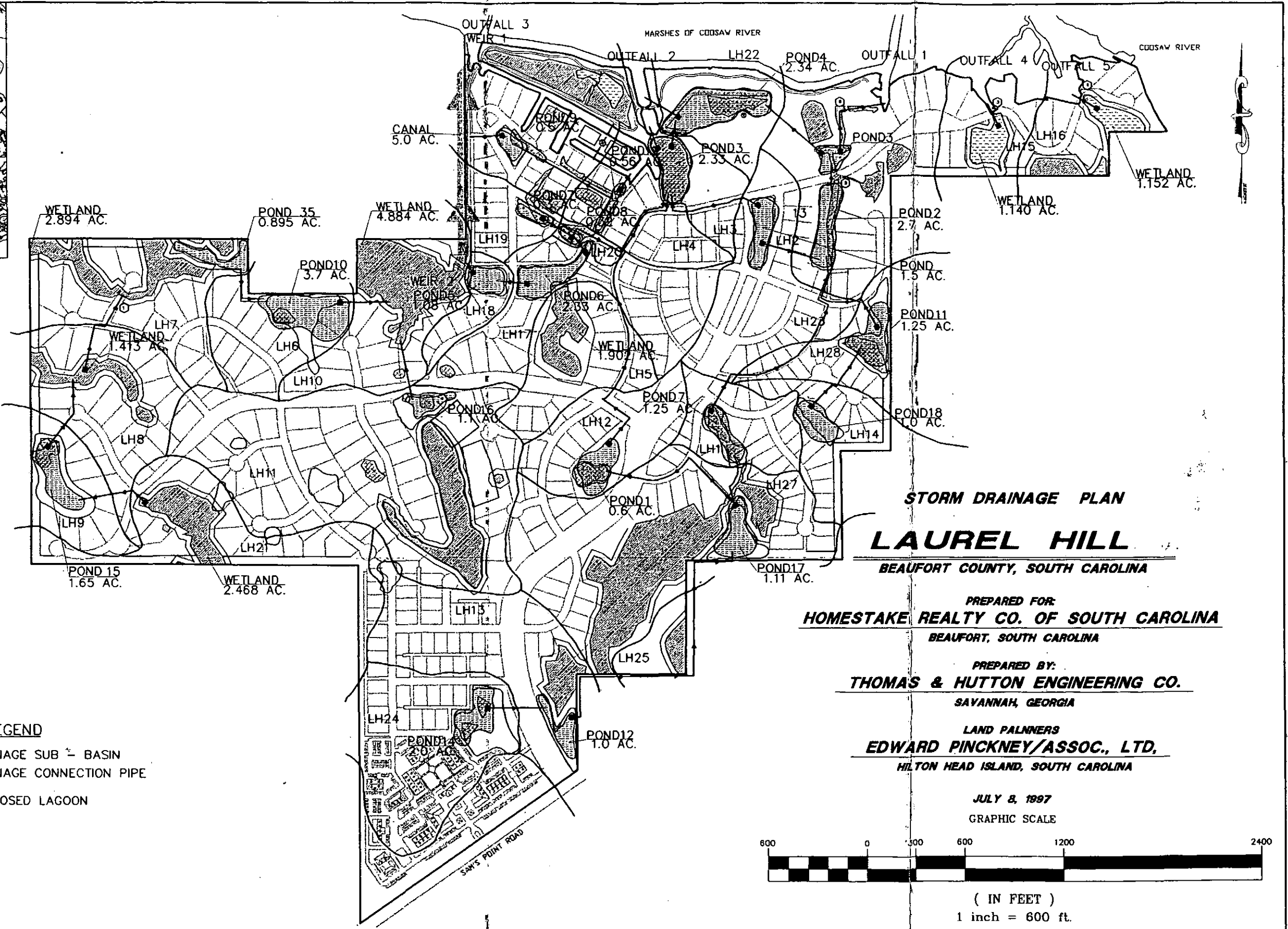


TYPICAL LOT CONFIGURATION FOR "TRADITIONAL" AREAS, IDENTIFIED BY ALLEY LOCATIONS ON THE CONCEPTUAL PUD MASTER PLAN.



LAUREL HILL PUD





- DRAINAGE LEGEND**
- DRAINAGE SUB-BASIN
  - DRAINAGE CONNECTION PIPE
  - ▨ PROPOSED LAGOON



POST OFFICE BOX 2149 / BEAUFORT, SOUTH CAROLINA 29901-2149  
803/521/9200 803/521/2008 Engineering & Operations FAX 803/521/9203

DEAN MOSS, General Manager

July 14, 1997

Kristen Stinson  
Thomas & Hutton Engineering Company  
P.O. Box 14609  
Savannah, Georgia 31416-1609

Re: Laurel Hill Master Plan - Water

Dear Kristen:

We have reviewed the proposed water master plan for Laurel Hill and offer the following:

- The water line along Sam's Point Rd. is a 10" line (not a 12").
- The hydraulic model should be re-run with a 10" line on Sam's Point Rd. to verify your internal line sizes. Please let us know the results of the revised model.

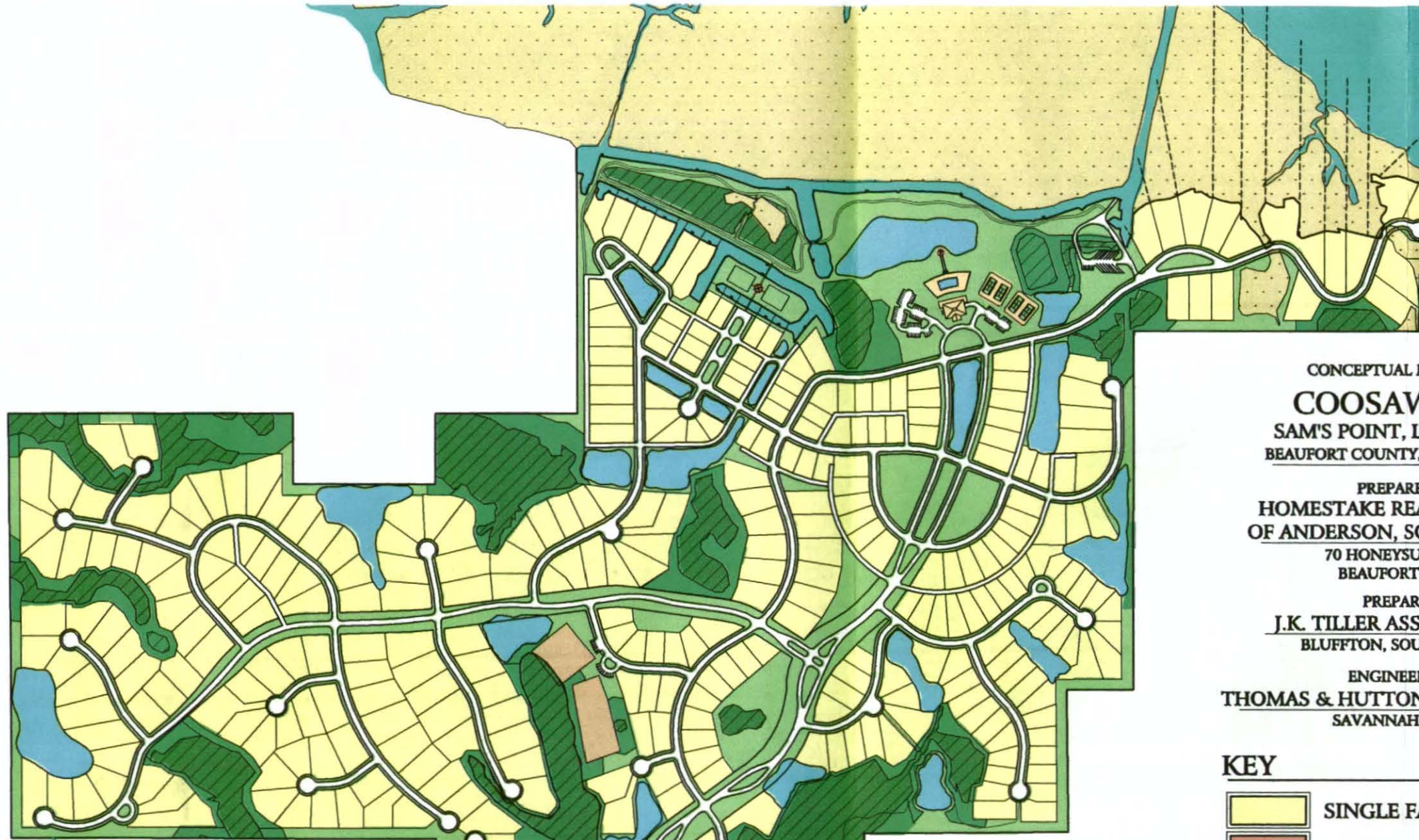
In regards to sewer, since sewer service is not currently available to the property, the Authority does not object to the use of on-site septic tanks. If you have any questions or need more information, please give me a call.

Sincerely,

Ed Saxon, P.E.  
Chief Engineer

**EXHIBIT N.**

JAMES A. CARLEN, III CHAIRMAN	MICHAEL L. BELL VICE CHAIRMAN	JOHN L. BALLANTYNE, P.E. SECRETARY/TREASURER
THOMAS C. DAVIS	THADDEOUS Z. COLEMAN	CHARLENE COOLER
C. SCOTT GRABER, ESQ.	JOHN T. GRAVES	JOHN D. ROGERS

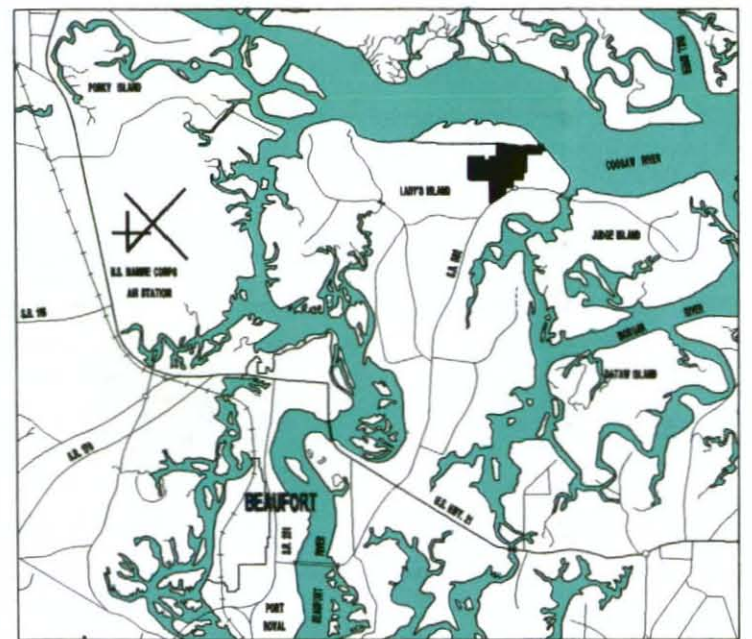


CONCEPTUAL MASTER PLAN  
**COOSAW POINT**  
 SAM'S POINT, LADY'S ISLAND  
 BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:  
**HOMESTAKE REALTY COMPANY**  
 OF ANDERSON, SOUTH CAROLINA  
 70 HONEYSUCKLE LANE  
 BEAUFORT, SC 29902

PREPARED BY:  
**J.K. TILLER ASSOCIATES, INC.**  
 BLUFFTON, SOUTH CAROLINA

ENGINEERING BY:  
**THOMAS & HUTTON ENGINEERING CO.**  
 SAVANNAH, GEORGIA



VICINITY MAP N.T.S.



REVISED JANUARY 5, 2000  
 INCLUDES DOCK MASTER PLAN  
 AS APPROVED BY OCRM

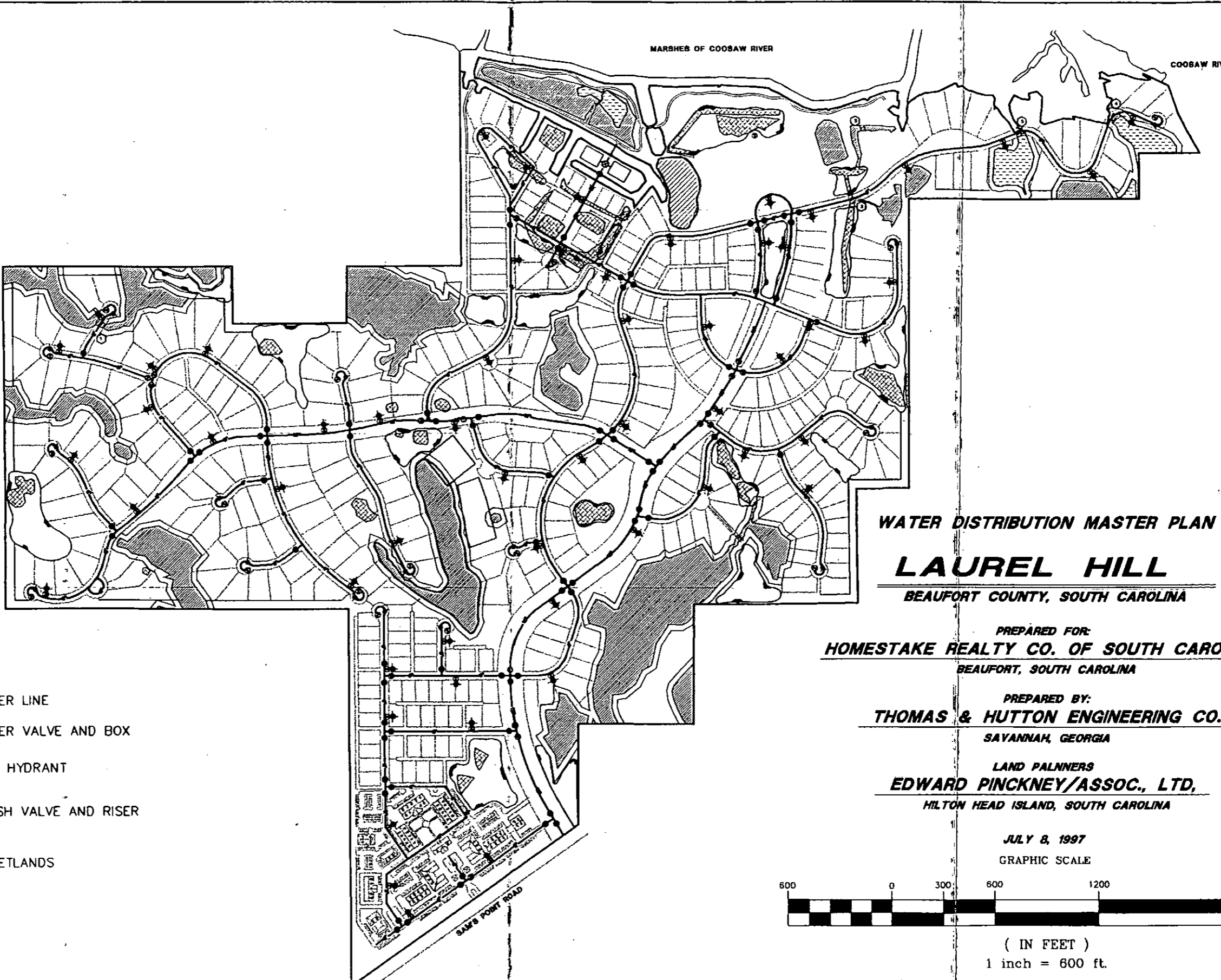
**KEY**

- SINGLE FAMILY RESIDENTIAL (SF)
- NEIGHBORHOOD COMMERCIAL (NC)
- COMMUNITY PARK (CP)
- OPEN SPACE
- ROADS
- WETLANDS
- BUFFERS
- SALTWATER MARSH & WETLAND
- FRESHWATER LAKES & PONDS
- SALTWATER & IMPOUNDMENTS
- OUT PARCELS
- DOCK CORRIDOR
- CRABBING DOCKS

T:\Projects\199808-01\dwg\epa\11\17\COLRMSTR.dwg, Layout1, 01/06/2000 10:27:03 AM, JK Tiller Associates, Inc.



VICINITY MAP



**LEGEND**

- PROPOSED WATER LINE
- ⊗ PROPOSED WATER VALVE AND BOX
- PROPOSED FIRE HYDRANT
- ⊙ PROPOSED FLUSH VALVE AND RISER
- ▨ FRESHWATER WETLANDS
- ▭ LAGOONS

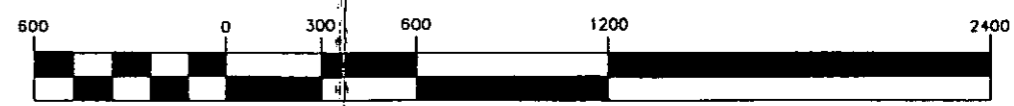
**WATER DISTRIBUTION MASTER PLAN**  
**LAUREL HILL**  
 BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:  
**HOMESTAKE REALTY CO. OF SOUTH CAROLINA**  
 BEAUFORT, SOUTH CAROLINA

PREPARED BY:  
**THOMAS & HUTTON ENGINEERING CO.**  
 SAVANNAH, GEORGIA

LAND PALNERS  
**EDWARD PINCKNEY/ASSOC., LTD.**  
 HILTON HEAD ISLAND, SOUTH CAROLINA

JULY 8, 1997  
 GRAPHIC SCALE



( IN FEET )  
 1 inch = 600 ft.



## THOMAS &amp; HUTTON ENGINEERING CO.

3 OGLEYHORPE PROFESSIONAL BOULEVARD  
POST OFFICE BOX 14609  
SAVANNAH, GEORGIA 31416-1609  
TELEPHONE (912) 355-5300  
FAX (912) 355-7562

July 7, 1997

Mr. Don Cambell  
Beaufort County Health Department  
Post Office Box 459  
Beaufort, SC 29902

RE: Laurel Hill  
Preliminary Septic Tank Application

Dear Don:

Pursuant to our previous telephone conversation, please find enclosed a preliminary application for individual sewage treatment and disposal system for Laurel Hill on Ladies Island in Beaufort County. Also enclosed is a preliminary master plan for Laurel Hill showing 421 single family units and a clubhouse.

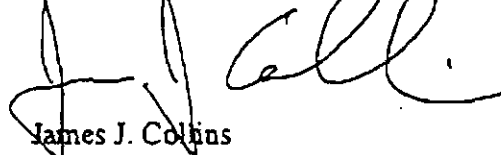
We have met with representatives of the Beaufort Jasper Water & Sewer Authority and they have indicated the project is not within the boundaries of their sewer service area at present. The soils on the property appear to be suitable for septic tanks based upon the SCS soils maps for the site. We have also enclosed an overlay of the soils information on the Laurel Hill property boundary for your use.

We are requesting the Health Department review this information and issue a preliminary approval for the use of septic tanks at Laurel Hill. We will be glad to accompany representatives of the Health Department on a site visit at the your convenience.

Please let us know if we may provide additional information or answer any questions.

Sincerely,

THOMAS &amp; HUTTON ENGINEERING CO.



James J. Collins

JJC/mjd

cc: Mr. Robert Gallant Sr.  
Mr. Robert Gallant Jr.

EXHIBIT P 2 PAGES

# SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

00058

## Application For Permit To Construct An Individual Sewage Treatment And Disposal System

Home Phone No. \_\_\_\_\_ Work Phone No. \_\_\_\_\_ Application No. \_\_\_\_\_

I, Robert Gallant (Name) \_\_\_\_\_, 70 Honeysuckle Lane (Mailing Address) \_\_\_\_\_

Beaufort (City/Town) \_\_\_\_\_ South Carolina (State) \_\_\_\_\_ 29902 (Zip Code) \_\_\_\_\_

hereby make application for a Permit to Construct an Individual Sewage Disposal System to serve a:

House \_\_\_\_\_ Mobile Home \_\_\_\_\_ Other (Specify) Preliminary Approval for Master Plan

If in subdivision, give name Laurel Hill Lot # \_\_\_\_\_

Street \_\_\_\_\_ Tax Map # \_\_\_\_\_

### Lot Identification

In order for your application to be processed, stake the corners of the proposed building and center of the lot with distinctive markers. Place site locator card on front of property in a conspicuous location. Contact the Health Department when the lot is staked, house site located, and lot posted. You can prevent delays in the evaluation by flagging all the property corners.

### Please Give Exact Directions To Lot

Near intersection of Sams Point Road and  
Alston Road as shown on attached  
vicinity map.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

No. Bedrooms: \_\_\_\_\_

Basement: Full \_\_\_\_\_ Partial \_\_\_\_\_ None \_\_\_\_\_

Plumbing in Basement: Yes \_\_\_\_\_ No \_\_\_\_\_

Well: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ None \_\_\_\_\_

Public Water: Yes \_\_\_\_\_ No \_\_\_\_\_

### Applicant's Sketch Of Proposed Installation On Lot

Sketch must show dimensions, proposed and existing structures, proposed pool, proposed or existing wells (including wells on adjoining property), proposed septic tank location, proposed drive, and indicate distance from proposed building to road and property lines. Attach copy of deed describing boundaries or plat.

If commercial establishment, answer following:

Type of Business \_\_\_\_\_

Number of Occupants \_\_\_\_\_ Number of Employees \_\_\_\_\_

Other \_\_\_\_\_ (i.e. seating capacity, meals per day)

Public Restrooms \_\_\_\_\_ Number of Hours of Daily Operation \_\_\_\_\_

Information not in conformance with actual conditions on the property will void the Permit to Construct.

"Permission is hereby granted for health department representatives to enter the above-described property at reasonable hours for the purpose of septic tank inspection and/or site evaluation."

7/9/97  
Date

[Signature]  
Property Owner or Agent's Signature



South Carolina Electric & Gas Company

Kerry A. Bunton 625-7742

00059

P.O. Drawer 1168  
Beaufort, SC 29901

(803) 585-7797 (Fax)

July 23, 1997

Ms. Kristen N. Stinson  
Thomas & Hutton Engineering Co.  
P. O. Box 14609  
Savannah, GA 31416-1609

RE: Laurel Hill  
Lady's Island

Dear Ms. Stinson:

South Carolina Electric & Gas Company will be able to provide underground electric service to the above referenced development. **Costs associated with providing underground service will be determined when a finalized site plan is submitted to our office for engineering.**

Please submit a finalized site plan of this development at least two months prior to the construction date so that all engineering requirements can be met.

Service will be installed on an "as needed" basis according to the existing sales policy at the time of construction.

I will be looking forward to working with you on this project. If I may be of any further assistance, please let me know.

Sincerely,

Kerry A. Bunton  
Customer Service Engineering

kab

EXHIBIT Q



00060

US CABLE COASTAL PROPERTIES  
67 MEADOWBROOK DRIVE SOUTH  
BEAUFORT, SOUTH CAROLINA 29902

July 22, 1997

Thomas & Hutton Engineering Co.  
3 Oglethorpe Professional Blvd.  
Savannah, Georgia 31416-1609  
Fax: 912-355-7562

Re: Laurel Hill Plantation

Attn: Kristen Stinson

Dear Ms. Stinson:

As requested by your firm and Mr. Robert Gallant of Homestake Realty of SC, Inc., US Cable offers the following information regarding CATV service to the proposed Laurel Hill Plantation.

US Cable does have trunk cable on Sams Point Road extending past the proposed development area. If it is the desire of the owner of the development for US Cable to provide service to the Laurel Hill Plantation PUD, US Cable would be open to further negotiations.

Very truly yours,

US CABLE COASTAL PROPERTIES

*Gladys Cortazzo*  
Gladys Cortazzo  
Office Manager

BC

EXHIBIT R



July 10, 1997

Kristen Stinson  
Thomas & Hutton Engineering Co.  
P. O. Box 14609  
Savannah, Georgia 31416-1609

RE: Laurel Hill, Lady's Island, Beaufort County

Dear Ms. Stinson:

Sprint will provide telephone facilities to the proposed development in accordance with our standard practices and tariff on file with the South Carolina Public Service Commission.

Sprint will require a copy of your final plans, as approved by the Developer Review Committee, before telephone service can be provided. Please furnish this office with your final plans as soon as possible. This is very crucial for our 911 System. It is also requested this office be notified in writing thirty (30) days prior to start of construction so our engineering requirements can be met.

Sincerely,

SPRINT

Gary D. Reed  
Network Engineer II

GDR:eh

**EXHIBIT S**

**BEAUFORT COUNTY DEVELOPMENT STANDARDS ORDINANCE  
- FIRE SAFETY STANDARDS APPROVAL FORM -**

00062

APPLICANT (DEVELOPER) NAME Homestake Realty Company of South Carolina		ADDRESS 70 Honeysuckle Lane Beaufort, SC 29902	ZONE:
		PHONE: 803-524-3836	
PROJECT NAME Laurel Hill - Preliminary PUD		TYPE PUD	LOCATION Lady's Island
TAX MAP # 176	PARCEL # R200-006-000-0176-0000	# LOTS/UNITS 400	DENSITY N/A
LAND AREA 367.45 AC	BUILDING AREA N/A	HEIGHT (FINISHED GRADE TO ROOF EAVES) N/A	
NUMBER OF BUILDINGS N/A		HEIGHT (FINISHED GRADE TO BOTTOM OF HIGHEST WINDOW) N/A	
FIRE DISTRICT Lady's Island/St. Helena		FIRE OFFICIAL Chief Clayton Ellis	
PROPOSED WATER SUPPLY SYSTEM Beaufort-Jasper Water Supply		ACCESS/ROADS/PARKING SURFACING Sam's Point Road	
BASED ON A REVIEW OF THE SITE PLAN AND INFORMATION SUBMITTED BY THE APPLICANT, I HEREBY:			
<input type="checkbox"/> APPROVE <input checked="" type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DISAPPROVE			
<input checked="" type="checkbox"/> PRELIMINARY <input type="checkbox"/> FINAL			
_____ (FIRE OFFICIAL)		_____ (DATE)	
CONDITIONS: <i>all properties have to be within 500 FT OF A HYDRANT. MAIN LINE SHALL NOT BE LESS THAN 8"</i>			
CERTIFICATIONS OF COMPLIANCE			
DATE INSPECTION WAS REQUESTED		D.S.O. PERMIT #	
BASED ON AN INSPECTION OF THE SUBJECT PROJECT			
<input type="checkbox"/> THE FOLLOWING DEFICIENCIES OR CORRECTIONS ARE NOTED AND MUST BE ADDRESSED.			
<input type="checkbox"/> THE COMPLETED PROJECT IS IN COMPLIANCE WITH THE FIRE SAFETY STANDARDS OF THE DEVELOPMENT STANDARDS ORDINANCE.			
_____		_____	
(FIRE OFFICIAL)		(DATE)	



00063

A Waste Management Company

July 24, 1997

Thomas & Hutton Engineering Co.  
PO Box 14609  
Savannah, Ga. 31416-1609

Re: Laurel Hill  
Beaufort County, SC  
Capability to serve

To Whom It May Concern,

Waste Management of the Low Country agrees to supply waste removal services and portable toilets to Laurel Hill being developed.

Once the project is complete, Waste Management will also be able to provide trash services as required.

Waste Management, with over 25 years of experience, appreciates the confidence you have shown in us.

Respectfully,

Bill Shaw  
Sales Manager  
Waste Management of the Low Country

EXHIBIT U

LAUREL HILL  
P U D

---

PROPOSED STREET NAMES

Arrow Point Road  
Blossom Street  
Calhoun Corner's  
Carter Oaks Drive  
Coosaw Club Circle  
Coosaw Club Drive  
Coosaw Point Drive  
Coosaw Point Drive East  
Coosaw Point Drive West  
Coosaw Village Square  
Cross Island Drive  
Deer Park Drive  
Deerpark Drive  
Discovery's Way  
Discover-er-er's Way  
Elizabeth Lane  
Flyway Drive  
Henderson's Way  
Indian Midden Road  
Kingfisher Circle  
Long Pond Drive  
Long Pond Drive North

Long Pond Drive South  
Maritime Drive  
Miller's Pond Drive  
Musketball Lane  
New Pond Point  
Papa's Island Drive  
Perigine Trail  
River's Edge Road  
Sweetgrass Lane  
The Boulevard  
The Boulevard East  
The Boulevard West  
Tiller's Island Drive  
Village Drive North  
Village Drive South  
Village Green Drive  
Village Green East  
Village Green West  
Village Square  
Waterbird Drive  
William's Way





Low Country Environmental Quality Control District  
1313 Thirteenth Street  
Port Royal, SC 29935  
803-522-9097 Fax 803-522-8463

Serving  
Beaufort, Colleton,  
Hampton and Jasper Counties

*Promoting Health, Protecting the Environment*

July 14, 1997

Ms. Kristen Stinson  
Thomas & Hutton Engineering Co.  
Post Office Box 14609  
Savannah, Georgia 31416-1609

RE: Laurel Hill  
Master Plan  
Beaufort County

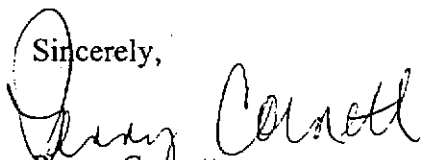
Dear Ms. Stinson:

I am in receipt of your request for preliminary approval of water service to the proposed development. As stated in your letter, the proposed development consists of a clubhouse, club facilities and 400 single family residential units on 375 acres.

Provided that the Beaufort Jasper Water & Sewer Authority has the capacity and is willing to provide water service, conceptual approval could be given. As you know, appropriate permits would have to be issued prior to the initiation of any construction of water lines. This preliminary approval does not mean that construction permits would be issued.

Should you have any questions or require any additional information, please let me know.

Sincerely,

  
Penny Cornett  
District Engineer  
Environmental Quality Control  
Low Country District EQC

cc: Russell Berry

**EXHIBIT W**

00066



Commissioner: Douglas E. Bryant

Board: John H. Burris, Chairman  
William M. Hull, Jr., MD, Vice Chairman  
Roger Laska, Jr., Secretary

Richard E. Jabbar, DDS  
Cyndi C. Mosteller  
Brien K. Smith  
Rodney L. Grandy

Promoting Health, Protecting the Environment

**Bureau of Ocean and Coastal Resource Management**

Christopher L. Brooks, Bureau Chief

July 24, 1997

Ms. Kristen Stinson  
Thomas & Hutton Engineering Co.  
PO Box 14609  
Savannah, GA 31416-14609

Re: Laurel Hill  
Conceptual Stormwater Master Plan  
Beaufort County

Dear Ms. Stinson:

The staff of SCDHEC-OCRM has reviewed the draft preliminary storm drainage master plan for the above referenced project and it does meet our initial planning requirements. However, OCRM will require that a wetland master plan and a final stormwater master plan be submitted for the entire project prior to certification of the first phase of development.

The certification staff at OCRM does not object to Beaufort County proceeding with conceptual master plan review for this project; however, before any individual planning for development or before any construction may occur, the office of OCRM will require that a land disturbance permit (per S.C. Stormwater Management and Sediment Reduction Act) be obtained.

Stormwater design of this project shall incorporate runoff storage standards for shellfish waters before entering into the Coosaw River, which is classified as *Shellfish Waters*. All development shall be consistent with the S.C. Stormwater and Sediment Reduction Act and the S.C. Coastal Zone Management Program. Because of the proposed amount of disturbance within the project, the stormwater management regulations require the engineer to design the basins and provide calculations to meet a removal efficiency of 80 percent for suspended solids or 0.5 ML/L peak settleable concentration, which ever is less. A specific sequence of construction operations must also be approved by this office prior to certification. The disposition of any archeological and/or historic areas on the site shall be addressed prior to the issuance of any land disturbance permits. If you have any questions or comments regarding this review, please do not hesitate to contact our office.

Sincerely,  
*Billy Webster*  
Billy Webster  
Engineer Associate III

cc: Mr. Stephen Snyder  
Mr. Joseph Farnor, PE

BW/mostaw3/bw

EXHIBIT X

**THOMAS & HUTTON ENGINEERING CO.**

3 OGLETHORPE PROFESSIONAL BOULEVARD  
POST OFFICE BOX 14609  
SAVANNAH, GEORGIA 31416-1609  
TELEPHONE (912) 355-5300  
FAX (912) 355-7562

July 28, 1997

Mr. Robert Klink, P.E.  
Beaufort County Engineer  
Beaufort County Development Division  
Post Office Drawer 1228  
Beaufort, SC 29901-1228

RE: Laurel Hill  
Storm Drainage Master Plan

Dear Bob:

On behalf of our client, Homestake Realty Company of South Carolina, please find enclosed a preliminary Storm Drainage Master Plan for Laurel Hill in Beaufort County, South Carolina. The tract consists of approximately 375 acres and is located off Sam's Point Road on Lady's Island, South Carolina, as shown on the attached vicinity map. The enclosed master plan depicts 400 single-family units, a clubhouse, and clubhouse facilities.

Storm drainage from the site will be filtered through a series of proposed lagoons and existing wetlands prior to outfalling in the marshes of the Coosaw River, which is classified as Shellfish Harvesting Waters. As always, best management practices will be utilized to meet pollutant concentration levels required by DHEC Water Quality and OCRM prior to discharge into the marshes of the Coosaw River.

Twenty-one (21) lagoons are proposed throughout the site to meet DHEC and OCRM stormwater runoff regulations. The Beaufort County Zoning and Development Standards Ordinance requires that lagoons be designed to provide at least one foot (1') of vertical storage for runoff above the dry weather water elevation. Several of these lagoons are planned for areas where there are currently wetlands less than one (1) acre. There are three (3) main drainage sub-catchments tying the lagoons and wetlands together and discharging into the marsh.

The first sub-catchment consists of the two (2) northeastern most wetlands. They will outfall directly to the marsh through separate outfall structures. The second sub-catchment comprises the middle of the property, which is where the majority of the Mr. lagoons and wetlands are. It will outfall into the marsh at two (2) different locations and into a proposed canal. The canal will run along the northern most north-south property line. It will discharge into the marsh over a weir into an existing ditch. The third sub-catchment consists of the western most portion of the tract. It will outfall to the proposed canal by way of a weir placed in the wetland just to the left of the canal.

**EXHIBIT Y - 2 PAGES**

Robert Klink, P.E.  
Beaufort County Engineer  
Beaufort County Development Division  
July 28, 1997  
Page Two

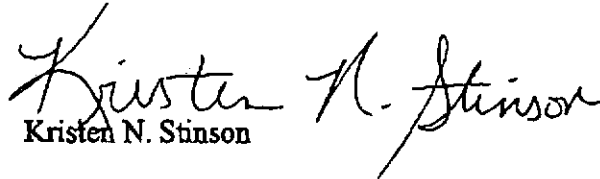
Off-site stormwater runoff was considered in modeling the drainage system. The Beaufort County Stormwater Management Master Drainage Plan, as well as on-site reconnaissance, were used in helping to determine the amount of offsite runoff coming onto the tract. The proposed lagoons and existing wetlands were modeled to handle the additional runoff coming onto the site from Sam's Point Road. However, the majority of the off-site runoff collects in a sinkhole wetland with no outfall, just to the east of the Laurel Hill tract. Therefore, only runoff from north of Sam's Point Road was taken into consideration. It was assumed that the runoff south of Sam's Point Road drained to the South and not taken into consideration in the Laurel Hill stormwater model.

We have conducted a preliminary pond routing for the twenty-five (25) year storm for the project using the ICPR program developed by Streamline Technologies. The results of the routing indicate the lagoons and wetlands, as shown on the master plan, provide ample storage for the project. We will submit the results of the final hydraulic routing analysis to your office for review prior to submitting a final development permit application for any phase of the project. We are requesting a letter from the Engineering Department at this time indicating any comments your office may have for this project.

If you have any questions or comments, please contact our office.

Sincerely,

THOMAS & HUTTON ENGINEERING CO.

  
Kristen N. Stinson

KNS/kbw

Enclosure

cc: Mr. Robert Gallant, Sr.  
Mr. Robert Gallant, Jr.

**MEMORANDUM OF AGREEMENT  
LAUREL HILL, SAM'S POINT ROAD  
BEAUFORT COUNTY, SOUTH CAROLINA**

**DRAFT**

WHEREAS, the Office of Ocean and Coastal Resource Management (OCRM) has the responsibility to certify that all projects requiring State or Federal permits with the Coastal Zone of South Carolina are consistent with the Coastal Zone Management Program and;

WHEREAS, the State Historic Preservation Officer (SHPO), as the state official who has expertise in historical and archaeological matters, works with HPOD and OCRM in determining potential effects on sites which are eligible for, potentially eligible for, or listed in the National Register of Historic Places and;

WHEREAS, Beaufort County, through the Historic Preservation (Overlay) District (HPOD) has the responsibility to preserve and protect historical and architecturally significant structures and sites in an effort to assure the protection of the cultural and historical heritage of Beaufort County and;

WHEREAS, such sites are defined as Geographic Areas of Particular Concern (GAPC) by the Coastal Zone Management Program and must be given special consideration and;

WHEREAS, upon consultation with the State Historic Preservation Officer, the Beaufort County HPOD and the Office of Ocean and Coastal Resource Management have determined that development occurring on the Laurel Hill Tract, Sam's Point Road, Beaufort County, owned by Homestake Realty Company of Anderson, SC, Inc. will potentially effect one archaeological site eligible for the National Register of Historic Places. The archaeological site 38BU1710 is a Geographic Area of Particular Concern (GAPC) and;

WHEREAS, this Memorandum of Agreement (MOA) is between the Homestake Realty Company of Anderson, SC, Inc. and the State Historic Preservation Officer (SHPO) under the guidance and direction of Beaufort County Historic Preservation District Ordinance and the OCRM Program. This Memorandum of Agreement is intended to define how the project development can be implemented to remove or minimize impacts on Geographic Areas of Particular Concern and thereby be consistent with the Coastal Zone Management Program and the Beaufort County HPOD. This will be accomplished through the performance standards outlined herein.

**STIPULATIONS**

The Office of Ocean and Coastal Resource Management and Beaufort County Historic Preservation Review Board will monitor the progress of the stipulated standards and will incorporate compliance of such standards as requirement for certification of the project under the Coastal Zone Management Program and the Beaufort County HPOD, respectively. Failure to comply will result in withdrawal of the Coastal Zone Management certification and/or restrictions as stipulated in Section 4.18 HPOD - Historic Preservation (Overlay) District Ordinance.

I. NATIONAL REGISTER ELIGIBLE SITE: 38BU1710 (Five Loci)

- A. Site 38BU1710 was part of a detailed cultural resource study and has been determined that within the larger site five loci (Locus A-E) represent intact portions of 38BU1710. It is recommended that these five loci be protected from land disturbing activities until appropriate data recovery investigation can be implemented to mitigate any adverse effect to these five loci. (See Chapter IV, Results and Recommendations, Cultural Resources Investigation on the Laurel Hill Plantation Tract, by Brockington and Associates, Inc.)

The five loci boundaries shall be identified and surveyed and located on a plat of the Laurel Hill Tract. The integrity of the five Loci A-E will be protected from any ground disturbing activity during construction or any other earth disturbing activities in the surrounding area by flagging their boundaries during such activity; and no such activity will be allowed within the flagged area, except those consistent with this MOA. There will be active oversight of development management to insure compliance.

After completion of any ground disturbing activities in the surrounding areas, the flagging is to be removed and the five Loci maintained in an unmarked state within lot boundaries or greenspaces in order to create a condition of anonymity as the best means of preventing any unauthorized digging. The natural, existing vegetative state covering the loci, whether forest or field, will be maintained. The five loci will remain in undeveloped areas until such time as development of the sites may be justified. At this time any adverse effect to the site(s) will be mitigated by either green spacing, data recovery or a combination of both before any ground disturbance occurs within the defined boundaries of the site. The Owner, in consultation with the SHPO, will determine which of the mitigation options is to be implemented.

Consistent with the Cultural Resource Investigation, the remaining portions of site 38BU1710 have been disturbed and contribute no additional information. Therefore, the area outside the five loci sites does not contribute to the NRHP eligibility of 38BU1710. Land disturbing activities in these areas will result in no adverse effect to 38BU1710 and development and land disturbance is permitted.

*Should Homestake Realty Company of South Carolina choose to transfer, lease, or sell the property containing this identified GAPC, a restrictive covenant shall be included in the instrument of conveyance for any GAPC property conveyed after the date of execution of this MOA by all parties. The covenant shall delegate responsibilities covered by this MOA to the new owner. Homestake Realty Company of South Carolina, upon execution of the MOA, will provide a covenant document to OCRM and the SHPO for consideration. No later than thirty (30) calendar days after receipt, the OCRM and SHPO will have commented and approved the covenant.*

## II. THE REPORT

- A. "Cultural Resources Investigations of the Laurel Hill Tract - Beaufort County, South Carolina", by Brockington and Associates, Inc. has been filed with both the SHPO and Beaufort County HPOD. This document shall be made available to OCRM upon request. The SHPO has accepted the findings in the report and has responded favorably to the report via a letter from Staff Archaeologist, R. Niels Taylor to Mr. Ian Hill, Historic Preservation Planner for Beaufort County.

## III. CURATION AND INTERPRETATION EXHIBITS OF ARCHAEOLOGICAL MATERIALS.

- A. Future artifacts recovered during the archaeological investigations of any of the five loci referenced above will be stabilized, conserved, and processed for curation in a repository meeting professional curation standards. Copies of all records, including field notes and forms; maps, catalogue sheets, and photographs will be submitted with the artifacts. Copies of the final report of investigations will also be provided to the repository. Documentation that the repository has received and accepted these materials will be supplied to the SHPO no more than three months after the SHPO has received the final report of investigations as stipulated above.
- B. Should Homestake Realty Company of Anderson, SC., Inc. wish to establish an interpretative exhibition utilizing data and specimens recovered from archaeological investigations at the above referenced site, the exhibit will be designed and prepared by or under the supervision of a qualified professional archaeologist.

## IV. LATE DISCOVERIES

- A. If cultural materials or human skeletal remains are discovered during project landscape-altering activities or archaeological investigations within the project area, Homestake Realty Company of Anderson, SC, Inc. will cause a temporary halt of these activities and immediately notify the SHPO, Beaufort County HPOD and OCRM of these late discoveries. This temporary halt will afford the SHPO the opportunity to assess the materials and make recommendations regarding their treatment. These recommendations will be forthcoming from the SHPO within 48 hours of notification.

V. FINAL PROJECT APPROVAL

- A. No final project certification will be approved or shall be forthcoming by OCRM until the above stipulations have been agreed to by all parties through their representative signatures below.

\_\_\_\_\_  
 Steve Snyder  
 Office of Ocean and Coastal Resource Management  
 Concur:

\_\_\_\_\_  
Date

\_\_\_\_\_  
 Mary W. Edmonds, Deputy SHPO  
 South Carolina Historic Preservation Officer

\_\_\_\_\_  
Date

\_\_\_\_\_  
 Ian Hill, Historic Preservation Planner  
 Beaufort County

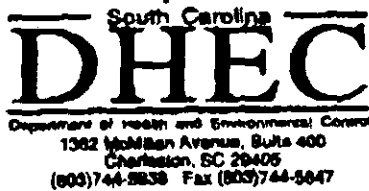
\_\_\_\_\_  
Date

\_\_\_\_\_  
 Homestake Realty Company of Anderson, SC, Inc.

\_\_\_\_\_  
Date

F:\PADMIN\S0758\S0758-00\exhibit-z-moa.agr





Commissioner: Douglas E. Bryant  
 Board: John M. Burfies, Chairman  
 Wilson M. Hull, Jr., MD, Vice Chairman  
 Roger Leslie, Jr., Secretary

Richard E. Jabbar, DOS  
 Cymé C. Mosteller  
 Brian K. Sirm  
 Rodney L. Drandy

Promoting Health, Protecting the Environment

**Bureau of Ocean and Coastal Resource Management**  
 Christopher L. Brooks, Bureau Chief

July 24, 1997

Mr. Ken Hance  
 Newkirk Environmental Consultants  
 192 East Bay Street, Suite 201  
 Charleston, South Carolina 29401

Re: Laurel Hill Plantation  
 Beaufort County

Dear Mr. Hance:

Per your request, this letter is to serve as notice that our office has been involved with the above referenced project and has reviewed a preliminary wetland master plan for impacts and mitigation associated with the development of the tract. It is our understanding that an application will be made to the USACOE and OCRM for various impacts to wetland resources.

I hope this information will suffice for the developer's coordination with Beaufort County officials. Please call if I may be of further assistance

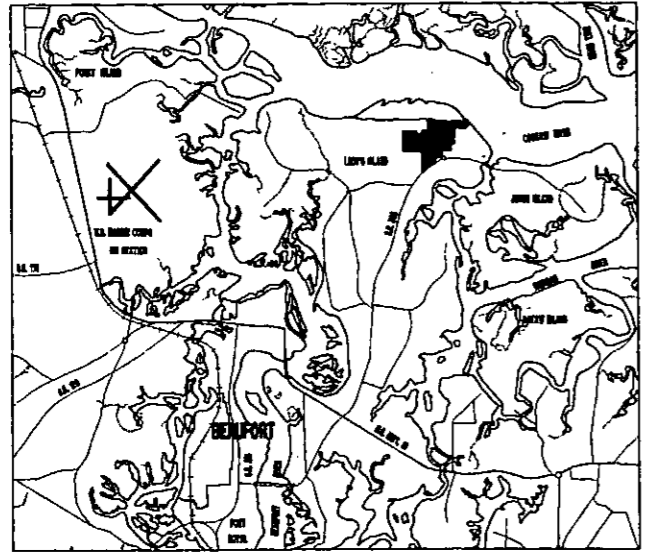
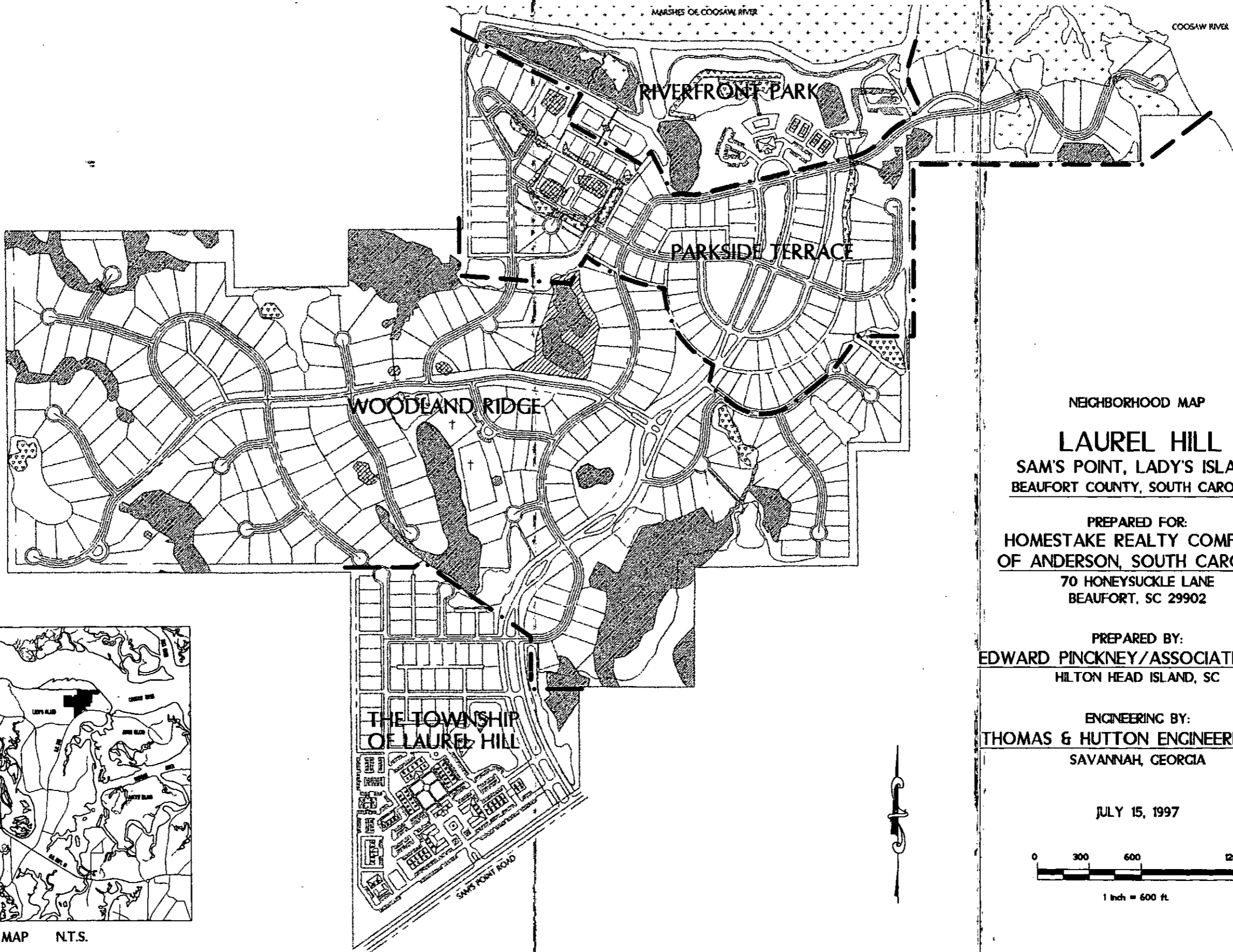
Sincerely,



David J. Thompson  
 Freshwater Wetlands  
 Coordinator

djt/c/wetland/laurel

cc: Mr. Christopher L. Brooks  
 Mr. H. Stephen Snyder  
 Mr. Robert D. Mikell



VICINITY MAP N.T.S.

NEIGHBORHOOD MAP

**LAUREL HILL**  
 SAM'S POINT, LADY'S ISLAND  
 BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:  
**HOMESTAKE REALTY COMPANY**  
**OF ANDERSON, SOUTH CAROLINA**  
 70 HONEYSUCKLE LANE  
 BEAUFORT, SC 29902

PREPARED BY:  
**EDWARD PINCKNEY/ASSOCIATES, LTD.**  
 HILTON HEAD ISLAND, SC

ENGINEERING BY:  
**THOMAS & HUTTON ENGINEERING CO.**  
 SAVANNAH, GEORGIA

JULY 15, 1997



1 inch = 600 ft.

LAUREL HILL  
P U D

---

B. Appendices List

Appendix A Beaufort County Zoning and Development Standard  
Ordinance (DSO), Ordinance 90/3  
Article V



	off-street spaces for loading and unloading.
Church	One (1) space for each six (6) seats in the main assembly room.
Driving Range	One (1) space for each driving tee.
Elementary School	One (1) space for each vehicle owned or operated by the school plus two (2) spaces for each faculty member and administrative office.
Fire Stations	One (1) space for each employee and one (1) space for each three (3) volunteer personnel on a normal shift.
Funeral Home	One (1) space for each four (4) seats in the chapel or parlor, plus one (1) space for each employee.
Golf Course	Four (4) spaces for each green plus requirements for any other associated use, except in planned residential, resort, or commercial developments which have otherwise adequate provisions for parking.
Hospital	One (1) space for each six (6) patient beds excluding bassinet, plus one (1) space for each medical staff member or visiting doctor, plus one (1) space for each four (4) employees.
Hotel, Motel, or Motor Court	One (1) space for each room to be rented, plus one (1) additional parking space for each three (3) employees, plus requirements for any other use associated with the establishment.
Indoor and Outdoor Commercial Recreation	Adequate parking facilities or contemplated use. The required Commercial Recreation parking spaces for any multiple use area shall be either (a) that number of spaces required for such single use having the greatest parking needs plus ten percent (10%) of the combined required for all other uses in the area, or (b) that number of spaces shown to be necessary and reasonable by data submitted by the developer, whichever is less.
Industrial Manufacturing and Wholesale Uses	One (1) space for each two (2) employees on the employees on the largest shift; one (1) space for ea

	number of the managerial or office staff; and one (1) visitor parking space for each ten (10) persons on the managerial staff; and one (1) space for each vehicle used directly in the conduct of business.
Junior High School	One (1) space for each vehicle owned or operated by the school, plus three (3) spaces for each faculty member, plus one (1) space for each five (5) seats in the auditorium or gymnasium.
Mobile Home Park	Two (2) spaces for each mobile home.
Nursing Home	One (1) space for each five (5) beds intended for patient use, plus one (1) space for each shift employee.
Office and/or Professional Building; Office, Medical or Dental	One (1) space for each two-hundred (200') square feet of gross floor space, plus one (1) space for each two (2) employees
Planned Shopping	Four (4) spaces for every one thousand square feet (1,000 SF) of gross leasable floor area.
Public or Private Club	One (1) space for each two-hundred square feet (200 SF) of gross floor space.
Public Utility Building	One (1) space for each employee.
Residential	One and one-half (1-1/2) spaces for each dwelling unit.
Restaurant	One (1) space for each three (3) seats, plus one (1) space for each two (2) employees.
Retail Business	Five (5) spaces for every one thousand square feet (1,000 SF) of gross floor area, except as otherwise specified below:
Appliance and Furniture Store	Two (2) spaces for every one thousand square feet (1,000 SF) of gross floor area, plus one (1) space for each employee.
Automobile (Vehicle) Dealership	One (1) space per one thousand square feet (1,000 SF) of gross floor area, plus one (1) space for each employee.

Building Supply Store	Three (3) spaces per one thousand square feet (1000 SF) of gross floor area, plus one (1) space for each employee.
Feed and Seed Store	Two (2) spaces per one thousand square feet (1000 SF) of gross floor area, plus one (1) space for each employee.
Sales and Service Establishments Not Listed Elsewhere, Which Deal With Customers on the Premises	One (1) parking space for each two-hundred (200') square feet of gross floor area, plus one (1) space for each two (2) employees.
Senior High School	One (1) space for each vehicle owned or operated by the school, plus seven (7) spaces for each faculty member, plus one (1) space for each administrative office, plus one (1) space for each four (4) students enrolled.
Stadium	One (1) space for each four (4) spectator seats.

**Section 5.2.1.2                      Off-Street Loading Requirements**

Any industrial operation and wholesale building shall provide sufficient off-street space for the loading and unloading of vehicles. Loading berths and parking areas for waiting vehicles shall be designed in accordance with the needs of the proposed operations subject to the minimum standards indicated in the following schedule:

<u>Square Feet of Gross Floor Areas in Structure</u>	<u>Number of Berths or Parking Spaces</u>
0 - 25,000	1
25,000 - 40,000	2
40,000 - 100,000	3
100,000 - 160,000	4
<u>Square Feet of Gross Floor Areas in Structure</u>	<u>Number of Berths or Parking Spaces</u>
160,000 - 240,000	5
240,000 - 320,000	6
320,000 - 400,000	7
Each 90,000 above 400,000	1

All retail uses and office buildings, with a total floor area of twenty thousand square feet (20,000 SF), shall have one (1) loading berth or parking space for each twenty thousand square feet

(20 000 SF) of floor area.

Off-street loading areas shall be designed so that vehicles can maneuver for loading and unloading entirely within the property lines of the premises.

**Section 5.2.1.3**                      **Parking Accessibility and Usability for Physically Handicapped People**

All parking areas and accessible routes to buildings or structures must be designed to meet the minimum requirements of the American National Standards, ANSI A117.1-1986 and all amendments thereto.

**Section 5.2.1.4**                      **Access to Major Thoroughfares**

Street, driveway, or other access separation along State and Federal Highways shall be in accordance with the S.C.D.O.T. "Access and Roadside Management Standards."

Relief requested from this provision, in the form of the stated exception or by request for a variance, must be accompanied by:

- (1) Ownership and recording data associated with lot of record; and
- (2) Evidence that the applicant has explored all alternatives for access other than by variance or exception to the prescribed standards, include but not limited to, joint use with adjoining properties, access from adjacent minor street, establishment of frontage roads, etc.; and
- (3) Qualification of request for variance consistent with provisions of Section 6.6; and
- (4) Map or plan showing surveyed distance to nearest existing ingress/egress points from those proposed.

**Section 5.2.1.5**                      **Driveway Linkage Between Commercial and Development**

To the extent practical - as determined by the Development Review Team - driveways on adjacent commercial and office uses shall be linked, to provide for movement from one such development to another without necessitating return to the public roadway. A driveway stub out section shall be incorporated adjacent to the vacant land, if that vacant land is located in a commercial or industrial zoning district. This requirement shall not apply where a frontage road system is planned or in place. All driveways and driving areas (including those through parking lots) designated for such movement shall be paved.

**Section 5.2.1.6**                      **Street Thoroughfare Standards**

- ( A ) **Intent:** While it is the intent of this section to provide ample flexibility in the layout



02000

of streets, proposed street systems will be reviewed as to their design, safety, and convenience to users, as well as adjacent property owners; provided such review shall be conducted in accordance with reasonable street design standards and with generally accepted engineering and development practices. Emphasis should be placed on safety at curves and intersections.

( B ) **Continuation of Existing Street Pattern:** The layout of proposed streets as to the arrangement, width, grade, and location should be coordinated with the street system in the adjoining street systems, adjoining properties, topography, natural features, and drainage systems to be provided. Minor residential streets shall be laid out, so that their use by through traffic will be discouraged.

( C ) **Access to Adjoining Property:** Upon determination that reasonable access to adjoining property(s) would be seriously effected by a proposed subdivision design, the Zoning and Development Manager will notify the adjacent property owner, by registered mail of his findings, and recommend that he/she take whatever action deemed necessary based on that finding. This provision is merely for the purpose of notifying an adjacent property owner and in no way obviates existing laws regarding access to properties by right of necessity.

( D ) **Naming of Streets:** Proposed streets, which are obviously in alignment with other existing named streets, shall bear the assigned name of the existing street. Proposed street names shall not be phonetically similar to existing street names, regardless of the use of suffixes such as street, avenue, boulevard, drive, place, court, etc. In no case shall the name be used which will be confused with other existing streets. A house or lot numbering (address) system shall be designed, utilizing an extension of an existing system in the area where one exists, and shall be placed on the final plat. This requirement is subject to Section 5.5.1.

( E ) **Collector Streets:** Where a subdivision abuts or contains an existing or proposed collector or through street, the Zoning and Development Manager may require marginal access streets, reverse frontage with screen planting, deep lots, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

( F ) **Visual Obstructions:** No fence, wall, tree, terrace, building, sign, shrubbery, hedge, or other planting or structure or object capable of obstructing driver vision will be allowed at intersections.

( G ) **Street Jogs:** Street jogs, or centerline offsets in the horizontal alignment of streets across intersections of less than one-hundred and fifty feet (150') shall be prohibited.

( H ) **Intersections:** The centerline of no more than two (2) streets shall intersect at any one point. Streets shall be laid out so as to intersect as nearly as possible at right angles, and no streets shall intersect any other street at less than sixty degrees (60°). Curbed streets shall have a minimum tangent of one-hundred feet (100') at intersections.

( I ) **Minimum Curb and Street Radius:** The lot line radius at intersecting streets shall

be not less than twenty feet (20'), unless the developer demonstrates to the County Engineer valid reasons to utilize less than twenty feet (20') radii. The centerline radius of all curvilinear streets shall be not less than one-hundred feet (100').

( J ) **Street Name Signs:** Street name signs, constructed to County specifications, shall be installed at all street intersections. Street names proposed by the Developer shall be approved by E-911 and the Development Division.

( K ) **Dead-end Street and Cul-de-sac:** Dead-end streets, designed to be so permanently, shall be no longer than 1800 feet and shall be provided with a cul-de-sac. The cul-de-sac shall have a right-of-way radius of fifty feet (50') and a solid paved circular area with a radius of forty feet (40'). Temporary dead-end streets shall be provided with a temporary turnaround area which shall be designed considering traffic usage, maintenance, and removal. Planned Unit Developments may utilize landscaping in the center of the cul-de-sac turnaround areas.

( L ) **Minimum Right-of-Way and Pavement Widths:**

<u>Type</u>	<u>Row</u>	<u>Pavement</u>
Local	50 Feet	22 Feet
Collector	60 Feet	22 Feet

( M ) **Design Drawings and Certification:** Professional Engineers, registered in the State of South Carolina, shall prepare plans, profiles, cross-sections, and specifications for all subdivision roads and streets. Said engineers shall certify roads/streets are built to their approved plans and specifications. Cross-sections shall be developed every one-hundred feet (100') at intersections and break-points in grade. Cross-sections shall show travel-way, shoulders, ditches (or curb and gutter if applicable) and utility location.

( N ) **Additional-Right-of-Way:** A proposed subdivision that includes a platted street which does not conform to the minimum right-of-way requirements of this Ordinance shall provide for the dedication of additional right-of-way along either one or both sides of said street, so that the minimum right-of-way(s) required by this Ordinance can be established. If the proposed subdivision abuts only one side of said street, then a minimum of one-half of the required extra right-of-way shall be dedicated by such subdivision.

( O ) **Reverse Curves:** The minimum distance between reverse curves shall be one-hundred feet (100').

( P ) **Specifications for Construction of Roads and Streets:** All new roads intended to become County roads shall be paved, to meet the minimum requirements for road construction as follows:

(1) **Commercial Subdivisions:**

Wearing Surface: Minimum thickness of two inches (2") of Asphalt pavement, as specified in Section 400 titled, "Bituminous Pavements," and Section 403, "Hot Laid Asphalt Concrete Surface Course," Type I.

Base Course shall be a minimum thickness of eight inches (8") and shall comply with Section 306, titled "Stabilized Aggregate Base Course." Prime Coat shall meet the requirements of Sections 304.14 and 401.22.

(2) **Residential Subdivisions:**

Wearing Surface: Minimum thickness of one and one-half inches (1-1/2") of Asphalt pavement, as specified in Section 400 titled, "Bituminous Pavements," and Section 403, "Hot Laid Asphalt Concrete Surface Course," Type I.

Base Course shall be a minimum thickness of six inches (6") of stone and shall comply with Section 306, titled "Stabilized Aggregate Base Course." Prime Coat shall meet the requirements of Sections 304.14 and 401.22.

(3) **Shoulder Slope:**

Maximum slope of shoulders shall be 1 inch per foot. Minimum slope of shoulders shall be 1/2 inch per foot.

(Q) **Planned Unit Development and/or Private Roads:** Private roads, when approved for a project, are not to become County responsibility; and are to be so indicated on any plat(s) of the subdivision and to be so noted in covenants and agreements which control or follow the property.

(1) **Minimum Specifications and Design Parameters for Inverted Crown Roads:**

- (a) Transverse slopes shall be a two percent (2%) minimum.
- (b) Longitudinal slopes shall be a one percent (1%) minimum.
- (c) No utilities shall be placed under pavement, excluding stormwater drainage.
- (d) A soil report and analysis shall be performed by a qualified soil professional, to determine if the soil is suitable for Inverted Crown Roads. The water table elevation shall also be determined.
- (e) The road cross-section shall consist of the following:

(1) Twenty-four inches (24") compacted sub-base with satisfactory soils that conform to requirements of Section 208 of the South Carolina Highway Department Standard Specifications;

(2) Six inch (6") Stabilized Aggregate Base Course, that conforms to requirements of Section 306 of the South Carolina Highway Department Standard Specifications;

(3) Two inch (2") Hot Laid Asphalt Concrete Surface Course, that conforms to requirements of 306 of the South Carolina Highway Department Standard Specifications;

(4) The Surface Course shall be Type 1.

(f) All designs shall be a minimum of fifty feet (50') of six inch (6") perforated pipe subgrade drain encased with minimum of six inches (6") of #57 stone and wrapped completely with filter fabric on each side of drop inlets.

(g) Road shall consist of twenty foot (20') pavement, with two foot (2') shoulders.

(h) Road shall have a minimum inlet spacing of five-hundred feet (500') or less, depending on stormwater inlet spread calculations.

(i) All inlet shall be 2 feet by 4 feet (2' x 4') minimum.

(j) All intersections shall have enough inlets to keep stormwater out of the intersection.

(k) All discharges of stormwater in saltwater wetlands shall meet or exceed the Water Quality Control Standards of the Office of Ocean and Coastal Resource Management.

(l) There shall be a fifty foot (50') minimum transition area for intersections and changing to a different road cross-section.

(m) Road shall be designed so that potential for hydroplaning be reduced to a minimum (i.e., stormwater spread calculations).

(n) The Engineer designing the road will produce a summary on how these criteria are accomplished.

(o) Inverted Crown Roads are to be utilized for residential, low volume traffic usage only.

(p) The existing tree root systems within the right-of-way shall be

trimmed and cut back, to eliminate and reduce intrusion or presence within the road subgrade including the twenty-four inch (24") compact subgrade. No existing standing trees which are adversely impacted by the root pruning shall be left standing such that they would present a dangerous or hazardous condition within the right-of-way. The developer or its contractor shall use the services of a qualified arborist in determining the impact and survivability of individual trees.

(2) **Minimum Specifications and Design Parameters for Unpaved Roads**

(a) Normal Crown cross-section transverse slopes shall be a two percent (2%) minimum.

(b) Longitudinal slopes shall be a one percent (1%) minimum.

(c) A soil report and analysis shall be performed, by a qualified soil professional to determine if the soil is suitable for unpaved roads. The water table elevation shall also be determined.

(d) The road cross-section shall consist of the following:

(1) Strip and remove all deleterious and organic material from sub-base, and compact to a ninety-five percent (95%) of density in six inch (6") to eight inch (8") lifts to a depth that will accommodate the vehicular loadings so structural failure will not occur;

(2) Six inch (6") Stabilized Aggregate Base Course, that conforms to the requirements of Section 306 of the South Carolina Highway Department Standard Specifications, with prime coat or other suitable approved means of dust control.

(e) Road shall consist of twenty foot (20') roadway with four foot (4') shoulders and roadside ditches.

(f) All intersections shall be designed to keep stormwater out of intersection.

(g) All discharges of stormwater in saltwater wetlands shall meet or exceed the Water Quality Control Standards of the Office of Ocean and Coastal Resource Management.

(h) Road shall be designed so that potential for maintenance be reduced to a minimum (i.e., maintenance plan for roadway).

(i) Engineer shall design so that runoff will not create an erosion problem and damage the structural integrity of the road.

(j) Unpaved roads are to be utilized for residential, low volume traffic

usage only

(k) The engineer designing the road will produce a summary on how these criteria are accomplished.

(l) The existing tree root systems within the right-of-way shall be trimmed and cut back, to eliminate and reduce intrusion or presence within the road subgrade, including the twenty-four inch (24") compact subgrade. No existing standing trees which are adversely impacted by the root pruning shall be left standing such that they would present a dangerous or hazardous condition within the right-of-way. The developer or its contractor shall use the services of a qualified arborist in determining the impact and survivability of individual trees.

### **Section 5.2.2**                      **Subdivision Layout Standards**

All lots which shall hereafter be established within a subdivision shall comply with the following design standards:

(A) **Street Access:** All lots shall abut on a street which conforms to the design requirements of this ordinance. Minimum street frontage shall be fifty feet (50'), except on cul-de-sacs which shall have a minimum of thirty feet (30'), and fifty feet (50') at the building line.

(B) **Lot Lines:** Insofar as practical, side lot lines shall be at right angles to straight street lines and radial to curved street lines. Excessive lot depth in relation to lot width shall be avoided. The depth of residential lots shall not be less than one nor more than five times their width.

(C) **Corner Lots:** Corner lots shall be of sufficient size and shape to permit required building setback and orientation to both streets.

(D) **Double Frontage Lots:** Double frontage lots are lots what the front and rear property lines border a street. Double Frontage lots shall only be permitted where it shall be found necessary to separate a development from Major thoroughfares, or to overcome specific disadvantages of topography and orientation.

(E) **Usable Lot Area:** Each lot shall have a minimum usable lot area equal to or greater than fifty percent (50%) of the gross lot area. This is calculated by subtracting the area of wetlands and setbacks from the gross area.

(F) **Minimum Lot Elevation and Drainage:** Lots shall be provided with adequate drainage and shall be graded, so as to drain surface water away from the building. The minimum elevation of the lot shall be a level that will prevent ponding or flooding as a result of heavy rain, or during abnormally high tides. The entire lot shall be properly drained at a minimum slope of one-eighth inch (1/8") per foot toward roadside and/or lot swales.

( G ) **Intersecting Streets:** In order that there may be convenient access between various parts of a subdivision and between the subdivision and surrounding areas and in order to help prevent traffic congestion and traffic hazards, the length between intersecting streets hereafter shall not exceed eighteen-hundred feet (1,800').

( H ) Any remnants of land not meeting all the requirements of this ordinance shall be incorporated into either existing or proposed lots, or shall be legally deeded to the Homeowners Association.

( I ) **Surveys Requiring Ties to Geodetic Control Monuments:**

Any subdivision of ten or more lots on ten or more acres, or any Institutional/Industrial/Commercial development of ten or more acres. Beaufort County has a major investment in a Geographical Information System (GIS) which is a modern computerized mapping system used for E-911, planning, engineering, etc. Designers who generate plats with computer-aided drafting procedures are requested to provide the county with an electronic file copy.

**Plat requirements when tying to Geodetic Control Monuments:**

(1) State Plane Coordinates will be shown on the plat, for at least two (2) property corners. The geodetic monument(s) used for control will be shown on the plat, with the grid distance and azimuth to the coordinated property corners shown.

(2) Horizontal ground distances (not grid distances) will be shown on the plat for all segments of the boundary survey. a combined state plane coordinated-sea level reduction factor will be noted on the plat. Area will be based on horizontal ground distances.

(3) All bearings will be referenced to state plan coordinate grid north.

( J ) **Surveys Requiring Two Locator Ties:** It is considered very desirable for surveyors to tie all surveys, whenever possible, to the state plane coordinate system.

With the exception of Closing/Loan or Mortgage surveys in existing subdivisions, all surveys not tied to geodetic control shall have two (2) "locator ties." a locator tie is defined as a bearing and distance tie, from a property corner to the nearest tie point; intersections of a street or right-of-way and/or property corners on adjoining properties used in the establishment or verification of property corners.

**Plat Requirements for Showing Locator Ties:** All locator tie points must be described on the plat, with data given to show their location and type. The tie line shall be shown between the locator tie point and the property corner, with its bearing and distance, to an accuracy consistent with the class survey.

( K ) **Survey Requirements:** Survey Requirements specified in this document area only for control survey connections between geodetic survey monuments and land parcels. Boundary

surveys shall be performed, in accordance with the State Minimum Standards published by the State Board of Registration for Professional Engineers and Land Surveyors unless more stringent requirements are specified herein. Insofar as possible, control surveys between geodetic monuments and property boundaries shall be extended from the nearest geodetic monument(s). County Specifications for horizontal control are as follows:

(1) **Terrestrial Surveys:**

(a) If control is extended no more than one-half ( $\frac{1}{2}$ ) miles from control monument to property boundary, third-order Class I (1/10,0000) specifications shall be followed.

(b) If control is extended more than one-half ( $\frac{1}{2}$ ) miles from the control monument to the property boundary, second-order Class II (1/20,000) specifications shall be followed.

(2) **Global Positioning System (GPS) Surveys:** If GPS is used, procedures shall be followed to insure compatibility with the nearest geodetic control monuments to the accuracy specified under (K)(1)(a) and (b) or 0.2 feet, whichever is the most stringent.

**Section 5.2.3**

**Required Services**

All development shall be provided with minimum services, in conformance with the provisions of this Section. The property owner or developer, his agents or his assignees shall assume responsibility for the provision of basic services within the proposed development. The requirement of services, as a prerequisite for development, does not in any way obligate the County Council or its departments or agents to furnish such services.

(a) **Minimum Services Requirements:**

No development shall be undertaken, if provision has not been made for the following basic services where applicable:

- (1) Potable water supply of sufficient quantity to satisfy domestic needs; and
- (2) Water supply of acceptable quality and sufficient quantity to satisfy commercial and industrial demand; and
- (3) Means for treatment and disposal of domestic sewage and other liquid waste; and
- (4) Means for collection and disposal of solid wastes except for single-family residential subdivisions; and
- (5) Vehicles access to existing streets or highways, and



(6) All driveways shall be paved, from the property line to the edge of pavement except for private dirt roads; and

(7) Power supply, normally electricity; and

(8) Water supply for fire protection, as prescribed by Section 5.2.3.(D).

**( B ) Conformance to Standards and Regulations:**

No development shall be undertaken except in conformance with all applicable standards, regulations, specifications, and permitting procedures established by any duly authorized governmental body or its authorized agents, for the purpose of regulating utilities and services. It shall be the responsibility of the developer to show that the development is in conformance with all standards, regulations, specifications, and permitting procedures.

**( C ) Easements:**

No development shall be undertaken, unless adequate easements are provided to accommodate all required or planned utilities and drainage. The developer shall also demonstrate that adequate provisions have been made for access to, and maintenance of all easements.

**( D ) Providing Community Services:**

In providing fire protection for his development, the developer shall have the option of:

(1) Tying into an existing public or quasi-public water system capable of providing required fire flow; or

(2) Installing an approved alternate system, as listed in National Fire Protection Association (NFPA) 1231, and installed according to code; or

(3) Presenting an approved engineering system designed to meet the required fire flow.

Private water systems shall be designed to handle fire flow in that subdivision by water mains or an approved alternative system, per fire safety standards.

The required fire flow shall be determined according to the Insurance Services Office's determination guide.

**( E ) Utilities Underground:**

All electrical, telephone, and gas utility lines in a development shall be installed according to plans and specifications approved by the respective utility companies providing such service. In

addition, all such utility lines shall be installed underground, unless it is determined that a variance to allow for overhead facilities is warranted due to exigencies of construction, undue and unreasonable hardship, or other conditions to the development.

**Section 5.2.4**                      **Monuments and Markers:**

All property corners shall be identified with a concrete or iron rod monument. For horizontal control and to reestablish lost monuments, concrete control monuments shall be placed on corners of the subdivision.

To establish vertical control for use with setting finished floor elevations, construction of drainage systems, and benchmark monuments referenced to NGVD 1929, shall be located a minimum of one every 4 acres, and reference elevations shall be placed on the subdivision plat.

**Section 5.2.7**                      **Tree Protection Standards**

No development shall be undertaken, except in conformance with the provisions of this Section.

**Section 5.2.7.1**                      **Intent**

It is the expressed intent of these tree protection standards that all site planning and design for development of land be undertaken with a survey of trees on the property and that the final placement of buildings, structures, and roads, utilities, and other features minimizes the removal of existing trees on the property.

**Section 5.2.7.2**                      **Protected Trees**

No person shall cut, destroy, cause to be destroyed or remove any tree trunk diameter at breast height (dbh) of eight (8") inches (25 inch circumference) or larger or any Dogwood, Redbud or Magnolia tree with a trunk diameter of four (4") inches dbh or larger in preparation for, anticipation of or in conjunction with any development activity as defined in Section 2.2 until such removal has been approved as part of the overall site development approval process of this ordinance. The saving of existing trees less than the protected size is encouraged and may be utilized in some cases to meet the requirements of Section 5.2.7.7 pertaining to replacement of trees that are approved for removal. Upon written certification of a certified arborist or forester and upon development plan approval, sick or diseased trees may be removed.

**Section 5.2.7.3**                      **Tree Survey Required**

A survey of all trees with a trunk diameter of eight (8") inches dbh and larger and all dogwoods, redbuds, and magnolia trees with a trunk diameter of four (4") inches dbh and larger shall be made within the area to be modified from its natural state and seventy-five (75') feet beyond in each direction or to the property lines, whichever is less. The survey shall be conducted and certified by a registered land surveyor or engineer and include the type and size of trees. Tree

surveys for streets shall extend twenty-five (25') feet beyond either side of the street right-of-way lines.

Applications for subdivision approval must also include an estimate of existing tree cover on each lot of the proposed subdivision indicating tree types, average size, and approximate density of trees per acre.

Residential/commercial lot tree cover estimates may be certified by a registered land surveyor, engineer, or landscape architect.

#### **Section 5.2.7.4**

#### **Site Design Emphasis on Significant Trees**

While all types of trees are protected under these standards, special emphasis is placed on preservation of large trees and certain significant and more valued species listed herein. The highest site design priority shall be given to preservation of live oaks with a trunk diameter of twenty-four (24") inches or larger. Removal of this valued tree is highly discouraged, and will only be approved upon the determination of the Development Review Team that all responsible design alternatives have been explored by the applicant and removal cannot be avoided. If a twenty-four (24") inch or larger significant tree must be removed, the planting of new trees of the same species or live oak trees, if the same species is not available, totaling the same number of inches in diameter will be required, only 50% of which may be allowed to be used for credit towards the minimum requirement of 15 trees per acre.

### Significant Trees

American Holly	Redbud (4")
Bald Cypress	Red Maple
Black Oak	Southern Red Oak
Black Tupelo	Southern Magnolia (4")
Cedars	Sycamore
Dogwood (4")	Walnut
Hickory	Any other species 24" diameter and larger
Live Oak	
Palmetto (may be relocated on site)	
Pecan	

For development sites that do not contain any or very few of these significant trees, design emphasis should be shifted to preserving other species present.

#### Section 5.2.7.5                      Minimum Tree Coverage

The minimum allowable post-development tree cover for all development shall be fifteen (15) existing trees, eight (8") inches, dbh (diameter breast height) and larger, per acre of disturbed area. Pairs or groups of trees with trunk spacing or separation of five (5') feet or less shall count as one (1) tree towards meeting the minimum allowable coverage. Each tree with a trunk diameter of thirty-six (36") inches dbh or larger may count as two (2) trees towards meeting the minimum allowable coverage.

Disturbed area shall mean the limits of the site project activity (buildings, roads, parking areas, retention ponds and the like) including the required front, rear and side yard setbacks or to the property line, whichever is less.

#### Section 5.2.7.6                      Tree Replacement

(A) In those cases where site design alternatives cannot achieve the minimum allowable existing tree cover or where predevelopment tree cover is less than the prescribed minimum, the Developer shall be required to plant two (2) replacement hardwood trees of the same type cut down or one (1) live oak tree, with a minimum trunk diameter of 2.5 inch dbh for each existing protected tree under the minimum requirement of fifteen (15) trees per acre of disturbed area.

(B) Proposed or required planted or replacement tree design, types and locations, shall be prepared by a certified arborist or landscape architect and should take into account site soil types and conditions, existing tree species to be preserved and their locations, and the species to be planted that would be best suited to site conditions, proposed activities and impervious surface areas.

(C) Existing significant hardwood trees and dogwood trees, less than eight (8") inches dbh but not less than 2.5" dbh, may be used in place or relocated on-site to meet prescribed

minimums in lieu of purchased trees. Planted or re-located trees should be appropriately designated as such on the site plan and placed so as to enhance the overall landscaping of the site. Required replacement trees in residential subdivisions should be planted on the residential lots outside of the assumed building area.

(D) In commercial projects, replacement trees should be utilized in landscaped islands to enhance parking area and areas of the project site most visible to traveled thoroughfares.

(E) Where the Development Review Team determines that a reduced plantback is necessary due to the size and shape of property and/or structures, and/or other design limitation, or other viable site constraints, such reduction shall be subject to a general forestation fee. This fee shall be the actual and verified cost of the required tree plantback, per tree reduced and shall be paid to the Treasurer of Beaufort County before final approval is given for the development plan. The funds collected through this forestation fee shall be used by Beaufort County to plant trees and other landscaping in highway medians, along-side roads and on other public properties as deemed appropriate.

(F) The survival of any tree planted and/or replanted as above shall be guaranteed with a tree maintenance and replacement bond for a period of one year. The required bond amount shall equal 125% of the actual cost to replace each tree that is planted or relocated (replanted) on the development site.

(G) All trees preserved, planted or relocated on the site must be protected and nurtured for the life of the project approved. Any tree lost subsequent to development approval and certification of compliance shall be replaced with 2 ½" dbh tree of the same type, or live oak, with a minimum height of twelve (12') feet at planting. In the event any twenty-four (24") inch dbh or larger live oak is lost subsequent to development, it shall be replaced with an equivalent number of caliper inches of live oaks each with a minimum diameter of 2 ½" dbh and height of twelve (12') feet.

#### Section 5.2.7.7

#### Tree Protection Zones

Tree protection zones shall be established and maintained for each tree preserved or planted on a development site. The area within the tree protection zone must be open and unpaved except where approved perforated pavers may be utilized or tree aeration systems and tree wells installed.

If a Developer can demonstrate that a tree protection zone less than that described can be designed so as not to injure the tree under consideration, based upon the use of a certified arborist, the Development Staff Review Team may approve the alternate tree protection zone.

(A) Maintaining open space around the base of a tree is one of the most important factors in promoting the health and longevity of the tree. The root system within the drip line is generally considered to be the critical root zone.

(B) A permanent tree protection zone surrounding both preserved and planted trees shall

be established. This tree protection zone shall apply during the construction phase, as well.

(C) Tree protection zones should vary according to the species, size location, and health of a tree and be designed for maximum flexibility of shape and minimum effectiveness of size. However, where compelling information to the contrary regarding a particular tree in its particular setting is not available the minimum tree protection zones shall be established as follows:

(1) For existing trees: a circle with a radius of one half foot for every inch of D.B.H. or five feet, whichever is greater (the circle of protection may be offset as much as 1/3 of its total diameter).

(2) For newly planted trees:

a. understory tree: a circle with a radius of two (2') feet

b. overstory tree: a circle with a radius of three (3') feet

(3) For Palmetto trees, a circle with a radius of two (2') feet

(D) The size of the protection zone may be reduced, the shape adjusted, or other encroachments may occur within the zone where any of the following measures or techniques are deemed to sufficiently mitigate such a change and certified as acceptable by a reputable tree service, arborist, or other qualified party:

- (1) limb and root pruning
- (2) fertilization
- (3) aeration
- (4) irrigation
- (5) restoring the natural grade of the soil
- (6) tree feeders
- (7) porous paving materials
- (8) tree well

(E) In general, where a tree well is used it should encompass at least half the area beneath the canopy of the tree and extend in every direction no less than half way from the trunk to the tree's dripline.

(F) Prior to commencing construction or any site alterations a conspicuous four (4') foot high barrier sufficiently prominent visually to prevent encroachment by people and vehicles shall be erected around the protection zone and approved by the Building Official. Barriers may be erected around groupings of trees, where feasible. Use of orange polyethylene safety fencing or a similar material is recommended. The barrier shall remain in place until the Certificate of Occupancy is issued.

(G) Passive forms of tree protection - such as continuous rope or flagging - may be

utilized to mark tree save areas which are remote from areas of land disturbance, if approved by the Building Official. Signage designating such areas shall be put in place.

(H) No building materials, dirt, debris, oils, paints, or any other materials, equipment, or vehicles shall be placed or deposited within the protection area nor shall any trenching or paving be done within the protection area.

(I) No change in grade shall be permitted within the tree protection zone except for a two (2") inch cut or two (2") inch fill of topsoil, sod or mulch.

(J) Underground utility lines shall be routed around and away from tree protection zones. Necessary installation through protection zones shall be accomplished through tunneling rather than cutting open trenches (which sever tree roots).

(K) Where machinery must pass within a tree protection zone during construction, approval shall be required from the Building Official. To protect tree roots from excessive compaction during construction, special cushioning measures may be required by the Building Official such as a heavy layer of chip mulch or pine straw or a "bridge" of boards.

(L) Remedial site reclamation and tree care procedures (such as those mentioned in (D) above, may be required at the reasonable discretion of the Building Official when encroachment or construction activity within protective zones has caused damage to either a tree or tree growing site. Any such treatment shall be in accordance with accepted International Society of Arboriculture practices. Such treatment shall occur prior to the issuance of a Certificate of Occupancy. At the discretion of the Building Official the planting of additional trees may be required if trees are damaged or destroyed.

#### **Section 5.2.7.8**

#### **Tree Protection During Construction**

Those trees designated for preservation as shown on the approved landscape plan and/or development site plan shall be marked on site with a bright blue ribbon encircling the trunk and a minimum four (4') foot high barricade shall be erected around each tree or clusters of trees at a distance no less than the extent of the required tree protection zone from the base of the tree or preferably at the drip line the tree. No construction activity, other than finish grading in accordance with the provisions of Section 5.2.7.7, or any storage of construction materials or parking of vehicles during construction is allowed within the barricaded area.

#### **Section 5.2.7.9**

#### **Master Plans**

It is recognized that certain large tracts of land are master planned for residential development or planned unit developments and are developed in phases over many years. Large portions of these planned developments remains forest lands for many years and periodically require removal of certain trees in order to maintain a healthy forest and allow remaining trees to grow better.

For those residential lands of twenty (20) acres and larger, silviculture or selective thinning will be allowed subject to the following conditions:

(A) An approved preliminary plan or master plan on file with the Beaufort County Zoning and Development Administrator.

(B) An application for a development permit for selective harvesting must be filed and include a map or plat of the property indicating the area to be harvested together with silviculture plan prepared by a registered forester or horticulturist. The silviculture plan must contain proposed methods for protection of hardwoods from damage during the timber operation.

(C) Only pine trees may be harvested and only to the extent that there remains in the harvest area the minimum site coverage standards of Section 5.2.7.5.

(D) Clear cuts are strictly prohibited.

**Section 5.2.7.10**

**Special Conditions/Exemptions**

**(A) Golf Courses**

For new golf course developments, and for additions to, or renovations of, existing golf courses, the following tree surveying and replacement standards will apply:

(1) Those areas in which golf course clubhouses, cart barns, snack bars, rest facilities, maintenance buildings, storage areas, and parking lots are to be located will adhere fully to all foregoing sections of this Ordinance.

(2) Active playing areas (including proposed fairways, adjoining mowed grass rough, and new water hazards) and outdoor practice/training areas (including driving range, practice putting greens, etc.) will be exempt from the tree survey requirements of Section 5.2.7.3, and will instead require survey, including species, size and location, of all hardwood trees with a trunk diameter of twenty-four (24") inches dbh or larger.

Such areas will also be exempt from the tree replacement requirements of Section 5.2.7.6, except as such apply to all hardwood trees of twenty-four (24") inches dbh or greater located within these areas.

(3) All other portions of the golf course property shall have trees with a trunk diameter of twelve (12") inches dbh or greater surveyed. Any trees of this size which are proposed to be removed will be replaced pursuant to Section 5.2.7.6 requirements, regardless of species.

**(B) Commercial Sod Farms and Vegetable Farms**

The active growing areas, plus a twenty (20') foot roadway circumscribing such areas, of proposed new sod and vegetable farms, or of areal expansions of such existing farming areas, shall



be exempt from all requirements of this Ordinance.”

**Section 5.2.8**

**Pollution, Nuisance, and Hazard.**

No development shall be undertaken, except in conformance with the provisions of this Section.

(A) No development shall directly contribute to pollution of the land, air, or water; constitute a nuisance; or pose a hazard to life or property. Conformance with all existing local, state, and federal statutes shall be construed as conformance with this provision.

(B) **Aesthetic Standards.** Any junk yard, storage or work area, or other such area shall be screened with a fence or buffer approved by the Development Review Team.

**Section 5.2.9**

**Site Design and Density Standards.**

The site design and density standards prescribed herein shall apply to all development activity. For purposes of this Section, density is expressed in terms of dwelling units per net acre of land. The acreage established, upon which density is based, must be under deed to the developer.

(a) **Setbacks.** For purposes of determining required setbacks, all development is classified as follows:

(LR) **Light Residential** - 1 to 4 du/acre.

(MR) **Moderate Residential** - 5 to 8 du/acre.

(IR) **Intense Residential** - 9 to 15 du/acre.

(HIR) **High Intense Residential** - 16 du/acre and greater.

(C/I) **Commercial/Industrial Development** - any establishment included in the buying, selling, or manufacturing of goods or services, except as provided for under institutional development.

(INST) **Institutional** - shall include schools, churches, medical, rehabilitative, correctional and/or charitable shelters, or other public buildings or grounds.

Required setbacks are determined by relationship of proposed development to existing development on contiguous property. Adjacent vacant property shall be classified as light residential, except where preliminary approved or final approved plans indicate another classification, or where the County considers that the development of the surrounding area is such to warrant a lesser setback distances applying to commercial development. For each habitable story over two (2), setback is computed by adding base figure, as shown in chart, to the initial setback

TABLE 1

(Feet of Setback for One or Two Habitable Stories)  
Existing Adjacent Use

<u>PROPOSED USE</u>	<u>LR</u>	<u>MR</u>	<u>IR</u>	<u>HOTEL/MOTEL</u>	<u>CI</u>	<u>INST.</u>
LR	10	10	15	15	20	15
MR	10	10	10	15	20	15
IR	20	15	15	10	20	20
HIR (Hotel/Motel)	20	20	15	10	20	20
C/I	30	30	30	30	10	30
INST	20	25	25	30	30	20

The required setback shall be measured inward from the property line to the first vertical wall, excluding fences, map posts, and the like. Exception to this standard is made for any recreational amenity ancillary to the approved project. Such recreational amenities may be constructed in the non-buffer portion of the setback area.

The setback requirements of this Section shall not apply to the separation of patio homes, within a specific patio home development. However, in no case shall the separation between such patio homes be less than three feet (3') from the property line of the adjacent lots.

When road right-of-way and easements, or dedicated recreation or open space exists between the property lines of existing and proposed land uses, the setback for the proposed use shall be measured from the property line of the existing use. However, in no case shall side, rear, or front yard setback of the proposed use be less than ten feet (10') measured from its property line, except from patio lot sidelines. Such rights-of-way, easements, or dedicated open space shall be construed as being a part of the required setback.

Adjacent landowners may choose to waive the required setbacks, where common party wall development is desired by:

- (1) Filing with the Zoning and Development Manager a statement of mutual agreement prior to development plan approval for one or both tracts; and
- (2) Recording the agreement as a property deed covenant in the deed affected properties, prior to development plan approval for one or both tracts.

(B) Setbacks from Major Thoroughfares.

88000

No structure, except signs, shall be erected nearer than fifty feet (50') of the right-of-way line of a major thoroughfare so designated on the Official District Map.

Setbacks from all other roadways to be one-half (1/2) the right-of-way (i.e., 50' road ROW, setback 25'; 60 road ROW, setback 30').

(C) **Setbacks at Intersections.**

There shall be no interference with the vision clearance at any street intersection. No fence, wall, terrace, building, sign, shrubbery, hedge, planing, etc., above the height of three feet (3'), measured from the finished street centerline level, shall be planted, placed, erected, or maintained within the triangular area created by a line connecting points of the front and side lot lines at a distance from the intersection of said lines, or the extension of said lines.

**At an Intersection Involving:**

- (1) Driveway and a street; Ten feet (10')
- (2) An alley and a street; Ten feet (10')
- (3) a street and a street; Thirty feet (30')
- (4) Major thoroughfares; Fifty feet (50')

(D) **Buffer Requirements.**

In order to provide protection for potential incompatibility between neighboring land uses of different types and/or intensity, the following buffer requirements shall apply to the setback areas prescribed in subpart (a) of this Section.

**TABLE: 2**

Percentage (%) of TABLE 1: Buffer Standards

Existing Adjacent Use

<u>PROPOSED USE</u>	<u>LR</u>	<u>MR</u>	<u>IR</u>	<u>HOTEL/MOTEL</u>	<u>CI</u>	<u>INST.</u>
LR	0	0	0	0	0	0
MR	50	50	50	50	50	50
IR	60	50	50	50	50	50
HIR (Hotel/Motel)	70	50	50	50	50	50
C/I	80	50	50	50	50	50
INST.	50	50	50	50	50	50

Buffer standards are computed as a percentage of required setbacks, established in subpart (a) of this section, and measured inward from the property line of the proposed use. Buffer areas must be left undisturbed, except that underbrush may be cleared and the area landscaped. Underbrush is defined as a thick growth of bushes, vines, sapling size sprouts, twigs, and trees that do not exceed two inches in diameter. Underbrushing, when approved, shall mean the act of removing such bushes, vines, sapling size sprouts, twigs, and trees by use of a mechanical bushhog device applied in a horizontal manner or manually within like constraints; for the purpose of opening up a property for surveyor teams, or engineers, or health department personnel to accomplish soil suitability evaluations. Underbrushing to improve visual appearance shall not be undertaken, unless approved as a part of project permitting. Maintenance underbrushing is permissible, if accomplished within these guidelines. Nothing herein shall be construed as preventing the removal of junk, debris, or abandoned structures, fences, and the like from the buffer area in the interest of aesthetic improvement.

In the absence of adequate natural vegetation to effect the buffer required herein, the developer shall be required to plant trees, bushes, or shrubs for a minimum depth of fifty percent (50%) of the setback from Table 1, or ten feet (10'), whichever is greater, inward from the development property line to achieve the required buffer. The type, height, and density of planted vegetation shall be approved by the Development Review Team.

When roads or dedicated or covenants, open space or passive recreation areas exist between the property lines of existing and proposed land uses, no buffer area shall be required.

In the case of planned unit developments, the specific requirements for setbacks and buffering shall apply to the perimeter of the PUD only and does not apply to individual development sites or tracts within the overall PUD consistent with the intent and spirit of these provisions.

The balance of the setback area, required in Subpart (a) of this Section, not reserved as buffer area may be utilized in the site development for roads, parking, drainage facilities, and recreational amenities ancillary to the development.

Electrical, telephone, gas, water supply, and sewage disposal and other utilities may be constructed in the required buffer area; and after installation of such services and to meet the requirements of this Section, the developer shall be required to restore the buffer area, as approved by the County.

#### ( E ) Open Space Standards

Open space, as required herein, shall mean all areas not utilized for buildings, sidewalks, roads, and parking. Areas qualifying as open space are landscaped areas, lagoons, ponds and lakes, natural freshwater wetlands, dedicated wildlife preserves, buffer areas required in Subpart (B), and ancillary recreational amenities such as swimming pools, tennis courts, and golf courses.

Required open space, as shown in Table 3, shall be computed as the aggregate sum of the respective open space percentages, computed for the various designated land uses and densities.

within the overall PUD. The total open space required may be provided anywhere within the boundaries of the PUD.

In the case of development fronting on tidal wetlands, the developer may utilize a portion of the wetlands, for which title is held, to meet up to seventy-five percent (75%) of the open space required in Table 3. The Open Space Credit may not exceed the total amount of the wetlands for which title is held.

Example: Development tract size (including wetlands) equals seven acres

High Ground	=	6.00 Acres
Wetlands	=	1.00 Acre
Proposed Density	=	9.0 Du./Acres
Required Open Space from Table 3		
40% x 7 acres	=	2.80 Acres
Total Open Space Required	=	2.80 Acres
75% Credit for Wetlands		2.18 Acres
Wetlands Held	=	(1.00) Acres
Open Space Required on High Ground	=	1.80 Acres

TABLE 3

Percent Open Space Required By  
Land Use and Density

(1) Residential			
(a)	Single Family Less Than 10 Acres	N/A	
(b)	Single Family Greater Than 10 Acres	10%	
(c)	Multi-Family	2 - du/acre	20%
	Multi-Family	3 - 8 du/acre	30%
	Multi-Family	9 - 15 du/acre	40%
	Multi-Family	16 & Up du/acre	50%
(2) Institution		15%	
(3) Commercial		15%	
(4) Industrial		20%	
(5) Hotel/Motel (Equivalent of 40% of a Residential Unit)*			

\* Required open space percentage of total hotel/motel tracts is computed by dividing the hotel/motel units per acre by 2.5 and applying the resultant residential density requirement.

**Example:** Hotel development at 30 units/acre. Take 30 du/acre divided by 2.5 which equals 12 du/acre or 40% open space required.

**(F) Telecommunications Towers**

The distance from the base of a telecommunications tower to any existing residential structure must be no less than the tower height plus five (5') feet for self-supporting towers and no less than the guy anchor radius (distance from tower base to anchor) or seventy (70%) percent of tower height, whichever is larger, plus five (5') feet for guyed towers.

Telecommunications towers shall be set back from each property line according to the category in which the land use (as defined in Section 5.2.9(A) above) of the adjoining property falls. In Table 4, below, Category I includes all residential uses (LR, MR, IR, IHR) plus major thoroughfares; Category II includes hotels, motels, vacant property (unless preliminary or final approved plans indicate another classification), agricultural uses, institutional and public uses and roadways other than major thoroughfares, Category III includes commercial and industrial uses.

Towers must be set back a distance equal to the lesser of the percentage of tower height specified in Column A or the number of feet specified in Column B, with a minimum setback of thirty (30') feet from all property lines and roadway rights-of-way. The minimum setback from the right-of-way of major thoroughfares is fifty (50') feet.

**TABLE: 4**  
(Setbacks for Telecommunications Towers from property lines)

<u>Land Use</u>	<u>A</u>	<u>B</u>
Category I	50%	200'
Category II	25%	100'
Category III	10%	40'

In order to screen the tower from adjacent properties and roadways a planting strip at least twenty (20') feet in width, starting at the property line shall be installed with at least one row of evergreen trees. These trees shall measure at least one (1") inch in diameter three (3') feet above grade when planted, shall be spaced not more than twenty (20') feet apart, and shall have an expected height of at least forty (40') feet at maturity. The Development Review Team, at its discretion, may relax the one (1") inch standard where certain species, such as pine, are normally planted as smaller saplings, and the twenty (20') foot standard where certain species, such as live oak, develop a larger canopy width at maturity. The selection of tree species and their arrangement within the planting strip shall be approved by the Development Review Team. Installation of new planting will not be required in those places where the Development Review Team determines that the presence of existing vegetation or structures is sufficient to screen the tower. The purpose of this paragraph is to provide for a continuous landscaping screen around the property with maximum canopy height.

All tower supports and guy anchors must be located within the property and set back a minimum of twenty (20') feet from the property line.

**Section 5.2.10**                      **Declaration of Land Use and Density**

No development shall be undertaken except where master plans, site plans or plats have been submitted to and approved by the County clearly denoting all proposed use of the land and the maximum density or size of such uses thereon.

Such declared uses, density and size shall not deviated from until such proposed changes are submitted to and approved by the County.

Undesignated areas on master plans, site plans or plats shall be considered as open space and any proposed use thereof, other than open space, shall be submitted to and approved by the County.

**Section 5.2.11**                      **Special Nuisances**

The following uses of land, buildings, and structures within the County are deemed to constitute special nuisances which would endanger the health, safety, and welfare of residents and property owners in the County and shall only be permitted in accordance with the provisions of Section 5.2.12.

(A) Other than normal, acceptable businesses which have a history of safety and regulation, such uses that create a risk of fire, explosion, noise, radiation, injury, damage or other physical detriment to any person, structure or plant growth beyond the boundaries of the premises on which such use is located.

(B) Racing tracks for automobiles, motorcycles, grand prix midget racers, go-carts and similar activities.

(C) Commercial amusement parks, ferris wheels, roller coasters, water slides, carnival rides and carnival-like activities except those nonprofit organizations, agricultural or institutional fairs, displays and games in place and operated at special times of the year for thirty (30) days or less.

(D) Commercial wild animal parks, alligator farms and other animal displays and use activities requiring admission for entry; provided, however, that this provision shall not apply to a marine ecology center or aquarium, animal protection shelter, kennels, dog or horse training facilities, boarding and riding stables or similar educational facilities, provided they do not create a nuisance beyond the property boundary.

(E) Businesses such as junkyards, salvage material yards, open storage yards supplies and equipment in disarray, solid waste landfill areas, depositories for nuclear waste, chemicals or other industrial or agricultural wastes.

(F) Any use causing or resulting in the emission of toxic or corrosive gases, radiation, interference with television or radio reception, or other physical or electronic disturbance perceptible beyond the boundaries of the premises on which such use is conducted.

(G) Any light or source illumination either interior or exterior that casts disturbing rays or creates glare so as to constitute a nuisance to nearby residences or creates a hazard by impairing vehicular driver vision.

(H) Such special nuisances as defined above which result in the production or discharge



of smoke or other air contaminants as dark or darker in shade than as designated as No. 2 on the Latest Edition Ringlemann Chart as published by the United States Bureau of Mines for a period or periods aggregating more than three (3) minutes in any one hour.

(I) Such special nuisances as defined above which result in the production or discharge of offensive odors exceeding the standards established by Table III (Odor Threshold) in Chapter 5 of Manufacturing Chemists Association, "Air Pollution Abatement Manual," Latest Edition.

(J) Such special nuisances as defined above which result in the production of noise levels in excess of sixty (60) dBA measured at the property line.

**Section 5.2.12**                      **Special Nuisance Standards**

(A) All land uses and land use activities outlined in Section 5.2.11 (A) through (E) shall be screened from view from any public highway, street or road, adjacent existing and approved residential uses and institutional uses such as churches, schools, cemeteries and libraries. Required screening and buffering may be accomplished with natural and/or landscaped plantings or combination thereof, including berms, walls or fencing that effectively prevent from view the nuisance. Not acceptable for fencing/screening is any plastic or fiberglass fabric or sheeting, or cyclone fence inserts. Painted or manufactured color finishes shall be such as to harmonize with the property and surrounding areas. Approved residential uses as described herein shall mean those residential uses shown on plans on file in the office of the Beaufort County Zoning and Development Manager having either preliminary (including master plan approval) or final plan approval under the provisions of this Ordinance.

(B) The applicant shall demonstrate through design and the use of plantings, wall, buffers, setbacks and the like compliance with radiation, light, smoke, odor and noise provisions as established in Section 5.2.11 (F), (G), (H), (I), and (J).

(C) Exceptions to the smoke, odor and noise standards prescribed in Section 5.2.11 (H), (I), and (J) is hereby made for certain temporary activities such as construction, land clearing, special events and the like where, owing to the nature of such activity, temporary nuisance is unavoidable.

(D) Exception to the noise level prescribed in Section 5.2.11 (J) is hereby made for publicly owned airfields and landing strips.

**Section 5.2.13**                      **Fire Safety Standards**

The Fire Safety Standards prescribed herein shall be in accordance with Beaufort County Ordinance 89/5, as amended, other life, fire, building and safety codes that are adopted by Beaufort County and the State of South Carolina and shall apply to all development activity

The local Fire Official having jurisdiction shall review all new development for compliance with fire and life safety standards of Beaufort County.

(1) **Water Supply for Fire Protection**

All new development serviced by a public or quasi-public water system and approved by the South Carolina Department of Health and Environmental Control shall provide firefighting capability through the provision and placement of fire hydrants and adequate flow pressure. The location and spacing of hydrants shall be as follows:

(a) Subdivision. Fire hydrants shall be required for all subdivision of property except single-family subdivisions of four (4) lots or less. Hydrants shall be placed along streets and roads at intervals not to exceed one thousand (1,000') feet. In no case shall the nearest property line of a subdivided lot exceed five hundred (500') feet from a fire hydrant.

(b) All Premises where buildings or portions of buildings, other than one or two family dwellings, are located more than one hundred fifty (150') feet from a public or quasi-public water main shall be provided with approved fire hydrants connected to a water system capable of supplying the required fire flow unless the fire district has approved an alternate fire protection plan. The location and number of such on-site hydrants shall be as designed by the Fire Official with the minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of any building on the premises at distances not exceeding five hundred (500') feet. Commercial buildings existing prior to adoption of this section shall not be required to meet Fire Safety Standards for approved changes which do not involve or affect the structure(s). Refer to Article II, "Non-Conforming" for other requirements."

(2) **Alternative Water Supply.** An alternative method of water supply for fire protection can be utilized if first approved by the local Fire official. The alternative method shall provide a degree of fire protection that is at least equivalent to that required by the adopted codes. In rural areas that have no suitable public or quasi-public water system available, water supply for fire protection shall be provided that complies with National Fire Protection Association 1231 as a viable alternative method of providing the required fire flow.

(3) **Other Conditions for Water Supply.** In the event that required water supply will not be contrary to the public interest and where, owing to conditions peculiar to the property and not as result of any action on the part of the property owners, an enforcement of this standard would result in unusual and undue hardship, the local Fire Official may approve alternate protection systems.

(B) **Development Plan Review**

The local Fire Official having jurisdiction shall review development site plans of all proposed development as it relates to fire and life safety standards contained in this section.

Prior to the final plan approval, the local Fire Official shall make written recommendations to the Development Review Team indicating approval of the design as submitted or delineating needed design changes consistent with fire and life safety standards and practices.

The local Fire Official shall inspect the completed development site for compliance with the approved plans and submit his findings to the Zoning and Development Manager prior to issuance of a Certificate of Compliance.

(C) **Building Height Restriction**

All occupancies, excluding single-family and two-family dwellings, that exceed 35 feet in height or exceed a total fire flow demand of 3,500 gallons per minute (GPM) as referenced in the Insurance Service Organization (ISO) requirements for specialized equipment, must have adjustments to plans approved by the Fire District Fire Chief and the County Building Official and, as necessary, reach financial arrangements acceptable to the Fire District and the County Council which provide assistance in purchasing the appropriate fire-fighting apparatus or equipment. This standard shall be applied to the fire management plan as defined in each Fire District program.

(D) **Emergency Vehicular Access**

No development shall be constructed in any manner so as to obstruct emergency vehicular access to the development property or associated buildings and structures.

To insure that access will not be impaired in any emergency situation, attention should be given to the design and layout of such features as signs, fences, walls, street intersections and curves, parking lots, sidewalks, ditches, lagoons, recreational amenities, landscaping and maintenance of roads.

**Section 5.2.14**                      **Access to Development**

(A) While it is the intent of this Ordinance that all property proposed for development have legal and adequate access to public thoroughfares, it is recognized that often times such legal right of access may not be clearly established at the time of proposed development activity. For development activity not involving the sale of lots or residential units to consumers, the concern over questionable legal access is not as great except that such proposed development may impact other property across which access to the development depends.

It is, however, of great concern that projects proposed for the sale of lots or dwelling units to consumers have clear legal access to avoid potential legal litigation involving unsuspecting consumers.

To this end, all applicants for development approval on property not immediately contiguous to deeded public rights-of-way shall submit.

(1) Copies of recorded deeds, plats and easements clearly documenting access to the development property or,

(2) In the absence of such recorded documents, evidence that reasonable effort has been made to acquire necessary easements from property owners whose lands over which access

is dependent, and

(B) Development involving the sale of lots, tracts, or units for which the provisions of subpart (A) (1) of this section cannot be met must include on the face of recorded plats and surveys and in the body of associated deeds, master deeds, covenants and restrictions the following disclosure:

**Disclosure Statement**

"It has been determined by Beaufort County that access to all lots or units contained in this development is not clearly and legally established or defined at the time of approval of this development for construction and sale of lots or units to the general public."

For development not involving the sale of lots or units which cannot meet the provisions of subpart (a) (1) of this section, the Zoning and Development Manager shall send notice of development intent by certified mail to all affected property owners, whose land over which access to the proposed development property is dependent, at least fourteen (14) days in advance of scheduled project review.

(C) The Zoning and Development Manager shall review all applications for physical adequacy of access on a case-by-case basis and may deny development approval where access is inadequate for emergency vehicles or users may experience unwarranted inconvenience.

**Section 5.3**                      **Home Occupation Standards**

**Section 5.3.1**                      **Definition**

The term home occupation shall mean an occupation conducted in a dwelling unit by the resident family.

**Section 5.3.2**                      **Conditions**

A home occupation may be permitted under the following conditions:

(A) The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes.

(B) No accessory building or out-structure shall be used in conjunction with the home occupation.

(C) No more than two (2) employees other than members of the resident family shall be engaged in such home occupation.

(D) Not more than twenty-five percent (25%) of the floor area of the dwelling unit shall be used in the conduct of the home occupation.

(E) There shall be no change in the outside appearance of the dwelling or the premises or any visible evidence of the conduct of the home occupation other than one (1) sign not exceeding four (4) square feet in area, non-illuminated.

(F) No traffic shall be generated in greater volumes than normally expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met by off-street parking and not in the required front yard.

(G) Normal business operating hours shall be limited to 8:00 a.m. to 6:00 p.m. Businesses that operate between the hours of 6:00 p.m. and 6:00 a.m. shall be of a type that is quiet in nature such as clerical, bookkeeping, accounting, computer, etc.

(H) No equipment or process shall be used which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premise or cause fluctuation of line voltage off the premises.

(I) There shall be no outside display of goods or commodities visible from the street or adjacent residential properties.

(J) A home occupation shall not be considered to include experimentation that may involve the use of chemicals or other substances which may create noises, odors, or hazards to the health, safety and welfare of the neighborhood.

#### **Section 5.4**

#### **Stormwater Management Standards**

##### **Section 5.4.1**

##### **Intent**

No development shall be undertaken, except where adequate drainage is provided in conformance with the provisions prescribed in this Section.

No development shall be undertaken that increases the surface runoff reaching adjacent or surrounding property. Surface runoff shall be dissipated by detention or retention on the development parcel, percolation into the soil, evaporation, or by transport by natural or man-made drainage way or conduit (protected by legal easement) to a County approved point of discharge.

In Planned Unit Developments and/or private drainage systems and easements, when approved for a project, are not to become County responsibility; are to be so indicated on any plat(s) of the subdivision and are to be so noted in covenants and agreements which control or follow the property.

##### **Section 5.4.2**

##### **Drainage Easement**

Drainage easements are utilized to provide for the protection and legal maintenance of

drainage systems not within a right-of-way. Drainage easements shall be required over any portion of a drainage system not within a right-of-way and necessary for the functioning of the system.

Drainage easements for all facilities must be shown on construction drawings and approved by the County Engineer. The easements shall be executed prior to issuance of a site permit and recorded in Public Records.

The minimum allowable width of drainage easements shall be as follows:

<u>Drainage System</u>	<u>Minimum Easement Width</u>
Closed Drainage Systems	(diameter + 4 feet + 2D) Where D = Depth from grade to pipe invert (20' minimum)
Open Drainage Systems	
Bottom Width 20' or less	15' + BW + 2SD (30' minimum)
Bottom Width 20' to 40'	30' + BW + 2SD
Bottom Width greater than 40'	40' + BW + 2SD Where BW = Bottom width D = Depth of opening S = Side slope

The minimum required width of drainage easements may be increased if deemed necessary by the County Engineer, only for justifiable reasons.

Drainage easements shall be conveyed as follows:

(A) **Platted subdivisions (greater than 10 acres)**

Drainage easements which are required within a platted subdivision shall be clearly identified on the face of the plat and included in the dedication of right-of-ways and easements. Retention/detention ponds within platted subdivisions shall be protected and platted as a separate tract of land dedicated to the entity responsible for its maintenance.

If it is desired to place all or a portion of a detention/retention pond on a buildable lot, not more than fifty (50%) percent of the buildable lot can be used for this purpose; and the detention/retention pond shall be clearly marked on the recordable survey or plat of the lot indicating the location of the 25-year and 100-year storm. Additionally detention/retention ponds may be placed within the open space as required by this Ordinance.

Public drainage facilities, which are located within a private subdivision, shall be granted a drainage easement by conveyance recorded in the official record books of the County.

**(B) Unplatted Land**

Developments may contain drainage systems which traverse property not included in the plat. These may be adjacent lands which were not platted, future phases of the development to be platted at a later date, or may be part of an overall master plan, as in a Planned Unit Development. The drainage systems must be provided with an easement granted by conveyance recorded in the official record books of the County.

**(C) Off-Site**

Developments may require off-site drainage improvements in order to ensure the proper functioning of the on-site system. Such off-site improvements shall be provided with a drainage easement granted by conveyance and recorded in the official record books of the County.

**Section 5.4.3                      Design Criteria**

**Section 5.4.3.1                      Design Storm (minimum)**

<u>Facility</u>	<u>Design Storm</u>
Retention/detention ponds (with positive outfall)	25-year, 24-hour
Retention/detention ponds (Landlocked, without positive outfall)	100-year, 24-hour Total retention
Collector, local streets and closed drainage systems	25-year, 24 hour Hydraulic gradient line 1.0 feet below gutter line
Roadside swales	25-year, 24-hour
Canals, major ditches	25-year, 24-hour
Bridges	100-year

As an alternative to providing for the 100-year, 24-hour storm, if the design engineer can clearly demonstrate that the 100-year, 24-hour storm causes no flooding that is damaging within the subdivision upstream and/or downstream of the subdivision the County Engineer will approve such a drainage system which meets the intent of this Ordinance.

Section 5.4.3.2Stormwater Methodology(A) Hydrologic Models

The two (2) accepted hydrological methods for computing surface runoff are "The Rational Method" and "U.S.D.A. SCS T.R.-55". Other methods approved by the County Engineer are allowable.

The Rational Method may be utilized for developments up to 50 acres. "TR-55" or other approved method can be used to model developments of any size. Developments shall consider the hydrological features within the total watershed including the development site, upstream and downstream areas.

(B) General Requirements

(1) The use of wetlands for storing and purifying runoff is strongly encouraged. However, care must be taken not to overload their capacity, thereby harming the wetlands and transitional vegetation. Priority wetlands identified on the official Beaufort County Conservation District Maps or wetlands defined in Sections 4.1 and 10.2.129 of this Ordinance, or the Federal National Wetlands Inventory, U.S. Department of Commerce, should not be injured by the construction of detention ponds in them or sufficiently near to deprive them of required runoff or to lower their normal water table elevations. Adjacent detention ponds that benefit retention of normal wetland water table elevations are acceptable. If a retention or detention pond's proposed location is near a priority wetland, the applicant must provide data showing that impacts will not be detrimental to the wetland.

(2) the first flush runoff (0.5 - 1.0 inch) from paved streets and parking areas may be detrimental to maintenance of water quality standards. Therefore, filtering of runoff from streets and parking areas through vegetation, grass, gravel, sand or other filter mediums to remove oil, grease, gasoline, particulates and organic matter is required before the runoff enters any natural waterbody.

(3) Detention and retention ponds shall be designed so that shorelines are meandering where possible to increase the length of shoreline, thus offering more space for the growth of littoral vegetation for filtering purposes.

(4) Detention and retention ponds shall be designed to provide at least one (1) foot of vertical detention storage volume for runoff above the proposed dry weather water level design elevation. Major drainage canals shall not be used for storage where this may impact the storm hydrology upstream and downstream. Use of rectangular weir outlets will be allowed only where this weir will provide better outlet control needed for a given situation than that provided by



a V-notched weir. V-shaped or V-notched weir outlets are recommended to achieve detention storage. Use of innovative outlet structures such as pipe/culvert combinations, perforated riser pipe, or special graduated opening outlet control boxes, is encouraged as ways of reproducing predevelopment runoff conditions. Design data for storage volume and detention outlet requirements shall be submitted and approved by the County Engineer prior to final plan approval.

(5) Detention and retention ponds shall be designed for ten-year sediment loads before the one-foot storage volume requirement is included and in accordance with any State or Federal laws regarding erosion and sedimentation.

(6) Where cleared site conditions exist around detention or retention areas, the banks shall be sloped to the proposed dry weather water surface elevation and planted for stabilization purposes. Where slopes are not practical or desired, other methods of bank stabilization will be used and noted on plans submitted for preliminary approval.

(7) Golf course and private lagoons shall be exempt from the above requirements subject to clear demonstration by the design engineer that no damaging flooding will occur during the 100-year, 24-hour, storm and any safety concerns are addressed.

**(C) Direct Stormwater Discharge**

(1) Channeling runoff directly into natural waterbodies from pipes, curbs, lined channels, hoses, impervious surfaces, rooftops or similar methods shall not be allowed unless methods of filtration are provided, either at the intake or outfall and approved by the County Engineer. Runoff shall be routed through swales, drywells, or infiltration ditches and other methods to increase percolation, allow suspended solids to settle and remove other pollutants.

(2) Where specific site hardships require a modification to allow direct discharge into tidal areas, prior approval by the Office of Ocean and Coastal Resource Management (O.C.R.M.), Department of Health and Environmental Control (DHEC), County Engineer, Corps of Engineers (C.O.E.) and Water Resources Commission approval is required. Granting of a modification by the County Engineer will be based upon unique site hardships. Where specific site hardships may require a modification to allow direct discharge into a natural water body, methods of diffusing and filtering the discharge and of reducing the velocity will be required.

(3) Dredging, clearing, deepening, widening, straightening, stabilizing or otherwise altering natural water bodies or canals may be permitted by the County Engineer only when a positive benefit can be demonstrated. Such approval by Beaufort County does not obviate the need for State or Federal agency approvals where applicable.

(4) Vegetative strips shall be retained or created along the banks or edges of all wetlands. The following shall be the minimum setbacks for construction from the edge of all wetlands:

Single-family Residential      20 feet

Multifamily Residential	50 feet
Commercial or Industrial	50 feet
Impervious Parking Areas or as established by <u>O.C.R.M.</u> Charleston, SC District whichever is greater	30 feet

A modification may be granted by the County Engineer if the specific project design provides for the drainage or channeling of runoff away from natural watercourses, marshes, wetlands or tidal areas and if such runoff is filtered through a vegetated strip. Vegetative strips shall be retained or created in a natural vegetated or grassed condition to allow for periodic flooding, provide drainage access to the water body, and to act as filter to trap sediment and other contaminants to stormwater runoff.

(5) No new stormwater discharge shall be permitted onto any beaches/shorelines.

(6) Final landscape designs and plantings shall not adversely impact the stormwater runoff controls and drainage concepts approved as part of the preliminary development permit approval process. Landscape design and plantings should enhance opportunities for percolation, retention, detention, filtration and plant absorption of site-generated stormwater runoff.

(7) The Developer shall provide adequate outfall ditches, pipes and easements downstream from his proposed discharge if adequate public or private drainage facilities do not exist to carry the proposed discharge. If the outfall ditches, pipes and easements required for adequate drainage are larger than those needed to carry the additional proposed discharge from the development sought by the applicant, then Beaufort County may bear those incremental costs which are greater than those properly allocable to the development. Beaufort County shall have the authority, however, to condition use of such expanded system by subsequent users on contributions by such users for allocable portions of the cost borne by Beaufort County.

**(D) Water Surface Elevations**

No Developer will be permitted to construct, establish, maintain or alter the surface water elevation of any waterbody or wetland in such a way as to adversely affect the natural drainage from any upstream or to any downstream areas of the drainage basin on a permanent basis.

The County Engineer shall review and approve any water surface elevations proposed for lagoons or waterbodies. The developer will submit sufficient groundwater and topographic elevation data around the proposed waterbody site to assist in establishing the water surface elevations.

It may be required as a condition of drainage plan approval that adjustments be made to

existing or approved water surface elevations if upstream or downstream areas require such adjustments to provide required drainage flows. The County may assist the Developer in negotiating with the affected parties on an equitable distribution of cost under such conditions and if necessary, initiate condemnation proceedings if the County Council so deems appropriate and the developer pays all costs associated with any condemnation proceedings.

**(E) Exemptions from Site Runoff and Drainage Planning**

The following activities shall be exempt from the requirements of site runoff control and drainage planning:

- (1) Any maintenance, alteration, renewal use or improvement to an existing drainage structure as approved by the County Engineer which does not create adverse environmental or water quality impacts and does not increase the velocity, volume or location of stormwater runoff discharge; and
- (2) Developments, where adequate drainage exists of less than four (4) residential dwelling units not a phase of a larger development, not involving a main drainage canal; and
- (3) Site work on existing one (1) acre sites (or less) where impervious area is increased by less than 2%; and
- (4) Site work on existing one (1) acre sites (or less) where impervious area is increased by less than two (2%) percent; and any earthwork that does not increase runoff and/or eliminate detention/retention facilities and/or stormwater storage; and
- (5) Agricultural activity not involving relocation of drainage canals; and
- (6) Work by agencies or property owners required to mitigate emergency flooding conditions. If possible, emergency work should be approved by the duly appointed officials in charge of emergency preparedness or emergency relief. Property owners performing emergency work will be responsible for any damage or injury to persons or property caused by their unauthorized actions. Property owners will restore the site of the emergency work to its approximate pre-emergency condition within a period of sixty (60) days following the end of the emergency period.

**Section 5.4.3.3**

**Retention-Detention Facilities**

**(A) Design Criteria For Developments**

- (1) **Peak Attenuation:** The peak discharge as computed from the design storm for post-development shall not exceed the peak discharge for the design storm for predevelopment or existing conditions.
- (2) **Total Retention.** Developments which are unable to secure a positive outfall

for discharge shall retain all runoff resulting from the design storm as computed for the developed condition. As an alternate, the design engineer can comply with Section 5.4.3.1.

(B) Design Criteria For Redeveloped Sites

Redevelopments which have no increase or a net decrease in impervious area yet lack evidence of a functioning retention/detention facility may be required to retrofit the site to current County standards.

(C) Design Based On Soils

The design of stormwater management facilities should be based upon soil conditions. In areas where soils have been classified under the Soil Conservation Service (SCS) Hydrologic Soil Classification System as Types A or B (pervious), the overall storm water management strategy should be that of on-site retention and infiltration into the ground.

The areas where the soils have been classified under the SCS Hydrologic Soils Classification as Types C and D (impervious) or A/D, B/D, and C/D (high ground water table areas) the overall storm water management system shall be that of providing detention basins to attenuate peak from the contributory drainage area and to settle solids washed off or eroded therefrom.

(1) Detention ponds shall be designed to attenuate peak outflows to predevelopment rates and to provide filtration.

(2) Retention ponds shall be designed to provide for total retention of design storm as computed for the developed condition.

(3) Exfiltration systems shall be designed to store and exfiltrate over the duration of the storm the difference in runoff volume between pre- and post-development. Exfiltration systems shall be designed with a safety factor 1.5 (design using seventy-five percent (75%) of the permeability rate or 75% of the time for drawdown).

(D) Outfall

Unless otherwise approved by the County Engineer, outfall structures shall be as simple as possible and shall employ fixed control elevations (i.e. no valves, removable weirs, etc.).

(1) Detention ponds shall be required to have an outfall structure to limit peak off-site discharges to pre-development rates. The location of the structure and the shape of the pond shall be designed such that no "short-circuiting" of flow occurs and that maximum retention of suspended solids is achieved.

(2) Retention ponds may be required to provide outfall structures where deemed necessary by the County Engineer. In all cases retention ponds shall be designed considering the event of a possible overflow. A path for such overflow shall be determined, and no structures in the

development can be situated such that flood damage can occur either on-site or off-site.

(3) Exfiltration systems may be required to connect to an outfall system as deemed necessary by the County Engineer. In all cases, exfiltration systems shall be designed considering the event of a system surcharge. A pathway for excess runoff shall be determined and structures in the development shall be situated such that no flood damage shall occur either on-site or off-site.

**Section 5.4.3.4 Open Drainage Systems - Ditches and Ponds**

- (A) Access easement shall be provided to all drainage ponds and ditches.
- (B) Maintenance access shall be built and protected by drainage easements, as follows:

<u>Ditch or Canal Width</u>	<u>Minimum Unobstructed Access</u>
20 feet or less	15 feet one side
20 feet to 40 feet	15 feet both sides
Greater than 40 feet	20 feet both sides
Ponds, with fencing	20 feet around pond
Ponds, without fencing	15 ft. around pond

The cross slopes of maintenance berms shall be 15:1.

(C) Areas adjacent to open drainage ways and ponds shall be graded to preclude the entrance of stormwater except at planned locations.

(D) **Maximum Side Slopes Allowed Without Fencing**

<u>Open Drainage Ways</u>	<u>Side Slopes</u>
Swale, ditch, or canal	3:1
Ponds (normally dry)	3:1
Ponds (normally wet)	4:1 (to 3' below the normal water level 2:1 to pond bottom)

Minimum bottom width for ditches or canals shall be two feet.

**(E) Slope protection**

The disturbed areas in and around the ponds and ditches shall be revegetated as follows:

Side slopes and Berms	Sod or hydroseed with maintenance bond
Bottom (Dry Ponds)	Grass Seeded

**(F) Fencing Requirements - If Necessary for Safety**

The following fencing recommendations are not required; however, the design engineer shall carefully take into account the following fencing criteria and determine or render a professional opinion as to the necessity of fencing as discussed below.

(1) Canals will not be approved which, along easements or right-of-way, do not meet the provisions of Section 5.4.3.4(D).

(2) Ponds, which present a hazard, should have six (6') feet chain-link fence or other access-proof fence to prevent entry to the facilities. Fences will be required for retention/detention areas where one or more of the following conditions exist:

(a) Rapid stage changes that would make escape practically impossible for small children.

(b) Dry bottom ponds where side slopes are steeper than 4:1 and the design high water elevation exceeds two (2') feet.

(c) Wet bottom ponds where the side slopes are steeper than 4:1 (to 3' below the normal water level and 2:1 to pond bottom).

**(G) Freeboard**

Open drainage ways and ponds shall have a one (1') foot minimum freeboard above design high water elevation except retention ponds with positive outfall depending upon the design of the outfall structure.

**(H) Berms Constructed on Fill**

Where fill berms are proposed, calculations supporting the stability of the fill berms are to be submitted by the Design Engineer. Where excess seepage may be expected through the berm, a clay core may be required.

**Section 5.4.3.5****Hydraulic Design Criteria**

(A) Roadway Drainage Design

Good roadway drainage design consists of the proper selection of grades, cross slopes, curb types, inlet location, etc., to remove the design storm rainfall from the pavement in a cost effective manner while preserving the safety, traffic capacity and integrity of the highway and street system. These factors are generally considered to be satisfied, provided that excessive spreads of the water are removed from the vehicular traveled way and that siltation at pavement low points is not allowed to occur. The standards included herein will accomplish these objectives.

(1) **Roadway grade.** The minimum allowable centerline grade for all streets shall be 0.5%.

(2) **Minimum centerline elevation** shall be 7.50 NGVD. (NGVD is very close to MSL, however is more accurate measurement)

(3) **Minimum cross-slope** for all streets shall be 1/4" per foot. All streets shall drain from the road centerline to curb and gutter or drainage ditches. Inverted Crown Roads shall **not** be permitted for roads intended for County Acceptance and/or maintenance.

(4) **All drainage structures**, unless specifically detailed in these guidelines, shall conform to the latest edition of the SC DOT standards or designed in conformance with good engineering practices and shall require approval by the County Engineer.

(5) **Design Criteria For Underdrains**

All new streets shall be designed to provide a minimum clearance of one (1') foot between the bottom of the base and the estimated seasonal highwater table, or the artificial water table induced by an underdrain system. The following requirements and limitations apply to the design of underdrains:

(a) The underdrain trench bottom should not be placed below the seasonal low water table elevation.

(b) The distance between the bottom of the under- drain trench and the bottom of the roadway base shall not be less than 24 inches.

(c) The bottom of the base course of underdrains shall be placed more than twenty-four (24") inches below the seasonal high water table elevation.

(d) The developer's design engineer shall provide the following design certification:

This is to certify that the underdrain design for \_\_\_\_\_ road, extending from station \_\_\_\_\_ to station \_\_\_\_\_ has been designed such that the separation between the bottom of the base and the artificially induced wa

season water table is no less than one (1') foot for the entire width of pavement.

(e) The installation shall be inspected by the project design engineer who shall then certify that the underdrain installation procedures and materials are in accordance with the approved plans.

(f) The stormwater facilities shall be designed to accommodate expected flow contributed by the underdrain system.

(g) The County shall inspect the underdrain system for compliance prior to the issuance of final approval.

#### (6) Roadside Swales

Swale drainage will be permitted only when the wet season water table is minimum of one (1') foot below the invert of the swale. Where roadside swales are required, a positive outfall for the drainage may be required depending on the soil classification and topography.

#### (7) Curbs and Gutters

All roadway drainage not considered suitable for swale and/or ditch type drainage shall be designed as one of the following:

(a) Mountable Curb and Gutter Section: Maximum 600 feet run between inlets

(b) Standard Curb and Gutter Section: Maximum 1,200 feet run between inlets

Any modification to the above runs must be substantiated with calculations.

The width of curb and gutter shall be a minimum of eighteen (18") inches and shall be either standard or mountable (subdivisions only) curb and gutter, depending upon flow to be handled.

There shall be stabilized subgrade beneath all curbs and gutter for one (1') foot beyond the back of curb.

No new water valve boxes, meters, portions of manholes, or other appurtenances of any kind relating to any underground utilities shall be located in any portion of a curb and gutter section.

The minimum allowable flow line grade of curbs and gutter shall be 0.5%, except in intersections where flatter grades shall be allowable. The tolerance for ponded water in curb construction is one-fourth inch (1/4") maximum, if exceeded, the section of curb shall be removed and reconstructed to grade.



Plastering shall not be permitted on the face of the curb. Joints shall be sawed (unless an alternate method is used) at intervals of ten (10) feet, except where shorter intervals are required for closures, but, in no case, less than four (4) feet.

After concrete has set sufficiently, but in no case later than three (3) days after construction, the curbs shall be backfilled.

All cross-street valley gutters shall be constructed of concrete.

#### (8) **Runoff Determination**

The peak rates of runoff for which the pavement drainage system must be designed, shall be determined by the Rational Method. The time of concentration, individual drainage areas and rainfall intensity amount shall be submitted as part of the drainage plans.

A separate Rational Runoff Coefficient (C) shall be determined for the specific contributing area to each inlet/catch basin within the proposed storm sewer system. A composite C value shall be computed for each contributing area based on an individual C value of 0.9 for the estimated impervious portion of the actual area and an individual C value of 0.2 for the remaining pervious (grassed) portion of the actual area.

#### (9) **Stormwater Spread Into Traveled Lane**

Inlets shall be spaced at all low points, intersections and along continuous grades so as to prevent the spread of water from exceeding tolerable limits. The acceptable tolerable limits for collector roadways is defined as approximately one half the traveled lane width. Acceptable tolerable limits for interior subdivision roadway are defined as a maximum of one (1) inch above the crown of the road.

#### (10) **Low Point Inlets**

All inlets at low points (sumps) shall be designed to intercept one hundred (100%) percent of the design flow without exceeding the allowable spread of water onto the traveled lanes as defined above. On collector roadways, in order to prevent siltation and to provide for a safety factor against clogging of single inlet in a sump location, it is required to consider constructing multiple inlets at all sump locations or provide for other safety factor against clogging. Preferably two (2) inlets should be constructed on each side of the roadway. Open bottom inlets are encourage in effective recharge areas.

#### (B) **Storm Sewer Design**

##### (1) **Design Discharge**

Storm sewer system design is to be based upon a 25-year frequency event. The system shall be designed to handle the flows from the contributory area within the proposed subdivision. Then,

the system shall be analyzed a second time to insure that any off-site flows can also be accommodated. This second analysis shall consider the relative timing of the on-site and off-site flows in determining the adequacy of the designed system.

(2) **Minimum Pipe Size**

The minimum size of pipe to be used in storm sewer systems is fifteen (15") inches or equivalent elliptical. Unless otherwise approved by County Engineer, designs shall be based upon six (6) inch increments in sizes above 18 inches.

(3) **Pipe Grade**

All storm sewers shall be designed and constructed to produce a minimum velocity of 2.0 fps when flowing full, unless site conditions do not allow. No storm sewer system or portion thereof will be designed to produce velocities in excess of 10 fps.

(4) **Pipe Clearance**

Unless otherwise authorized by the County Engineer, the minimum clearance for all storm pipes shall be:

<u>Description</u>	<u>Clearance</u>
From bottom of roadway base to outside crown of pipe	1.0 Feet
Utility crossing, outside edge to outside edge	0.5 Feet

(5) **Roadway Cross Pipes**

All pipes crossing major highways, collectors, and arterials shall be reinforced concrete pipe.

(6) **Interference Manholes**

Interference manholes shall be used only when there is no reasonable alternative design. Where it is necessary to allow a sanitary line or other utility to pass through a manhole, inlet or junction box, the utility shall be ductile iron or another suitable material. A minimum of 1.0 feet vertical clearance shall be required between the bottom of the manhole and face of utility pipe.

Interference manholes shall be oversized to accommodate the decreased maneuverability inside the structure and flow retardant.

(7) **Maximum Lengths of Pipe**

The following maximum runs of pipe shall be used when spacing access structures of all types:

<u>Pipe Size</u>	<u>Maximum</u>
15 Inches	300 Feet
18 Inches	300 Feet
24 to 36 Inches	400 Feet
42 Inches and Larger	500 Feet

**(8) Design Tailwater**

All storm sewer systems shall be designed taking into consideration the tailwater of the receiving facility. In the case where the detention pond is the receiving facility, the design tailwater level can be estimated from the information generated by routing through the pond the hydrograph resulting from a 25-year frequency storm of duration equal to that used in designing the pond. Then the design tailwater level can be assumed to be the 25-year pond level corresponding to the time at which peak inflow occurs from the storm sewer into the pond. In lieu of the above detailed analysis, however, a simpler design tailwater estimate can be obtained by averaging the established 25-year Design High Water elevation for the pond and the pond bottom elevation for "dry bottom" ponds or the normal water elevation for "wet bottom" ponds.

**(9) Hydraulic Gradient Line Computations**

The Hydraulic Gradient Line for the storm sewer system shall be computed taking into consideration the design tailwater on the system and the energy losses associated with entrance into and exit from the system, friction through the system, and turbulence in the individual manholes/catch basins/junctions with the system.

The energy losses associated with the turbulence in the individual manholes are minor for an open channel or gravity storm sewer system and can typically be overcome by adjusting (increasing) the upstream pipe invert elevations in a manhole by a small amount. However, manholes can be significant for a pressure or surcharged storm sewer system and must be accounted for in establishing a reasonable hydraulic gradient line. Acceptable head loss coefficients (K) for various types of surcharged manholes/catch basins/junctions shall be used.

**(C) Culvert Design**

**(1) Minimum Size**

**(a) Pipe**

The minimum size of pipes to be used for culvert installations under roadways shall be 18 inches. The minimum size of pipes to be used for driveway crossings shall be twelve (12") inches or equivalent elliptical.

(b) **Box**

Unless otherwise approved by the County Engineer, box culverts shall be 3' x 3' minimum. Unless otherwise approved by the County Engineer, increments of 1 foot in height or width should be used above this minimum.

(2) **Maximum Pipe Grade**

The maximum slope allowable shall be a slope that produces 10 fps velocity within the culvert barrel. Erosion protection and/or energy dissipaters shall be required to properly control entrance and outlet velocities.

(3) **Maximum Lengths of Structure**

The maximum length of culvert conveyance structure without access shall be as allowed in Section 5.4.2.5. (B) (7).

**Note: For box culverts use five hundred (500') feet maximum.**

(4) **Design Tailwater**

All culvert installation shall be designed taking into consideration the tailwater of the receiving facility.

(5) **Allowable Headwater**

The allowable headwater of a culvert installation should be set by the designer for an economical installation. When end walls are used, the headwater should not exceed the top of the endwall at the entrance. If the top of the endwall is inundated, special protection of the roadway embankment and/or ditch slope may be necessary for erosion protection.

(6) **Design Procedure**

The determination of the required size of a culvert installation can be accomplished by mathematical analysis or by the use of design nomographs.

**Section 5.4.3.6**

**Plan Requirements**

(A) **Drainage Plans**

A master drainage map showing all existing and proposed features shall be included in the

construction plans. The map is to be prepared preferably on twenty-four (24") inch by thirty-six (36") inch sheet on a scale not to exceed 1" = 200'. In cases where the drainage area will not fit on the sheet, a larger scale may be needed in some cases, to be approved by the County Engineer. Listed below are the features that are to be included on the drainage map.

- (1) Drainage bounds, including all offsite areas draining to the proposed development.
- (2) Sufficient topographical information with elevations to verify the location of all ridge, streams, etc. (one foot contour intervals).
- (3) Highwater data on existing structures upstream and downstream for the development.
- (4) Notes indicating sources of highwater data.
- (5) Notes pertaining to existing standing water, area of heavy seepage, or springs.
- (6) Existing drainage features (ditches, roadways, ponds, etc.). Existing drainage features are to be shown a minimum of 1000 feet downstream of the proposed development unless the ultimate outfall system is a lesser distance.
- (7) Drainage features, including location of inlets, swales, ponding areas, etc.
- (8) Delineation of drainage sub-areas.
- (9) Show retention/detention areas and ingress/egress areas for retention/detention facilities.
- (10) General type of soils (obtain from soil survey of Beaufort County).
- (11) Flood hazard classification.
- (12) Description of current ground cover and/or land use.
- (13) Drainage plans shall also include the following:
  - (a) Cross-section of retention/detention facilities.
  - (b) Typical swale, ditch or canal cross-sections and profiles.
  - (c) All driveway pipe size and inverts will be shown on the site plan and installed at time of and as part of the building and driveway construction. Minimum driveway pipe shall be 12" RCP with all pipe having flared ends.

(d) Drainage rights-of-way, or easements.

(e) Typical fencing detail.

(f) Note on the design plans that an erosion control plan will be submitted to the Zoning/Development Manager. The erosion control plan shall be in accordance with State and/or Federal laws concerning erosion control. Engineering shall review for approval prior to the preconstruction conference.

(14) The overall drainage plan shall be placed on the final plat, showing proposed finished contour elevations for the entire subdivision and proposed minimum first floor elevations of all proposed structures. This overall drainage plan shall be prepared by the Professional Engineer and approved by the County Engineer.

**(B) Subsoil Investigation**

A subsoil report by a Professional Engineer may be required by the County Engineer. A minimum of two (2) locations will be indicated per retention/detention area in order to determine the location of groundwater elevation and/or soil conditions.

**(C) Stormwater Calculations**

Stormwater calculations for retention/detention areas, including design high water elevations for the 25-year and/or 100-year storm events shall include the following:

Storm sewer tabulations including, but not limited to, the following:

- (1) Locations and types of structures.
- (2) Types and lengths of line.
- (3) Drainage sub-area tributary to each structure.
- (4) Runoff coefficient per sub-area.
- (5) Time of concentration to structure.
- (6) Hydraulic gradient for the 25-year frequency storm event.
- (7) Estimated receiving water (tailwater) elevation with sources of information, if available.
- (8) Diameters of pipe.
- (9) Outlet and other pipe velocities.

**(D) Off-Site Improvements**

For all off-site improvements involving roadways, cross sections showing all existing and proposed topographic features within the right-of-way shall be plotted at 50 foot intervals or as approved by the County Engineer and at all locations where the roadway features change significantly. Plotted centerline profile of the existing and proposed roadways shall also be required

**Section 5.4.4**                      **Material Specifications**

**Section 5.4.4.1**                      **Pipe**

Reinforced concrete pipe shall conform to the latest edition of the SC DOT Standard Specifications for Highway Construction.

Corrugated aluminum pipe shall conform to AASHTO M-196, M-197, and Federal Spec. WW 442-C. Corrugated polyethylene pipe shall conform to AASHTO M-252, M-294, Type "S". All pipe shall have a minimum cover so as not to pose structural damage to pipe and as per manufacturer's technical specifications and recommendation.

**Section 5.4.4.2**                      **Inlets, Manholes, and Junction Boxes**

All materials used in the construction of inlets, manholes and junction boxes shall conform to the latest editions of the SC DOT Standard Specifications for Highway Construction.

**Section 5.4.4.3**                      **Underdrains/Exfiltration Systems**

All materials used in the construction of underdrains shall conform to the latest edition of the SC DOT Standard Specifications for Highway Construction.

The following is a list of underdrain materials acceptable for use in Beaufort County.

(a)     **Perforated Corrugated Tubing**

Corrugated, polyethylene tubing perforated throughout and meeting the requirements of AASHTO M-252 or M-294.

(b)     **Perforated PVC Pipe**

Polyvinyl-chloride pipe conforming to the requirements of ASTM D-3033. The perforations shall meet the requirements of ASTM C-508.

(c)     **Exfiltration Pipe**

The following is a list of pipe materials acceptable for use in exfiltration systems:

(1)     Aluminum Pipe Perforated 360°, meeting the requirements of AASHTO M-196.

(2)     Perforated Class III Reinforced Concrete Pipe with Perforations meeting the requirements of ASTM C-444.

(3)     Polyvinyl-chloride Pipe Perforated 360°, meeting the requirements of ASTM

D-3033.

(d) **Coarse Aggregate**

Clean stone containing no friable materials and a gradation equivalent to size number 56 or 57.

**Section 5.4.4.4**                      **Drainage Structures**

All materials used in the construction of drainage structures shall conform to the latest editions of the SC DOT Standard Specifications for Highway Construction.

Rip-rap is not an acceptable material for drainage structure, but can be used for erosion control.

**Section 5.4.4.5**                      **Fencing**

Unless otherwise approved by the County Engineer, all fencing shall be six (6') foot chain link or access-proof fence with a minimum 15-foot wide double gate opening conforming to the SC DOT specifications.

**Section 5.4.4.6**                      **Sod, Seed, Hydroseed & Mulch**

All sod, seed, hydroseed and mulch materials and installation shall conform to the latest edition of the SC DOT Standard Specifications for Highway Construction.

**Section 5.4.5**                      **Planning and Design Certification**

Professional Engineers, registered in the State of South Carolina, shall prepare detailed drainage report, design and certify all subdivision grading, drainage, roads, parking lots, and water and sewer systems. Tier B Land Surveyors, registered in the State of South Carolina, may design and certify drainage systems as limited by State Regulations. An as-built field survey shall be submitted to the County Engineer showing controlling stormwater invert elevations and spillways and outlet structures of commercial and industrial developments and residential developments requiring drainage systems.

Landscape Architects, registered in the State of South Carolina, shall certify drainage features pertinent to their Landscape design drawings. Design engineers or landscape architects may perform, design and/or certify their plans in accordance with South Carolina rules and regulations governing their professions.





## Memorandum

TO: Buz Boehm, Deputy Administrator

FROM: Eric Klatt, R/W Manager *EK*

SUBJ: **Setback issue**

DATE: March 27, 2007

Fernswood Lane, off Sams Point Road (SC 802), is a private road located on property owned by Coosaw Point, LLC.

Mike Wiles is the owner of two parcels located at the end of Fernswood Lane. In 1987, Wiles was granted an access easement on/over Fernswood Lane from Sams Point Road to his home (TMS# R200 006 000 001F 0000).

A portion of the same Fernswood Lane is now being used as an alley for garage and driveway access for Lots 9-16 of Park Square Subdivision. Mr. Wiles contends that because the County did not require more of a "rear yard" setback, the use of the alley by the Park Square property owners interferes with his access easement. He believes that his easement was not taken into consideration when the rear yard setbacks were approved.

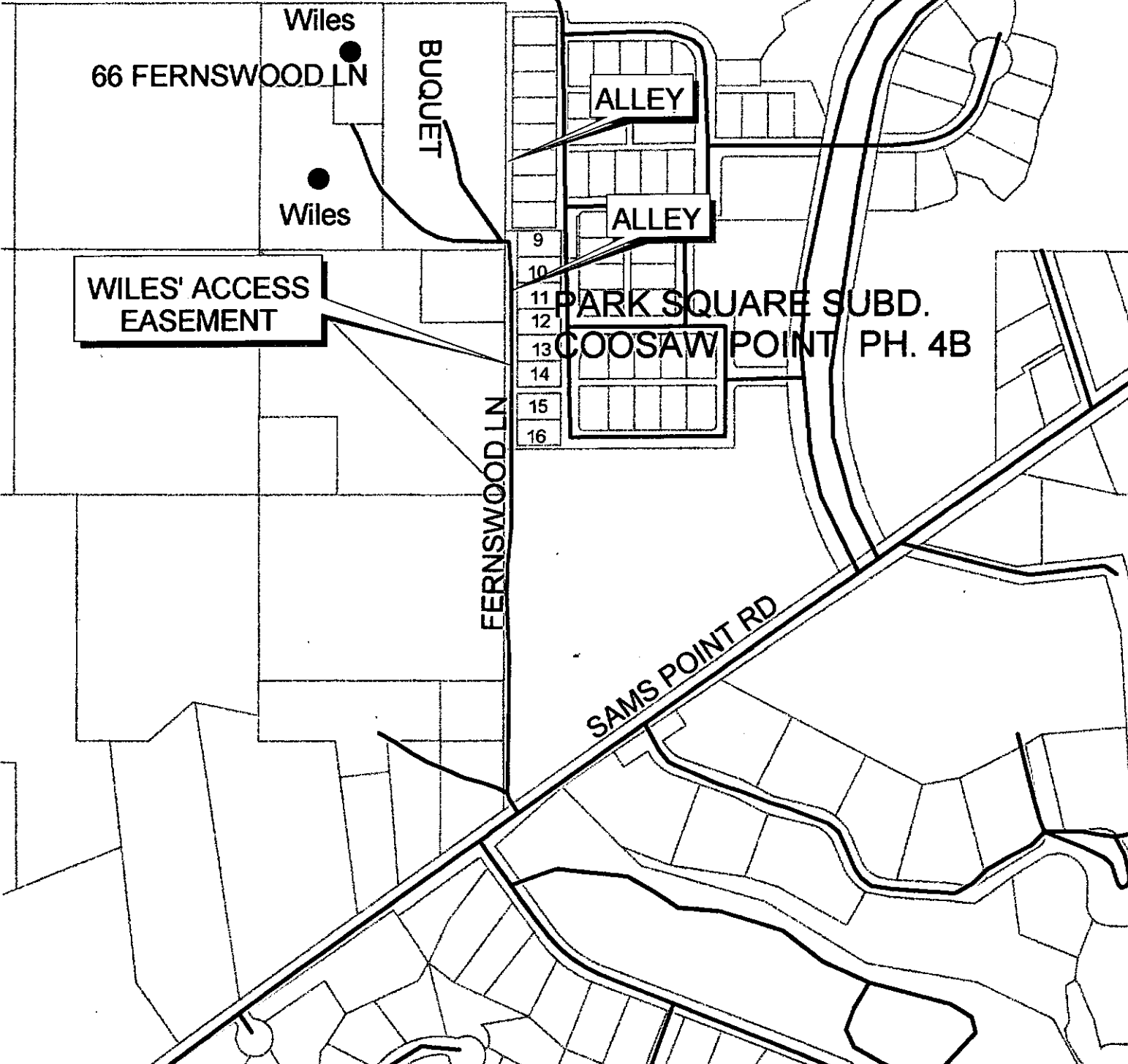
For the most part, this is a conflict between Wiles and Coosaw Point. The County may have some involvement since it approved the setbacks in question. In any event, Mr. Wiles would like the DRT to look into this matter.

EWK/msd

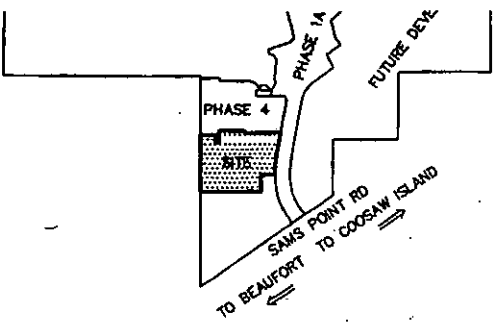
Attachments: 1) Location Map  
2) Plats (2)  
3) Deed  
4) Easement Agreement

cc: Bob Klink  
Tony Crisicitiello  
Hillary Austin ✓  
Arthur Cummings

James F. (Mike) Wiles  
525-7040 office  
263-0652 mobile







LOCATION MAP (N.T.S.)

TOTAL OF 26 LOTS IN PHASE 4B  
 CONTROLS ARE EXTERIOR MARKERS  
 EXTERIOR MARKERS ARE CONCRETE  
 MARKERS EXISTING

**NOTES:**

- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
- 2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
- 3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
- 4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
- 5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLED SEARCH.
- 6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
- 8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY BEAUFORT COUNTY BUILDING CODES PHONE NUMBER (843)-470-2884
- 9.) THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "C" AS DETERMINED BY FEMA FIRM COMM-PANEL NUMBER 450025 0070 D. DATED 9/29/86 (INDEX DATED 11/4/92)
- 10.) ALL CORNERS ARE 1/2" RODS UNLESS OTHERWISE NOTED

**REFERENCES:**

- 1.) TAX MAP 200-006-0002
- TAX MAP 200-006-002A
- TAX MAP 200-006-0176
- TAX MAP 200-006-0178

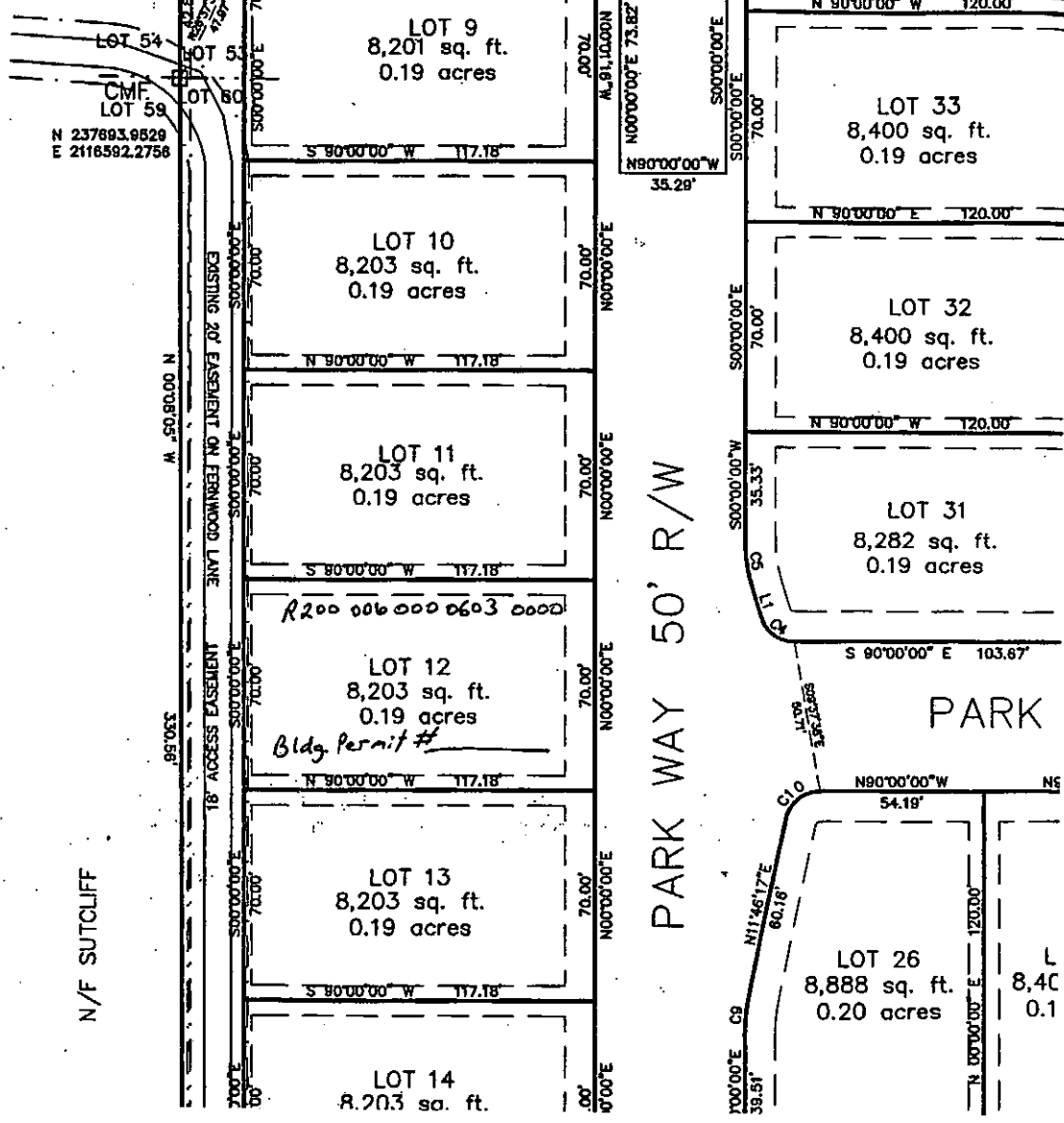
**NOTE:** NUMEROUS DIRT ROADS CROSS THIS PROPERTY THAT MAY BE SUBJECT OF PRESCRIPTIVE EASEMENTS.

PREPARED AT THE REQUEST OF ROBERT GALLANT

**SETBACK INFORMATION**

FRONT	REAR	LEFT	RIGHT	REAR	REAR	REAR	REAR	REAR	REAR
				ACK	ACK	ACK	E RAILING		N. SIDES

PHASE 4A  
 PHASE 4B



N/F SUTCLIFF

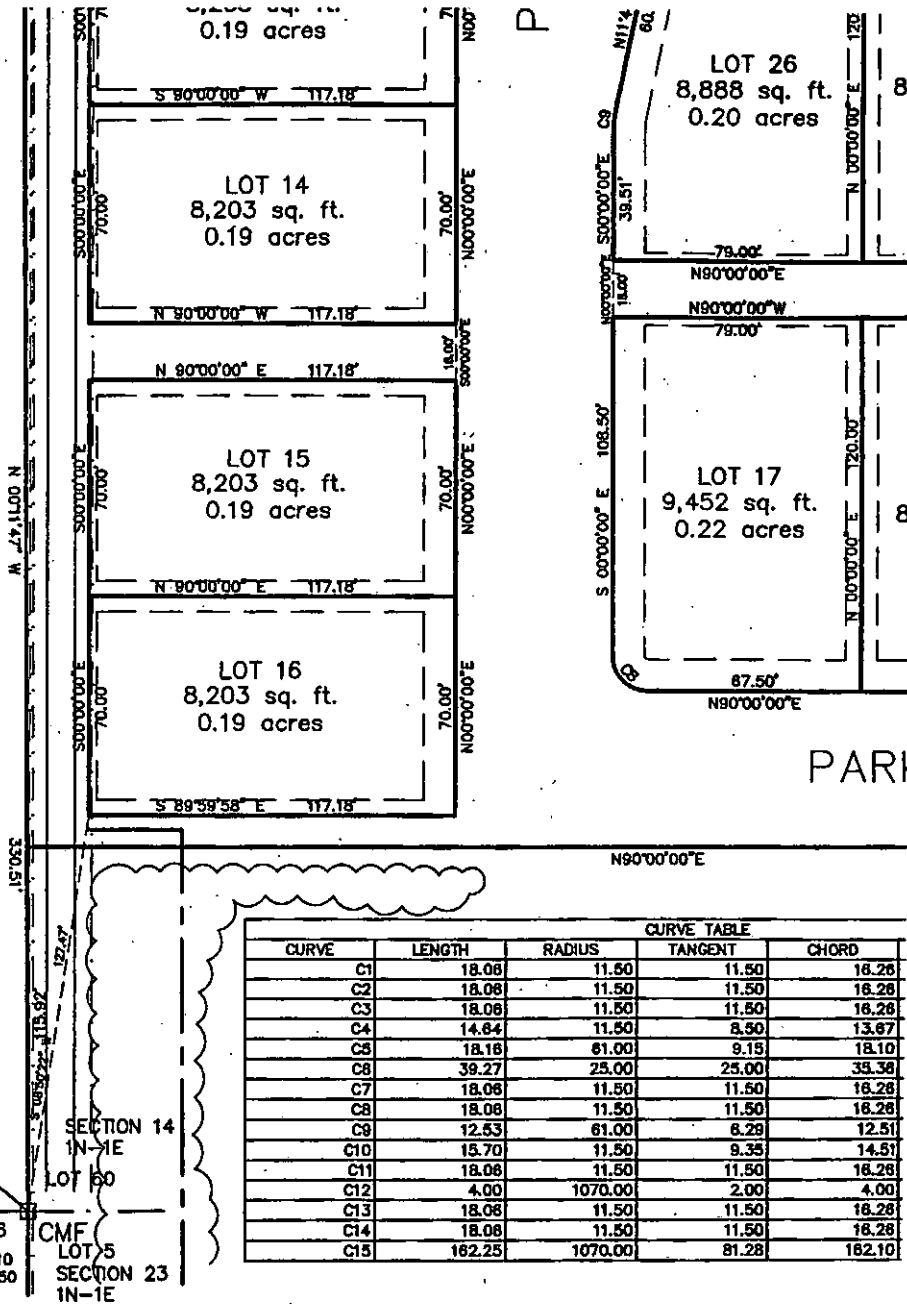
N/F SUTCI

SETBACK INFORMATION								
SINGLE FAMILY LOT TYPE	MIN. LOT SIZE	AVERAGE LOT SIZE RANGE	MIN. WIDTH	MIN. FRONT YARD SETBACK	MIN. REAR YARD SETBACK	MIN. SIDE YARD SETBACK	PERCENTAGE RANGE OVERALL PUD DWELLING UNIT COUNT	GARAGE MIN SETBACK ALL SIDES
TRADITIONAL LOT	8,000 SF	70-90'X120-195'	70'	10'	2.5'	5'	0-50%	3'

ADDRESS TABLE	
LOT NUMBER	STREET ADDRESSES
LOT 9	29 PARK WAY
LOT 10	25 PARK WAY
LOT 11	21 PARK WAY
LOT 12	17 PARK WAY
LOT 13	11 PARK WAY
LOT 14	9 PARK WAY
LOT 15	5 PARK WAY
LOT 18	1 PARK WAY
LOT 17	6 PARK WAY OR
	29 PARK SQUARE SOUTH
LOT 18	33 PARK SQUARE SOUTH
LOT 19	37 PARK SQUARE SOUTH
LOT 20	41 PARK SQUARE SOUTH
LOT 21	45 PARK SQUARE SOUTH
LOT 22	7 PARK SQUARE SOUTH
LOT 23	11 PARK SQUARE SOUTH
LOT 24	15 PARK SQUARE SOUTH
LOT 25	19 PARK SQUARE SOUTH
LOT 26	23 PARK SQUARE SOUTH OR
	10 PARK WAY
LOT 27	12 PARK SQUARE SOUTH OR
	1 PARADE ROW
LOT 28	5 PARADE ROW
LOT 29	9 PARADE ROW
LOT 30	15 PARADE ROW
LOT 31	16 PARK SQUARE SOUTH OR
	20 PARK WAY
LOT 32	24 PARK WAY
LOT 33	28 PARK WAY
LOT 34	32 PARK WAY

AREA SUMMARY	
TOTAL PROJECT AREA = 348.21 AC.	
TOTAL PHASE 4B AREA = 10.17 AC.	
ROAD AREA = 2.35 AC.	
EASEMENTS & ALLEYS = 0.62 AC.	
COMMUNITY PARK = 2.14 AC.	
LOTS = 5.06 AC.	

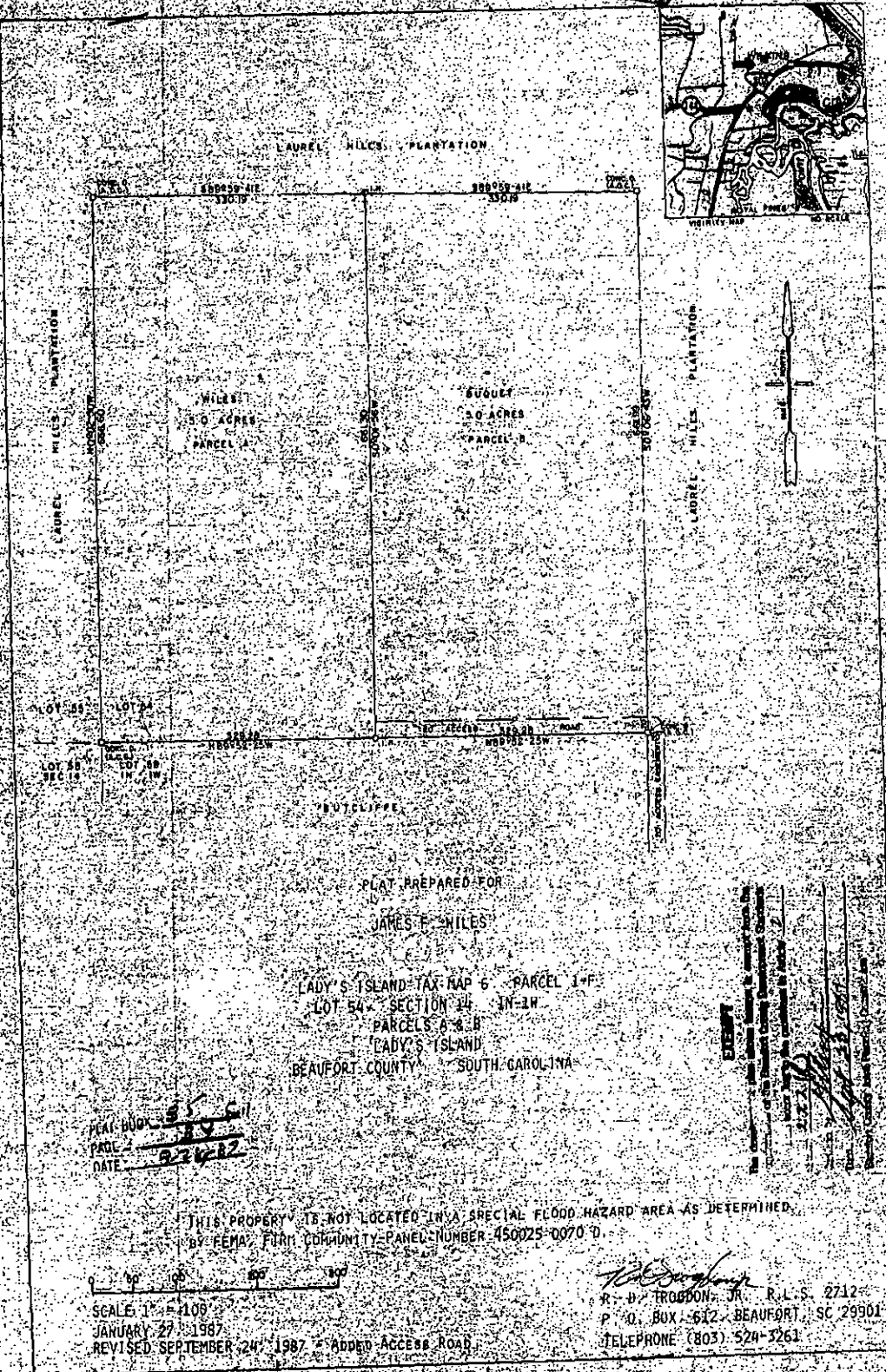
LINE TABLE		
LINE	LENGTH	BEARING
L1	8.06	S17°03'34"E
L2	13.03	N00°00'00"E
L3	6.57	N90°00'00"W
L4	8.13	S90°00'00"W
L5	21.47	N90°00'00"W



**GASQUE & ASSOCIATES INC.**  
**LAND SURVEYORS · PLANNERS**  
 28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.  
 P.O. BOX 1363, BEAUFORT, S.C.  
 (843) 522-1798

THIS PLAT IS COPYRIGHTED AND IS ONLY INTENDED FOR THE USE OF THE ENTITY OR PERSON(S) SHOWN HERE ON.

PB 35/34



PEAK: 800-355-611  
 PAGE: 35  
 DATE: 8-24-87

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED  
 BY FEMA FIRM COMMUNITY PANEL NUMBER 450025-0070 D.

SCALE: 1" = 100'  
 JANUARY 27, 1987  
 REVISED SEPTEMBER 24, 1987 - ADDED ACCESS ROAD

R. D. TROBSON, JR. P.L.S. 2712  
 P.O. BOX 612, BEAUFORT, SC 29901  
 TELEPHONE (803) 524-3261

PB 35/34  
 MILES

309A, # 17-5

South Carolina Form (Revised)

Form No. 9 WARRANTY DEED GRANTOR FOR LIFE WITH REMAINDER TO SURVIVOR  
Editor: James G. Capwell Co. 7488 1982

### Warranty Deed

887

The State of South Carolina,  
COUNTY OF BEAUFORT

KNOW ALL MEN BY THESE PRESENTS, THAT

I, RONALD HALEY

in the State aforesaid, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS  
Dollars,

to me in hand paid at and before the sealing of these presents by  
JAMES F. WILES AND KATHY D. WILES, Star Route 5, Box 276, Beaufort, S. C. 29902

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and  
by these presents do grant, bargain, sell and release unto said JAMES F. WILES AND KATHY D. WILES

for and during their joint lives and upon the death of either of them, then to the survivor of them, his or her heirs  
and assigns, forever, in fee simple, together with every contingent remainder and right of reversion, the following  
described property, to wit:

ALL that certain piece, parcel or lot of land containing five acres,  
situate, lying and being on Lady's Island, Beaufort County, South Carolina  
and designated as Parcel A on that certain survey by R. D. Trogdon, Jr.,  
R.L.S., dated January 27, 1967 a copy of which is recorded in the Office of  
the RMC for Beaufort County, S. C. in Plat Book 35 at page 84.

AND ALSO ingress and egress over and across Parcel B on the above referred  
survey and from South Carolina Highway 802, as granted in Deed Book 477 at  
Page 1173 and re-recorded in Deed Book 486 at Page 1686.

The property being conveyed is the same property that the Grantor acquired  
from James F. Wiles by deed dated January 13, 1988 and recorded in the  
Office of the RMC for Beaufort County, S. C. in Deed Book ~~494~~ at Page ~~882~~.

This deed prepared in the Law Office of Sherwood N. Fender and Associates,  
Box 1101, Beaufort, S. C. 29901.

BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	Subcap	Parcel	Block
200	6		1F	







COUNTY COUNCIL OF BEAUFORT COUNTY  
BEAUFORT COUNTY PLANNING DEPARTMENT

Multi Government Center • 100 Ribaut Road, Room 260

Post Office Drawer 1228, Beaufort, SC 29901-1228

Phone: (843) 470-2724 • FAX: (843) 470-2686

00137

**MEMORANDUM**

**TO:** Walt Fielding, Zoning Administrator  
**FROM:** Delores Frazier, Development Review Manager *DF*  
**SUBJECT:** Laurel Hill / Coosaw Point PUD Amendment  
**DATE:** April 24, 2000

On Wednesday, March 22, 2000, the DRT reviewed an application to amend the Laurel Hill PUD to include a dock master plan and to add 12 residential lots. At the DRT meeting, I asked the applicant's representative to include a note on the amended master plan to clarify that all future dock construction in this development will be required to meet whatever regulations are in place at the time of dock permit application. Subsequent to that meeting, the applicant revised the amended master plan to include the following note:

*This revised Conceptual Master Plan is submitted as part of the revisions to the Laurel Hill PUD which includes the addition of twelve lots and the dock locations for boat and crabbing docks in accordance with the dock master plan approved by the office of the Ocean and Coastal Resource Management (see exhibits DD and EE). This revised Conceptual Master Plan and the other exhibits which accompany this plan replace the previous Conceptual Master Plan, but shall continue to be subject to the requirements and the standards promulgated in all other sections of the Laurel Hill Planned Unit Development as approved by Beaufort County on October 15, 1997. These documents were submitted and approved by the Beaufort County Development Review Team, March 22, 2000.*

My recommendations with regard to this note are as follows:

- The phrase "dock locations" in the second sentence above should be revised to read "dock corridors."
- I would like to add, as a condition of the minor amendment approval, language that specifies that approval of the amended site plan does not give approval of any individual dock permit, nor authority to construct any individual dock. Future docks must meet all requirements of the permitting agency at the time a dock permit application is submitted.

*'Professionally we serve; Personally we care!'*

Lained Hill NYP Change

Total Open Space  
Required = 34.9 acre

**BEAUFORT COUNTY DEVELOPMENT STANDARDS  
—PRELIMINARY APPROVAL—**

This is to certify Development Review Team approval of the development concept and preliminary site design submitted under the Beaufort County Zoning & Development Standards Ordinance and invites the applicant to proceed with final design and submission of a final plan application.

Date of Dev. Rev. Team Approval 10/22/99

Certified by [Signature]  
[Signature]  
[Signature]

\* Amended - 8/8/01



CONCEPTUAL MASTER PLAN  
**COOSAW POINT**  
SAM'S POINT, LADY'S ISLAND  
BEAUFORT COUNTY, SOUTH CAROLINA

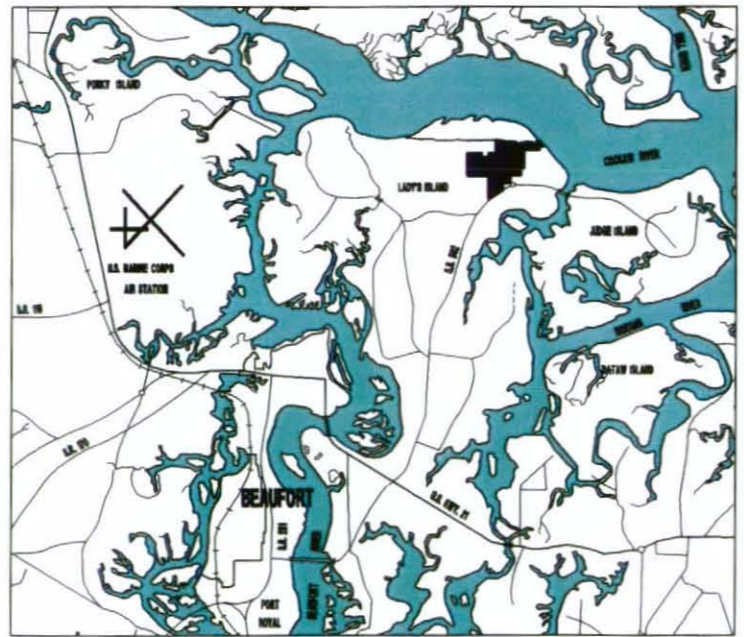
PREPARED FOR:  
HOMESTAKE REALTY COMPANY  
OF ANDERSON, SOUTH CAROLINA  
70 HONEYSUCKLE LANE  
BEAUFORT, SC 29902

PREPARED BY:  
J.K. TILLER ASSOCIATES, INC.  
BLUFFTON, SOUTH CAROLINA

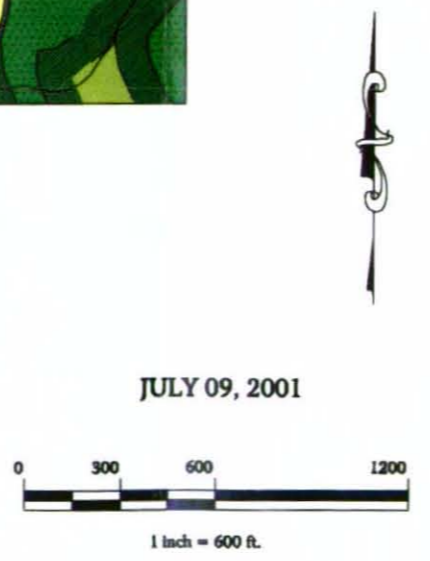
ENGINEERING BY:  
THOMAS & HUTTON ENGINEERING CO.  
SAVANNAH, GEORGIA

**KEY**

- SINGLE FAMILY RESIDENTIAL (SF)
- NEIGHBORHOOD COMMERCIAL (NC)
- COMMUNITY PARK (CP)
- OPEN SPACE
- ROADS
- WETLANDS
- BUFFERS
- SALTWATER MARSH & WETLAND
- FRESHWATER LAKES & PONDS
- SALTWATER & IMPOUNDMENTS
- OUT PARCELS

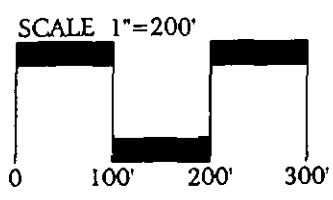
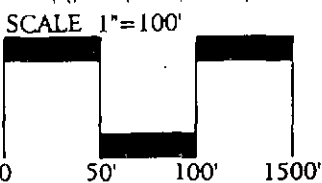
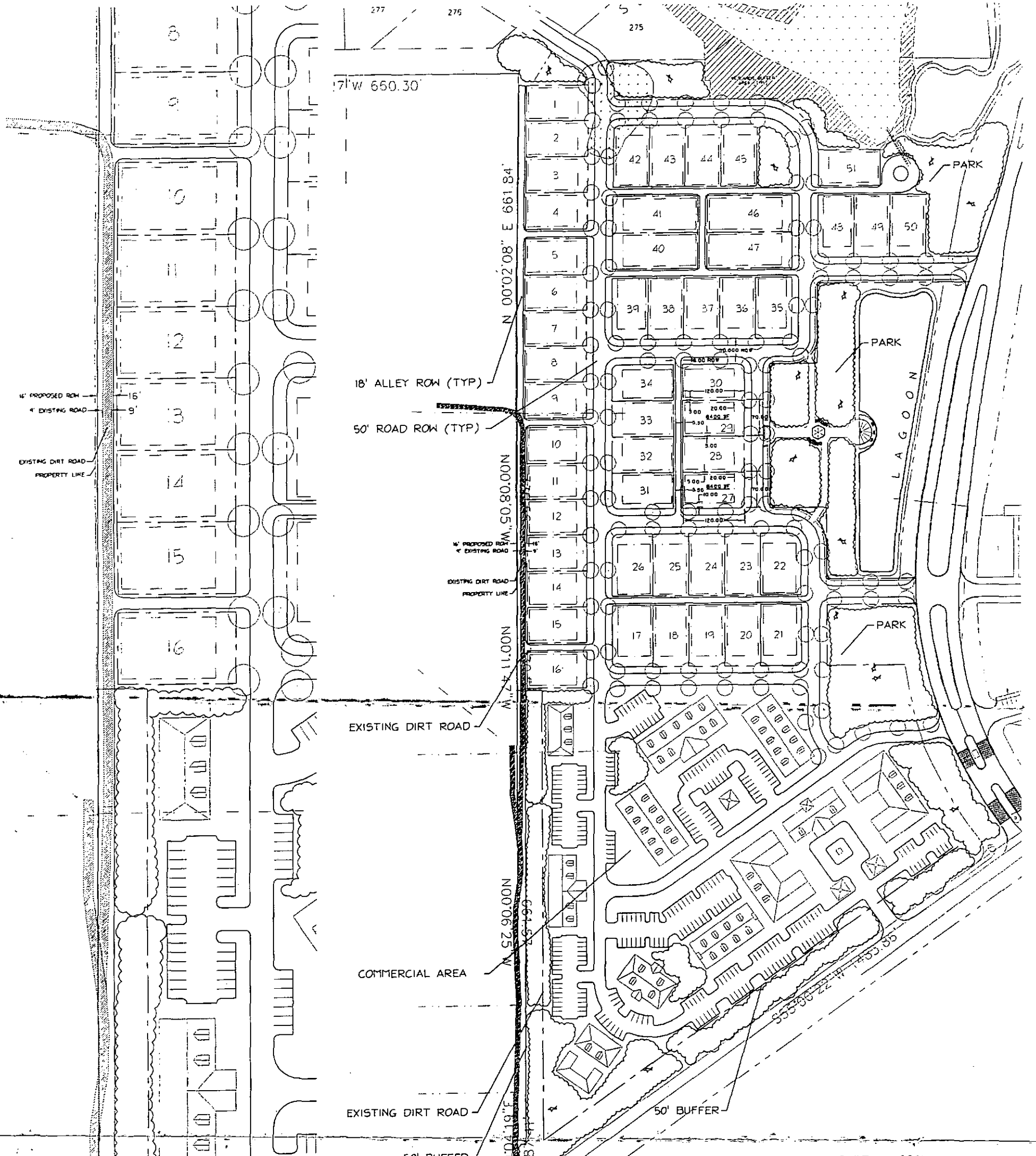


VICINITY MAP N.T.S.



JULY 09, 2001

1 Inch = 600 Ft.



Project: 100808A-02\wgubase-commercial\hlt.dwg, 11/17/07 02:14:22 PM

**JKT** J. K. TILLER ASSOCIATES, INC.

LAND PLANNING LANDSCAPE ARCHITECTURE  
 SEVEN SIMMONSVILLE ROAD SUITE 400 BLUFFTON, SC 29910  
 Voice 843.815.4800 jktiller@jkgay.com Fax 843.815.4802

**Coosaw Point**  
 Neotraditional Lot Layout  
 Commercial Area Layout  
 Exhibit DD

S-00140

JKT

## J. K. TILLER ASSOCIATES, INC.

March 15, 2000

Mr. Walt Fielding  
 Development Review Team Administrator  
 Beaufort County  
 PO Drawer 1228  
 Beaufort, SC 29901

RE: Submission for a minor change to Laurel Hill/Coosaw Point PUD & Dock Master Plan

Dear Walt:

Please find attached the documentation which supports and requests a revision to the Laurel Hill PUD, most recently referred to as Coosaw Point. This applicant, Homestake Realty Company of Anderson, South Carolina, respectfully requests that the Development Review Team (DRT) consider and approve the proposed changes to the PUD requested as a minor change to the Laurel Hill PUD. The applicant is requesting that the DRT approve the Dock Master Plan and the addition of twelve lots at the location shown on the original approved Conceptual Master Plan as a pool, tennis and clubhouse area. The clubhouse, pool and tennis complex is going to be relocated into the area as shown on the attached Revised Conceptual Master Plan, labeled as Exhibit I.

The Dock Master Plan (Exhibit DD) represents potential dock locations for the Laurel Hill PUD. The Dock Master Plan identifies the location of those lots that are eligible for consideration for docks and any approvals for dock construction would require a dock permit reviewed and granted by the Office of Coastal and Resource Management (OCRM) prior to development.

The changes to the PUD reflect the addition of twelve (12) lots in the area of the clubhouse and amenity area. As referenced in the Laurel Hill PUD under Section III, Development Plan; Item 3, Community Park (CP) number (9) the park area permits all uses under Single Family Residential (SF) as outlined on page III-3 of the Laurel Hill PUD. This permitted use and the added lots still keep the total lots within the 450 total lots permitted and therefore is considered by the applicant as a minor change which requires no text changes to the PUD.

I wish to remind the DRT members that this PUD was a by-right Conditional Use PUD that was granted under the then Development District Zoning and was approved by the DRT. This PUD was approved on October 15, 1997 under the previous 90/3 Beaufort County DSO and any amendments prior to June 3, 1997 or as modified by the PUD documents.

It is respectfully requested by the applicant that the DRT would approve the Dock Master Plan

LAND PLANNING

7 SIMMONSVILLE ROAD  
 Voice: 843.815.4800

SUITE 400

jktiller@jktiller.com

LANDSCAPE ARCHITECTURE

BLUFFTON, SOUTH CAROLINA 29910

Fax: 843.815.4802

Review - 3/22/00

Walt Fielding  
March 15, 2000  
Page Two  
Laurel Hill

and the Revised Conceptual Master Plan to be included as a minor revision to the Laurel Hill PUD. The Dock Master Plan including the approval letter from OCRM dated March 15, 1999 are included as Exhibits DD and EE.

Also included in this submittal is a copy of the revised Laurel Hill PUD Conceptual Master Plan (Exhibit I) showing the dock corridors as well as the twelve (12) lots added to the Conceptual Master Plan as referenced above.

The applicant appreciates the DRT's consideration in this matter and if there are any questions please do not hesitate to call me on any matter.

Respectfully submitted,  
J. K. Tiller Associates, Inc.

James K. Tiller, ASLA  
President

enclosures

cc: Arthur Cummings, Beaufort County  
Bob Klink, Beaufort County  
Delores Fraser, Beaufort County  
Robert Gallant, Sr., Homestake Realty Company  
Robert Gallant, Jr., Homestake Realty Company  
Lewis Hammett, Esquire

JKT

## J. K. TILLER ASSOCIATES, INC.

July 18, 2001

Mr. Charles Gatch  
Beaufort County Zoning Administrator]  
PO Drawer 1228  
Beaufort, SC 29901

RE: Laurel Hill PUD - Minor Amendment to the PUD

Dear Mr. Gatch:

As you recall, on June 25, 2001, Robert Gallant and I had an appointment with you to discuss some minor adjustment we wished to make to the Conditional Use PUD approved by the DRT October 15, 1997 for Laurel Hill. This development through the PUD zoning reduced the total potential number of dwelling units from 1,433 du. to 450 du. The proposed Minor Amendment referenced in the attached documents will not increase the number of dwelling units nor significantly change the Master Plan for the Laurel Hill PUD approved in 1997.

As is normal in the refinement of the Master Plan as a project is developed there are site considerations and design improvements that are made to meet the site and market changes that were not anticipated during the development of the Master Plan. The attached documentation and PUD text revisions are submitted for your consideration and approval as a minor amendment.

Your consideration in this matter is appreciated.

Sincerely,



James K. Tiller, ASLA  
President

cc: Mr. Robert Gallant, Coosaw Point

Enclosure

T:\Projects\199808\01\corres\corresp\071801Gatch.ltr.wpd

LAND PLANNING

7 SIMMONSVILLE ROAD  
Voice: 843.815.4800

SUITE 400

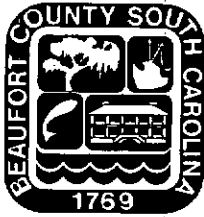
jktiller@jktiller.com

BLUFFTON, SOUTH CAROLINA

LANDSCAPE ARCHITECTURE

29910

Fax: 843.815.4802



COUNTY COUNCIL OF BEAUFORT COUNTY  
**BEAUFORT COUNTY PLANNING DEPARTMENT**  
 Multi Government Center • 100 Ribaut Road, Room 260  
 Post Office Drawer 1228, Beaufort, SC 29901-1228  
 Phone: (843) 470-2724 • FAX: (843) 470-2686

**MEMORANDUM**

**TO:** Walt Fielding, Zoning Administrator  
**FROM:** Delores Frazier, Development Review Manager *DF*  
**SUBJECT:** Laurel Hill / Coosaw Point PUD Amendment  
**DATE:** April 24, 2000

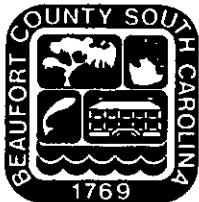
On Wednesday, March 22, 2000, the DRT reviewed an application to amend the Laurel Hill PUD to include a dock master plan and to add 12 residential lots. At the DRT meeting, I asked the applicant's representative to include a note on the amended master plan to clarify that all future dock construction in this development will be required to meet whatever regulations are in place at the time of dock permit application. Subsequent to that meeting, the applicant revised the amended master plan to include the following note:

*This revised Conceptual Master Plan is submitted as part of the revisions to the Laurel Hill PUD which includes the addition of twelve lots and the dock locations for boat and crabbing docks in accordance with the dock master plan approved by the office of the Ocean and Coastal Resource Management (see exhibits DD and EE). This revised Conceptual Master Plan and the other exhibits which accompany this plan replace the previous Conceptual Master Plan, but shall continue to be subject to the requirements and the standards promulgated in all other sections of the Laurel Hill Planned Unit Development as approved by Beaufort County on October 15, 1997. These documents were submitted and approved by the Beaufort County Development Review Team, March 22, 2000.*

My recommendations with regard to this note are as follows:

- The phrase "dock locations" above should be revised to read "dock corridors."
- I would like to add, as a condition of the minor amendment approval, language that specifies that approval of the amended site plan does not give approval of any individual dock permit, nor authority to construct any individual dock. Future docks must meet all requirements of the permitting agency at the time a dock permit application is submitted.





**COUNTY COUNCIL OF BEAUFORT COUNTY**  
**Beaufort County Development & Services Division**  
 Multi Government Center • 100 Ribaut Road  
 Post Office Drawer 1228, Beaufort, SC 29901-1228  
 FAX (843) 470-2686

Robert E. Klink, P.E.  
 County Engineer  
 Ph. 470-2625

Authur L. Cummings, C.B.O.  
 Building Codes Director  
 Ph. 470-2684

Dan Morgan  
 G.I.S. Coordinator  
 Ph. 470-2660

Planning Director  
 Ph. 470-2724

Walter R. Fielding  
 Zoning & Development Administrator  
 Ph. 470-2781

To: James K. Tiller, ASLA

From: Zoning & Development Administrator

Subj: Amendment – Laurel Hill / Coosaw Point PUD – Dock Master Plan

Date: March 30, 2000

On Wednesday, March 22, 2000, the Development Review Team approved the request to amend the Final Plans for the "Coosaw Point PUD – Dock Master Plan" and PUD amendment to add twelve residential lots in the proposed community center's location subject to the following:

- You are to note on the Dock Master Plan, the dock corridors as approved by the OCRM Dock Master Plan, and when docks are being permitted, docks are to meet the applicable standards at the time of permitting.

Be aware, you may choose to file an appeal of the DRT's decision to the Zoning Board of Appeals in accordance with Section 21.600.

Please present questions and guidance requests concerning your application to the Zoning & Development Office at extension (843) 470-2780 or 470-2781.

WRF

C: Members, Development Review Team

JKT

## J. K. TILLER ASSOCIATES, INC.

July 18, 2001

Mr. Charles Gatch  
Beaufort County Zoning Administrator]  
PO Drawer 1228  
Beaufort, SC 29901

RE: Laurel Hill PUD - Minor Amendment to the PUD

Dear Mr. Gatch:

As you recall, on June 25, 2001, Robert Gallant and I had an appointment with you to discuss some minor adjustment we wished to make to the Conditional Use PUD approved by the DRT October 15, 1997 for Laurel Hill. This development through the PUD zoning reduced the total potential number of dwelling units from 1,433 du. to 450 du. The proposed Minor Amendment referenced in the attached documents will not increase the number of dwelling units nor significantly change the Master Plan for the Laurel Hill PUD approved in 1997.

As is normal in the refinement of the Master Plan as a project is developed there are site considerations and design improvements that are made to meet the site and market changes that were not anticipated during the development of the Master Plan. The attached documentation and PUD text revisions are submitted for your consideration and approval as a minor amendment.

Your consideration in this matter is appreciated.

Sincerely,



James K. Tiller, ASLA  
President

cc: Mr. Robert Gallant, Coosaw Point

Enclosure

T:\Projects\199808\01\corres\corresp\071801Gatch.ltr.wpd

LAND PLANNING

LANDSCAPE ARCHITECTURE

7 SIMMONSVILLE ROAD SUITE 400 BLUFFTON, SOUTH CAROLINA 29910

Voice: 843.815.4800

jktiller@jktiller.com

Fax: 843.815.4802

## J. K. TILLER ASSOCIATES, INC.

NARRATIVE  
MINOR AMENDMENT TO THE  
LAUREL HILL PUD

---

The Developer of the Laurel Hill PUD, now renamed Coosaw Point, is proposing some minor amendments to the PUD which are submitted herein for consideration by the Development Review Team. Coosaw Point Development is a residential development approved as a conditional use PUD under the requirements of the Beaufort County Zoning and Development Standards Ordinance (DSO) of 90/3.

The Laurel Hill PUD, Development Plan, Section III, called for an area of more traditional (neotraditional) neighborhood referenced on Page III-1 as "the Township of Laurel Hill." It is here that it was determined that the development of this area was impacted by the encroachment of Fernswood Lane, an existing unpaved road that serves the adjacent neighborhood, into the Laurel Hill property. The Developers of Laurel Hill, in an effort not to disrupt the adjacent property access, has the opportunity to utilize this road and incorporate it into the Laurel Hill PUD by using it as part of the alley system. As can be seen by the attached drawing, Exhibit DD Fernswood Lane (the cross hatched area) would be incorporated along lot numbers 9 through 16 and would then be developed further behind lots 1 through 9.

Also in the "Township of Laurel Hill, the Developer wishes to make some minor adjustments to development plans for the PUD. On Page III-3 of the PUD a table is referenced in item 1. - Single Family Residential, a. Permitted Uses, (2) Lot Sizes and Setbacks, (a) single family lots; the traditional lot portion of that table no modification of the minimum lot size or average lot size range is proposed. However, modification of the minimum front yard setback is requested to be revised from 20' to 10' in order to provide for a front porch to sidewalk relationship more in keeping with the "neotraditional" style of streetscape. This would also provide for some flexibility in adjustment of building to be sited to save existing trees on the individual lots. The design is further modified to reduce the street width from two travel lanes and on street parking to two travel lanes with parking accommodated on each site and therefore reducing the 52' right of way to 50'. This modification is permitted under current PUD standards (see Page IV-3, Section 5.2.1.6 Street Thoroughfare Standards, item L.

The other changes to this table are for clarifications or scribbler's error which occurred in the original preparation of the table. The table allowed for lots to range in size from 70'-85' x 120'-195', yet a lot minimum width was 75'. The 75' width should be changed to 70' per the average lot range table. Likewise, the minimum side yard setback is referenced in the table as 12', although the Exhibits "K" and "L" typical lot configurations clearly state a 5' side yard setback. The table should be revised to a 5' from the current 12' setback. These modifications

Narrative  
Minor Amendment to the  
Laurel Hill PUD  
Page 2

are respectfully submitted as clarifications of the original intent of the PUD.

Finally, the Developer is requesting a modification to Site Design and Development Standards, Section IV of the Laurel Hill PUD, Page IV-3, Section 5.2.1.6, Street Thoroughfare Standards, item L, Alley R.O.W. Here the Developer wishes to make all the alleys one way and with an eleven foot wide unpaved gravel driveway. This modification is noted on the revised Exhibits "K" and "L" which accompany this Narrative. The one way drive/alley right of way in these instances will be 18 feet. (This clarification is permitted under the PUD Ordinance in accordance with Section 5.2.1.6 Street Thoroughfare Standards, item L).

Attached to this Narrative are the revised Page III-3, revised Exhibit "K" and "L" which show the modification to the street width and reduction in the street and alley right of ways; Exhibit DD which shows the detail of Fernswood Lake impact; revision to Page III-3; and finally the revised Master Plan which reflects the modification to the plan as well as the revision to the project PUD name, "Coosaw Point."

**ALLOWED LAND USE UNDER PRESENT ZONING AND  
PROPOSED LAND USE UNDER P.U.D.**

ZONING	ACRES	DU (EXISTING ZONING)	DU (PROPOSED PUD)	NOTES:
DD	348.24	1393	418	4 Units/Acre (Allowed Density)
*NC	17.6	36		NC - residential use same as NPD-2 if developed as residential
**NC	13.8		28	NC - residential use same as NPD-2
NPD-2	2.2	4	4	NPD-2 - Minimum lot ½ acre
<b>TOTAL</b>	<b>368.04</b>	<b>1433</b>	<b>450</b>	<b>Proposed Density 1.2 Unit/Acre</b>

\* NC = Acres under present zoning  
 \*\*NC = Acres under proposed Master Plan P.U.D.

1. **Single Family Residential (SF)**

The designation allows for the construction of single family units both detached and attached. The units will be developed in accordance with the Community Covenants and Restrictions (CCR's).

a. **Permitted Uses:**

(1) **Dwelling Units**

(a) **Detached Single Family**

i) Minimum lot size - 8,000 square feet for detached single family units

(b) **Attached Single Family**

i) Minimum lot size - 2,500 square feet for attached units

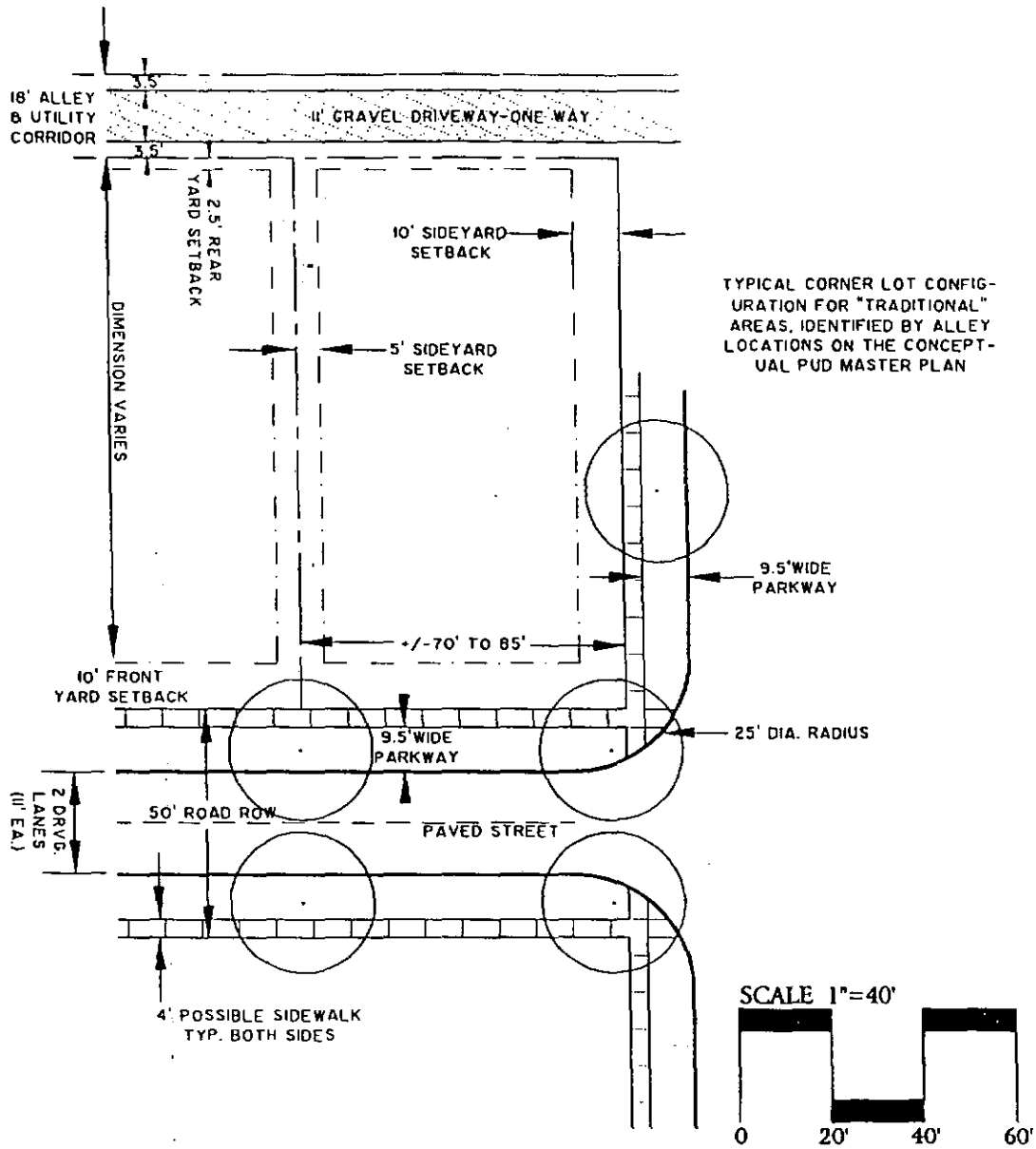
(2) **Lot Sizes and Setbacks**

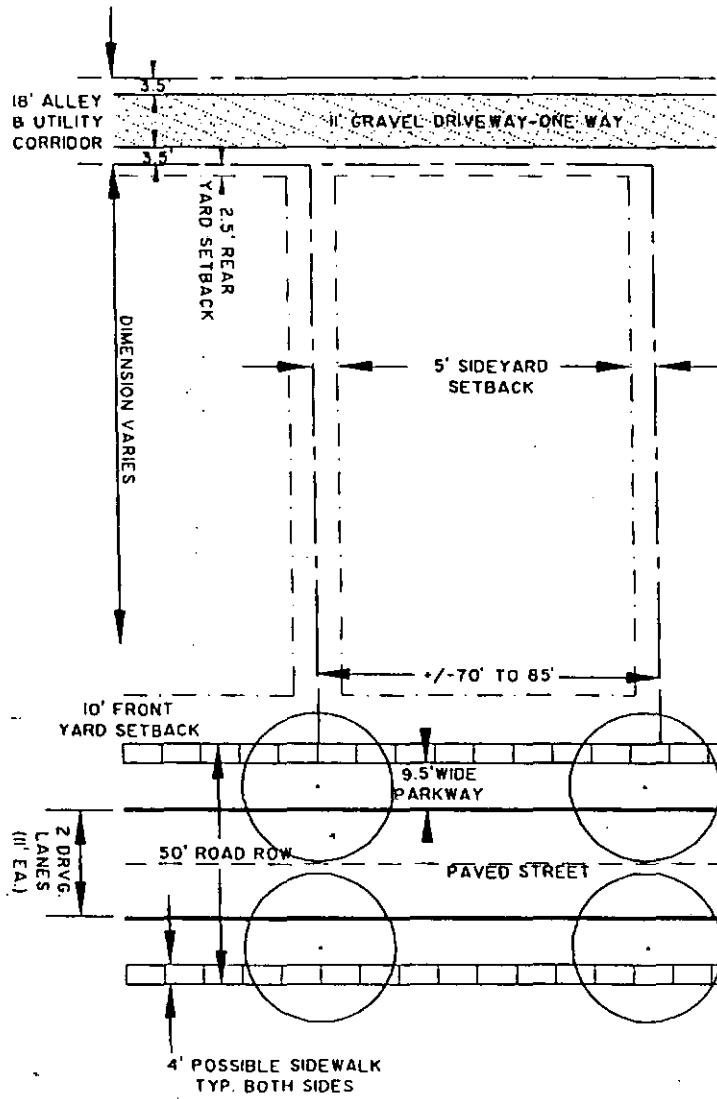
(a) **Single Family Lots**

Single Family Lot Type	Min. Lot Size	Average Lot Size Range	Min. Width	Min. Front Yard Setback	Min. Rear Yard Setback	Min. Side Yard Setback	Percentage Range Overall PUD Dwelling Unit Count
Standard Lot	12,000 SF	90-110'x160-200'	80'	30'	35'	10'	50% - 100%
Traditional Lot*	8,000 SF	70-85'x120-195'	70'	10'	2.5'	5'	0 - 50%

\*Typical to the Township and some lots in the Parkside Area usually with a gravel alley/driveway.

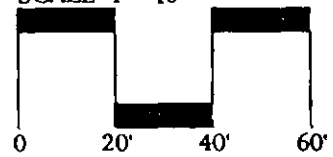
LAUREL HILL PUD





TYPICAL LOT CONFIGURATION FOR "TRADITIONAL" AREAS, IDENTIFIED BY ALLEY LOCATIONS ON THE CONCEPTUAL PUD MASTER PLAN

SCALE 1"=40'



---

V. EXHIBITS AND APPENDICES

A. Exhibits List

Exhibit A	Vicinity Map
Exhibit B	Property Boundary Survey/FEMA Flood Zone Map
Exhibit C	Topographic Map
Exhibit D	Color Aerial Photograph (Reduction)
Exhibit E	Wetlands Survey and Approval Letter
Exhibit F	Wetlands Survey and Approval Letter
Exhibit G	Soils Map
Exhibit H	Endangered Species Letter from Newkirk Environmental Consultants
Exhibit I	Laurel Hill Conceptual Master Plan (revised 03/15/00)
Exhibit J	Zoning Map and Adjacent Property Owners Map
Exhibit K	Typical Lot In the Traditional Areas of the Plan
Exhibit L	Typical Corner Lot In the Traditional Areas of the Plan
Exhibit M	Conceptual Master Drainage Plan
Exhibit N	Letter from Beaufort/Jasper Water & Sewer Authority
Exhibit O	Conceptual Water Distribution Master Plan
Exhibit P	Septic System Submittal Letter to the Beaufort County Health Department
Exhibit Q	Letter from South Carolina Electric & Gas (SCE&G)
Exhibit R	Letter from U.S. Cable
Exhibit S	Letter from United/Sprint Company
Exhibit T	Fire Safety Form from Lady's Island/St. Helena Fire Department
Exhibit U	Letter from Waste Management Company
Exhibit V	Proposed Street Names
Exhibit W	Submittal Letter to South Carolina Department of Health & Environmental Control (SCDHEC) - Water & Septic Sewer Approval
Exhibit X	Letter from Office of Ocean & Coastal Resource Management (OCRM) - Drainage & Land Disturbance
Exhibit Y	Submittal Letter to County Engineer
Exhibit Z	Draft Memorandum of Agreement Submitted to the Advisory Council on Historic Preservation
Exhibit AA	Letter from Office of Ocean & Coastal Resource Management (OCRM) - Wetland Impacts and Mitigation
Exhibit BB	Neighborhood Map
Exhibit CC	Subdivision Phasing Plan
Exhibit DD	Dock Master Plan (January 5, 2000)
Exhibit EE	OCRM Dock Master Plan Approval Letter dated 01/15/99





**Office of Ocean and Coastal  
Resource Management**

1362 McMillan Avenue, Suite 400  
Charleston, SC 29405

(803) 744-5838 FAX (803) 744-5847

March 15, 1999

Mr. Ken Hance  
Newkirk Environmental Consultants, Inc.  
192 East Bay Street  
Charleston, S. C. 29401

Re: Laurel Hill  
Dock Master Plan

Dear Ken:


The Office of Ocean and Coastal Resource Management planning and permitting staff have reviewed and has conceptually approved the dock master plan for the Laurel Hill Plantation development on the Coosaw River and its tributaries, on Lady's Island, Beaufort County, S. C. This plan will be used as an advisory opinion in permitting, but designation of any lot as a "dock lot" does not guarantee the issuance of any permits. The following comments will also be made part of the file and any subsequent permit review.

1. Dock sizes will be limited to a 50 square foot pierhead only on creeks that measure 20' or less as measured from marsh grass to marsh grass. Dock sizes will be limited to a 120 square foot dock on creeks that measure from 21' to 50' from marsh grass to marsh grass. Dock sizes will be limited to 160 square foot dock on creeks that measure 51' to 150' from marsh grass to marsh grass. Special geographic circumstances may warrant larger structures for docks within the 120 and 160 square foot classification.
2. Channelward extension of docks will be evaluated at the time of permit application but will generally be limited to  $\frac{1}{4}$  of the creek's width as measured from marsh grass to marsh grass.
3. Precedent in the vicinity for roof structures will be considered as well as the potential for impacting the view of others. Roofs, which have the potential to impact views, will not be allowed, while those that have minimal impact may be allowed.
4. All parts of any permitted dock structure should generally remain a minimum of 20' inside extended corridor lines. However, OCRM may require docks to be built closer than 20' when it would substantially decrease walkway length.

Mr. Ken Hance  
March 15, 1999  
Page 2

This letter will be made part of the dock master plan file and will be considered as part of any future permit review. Additional concerns and further restrictions may occur as part of the permit public review. Reference must be given to this dock master plan in all contracts of sale of affected lots. OCRM strongly suggests the developer record this DMP in the local RMC office. This would place potential buyers on notice that their property may be affected by the DMP. This master plan shall be presumed to take precedence over applications inconsistent with this plan unless new information is revealed in an application to address and overcome the concerns identified in the dock master plan.

Please call me at 747-4323-122 or 744-5838 if you have any questions.

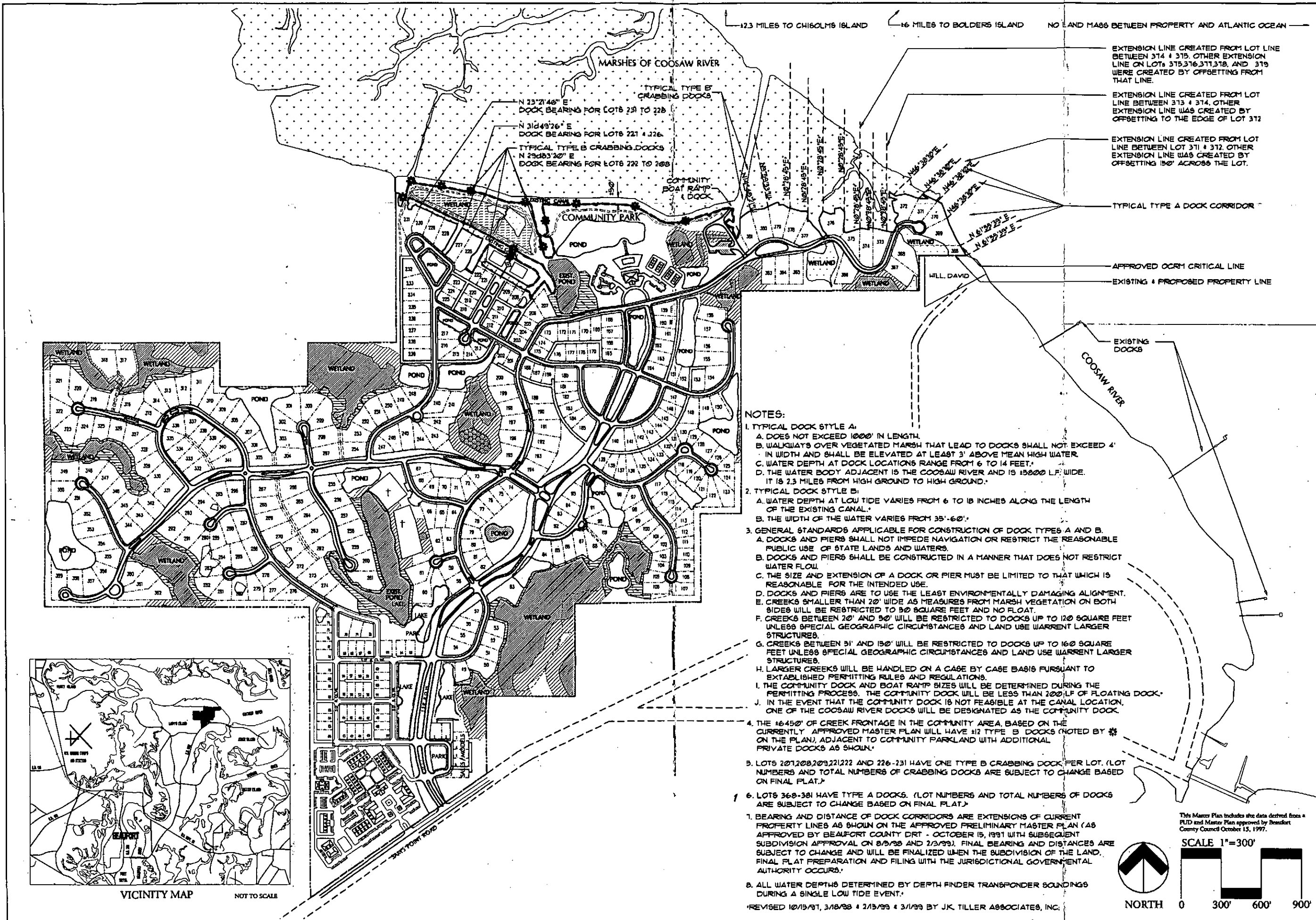
Sincerely,  
  
Curtis M. Joyner  
Permitting DMP Coordinator

laurelhillapp  
cc:Mr. Chris Brooks  
Mr. Richard Chinnis  
Mr. Rocky Browder  
Mr. Billy Webster





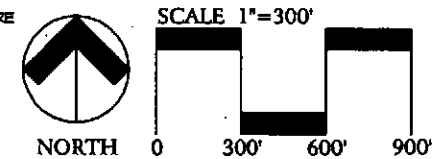
Sheet Title:  
Dock Master Plan  
Job Number:  
199808-01  
Date:  
April 6, 1998  
Drawn:  
HMC/JKT  
Approved:  
Revisions:  
05/19/98 - JKT  
07/15/98 - JKT  
03/01/99 - JKT



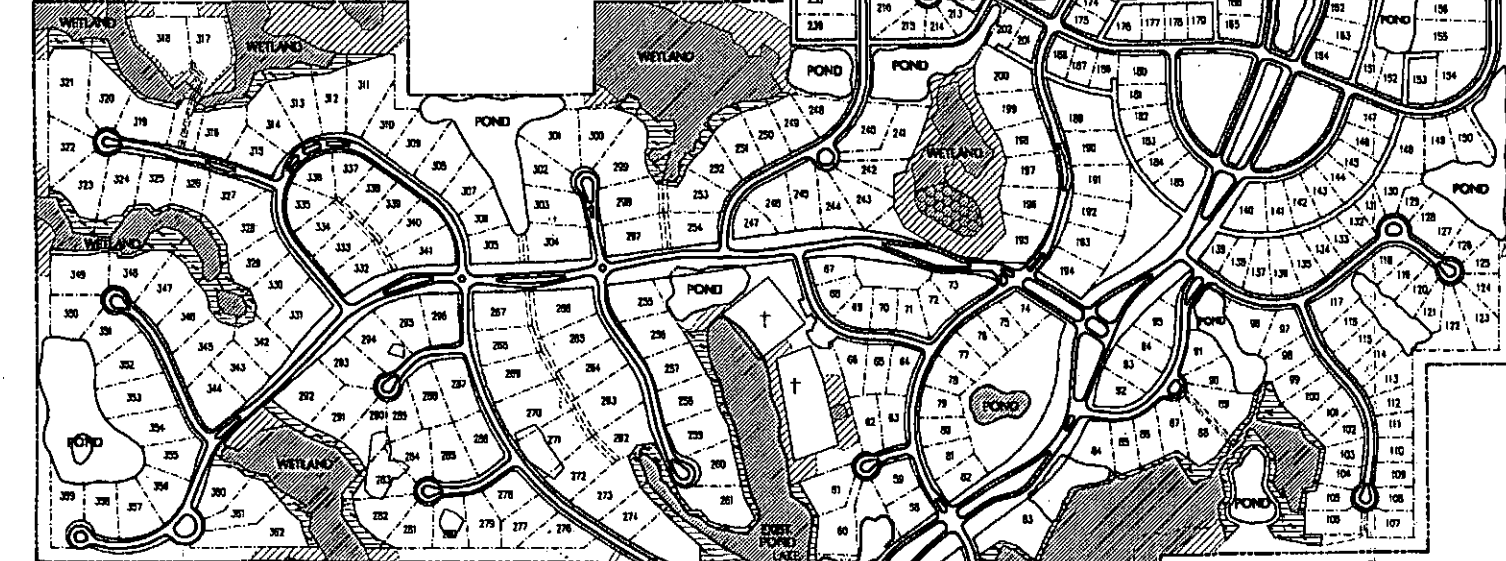
EXTENSION LINE CREATED FROM LOT LINE BETWEEN 314 & 315. OTHER EXTENSION LINE ON LOTS 315, 316, 317, 318, AND 319 WERE CREATED BY OFFSETTING FROM THAT LINE.  
EXTENSION LINE CREATED FROM LOT LINE BETWEEN 313 & 314. OTHER EXTENSION LINE WAS CREATED BY OFFSETTING TO THE EDGE OF LOT 312.  
EXTENSION LINE CREATED FROM LOT LINE BETWEEN LOT 311 & 312. OTHER EXTENSION LINE WAS CREATED BY OFFSETTING 150' ACROSS THE LOT.  
TYPICAL TYPE A DOCK CORRIDOR  
APPROVED OCRM CRITICAL LINE  
EXISTING & PROPOSED PROPERTY LINE

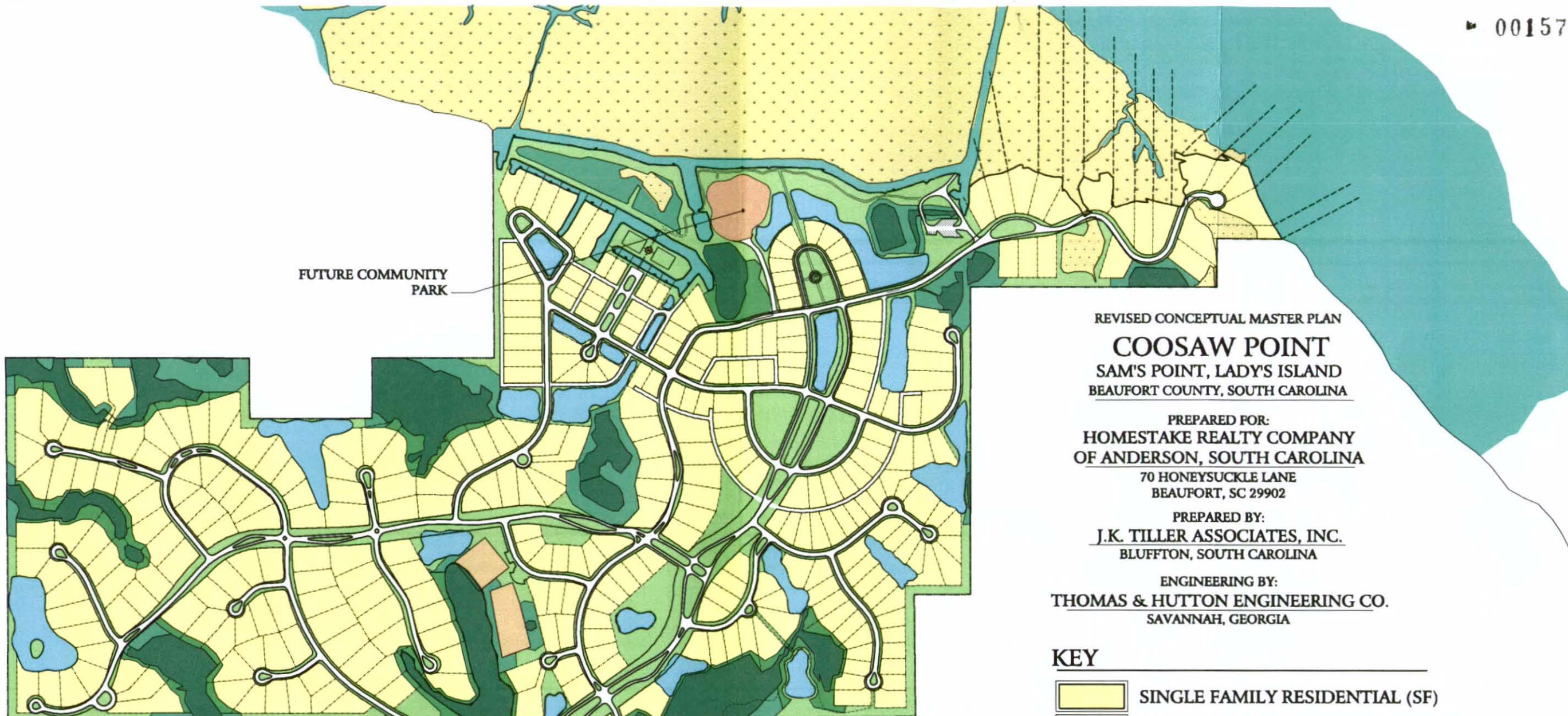
NOTES:

- 1. TYPICAL DOCK STYLE A:
    - A. DOES NOT EXCEED 1000' IN LENGTH.
    - B. WALKWAYS OVER VEGETATED MARSH THAT LEAD TO DOCKS SHALL NOT EXCEED 4' IN WIDTH AND SHALL BE ELEVATED AT LEAST 3' ABOVE MEAN HIGH WATER.
    - C. WATER DEPTH AT DOCK LOCATIONS RANGE FROM 6 TO 14 FEET.
    - D. THE WATER BODY ADJACENT IS THE COOSAW RIVER AND IS 15000 LF WIDE. IT IS 2.3 MILES FROM HIGH GROUND TO HIGH GROUND.
  - 2. TYPICAL DOCK STYLE B:
    - A. WATER DEPTH AT LOW TIDE VARIES FROM 6 TO 18 INCHES ALONG THE LENGTH OF THE EXISTING CANAL.
    - B. THE WIDTH OF THE WATER VARIES FROM 35'-60'.
  - 3. GENERAL STANDARDS APPLICABLE FOR CONSTRUCTION OF DOCK TYPES A AND B.
    - A. DOCKS AND PIERS SHALL NOT IMPEDE NAVIGATION OR RESTRICT THE REASONABLE PUBLIC USE OF STATE LANDS AND WATERS.
    - B. DOCKS AND PIERS SHALL BE CONSTRUCTED IN A MANNER THAT DOES NOT RESTRICT WATER FLOW.
    - C. THE SIZE AND EXTENSION OF A DOCK OR PIER MUST BE LIMITED TO THAT WHICH IS REASONABLE FOR THE INTENDED USE.
    - D. DOCKS AND PIERS ARE TO USE THE LEAST ENVIRONMENTALLY DAMAGING ALIGNMENT.
    - E. CREEKS SMALLER THAN 20' WIDE AS MEASURED FROM MARSH VEGETATION ON BOTH SIDES WILL BE RESTRICTED TO 50 SQUARE FEET AND NO FLOAT.
    - F. CREEKS BETWEEN 20' AND 50' WILL BE RESTRICTED TO DOCKS UP TO 120 SQUARE FEET UNLESS SPECIAL GEOGRAPHIC CIRCUMSTANCES AND LAND USE WARRANT LARGER STRUCTURES.
    - G. CREEKS BETWEEN 50' AND 150' WILL BE RESTRICTED TO DOCKS UP TO 160 SQUARE FEET UNLESS SPECIAL GEOGRAPHIC CIRCUMSTANCES AND LAND USE WARRANT LARGER STRUCTURES.
    - H. LARGER CREEKS WILL BE HANDLED ON A CASE BY CASE BASIS PURSUANT TO ESTABLISHED PERMITTING RULES AND REGULATIONS.
    - I. THE COMMUNITY DOCK AND BOAT RAMP SIZES WILL BE DETERMINED DURING THE PERMITTING PROCESS. THE COMMUNITY DOCK WILL BE LESS THAN 200 LF OF FLOATING DOCK.
    - J. IN THE EVENT THAT THE COMMUNITY DOCK IS NOT FEASIBLE AT THE CANAL LOCATION, ONE OF THE COOSAW RIVER DOCKS WILL BE DESIGNATED AS THE COMMUNITY DOCK.
  - 4. THE 46450' OF CREEK FRONTAGE IN THE COMMUNITY AREA, BASED ON THE CURRENTLY APPROVED MASTER PLAN WILL HAVE 112 TYPE B DOCKS (NOTED BY \* ON THE PLAN), ADJACENT TO COMMUNITY PARKLAND WITH ADDITIONAL PRIVATE DOCKS AS SHOWN.
  - 5. LOTS 201, 208, 209, 221, 222 AND 226-231 HAVE ONE TYPE B CRABBING DOCK PER LOT. (LOT NUMBERS AND TOTAL NUMBERS OF CRABBING DOCKS ARE SUBJECT TO CHANGE BASED ON FINAL PLAT.)
  - 6. LOTS 36-8-381 HAVE TYPE A DOCKS. (LOT NUMBERS AND TOTAL NUMBERS OF DOCKS ARE SUBJECT TO CHANGE BASED ON FINAL PLAT.)
  - 7. BEARING AND DISTANCE OF DOCK CORRIDORS ARE EXTENSIONS OF CURRENT PROPERTY LINES AS SHOWN ON THE APPROVED PRELIMINARY MASTER PLAN (AS APPROVED BY BEAUFORT COUNTY DRT - OCTOBER 15, 1991 WITH SUBSEQUENT SUBDIVISION APPROVAL ON 8/3/98 AND 2/3/99). FINAL BEARING AND DISTANCES ARE SUBJECT TO CHANGE AND WILL BE FINALIZED WHEN THE SUBDIVISION OF THE LAND, FINAL PLAT PREPARATION AND FILING WITH THE JURISDICTIONAL GOVERNMENTAL AUTHORITY OCCURS.
  - 8. ALL WATER DEPTHS DETERMINED BY DEPTH FINDER TRANSPONDER SOUNDINGS DURING A SINGLE LOW TIDE EVENT.
- \*REVISED 10/15/97, 3/18/98 & 2/15/99 & 3/1/99 BY JK, TILLER ASSOCIATES, INC.



This Master Plan includes site data derived from a PUD and Master Plan approved by Beaufort County Council October 15, 1997.





REVISED CONCEPTUAL MASTER PLAN  
**COOSAW POINT**  
 SAM'S POINT, LADY'S ISLAND  
 BEAUFORT COUNTY, SOUTH CAROLINA

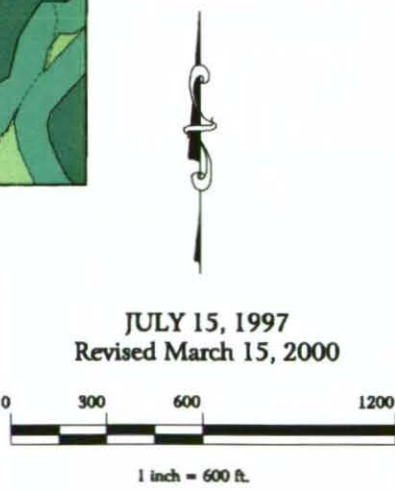
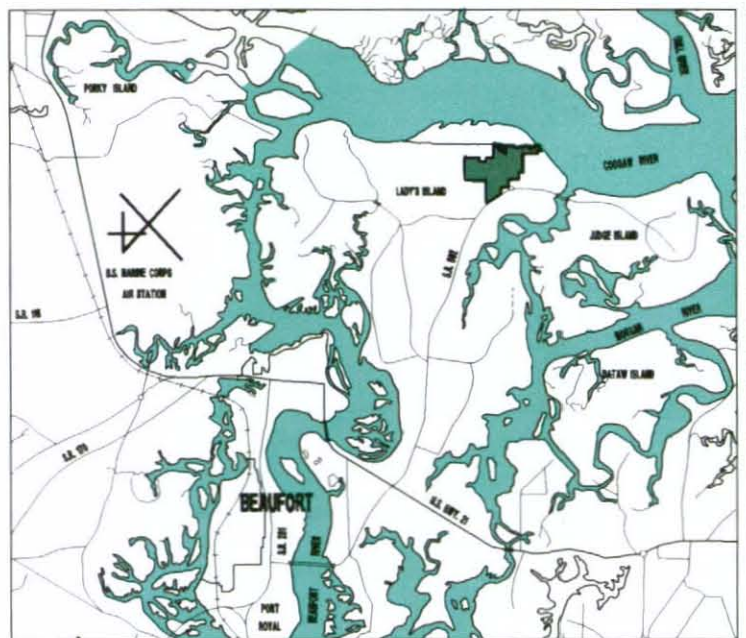
PREPARED FOR:  
**HOMESTAKE REALTY COMPANY  
 OF ANDERSON, SOUTH CAROLINA**  
 70 HONEYSUCKLE LANE  
 BEAUFORT, SC 29902

PREPARED BY:  
**J.K. TILLER ASSOCIATES, INC.**  
 BLUFFTON, SOUTH CAROLINA

ENGINEERING BY:  
**THOMAS & HUTTON ENGINEERING CO.**  
 SAVANNAH, GEORGIA

**KEY**

-  SINGLE FAMILY RESIDENTIAL (SF)
-  NEIGHBORHOOD COMMERCIAL (NC)
-  COMMUNITY PARK (SITE)
-  OPEN SPACE
-  ROADS
-  WETLANDS
-  BUFFERS
-  SALTWATER MARSH & WETLAND
-  FRESHWATER LAKES & PONDS
-  SALTWATER & IMPOUNDMENTS
-  OUT PARCELS
-  DOCK CORRIDOR
-  CRABBING DOCKS



REVISED JANUARY 5, 2000  
 INCLUDES DOCK MASTER PLAN  
 AS APPROVED BY OCRM  
 REVISED JANUARY 12, 2000  
 COMMUNITY PARK AREA

Coosaw Point PUD (Amend)

**Coosaw Point**70 Honeyuckle Lane  
Beaufort, SC 29902Phone 843-524-9911  
Fax 843-524-3836

July 25, 2000

Ms. Hillary Austin  
Development Analyst  
Beaufort County Development Division  
PO BOX 1228  
Beaufort, SC 29901-1228

Dear Hillary,

I have made phasing revisions to the Coosaw Point plan. The DRT previously approved a plan that consisted of Phase 1-A, 1-B, 1-C and 1-D. Other than minor changes to curb and gutter and slight variations of the road to preserve tree roots, the plan is essentially the same. The major change being the lots that encompass Phase 1-A.

After review by our marketing staff we feel that it will be wiser to adjust our initial phase. Also for bonding reasons, this Phase needs to be distinguished from the total of 1-A, B, C and D.

As we discussed, I am requesting a staff level recommendation to the DRT for approval of this Phasing revision.

Sincerely,



Robert M. Gallant III  
Coosaw Point  
Lady's Island, SC

Review - 8/2/00

Lawel Hill PUD- AMEND.

09100-0



**LAUREL HILL  
P U D**

**ALLOWED LAND USE UNDER PRESENT ZONING AND  
PROPOSED LAND USE UNDER P.U.D.**

ZONING	ACRES	DU (EXISTING ZONING)	DU (PROPOSED PUD)	NOTES:
DD	348.24	1393	418	4 Units/Acre (Allowed Density)
*NC	17.6	36		NC - residential use same as NPD-2 if developed as residential
**NC	13.8		28	NC - residential use same as NPD-2
NPD-2	2.2	4	4	NPD-2 - Minimum lot 1/2 acre
TOTAL	368.04	1433	450	Proposed Density 1.2 Unit/Acre

\* NC = Acres under present zoning  
 \*\*NC = Acres under proposed Master Plan P.U.D.

1. Single Family Residential (SF)

The designation allows for the construction of single family units both detached and attached. The units will be developed in accordance with the Community Covenants and Restrictions (CCR's).

- a. Permitted Uses:
  - (1) Dwelling Units
    - (a) Detached Single Family
      - i) Minimum lot size - 8,000 square feet for detached single family units
    - (b) Attached Single Family
      - i) Minimum lot size - 2,500 square feet for attached units
  - (2) Lot Sizes and Setbacks
    - (a) Single Family Lots

Single Family Lot Type	Min. Lot Size	Average Lot Size Range	Min. Width	Min. Front Yard Setback	Min. Rear Yard Setback	Min. Side Yard Setback	Percentage Range Overall PUD Dwelling Unit Count
Standard Lot	12,000 SF	90-110'x160-200'	80'	30'	35'	10'	50% - 100%
Traditional Lot*	8,000 SF	70-85'x120-195'	70'	10'	2.5'	5'	0 - 50%

\*Typical to the Township and some lots in the Parkside Area usually with a gravel alley/driveway.

## J. K. TILLER ASSOCIATES, INC.

NARRATIVE  
MINOR AMENDMENT TO THE  
LAUREL HILL PUD

---

The Developer of the Laurel Hill PUD, now renamed Coosaw Point, is proposing some minor amendments to the PUD which are submitted herein for consideration by the Development Review Team. Coosaw Point Development is a residential development approved as a conditional use PUD under the requirements of the Beaufort County Zoning and Development Standards Ordinance (DSO) of 90/3.

The Laurel Hill PUD, Development Plan, Section III, called for an area of more traditional (neotraditional) neighborhood referenced on Page III-1 as "the Township of Laurel Hill." It is here that it was determined that the development of this area was impacted by the encroachment of Fernswood Lane, an existing unpaved road that serves the adjacent neighborhood, into the Laurel Hill property. The Developers of Laurel Hill, in an effort not to disrupt the adjacent property access, has the opportunity to utilize this road and incorporate it into the Laurel Hill PUD by using it as part of the alley system. As can be seen by the attached drawing, Exhibit DD Fernswood Lane (the cross hatched area) would be incorporated along lot numbers 9 through 16 and would then be developed further behind lots 1 through 9.

Also in the "Township of Laurel Hill, the Developer wishes to make some minor adjustments to development plans for the PUD. On Page III-3 of the PUD a table is referenced in item 1. - Single Family Residential, a. Permitted Uses, (2) Lot Sizes and Setbacks, (a) single family lots; the traditional lot portion of that table no modification of the minimum lot size or average lot size range is proposed. However, modification of the minimum front yard setback is requested to be revised from 20' to 10' in order to provide for a front porch to sidewalk relationship more in keeping with the "neotraditional" style of streetscape. This would also provide for some flexibility in adjustment of building to be sited to save existing trees on the individual lots. The design is further modified to reduce the street width from two travel lanes and on street parking to two travel lanes with parking accommodated on each site and therefore reducing the 52' right of way to 50'. This modification is permitted under current PUD standards (see Page IV-3, Section 5.2.1.6 Street Thoroughfare Standards, item L.

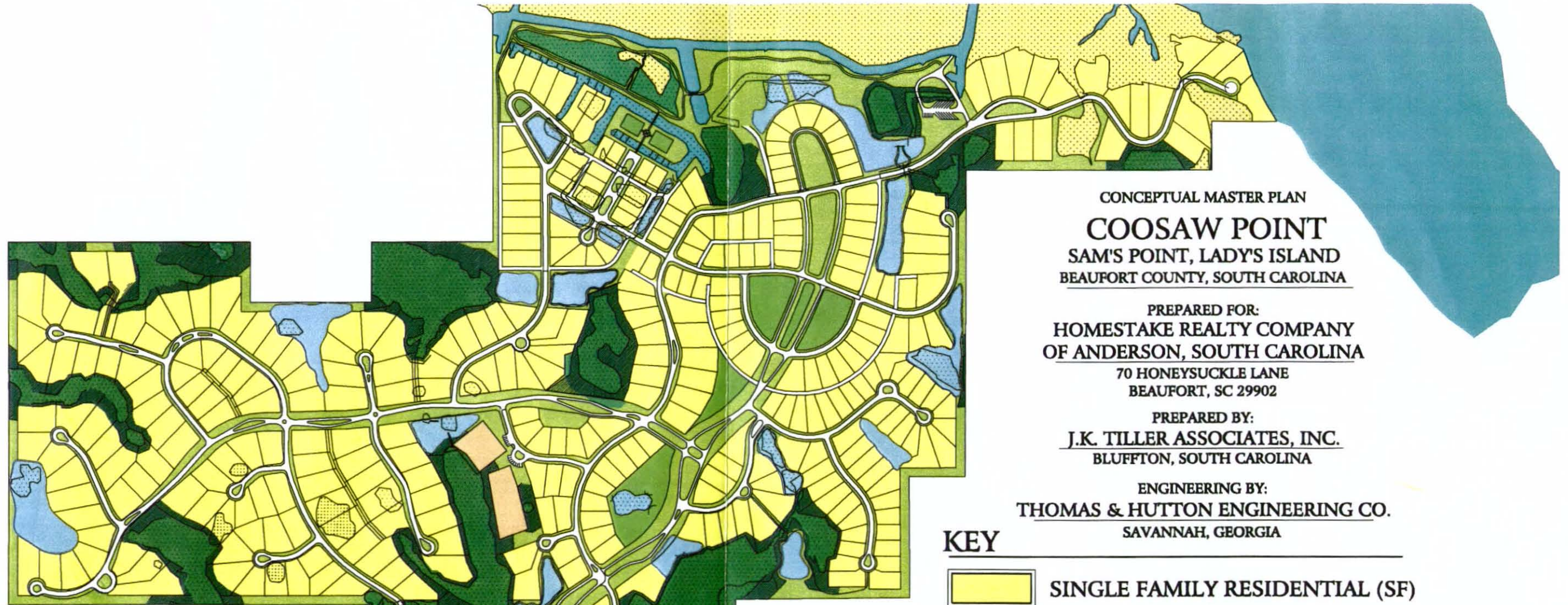
The other changes to this table are for clarifications or scribbler's error which occurred in the original preparation of the table. The table allowed for lots to range in size from 70'-85' x 120'-195', yet a lot minimum width was 75'. The 75' width should be changed to 70' per the average lot range table. Likewise, the minimum side yard setback is referenced in the table as 12', although the Exhibits "K" and "L" typical lot configurations clearly state a 5' side yard setback. The table should be revised to a 5' from the current 12' setback. These modifications

Narrative  
Minor Amendment to the  
Laurel Hill PUD  
Page 2

are respectfully submitted as clarifications of the original intent of the PUD.

Finally, the Developer is requesting a modification to Site Design and Development Standards, Section IV of the Laurel Hill PUD, Page IV-3, Section 5.2.1.6, Street Thoroughfare Standards, item L, Alley R.O.W. Here the Developer wishes to make all the alleys one way and with an eleven foot wide unpaved gravel driveway. This modification is noted on the revised Exhibits "K" and "L" which accompany this Narrative. The one way drive/alley right of way in these instances will be 18 feet. (This clarification is permitted under the PUD Ordinance in accordance with Section 5.2.1.6 Street Thoroughfare Standards, item L).

Attached to this Narrative are the revised Page III-3, revised Exhibit "K" and "L" which show the modification to the street width and reduction in the street and alley right of ways; Exhibit DD which shows the detail of Fernswood Lake impact; revision to Page III-3; and finally the revised Master Plan which reflects the modification to the plan as well as the revision to the project PUD name, "Coosaw Point."














CONCEPTUAL MASTER PLAN  
**COOSAW POINT**  
 SAM'S POINT, LADY'S ISLAND  
 BEAUFORT COUNTY, SOUTH CAROLINA

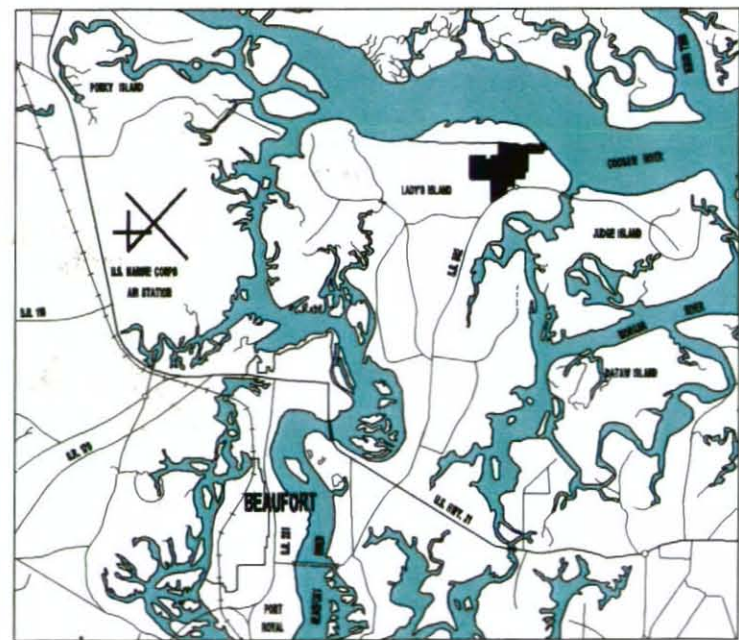
PREPARED FOR:  
**HOMESTAKE REALTY COMPANY  
 OF ANDERSON, SOUTH CAROLINA**  
 70 HONEYSUCKLE LANE  
 BEAUFORT, SC 29902

PREPARED BY:  
**J.K. TILLER ASSOCIATES, INC.**  
 BLUFFTON, SOUTH CAROLINA

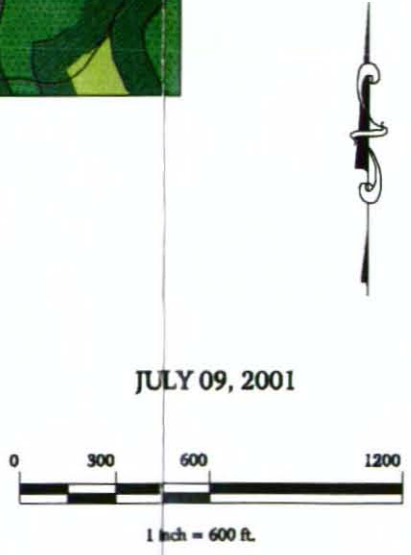
ENGINEERING BY:  
**THOMAS & HUTTON ENGINEERING CO.**  
 SAVANNAH, GEORGIA

**KEY**

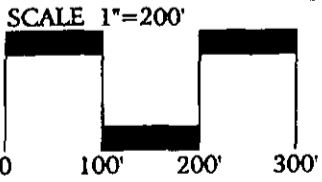
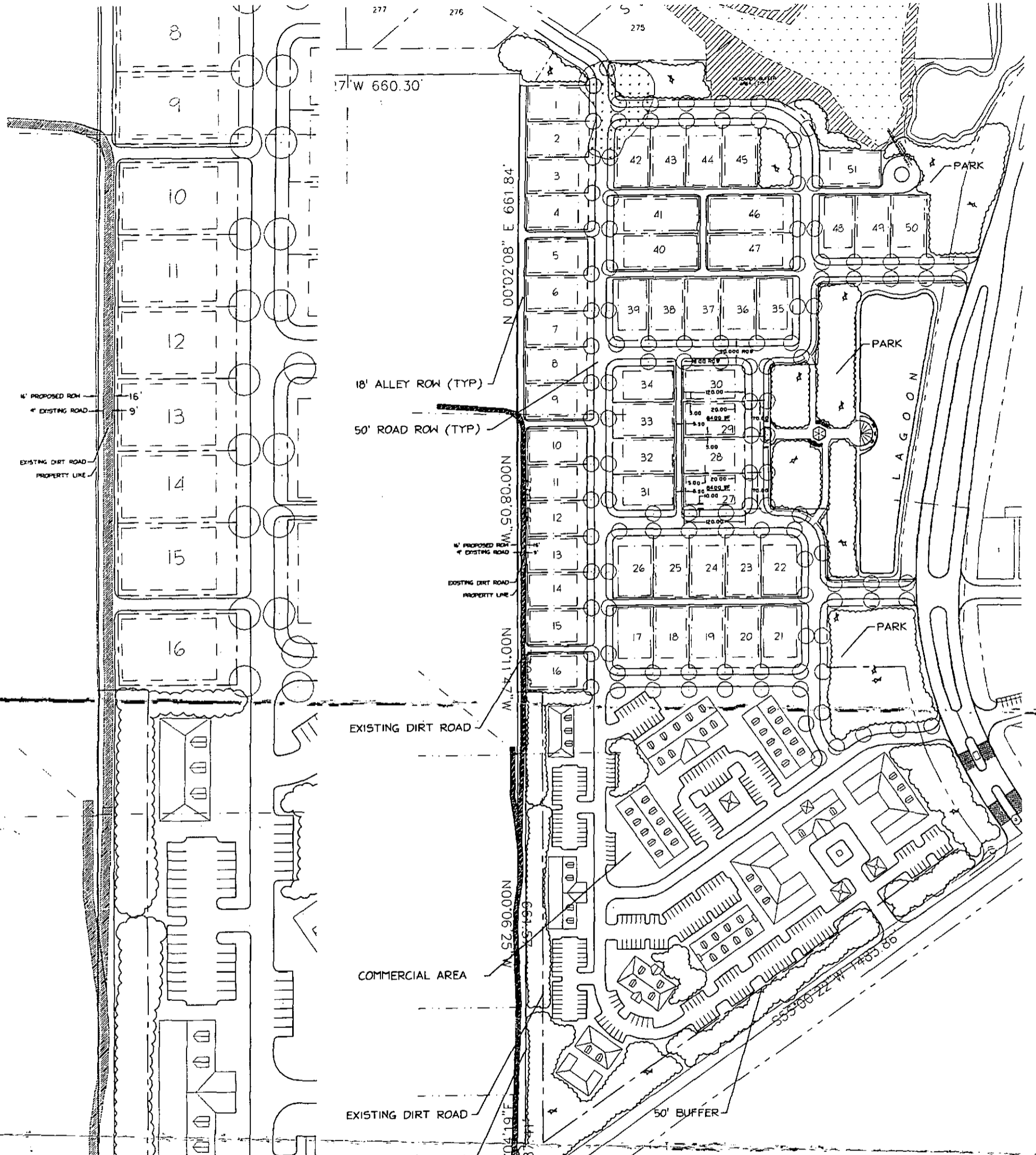
-  SINGLE FAMILY RESIDENTIAL (SF)
-  NEIGHBORHOOD COMMERCIAL (NC)
-  COMMUNITY PARK (CP)
-  OPEN SPACE
-  ROADS
-  WETLANDS
-  BUFFERS
-  SALTWATER MARSH & WETLAND
-  FRESHWATER LAKES & PONDS
-  SALTWATER & IMPOUNDMENTS
-  OUT PARCELS



VICINITY MAP N.T.S.



JULY 09, 2001



j:\projects\199808\02\dwg\rebase-commercial\alt.dwg, 11/17/07 10:01:02:14:22 PM

**JKT** J. K. TILLER ASSOCIATES, INC.

LAND PLANNING LANDSCAPE ARCHITECTURE  
 SEVEN SIMMONSVILLE ROAD SUITE 400 BLUFFTON, SC 29910  
 Phone 843.815.4800 jkt@jktpr.com Fax 843.815.4802

**Coosaw Point**  
 Neotraditional Lot Layout  
 Commercial Area Layout  
 Exhibit DD

## J. K. TILLER ASSOCIATES, INC.

NARRATIVE  
MINOR AMENDMENT TO THE  
LAUREL HILL PUD

---

The Developer of the Laurel Hill PUD, now renamed Coosaw Point, is proposing some minor amendments to the PUD which are submitted herein for consideration by the Development Review Team. Coosaw Point Development is a residential development approved as a conditional use PUD under the requirements of the Beaufort County Zoning and Development Standards Ordinance (DSO) of 90/3.

The Laurel Hill PUD, Development Plan, Section III, called for an area of more traditional (neotraditional) neighborhood referenced on Page III-1 as "the Township of Laurel Hill." It is here that it was determined that the development of this area was impacted by the encroachment of Fernswood Lane, an existing unpaved road that serves the adjacent neighborhood, into the Laurel Hill property. The Developers of Laurel Hill, in an effort not to disrupt the adjacent property access, has the opportunity to utilize this road and incorporate it into the Laurel Hill PUD by using it as part of the alley system. As can be seen by the attached drawing, Exhibit DD Fernswood Lane (the cross hatched area) would be incorporated along lot numbers 9 through 16 and would then be developed further behind lots 1 through 9.

Also in the "Township of Laurel Hill, the Developer wishes to make some minor adjustments to development plans for the PUD. On Page III-3 of the PUD a table is referenced in item 1. - Single Family Residential, a. Permitted Uses, (2) Lot Sizes and Setbacks, (a) single family lots; the traditional lot portion of that table no modification of the minimum lot size or average lot size range is proposed. However, modification of the minimum front yard setback is requested to be revised from 20' to 10' in order to provide for a front porch to sidewalk relationship more in keeping with the "neotraditional" style of streetscape. This would also provide for some flexibility in adjustment of building to be sited to save existing trees on the individual lots. The design is further modified to reduce the street width from two travel lanes and on street parking to two travel lanes with parking accommodated on each site and therefore reducing the 52' right of way to 50'. This modification is permitted under current PUD standards (see Page IV-3, Section 5.2.1.6 Street Thoroughfare Standards, item L.

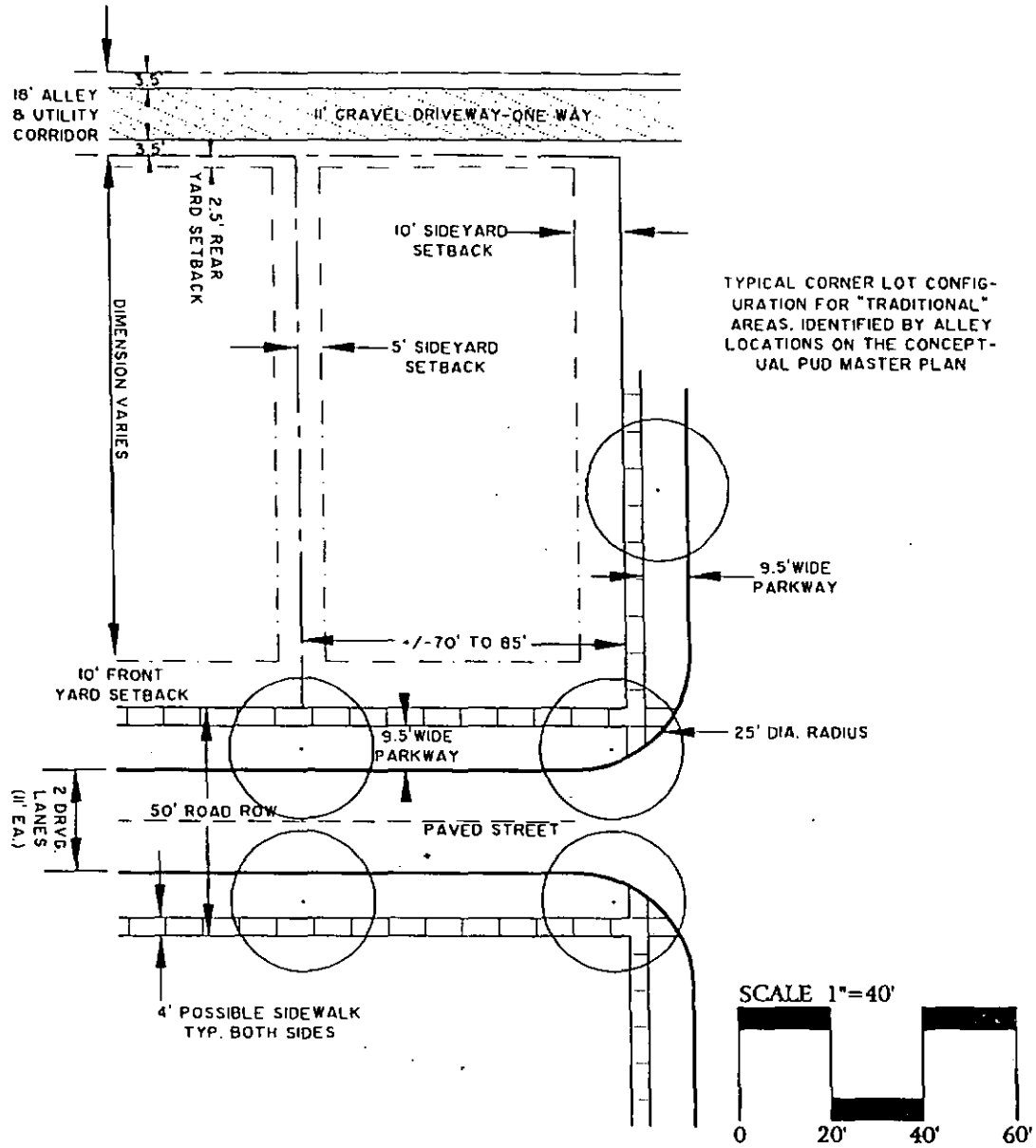
The other changes to this table are for clarifications or scribbler's error which occurred in the original preparation of the table. The table allowed for lots to range in size from 70'-85' x 120'-195', yet a lot minimum width was 75'. The 75' width should be changed to 70' per the average lot range table. Likewise, the minimum side yard setback is referenced in the table as 12', although the Exhibits "K" and "L" typical lot configurations clearly state a 5' side yard setback. The table should be revised to a 5' from the current 12' setback. These modifications

are respectfully submitted as clarifications of the original intent of the PUD.

Finally, the Developer is requesting a modification to Site Design and Development Standards, Section IV of the Laurel Hill PUD, Page IV-3, Section 5.2.1.6, Street Thoroughfare Standards, item L, Alley R.O.W. Here the Developer wishes to make all the alleys one way and with an eleven foot wide unpaved gravel driveway. This modification is noted on the revised Exhibits "K" and "L" which accompany this Narrative. The one way drive/alley right of way in these instances will be 18 feet. (This clarification is permitted under the PUD Ordinance in accordance with Section 5.2.1.6 Street Thoroughfare Standards, item L).

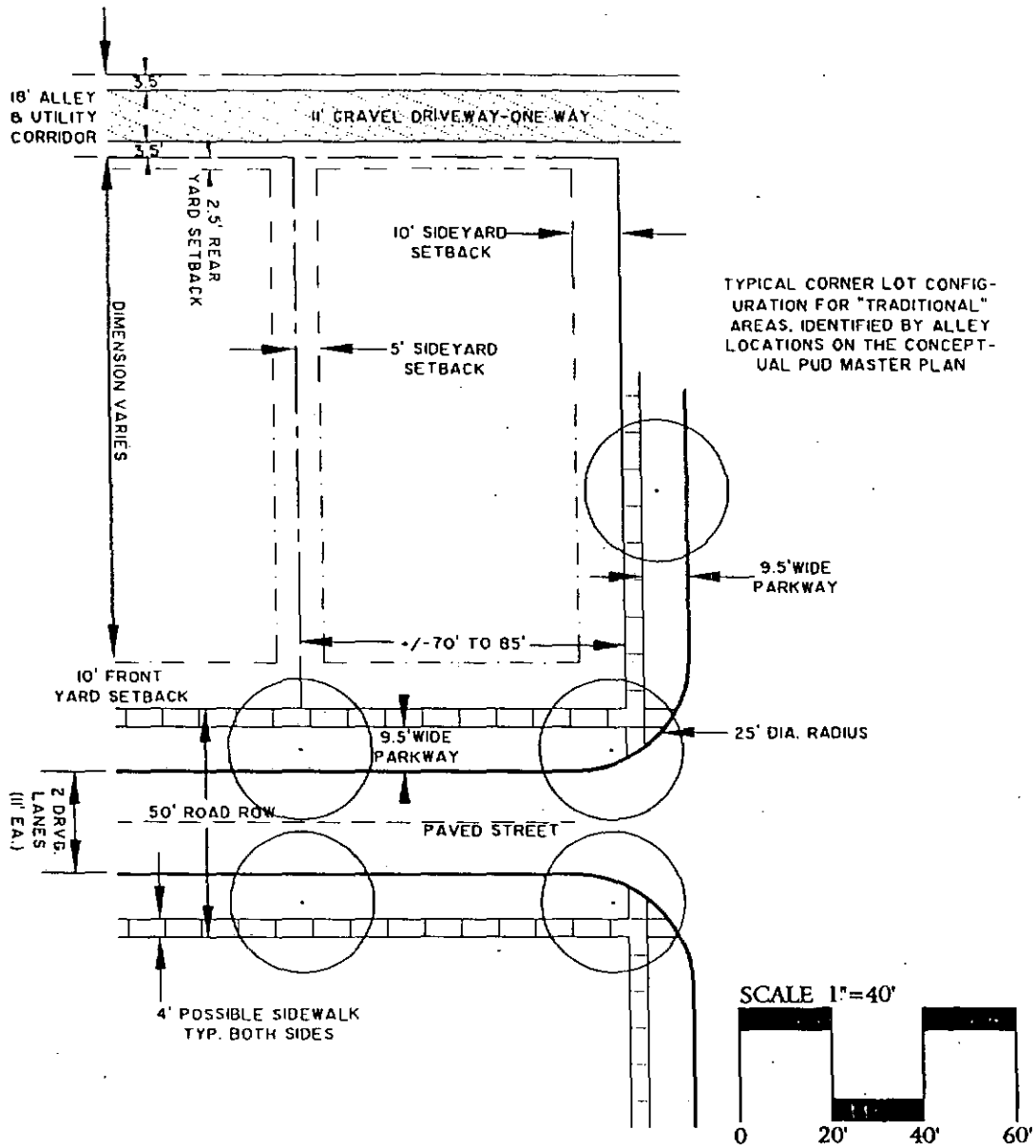
Attached to this Narrative are the revised Page III-3, revised Exhibit "K" and "L" which show the modification to the street width and reduction in the street and alley right of ways; Exhibit DD which shows the detail of Fernswood Lake impact; revision to Page III-3; and finally the revised Master Plan which reflects the modification to the plan as well as the revision to the project PUD name, "Coosaw Point."

LAUREL HILL PUD

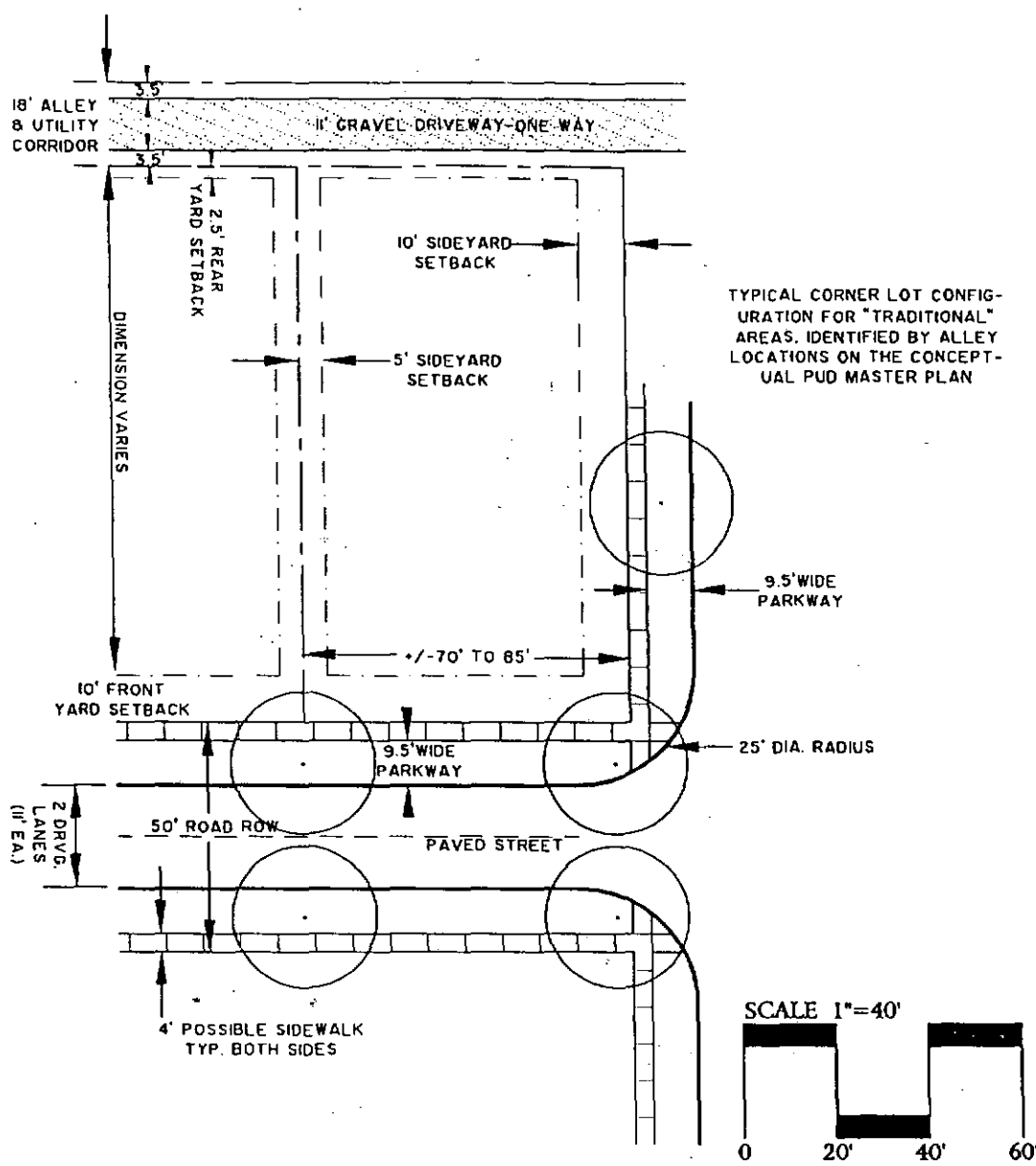




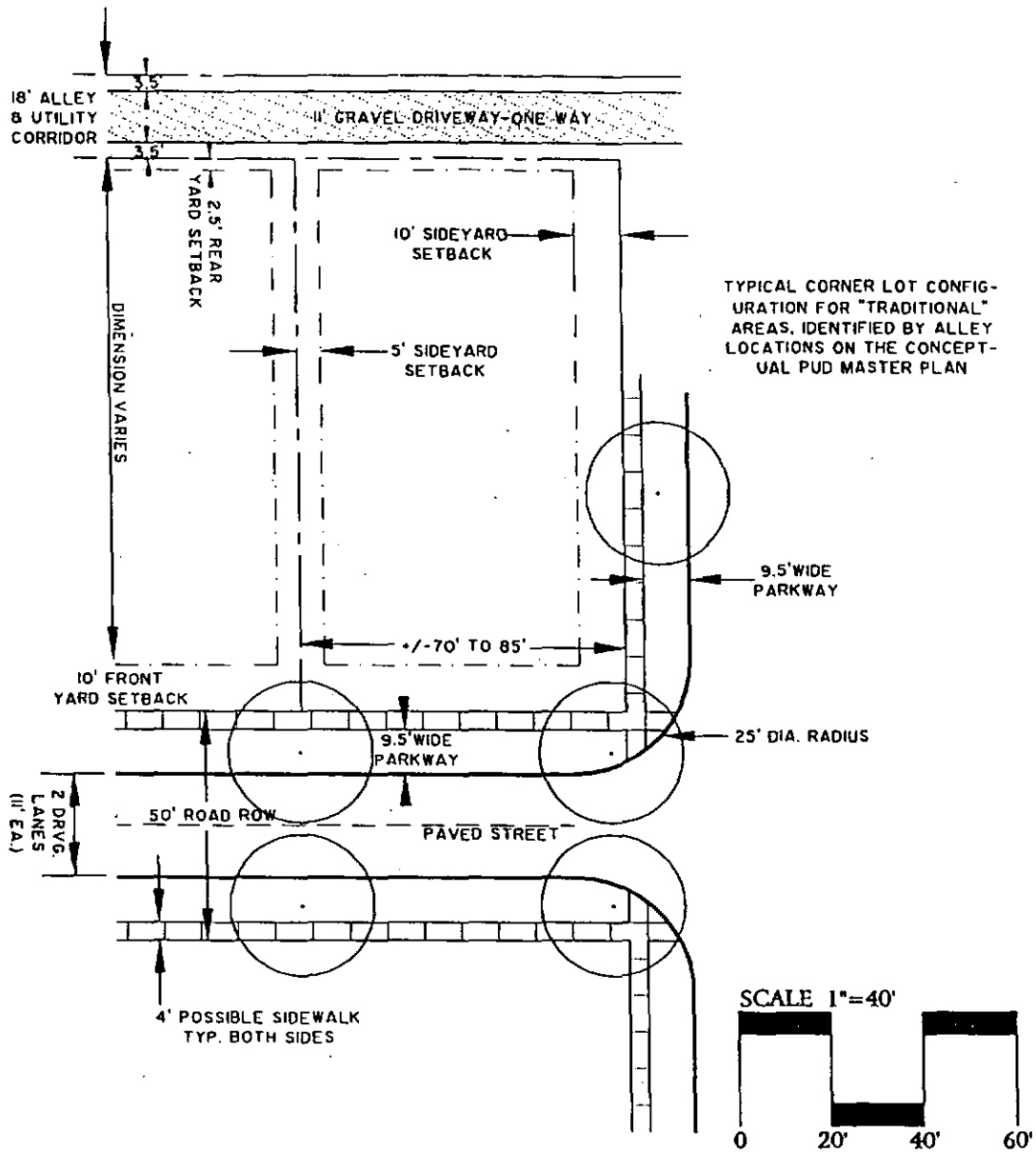
LAUREL HILL PUD

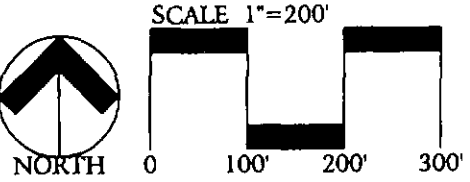
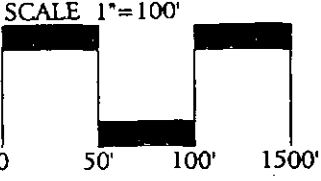
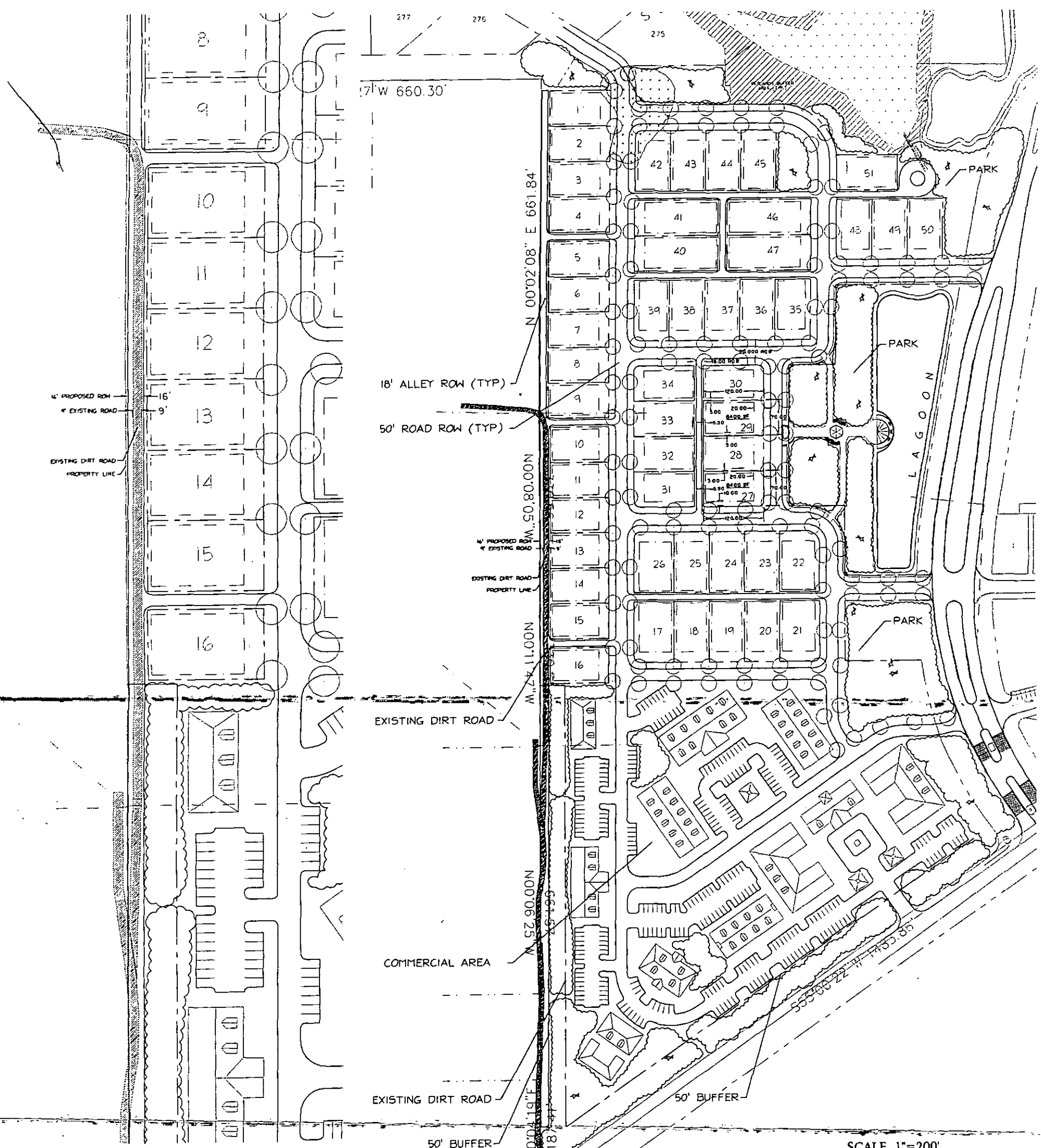


LAUREL HILL PUD



LAUREL HILL PUD





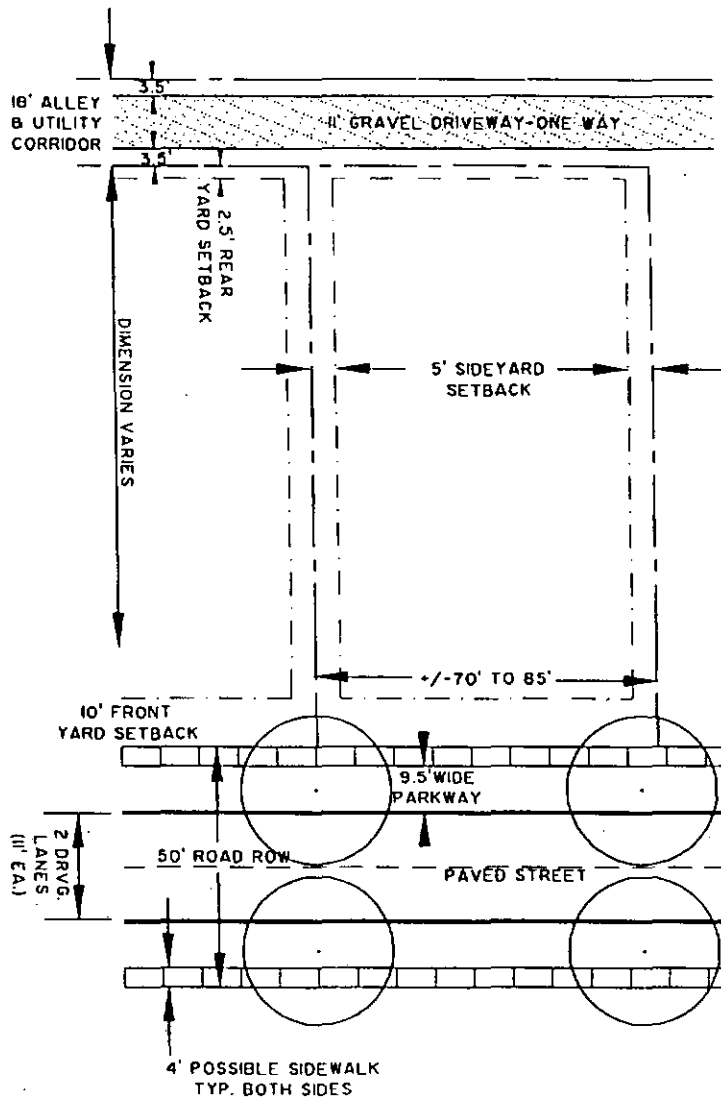
Project: 199808-02dwgurbchase-commercial.dwg, 11/17, 07/19/01 02:14:22 PM



**J. K. TILLER ASSOCIATES, INC.**  
 LAND PLANNING LANDSCAPE ARCHITECTURE  
 SEVEN SIMMONSVILLE ROAD SUITE 400 BLUFFTON, SC 29910  
 Voice: 843.815.4800 jktiller@hugoboy.com Fax: 843.815.4802

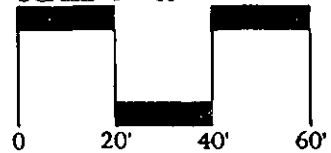
**Coosaw Point**  
 Neotraditional Lot Layout  
 Commercial Area Layout  
 Exhibit DD

LAUREL HILL PUD

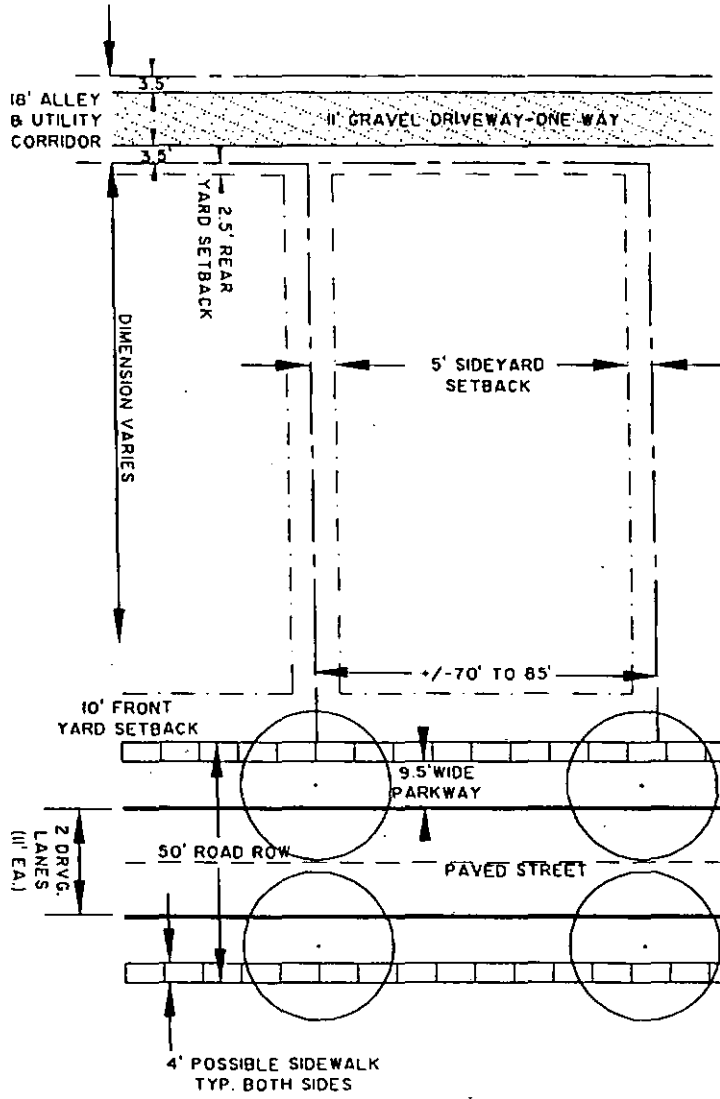


TYPICAL LOT CONFIGURATION FOR "TRADITIONAL" AREAS, IDENTIFIED BY ALLEY LOCATIONS ON THE CONCEPTUAL PUD MASTER PLAN

SCALE 1"=40'

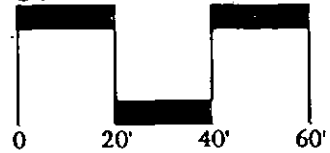


LAUREL HILL PUD



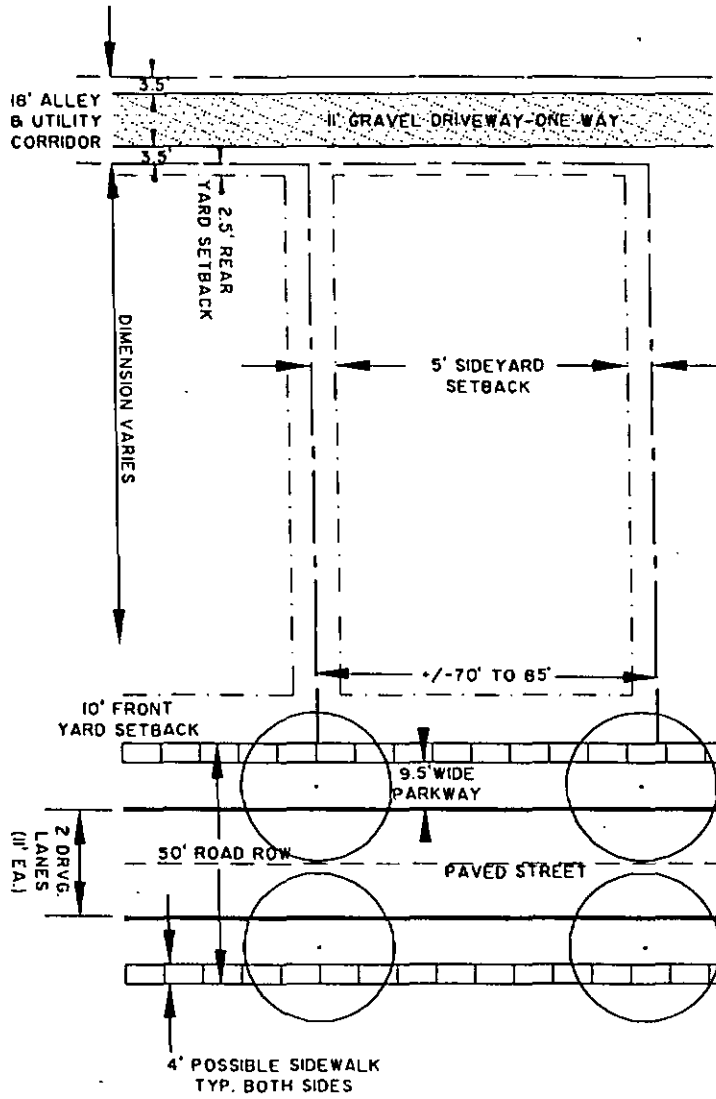
TYPICAL LOT CONFIGURATION FOR "TRADITIONAL" AREAS. IDENTIFIED BY ALLEY LOCATIONS ON THE CONCEPTUAL PUD MASTER PLAN

SCALE 1"=40'



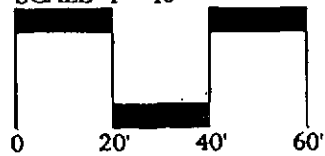


LAUREL HILL PUD



TYPICAL LOT CONFIGURATION FOR "TRADITIONAL" AREAS, IDENTIFIED BY ALLEY LOCATIONS ON THE CONCEPTUAL PUD MASTER PLAN

SCALE 1"=40'





J. K. TILLER ASSOCIATES, INC.

TRANSMITTAL

To: Charles Gatch  
 Beaufort County Zoning Administrator  
 Address: PO Drawer 1228  
 Beaufort, SC 29901

Job Name: Gallant Property/Coosaw Point  
 Job Number: 199808-01  
 Date: July 23, 2001  
 Sent via: Hand Delivery

Copies	Date	Description
8		Laurel Hill (Coosaw Point) - Revisions

THESE ARE TRANSMITTED as checked below:

- For approval
- For your use
- As requested
- For review and comment
- FOR BIDS DUE \_\_\_\_\_ 19\_\_
- Approved as submitted
- Approved as noted
- Returned for corrections
- Resubmit \_\_\_ copies for approval
- Submit \_\_\_ copies for distribution
- Return \_\_\_ corrected prints
- \_\_\_\_\_
- Prints returned after loan to us

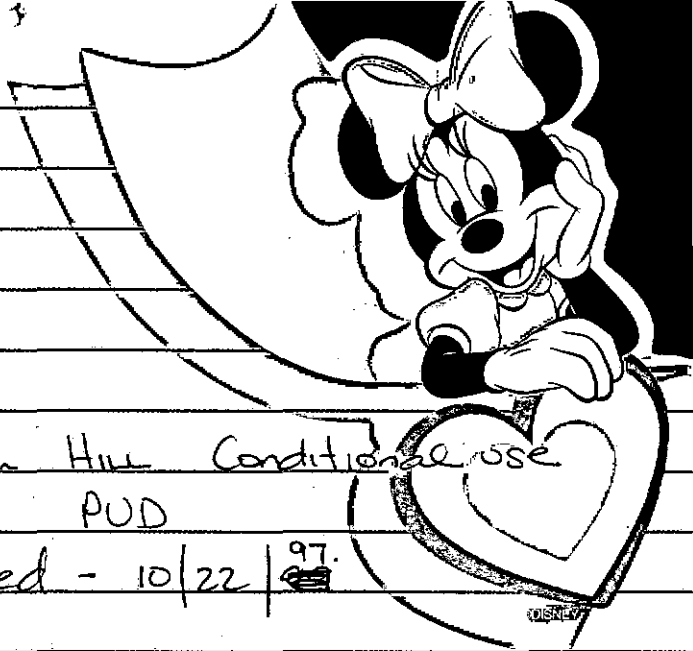
Remarks:

Copy to: \_\_\_\_\_ Signed: Jim Tiller

IF ENCLOSURES ARE NOT AS NOTED, PLEASE NOTIFY US AT ONCE

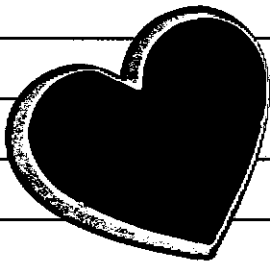
T:\Projects\199808-01\corres\corresp\072301 Gatch.transmittal.wpd

00173



LAUREN HILL Conditional Use  
PUD

Approved - 10/22/97



Coosaw Point Conditional Use PUD  
(AMEND.)

62100

JKT

## J. K. TILLER ASSOCIATES, INC.

January 6, 2000

Ms. Hillary Austin  
 Beaufort County Development Review Team  
 PO Drawer 1228  
 Beaufort, SC 29901

RE: Submission for minor change to the Laurel Hill/Coosaw Point PUD - Dock Master Plan

Dear Hillary:

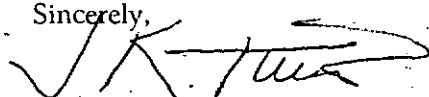
Yesterday, I delivered to the DRT, for their consideration a set of documents which support and request a revision to the Laurel Hill PUD now referred to as Coosaw Point. This application requests that the DRT consider the Dock Master Plan, as submitted, negotiated and approved by the South Carolina OCRM office; as an amendment to the Laurel Hill PUD. This amendment, to include the dock locations at the Laurel Hill PUD, is an update to the approved PUD and is submitted for consideration as a minor change to the PUD. The Dock Master Plan identifies the lots eligible for docks and any approvals for final dock construction would require a permit from OCRM prior to development. For your information, I remind you that the Laurel Hill PUD was a by-right Conditional Use PUD that was granted under the then Development District Zoning and was approved by the DRT. This PUD was approved on October 15, 1997 under the previous 90/3 Beaufort County DSO and any amendments prior to June 3, 1997 or as modified by the PUD documents.

It is the request of this application, that the DRT approve the addition of the Dock Master Plan as part of the Laurel Hill PUD. The revised Exhibit I, Laurel Hill Conceptual Master Plan included in the January 5, 2000 submission, reflects the locations of the dock corridors as referenced on the attached March 1, 1999 Dock Master Plan, also part of the January 5, 2000 submission. I am re-submitting these documents with this letter for your convenience and have punched these sheets for ease of insertion into your PUD copies.

Based on the conversation I had with you and other members of the DRT, I got the impression that this approval was something that DRT could do and that a meeting was forthcoming with the County Attorney to further clarify this issue.

I look forward to discussing this issue with you at the next meeting of the DRT.

Sincerely,

  
 James K. Tiller, ASLA  
 President

attachments

cc: Walt Fielding                      Robert Gallant, Sr.  
       Arthur Cummings                Robert Gallant, Jr.  
       Delores Frasier                 Lewis Hammet  
       Bob Klink

T:\Projects\199808\01\corresp\010600hillary letter.wpd

LAND PLANNING

7 SIMMONSVILLE ROAD  
 Voice: 843.815.4800

SUITE 400

BLUFFTON, SOUTH CAROLINA  
 jktiller@hargray.com

Review - 1/12/00 LANDSCAPE ARCHITECTURE

29910

Fax: 843.815.4802

V. EXHIBITS AND APPENDICES

A. Exhibits List

- Exhibit A Vicinity Map
- Exhibit B Property Boundary Survey/FEMA Flood Zone Map
- Exhibit C Topographic Map
- Exhibit D Color Aerial Photograph (Reduction)
- Exhibit E Wetlands Survey and Approval Letter
- Exhibit F Wetlands Survey and Approval Letter
- Exhibit G Soils Map
- Exhibit H Endangered Species Letter from Newkirk Environmental Consultants
- Exhibit I Laurel Hill Conceptual Master Plan (revised 01/05/00)
- Exhibit J Zoning Map and Adjacent Property Owners Map
- Exhibit K Typical Lot In the Traditional Areas of the Plan
- Exhibit L Typical Corner Lot In the Traditional Areas of the Plan
- Exhibit M Conceptual Master Drainage Plan
- Exhibit N Letter from Beaufort/Jasper Water & Sewer Authority
- Exhibit O Conceptual Water Distribution Master Plan
- Exhibit P Septic System Submittal Letter to the Beaufort County Health Department
- Exhibit Q Letter from South Carolina Electric & Gas (SCE&G)
- Exhibit R Letter from U.S. Cable
- Exhibit S Letter from United/Sprint Company
- Exhibit T Fire Safety Form from Lady's Island/St. Helena Fire Department
- Exhibit U Letter from Waste Management Company
- Exhibit V Proposed Street Names
- Exhibit W Submittal Letter to South Carolina Department of Health & Environmental Control (SCDHEC) - Water & Septic Sewer Approval
- Exhibit X Letter from Office of Ocean & Coastal Resource Management (OCRM) - Drainage & Land Disturbance
- Exhibit Y Submittal Letter to County Engineer
- Exhibit Z Draft Memorandum of Agreement Submitted to the Advisory Council on Historic Preservation
- Exhibit AA Letter from Office of Ocean & Coastal Resource Management (OCRM) - Wetland Impacts and Mitigation
- Exhibit BB Neighborhood Map
- Exhibit CC Subdivision Phasing Plan
- Exhibit DD Dock Master Plan (January 5, 2000)

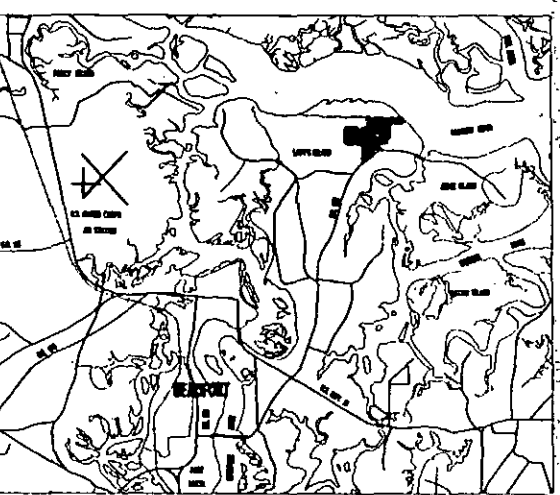
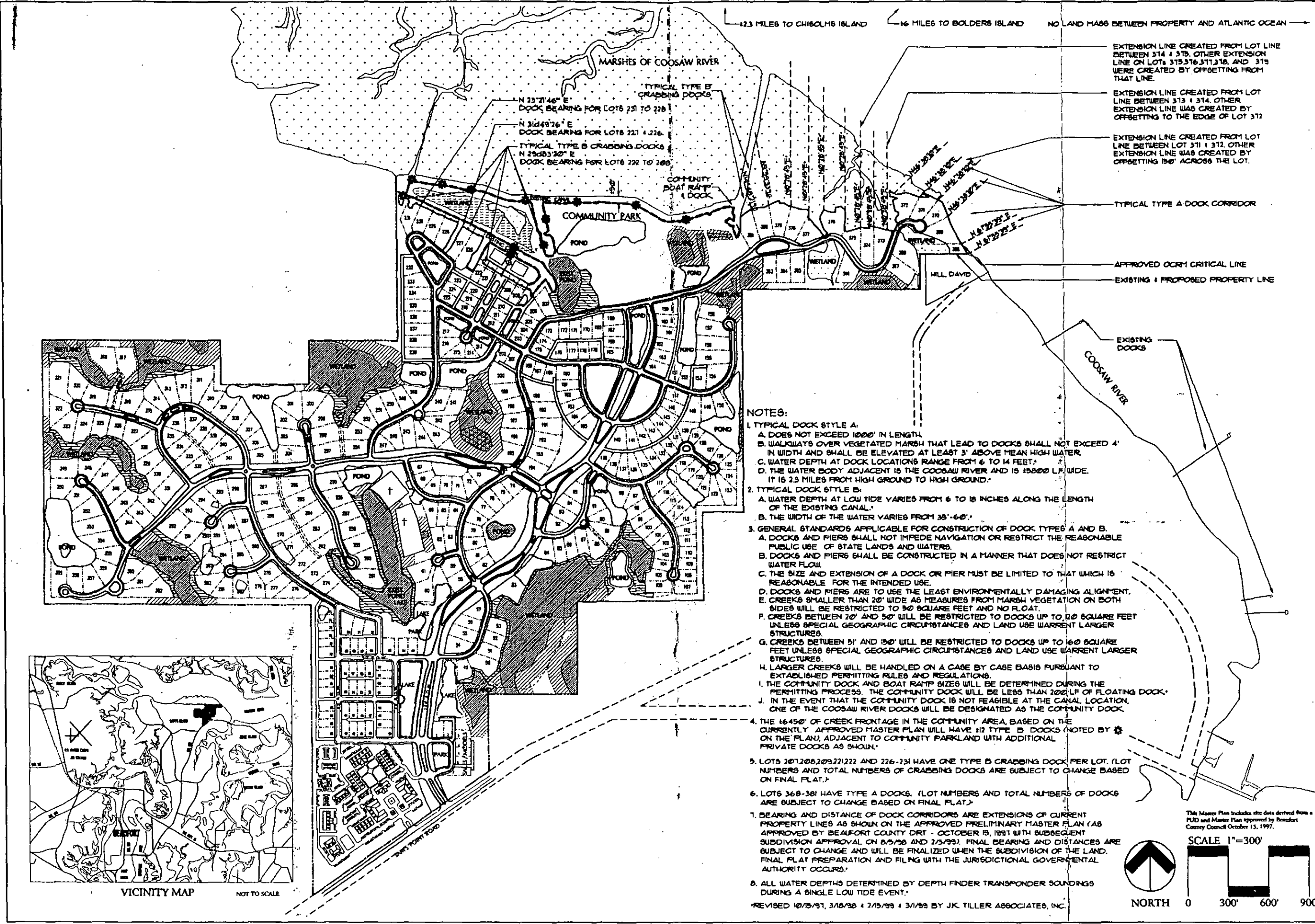
J. K. TILLER ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
SEVEN SIMMONSVILLE ROAD SUITE 400 - BLUFFTON, SC 29910  
P: 853/331-4800 F: 853/331-4801



Laurel Hill  
Dock Master Plan  
Beaufort County, South Carolina

Sheet Title:  
Dock Master Plan  
Job Number:  
199008-01  
Date:  
Apr 6, 1999  
Drawn:  
HAC/MT  
Approved:  
Revisions:  
03/18/99 - mt  
03/13/99 - mt  
03/01/99 - mt

Sheet  
I  
of 1

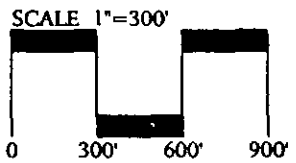


VICINITY MAP NOT TO SCALE

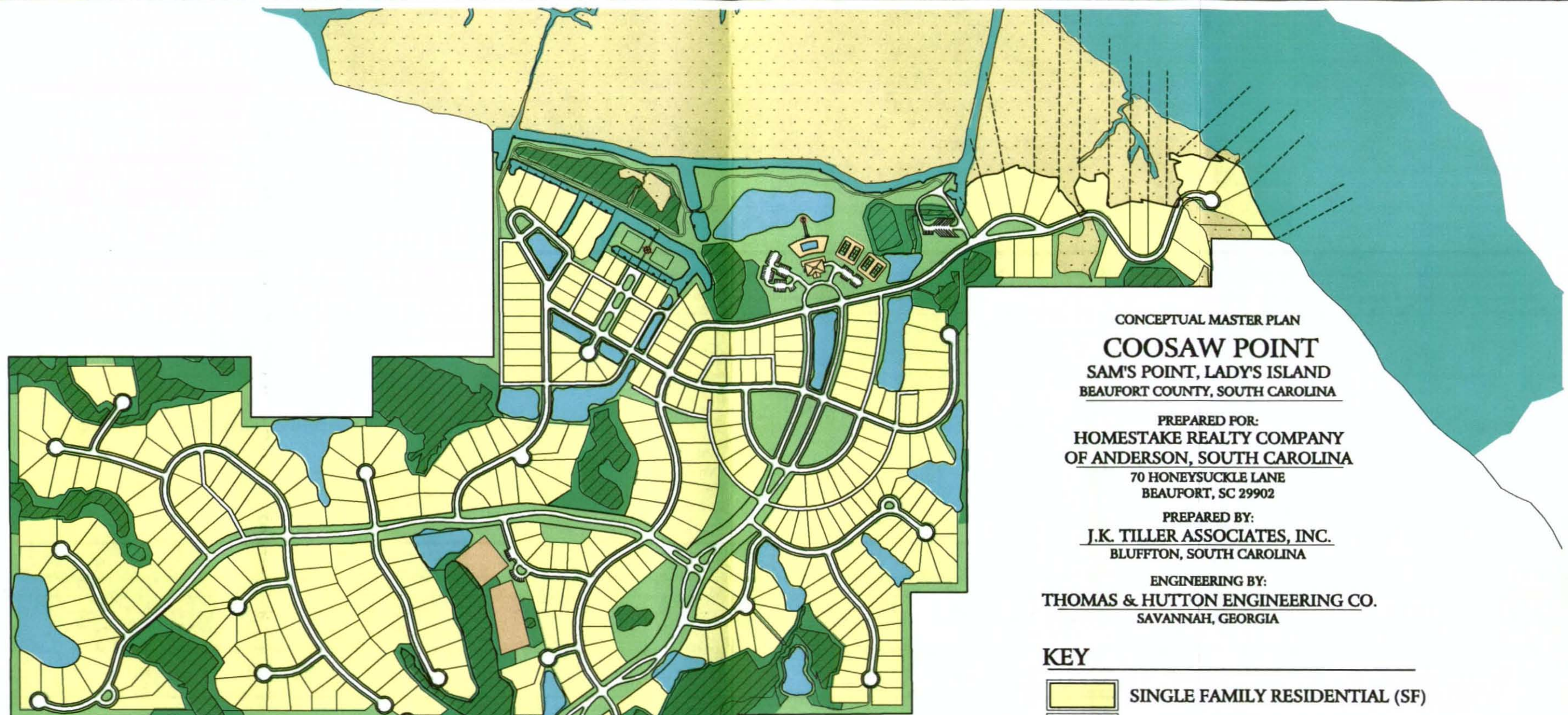
NOTES:

- TYPICAL DOCK STYLE A:
  - DOES NOT EXCEED 1000' IN LENGTH.
  - WALKWAYS OVER VEGETATED MARSH THAT LEAD TO DOCKS SHALL NOT EXCEED 4' IN WIDTH AND SHALL BE ELEVATED AT LEAST 3' ABOVE MEAN HIGH WATER.
  - WATER DEPTH AT DOCK LOCATIONS RANGE FROM 6 TO 14 FEET.
  - THE WATER BODY ADJACENT IS THE COOSAW RIVER AND IS 15000 LF WIDE. IT IS 2.3 MILES FROM HIGH GROUND TO HIGH GROUND.
- TYPICAL DOCK STYLE B:
  - WATER DEPTH AT LOW TIDE VARIES FROM 6 TO 18 INCHES ALONG THE LENGTH OF THE EXISTING CANAL.
  - THE WIDTH OF THE WATER VARIES FROM 35'-60'.
- GENERAL STANDARDS APPLICABLE FOR CONSTRUCTION OF DOCK TYPES A AND B.
  - DOCKS AND PIERS SHALL NOT IMPEDE NAVIGATION OR RESTRICT THE REASONABLE PUBLIC USE OF STATE LANDS AND WATERS.
  - DOCKS AND PIERS SHALL BE CONSTRUCTED IN A MANNER THAT DOES NOT RESTRICT WATER FLOW.
  - THE SIZE AND EXTENSION OF A DOCK OR PIER MUST BE LIMITED TO THAT WHICH IS REASONABLE FOR THE INTENDED USE.
  - DOCKS AND PIERS ARE TO USE THE LEAST ENVIRONMENTALLY DAMAGING ALIGNMENT.
  - CREEKS SMALLER THAN 20' WIDE AS MEASURED FROM MARSH VEGETATION ON BOTH SIDES WILL BE RESTRICTED TO 300 SQUARE FEET AND NO FLOAT.
  - CREEKS BETWEEN 20' AND 50' WILL BE RESTRICTED TO DOCKS UP TO 200 SQUARE FEET UNLESS SPECIAL GEOGRAPHIC CIRCUMSTANCES AND LAND USE WARRANT LARGER STRUCTURES.
  - CREEKS BETWEEN 51' AND 150' WILL BE RESTRICTED TO DOCKS UP TO 1600 SQUARE FEET UNLESS SPECIAL GEOGRAPHIC CIRCUMSTANCES AND LAND USE WARRANT LARGER STRUCTURES.
  - LARGER CREEKS WILL BE HANDLED ON A CASE BY CASE BASIS PURSUANT TO ESTABLISHED PERMITTING RULES AND REGULATIONS.
  - THE COMMUNITY DOCK AND BOAT RAMP SIZES WILL BE DETERMINED DURING THE PERMITTING PROCESS. THE COMMUNITY DOCK WILL BE LESS THAN 200' LF OF FLOATING DOCK.
  - IN THE EVENT THAT THE COMMUNITY DOCK IS NOT FEASIBLE AT THE CANAL LOCATION, ONE OF THE COOSAW RIVER DOCKS WILL BE DESIGNATED AS THE COMMUNITY DOCK.
- THE 16450' OF CREEK FRONTAGE IN THE COMMUNITY AREA, BASED ON THE CURRENTLY APPROVED MASTER PLAN WILL HAVE 112 TYPE B DOCKS (NOTED BY \* ON THE PLAN), ADJACENT TO COMMUNITY PARKLAND WITH ADDITIONAL PRIVATE DOCKS AS SHOWN.
- LOTS 201, 208, 209, 221, 222 AND 226-231 HAVE ONE TYPE B CRABBING DOCK PER LOT. (LOT NUMBERS AND TOTAL NUMBERS OF CRABBING DOCKS ARE SUBJECT TO CHANGE BASED ON FINAL PLAT.)
- LOTS 368-381 HAVE TYPE A DOCKS. (LOT NUMBERS AND TOTAL NUMBERS OF DOCKS ARE SUBJECT TO CHANGE BASED ON FINAL PLAT.)
- BEARING AND DISTANCE OF DOCK CORRIDORS ARE EXTENSIONS OF CURRENT PROPERTY LINES AS SHOWN ON THE APPROVED PRELIMINARY MASTER PLAN (AS APPROVED BY BEAUFORT COUNTY DRT - OCTOBER 15, 1991 WITH SUBSEQUENT SUBDIVISION APPROVAL ON 8/5/98 AND 2/3/99). FINAL BEARING AND DISTANCES ARE SUBJECT TO CHANGE AND WILL BE FINALIZED WHEN THE SUBDIVISION OF THE LAND, FINAL PLAT PREPARATION AND FILING WITH THE JURISDICTIONAL GOVERNMENTAL AUTHORITY OCCURS.
- ALL WATER DEPTHS DETERMINED BY DEPTH FINDER TRANSPONDER SOUNDINGS DURING A SINGLE LOW TIDE EVENT.

\*REVISED 10/15/91, 3/18/98 & 2/15/99 & 3/1/99 BY JK. TILLER ASSOCIATES, INC.



- EXTENSION LINE CREATED FROM LOT LINE BETWEEN 314 & 315. OTHER EXTENSION LINE ON LOTS 315, 316, 317, 318, AND 319 WERE CREATED BY OFFSETTING FROM THAT LINE.
- EXTENSION LINE CREATED FROM LOT LINE BETWEEN 313 & 314. OTHER EXTENSION LINE WAS CREATED BY OFFSETTING TO THE EDGE OF LOT 312.
- EXTENSION LINE CREATED FROM LOT LINE BETWEEN LOT 311 & 312. OTHER EXTENSION LINE WAS CREATED BY OFFSETTING 150' ACROSS THE LOT.
- TYPICAL TYPE A DOCK CORRIDOR
- APPROVED OCRM CRITICAL LINE
- EXISTING & PROPOSED PROPERTY LINE



CONCEPTUAL MASTER PLAN  
**COOSAW POINT**  
 SAM'S POINT, LADY'S ISLAND  
 BEAUFORT COUNTY, SOUTH CAROLINA

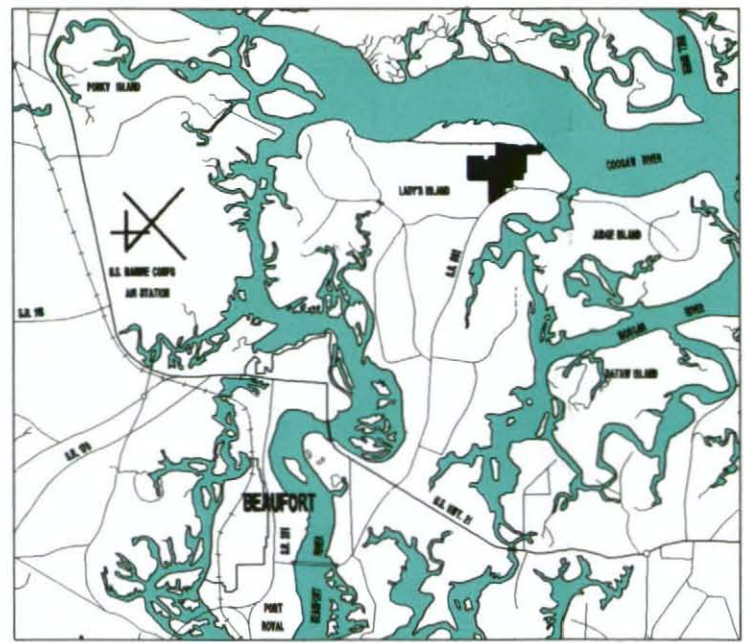
PREPARED FOR:  
**HOMESTAKE REALTY COMPANY**  
 OF ANDERSON, SOUTH CAROLINA  
 70 HONEYSUCKLE LANE  
 BEAUFORT, SC 29902

PREPARED BY:  
**J.K. TILLER ASSOCIATES, INC.**  
 BLUFFTON, SOUTH CAROLINA

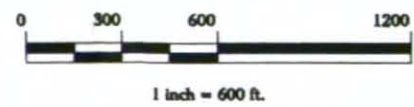
ENGINEERING BY:  
**THOMAS & HUTTON ENGINEERING CO.**  
 SAVANNAH, GEORGIA

**KEY**

-  SINGLE FAMILY RESIDENTIAL (SF)
-  NEIGHBORHOOD COMMERCIAL (NC)
-  COMMUNITY PARK (CP)
-  OPEN SPACE
-  ROADS
-  WETLANDS
-  BUFFERS
-  SALTWATER MARSH & WETLAND
-  FRESHWATER LAKES & PONDS
-  SALTWATER & IMPOUNDMENTS
-  OUT PARCELS
-  DOCK CORRIDOR
-  CRABBING DOCKS



JULY 15, 1997

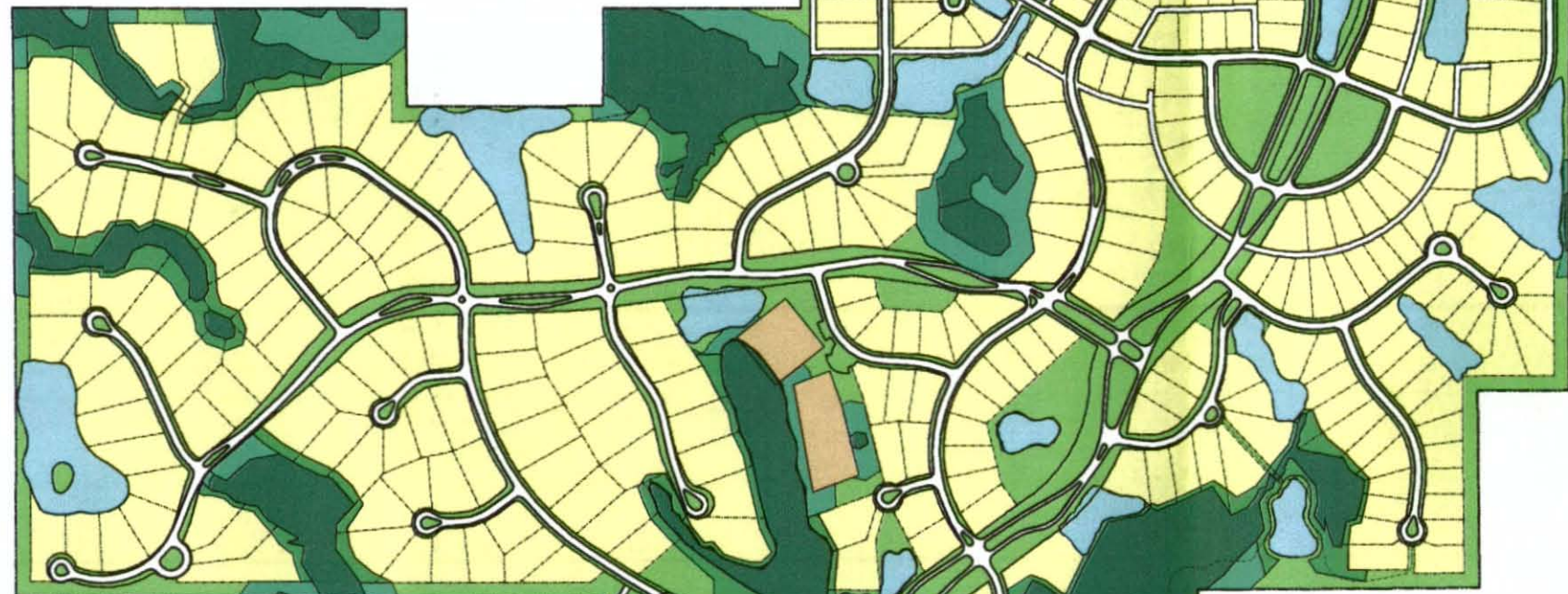


REVISED JANUARY 5, 2000  
 INCLUDES DOCK MASTER PLAN  
 AS APPROVED BY OCRM

T:\Projects\199808-01\dwg\epa\11X17COLRMSTR.dwg, Layout1, 01/06/2000 10:27:03 AM, JK Tiller Associates, Inc.

**Note:**

This revised Conceptual Master Plan is submitted as part of the revisions to the Laurel Hill PUD which includes the addition of twelve lots and the dock locations for boat and crabbing docks in accordance with the dock master plan approved by the office of the Ocean and Coastal Resource Management (see exhibits DD and EE). This revised Conceptual Master Plan and the other exhibits which accompany this plan replace the previous Conceptual Master Plan. All dock corridors illustrated on this Conceptual Master Plan do not represent approvals to construct any dock but, with the approved dock master plan, exhibit DD and EE, provide the locations for potential docks. All docks shall be approved by the permitting agency with jurisdiction prior to any construction. The Revised Conceptual Master Plan shall continue to be subjected to the requirements and the standards promulgated in all other sections of the Laurel Hill Planned Unit Development as approved by Beaufort County on October 15, 1997. These documents were submitted and approved by the Beaufort County Development Review Team, March 22, 2000



REVISED CONCEPTUAL MASTER PLAN  
**COOSAW POINT**  
SAM'S POINT, LADY'S ISLAND  
BEAUFORT COUNTY, SOUTH CAROLINA

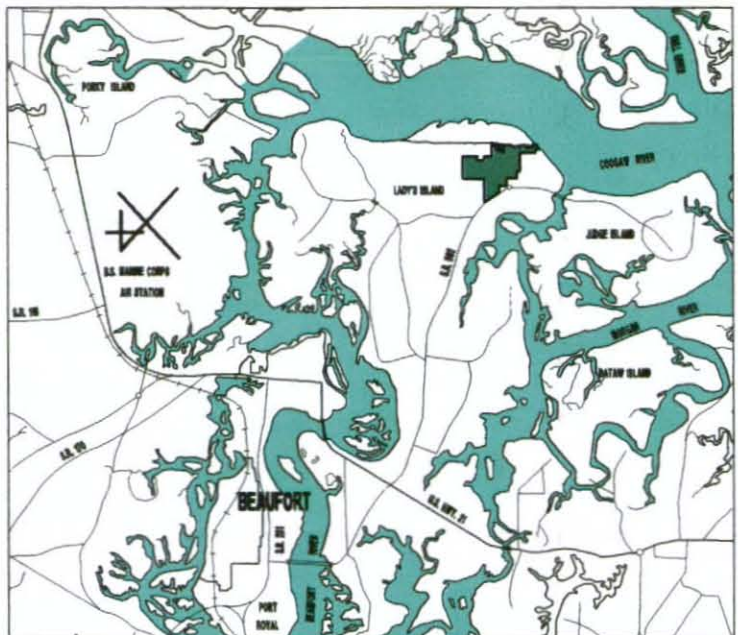
PREPARED FOR:  
HOMESTAKE REALTY COMPANY  
OF ANDERSON, SOUTH CAROLINA  
70 HONEYSUCKLE LANE  
BEAUFORT, SC 29902

PREPARED BY:  
J.K. TILLER ASSOCIATES, INC.  
BLUFFTON, SOUTH CAROLINA

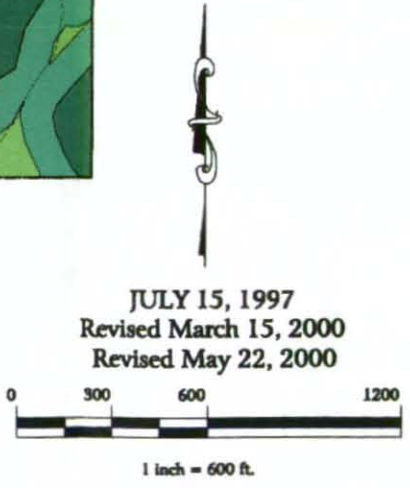
ENGINEERING BY:  
THOMAS & HUTTON ENGINEERING CO.  
SAVANNAH, GEORGIA

**KEY**

-  SINGLE FAMILY RESIDENTIAL (SF)
-  NEIGHBORHOOD COMMERCIAL (NC)
-  COMMUNITY PARK (SITE)
-  OPEN SPACE
-  ROADS
-  WETLANDS
-  BUFFERS
-  SALTWATER MARSH & WETLAND
-  FRESHWATER LAKES & PONDS
-  SALTWATER & IMPOUNDMENTS
-  OUT PARCELS
-  DOCK CORRIDOR
-  CRABBING DOCKS



VICINITY MAP N.T.S.



JULY 15, 1997  
Revised March 15, 2000  
Revised May 22, 2000

REVISED JANUARY 5, 2000  
INCLUDES DOCK MASTER PLAN  
AS APPROVED BY OCRM  
REVISED JANUARY 12, 2000  
COMMUNITY PARK AREA





COUNTY COUNCIL OF BEAUFORT COUNTY  
BEAUFORT COUNTY PLANNING DEPARTMENT

Multi Government Center • 100 Ribaut Road, Room 260

Post Office Drawer 1228, Beaufort, SC 29901-1228

Phone: (843) 470-2724 • FAX: (843) 470-2686

00185

**MEMORANDUM**

**TO:** Walt Fielding, Zoning Administrator  
**FROM:** Delores Frazier, Development Review Manager *DF*  
**SUBJECT:** Laurel Hill / Coosaw Point PUD Amendment  
**DATE:** April 24, 2000

On Wednesday, March 22, 2000, the DRT reviewed an application to amend the Laurel Hill PUD to include a dock master plan and to add 12 residential lots. At the DRT meeting, I asked the applicant's representative to include a note on the amended master plan to clarify that all future dock construction in this development will be required to meet whatever regulations are in place at the time of dock permit application. Subsequent to that meeting, the applicant revised the amended master plan to include the following note:

*This revised Conceptual Master Plan is submitted as part of the revisions to the Laurel Hill PUD which includes the addition of twelve lots and the dock locations for boat and crabbing docks in accordance with the dock master plan approved by the office of the Ocean and Coastal Resource Management (see exhibits DD and EE). This revised Conceptual Master Plan and the other exhibits which accompany this plan replace the previous Conceptual Master Plan, but shall continue to be subject to the requirements and the standards promulgated in all other sections of the Laurel Hill Planned Unit Development as approved by Beaufort County on October 15, 1997. These documents were submitted and approved by the Beaufort County Development Review Team, March 22, 2000.*

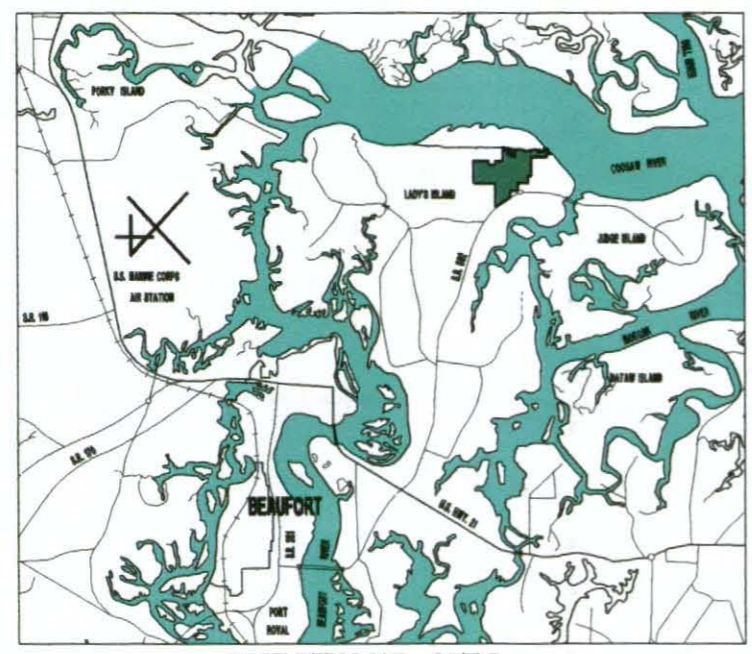
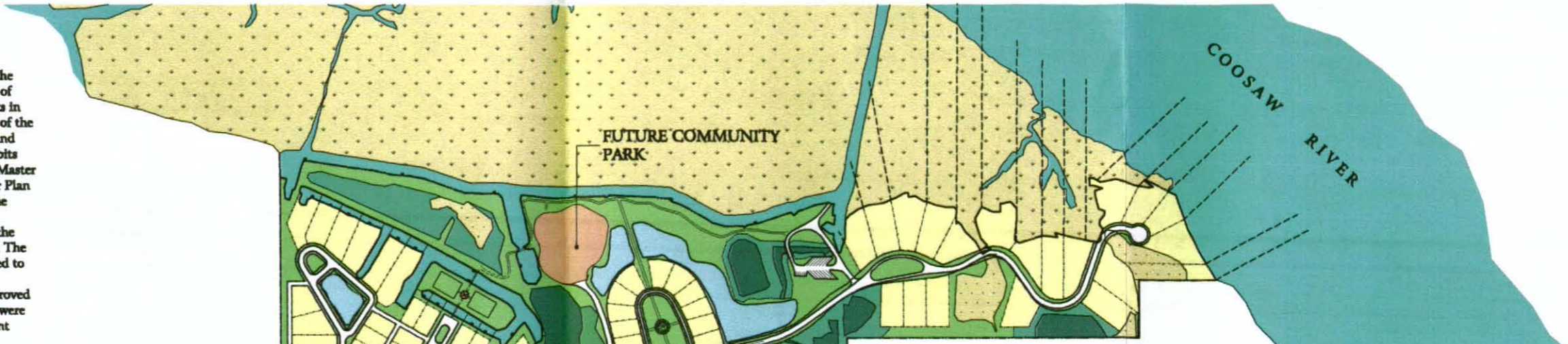
My recommendations with regard to this note are as follows:

- The phrase "dock locations" in the second sentence above should be revised to read "dock corridors."
- I would like to add, as a condition of the minor amendment approval, language that specifies that approval of the amended site plan does not give approval of any individual dock permit, nor authority to construct any individual dock. Future docks must meet all requirements of the permitting agency at the time a dock permit application is submitted.

*'Professionally we serve; Personally we care!'*

**Note:**

This revised Conceptual Master Plan is submitted as part of the revisions to the Laurel Hill PUD which includes the addition of twelve lots and the dock locations for boat and crabbing docks in accordance with the dock master plan approved by the office of the Ocean and Coastal Resource Management (see exhibits DD and EE). This revised Conceptual Master Plan and the other exhibits which accompany this plan replace the previous Conceptual Master Plan. All dock corridors illustrated on this Conceptual Master Plan do not represent approvals to construct any dock but, with the approved dock master plan, exhibit DD and EE, provide the locations for potential docks. All docks shall be approved by the permitting agency with jurisdiction prior to any construction. The Revised Conceptual Master Plan shall continue to be subjected to the requirements and the standards promulgated in all other sections of the Laurel Hill Planned Unit Development as approved by Beaufort County on October 15, 1997. These documents were submitted and approved by the Beaufort County Development Review Team, March 22, 2000



VICINITY MAP N.T.S.

REVISED CONCEPTUAL MASTER PLAN  
**COOSAW POINT**  
SAM'S POINT, LADY'S ISLAND  
BEAUFORT COUNTY, SOUTH CAROLINA

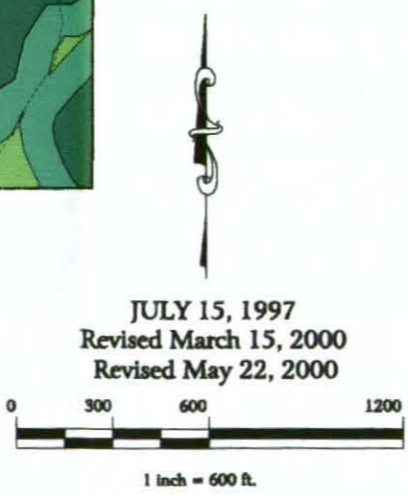
PREPARED FOR:  
**HOMESTAKE REALTY COMPANY**  
OF ANDERSON, SOUTH CAROLINA  
70 HONEYSUCKLE LANE  
BEAUFORT, SC 29902

PREPARED BY:  
**J.K. TILLER ASSOCIATES, INC.**  
BLUFFTON, SOUTH CAROLINA

ENGINEERING BY:  
**THOMAS & HUTTON ENGINEERING CO.**  
SAVANNAH, GEORGIA

**KEY**

-  SINGLE FAMILY RESIDENTIAL (SF)
-  NEIGHBORHOOD COMMERCIAL (NC)
-  COMMUNITY PARK (SITE)
-  OPEN SPACE
-  ROADS
-  WETLANDS
-  BUFFERS
-  SALTWATER MARSH & WETLAND
-  FRESHWATER LAKES & PONDS
-  SALTWATER & IMPOUNDMENTS
-  OUT PARCELS
-  DOCK CORRIDOR
-  CRABBING DOCKS



JULY 15, 1997  
Revised March 15, 2000  
Revised May 22, 2000  
  
REVISED JANUARY 5, 2000  
INCLUDES DOCK MASTER PLAN  
AS APPROVED BY OCRM  
REVISED JANUARY 12, 2000  
COMMUNITY PARK AREA

T:\Projects\199808-01\dwg\CLR-PUD WITH DOCKS.dwg, 11x17, 05/22/2000 03:55:18 PM, JK Tiller Associates, Inc.



J. K. TILLER ASSOCIATES, INC.

TRANSMITTAL

To: Walt Fielding
Address: PO Drawer 1228
Beaufort, SC 29901

Attention:
Job Name: Laurel Hill/Coosaw Point
Job Number: 199808-01
Date: 5/22/00
Sent via: hand delivered

Table with 3 columns: Copies, Date, Description. Row 1: 6, 5/22/00, Conceptual Master Plan. Row 2: 6, 4/24/00, Memo from Walt Fielding Coosaw Point PUD Amendment.

THESE ARE TRANSMITTED as checked below:

- Checkboxes for: For approval, Approved as submitted, Resubmit \_\_\_ copies for approval, For your use, Approved as noted, Submit \_\_\_ copies for distribution, As requested, Returned for corrections, Return \_\_\_ corrected prints, For review and comment, FOR BIDS DUE, Prints returned after loan to us.

Remarks:

Copy to: Signed: Jim Tiller, ASLA

IF ENCLOSURES ARE NOT AS NOTED, PLEASE NOTIFY US AT ONCE

T:\Admin\Master Forms\Transmittal.wpd



COUNTY COUNCIL OF BEAUFORT COUNTY  
BEAUFORT COUNTY PLANNING DEPARTMENT

Multi Government Center • 100 Ribaut Road, Room 260

Post Office Drawer 1228, Beaufort, SC 29901-1228

Phone: (843) 470-2724 • FAX: (843) 470-2686

00188

MEMORANDUM

TO: Walt Fielding, Zoning Administrator  
FROM: Delores Frazier, Development Review Manager *DF*  
SUBJECT: Laurel Hill / Coosaw Point PUD Amendment  
DATE: April 24, 2000

On Wednesday, March 22, 2000, the DRT reviewed an application to amend the Laurel Hill PUD to include a dock master plan and to add 12 residential lots. At the DRT meeting, I asked the applicant's representative to include a note on the amended master plan to clarify that all future dock construction in this development will be required to meet whatever regulations are in place at the time of dock permit application. Subsequent to that meeting, the applicant revised the amended master plan to include the following note:

*This revised Conceptual Master Plan is submitted as part of the revisions to the Laurel Hill PUD which includes the addition of twelve lots and the dock locations for boat and crabbing docks in accordance with the dock master plan approved by the office of the Ocean and Coastal Resource Management (see exhibits DD and EE). This revised Conceptual Master Plan and the other exhibits which accompany this plan replace the previous Conceptual Master Plan, but shall continue to be subject to the requirements and the standards promulgated in all other sections of the Laurel Hill Planned Unit Development as approved by Beaufort County on October 15, 1997. These documents were submitted and approved by the Beaufort County Development Review Team, March 22, 2000.*

My recommendations with regard to this note are as follows:

- The phrase "dock locations" in the second sentence above should be revised to read "dock corridors."
- I would like to add, as a condition of the minor amendment approval, language that specifies that approval of the amended site plan does not give approval of any individual dock permit, nor authority to construct any individual dock. Future docks must meet all requirements of the permitting agency at the time a dock permit application is submitted.

*'Professionally we serve; Personally we care!'*

**Note:**

This revised Conceptual Master Plan is submitted as part of the revisions to the Laurel Hill PUD which includes the addition of twelve lots and the dock locations for boat and crabbing docks in accordance with the dock master plan approved by the office of the Ocean and Coastal Resource Management (see exhibits DD and EE). This revised Conceptual Master Plan and the other exhibits which accompany this plan replace the previous Conceptual Master Plan. All dock corridors illustrated on this Conceptual Master Plan do not represent approvals to construct any dock but, with the approved dock master plan, exhibit DD and EE, provide the locations for potential docks. All docks shall be approved by the permitting agency with jurisdiction prior to any construction. The Revised Conceptual Master Plan shall continue to be subjected to the requirements and the standards promulgated in all other sections of the Laurel Hill Planned Unit Development as approved by Beaufort County on October 15, 1997. These documents were submitted and approved by the Beaufort County Development Review Team, March 22, 2000



REVISED CONCEPTUAL MASTER PLAN  
**COOSAW POINT**  
SAM'S POINT, LADY'S ISLAND  
BEAUFORT COUNTY, SOUTH CAROLINA

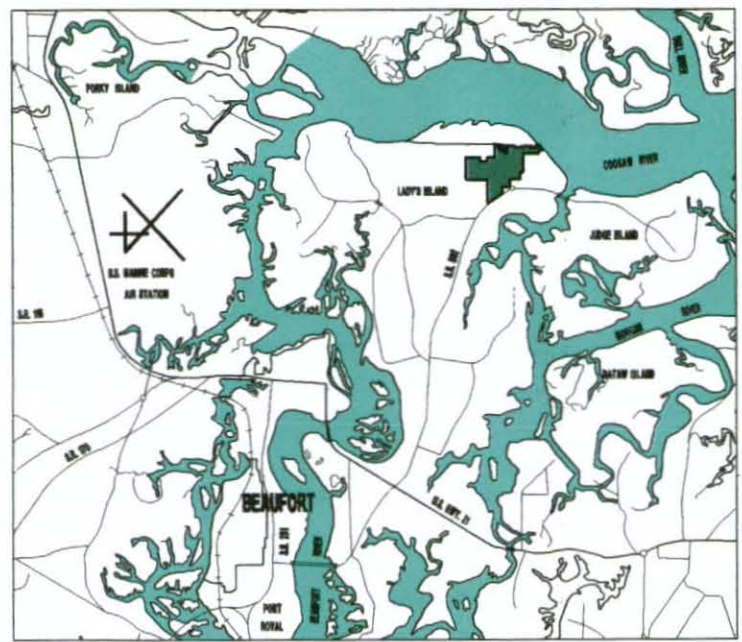
PREPARED FOR:  
**HOMESTAKE REALTY COMPANY**  
OF ANDERSON, SOUTH CAROLINA  
70 HONEYSUCKLE LANE  
BEAUFORT, SC 29902

PREPARED BY:  
**J.K. TILLER ASSOCIATES, INC.**  
BLUFFTON, SOUTH CAROLINA

ENGINEERING BY:  
**THOMAS & HUTTON ENGINEERING CO.**  
SAVANNAH, GEORGIA

**KEY**

-  SINGLE FAMILY RESIDENTIAL (SF)
-  NEIGHBORHOOD COMMERCIAL (NC)
-  COMMUNITY PARK (SITE)
-  OPEN SPACE
-  ROADS
-  WETLANDS
-  BUFFERS
-  SALTWATER MARSH & WETLAND
-  FRESHWATER LAKES & PONDS
-  SALTWATER & IMPOUNDMENTS
-  OUT PARCELS
-  DOCK CORRIDOR
-  CRABBING DOCKS



VICINITY MAP N.T.S.



JULY 15, 1997  
Revised March 15, 2000  
Revised May 22, 2000

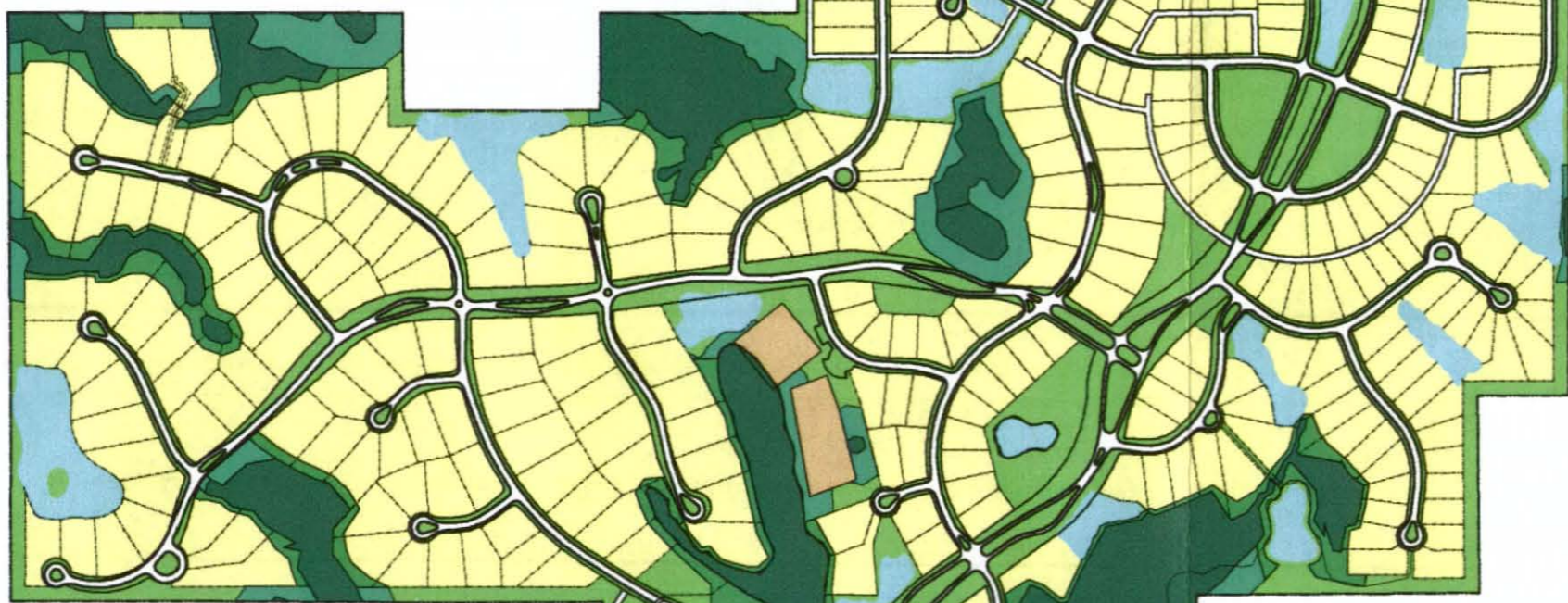
REVISED JANUARY 5, 2000  
INCLUDES DOCK MASTER PLAN  
AS APPROVED BY OCRM  
REVISED JANUARY 12, 2000  
COMMUNITY PARK AREA

T:\Projects\199808-01\dwg\CLR-PUD WTH DOCKS.dwg, 11x17, 05/22/2000 03:54:39 PM, J.K. Tiller Associates, Inc.

**Note:**  
 This revised Conceptual Master Plan is submitted as part of the revisions to the Laurel Hill PUD which includes the addition of twelve lots and the dock corridors for boat and crabbing docks in accordance with the dock master plan approved by the office of the Ocean and Coastal Resource Management (see exhibits DD and EE). This revised Conceptual Master Plan and the other exhibits which accompany this plan replace the previous Conceptual Master Plan. All dock corridors illustrated on this Conceptual Master Plan do not represent approvals to construct any dock but, with the approved dock master plan, exhibit DD and EE, provide the locations for potential docks. All docks shall be approved by the permitting agency with jurisdiction prior to any construction. The Revised Conceptual Master Plan shall continue to be subjected to the requirements and the standards promulgated in all other sections of the Laurel Hill Planned Unit Development as approved by Beaufort County on October 15, 1997. These documents were submitted and approved by the Beaufort County Development Review Team, March 22, 2000

This amendment to the Laurel Hill PUD does not give approval of any individual dock permit, nor authority to construct any individual dock. Future docks must meet all requirements of the permitting agency at the time a dock permit application is submitted.

**COOSA COUNTY DEVELOPMENT STANDARDS APPROVAL**  
 This is to certify Development Review Team approval of the development concept and preliminary site design submitted under the Beaufort County Zoning & Development Standards Ordinance and invites the applicant to proceed with final design and submission of a final plan application.  
 Date of Dev. Rev. Team Approval: 10/22/97  
 Certified by: *[Signatures]*  
 Deloris Frazier  
 Amended- 3/22/00



**PHASE ONE CONCEPTUAL MASTER PLAN  
 COOSAW POINT  
 SAM'S POINT, LADY'S ISLAND  
 BEAUFORT COUNTY, SOUTH CAROLINA**

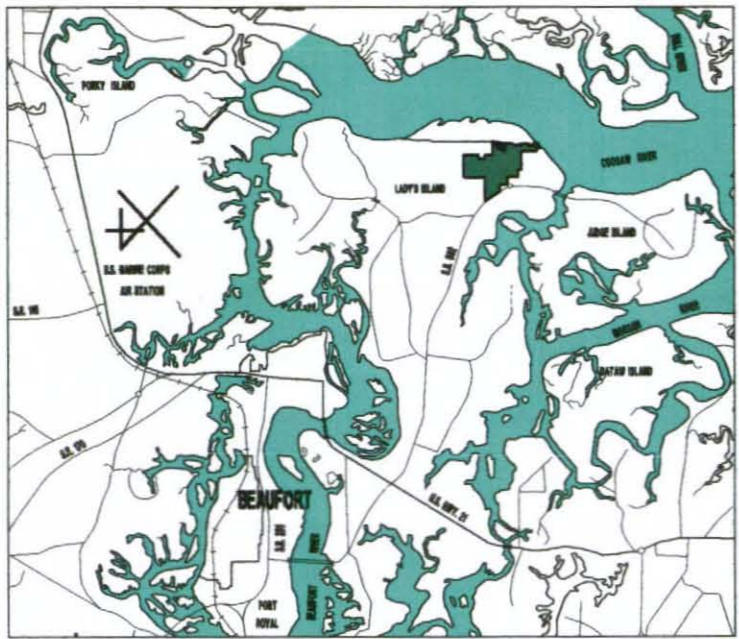
PREPARED FOR:  
**HOMESTAKE REALTY COMPANY  
 OF ANDERSON, SOUTH CAROLINA**  
 70 HONEYSUCKLE LANE  
 BEAUFORT, SC 29902

PREPARED BY:  
**J.K. TILLER ASSOCIATES, INC.**  
 BLUFFTON, SOUTH CAROLINA

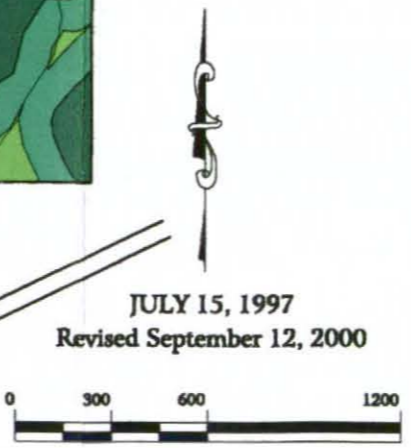
ENGINEERING BY:  
**THOMAS & HUTTON ENGINEERING CO.**  
 SAVANNAH, GEORGIA

**KEY**

- SINGLE FAMILY RESIDENTIAL (SF)
- NEIGHBORHOOD COMMERCIAL (NC)
- COMMUNITY PARK (SITE)
- OPEN SPACE
- ROADS
- WETLANDS
- BUFFERS
- SALTWATER MARSH & WETLAND
- FRESHWATER LAKES & PONDS
- SALTWATER & IMPOUNDMENTS
- OUT PARCELS
- DOCK CORRIDOR
- CRABBING DOCKS



VICINITY MAP N.T.S.



JULY 15, 1997  
 Revised September 12, 2000  
 1 inch = 600 ft.  
 Revised March 15, 2000  
 Revised May 22, 2000  
 REVISED JANUARY 5, 2000  
 INCLUDES DOCK MASTER PLAN  
 AS APPROVED BY OCRM  
 REVISED JANUARY 12, 2000  
 COMMUNITY PARK AREA

JKT

## J. K. TILLER ASSOCIATES, INC.

January 6, 2000

Ms. Hillary Austin  
 Beaufort County Development Review Team  
 PO Drawer 1228  
 Beaufort, SC 29901

RE: Submission for minor change to the Laurel Hill/Coosaw Point PUD - Dock Master Plan

Dear Hillary:

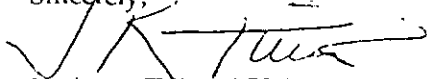
Yesterday, I delivered to the DRT, for their consideration a set of documents which support and request a revision to the Laurel Hill PUD now referred to as Coosaw Point. This application requests that the DRT consider the Dock Master Plan; as submitted, negotiated and approved by the South Carolina OCRM office; as an amendment to the Laurel Hill PUD. This amendment, to include the dock locations at the Laurel Hill PUD, is an update to the approved PUD and is submitted for consideration as a minor change to the PUD. The Dock Master Plan identifies the lots eligible for docks and any approvals for final dock construction would require a permit from OCRM prior to development. For your information, I remind you that the Laurel Hill PUD was a by-right Conditional Use PUD that was granted under the then Development District Zoning and was approved by the DRT. This PUD was approved on October 15, 1997 under the previous 90/3 Beaufort County DSO and any amendments prior to June 3, 1997 or as modified by the PUD documents.

It is the request of this application, that the DRT approve the addition of the Dock Master Plan as part of the Laurel Hill PUD. The revised Exhibit I, Laurel Hill Conceptual Master Plan included in the January 5, 2000 submission, reflects the locations of the dock corridors as referenced on the attached March 1, 1999 Dock Master Plan, also part of the January 5, 2000 submission. I am re-submitting these documents with this letter for your convenience and have punched these sheets for ease of insertion into your PUD copies.

Based on the conversation I had with you and other members of the DRT, I got the impression that this approval was something that DRT could do and that a meeting was forthcoming with the County Attorney to further clarify this issue.

I look forward to discussing this issue with you at the next meeting of the DRT.

Sincerely,



James K. Tiller, ASLA  
 President

attachments

cc: Walt Fielding                      Robert Gallant, Sr.  
       Arthur Cummings             Robert Gallant, Jr.  
       Delores Frasier                Lewis Hammet  
       Bob Klink

T:\Projects\199808\01\corresp\010600hillary letter.wp4

LAND PLANNING

LANDSCAPE ARCHITECTURE

7 SIMMONSVILLE ROAD SUITE 400 BLUFFTON, SOUTH CAROLINA 29910  
 Voice: 843.815.4800 jktiller@hargray.com Fax: 843.815.4802

V. EXHIBITS AND APPENDICES

A. Exhibits List

- Exhibit A Vicinity Map
- Exhibit B Property Boundary Survey/FEMA Flood Zone Map
- Exhibit C Topographic Map
- Exhibit D Color Aerial Photograph (Reduction)
- Exhibit E Wetlands Survey and Approval Letter
- Exhibit F Wetlands Survey and Approval Letter
- Exhibit G Soils Map
- Exhibit H Endangered Species Letter from Newkirk Environmental Consultants
- Exhibit I Laurel Hill Conceptual Master Plan (revised 01/05/00)
- Exhibit J Zoning Map and Adjacent Property Owners Map
- Exhibit K Typical Lot In the Traditional Areas of the Plan
- Exhibit L Typical Corner Lot In the Traditional Areas of the Plan
- Exhibit M Conceptual Master Drainage Plan
- Exhibit N Letter from Beaufort/Jasper Water & Sewer Authority
- Exhibit O Conceptual Water Distribution Master Plan
- Exhibit P Septic System Submittal Letter to the Beaufort County Health Department
- Exhibit Q Letter from South Carolina Electric & Gas (SCE&G)
- Exhibit R Letter from U.S. Cable
- Exhibit S Letter from United/Sprint Company
- Exhibit T Fire Safety Form from Lady's Island/St. Helena Fire Department
- Exhibit U Letter from Waste Management Company
- Exhibit V Proposed Street Names
- Exhibit W Submittal Letter to South Carolina Department of Health & Environmental Control (SCDHEC) - Water & Septic Sewer Approval
- Exhibit X Letter from Office of Ocean & Coastal Resource Management (OCRM) - Drainage & Land Disturbance
- Exhibit Y Submittal Letter to County Engineer
- Exhibit Z Draft Memorandum of Agreement Submitted to the Advisory Council on Historic Preservation
- Exhibit AA Letter from Office of Ocean & Coastal Resource Management (OCRM) - Wetland Impacts and Mitigation
- Exhibit BB Neighborhood Map
- Exhibit CC Subdivision Phasing Plan
- Exhibit DD Dock Master Plan (January 5, 2000)



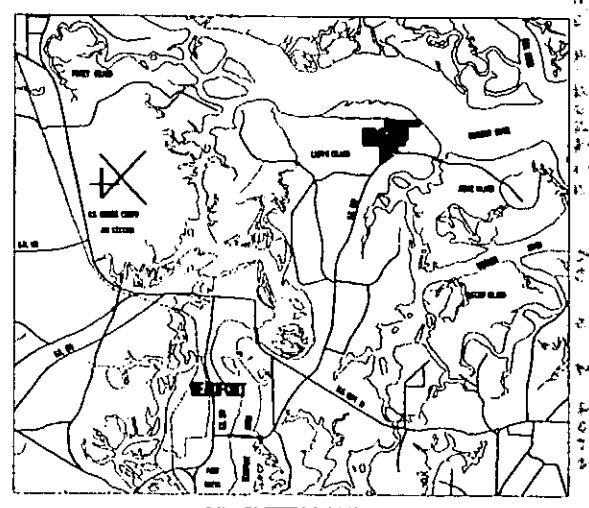
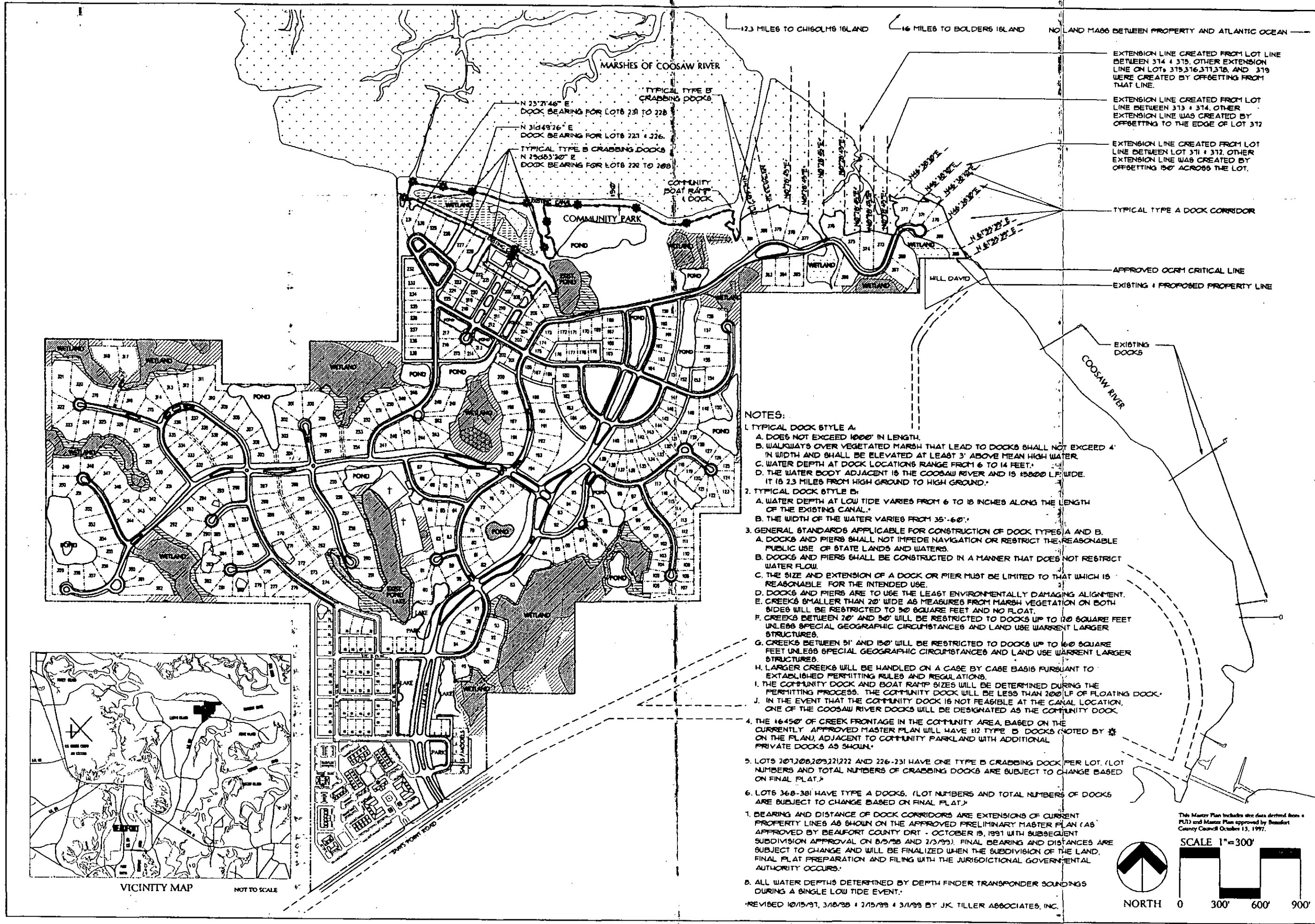
J. K. TILLER ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
LAND PLANNING  
1415 WILSONVILLE ROAD SUITE 100 WILSONVILLE, NC 27158  
919.236.1500  
jkt@jktiller.com



Laurel Hill  
Dock Master Plan  
Beaufort County, South Carolina

Sheet Title:  
01/19/98-01  
Master Plan  
Job Number:  
19/98-01  
Date:  
Apr 6, 1998  
Drawn:  
1007/JST  
Approved:  
Revisions:  
02/18/98 - #1  
02/17/98 - #2  
02/11/98 - #3

Sheet  
1  
of 1

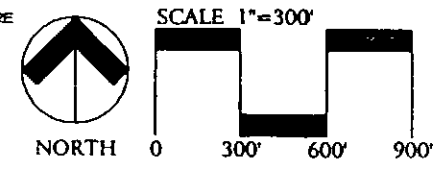


NOTES:

- 1. TYPICAL DOCK STYLE A:
  - A. DOES NOT EXCEED 1000' IN LENGTH.
  - B. WALKWAYS OVER VEGETATED MARSH THAT LEAD TO DOCKS SHALL NOT EXCEED 4' IN WIDTH AND SHALL BE ELEVATED AT LEAST 3' ABOVE MEAN HIGH WATER.
  - C. WATER DEPTH AT DOCK LOCATIONS RANGE FROM 6 TO 14 FEET.
  - D. THE WATER BODY ADJACENT TO THE COOSAW RIVER IS 15000 LF WIDE. IT IS 2.3 MILES FROM HIGH GROUND TO HIGH GROUND.
- 2. TYPICAL DOCK STYLE B:
  - A. WATER DEPTH AT LOW TIDE VARIES FROM 6 TO 18 INCHES ALONG THE LENGTH OF THE EXISTING CANAL.
  - B. THE WIDTH OF THE WATER VARIES FROM 35'-60'.
- 3. GENERAL STANDARDS APPLICABLE FOR CONSTRUCTION OF DOCK TYPES A AND B.
  - A. DOCKS AND PIERS SHALL NOT IMPEDE NAVIGATION OR RESTRICT THE REASONABLE PUBLIC USE OF STATE LANDS AND WATERS.
  - B. DOCKS AND PIERS SHALL BE CONSTRUCTED IN A MANNER THAT DOES NOT RESTRICT WATER FLOW.
  - C. THE SIZE AND EXTENSION OF A DOCK OR PIER MUST BE LIMITED TO THAT WHICH IS REASONABLE FOR THE INTENDED USE.
  - D. DOCKS AND PIERS ARE TO USE THE LEAST ENVIRONMENTALLY DAMAGING ALIGNMENT.
  - E. CREEKS SMALLER THAN 20' WIDE AS MEASURED FROM MARSH VEGETATION ON BOTH SIDES WILL BE RESTRICTED TO 50 SQUARE FEET AND NO FLOAT.
  - F. CREEKS BETWEEN 20' AND 50' WILL BE RESTRICTED TO DOCKS UP TO 120 SQUARE FEET UNLESS SPECIAL GEOGRAPHIC CIRCUMSTANCES AND LAND USE WARRANT LARGER STRUCTURES.
  - G. CREEKS BETWEEN 51' AND 150' WILL BE RESTRICTED TO DOCKS UP TO 600 SQUARE FEET UNLESS SPECIAL GEOGRAPHIC CIRCUMSTANCES AND LAND USE WARRANT LARGER STRUCTURES.
  - H. LARGER CREEKS WILL BE HANDLED ON A CASE BY CASE BASIS PURSUANT TO ESTABLISHED PERMITTING RULES AND REGULATIONS.
  - I. THE COMMUNITY DOCK AND BOAT RAMP SIZES WILL BE DETERMINED DURING THE PERMITTING PROCESS. THE COMMUNITY DOCK WILL BE LESS THAN 200 LF OF FLOATING DOCK.
  - J. IN THE EVENT THAT THE COMMUNITY DOCK IS NOT FEASIBLE AT THE CANAL LOCATION, ONE OF THE COOSAW RIVER DOCKS WILL BE DESIGNATED AS THE COMMUNITY DOCK.
- 4. THE 16450' OF CREEK FRONTAGE IN THE COMMUNITY AREA, BASED ON THE CURRENTLY APPROVED MASTER PLAN WILL HAVE 112 TYPE B DOCKS (NOTED BY \* ON THE PLAN), ADJACENT TO COMMUNITY PARKLAND WITH ADDITIONAL PRIVATE DOCKS AS SHOWN.
- 5. LOTS 207, 208, 209, 211, 212 AND 226-231 HAVE ONE TYPE B CRABBING DOCK PER LOT. (LOT NUMBERS AND TOTAL NUMBERS OF CRABBING DOCKS ARE SUBJECT TO CHANGE BASED ON FINAL FLAT.)
- 6. LOTS 368-381 HAVE TYPE A DOCKS. (LOT NUMBERS AND TOTAL NUMBERS OF DOCKS ARE SUBJECT TO CHANGE BASED ON FINAL FLAT.)
- 7. BEARING AND DISTANCE OF DOCK CORRIDORS ARE EXTENSIONS OF CURRENT PROPERTY LINES AS SHOWN ON THE APPROVED PRELIMINARY MASTER PLAN (AS APPROVED BY BEAUFORT COUNTY DRT - OCTOBER 19, 1997 WITH SUBSEQUENT SUBDIVISION APPROVAL ON 8/3/98 AND 7/3/99). FINAL BEARING AND DISTANCES ARE SUBJECT TO CHANGE AND WILL BE FINALIZED WHEN THE SUBDIVISION OF THE LAND, FINAL FLAT PREPARATION AND FILING WITH THE JURISDICTIONAL GOVERNMENTAL AUTHORITY OCCURS.
- 8. ALL WATER DEPTHS DETERMINED BY DEPTH FINDER TRANSPONDER SOUNDINGS DURING A SINGLE LOW TIDE EVENT.

REVISED 10/15/97, 3/18/98 & 2/15/99 & 3/1/99 BY JK. TILLER ASSOCIATES, INC.

This Master Plan includes site data derived from a P.U.I. and Master Plan approved by Beaufort County Council October 13, 1997.



- EXTENSION LINE CREATED FROM LOT LINE BETWEEN 314 & 315. OTHER EXTENSION LINE ON LOTS 315, 316, 317, 318, AND 319 WERE CREATED BY OFFSETTING FROM THAT LINE.
- EXTENSION LINE CREATED FROM LOT LINE BETWEEN 313 & 314. OTHER EXTENSION LINE WAS CREATED BY OFFSETTING TO THE EDGE OF LOT 317.
- EXTENSION LINE CREATED FROM LOT LINE BETWEEN LOT 311 & 312. OTHER EXTENSION LINE WAS CREATED BY OFFSETTING 150' ACROSS THE LOT.
- TYPICAL TYPE A DOCK CORRIDOR
- APPROVED OCRM CRITICAL LINE
- EXISTING & PROPOSED PROPERTY LINE

T:\Projects\199808-01\dwg\docks.dwg, Layout1, 01/06/2000 10:23:20 AM, JK Tiller Associates, Inc.



**COUNTY COUNCIL OF BEAUFORT COUNTY** # 00194  
**Beaufort County Development Division**  
Multi Government Center ♦ 100 Ribaut Road  
Post Office Drawer 1228, Beaufort, SC 29901-1228  
FAX: (843) 470-2686

Robert E. Klink, P.E.  
County Engineer  
Ph. 470-2625

Arthur L. Cummings, C.B.O.  
Building Codes Director  
Ph. 470-2684

Dan Morgan  
G.I.S. Coordinator  
Ph. 470-2660

Thomas D. Wilson  
Planning Director  
Ph. 470-2724

Walter R. Fielding  
Zoning & Development Administrator  
Ph. 470-2781

To: James K. Tiller, ASLA

From: Zoning & Development Administrator

Subj: Amendment – Laurel Hill / Coosaw Point PUD – Dock Master Plan

Date: January 27, 2000

On Wednesday, January 12, 2000, the Development Review Team denied the request to amend the Final Plans for the "Coosaw Point PUD – Dock Master Plan" for the following reasons

- The DRT by a vote of three to one (three for, one against) denied the "by-right" request as a "major" change to the PUD Master Plan previously approved by the DRT.

Be aware, you may choose to file an appeal of the DRT's decision to the Zoning Board of Appeals in accordance with Section 21.600.

Please present questions and guidance requests concerning your application to the Zoning & Development Office at extension (843) 470-2780 or 470-2781.

WRF

C: Members, Development Review Team  
Members, Beaufort County Council  
John Kachmar, County Administrator

## J. K. TILLER ASSOCIATES, INC.

March 15, 2000

Mr. Walt Fielding  
Development Review Team Administrator  
Beaufort County  
PO Drawer 1228  
Beaufort, SC 29901

RE: Submission for a minor change to Laurel Hill/Coosaw Point PUD & Dock Master Plan

Dear Walt:

Please find attached the documentation which supports and requests a revision to the Laurel Hill PUD, most recently referred to as Coosaw Point. This applicant, Homestake Realty Company of Anderson, South Carolina, respectfully requests that the Development Review Team (DRT) consider and approve the proposed changes to the PUD requested as a minor change to the Laurel Hill PUD. The applicant is requesting that the DRT approve the Dock Master Plan and the addition of twelve lots at the location shown on the original approved Conceptual Master Plan as a pool, tennis and clubhouse area. The clubhouse, pool and tennis complex is going to be relocated into the area as shown on the attached Revised Conceptual Master Plan, labeled as Exhibit I.

The Dock Master Plan (Exhibit DD) represents potential dock locations for the Laurel Hill PUD. The Dock Master Plan identifies the location of those lots that are eligible for consideration for docks and any approvals for dock construction would require a dock permit reviewed and granted by the Office of Coastal and Resource Management (OCRM) prior to development.

The changes to the PUD reflect the addition of twelve (12) lots in the area of the clubhouse and amenity area. As referenced in the Laurel Hill PUD under Section III, Development Plan; Item 3, Community Park (CP) number (9) the park area permits all uses under Single Family Residential (SF) as outlined on page III-3 of the Laurel Hill PUD. This permitted use and the added lots still keep the total lots within the 450 total lots permitted and therefore is considered by the applicant as a minor change which requires no text changes to the PUD.

I wish to remind the DRT members that this PUD was a by-right Conditional Use PUD that was granted under the then Development District Zoning and was approved by the DRT. This PUD was approved on October 15, 1997 under the previous 90/3 Beaufort County DSO and any amendments prior to June 3, 1997 or as modified by the PUD documents.

It is respectfully requested by the applicant that the DRT would approve the Dock Master Plan

Walt Fielding  
March 15, 2000  
Page Two  
Laurel Hill

and the Revised Conceptual Master Plan to be included as a minor revision to the Laurel Hill PUD. The Dock Master Plan including the approval letter from OCRM dated March 15, 1999 are included as Exhibits DD and EE.

Also included in this submittal is a copy of the revised Laurel Hill PUD Conceptual Master Plan (Exhibit I) showing the dock corridors as well as the twelve (12) lots added to the Conceptual Master Plan as referenced above.

The applicant appreciates the DRT's consideration in this matter and if there are any questions please do not hesitate to call me on any matter.

Respectfully submitted,  
J. K. Tiller Associates, Inc.

James K. Tiller, ASLA  
President

enclosures

cc: Arthur Cummings, Beaufort County  
Bob Klink, Beaufort County  
Delores Fraser, Beaufort County  
Robert Gallant, Sr., Homestake Realty Company  
Robert Gallant, Jr., Homestake Realty Company  
Lewis Hammett, Esquire

J. K. TILLER ASSOCIATES, INC.

TRANSMITTAL

To: Beaufort County  
Address:

Attention: Arthur Cummings, Bob Klīnk and Delores Fraser  
Job Name: Laurel Hill  
Job Number: 199808-01  
Date: March 15, 2000  
Sent via: Hand Delivered by JKT

Copies	Date	Description
1	03/15/00	Letter to Walt Fielding, Development Review Team Administrator - Submission for a minor change to Laurel Hill/Coosaw Point PUD & Dock Master Plan

THESE ARE TRANSMITTED as checked below:

- For approval
- Approved as submitted
- Resubmit \_\_\_ copies for approval
- For your use
- Approved as noted
- Submit \_\_\_ copies for distribution
- As requested
- Returned for corrections
- Return \_\_\_ corrected prints
- For review and comment
- \_\_\_\_\_
- FOR BIDS DUE \_\_\_\_\_ 19\_\_
- Prints returned after loan to us

Remarks:

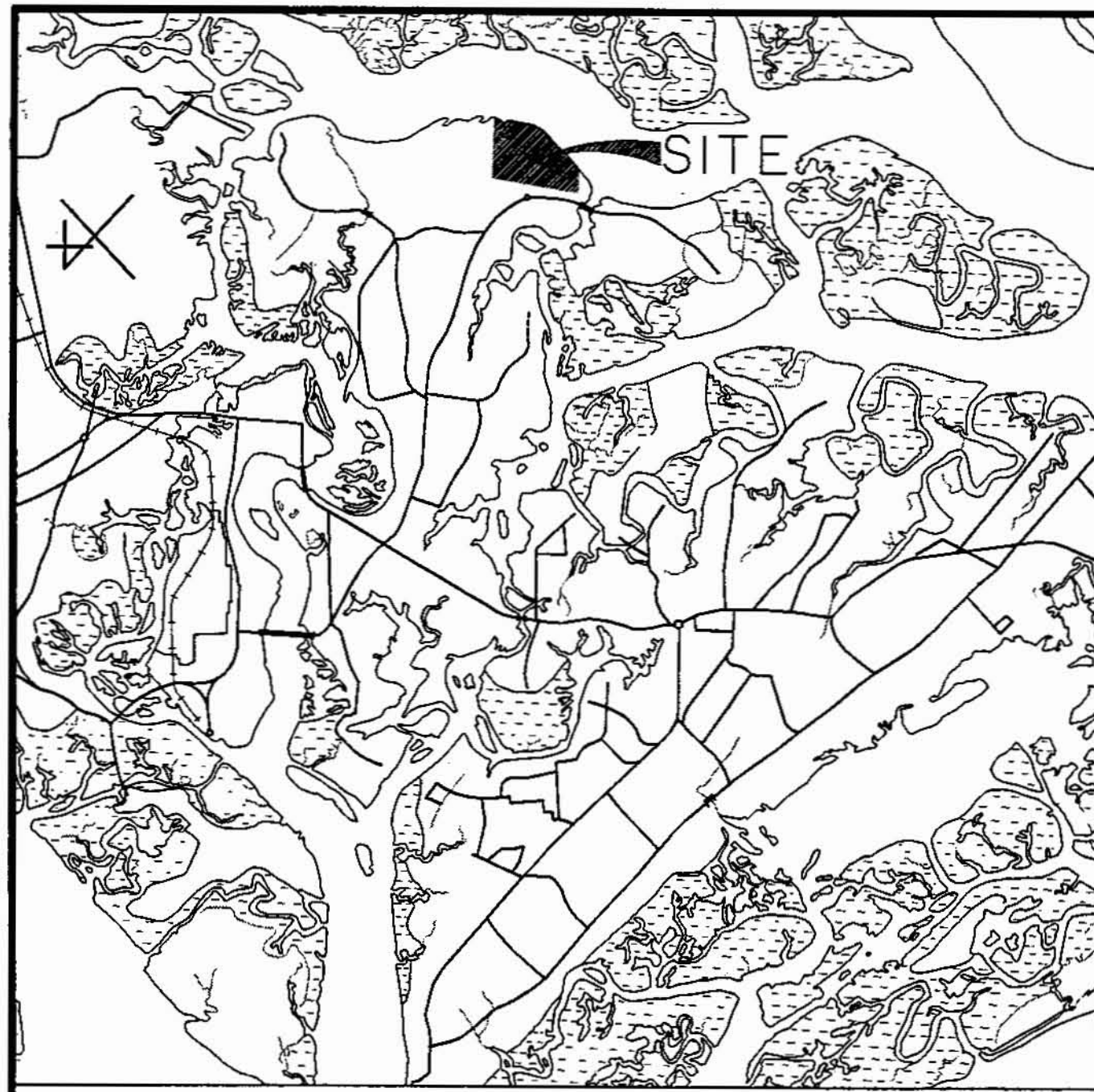
Copy to: File Robert Gallant, Sr. Robert Gallant, Jr.	Signed: James K. Tiller, ASLA
---	-------------------------------

IF ENCLOSURES ARE NOT AS NOTED, PLEASE NOTIFY US AT ONCE

T:\Projects\199808-01\corresp\031500fraser.transmittal.wpd

Laurel Hill M/P AMEND  
REVISED 5/24/08

8100



VICINITY MAP



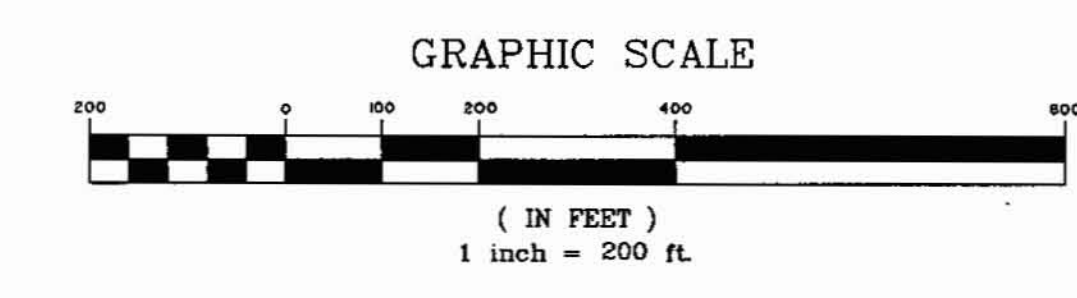
DEVELOPMENT TO BE SERVED  
BY SANITARY SEWER

	NO. OF LOTS
PUMP STATION NO. 1	49 - COMMERCIAL
PUMP STATION NO. 2	41
PUMP STATION NO. 3	77
<b>TOTAL LOTS SERVED BY SEWER</b>	<b>167</b>



LEGEND

	WETLAND
	LAKES
	MARSH
	PUMPSTATION
	SEWER MANHOLE
	8" SEWER LINE
	FORCE MAIN



NO.	REVISIONS	BY	DATE
1	EXTENDED SEWER TO LOTS 363-364, 49-57 & 201-207	SCY	12/29/97

**THOMAS & HUTTON**  
ENGINEERING CO.  
3 OGLETTHORPE PROFESSIONAL BLVD.  
SAVANNAH, GA. 31406 (912)355-5300  
966 HOUSTON NORTHCUTT BLVD. SUITE G  
MT. PLEASANT, S.C. 29464 (803)849-0200

**LAUREL HILL**  
BEAUFORT COUNTY, SOUTH CAROLINA  
**MASTER SEWAGE COLLECTION AND CONVEYANCE PLAN**

JOB NO: J-10746  
DATE: JULY 1997  
DRAWN: NJG  
CHECKED: JJC  
SCALE: 1" = 200'

EXHIBIT  
**B**  
OF

JKT

## J. K. TILLER ASSOCIATES, INC.

March 15, 2000

Mr. Walt Fielding  
 Development Review Team Administrator  
 Beaufort County  
 PO Drawer 1228  
 Beaufort, SC 29901

RE: Submission for a minor change to Laurel Hill/Coosaw Point PUD & Dock Master Plan

Dear Walt:

Please find attached the documentation which supports and requests a revision to the Laurel Hill PUD, most recently referred to as Coosaw Point. This applicant, Homestake Realty Company of Anderson, South Carolina, respectfully requests that the Development Review Team (DRT) consider and approve the proposed changes to the PUD requested as a minor change to the Laurel Hill PUD. The applicant is requesting that the DRT approve the Dock Master Plan and the addition of twelve lots at the location shown on the original approved Conceptual Master Plan as a pool, tennis and clubhouse area. The clubhouse, pool and tennis complex is going to be relocated into the area as shown on the attached Revised Conceptual Master Plan, labeled as Exhibit I.

The Dock Master Plan (Exhibit DD) represents potential dock locations for the Laurel Hill PUD. The Dock Master Plan identifies the location of those lots that are eligible for consideration for docks and any approvals for dock construction would require a dock permit reviewed and granted by the Office of Coastal and Resource Management (OCRM) prior to development.

The changes to the PUD reflect the addition of twelve (12) lots in the area of the clubhouse and amenity area. As referenced in the Laurel Hill PUD under Section III, Development Plan; Item 3, Community Park (CP) number (9) the park area permits all uses under Single Family Residential (SF) as outlined on page III-3 of the Laurel Hill PUD. This permitted use and the added lots still keep the total lots within the 450 total lots permitted and therefore is considered by the applicant as a minor change which requires no text changes to the PUD.

I wish to remind the DRT members that this PUD was a by-right Conditional Use PUD that was granted under the then Development District Zoning and was approved by the DRT. This PUD was approved on October 15, 1997 under the previous 90/3 Beaufort County DSO, and any amendments prior to June 3, 1997 or as modified by the PUD documents.

It is respectfully requested by the applicant that the DRT would approve the Dock Master Plan

LAND PLANNING

7 SIMMONSVILLE ROAD  
 Voice: 843.815.4800

SUITE 400

jktiller@jktiller.com

BLUFFTON, SOUTH CAROLINA

29910

Fax: 843.815.4802

Review - 3/22/00



Walt Fielding  
March 15, 2000  
Page Two  
Laurel Hill

and the Revised Conceptual Master Plan to be included as a minor revision to the Laurel Hill PUD. The Dock Master Plan including the approval letter from OCRM dated March 15, 1999 are included as Exhibits DD and EE.

Also included in this submittal is a copy of the revised Laurel Hill PUD Conceptual Master Plan (Exhibit I) showing the dock corridors as well as the twelve (12) lots added to the Conceptual Master Plan as referenced above.

The applicant appreciates the DRT's consideration in this matter and if there are any questions please do not hesitate to call me on any matter.

Respectfully submitted,  
J. K. Tiller Associates, Inc.

James K. Tiller, ASLA  
President

enclosures

cc: Arthur Cummings, Beaufort County  
Bob Klink, Beaufort County  
Delores Fraser, Beaufort County  
Robert Gallant, Sr., Homestake Realty Company  
Robert Gallant, Jr., Homestake Realty Company  
Lewis Hammett, Esquire

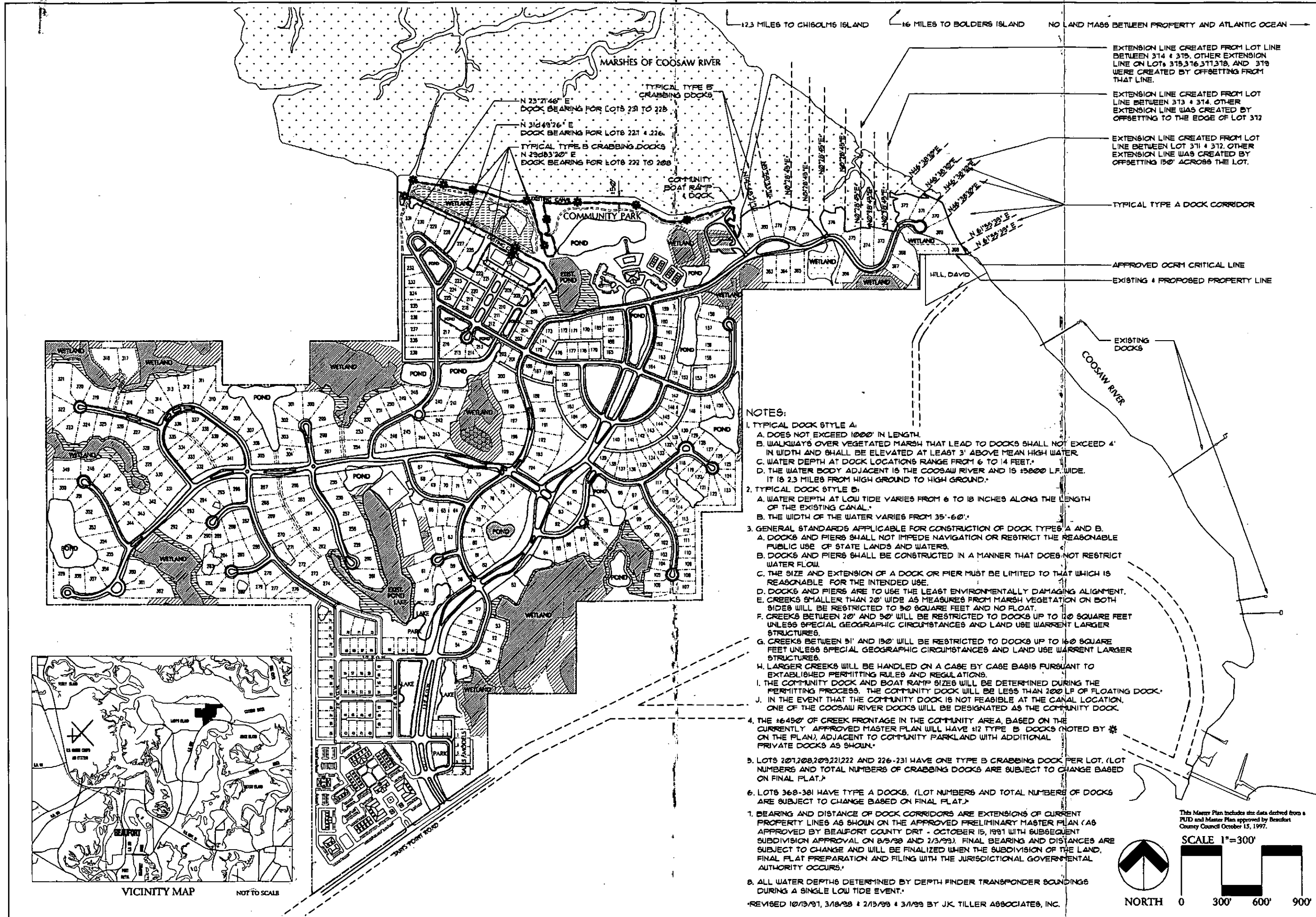
**LAUREL HILL  
P U D**

---

**V. EXHIBITS AND APPENDICES**

**A. Exhibits List**

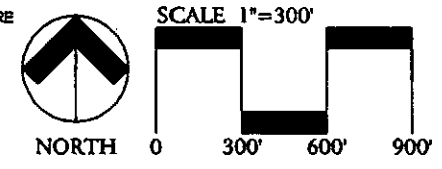
<b>Exhibit A</b>	<b>Vicinity Map</b>
<b>Exhibit B</b>	<b>Property Boundary Survey/FEMA Flood Zone Map</b>
<b>Exhibit C</b>	<b>Topographic Map</b>
<b>Exhibit D</b>	<b>Color Aerial Photograph (Reduction)</b>
<b>Exhibit E</b>	<b>Wetlands Survey and Approval Letter</b>
<b>Exhibit F</b>	<b>Wetlands Survey and Approval Letter</b>
<b>Exhibit G</b>	<b>Soils Map</b>
<b>Exhibit H</b>	<b>Endangered Species Letter from Newkirk Environmental Consultants</b>
<b>Exhibit I</b>	<b>Laurel Hill Conceptual Master Plan (revised 03/15/00)</b>
<b>Exhibit J</b>	<b>Zoning Map and Adjacent Property Owners Map</b>
<b>Exhibit K</b>	<b>Typical Lot In the Traditional Areas of the Plan</b>
<b>Exhibit L</b>	<b>Typical Corner Lot In the Traditional Areas of the Plan</b>
<b>Exhibit M</b>	<b>Conceptual Master Drainage Plan</b>
<b>Exhibit N</b>	<b>Letter from Beaufort/Jasper Water &amp; Sewer Authority</b>
<b>Exhibit O</b>	<b>Conceptual Water Distribution Master Plan</b>
<b>Exhibit P</b>	<b>Septic System Submittal Letter to the Beaufort County Health Department</b>
<b>Exhibit Q</b>	<b>Letter from South Carolina Electric &amp; Gas (SCE&amp;G)</b>
<b>Exhibit R</b>	<b>Letter from U.S. Cable</b>
<b>Exhibit S</b>	<b>Letter from United/Sprint Company</b>
<b>Exhibit T</b>	<b>Fire Safety Form from Lady's Island/St. Helena Fire Department</b>
<b>Exhibit U</b>	<b>Letter from Waste Management Company</b>
<b>Exhibit V</b>	<b>Proposed Street Names</b>
<b>Exhibit W</b>	<b>Submittal Letter to South Carolina Department of Health &amp; Environmental Control (SCDHEC) - Water &amp; Septic Sewer Approval</b>
<b>Exhibit X</b>	<b>Letter from Office of Ocean &amp; Coastal Resource Management (OCRM) - Drainage &amp; Land Disturbance</b>
<b>Exhibit Y</b>	<b>Submittal Letter to County Engineer</b>
<b>Exhibit Z</b>	<b>Draft Memorandum of Agreement Submitted to the Advisory Council on Historic Preservation</b>
<b>Exhibit AA</b>	<b>Letter from Office of Ocean &amp; Coastal Resource Management (OCRM) - Wetland Impacts and Mitigation</b>
<b>Exhibit BB</b>	<b>Neighborhood Map</b>
<b>Exhibit CC</b>	<b>Subdivision Phasing Plan</b>
<b>Exhibit DD</b>	<b>Dock Master Plan (January 5, 2000)</b>
<b>Exhibit EE</b>	<b>OCRM Dock Master Plan Approval Letter dated 0/15/99</b>



EXTENSION LINE CREATED FROM LOT LINE BETWEEN 314 & 315. OTHER EXTENSION LINE ON LOTS 315, 316, 317, 318, AND 319 WERE CREATED BY OFFSETTING FROM THAT LINE.  
EXTENSION LINE CREATED FROM LOT LINE BETWEEN 313 & 314. OTHER EXTENSION LINE WAS CREATED BY OFFSETTING TO THE EDGE OF LOT 312  
EXTENSION LINE CREATED FROM LOT LINE BETWEEN LOT 371 & 372. OTHER EXTENSION LINE WAS CREATED BY OFFSETTING 150' ACROSS THE LOT.  
TYPICAL TYPE A DOCK CORRIDOR  
APPROVED OCRM CRITICAL LINE  
EXISTING & PROPOSED PROPERTY LINE

NOTES:

- 1. TYPICAL DOCK STYLE A:
  - A. DOES NOT EXCEED 1000' IN LENGTH.
  - B. WALKWAYS OVER VEGETATED MARSH THAT LEAD TO DOCKS SHALL NOT EXCEED 4' IN WIDTH AND SHALL BE ELEVATED AT LEAST 3' ABOVE MEAN HIGH WATER.
  - C. WATER DEPTH AT DOCK LOCATIONS RANGE FROM 6 TO 14 FEET.
  - D. THE WATER BODY ADJACENT IS THE COOSAW RIVER AND IS 45000 LF. WIDE. IT IS 2.3 MILES FROM HIGH GROUND TO HIGH GROUND.
- 2. TYPICAL DOCK STYLE B:
  - A. WATER DEPTH AT LOW TIDE VARIES FROM 6 TO 18 INCHES ALONG THE LENGTH OF THE EXISTING CANAL.
  - B. THE WIDTH OF THE WATER VARIES FROM 35'-60'.
- 3. GENERAL STANDARDS APPLICABLE FOR CONSTRUCTION OF DOCK TYPES A AND B.
  - A. DOCKS AND PIERS SHALL NOT IMPEDE NAVIGATION OR RESTRICT THE REASONABLE PUBLIC USE OF STATE LANDS AND WATERS.
  - B. DOCKS AND PIERS SHALL BE CONSTRUCTED IN A MANNER THAT DOES NOT RESTRICT WATER FLOW.
  - C. THE SIZE AND EXTENSION OF A DOCK OR PIER MUST BE LIMITED TO THAT WHICH IS REASONABLE FOR THE INTENDED USE.
  - D. DOCKS AND PIERS ARE TO USE THE LEAST ENVIRONMENTALLY DAMAGING ALIGNMENT.
  - E. CREEKS SMALLER THAN 20' WIDE AS MEASURED FROM MARSH VEGETATION ON BOTH SIDES WILL BE RESTRICTED TO 30 SQUARE FEET AND NO FLOAT.
  - F. CREEKS BETWEEN 20' AND 50' WILL BE RESTRICTED TO DOCKS UP TO 120 SQUARE FEET UNLESS SPECIAL GEOGRAPHIC CIRCUMSTANCES AND LAND USE WARRANT LARGER STRUCTURES.
  - G. CREEKS BETWEEN 51' AND 150' WILL BE RESTRICTED TO DOCKS UP TO 160 SQUARE FEET UNLESS SPECIAL GEOGRAPHIC CIRCUMSTANCES AND LAND USE WARRANT LARGER STRUCTURES.
  - H. LARGER CREEKS WILL BE HANDLED ON A CASE BY CASE BASIS PURSUANT TO ESTABLISHED PERMITTING RULES AND REGULATIONS.
  - I. THE COMMUNITY DOCK AND BOAT RAMP SIZES WILL BE DETERMINED DURING THE PERMITTING PROCESS. THE COMMUNITY DOCK WILL BE LESS THAN 200 LF OF FLOATING DOCK.
  - J. IN THE EVENT THAT THE COMMUNITY DOCK IS NOT FEASIBLE AT THE CANAL LOCATION, ONE OF THE COOSAW RIVER DOCKS WILL BE DESIGNATED AS THE COMMUNITY DOCK.
- 4. THE 6450' OF CREEK FRONTAGE IN THE COMMUNITY AREA, BASED ON THE CURRENTLY APPROVED MASTER PLAN WILL HAVE 112 TYPE B DOCKS (NOTED BY \* ON THE PLAN), ADJACENT TO COMMUNITY PARKLAND WITH ADDITIONAL PRIVATE DOCKS AS SHOWN.
- 5. LOTS 207, 208, 209, 221, 222 AND 226-231 HAVE ONE TYPE B CRABBING DOCK PER LOT. (LOT NUMBERS AND TOTAL NUMBERS OF CRABBING DOCKS ARE SUBJECT TO CHANGE BASED ON FINAL PLAN.)
- 6. LOTS 368-381 HAVE TYPE A DOCKS. (LOT NUMBERS AND TOTAL NUMBERS OF DOCKS ARE SUBJECT TO CHANGE BASED ON FINAL PLAN.)
- 7. BEARING AND DISTANCE OF DOCK CORRIDORS ARE EXTENSIONS OF CURRENT PROPERTY LINES AS SHOWN ON THE APPROVED PRELIMINARY MASTER PLAN (AS APPROVED BY BEAUFORT COUNTY DRT - OCTOBER 15, 1991 WITH SUBSEQUENT SUBDIVISION APPROVAL ON 8/5/93 AND 2/3/93). FINAL BEARING AND DISTANCES ARE SUBJECT TO CHANGE AND WILL BE FINALIZED WHEN THE SUBDIVISION OF THE LAND, FINAL PLAN PREPARATION AND FILING WITH THE JURISDICTIONAL GOVERNMENTAL AUTHORITY OCCURS.
- 8. ALL WATER DEPTHS DETERMINED BY DEPTH FINDER TRANSPONDER SOUNDINGS DURING A SINGLE LOW TIDE EVENT.



This Master Plan includes site data derived from a PUD and Master Plan approved by Beaufort County Council October 15, 1997.  
SCALE 1"=300'

REVISED 10/13/91, 3/18/93 & 2/13/96 & 3/1/99 BY JK. TILLER ASSOCIATES, INC.



**Office of Ocean and Coastal  
Resource Management**

1362 McMillan Avenue, Suite 400  
Charleston, SC 29405

(803) 744-5838 FAX (803) 744-5847

March 15, 1999

Mr. Ken Hance  
Newkirk Environmental Consultants, Inc.  
192 East Bay Street  
Charleston, S. C. 29401

Re: Laurel Hill  
Dock Master Plan

Dear Ken:

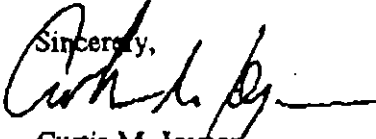
The Office of Ocean and Coastal Resource Management planning and permitting staff have reviewed and has conceptually approved the dock master plan for the Laurel Hill Plantation development on the Coosaw River and its tributaries, on Lady's Island, Beaufort County, S. C. This plan will be used as an advisory opinion in permitting, but designation of any lot as a "dock lot" does not guarantee the issuance of any permits. The following comments will also be made part of the file and any subsequent permit review.

1. Dock sizes will be limited to a 50 square foot pierhead only on creeks that measure 20' or less as measured from marsh grass to marsh grass. Dock sizes will be limited to a 120 square foot dock on creeks that measure from 21' to 50' from marsh grass to marsh grass. Dock sizes will be limited to 160 square foot dock on creeks that measure 51' to 150' from marsh grass to marsh grass. Special geographic circumstances may warrant larger structures for docks within the 120 and 160 square foot classification.
2. Channelward extension of docks will be evaluated at the time of permit application but will generally be limited to 1/4 of the creek's width as measured from marsh grass to marsh grass.
3. Precedent in the vicinity for roof structures will be considered as well as the potential for impacting the view of others. Roofs, which have the potential to impact views, will not be allowed, while those that have minimal impact may be allowed.
4. All parts of any permitted dock structure should generally remain a minimum of 20' inside extended corridor lines. However, OCRM may require docks to be built closer than 20' when it would substantially decrease walkway length.

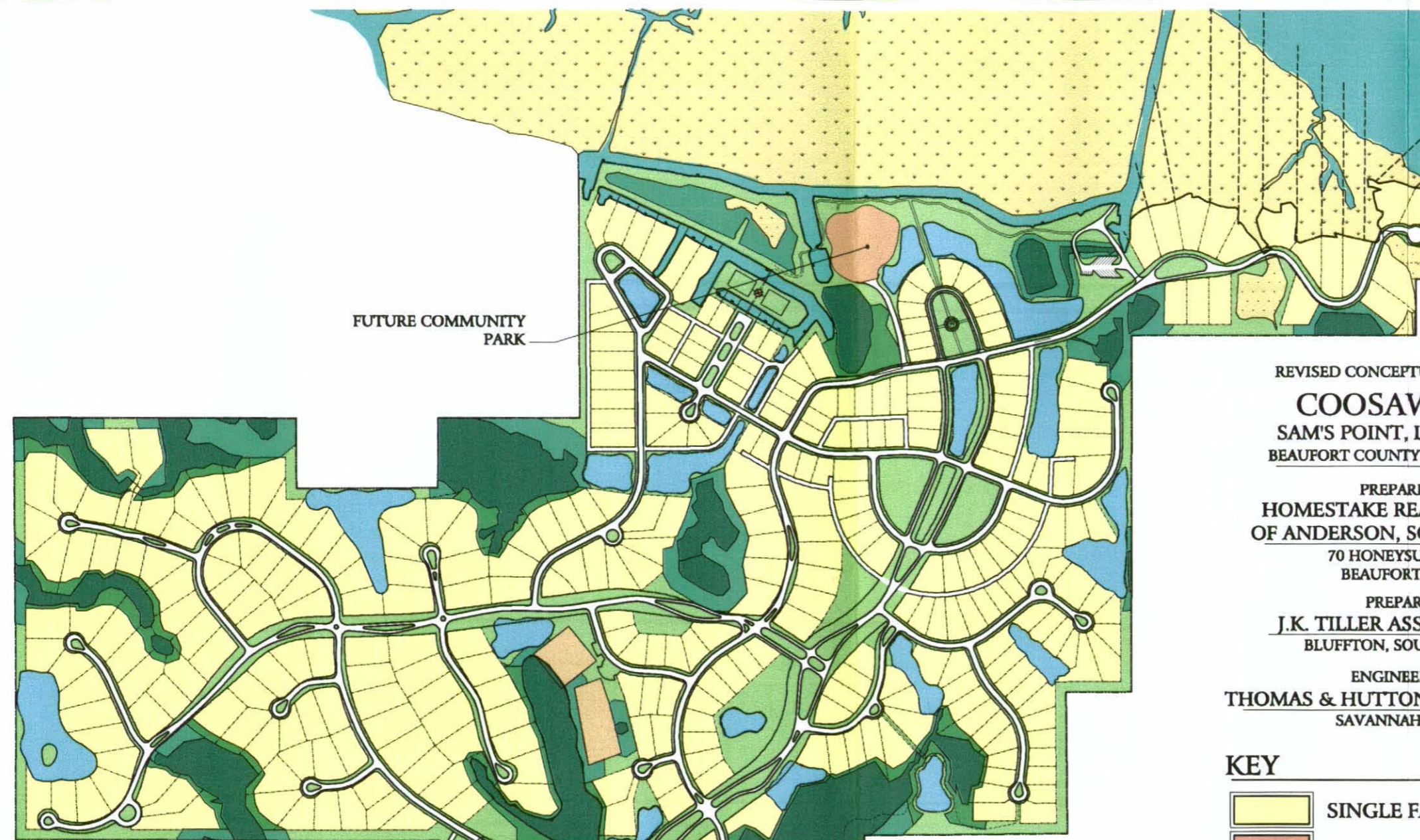
Mr. Ken Hance  
March 15, 1999  
Page 2

This letter will be made part of the dock master plan file and will be considered as part of any future permit review. Additional concerns and further restrictions may occur as part of the permit public review. Reference must be given to this dock master plan in all contracts of sale of affected lots. OCRM strongly suggests the developer record this DMP in the local RMC office. This would place potential buyers on notice that their property may be affected by the DMP. This master plan shall be presumed to take precedence over applications inconsistent with this plan unless new information is revealed in an application to address and overcome the concerns identified in the dock master plan.

Please call me at 747-4323-122 or 744-5838 if you have any questions.

Sincerely,  
  
Curtis M. Joyner  
Permitting DMP Coordinator

laurelhillapp  
cc:Mr. Chris Brooks  
Mr. Richard Chinnis  
Mr. Rocky Browder  
Mr. Billy Webster



REVISED CONCEPTUAL MASTER PLAN  
**COOSAW POINT**  
 SAM'S POINT, LADY'S ISLAND  
 BEAUFORT COUNTY, SOUTH CAROLINA

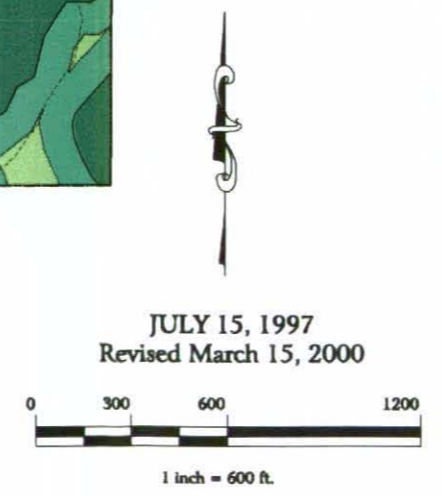
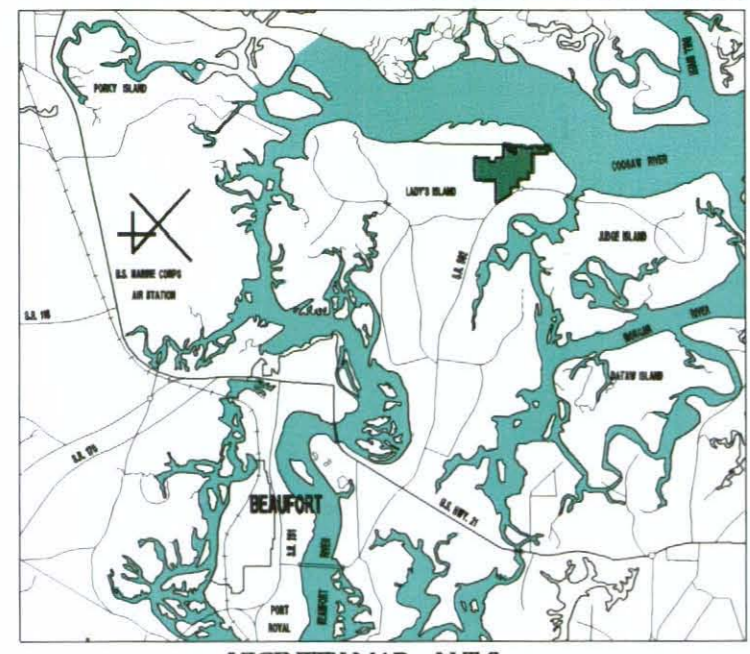
PREPARED FOR:  
**HOMESTAKE REALTY COMPANY**  
 OF ANDERSON, SOUTH CAROLINA  
 70 HONEYSUCKLE LANE  
 BEAUFORT, SC 29902

PREPARED BY:  
**J.K. TILLER ASSOCIATES, INC.**  
 BLUFFTON, SOUTH CAROLINA

ENGINEERING BY:  
**THOMAS & HUTTON ENGINEERING CO.**  
 SAVANNAH, GEORGIA

**KEY**

-  SINGLE FAMILY RESIDENTIAL (SF)
-  NEIGHBORHOOD COMMERCIAL (NC)
-  COMMUNITY PARK (SITE)
-  OPEN SPACE
-  ROADS
-  WETLANDS
-  BUFFERS
-  SALTWATER MARSH & WETLAND
-  FRESHWATER LAKES & PONDS
-  SALTWATER & IMPOUNDMENTS
-  OUT PARCELS
-  DOCK CORRIDOR
-  CRABBING DOCKS



REVISED JANUARY 5, 2000  
 INCLUDES DOCK MASTER PLAN  
 AS APPROVED BY OCRM  
 REVISED JANUARY 12, 2000  
 COMMUNITY PARK AREA

T:\Projects\199808\01\dwg\CLR-PUD WITH DOCKS.dwg, 11x17, 03/15/2000 03:58:02 PM, J.K. Tiller Associates, Inc.

# Ceesaw Point Plantation

70 Honeysuckle Lane  
Beaufort, SC 29902

Phone 843-524-9911  
Fax 843-524-3836

July 08, 1999

To: Beaufort County Development Review Team  
Post Office Drawer 1228  
Beaufort, SC 29901

From: Robert M. Gallant  
70 Honeysuckle Lane  
Beaufort, SC 29902

Subject: Laurel Hill Plantation, PUD  
Location: Sams Point Road, Lady's Island  
Acreage: 369 acre (+/-)  
Owner: Homestake Realty of South Carolina

Interference: The new Beaufort County Zoning and Development Standards Ordinance has interfered with development rights that we presume to be vested. Under Section 01.420, **EXEMPTIONS, Exemption 2; Vesting Rules for PUDs**; Our position is that we have already met the environmental standard criteria that was in place at the time of approval of our PUD.

- Information:
- A. Under section 21.624, it is our belief that the County made an "authorized act" in passing the ZDSO with vesting rules that are detrimental to the financial welfare of a project that has been previously approved by authorized agents of the County.
  - B. Upon reliance of our approved status, we have moved forward with our development plans and have employed professional guidance at the cost of hundreds of thousands of dollars and have begun construction on this project.
  - C. Should the County not adhere to our previously approved setbacks of an average of 50 feet, then the entire financial feasibility of our PUD is in jeopardy.

Note: Laurel Hill Plantation has approximately 5000 feet of waterfront property. In our PUD submission we show a 37 acre water front park with no homes or lots. Of our 13 waterfront lots, 10 will be deemed unrecordable if more than 50' setbacks are imposed. Of our 16 marsh view lots, 14 would be lost. This would be catastrophic to our project.



COUNTY OF BEAUFORT, SOUTH CAROLINA  
 ZONING & DEVELOPMENT STANDARDS ORDINANCE  
 PLANNED UNIT DEVELOPMENT

00208

DATE ACCEPTED	RECEIVED BY	FILING FEE	RECEIPT #	ZONE: OVERLAY:
---------------	-------------	------------	-----------	-------------------

PROJECT NAME: Laurel Hill	PROJECT TYPE: Residential/Neighborhood Commercial PUD
------------------------------	--

APPLICANT (DEVELOPER) NAME, ADDRESS Homestake Realty Company of Anderson, South Carolina 70 Honeysuckle Lane, Beaufort, SC 29902	PROPERTY OWNER, NAME, ADDRESS, PHONE # Homestake Realty Company of Anderson, South Carolina 70 Honeysuckle Lane, Beaufort, SC 29902
--	---

PROJECT LOCATION Sam's Point Road Lady's Island, SC	DISTRICT # R-200	MAP # 006	LAND AREA (TOTAL) 368.04 Acres	LAND AREA (NC) 17.6 Acres	S/F LOTS 450
	PARCEL #S 0002 0176 & 0177		LAND AREA (RES) 348.24	LAND AREA (OTHER) NPD-2 2.2 Acres	M/F LOTS -----

PRELIMINARY APPLICATION INFORMATION REQUIRED

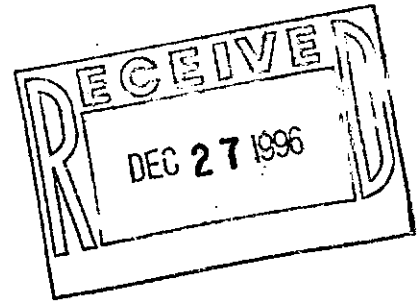
<input checked="" type="checkbox"/> SIX BLACK OR BLUE LINE PRINTS OF THE DEVELOPMENT MASTER PLAN(S) <input checked="" type="checkbox"/> VICINITY MAP SHOWING PROJECT LOCATION <input checked="" type="checkbox"/> DEVELOPMENT PROPERTY BOUNDARY LINES AND DIMENSIONS <input checked="" type="checkbox"/> EXISTING ROADS, STREETS, HIGHWAYS (NAME, NUMBER RIGHT-OF-WAY WIDTH) ON OR ADJACENT TO DEVELOPMENT PROPERTY <input checked="" type="checkbox"/> EXISTING DRAINAGE FACILITIES, CANALS, DITCHES & WATERCOURSES ON AND ADJACENT TO PROPERTY <input checked="" type="checkbox"/> EXISTING RIVERS, CREEKS, MARSHES & WETLANDS ON AND ADJACENT TO PROPERTY <input checked="" type="checkbox"/> ADJACENT PROPERTY OWNERS NAME AND EXISTING LAND USE (RESIDENTIAL, UNDEVELOPED, OR COMMERCIAL, ETC.) <input checked="" type="checkbox"/> EXISTING EASEMENTS (TYPE, WIDTH, AND DIRECTION) ON & ADJACENT TO PROPERTY <input checked="" type="checkbox"/> EXISTING BUILDINGS, STRUCTURES AND FACILITIES ON DEVELOPMENT PROPERTY <input checked="" type="checkbox"/> SEAL OF REGISTERED ENGINEER <input checked="" type="checkbox"/> MUNICIPAL OR COUNTY BOUNDARY LINES WITHIN OR CONTIGUOUS TO DEVELOPMENT PROPERTY <input checked="" type="checkbox"/> OTHER AGENCY PRELIMINARY COMMENTS OR APPROVAL ON ELEMENTS OF THE PROPOSED DEVELOPMENT OVER WHICH SUCH AGENCIES HAVE PERMITTING AUTHORITY (US ARMY CORP OF ENGINEERS, SC OCEAN & COASTAL RESOURCE MANAGEMENT, FIRE DISTRICT, & BOARD OF ADJUSTMENTS) <input checked="" type="checkbox"/> COUNTY ENGINEER APPROVAL OF PRELIMINARY DRAINAGE PLAN <input checked="" type="checkbox"/> DETERMINATION FROM THE PLANNING DIRECTOR AS TO THE PRESENCE OF ARCHAEOLOGICAL SITES	<input checked="" type="checkbox"/> PROPOSED OWNERSHIP, MAINTENANCE OR ROADS, DRAINAGE SYSTEM, WATER/SEWER, OPEN SPACE, AMENITIES <input checked="" type="checkbox"/> PROPOSED ACCESS TO EXISTING ROADS <input checked="" type="checkbox"/> PROPOSED SETBACKS, BUFFERS, OPEN SPACE AND LANDSCAPED AREAS <input checked="" type="checkbox"/> SPECIAL DISTRICT BOUNDARY LINES (FLOOD HAZARD DISTRICT, AND CONSERVATION DISTRICT) <input checked="" type="checkbox"/> TOPOGRAPHIC SURVEY <input checked="" type="checkbox"/> PRELIMINARY STORMWATER DRAINAGE PLAN <input checked="" type="checkbox"/> PRELIMINARY WATER SUPPLY, AND SEWAGE DISPOSAL PLAN <input checked="" type="checkbox"/> PROPOSED PHASING N/A BEACH DUNE, DUNE VEGETATION PRESERVATION PLAN (BDD) <input checked="" type="checkbox"/> PROPOSED ARRANGEMENT OF LAND USES, ACREAGE OF EACH USE AREA, TYPE OF USE & DENSITY (RESIDENTIAL) EACH AREA <input checked="" type="checkbox"/> PRELIMINARY LETTERS OF CAPABILITY AND INTENT TO SERVE WATER, SEWER FROM AFFECTED AGENCY <input checked="" type="checkbox"/> HEALTH DEPT PRELIMINARY COMMENTS OR APPROVAL OF PROPOSED WATER SUPPLY, SEWAGE DISPOSAL METHODS <input checked="" type="checkbox"/> NARRATIVE DESCRIBING THE INTENT & SCOPE OF THE PROJECT <input checked="" type="checkbox"/> PROPOSED LOT LAYOUT/DESIGN, NUMBER OF LOTS/UNITS <input checked="" type="checkbox"/> PROPOSED STREET RIGHT-OF-WAY WIDTH, TOTAL MILES PROPOSED <input checked="" type="checkbox"/> PROPOSED STREET NAMES
---	--

DEVELOPMENT REVIEW TEAM ACTION:	<u>Oct 15, 1997</u> APPROVED DATE	DISAPPROVED DATE
APPLICANT'S SIGNATURE	<u>Robert M Gaele</u>	DATE: <u>7/28/97</u>
LANDOWNER'S SIGNATURE	<u>Robert M Gaele</u>	DATE: <u>7-28-97</u>



Robert M Gallant  
Post Office Box 2505  
Anderson, SC 29622

December 21, 1996



Ms Summer Rutherford  
Director of Planning  
Beaufort County Planning & Zoning Board  
P O Drawer 1228  
Beaufort, SC 29901-1228

Dear Summer:

I want to thank you, Charlie, and Carol for giving generously of your time this past Wednesday morning to meet with my son Robert and me to discuss our development of a residential community at Laurel Hill Plantation.

Because we wanted the meeting to be completely positive and "upbeat" I touched only in the briefest way on the fact that we were not told of the soon-to-be-published zoning change recommendations at the time of our meeting with you in June when we were doing our "due diligence" prior to the purchase of the Laurel Hill property. We did have Wednesday what I felt was a good discussion of development ideas, and I came away from the meeting feeling encouraged that you were receptive to our general development approach, which would fall somewhere between the current zoning of four units per acre and the much more restricted one unit per three acres being proposed.

Had we been informed at our due-diligence meeting with you that a study was nearing publication and that it would limit us under proposed zoning to 133 units on the 400 acres I do not believe we would have exercised our option and closed on the property a few days later. While we do not intend to plan for anywhere near the 1,600 units which we were advised at the due-diligence meeting was permissible, we must have a great deal more than the proposed 133 to make the development feasible and to prevent a serious financial set-back.

As we said at the meeting on Wednesday past, our approach is to develop the property in the desirable .5 to .6 acre size building lots, clustered in individual neighborhoods of perhaps forty to sixty homesites each. The neighborhoods would be oriented to the "fairways" cleared by the previous owner which would become village greens, or greenways, in our plan. Instead of being a resort or golf community, our development would be for primary homes in the \$125,000 to \$225,000 range, designed for middle-income couples, families and some retirees. Since the homesites would be clustered, there would be a generous amount of undeveloped area.

We plan to build walking trails (perhaps lighted), shore access for all property owners

with a shore pavilion, probably a swimming facility and tennis courts. While we do not anticipate Laurel Hill being a gated development, we do hope to develop the property in such a way as to create a sense of community and "neighborliness".

We believe we can be very successful in producing a subdivision which will be a real asset to Beaufort. The availability of attractive, suitable housing is one of the key elements in drawing new business and industry to a community to provide the important job growth that is so important to the local, native citizens of the county (as opposed to those who have retired from jobs elsewhere and moved to the area into its many higher priced communities). I would like to make the point in this connection that statistics published by SC Employment Security Commission for Non-Farm Wage & Salary Employment for 1990-1995 show that jobs related to manufacturing accounted for the fewest jobs (1,080) of any industry category and actually declined during the study period by -2.4% ! This is certainly not a desirable direction for the county. Service jobs (created heavily by the retirement "industry" and which are generally the lowest paid), was the largest category at 14,010 jobs (33% of the county total) and grew by the greatest per centage: +6.7% !

Summer, as I said at the meeting, I am very much of an environmentalist, belonging to the Nature Conservancy, Sierra Club, several Maine conservation organizations, and - in the past - Greenpeace. I helped pay, in a small way, for their new ship, "Rainbow Warrior", built to replace the one sunk by the French commandos - and I have a poster of it hanging in my office. However, I believe the very admirable goals of protecting our environment can be accomplished - and must be accomplished - without treading so hard on the rights of private property as with the draconian 1 to 3 and 1 to 5 zoning being proposed. And, while not necessarily a Constitutional issue, I really believe such zoning will be very detrimental to the future creation of good jobs in the county, and to the construction of affordable housing for those who do have jobs.

Ours is a family endeavor involving my wife, my two daughters and my two sons. We want to be a constructive part of the Beaufort community. My son and his wife have already taken up residence there. I certainly do hope that you and your staff and the members of the zoning board will assist us in our effort to put a neighborhood development at Laurel Hill which will be an asset to Beaufort County as well as to our family, which will provide homes in a nice neighborhood environment while protecting the natural environment which surrounds it.

We are moving ahead with considerable expenditures to develop the various market, wetland, historic and archeological studies, development, engineering and architectural plans that go into coming up with a subdivision plan meeting all current requirements for approval, but one which also is compatible with a great deal of the philosophy inherent in the new recommendations. We hope and trust we shall have your support.

Very truly yours,



Robert M Gallant

**ADD THE FOLLOWING:****Storm Water Management:**

Third Party Review of Stormwater Management System: Enhanced Review Standards. In addition to all other applicable Beaufort County standards, prior to the issuance of any development permit for site development within Laurel Hill PUD, the applicant shall submit stormwater runoff quality design criteria to the Beaufort County Engineer, for the purpose of obtaining Third Party environmental engineer review under standards adopted by Beaufort County Council by Resolution of November 11, 1996. These are the stormwater quality, Best Management Practices as made applicable to Eagles Point PUD, Okatie Community PUD, and Habersham PUD, among others. The Third Party review shall be conducted at applicant's expense by a firm chosen by Beaufort County. In addition to meeting the standards otherwise imposed by Beaufort County law, the standards resulting from the required third party review shall be imposed upon any development approval issued within Laurel Hill in the future. Required design criteria and Best Management Practices, as may result from the third party review, as approved by the Beaufort County Engineer, shall be an enforceable standard hereunder which may not be altered without the approval of the County Engineer, or a properly approved Amendment hereto under Beaufort County law.

**THOMAS & HUTTON ENGINEERING CO.**

3 OGLETHORPE PROFESSIONAL BOULEVARD  
POST OFFICE BOX 14609  
SAVANNAH, GEORGIA 31416-1609  
TELEPHONE (912) 355-5300  
FAX (912) 355-7562

October 17, 1997

Mr. Charles Gatch  
Development Administrator  
Beaufort County Development Division  
Post Office Box 1228  
Beaufort, SC 29901-1228

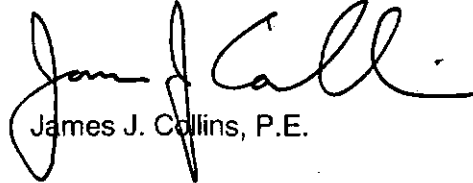
RE: Laurel Hill

Dear Charles:

On behalf of our client, Gallant Development Co., please find enclosed a copy of the master sewage collection and conveyance plan for Laurel Hill. The plan is being submitted in support of the conditional use PUD application submitted to the County. The master sewer plan was requested at the October 17 Development Review Team meeting by the County Engineer. The plan has been approved by DHEC and the Beaufort Jasper Water & Sewer Authority as evidenced by the previously submitted approval letters.

Please contact us if you have any questions or need additional information.

Sincerely,

**THOMAS & HUTTON ENGINEERING CO.**

James J. Collins, P.E.

JJC/

cc: Mr. Robert Klink, P.E.  
Mr. Robert Gallant



00213

*File*

**THOMAS & HUTTON ENGINEERING CO.**

3 OGLETHORPE PROFESSIONAL BOULEVARD  
POST OFFICE BOX 14609  
SAVANNAH, GEORGIA 31416-1609  
TELEPHONE (912) 355-5300  
FAX (912) 355-7562

October 17, 1997

Mr. Charles Gatch  
Development Administrator  
Beaufort County Development Division  
Post Office Box 1228  
Beaufort, SC 29901-1228

RE: Laurel Hill

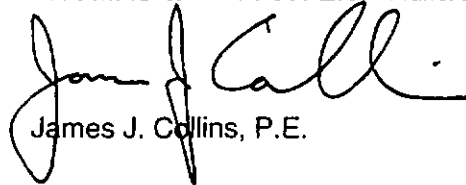
Dear Charles:

On behalf of our client, Gallant Development Co., please find enclosed a copy of the master sewage collection and conveyance plan for Laurel Hill. The plan is being submitted in support of the conditional use PUD application submitted to the County. The master sewer plan was requested at the October 17 Development Review Team meeting by the County Engineer. The plan has been approved by DHEC and the Beaufort Jasper Water & Sewer Authority as evidenced by the previously submitted approval letters.

Please contact us if you have any questions or need additional information.

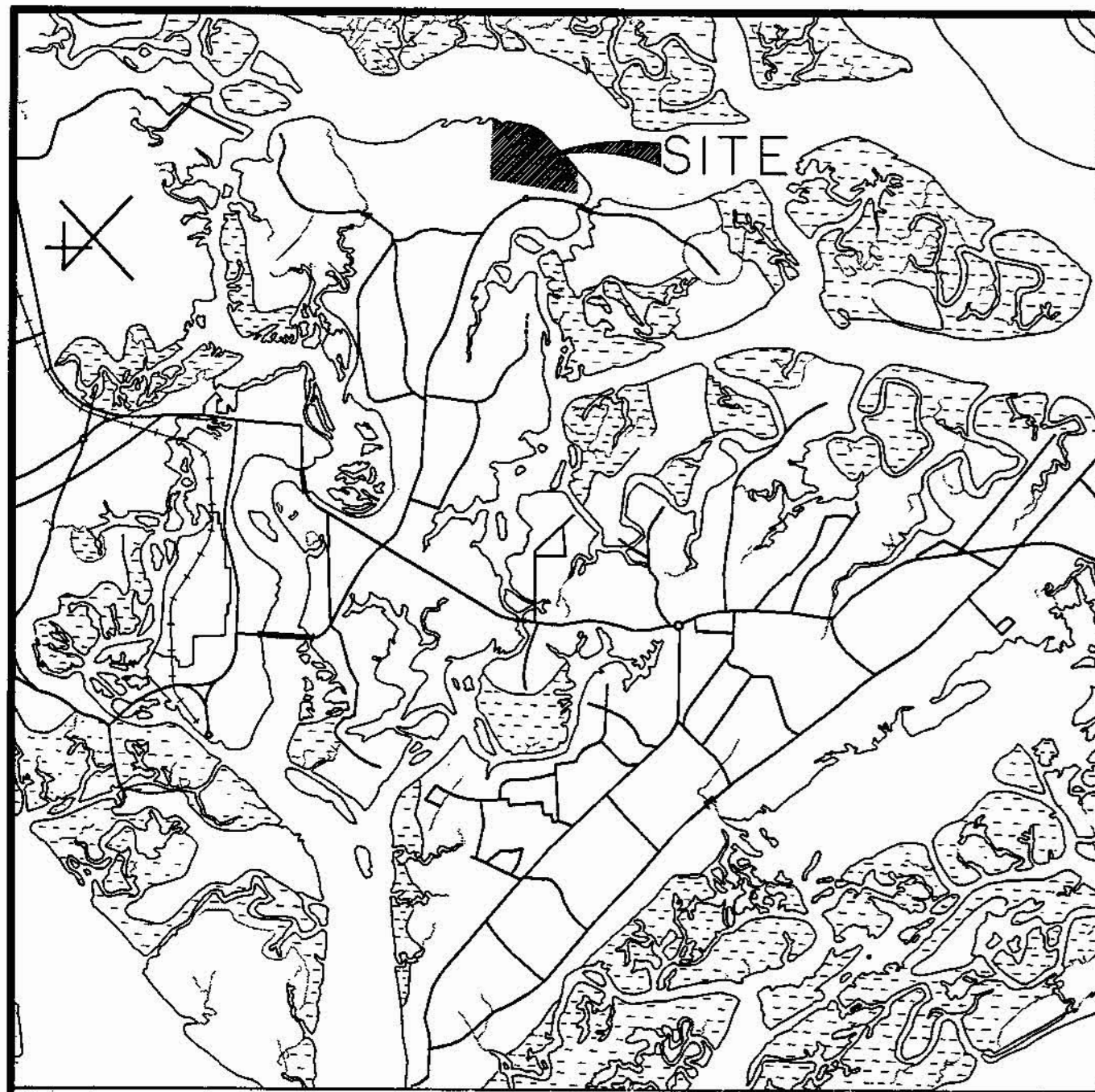
Sincerely,

**THOMAS & HUTTON ENGINEERING CO.**

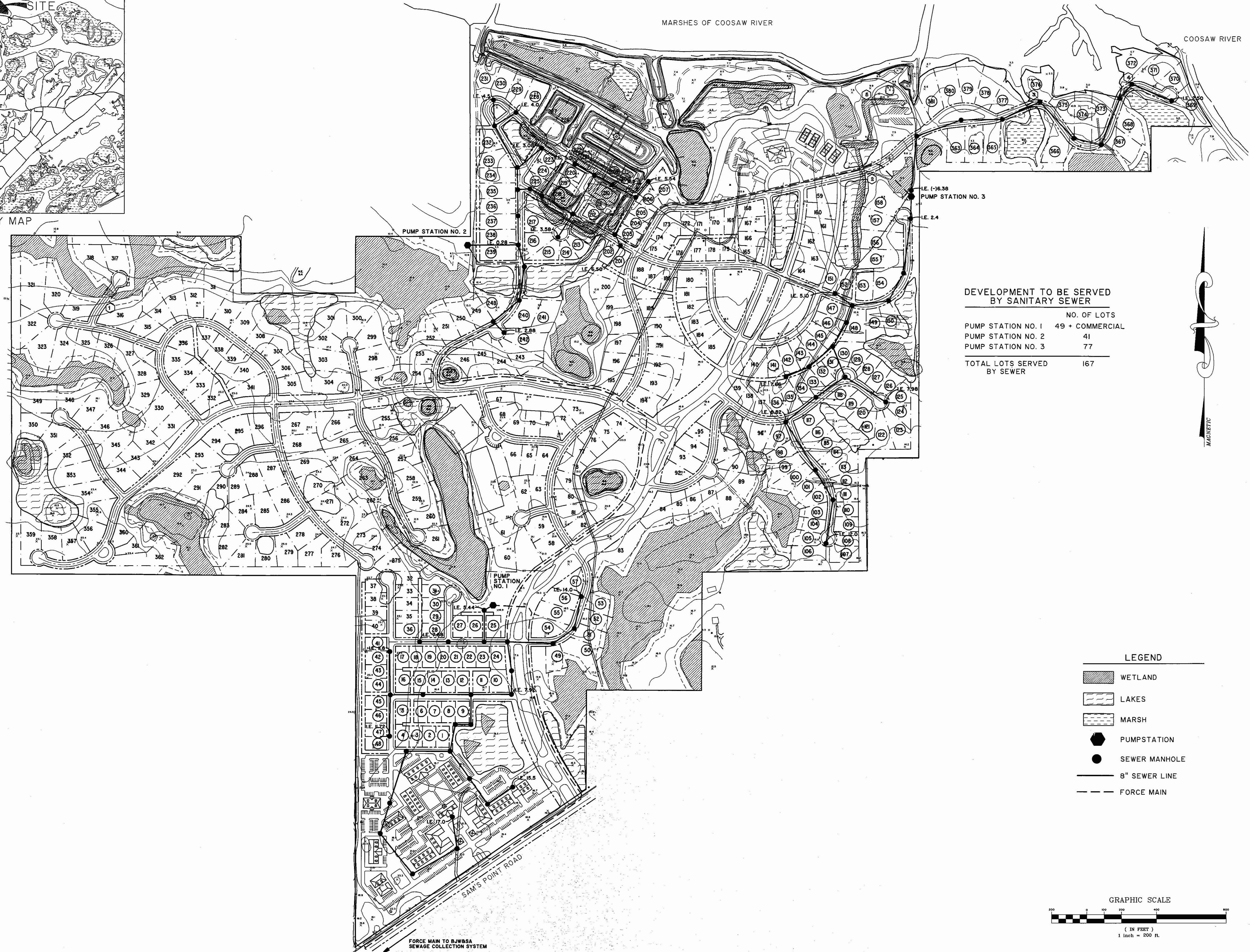
  
James J. Collins, P.E.

JJC/

cc: Mr. Robert Klink, P.E.  
Mr. Robert Gallant



VICINITY MAP

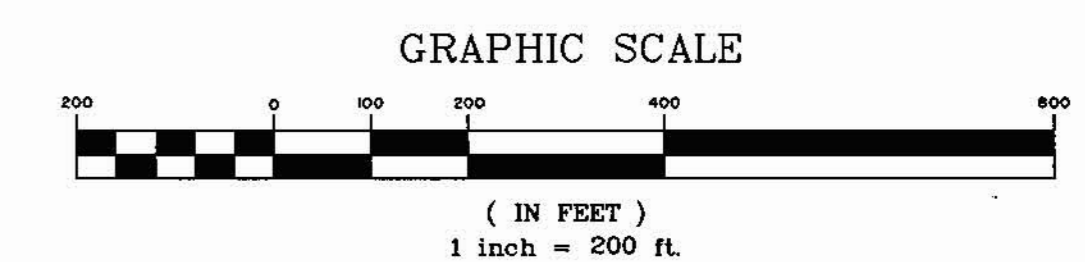


DEVELOPMENT TO BE SERVED BY SANITARY SEWER

	NO. OF LOTS
PUMP STATION NO. 1	49 + COMMERCIAL
PUMP STATION NO. 2	41
PUMP STATION NO. 3	77
<b>TOTAL LOTS SERVED BY SEWER</b>	<b>167</b>

LEGEND

	WETLAND
	LAKES
	MARSH
	PUMPSTATION
	SEWER MANHOLE
	8" SEWER LINE
	FORCE MAIN



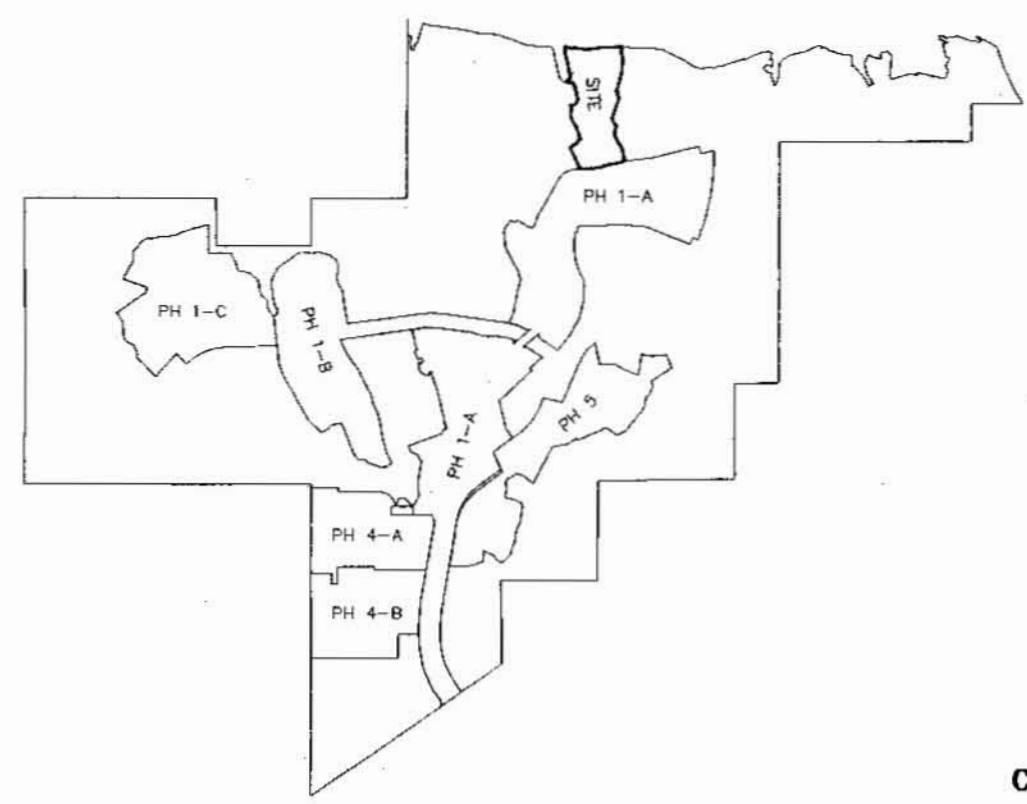
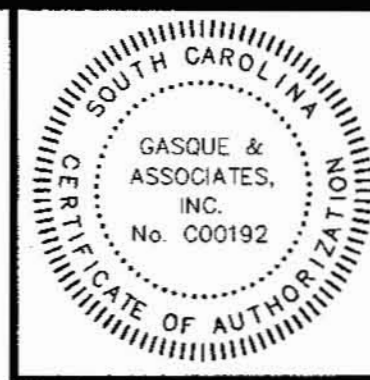
NO.	REVISIONS	BY	DATE
1	EXTENDED SEWER TO LOTS 363-384, 49-57 & 201-207	SCY	9/29/97

**THOMAS & HUTTON**  
ENGINEERING CO.  
3 OGLETHORPE PROFESSIONAL BLVD.  
SAVANNAH, GA. 31406 (912)355-5300  
966 HOUSTON NORTH CUTT BLVD., SUITE G  
MT. PLEASANT, S.C. 29464 (803)849-0200

**LAUREL HILL**  
BEAUFORT COUNTY, SOUTH CAROLINA  
**MASTER SEWAGE COLLECTION AND CONVEYANCE PLAN**

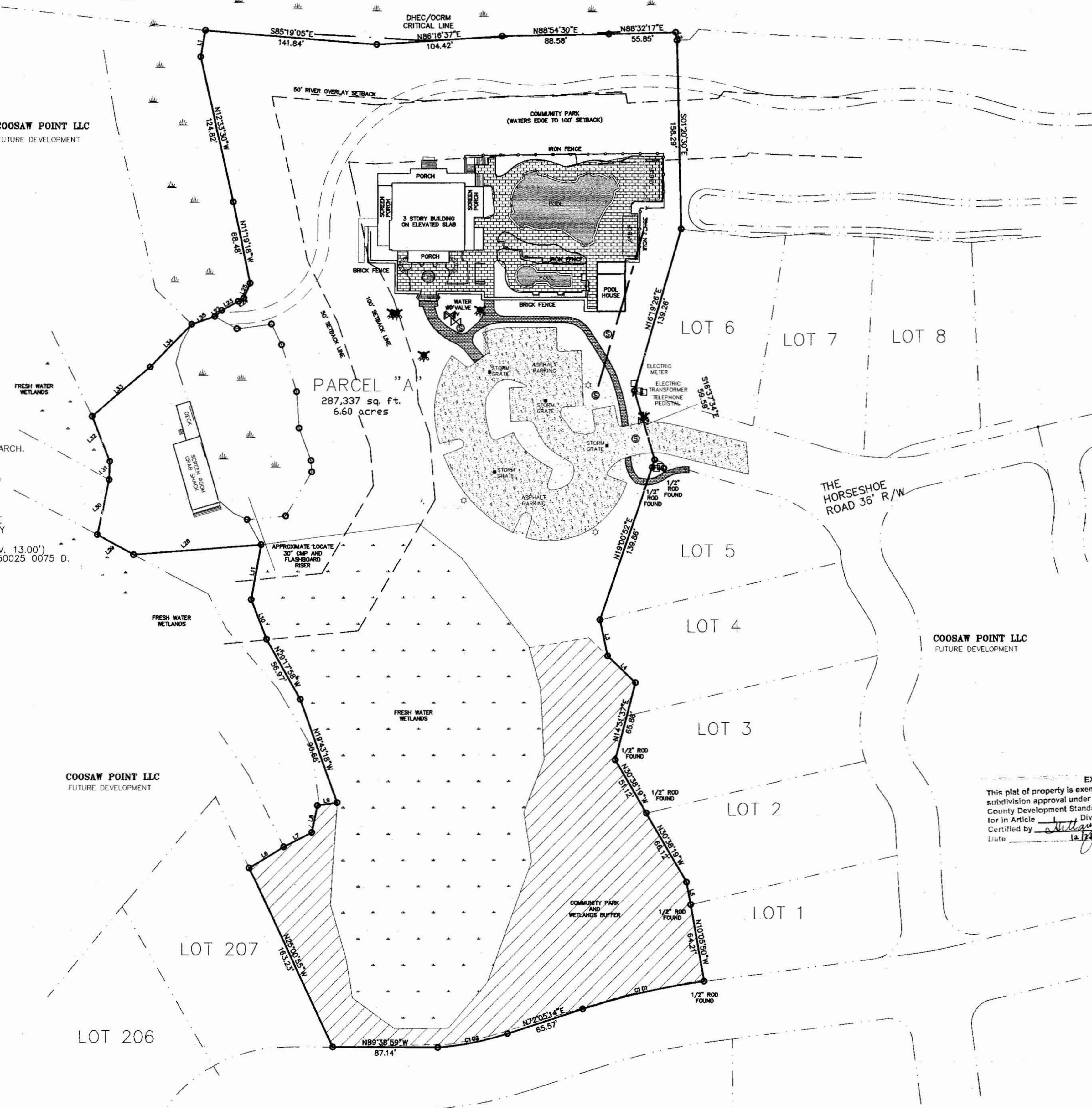
JOB NO: J-10746
DATE: JULY 1997
DRAWN: N/JG
CHECKED: J/JC
SCALE: 1" = 200'

EXHIBIT  
**B**  
OF



LOCATION MAP (N.T.S.)

COOSAW POINT LLC  
FUTURE DEVELOPMENT



- NOTES:**
- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
  - 2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
  - 3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
  - 4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
  - 5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
  - 6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  - 7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
  - 8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
  - 9.) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "AB" (ELEV. 13.00') AS DETERMINED BY F.E.M.A. FIRM COMM - PANEL NUMBER 450025 0075 D, DATED 5/29/86 (INDEX DATED 11/04/92)

- REFERENCES:**
- 1.) T.M.S. R200-006-000-0002-0000 (PORTION)
  - 2.) PLAT BY DAVID E GASQUE DATED: 5/14/03

**EXEMPT**  
This plat of property is exempt from having to obtain a subdivision approval under the provision of the Beaufort County Development Standards Ordinance as provided for in Article \_\_\_\_\_ Division \_\_\_\_\_ Section \_\_\_\_\_  
Certified by \_\_\_\_\_  
Date \_\_\_\_\_

**EXEMPT**  
This plat of property is exempt from having to obtain a subdivision approval under the provision of the Beaufort County Development Standards Ordinance as provided for in Article \_\_\_\_\_ Division \_\_\_\_\_ Section 106.8(c)(b)  
Certified by \_\_\_\_\_  
Date 12/28/09

I, David E. Gasque, a Registered Professional Land Surveyor in the State of South Carolina, certify to client(s) shown hereon that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a CLASS A survey as specified therein, also there are no encroachments or projections other than shown. This survey is not valid unless it bears the original signature and has an embossed seal.  
12-28-09  
David E. Gasque, R.L.S.  
S.C. Registration Number 10506

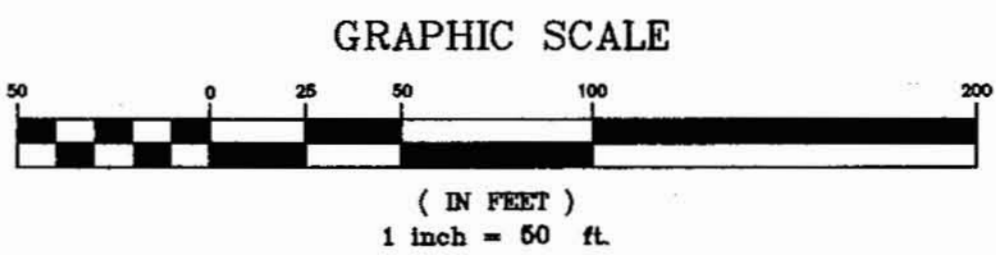
**GASQUE & ASSOCIATES INC.**  
LAND SURVEYORS · PLANNERS  
28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.  
P.O. BOX 1363, BEAUFORT, S.C.  
(843) 522-1798

LINE	LENGTH	BEARING
L1	22.19	N02°52'51"E
L2	6.64	S10°07'55"E
L3	30.31	S12°00'08"E
L4	32.00	N44°18'26"W
L5	18.88	S10°05'50"E
L6	33.18	S58°29'08"W
L7	26.17	S6°12'30"W
L8	22.61	S11°54'32"W
L9	16.48	S81°41'10"W
L10	34.95	N21°37'40"W
L11	46.09	N10°32'23"E
L12	23.69	N29°12'17"W
L13	32.08	N84°35'42"E
L14	42.30	N30°34'04"E
L15	9.38	N04°43'44"W
L16	28.58	N19°59'31"W
L17	30.01	N03°44'42"W
L18	40.94	N18°04'06"W
L19	19.04	N26°03'35"W
L20	28.20	S82°09'28"W
L21	21.00	N81°00'42"W
L22	7.71	N48°27'23"E
L23	15.45	N61°25'07"E
L24	5.23	N55°59'53"E
L25	13.16	N23°01'01"E
L26	105.36	S86°31'11"W
L27	34.90	S81°45'44"E
L28	46.58	N12°24'54"E
L29	15.05	N02°01'06"E
L30	40.15	N21°47'30"W
L31	63.30	N49°54'03"E
L32	49.15	N44°07'17"E
L33	20.15	S71°19'34"W

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	103.90	572.00	52.09	103.76	S77°17'28"W	102°42'27"
C2	59.26	250.00	29.77	59.12	N78°52'42"E	133°43'56"

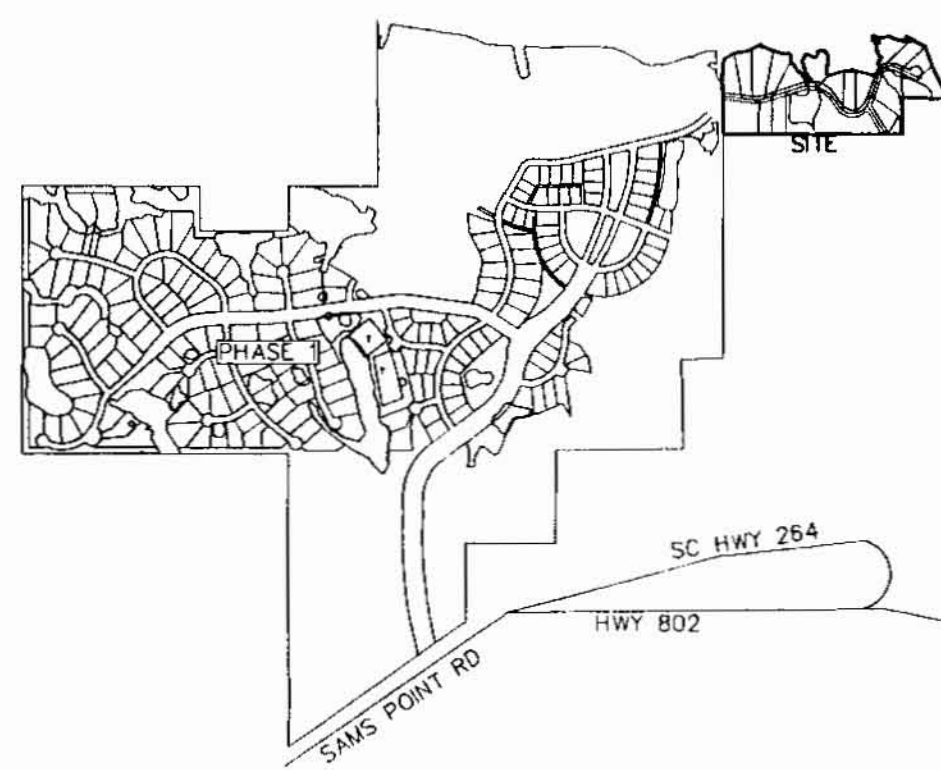
**DHEC-OCRM CRITICAL LINE**  
THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF DHEC-OCRM PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE DHEC-OCRM, THE OFFICE OF OCRM IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY WHETHER SHOWN OR NOT. ALL PROPERTY OWNERS OR PROSPECTIVE BUYERS ARE ADVISED TO HAVE THE LINE CHECKED BY COUNCIL STAFF PRIOR TO CONSTRUCTION OR CLOSING ON THE SALE OF THIS PROPERTY.

12-28-09  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR THREE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.



**PLAT SHOWING PARCEL "A"**  
**BEING SUBDIVIDED OUT OF R200-006-0002**  
**COOSAW POINT RIVER CLUB**  
**PREPARED FOR**  
**COOSAW POINT LLC**  
**LADY'S ISLAND**  
**BEAUFORT COUNTY SOUTH CAROLINA**

DATE: 12/28/09 SCALE: 1"=50'



LOCATION MAP (N.T.S.)

**DHEC-OCRM CRITICAL LINE**

THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF DHEC-OCRM PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE DHEC-OCRM, THE OFFICE OF OCRM IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY WHETHER SHOWN OR NOT. ALL PROPERTY OWNERS OR PROSPECTIVE BUYERS ARE ADVISED TO HAVE THE LINE CHECKED BY COUNCIL STAFF PRIOR TO CONSTRUCTION OR CLOSING ON THE SALE OF THIS PROPERTY.

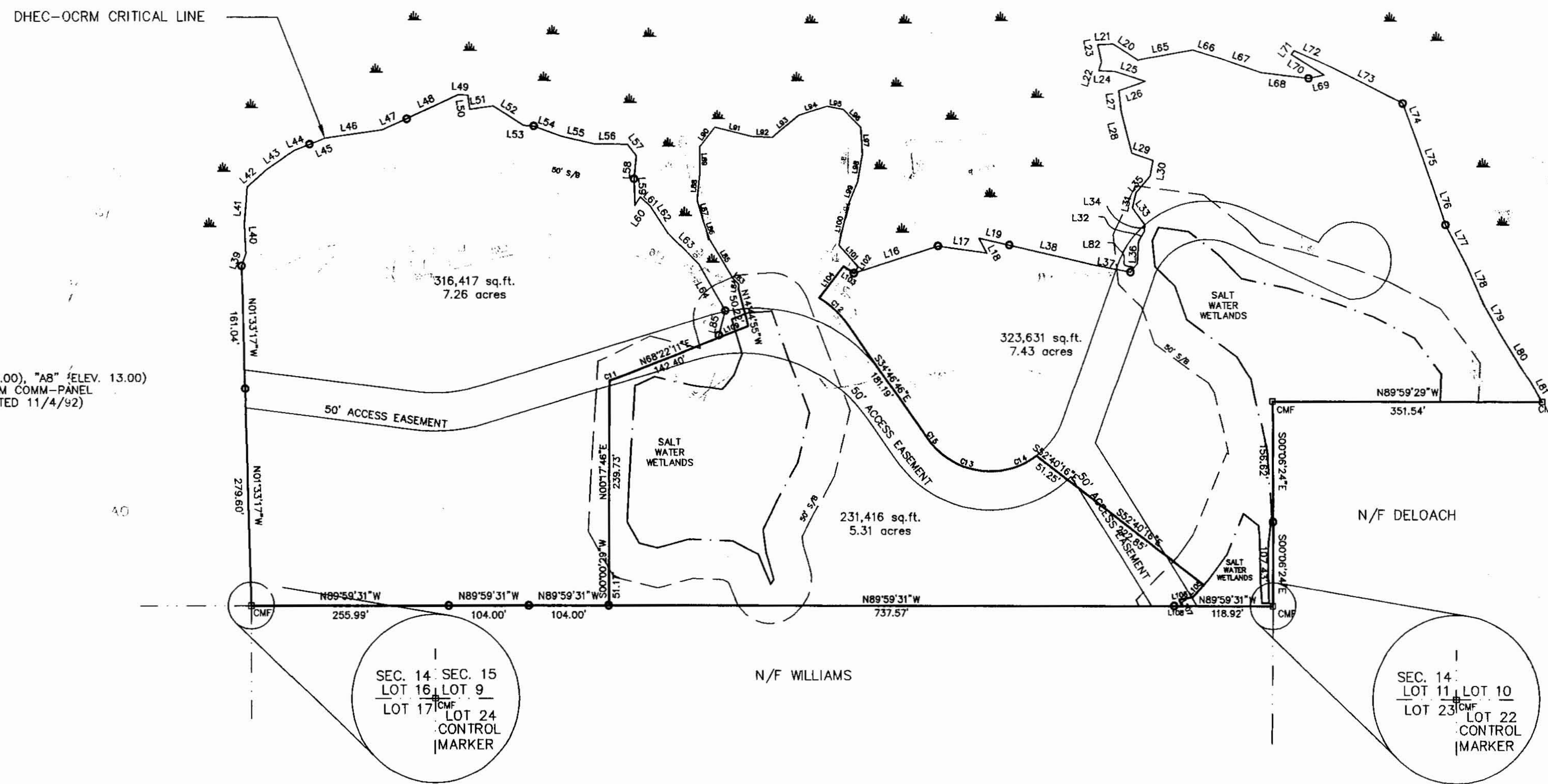
*David E. Gasque* 4-27-00  
 SIGNATURE DATE

THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR THREE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	97.00	225.00	49.27	96.25	N85°09'30"E	24°42'03"
C2	252.77	200.00	146.41	236.28	N70°59'09"W	72°24'46"
C3	150.80	150.00	82.47	144.53	S63°34'47"E	57°36'06"
C4	110.68	150.00	58.00	108.19	N68°28'58"E	42°16'40"
C5	124.85	75.02	82.16	110.80	S67°04'03"W	95°12'19"
C6	217.78	50.06	72.51	82.40	N27°57'21"W	248°14'32"
C7	207.71	125.00	136.97	184.66	S87°04'03"W	95°13'58"
C8	219.51	100.00	195.29	178.02	N82°20'09"E	125°46'16"
C9	252.77	200.00	146.41	236.28	N70°59'09"W	72°24'46"
C10	75.44	175.00	36.32	74.86	N85°09'30"E	24°42'03"
C11	9.94	275.00	4.97	9.94	N88°24'16"E	02°04'14"
C12	52.13	125.00	26.45	51.75	N46°43'37"W	23°53'43"
C13	110.88	100.00	61.78	105.11	S71°34'36"E	83°24'47"
C14	41.57	100.00	21.09	41.27	N64°48'33"E	23°48'55"
C15	8.88	100.00	4.45	8.88	S37°18'28"E	05°05'30"

LINE	LENGTH	BEARING
L1	17.04	N18°22'45"E
L2	36.39	N02°55'18"W
L3	50.14	N03°49'04"E
L4	31.16	N82°27'12"E
L5	46.04	N54°42'38"E
L6	21.38	N68°11'09"E
L7	21.38	N68°11'09"E
L8	76.08	N81°42'50"E
L9	34.54	N65°39'49"E
L10	74.56	N68°21'44"E
L11	11.80	S88°07'40"E
L12	18.57	S07°10'24"E
L13	30.55	N82°16'54"E
L14	47.11	S57°47'22"E
L15	13.43	S85°30'05"E
L16	36.28	S89°19'57"E
L17	43.68	S77°05'52"E
L18	43.59	S89°38'54"E
L19	19.16	S37°25'44"E
L20	30.03	S05°57'48"W
L21	34.28	S01°52'08"E
L22	13.36	N33°13'55"E
L23	18.82	S45°40'33"E
L24	41.55	S33°03'43"E
L25	56.47	S45°22'18"E
L26	69.32	S29°30'48"E
L27	45.36	N59°19'15"E
L28	29.07	N77°37'17"W
L29	14.50	N45°56'02"E
L30	41.72	N40°51'47"W
L31	56.44	N19°46'02"W
L32	37.63	N11°40'22"W
L33	61.90	N28°30'27"E
L34	51.63	S85°31'10"E
L35	38.28	S87°50'04"E
L36	35.73	N02°49'31"W
L37	48.53	N77°37'59"E
L38	42.92	S43°12'47"E
L39	62.23	S02°40'49"W
L40	81.84	S05°59'24"W
L41	28.67	S56°18'05"E
L42	115.37	N72°12'58"E
L43	84.28	S28°13'43"E
L44	21.84	N28°06'44"W
L45	40.82	S78°57'24"E
L46	110.30	S78°57'24"E
L47	51.37	S79°00'16"E
L48	14.66	N37°11'33"E
L49	28.25	N03°38'24"E
L50	14.88	N30°12'47"E
L51	9.01	N03°53'12"E
L52	27.28	N36°05'41"W
L53	20.18	N14°20'07"E
L54	28.45	N40°06'11"E
L55	20.15	N09°59'22"E
L56	28.00	N71°00'22"W
L57	55.53	N14°43'11"W
L58	27.95	N07°12'56"W
L59	36.92	N70°35'10"E
L60	41.57	N01°58'51"E
L61	21.29	N87°09'30"W
L62	11.63	N17°53'34"E
L63	23.28	N11°54'00"W
L64	20.06	N87°20'21"E
L65	38.24	S29°30'48"E
L66	73.12	N79°33'40"E
L67	40.26	S72°44'33"E
L68	53.51	S70°38'47"E
L69	82.26	S83°00'22"E
L70	20.61	N77°38'24"E
L71	50.86	N03°38'24"E
L72	6.65	N37°40'16"E
L73	50.18	S85°17'06"E
L74	106.95	S83°01'43"E
L75	90.92	S20°27'45"E
L76	85.74	S18°31'57"E
L77	61.85	S18°18'07"E
L78	58.58	S27°33'48"E
L79	55.95	S24°37'53"E
L80	44.18	S29°32'14"E
L81	75.14	S31°21'16"E
L82	28.65	S24°24'42"E
L83	9.90	S44°40'17"E
L84	6.04	S05°17'16"W
L85	60.40	S31°29'28"E
L86	23.98	S19°31'35"E
L87	28.47	S18°00'00"E
L88	38.68	S05°36'21"W
L89	32.69	N00°34'40"W
L90	32.60	N37°39'10"E
L91	50.48	S78°23'53"E
L92	26.37	S88°05'21"E
L93	44.98	N50°28'38"E
L94	38.15	N71°33'18"E
L95	22.08	S78°09'06"E
L96	32.97	S43°55'38"E
L97	35.38	S03°22'08"E
L98	35.34	S09°48'41"W
L99	32.91	S22°51'21"W
L100	53.88	S12°47'19"W
L101	37.63	S41°54'59"E
L102	9.81	N35°10'53"E
L103	18.19	S56°18'05"E
L104	52.14	N36°01'19"E
L105	20.71	N44°25'02"E
L106	18.27	N79°05'08"E
L107	9.12	N26°34'12"W
L108	10.35	S89°59'31"E
L109	42.25	N68°22'11"E

**MARSHES OF COOSAW RIVER**



**NOTES:**

- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
- 2.) THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.
- 3.) PUBLIC WATER & SEWER
- 4.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
- 5.) THIS PROPERTY LIES IN FLOOD ZONES "AB" (ELEV. 14.00), "AB" (ELEV. 13.00) AND "AB" (ELEV. 14.00) AS DETERMINED BY FEMA FIRM COMM-PANEL NUMBER 450025 0075 D. DATED 9/29/86 (INDEX DATED 11/4/92)
- 6.) CORNERS ARE 1/2" ROD SET
- 7.) SETBACKS  
 15' FRONT  
 10' SIDE  
 25' REAR  
 50' WETLAND

**REFERENCES:**

- 1.) T.M.S. 200-006-0176 (PORTION)  
 T.M.S. 200-006-0177



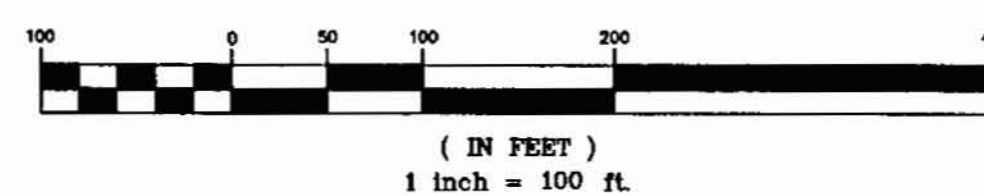
**GASQUE & ASSOCIATES INC.**  
 LAND SURVEYORS PLANNERS

703 BLADEN STREET, BEAUFORT, S.C.  
 P.O. BOX 1363, BEAUFORT, S.C.  
 (803) 522-1798

I, David E. Gasque, a Registered Professional Land Surveyor in the State of South Carolina, certify to owner(s) shown hereon that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a CLASS A survey as specified therein, also there are no encroachments or projections other than shown. This survey is not valid, unless it bears the original signature and has an embossed seal.

*David E. Gasque*  
 David E. Gasque, R.L.S.  
 S.C. Registration Number 10506

**GRAPHIC SCALE**



**COOSAW RETREAT SUBDIVISION**  
 PREPARED FOR THE FAMILY OF  
**ROBERT GALLANT SR.**  
 LADYS ISLAND  
 BEAUFORT COUNTY-----SOUTH CAROLNA

DATE: 11/23/98 SCALE: 1"=100'

00216

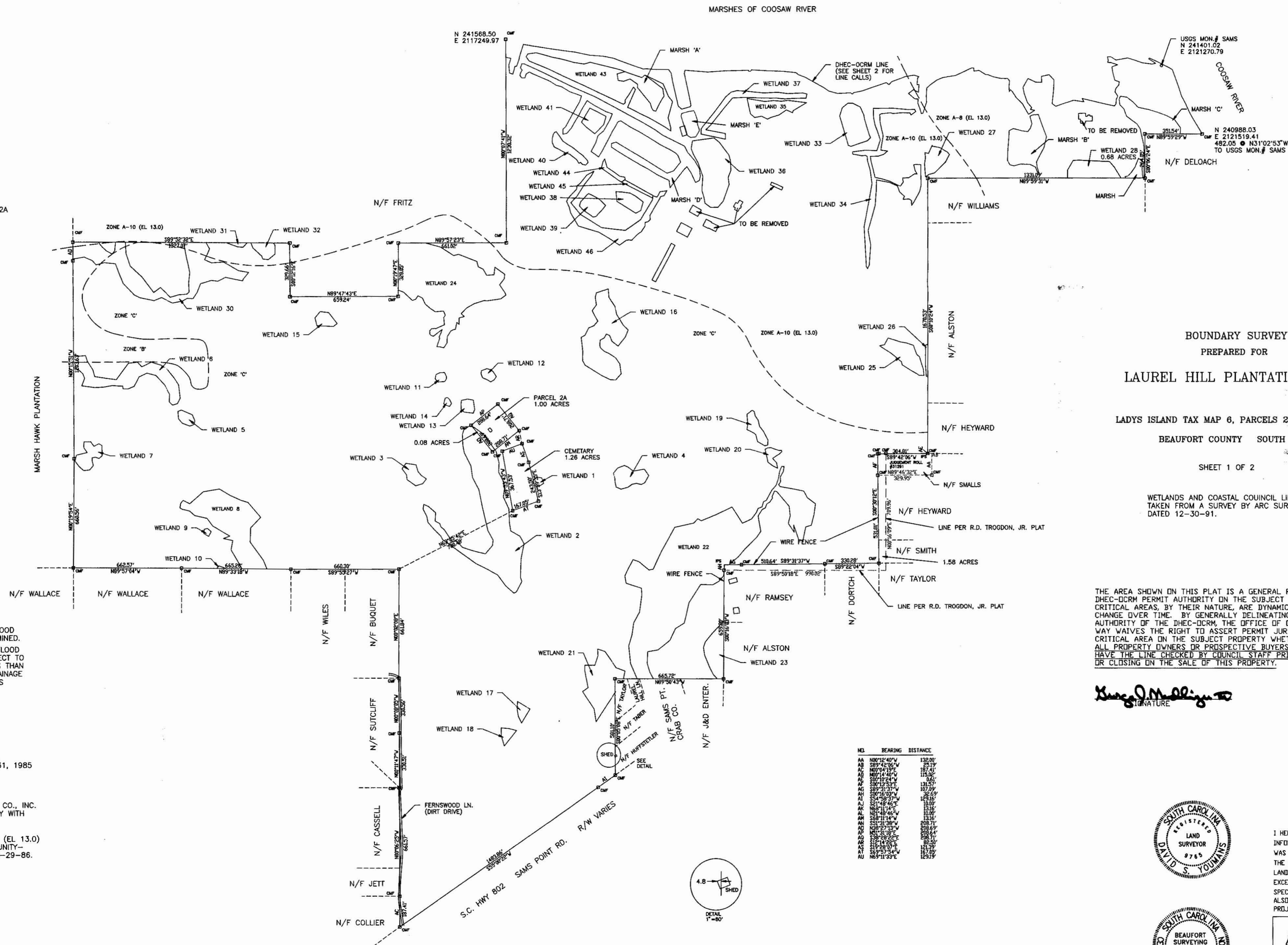




INSET MAP NOT TO SCALE

**ACREAGE**

368.04 TOTAL
0.57 MARSH 'A'
1.14 MARSH 'B'
1.15 MARSH 'C'
2.52 MARSH 'D'
0.29 MARSH 'E'
43.08 WETLANDS per ARC SURVEYING PLAT
0.59 ADJUSTMENT TO WETLAND 28
+0.08 ADJUSTMENT TO WETLAND 2/ PARCEL 2A
318.78 NET ACRES



**FLOOD NOTES:**  
(ACCORDING TO FEMA)

ZONE A1-A20 AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.

ZONE B AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

ZONE C AREAS OF MINIMAL FLOODING.

**REFERENCE PLATS:**  
BOUNDARY PLAT BY R.D. TROGDON, JR. DATED OCT. 31, 1985 AND RECORDED IN PLAT BOOK 35, PAGE 172.  
WETLAND PLAT BY ARC SURVEYING CO., INC. DATED DEC. 30, 1991.

WETLAND INFO TAKEN FROM PLAT BY ARC SURVEYING CO., INC. DHEC-OCRM CRITICAL LINE TAKEN FROM SAME SURVEY WITH REVISIONS TO NORTHEAST CORNER PER DHEC.

THIS PROPERTY IS LOCATED IN ZONE A-8 AND A-10 (EL 13.0) AND B AND C AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450025 0070 AND 0075 D, DATED 9-29-86.

R200-006-000-0002-0000  
R200-006-000-0176-0000  
R200-006-000-0177-0000

0 150' 300' 600' 900'

SCALE 1" = 300'

JUNE 30, 1997

P5241B/BS/MMA

SHEET 1 OF 2

**BOUNDARY SURVEY**  
PREPARED FOR  
**LAUREL HILL PLANTATION, INC.**

LADY ISLAND TAX MAP 6, PARCELS 2, 176, AND 177  
BEAUFORT COUNTY SOUTH CAROLINA  
SHEET 1 OF 2

WETLANDS AND COASTAL COUNCIL LINE WERE TAKEN FROM A SURVEY BY ARC SURVEYING, INC. DATED 12-30-91.

THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF DHEC-OCRM PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE DHEC-OCRM, THE OFFICE OF OCRM IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY WHETHER SHOWN OR NOT. ALL PROPERTY OWNERS OR PROSPECTIVE BUYERS ARE ADVISED TO HAVE THE LINE CHECKED BY COUNCIL STAFF PRIOR TO CONSTRUCTION OR CLOSING ON THE SALE OF THIS PROPERTY.

*David S. Youmans*  
SIGNATURE

4-20-97  
DATE

4-20-2000  
EXPIRATION DATE

NO.	BEARING	DISTANCE
1	S89°42'30"W	132.00
2	S89°42'30"W	251.74
3	S89°42'30"W	167.41
4	S89°42'30"W	113.05
5	S89°42'30"W	16.51
6	S89°42'30"W	13.72
7	S89°42'30"W	107.99
8	S89°42'30"W	38.09
9	S89°42'30"W	128.16
10	S89°42'30"W	11.00
11	S89°42'30"W	13.16
12	S89°42'30"W	13.16
13	S89°42'30"W	13.16
14	S89°42'30"W	13.16
15	S89°42'30"W	13.16
16	S89°42'30"W	13.16
17	S89°42'30"W	13.16
18	S89°42'30"W	13.16
19	S89°42'30"W	13.16
20	S89°42'30"W	13.16
21	S89°42'30"W	13.16
22	S89°42'30"W	13.16
23	S89°42'30"W	13.16
24	S89°42'30"W	13.16
25	S89°42'30"W	13.16
26	S89°42'30"W	13.16
27	S89°42'30"W	13.16
28	S89°42'30"W	13.16
29	S89°42'30"W	13.16
30	S89°42'30"W	13.16
31	S89°42'30"W	13.16
32	S89°42'30"W	13.16
33	S89°42'30"W	13.16
34	S89°42'30"W	13.16
35	S89°42'30"W	13.16
36	S89°42'30"W	13.16
37	S89°42'30"W	13.16
38	S89°42'30"W	13.16
39	S89°42'30"W	13.16
40	S89°42'30"W	13.16
41	S89°42'30"W	13.16
42	S89°42'30"W	13.16
43	S89°42'30"W	13.16
44	S89°42'30"W	13.16
45	S89°42'30"W	13.16
46	S89°42'30"W	13.16



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS C SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

*David S. Youmans*  
DAVID S. YOUNMANS RLS 8765  
BEAUFORT SURVEYING, INC.  
1925 DUKE STREET (PO BOX 1231)  
BEAUFORT, S.C. 29901  
PHONE (803) 624-3261 525-1175

