



Case # BZA-01-25-00840

Charleston County BZA Meeting of March 3, 2025

Applicant: Will Waterhouse of Mungo Homes

Property Owners: Nancy Nelson and Elizabeth Watkins

Representative: Buddy Pusser of SeamonWhitehouse

Property Location: 2183 River Road – Johns Island

TMS#: 315-00-00-114 and -130

Zoning District: Low Density Residential (R-4) Zoning District

Request: Variance request to remove two (2) Grand Trees for a proposed fifty-eight (58) lot subdivision.

Requirement:

*The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 9 Development Standards, Article 9.2 Tree Protection and Preservation, Sec. 9.2.5.B. Tree Removal states, "Grand Trees and Protected Trees that do not meet the above criteria may be removed only where approved by the Board of Zoning Appeals, and shall be replaced according to a schedule determined by the Board. The Zoning and Planning Director will make recommendations to the Board concerning the number, species, DBH or caliper, and placement of such Trees."*



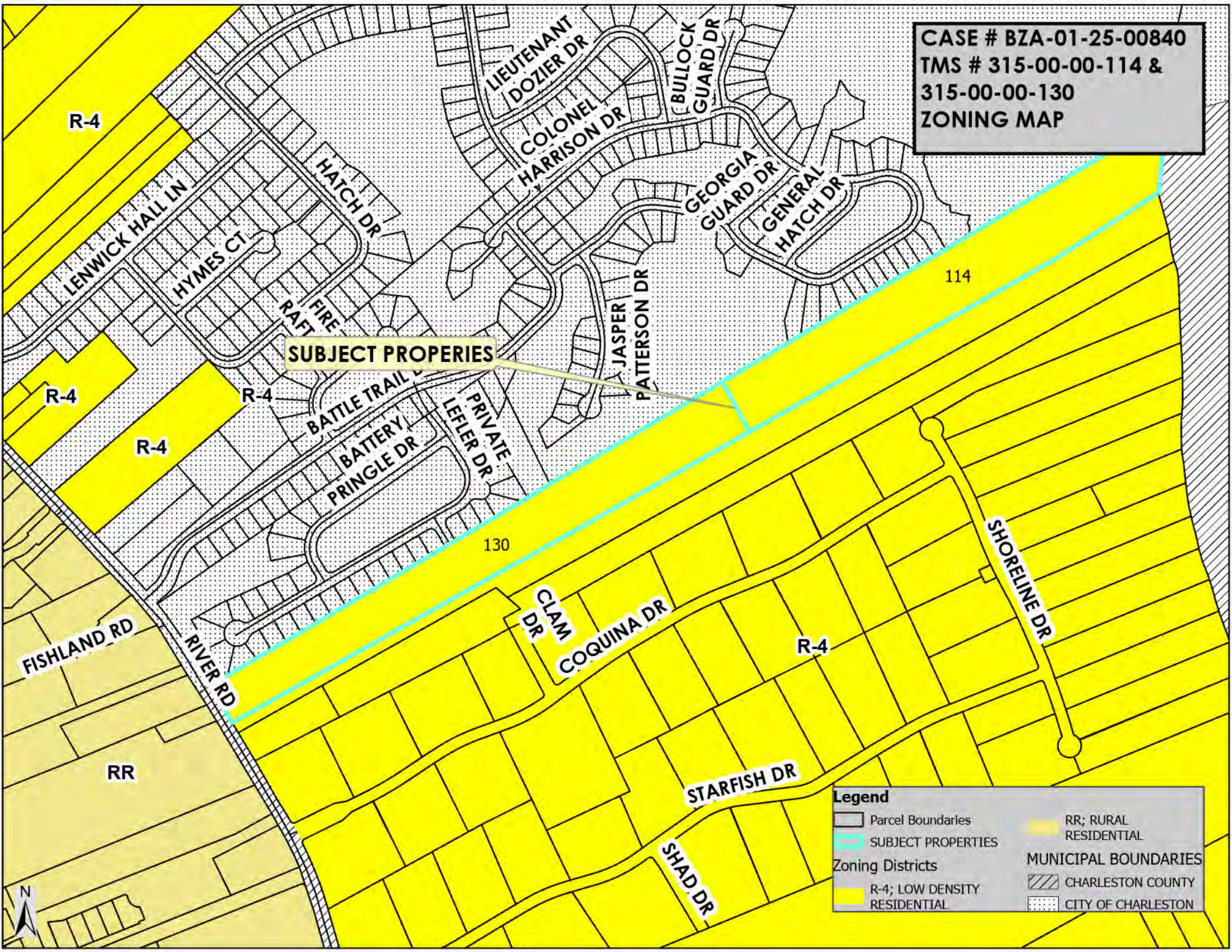
## CHAPTER 9 | DEVELOPMENT STANDARDS

### ARTICLE 9.2 TREE PROTECTION AND PRESERVATION

#### Sec. 9.2.5 Tree Removal

- A. Permits for Tree removal may be approved where one or more of the following conditions are deemed to exist by the Zoning and Planning Director:
1. Trees are not required to be retained by the provisions of this Article.
  2. Trees are diseased, dead, or dying. Documentation may be submitted by a qualified tree care professional and approved by the Zoning and Planning Director;
  3. Trees pose an imminent safety hazard to nearby Buildings, pedestrian, or vehicular traffic (as determined by the Zoning and Planning Director or a qualified construction professional); or
  4. Removal of Required Trees has been approved by the Board of Zoning Appeals.
- B. Grand Trees and Protected Trees that do not meet the above criteria may be removed only where approved by the Board of Zoning Appeals, and shall be replaced according to a schedule determined by the Board. The Zoning and Planning Director will make recommendations to the Board concerning the number, species, DBH or caliper, and placement of such Trees.
- C. In the event that a Tree poses a serious and imminent threat to public safety due to death, disease, or damage resulting from emergencies including, but not limited to, fires, flooding, storms, and natural disasters, the Zoning and Planning Director may waive requirements of this Article. Documentation shall later be submitted for review outlining the threat to public safety which initiated the removal. Documentation must include any written findings by a qualified professional and photographs supporting the Tree Removal emergency.
- D. The Zoning and Planning Director may require replacement of Required Trees that are removed where it is determined that death or disease resulted from negligence.
- E. Violations and penalties are specified in [CHAPTER 11, \*Violations, Penalties, and Enforcement\*](#), of this Ordinance.

CASE # BZA-01-25-00840  
 TMS # 315-00-00-114 &  
 315-00-00-130  
 ZONING MAP

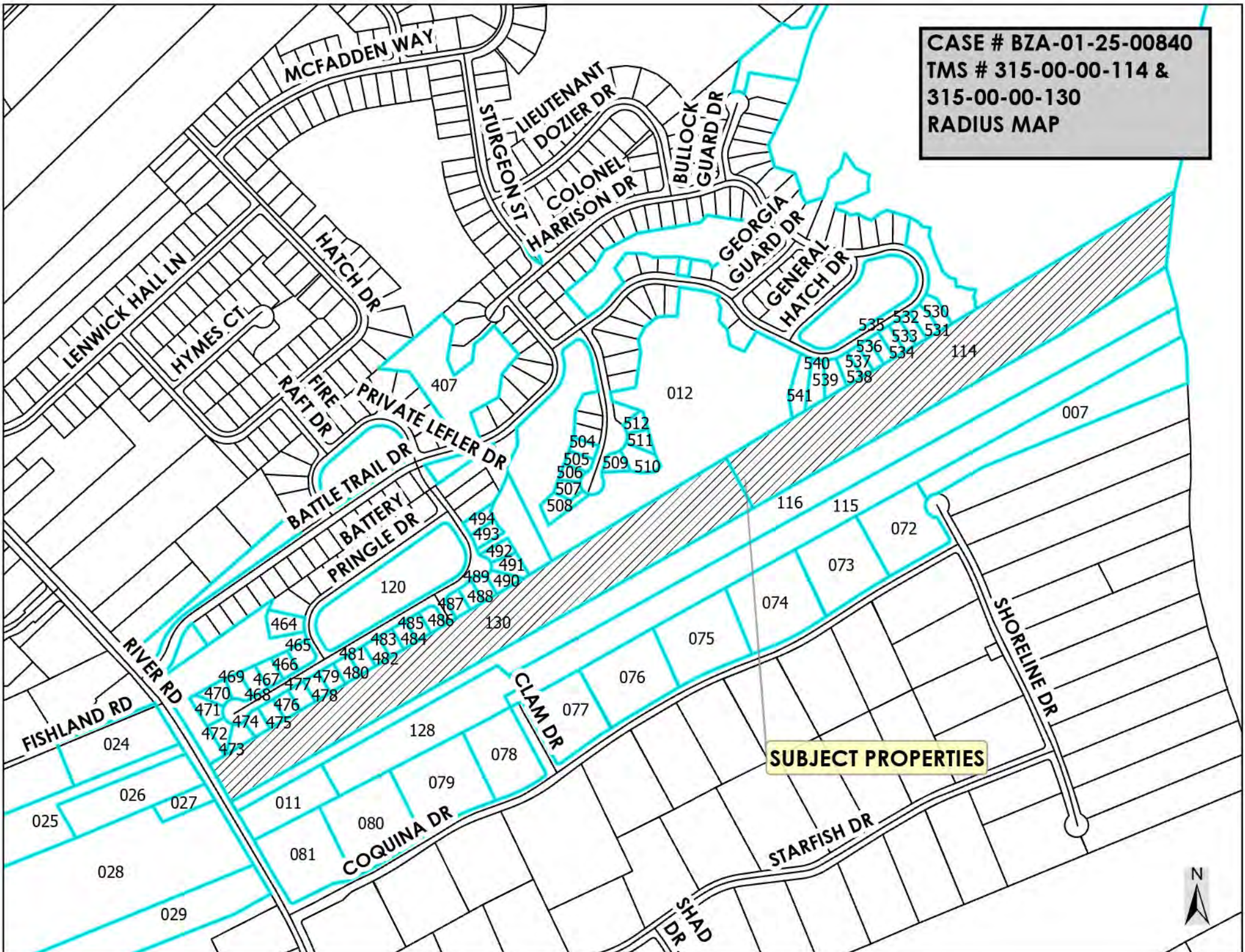


SUBJECT PROPERTIES

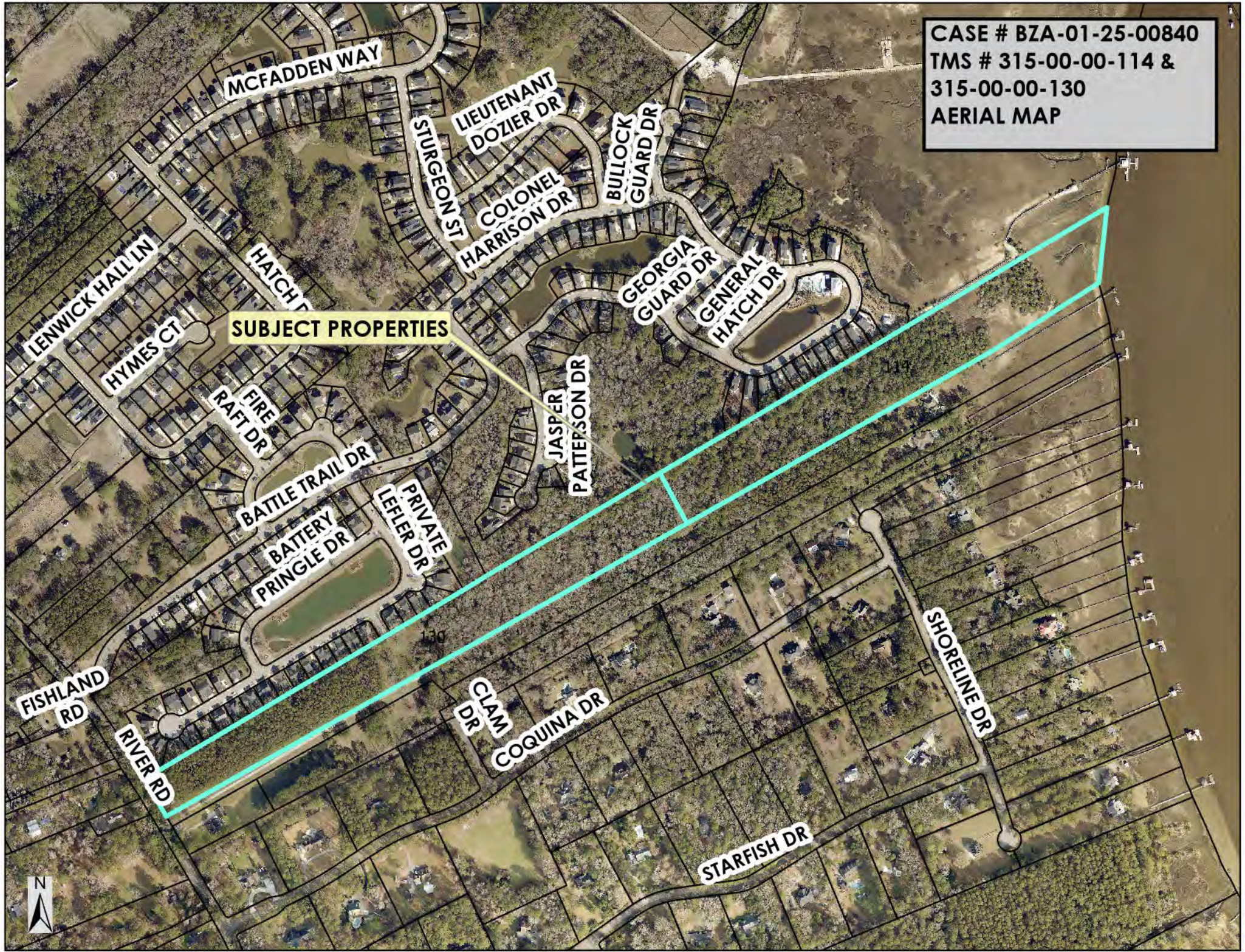
Legend	
	Parcel Boundaries
	SUBJECT PROPERTIES
	R-4; LOW DENSITY RESIDENTIAL
	RR; RURAL RESIDENTIAL
	CHARLESTON COUNTY
	CITY OF CHARLESTON
MUNICIPAL BOUNDARIES	



CASE # BZA-01-25-00840  
TMS # 315-00-00-114 &  
315-00-00-130  
RADIUS MAP



CASE # BZA-01-25-00840  
TMS # 315-00-00-114 &  
315-00-00-130  
AERIAL MAP



MCFADDEN WAY

LIEUTENANT  
DOZIER DR

BULLOCK  
GUARD DR

STURGEON ST

COLONEL  
HARRISON DR

GEORGIA  
GUARD DR

GENERAL  
HATCH DR

LENWICK HALL LN

HATCH DR

SUBJECT PROPERTIES

HYMES CT

FIRE  
RAFT DR

JASPER  
PATTERSON DR

BATTLE TRAIL DR

PRIVATE  
LEFLER DR

BATTERY  
PRINGLE DR

FISHLAND  
RD

RIVER RD

CLAM  
DR

COQUINA DR

SHORELINE DR

STARFISH DR



CASE # BZA-01-25-00840  
TMS # 315-00-00-114 &  
315-00-00-130  
AERIAL MAP

SUBJECT PROPERTIES



Case # BZA-01-25-00840

BZA Meeting of March 3, 2025

Subject Property: 2183 River Road – Johns Island

Proposal: Variance request to remove two (2) Grand Trees for a proposed subdivision.



# 24" DBH Live Oak Grade B





# 39" DBH Live Oak

## Grade B



# Subject Property



# River Road



Staff Review:

The applicant, Will Waterhouse of Mungo Homes, and the property owners Nancy Nelson and Elizabeth Watkins, represented by Buddy Pusser or Seamon Whiteside, are requesting a variance to remove two (2) Grand Trees for a proposed fifty-eight (58) lot subdivision at 2183 River Road (TMS # 315-00-00-114 & -130) on Johns Island in Charleston County. The subject properties and properties to the south and east are located in Low Density Residential (R-4) Zoning District. Properties located to the north are in the City of Charleston's jurisdiction. The front parcel (-130), Tract A, is 12.608 total acres (8.865 highland acres). The rear parcel (-114), Tract B, is 12.596 total acres (6.738 highland acres).

More specifically, the applicant is requesting to remove a **24"** DBH (Diameter Breast Height) Grand Live Oak Tree, Grade B (Tree # 6); and a **39"** DBH Grand Live Oak Tree, Grade B (Tree # 42). The trees can be found on Sheet C6.0. **The 26" Live Oak**, Grade D, (Tree #51) was permitted to be removed by Staff because it was dead, diseased, or dying.

The applicant is currently in the subdivision process (SBDV-12-24-02989) for a proposed fifty-eight (58) lot subdivision. *The applicant's letter of intent explains, "Stono River Retreat is a subdivision located off River Road on Johns Island in Charleston County, comprising approximately 26.75 acres. The property is zoned R-4 and is being developed under the Charleston County Zoning and Land Development Regulations ordinance. Per the ordinance's intent, a Preliminary Plat was developed with the primary goals of conserving significant natural and cultural resources while proposing subdividing the property as a single-family neighborhood. Throughout the initial planning process, areas of wetlands and significant vegetation were set aside in HOA areas before determining appropriate, less sensitive areas of the site for residential lots. Upon completion of the project, approximately 8.58 acres will be dedicated as HOA area, including wetlands, critical area, and open space.*

*To access the rear portion of the site, approximately 550 feet of road is required. In order to avoid a wetland and tree save area, this road was evaluated along the northern property line and the southern property line. Routing the road to the south would necessitate the removal of 4 grand trees while routing the road along the northern property line would necessitate the removal of 2 grand trees. Additionally, the northern property line has previously been cleared/disturbed from work associated with a completed Charleston Water System project. Due to the reduced tree impact and due to the fact the area is currently cleared, the road was designed along the northern property line. The two grand trees in the northern property area were evaluated by a certified arborist as B-grade and confirmed by the County Arborist prior to this application."*

Applicable ZLDR requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 9 Development Standards, Article 9.2 Tree Protection and Preservation, Sec. 9.2.5.B. Tree Removal states, "Grand Trees and Protected Trees that do not meet the above criteria may be removed only where approved by the Board of Zoning Appeals, and shall be replaced according to a schedule determined by the Board. The Zoning and Planning Director will make recommendations to the Board concerning the number, species, DBH or caliper, and placement of such Trees."

Applicable ZLDR Chapter 12 Definitions, Article 12.1 Terms and Uses Defined:

Arborist, Certified A Person certified by the International Society of Arboriculture.

Diameter Breast Height (DBH) The total diameter, in inches, of a Tree trunk or trunks measured at a point four and one-half feet above existing Grade (at the base of the Tree). In measuring DBH, the circumference of the Tree shall be measured with a standard diameter tape, and the circumference shall be divided by 3.14.

Grand Tree Any Tree with a diameter breast height of 24 inches or greater, with the exception of Pine Tree and Sweet Gum Tree (Liquidambar styraciflua) species.

Staff conducted a site visit of the subject property on February 12, 2025. Please review the attachments for further information regarding this request.

Planning Director Review and Report regarding Approval Criteria of §3.10.6:

§3.10.6(1): *There are extraordinary and exceptional conditions pertaining to the particular piece of property;*

Response: There may be extraordinary and exceptional conditions pertaining to the ~25-acre subject properties. **The applicant's letter of intent states, "Constraints include existing wetlands, utilities, and trees."** Therefore, the request may meet this criterion.

§3.10.6(2): *These conditions do not generally apply to other property in the vicinity;*

Response: These conditions may not generally apply to other properties in the vicinity. **The applicant's letter of intent states, "This is unique to the subject property. Due to the shape of the property, along with the constraints listed above, there are no other feasible routing options that enable this property to be developed."** Therefore, the request may meet this criterion.

§3.10.6(3): *Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;*

Response: The application of this Ordinance, Chapter 9 Development Standards, Article 9.2 Tree Protection and Preservation, Sec. 9.2.5.B. Tree Removal to the subject properties does not unreasonably restrict the utilization of the properties because the front parcel and most of the rear parcel can be developed without Grand Tree removal variances. If this variance is not granted, only 5 lots (Lot 54, 55, 56, 57, and 58) would be eliminated on the rear parcel. The subdivision would still have 15 lots on the rear parcel, plus the 38 lots on the front parcel for a total of 53 lots. Therefore, the request does not meet this criterion. However, the **applicant's letter of intent** contends, *"The application of this ordinance would not allow the eastern portion of this subdivision, which includes 5 lots and the primary stormwater outfall, to be developed. There is no feasible way to access the eastern portion of the site without grand tree impacts."*

§3.10.6(4): *The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the zoning district will not be harmed by the granting of the variance;*

Response: Authorization of this variance request may not be of substantial detriment to adjacent properties or to the public good if the Grand Trees are mitigated. Therefore, the character of the Low Density Residential (R-4) Zoning District may not be harmed. The applicant plans to preserve forty (40) Grand Trees. **The applicant's** letter of intent states, **"Removal of these two trees would not be of substantial detriment to adjacent properties or to the public good. The two trees are internal to the site, are located in an area already disturbed and will not have negative impacts on surrounds property owners."** Therefore, the request may meet this criterion.

§3.10.6(5): *The Board of Zoning Appeals shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;*

Response: The variance does not allow a use that is not permitted in this zoning district, nor does it extend physically a nonconforming use of land or change the zoning district boundaries. **In addition, the applicant's letter of intent states, "The use is permitted use within the current R-4 zoning of the property. The**

*zoning or use of the property will not be changed in order to develop the property more profitably.” Therefore, the request meets this criterion.*

§3.10.6(6): *The need for the variance is not the result of the applicant's own actions;*  
Response: The need for the variance is the **result of the applicant's own actions** because the applicant can reduce the number of lots to save the Grand Trees. Therefore, the request does not meet this criterion. However, the **applicant's letter of intent contends**, *“The presence of the existing wetlands, trees, utilities, and property configuration are not a result of the **applicant's** own actions.”*

§3.10.6(7): *Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance;*  
Response: Granting of the variance may not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance if the Board finds that the strict application of the provisions of the Ordinance results in an unnecessary hardship and the Grand Trees are mitigated. The **applicant's** letter of intent states, **“The Charleston County Comprehensive Plan depicts this property as Residential. The intent of the ordinance is to protect existing grand trees. Through evaluation of the site, the road routing shown will result in the preservation of the maximum number of grand trees feasible, while **still allowing for the site to be developed.**”** Therefore, the request may meet this criterion.

### **Board of Zoning Appeals' Action:**

According to Article 3.10 Zoning Variances, Section §3.10.6 Approval Criteria of the *Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)*, (adopted July 18, 2006), The Board of Zoning Appeals has the authority to hear and decide appeals for a Zoning Variance when strict application of the provisions of this Ordinance would result in unnecessary hardship (§3.10.6A). A Zoning Variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing their findings (§3.10.6B Approval Criteria).

In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare (§3.10.6C).

The Board of Zoning Appeals may approve, approve with conditions or deny Case # BZA-01-25-00840 [Variance to remove two (2) Grand Trees for a proposed fifty-eight (58) lot

subdivision at 2183 River Road (TMS # 315-00-00-114 & -130) on Johns Island in Charleston County] based on the BZA's "Findings of Fact", unless additional information is deemed necessary to make an informed decision.

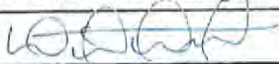
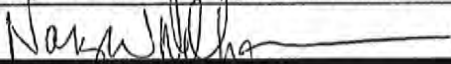

Please note: each tree may be considered separately for approval, approval with conditions, or denial.

In the event the BZA decides to approve the application, Staff recommends the following conditions:

1. The applicant shall mitigate the removal of the 63 DBH inches by either (a) submitting a mitigation plan for review and approval indicating the installation of canopy trees no smaller than two and one-half (2.5) inches in caliper equaling inch per inch replacement, (b) by depositing funds into the Charleston County Tree Fund as described in Sec. 9.2.6 of the ZLDR, or (c) a combination of both (a) and (b). The allotted mitigation shall be in place prior to its removal.
2. Tree barricades constructed of chain link fencing shall be installed around all **protected trees within 40' of disturbance prior to any construction, pursuant to** Sec. 9.2.4 of the *Charleston County Zoning and Land Development Regulations*.
3. The applicant shall retain a Certified Arborist to monitor and treat all Grand Trees **within 40' of disturbance through the duration of construction. The applicant shall** provide a copy of the Tree Preservation Plan to Zoning Staff for review and approval prior to Zoning Permit approval for construction.



**ZONING VARIANCE APPLICATION**  
**Charleston County Board of Zoning Appeals (BZA)**

<b>Property Information</b>			
Subject Property Address: River Road, Johns Island, SC, 29455			
Tax Map Number(s): 315-00-00-130 and 315-00-00-114			
Current Use of Property: Vacant			
Proposed Use of Property: Single Family Residential			
<b>Zoning Variance Description:</b> Removal of Grand Trees			
<b>Applicant Information</b> (Required)			
Applicant Name (please print): Will Waterhouse			
Name of Company (if applicable): Mungo Homes			
Mailing Address: 4055 Faber Pl Dr			
City: N Charleston	State: SC	Zip Code: 29405	
Email Address: wwaterhouse@mungo.com		Phone #:	
Applicant Signature: 		Date: 01/15/2025	
<b>Representative Information</b> (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company: Buddy Pusser (SeamonWhiteside)			
Mailing Address: 501 Wando Park Blvd Ste 200			
City: Mt. Pleasant	State: SC	Zip Code: 29464	
Email Address: bpusser@seamonwhiteside.com		Phone #: 843-884-1667	
<b>Designation of Agent</b> (Complete only if the Applicant listed above is not the Property Owner.)			
I hereby appoint the person named as Applicant and/or Representative as my (our) agent to represent me (us) in this application.			
Property Owner(s) Name(s) (please print): Nancy Nelson			
Name of Company (if applicable, LLC etc.):			
Property Owner(s) Mailing Address:			
City:	State:	Zip Code:	Phone #:
Property Owner(s) Email Address: nancynelsoniop@gmail.com			
Property Owner(s) Signature: 		Date: 1/16/2025	
<b>FOR OFFICE USE ONLY:</b>			
Zoning District: R-4	Flood Zone: AE 9x10 (657K)	Date Filed: 1/28/25	Fee Paid: \$300 Chk # 14553
Application #: BZA-01-25-00840	TMS #: 315-00-00-114	Staff Initials: 	

E-130

**ZONING VARIANCE APPLICATION**  
**Charleston County Board of Zoning Appeals (BZA)**

<b>Property Information</b>			
Subject Property Address: River Road, Johns Island, SC, 29455			
Tax Map Number(s): 315-00-00-130 and 315-00-00-114			
Current Use of Property: Vacant			
Proposed Use of Property: Single Family Residential			
<b>Zoning Variance Description: Removal of Grand Trees</b>			
<b>Applicant Information</b> (Required)			
Applicant Name (please print): Will Waterhouse			
Name of Company (if applicable): Mungo Homes			
Mailing Address: 4055 Faber Pl Dr			
City: N Charleston	State: SC	Zip Code: 29403	
Email Address: wwaterhouse@mungo.com		Phone #:	
Applicant Signature: <i>Will Waterhouse</i>		Date:	
<b>Representative Information</b> (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company: Buddy Pusser (SeamonWhiteside)			
Mailing Address: 501 Wando Park Blvd Ste 200			
City: Mt. Pleasant	State: SC	Zip Code: 29464	
Email Address: bpusser@seamonwhiteside.com		Phone #: 843-884-1667	
<b>Designation of Agent</b> (Complete only if the Applicant listed above is not the Property Owner.)			
I hereby appoint the person named as Applicant and/or Representative as my (our) agent to represent me (us) in this application.			
Property Owner(s) Name(s) (please print): Elizabeth Watkins			
Name of Company (if applicable, LLC etc.):			
Property Owner(s) Mailing Address:			
City:	State:	Zip Code:	Phone #:
Property Owner(s) Email Address: b.watkinsfam@gmail.com			
Property Owner(s) Signature: <i>Elizabeth Watkins</i>		Date: 1/15/2025	
<b>FOR OFFICE USE ONLY:</b>			
Zoning District: R-4	Flood Zone: AE-9/10(057K)	Date Filed: 1/28/25	Fee Paid: \$300 check # 14553
Application #: BZA-01-25-00840	TMS #: 315-00-00-114	Staff Initials: JW	

5 - 130  
1

**Description of Request**

*Please describe your proposal in detail. You may attach a separate sheet if necessary. Additionally, you may provide any supporting materials that are applicable to your request (photographs, letter of support, etc.)*

See provided documentation

**Applicant’s response to Article 3.10 Zoning Variances, §3.10.6 Approval Criteria**

**Zoning Variances may be approved only if the Board of Zoning Appeals finds that the proposed use meets all 7 of the approval criteria. In evaluating your request, the members of the board will review the answers below as a part of the case record. You may attach a separate sheet if necessary.**

1. Are there extraordinary and exceptional conditions pertaining to the subject property? Explain:

See provided documentation

2. Do these conditions generally apply to other property in the vicinity or are they unique to the subject property? Explain:

See provided documentation

3. Because of these extraordinary and exceptional conditions, would the application of this Ordinance to the subject property effectively prohibit or unreasonably restrict the utilization of the property? Explain:

See provided documentation

4. Will the authorization of a variance be a substantial detriment to adjacent property or to the public good? Will the character of the zoning district be harmed if this variance is granted? Explain:

See provided documentation

5. The BZA shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a Nonconforming Use of land, or to change the zoning district boundaries shown on the Official Zoning Map. The fact that property may be utilized more profitably if a Zoning Variance is granted shall not be considered grounds for granting a Zoning Variance. Does the variance request meet this criterion?

See provided documentation

6. Is the need for the variance the result of your own actions? Explain:

See provided documentation

7. Does the variance substantially conflict with the Charleston County Comprehensive Plan or the purposes of the Ordinance? Explain

See provided documentation

**In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.**



January 17, 2025

Zoning and Planning Department  
Lonnie Hamilton III Public Services Building  
4045 Bridge View Drive  
North Charleston, SC 29405

**Stono River Retreat – Grand Tree Removal – BZA Letter of Intent  
Charleston County, South Carolina**

Stono River Retreat is a subdivision located off River Road on Johns Island in Charleston County, comprising approximately 26.75 acres. The property is zoned R-4 and is being developed under the Charleston County Zoning and Land Development Regulations ordinance. Per the ordinance's intent, a Preliminary Plat was developed with the primary goals of conserving significant natural and cultural resources while proposing subdividing the property as a single-family neighborhood. Throughout the initial planning process, areas of wetlands and significant vegetation were set aside in HOA areas before determining appropriate, less sensitive areas of the site for residential lots. Upon completion of the project, approximately 8.58 acres will be dedicated as HOA area, including wetlands, critical area, and open space.

To access the rear portion of the site, approximately 550 feet of road is required. In order to avoid a wetland and tree save area, this road was evaluated along the northern property line and the southern property line. Routing the road to the south would necessitate the removal of 4 grand trees while routing the road along the northern property line would necessitate the removal of 2 grand trees. Additionally, the northern property line has previously been cleared/disturbed from work associated with a completed Charleston Water System project. Due to the reduced tree impact and due to the fact the area is currently cleared, the road was designed along the northern property line. The two grand trees in the northern property area were evaluated by a certified arborist as B-grade and confirmed by the County Arborist prior to this application.

The approval criteria is met for zoning variances as specified in the Charleston County Zoning and Land Development Regulations Ordinance in Section 3.10.6 as described below:

1. Constraints include existing wetlands, utilities, and trees.
2. This is unique to the subject property. Due to the shape of the property, along with the constraints listed above, there are no other feasible routing options that enable this property to be developed.
3. The application of this ordinance would not allow the eastern portion of this subdivision, which includes 5 lots and the primary stormwater outfall, to be developed. There is no feasible way to access the eastern portion of the site without grand tree impacts.

4. Removal of these two trees would not be of substantial detriment to adjacent properties or to the public good. The two trees are internal to the site, are located in an area already disturbed and will not have negative impacts on surrounds property owners.
5. The use is permitted use within the current R-4 zoning of the property. The zoning or use of the property will not be changed in order to develop the property more profitably.
6. The presence of the existing wetlands, trees, utilities, and property configuration are not a result of the applicant's own actions.
7. The Charleston County Comprehensive Plan depicts this property as Residential. The intent of the ordinance is to protect existing grand trees. Through evaluation of the site, the road routing shown will result in the preservation of the maximum number of grand trees feasible, while still allowing for the site to be developed.

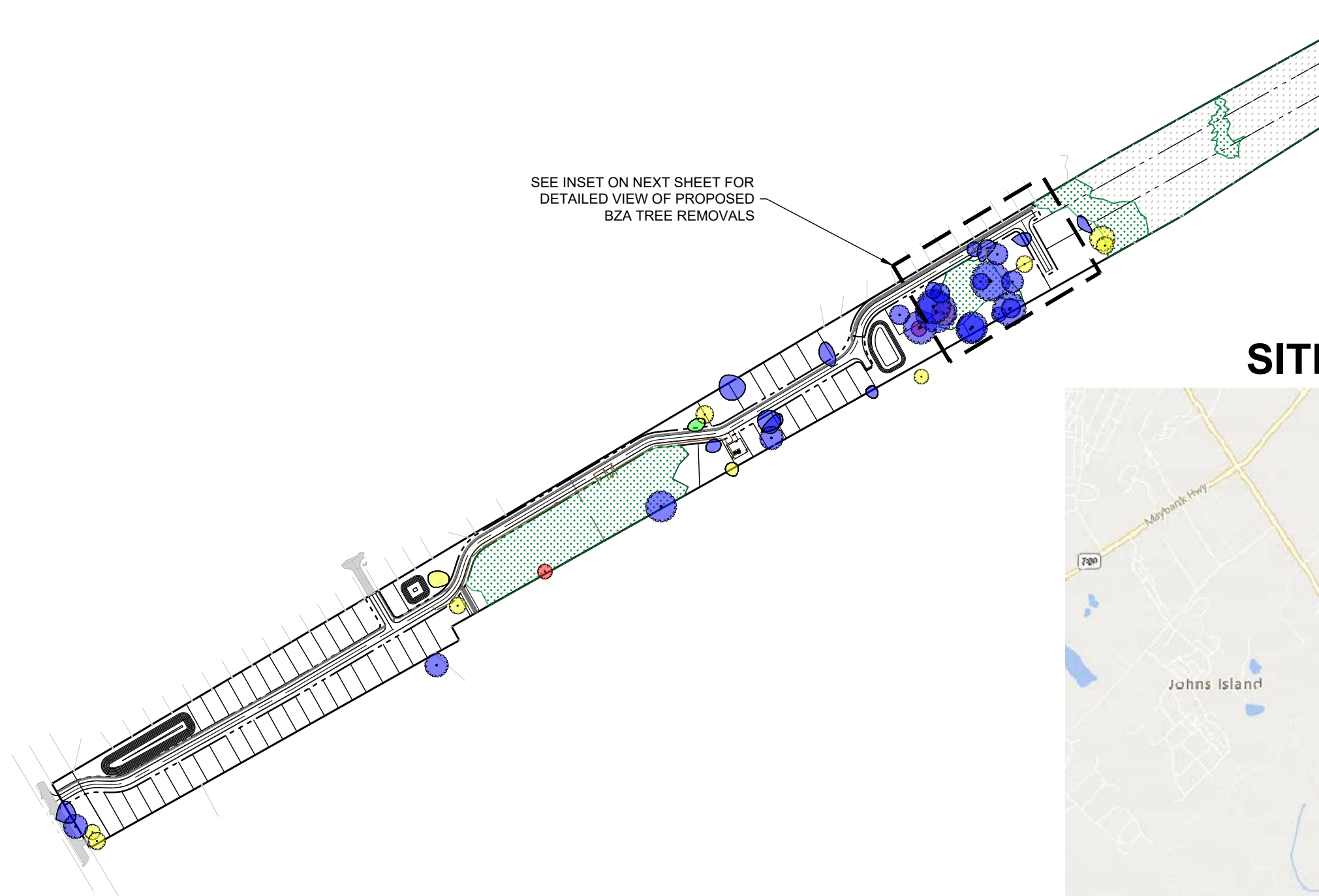
The purpose of this application is to obtain BZA Zoning Variance approval for the removal of two grand trees to accommodate the infrastructure required to develop this property. Should you have any questions or need any further information, please contact our office.

Sincerely,



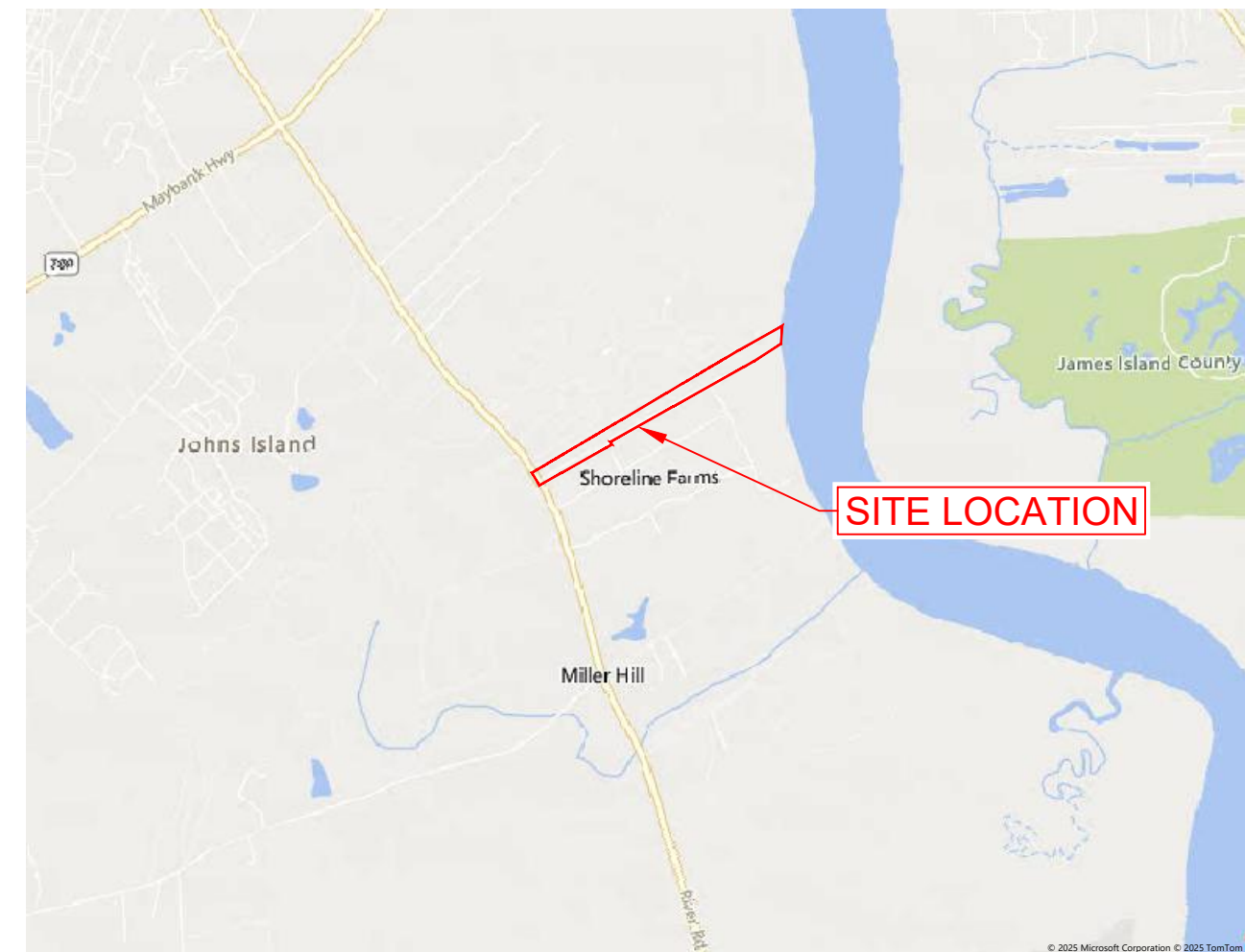
Will Waterhouse  
Land Acquisition Manager  
Mungo Homes

CC: Buddy Pusser, SeamonWhiteside  
Zachary Wortman, SeamonWhiteside



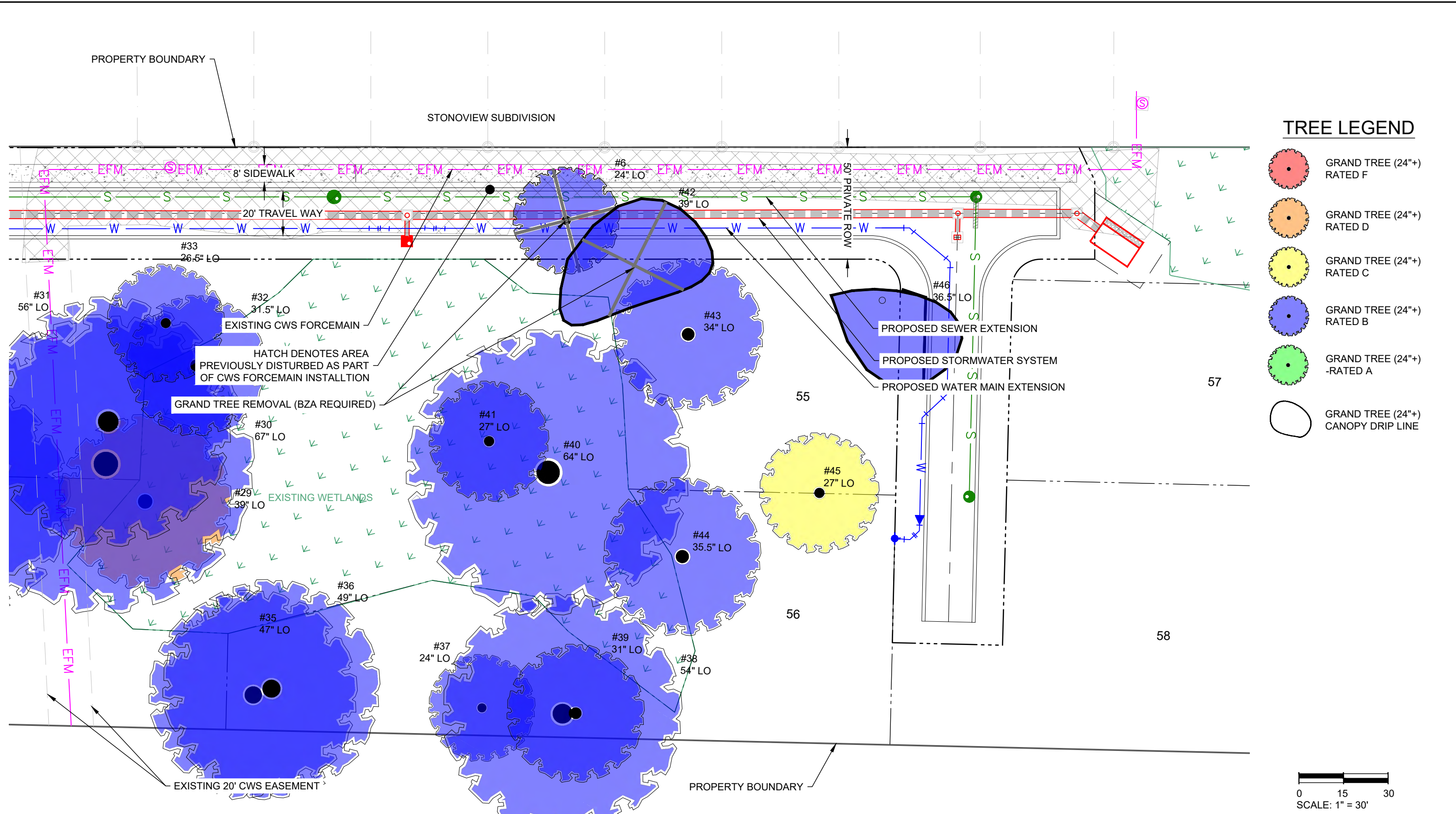
0 200 400  
SCALE: 1" = 400'

## SITE LOCATION MAP



PROJECT NAME: STONO RIVER RETREAT  
PROJECT #: 11658  
PROJECT LOCATION: CHARLESTON COUNTY  
DATE: 02-19-2025

BZA OVERALL EXHIBIT  
SHEET 1 OF 2



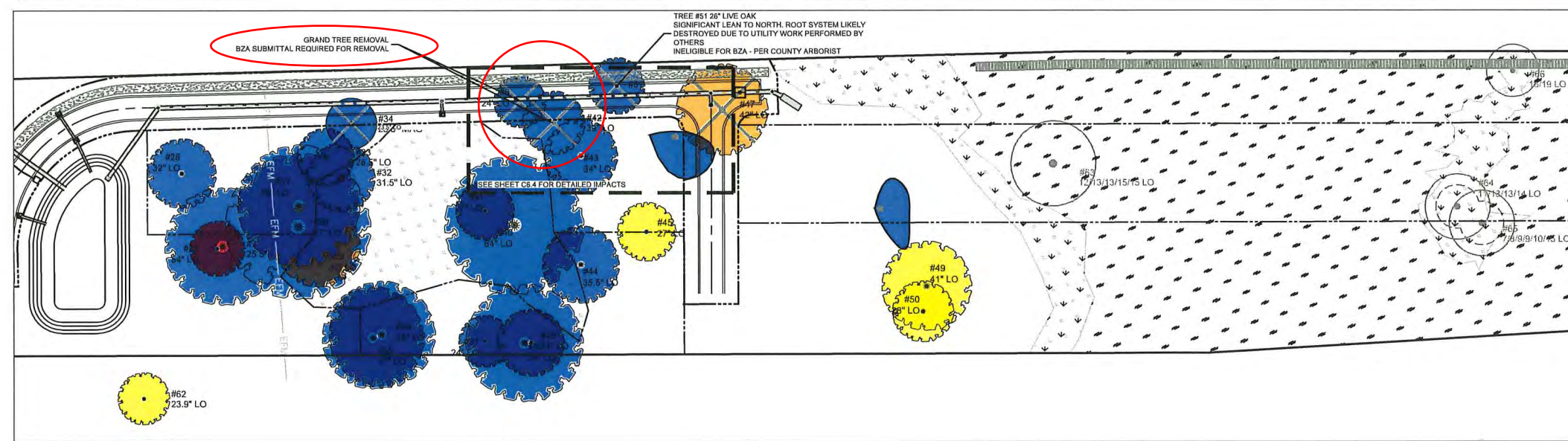
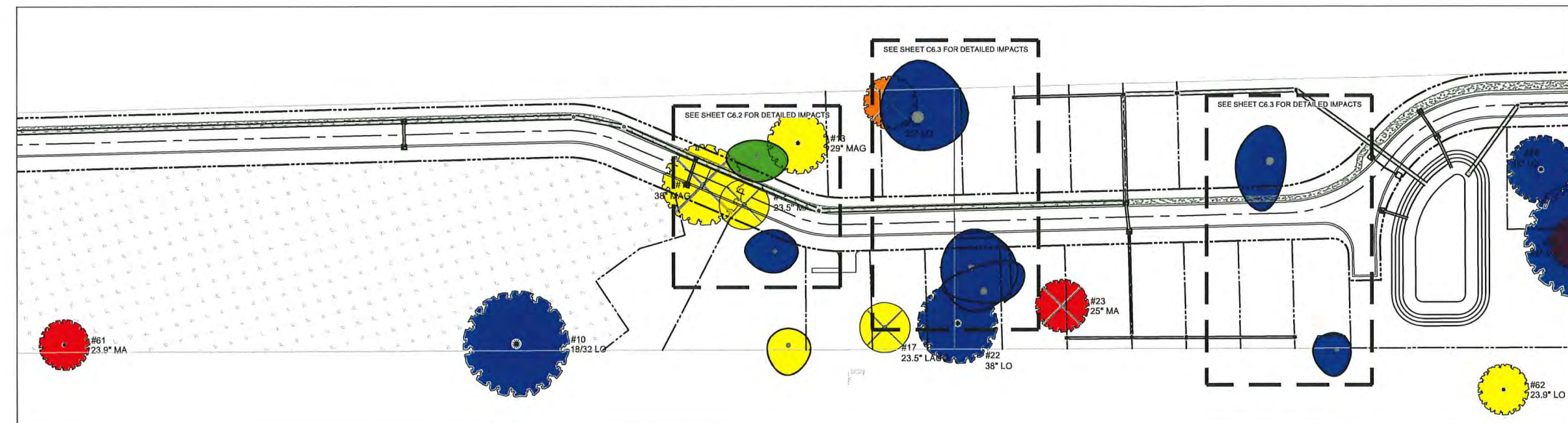
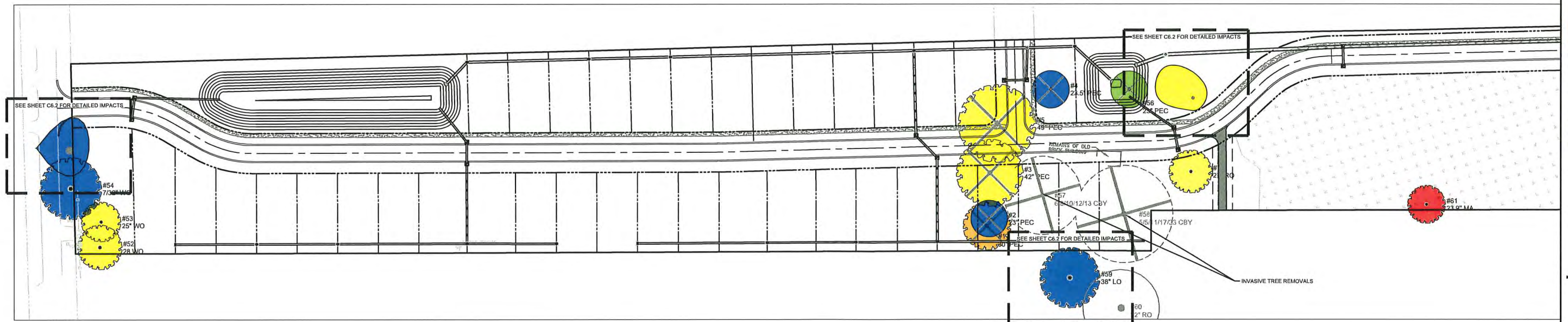
PROJECT NAME: STONO RIVER RETREAT  
 PROJECT #: 11658  
 PROJECT LOCATION: CHARLESTON COUNTY  
 DATE: 02-19-2025

**BZA INSET EXHIBIT**  
 SHEET 2 OF 2

PLOTTED: 2/19/2025 4:17 PM, BY Zak Wortman P:\ACAD-D-3111658\CAD Files\Exhibits\2025-02-19 BZA Tree Removal Exhibit.dwg



501 WINDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29564 | JORDAN HILL BUILDINGS, 251 E. 10TH ST., SUITE 400, GREENVILLE, SC 29611 | 250 PERSIMMON DR., CHARLOTTE, NC 28217 | 1500 PERSIMMON DR., SUMMERVILLE, SC 29586 | 150 N. DANIEL MORGAN AVENUE, SUITE 500, SPARTANBURG, SC 29586



**TREE LEGEND**

● SIGNIFICANT TREE (16"-23") TO REMAIN-RATED F	● GRAND TREE (24"+) TO REMAIN-RATED F
● SIGNIFICANT TREE (16"-23") TO REMAIN-RATED D	● GRAND TREE (24"+) TO REMAIN-RATED D
● SIGNIFICANT TREE (16"-23") TO REMAIN-RATED C	● GRAND TREE (24"+) TO REMAIN-RATED C
● SIGNIFICANT TREE (16"-23") TO REMAIN-RATED B	● GRAND TREE (24"+) TO REMAIN-RATED B
● SIGNIFICANT TREE (16"-23") TO REMAIN-RATED A	● GRAND TREE (24"+) TO REMAIN-RATED A
● SIGNIFICANT TREE (16"-23") TO BE REMOVED-RATED F	● GRAND TREE (24"+) TO BE REMOVED-RATED F
● SIGNIFICANT TREE (16"-23") TO BE REMOVED-RATED D	● GRAND TREE (24"+) TO BE REMOVED-RATED D
● SIGNIFICANT TREE (16"-23") TO BE REMOVED-RATED C	● GRAND TREE (24"+) TO BE REMOVED-RATED C
● SIGNIFICANT TREE (16"-23") TO BE REMOVED-RATED B	● GRAND TREE (24"+) TO BE REMOVED-RATED B
● SIGNIFICANT TREE (16"-23") TO BE REMOVED-RATED A	● GRAND TREE (24"+) TO BE REMOVED-RATED A
○ GRAND TREE (24"+) CANOPY DRIP LINE	○ INVASIVE GRAND TREE (24"+) TO BE REMOVED
○ GRAND TREE (24"+) CANOPY ENCROACHMENT AREA	

**LEGEND**

▨ TREE ENCROACHMENT AREA	A = ASPHALT
--- LIMITS OF DISURBANCE	D = DIRT
--- SILT FENCE	F = FLOWLINE
--- REINFORCED SILT FENCE	W = WALK
--- TREE PROTECTION	FPE = FINISHED PAD ELEVATION
--- SIDEWALK	FCE = FINISHED CAP ELEVATION (AFTER SEPTIC INSTALLATION)
--- FINISHED GRADE	
--- EXISTING GRADE	

**811**  
Know what's below.  
Call before you dig.

SCALE: 1" = 60'

**SW** SEAMON WHITESIDE

MOUNT PLEASANT, SC 29564  
GREENVILLE, SC 29611  
SUMMERVILLE, SC 29586  
SPARTANBURG, SC 29583  
CHARLOTTE, NC 28217  
RALEIGH, NC 27601

WWW.SEAMONWHITESIDE.COM

**SOUTH CAROLINA**  
SEAMON, WHITESIDE & ASSOCIATES, INC.  
No. C00472  
STATE OF AUTHORIZATION

**SOUTH CAROLINA**  
PROFESSIONAL ENGINEER  
No. 28133  
12/20/24  
REGORDE R. PUSSY

**STONO RIVER RETREAT  
PRELIMINARY PLAT**  
MUNGO HOMES COSTAL DIVISION PROPERTIES LLC  
CHARLESTON COUNTY, SC

SW+ PROJECT: 11658  
DATE: 12/3/24  
DRAWN BY: CEJ  
CHECKED BY: TRP

**REVISION HISTORY**


OVERALL TREE REMOVAL PLAN

CHARLESTON COUNTY APPROVAL AND NOTATIONS

# STONO RIVER RETREAT

## PRELIMINARY PLAT

### CHARLESTON COUNTY, SOUTH CAROLINA

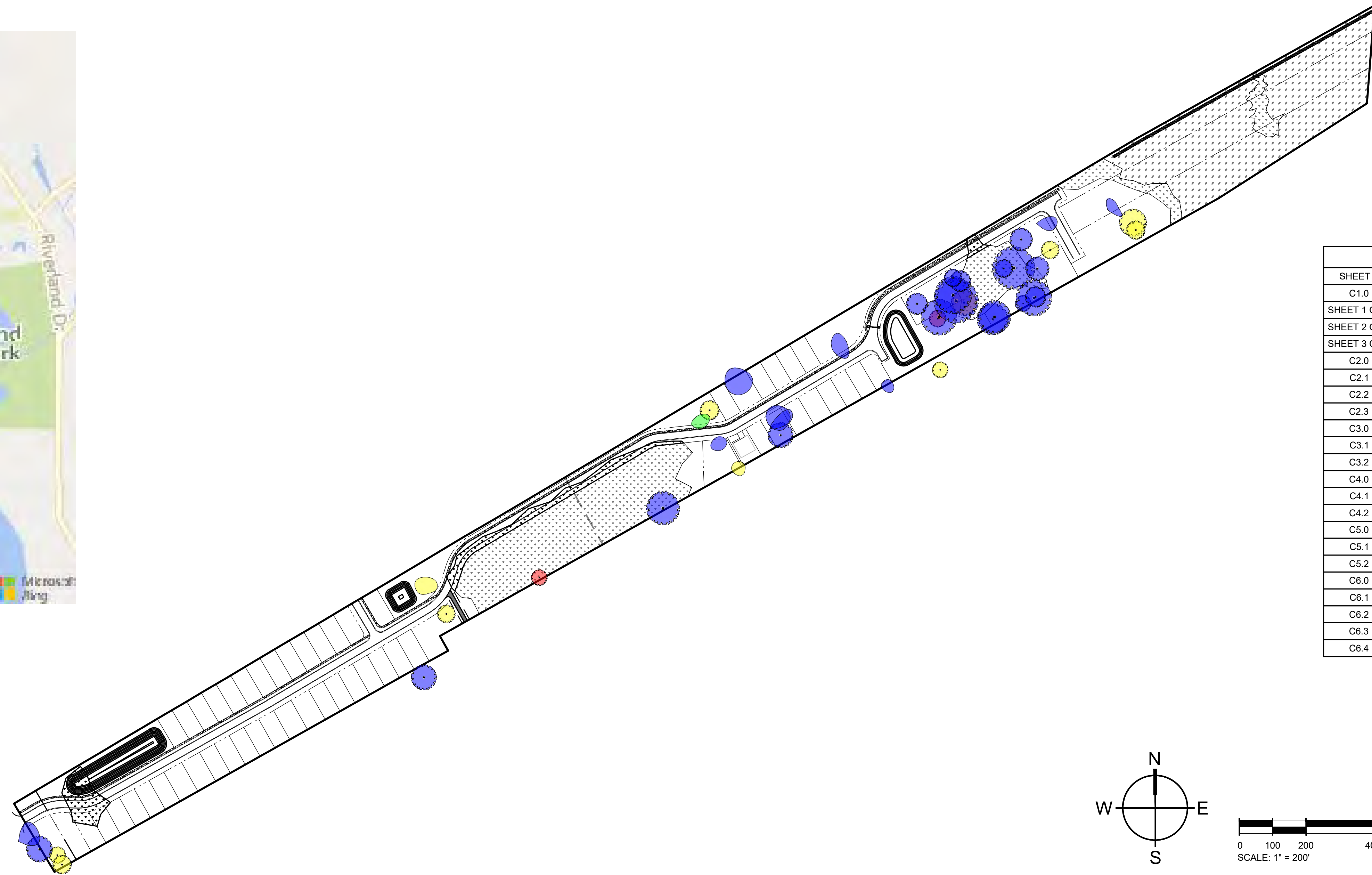
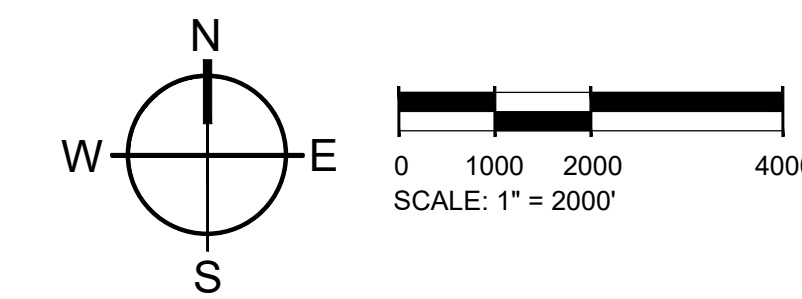
TMS# 315-00-00-114,116, 128, 130

**SW**  
SEAMONWHITESIDE

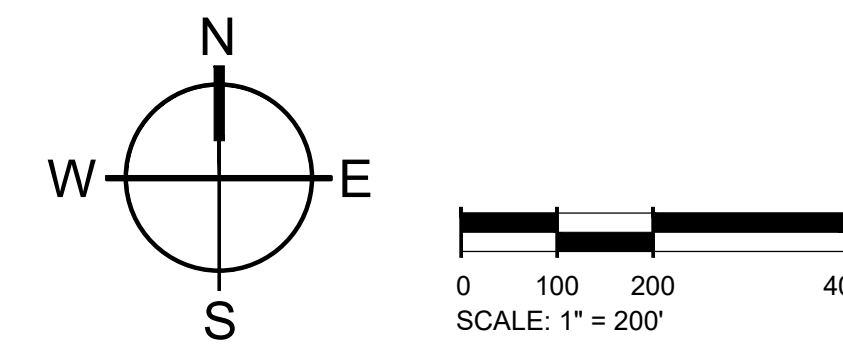
MOUNT PLEASANT, SC 843.884.1667  
 GREENVILLE, SC 864.298.0534  
 SUMMERVILLE, SC 843.972.0710  
 SPARTANBURG, SC 864.272.1272  
 CHARLOTTE, NC 980.312.5450  
 RALEIGH, NC 980.312.5450  
 WWW.SEAMONWHITESIDE.COM

### SITE OVERVIEW

### SITE LOCATION MAP



SHEET LIST TABLE	
SHEET #	SHEET TITLE
C1.0	TITLE SHEET
SHEET 1 OF 3	EXISTING CONDITIONS
SHEET 2 OF 3	EXISTING CONDITIONS
SHEET 3 OF 3	EXISTING CONDITIONS
C2.0	OVERALL PRELIMINARY PLAT
C2.1	PRELIMINARY PLAT
C2.2	PRELIMINARY PLAT
C2.3	PRELIMINARY PLAT NOTES & TABLES
C3.0	OVERALL DRAINAGE PLAN
C3.1	DRAINAGE PLAN
C3.2	DRAINAGE PLAN
C4.0	OVERALL GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C5.0	OVERALL UTILITY PLAN
C5.1	UTILITY PLAN
C5.2	UTILITY PLAN
C6.0	OVERALL TREE REMOVAL PLAN
C6.1	TREE CHARTS
C6.2	TREE GRADING PLAN
C6.3	TREE GRADING PLAN
C6.4	TREE GRADING PLAN



### PROJECT DESCRIPTION

**PROJECT DATA:**  
 THIS PROJECT IS LOCATED IN THE COUNTY OF CHARLESTON, SC. THE TRACT IS LOCATED OFF OF RIVER ROAD AND IS UNDEVELOPED AND WOODED AS IT CURRENTLY EXISTS. THE TOTAL ACREAGE OF TMS# 315-00-00-114, 116, 128, AND 130 IS 26.75 ACRES, AND THE CURRENT PROPOSED SITE PLAN WILL ENCOMPASS 17.5 ACRES OF LAND DISTURBANCE ON THAT PARCEL. THE TRACT IS REFERRED TO AS STONO RIVER RETREAT AND WILL BE GOVERNED BY THE CHARLESTON COUNTY MUNICIPAL STANDARDS.

**FLOOD ZONE:**  
 THIS PROPERTY LIES WITHIN FLOOD ZONE X, FLOOD ZONE X-SHADED AND FLOOD ZONE AE (EL 9) ON FLOOD INSURANCE RATE MAP NO. 45019C0657K, REVISED JANUARY 29, 2021. FLOOD ZONE ELEVATIONS ARE BASED ON NAVD 1988.

**WETLANDS:**  
 THIS PROPERTY ENCOMPASSES 4.83 ACRES OF JURISDICTIONAL WETLANDS, OF WHICH APPROXIMATELY 0.50 ACRES WILL BE IMPACTED, 0.33 OF ON-SITE NON-JURISDICTIONAL WETLANDS WILL BE IMPACTED. THERE ARE APPROXIMATELY 4.44 OF CRITICAL AREA ON-SITE TO REMAIN UNDISTURBED. THE REMAINING UPLAND AREA TOTALS APPROXIMATELY 17.15 ACRES.

**SANITARY SEWER DISPOSAL:**  
 SANITARY SEWER DISPOSAL WILL BE PROVIDED THROUGH CHARLESTON WATER SYSTEMS.

**WATER SERVICE:**  
 WATER SERVICE WILL BE PROVIDED BY ST. JOHNS WATER COMPANY VIA AN EXISTING 10" MAIN ON RIVER ROAD.

**PROPERTY INFORMATION:**  
 TMS# 315-00-00-114, 116, 128, 130  
 ZONING DISTRICT: R-4

**ADA NOTE:**  
 ALL RIGHTS-OF-WAY AND SIDEWALKS WILL BE ADA COMPLIANT.

### GENERAL NOTES

#### PROJECT SURVEY INFORMATION AND CONTRACTOR VERIFICATION REQUIREMENTS

- BOUNDARY, TOPOGRAPHIC, TREE, WETLAND DELINEATION, AND OTHER EXISTING CONDITIONS SHOWN ARE FROM SURVEY PREPARED BY HLA SURVEYING LLC, TITLED "A TREE AND TOPOGRAPHICAL SURVEY OF TMS# 315-00-00-115, TMS# 315-00-00-116, TMS# 315-00-00-118, TMS# 315-00-00-130", DATED 07/25/2024. THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM HLA SURVEYING LLC AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER.
- PER REFERENCE SURVEY, ALL ELEVATIONS ARE BASED ON NAVD88 VERTICAL DATUM. HORIZONTAL DATUM IS STATE PLANE (SC NAD 83). REFER TO SURVEY FOR BENCHMARK REFERENCE AND/OR LOCATION. CONTACT OWNER FOR ANY MISSING BOUNDARY PINS, MONUMENTS, OR VERTICAL DATUM BENCHMARKS NEEDED FOR ESTABLISHING CONSTRUCTION STAKING CONTROL.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PERIMETER BOUNDARY PROPERTY CORNERS AND VERIFYING BOUNDARY DATA AGAINST CONSTRUCTION PLANS AND/OR ELECTRONIC FILE INFORMATION PROVIDED TO THE CONTRACTOR.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO TOPOGRAPHIC, TREE, STORM DRAINAGE, AND UTILITIES. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THEREFORE, THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES. ANY DISCREPANCIES OR CONFLICTS FOUND WITH VERIFICATION OF EXISTING CONDITIONS AND UTILITIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. ANY COSTS ASSOCIATED WITH CORRECTIVE WORK OR DAMAGES THAT ARE A RESULT OF THE CONTRACTOR NOT VERIFYING EXISTING CONDITIONS AND LOCATING EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.

### PROJECT CONTACTS

**DEVELOPER:**  
 MUNGO HOMES COASTAL DIVISION PROPERTIES LLC  
 4465 TILE DRIVE  
 NORTH CHARLESTON, SC 29404  
 CONTACT: IKE BOATWRIGHT  
 PHONE: (843) 670 6979

**SEWER CONTACT:**  
 CHARLESTON WATER SYSTEM  
 103 ST PHILIP ST  
 CHARLESTON, SC 29403  
 CONTACT: LYDIA OWENS  
 PHONE: (843) 727 6869

**CITY OF CHARLESTON:**  
 80 BROAD STREET  
 CHARLESTON, SC 29403  
 CONTACT: JAMES WALLACE  
 PHONE: (843) 973-7288

**CIVIL ENGINEER & LANDSCAPE ARCHITECT:**  
 SEAMON WHITESIDE & ASSOCIATES, LLC  
 501 WANDO PARK BLVD., SUITE 200  
 MOUNT PLEASANT, SC 29464  
 CIVIL ENGINEER: THEODORE PUSSER, PE  
 LANDSCAPE ARCHITECT: MARY MARTINICH  
 PHONE: 843-884-1667

**MUNICIPALITY CONTACTS:**  
 CHARLESTON COUNTY STORMWATER  
 4045 BRIDGE VIEW DRIVE  
 NORTH CHARLESTON, SC 29405  
 CONTACT: CHRIS WANNAMAKER  
 PHONE: (843) 202-7600

**SURVEYOR:**  
 HLA  
 29A LEINBACH DRIVE  
 CHARLESTON, SC 29407  
 CONTACT: RICHARD LACEY  
 PHONE: (843) 763-1166

**ST. JOHNS WATER CO. INC**  
 3362 MAYBANK HWY  
 JOHNS ISLAND, SC 29455  
 CONTACT: COLLEEN SCHILD  
 PHONE: 843-559-0186

STONO RIVER RETREAT  
 PRELIMINARY PLAT  
 MUNGO HOMES COASTAL DIVISION PROPERTIES LLC  
 CHARLESTON COUNTY, SC

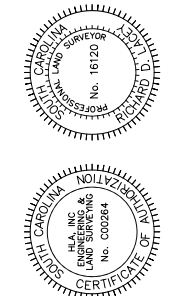
SW+ PROJECT: 11658  
 DATE: 12/3/24  
 DRAWN BY: CEJ  
 CHECKED BY: TRP

#### REVISION HISTORY

NO.	DATE	DESCRIPTION

#### TITLE SHEET

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON HALL BUILDING AREA, 711 EASLEY AVENUE, SUITE 600, GREENVILLE, SC 29611 | 1501 PETERSON DR., CHARLOTTE, NC 28217 | 1715 CEDAR STREET, SUMMERVILLE, SC 29582 | 100 N. DANIEL MORGAN AVENUE, SUITE 100, SPARTANBURG, SC 29306



**EXISTING CONDITIONS**

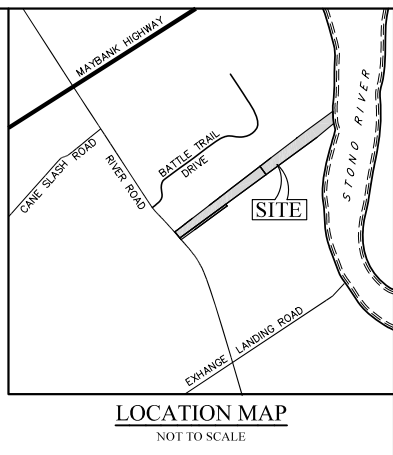
**STONO RETREAT**  
LOCATED ON JOHNS ISLAND  
CHARLESTON COUNTY, SOUTH CAROLINA

PROJECT #  
**24000.30**

DATE: 7-25-24  
SCALE: 1" = 50'  
DESIGN: DRC  
DRAWN: DRC  
CHECK:

REVISIONS

SHEET  
**1 of 3**



- REFERENCES**
- PLAT BY W. L. STEPHENS, DATED JULY 2, 1984. RECORDED IN PLAT BOOK BG, PAGE 024. CHARLESTON COUNTY ROD.
  - PLAT BY PRECISION LAND SURVEYING, CO., DATED FEBRUARY 1, 1988. RECORDED IN PLAT BOOK BU, PAGE 037. CHARLESTON COUNTY ROD.
  - PLAT BY JAMES G. PENNINGTON, DATED SEPTEMBER 6, 1989. RECORDED IN PLAT BOOK BZ, PAGE 163. CHARLESTON COUNTY ROD.
  - PLAT BY JOHN E. WADE, JR., DATED OCTOBER 30, 2001. RECORDED IN PLAT BOOK EG, PAGE 045. CHARLESTON COUNTY ROD.
  - PLAT BY GEORGE A.Z. JOHNSON JR., INC, DATED DECEMBER 19, 2012. RECORDED IN PLAT BOOK L14, PAGE 0009. CHARLESTON COUNTY ROD.
  - PLAT BY JOSEPH O. EELMAN, DATED FEBRUARY 10, 2017. RECORDED IN PLAT BOOK L17, PAGE 0478. CHARLESTON COUNTY ROD.
  - PLAT BY JOSEPH O. EELMAN, DATED NOVEMBER 10, 2017. RECORDED IN PLAT BOOK L18, PAGE 0156 & 0157. CHARLESTON COUNTY ROD.
  - PLAT BY HOWELL GEOSPATIAL SURVEYING, DATED FEBRUARY 14, 2020. RECORDED IN PLAT BOOK L21, PAGE 00447. CHARLESTON COUNTY ROD.
  - PLAT BY HOW HIGH AM I?, DATED MARCH 2024. NOT RECORDED.

- NOTES**
- TMS NO. 315-00-00-116 AND 130.
  - AREAS DETERMINED BY COORDINATE METHOD.
  - NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
  - PROPERTY IS LOCATED IN FLOOD ZONE X, X-SHADED, AE(9), AE(9), AE(10), VE(11) AND VE(12), AS PER FEMA MAP NUMBER 45019C0657K, COMMUNITY PANEL 455413 0657 X. EFFECTIVE DATE JANUARY 29, 2021.
  - WETLANDS SHOWN ON THIS SURVEY WERE DELINEATED BY PALMETTO ENVIRONMENTAL CONSULTANTING, INC.
  - ELEVATIONS SHOWN ARE BASED ON DATUM - NAVD 88.

**LINE TABLE**

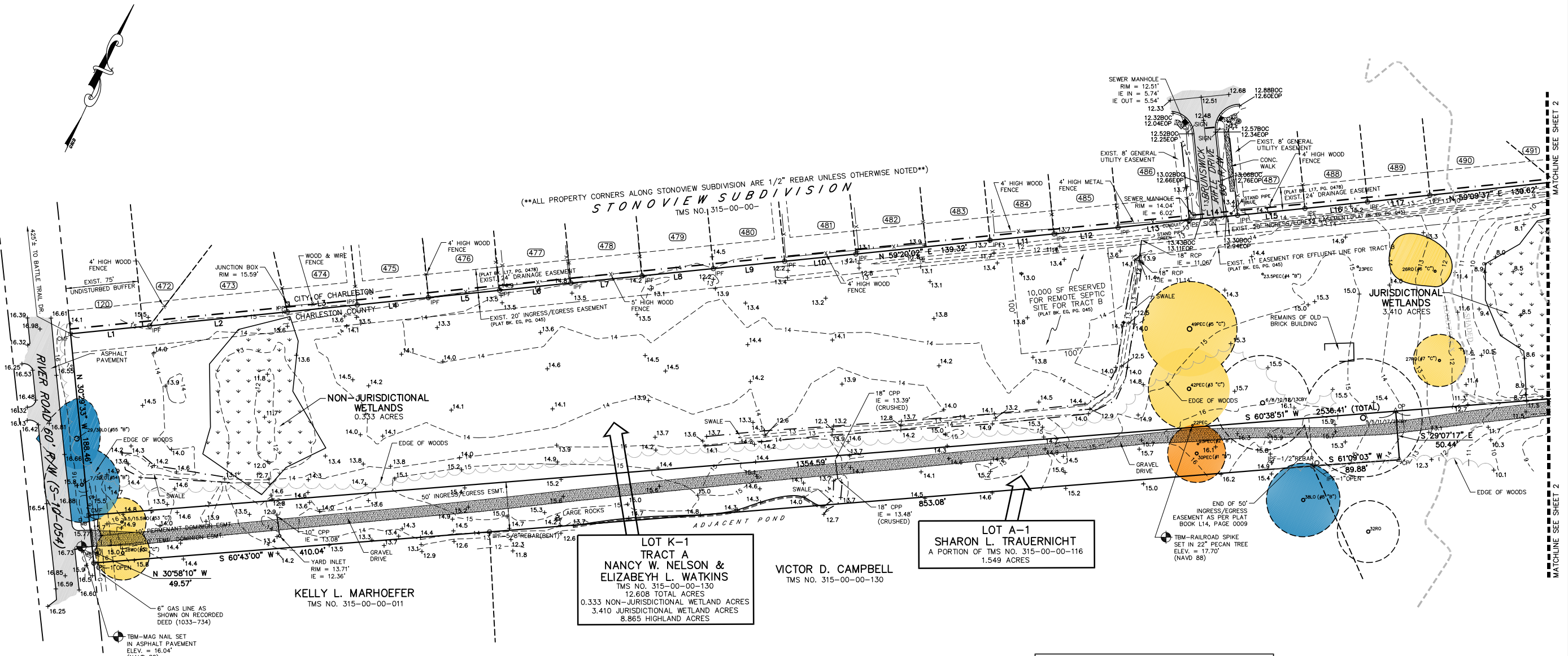
LINE	BEARING	DISTANCE
L1	N 59°28'33" E	82.19
L2	N 59°24'15" E	142.94
L3	N 59°28'06" E	72.48
L4	N 59°18'51" E	73.94
L5	N 59°24'56" E	73.91
L6	N 59°21'59" E	74.01
L7	N 59°25'12" E	74.00
L8	N 59°25'04" E	74.06
L9	N 59°20'05" E	73.99
L10	N 59°21'49" E	73.99
L11	N 59°32'31" E	66.50
L12	N 59°27'06" E	66.38
L13	N 59°15'13" E	74.07
L14	N 59°34'22" E	50.05
L15	N 59°22'42" E	69.96
L16	N 59°18'40" E	65.00
L17	N 58°59'24" E	64.84
L18	N 58°58'12" E	29.03
L19	N 59°42'07" E	62.25
L20	N 59°23'56" E	77.70
L21	N 59°29'28" E	52.20
L22	N 59°26'21" E	104.96
L23	N 59°28'41" E	52.42
L24	N 59°10'00" E	52.50
L25	N 59°29'27" E	52.56
L26	N 59°15'39" E	63.43
L27	N 59°21'34" E	59.77

**TREE LEGEND**

CBY	- CHINABERRY
G	- GUM
LAUO	- LAUREL OAK
LO	- LIVE OAK
MA	- MAPLE
MAG	- MAGNOLIA
P	- PINE
PEC	- PECAN
RO	- RED OAK
WO	- WATER OAK

**LEGEND**

IPF	- BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
IPS	- BOUNDARY LINE & CORNER SET (5/8" REBAR)
CMF	- BOUNDARY LINE & CONCRETE MONUMENT FOUND
- - -	- ADJACENT BOUNDARY LINE
- - - - -	- RIGHT OF WAY LINE
- - - - -	- EASEMENT LINE (AS DESCRIBED)
- - - - -	- CENTERLINE
- - - - -	- OVERHEAD POWER LINE
- - - - -	- POWER POLE
UP	- UTILITY POLE
MB	- MAIL BOX
WM	- WATER METER
FH	- FIRE HYDRANT
WV	- WATER VALVE



**ADJACENT PROPERTY OWNERS**  
TMS NO. 315-00-00-

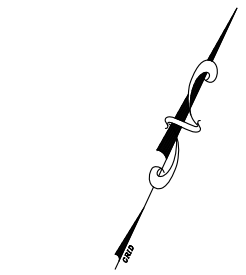
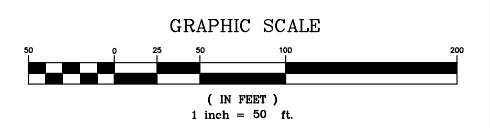
012	STONOVIEV H.O.A., INC.
120	STONOVIEV H.O.A., INC.
407	STONOVIEV H.O.A., INC.
409	STONOVIEV H.O.A., INC.
472	MARCIA SAARI
473	JUSTIN GONZALES
474	DAVID M. CALORE
475	WILLIAM J. ARCHER
476	BRYAN JOHNSON
477	MARILYN S. VILLANTE
478	SCOTT J. FINE
479	EDWARD & KIMBERLY ASHER TRUST
480	BARBARA PRONTI
481	RICHARD GLOVER
482	JACKLYN D. McCLARY
483	CLIFFORD G. FERRARA
484	LLOYD MALIN
485	ASHLEY S. ECKHAUS

**ADJACENT PROPERTY OWNERS**  
TMS NO. 315-00-00-

486	RENE C. WHITE
487	LINDSAY D. GOLDSMITH
488	STEPHAN KISER
489	GARRETT ARNOLD
490	LUCY PRATT, LIVING TRUST
491	AMYE B. PURPURA
530	RONALD R. WOLF
532	AARON CARVER
533	WILLIAM M. NUGENT
534	LEIGH A. WALLING
535	KYLE P. KOKKO
536	BYRAN B. SAVAGE
537	MICHELLE SWANEY
538	DAVID S. OWENS
539	HARRISON S. HARBIN
540	JEFFERY FALLANCA
541	JASON R. SAVAGE

**GRAND TREE CONDITION LEGEND PER AN ARBORIST REVIEW**

● (Green)	GRAND TREE - GRADE 'A' (EXCELLENT CONDITION)
● (Blue)	GRAND TREE - GRADE 'B' (GOOD CONDITION)
● (Yellow)	GRAND TREE - GRADE 'C' (FAIR CONDITION)
● (Orange)	GRAND TREE - GRADE 'D' (POOR CONDITION)
● (Pink)	GRAND TREE - GRADE 'F' (DEAD)



- ### LEGEND
- IPF ○ BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
  - IPS ○ BOUNDARY LINE & CORNER SET (5/8" REBAR)
  - CMF ○ BOUNDARY LINE & CONCRETE MONUMENT FOUND
  - ADJACENT BOUNDARY LINE
  - RIGHT OF WAY LINE
  - EASEMENT LINE (AS DESCRIBED)
  - CENTERLINE
  - P --- OVERHEAD POWER LINE
  - PP ○ POWER POLE
  - UP ○ UTILITY POLE
  - MB ○ MAIL BOX
  - WATER METER

- ### TREE LEGEND
- CBY - CHINABERRY
  - G - GUM
  - LAUO - LAUREL OAK
  - LO - LIVE OAK
  - MA - MAPLE
  - MAG - MAGNOLIA
  - P - PINE
  - PEC - PECAN
  - RO - RED OAK
  - WO - WATER OAK

#### ADJACENT PROPERTY OWNERS TMS NO. 315-00-00-

012	STONOVIEV H.O.A., INC.
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479	EDWARD & KIMBERLY ASHER TRUST
480	BARBARA PRONTI
481	RICHARD GLOVER
482	JACKLYN D. McCLARY
484	LLOYD MALIN
485	ASHLEY S. ECKHAUS

#### ADJACENT PROPERTY OWNERS TMS NO. 315-00-00-

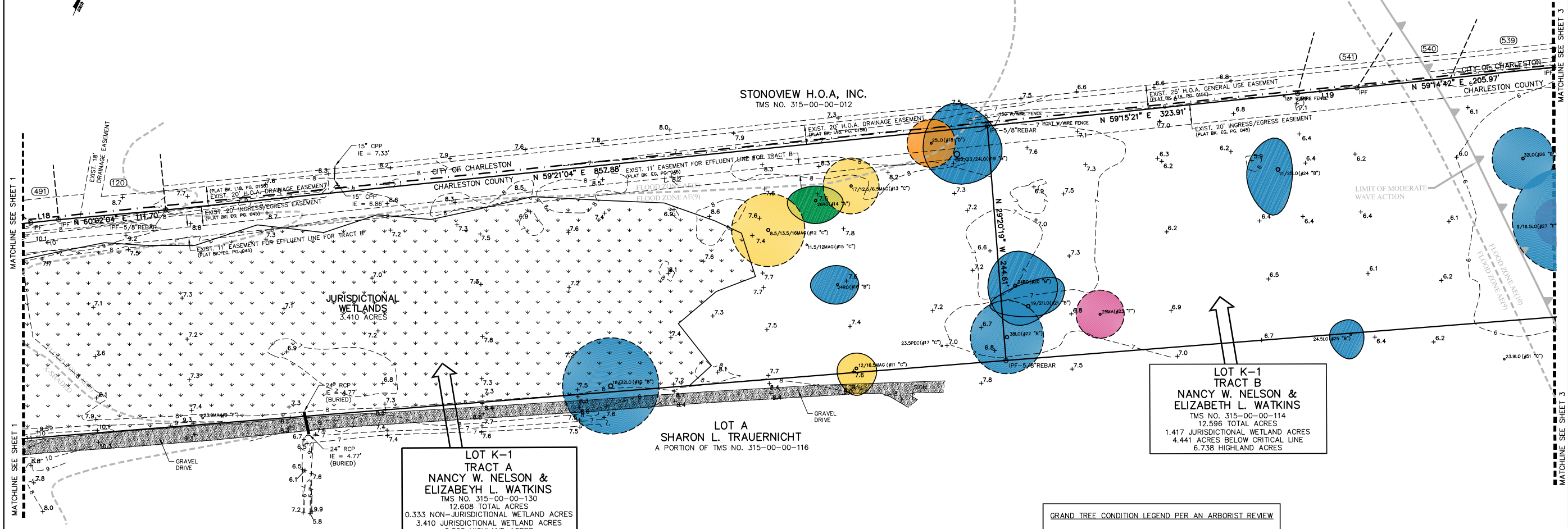
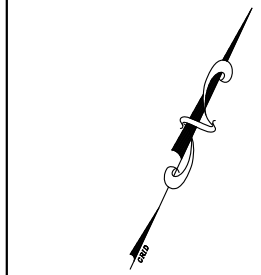
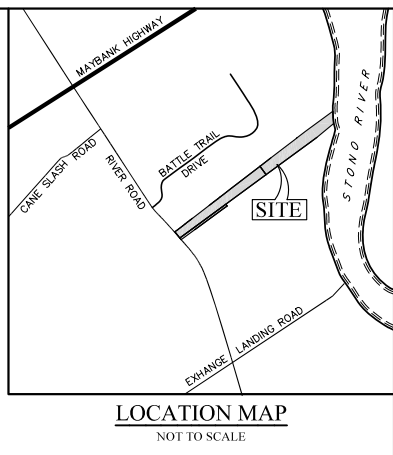
486	RENE C. WHITE
487	LINDSAY D. GOLDSMITH
488	STEPHAN KISER
489	GARRETT ARNOLD
490	LUCY PRATT, LIVING TRUST
491	AMYIE B. PURPURA
530	RONALD R. WOLF
532	AARON CARVER
533	WILLIAM M. NUGENT
534	LEIGH A. WALLING
535	KYLE P. KOKKO
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537	MICHELLE SWANEY
538	DAVID S. OWENS
539	HARRISON S. HARBIN
540	JEFFERY FALLANCA
541	JASON R. SAVAGE

- ### NOTES
- TMS NO. 315-00-00-116 AND 130.
  - AREAS DETERMINED BY COORDINATE METHOD.
  - NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
  - PROPERTY IS LOCATED IN FLOOD ZONE X, X-SHADED, AE(8), AE(9), AE(10), AE(11), VE(11) AND VE(12), AS PER FEMA MAP NUMBER 45019C0657K, COMMUNITY PANEL 455413 0657 X. EFFECTIVE DATE JANUARY 29, 2021.
  - WETLANDS SHOWN ON THIS SURVEY WERE DELINEATED BY PALMETTO ENVIRONMENTAL CONSULTANTING, INC.
  - ELEVATIONS SHOWN ARE BASED ON DATUM - NAVD 88.

#### LINE TABLE

LINE	BEARING	DISTANCE
L1	N 59°26'33" E	82.19'
L2	N 59°24'15" E	142.94'
L3	N 59°28'06" E	72.48'
L4	N 59°18'51" E	73.94'
L5	N 59°24'56" E	73.91'
L6	N 59°21'59" E	74.01'
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L9	N 59°20'05" E	73.99'
L10	N 59°21'49" E	73.99'
L11	N 59°32'51" E	66.50'
L12	N 59°27'06" E	66.38'
L13	N 59°15'13" E	74.07'
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L15	N 59°22'42" E	69.96'
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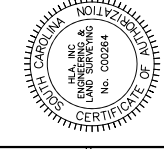
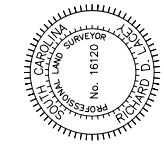
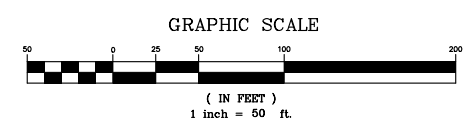
- ### REFERENCES
- PLAT BY W. L. STEPHENS, DATED JULY 2, 1984. RECORDED IN PLAT BOOK BG, PAGE 024. CHARLESTON COUNTY ROD.
  - PLAT BY PRECISION LAND SURVEYING, CO., DATED FEBRUARY 1, 1988. RECORDED IN PLAT BOOK BU, PAGE 037. CHARLESTON COUNTY ROD.
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  - PLAT BY JOSEPH O. EELMAN, DATED FEBRUARY 10, 2017. RECORDED IN PLAT BOOK L17, PAGE 0478. CHARLESTON COUNTY ROD.
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  - PLAT BY HOW HIGH AM I?, DATED MARCH 2024. NOT RECORDED.



**LOT K-1  
TRACT A  
NANCY W. NELSON &  
ELIZABEYH L. WATKINS**  
TMS NO. 315-00-00-130  
12.608 TOTAL ACRES  
0.333 NON-JURISDICTIONAL WETLAND ACRES  
3.410 JURISDICTIONAL WETLAND ACRES  
8.865 HIGHLAND ACRES

**LOT K-1  
TRACT B  
NANCY W. NELSON &  
ELIZABETH L. WATKINS**  
TMS NO. 315-00-00-114  
12.596 TOTAL ACRES  
1.417 JURISDICTIONAL WETLAND ACRES  
4.441 ACRES BELOW CRITICAL LINE  
6.738 HIGHLAND ACRES

- #### GRAND TREE CONDITION LEGEND PER AN ARBORIST REVIEW
- GRAND TREE - GRADE 'A' (EXCELLENT CONDITION)
  - GRAND TREE - GRADE 'B' (GOOD CONDITION)
  - GRAND TREE - GRADE 'C' (FAIR CONDITION)
  - GRAND TREE - GRADE 'D' (POOR CONDITION)
  - GRAND TREE - GRADE 'F' (DEAD)



**EXISTING CONDITIONS**  
**STONO RETREAT**  
LOCATED ON JOHNS ISLAND  
CHARLESTON COUNTY, SOUTH CAROLINA

PROJECT #	24000.30
DATE:	7-25-24
SCALE:	1" = 50'
DESIGN:	
DRAWN:	DRC
CHECK:	
REVISIONS	
SHEET	2 of 3

**HLA**  
THE SITE EXPERTS

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CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE

29A Leibniz Dr., Charleston, SC 29407 / tel 843.763.1166 / www.hla

### LEGEND

- IPF — BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- IPS — BOUNDARY LINE & CORNER SET (5/8" REBAR)
- CMF — BOUNDARY LINE & CONCRETE MONUMENT FOUND
- ADJACENT BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE (AS DESCRIBED)
- CENTERLINE
- P --- OVERHEAD POWER LINE
- PP --- POWER POLE
- UP --- UTILITY POLE
- MB --- MAIL BOX
- WM --- WATER METER

#### ADJACENT PROPERTY OWNERS TMS NO. 315-00-00-

012	STONOVIEV H.O.A, INC.
120	STONOVIEV H.O.A, INC.
407	STONOVIEV H.O.A, INC.
409	STONOVIEV H.O.A, INC.
472	MARCIA SAARI
473	JUSTIN GONZALES
474	DAVID M. CALORE
475	WILLIAM J. ARCHER
476	BRYAN JOHNSON
477	MARILYN S. VILLANTE
478	SCOTT J. FINE
479	EDWARD & KIMBERLY ASHER TRUST
480	BARBARA PRONTI
481	RICHARD GLOVER
482	JACKLYN D. McCLARY
483	CLIFFORD G. FERRARA
484	LLOYD MALIN
485	ASHLEY S. ECKHAUS

#### ADJACENT PROPERTY OWNERS TMS NO. 315-00-00-

486	RENE C. WHITE
487	LINDSAY D. GOLDSMITH
488	STEPHAN KISER
489	GARRETT ARNOLD
490	LUCY PRATT, LIVING TRUST
491	AMYIE B. PURPURA
530	RONALD R. WOLF
532	AARON CARVER
533	WILLIAM M. NUGENT
534	LEIGH A. WALLING
535	KYLE P. KOKKO
536	BYRAN B. SAVAGE
537	MICHELLE SWANEY
538	DAVID S. OWENS
539	HARRISON S. HARBIN
540	JEFFERY FALLANCA
541	JASON R. SAVAGE

### TREE LEGEND

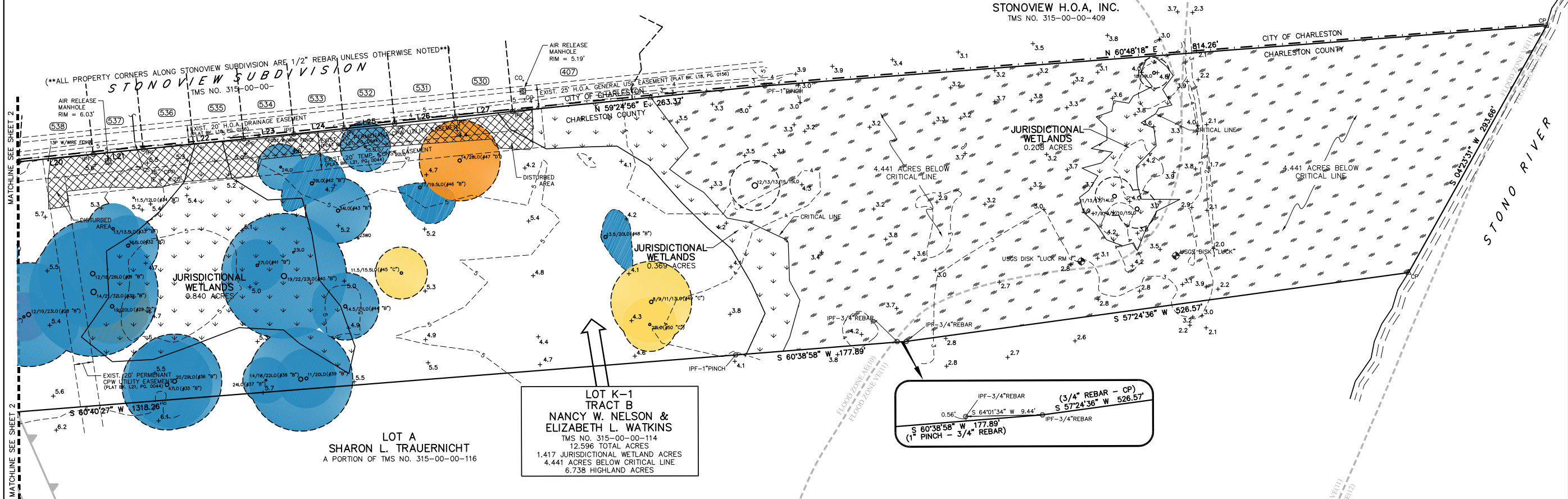
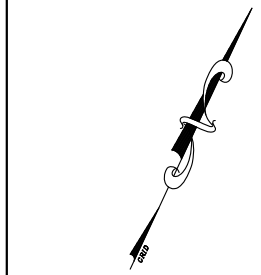
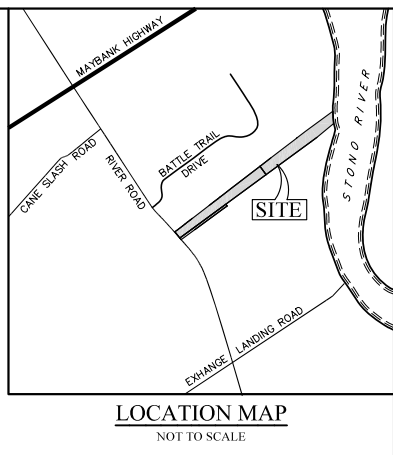
- CBY - CHINABERRY
- G - GUM
- LAUO - LAUREL OAK
- LO - LIVE OAK
- MA - MAPLE
- MAG - MAGNOLIA
- P - PINE
- PEC - PECAN
- RO - RED OAK
- WO - WATER OAK

- ### NOTES
- TMS NO. 315-00-00-116 AND 130.
  - AREAS DETERMINED BY COORDINATE METHOD.
  - NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
  - PROPERTY IS LOCATED IN FLOOD ZONE X, X-SHADED, AE(9), AE(9), AE(10), AE(11), VE(11) AND VE(12), AS PER FEMA MAP NUMBER 45019C0657K, COMMUNITY PANEL 455413 0657 X. EFFECTIVE DATE JANUARY 29, 2021.
  - WETLANDS SHOWN ON THIS SURVEY WERE DELINEATED BY PALMETTO ENVIRONMENTAL CONSULTANTS, INC.
  - ELEVATIONS SHOWN ARE BASED ON DATUM - NAVD 88.

### LINE TABLE

LINE	BEARING	DISTANCE
L1	N 59°26'33" E	82.19'
L2	N 59°24'15" E	142.94'
L3	N 59°28'06" E	72.48'
L4	N 59°18'51" E	73.94'
L5	N 59°24'56" E	73.91'
L6	N 59°21'59" E	74.01'
L7	N 59°25'12" E	74.00'
L8	N 59°25'04" E	74.06'
L9	N 59°20'05" E	73.99'
L10	N 59°21'49" E	73.99'
L11	N 59°32'31" E	66.50'
L12	N 59°27'06" E	66.38'
L13	N 59°15'13" E	74.07'
L14	N 59°34'22" E	50.05'
L15	N 59°22'42" E	69.96'
L16	N 59°18'40" E	65.00'
L17	N 59°19'24" E	64.84'
L18	N 58°58'12" E	29.03'
L19	N 59°42'07" E	62.25'
L20	N 59°23'56" E	77.70'
L21	N 59°29'28" E	52.20'
L22	N 59°26'21" E	104.96'
L23	N 59°28'41" E	52.42'
L24	N 59°10'00" E	52.50'
L25	N 59°29'07" E	52.56'
L26	N 59°15'39" E	63.43'
L27	N 59°21'34" E	59.77'

- ### REFERENCES
- PLAT BY W. L. STEPHENS, DATED JULY 2, 1984. RECORDED IN PLAT BOOK BG, PAGE 024. CHARLESTON COUNTY ROD.
  - PLAT BY PRECISION LAND SURVEYING, CO., DATED FEBRUARY 1, 1988. RECORDED IN PLAT BOOK BU, PAGE 037. CHARLESTON COUNTY ROD.
  - PLAT BY JAMES G. PENNINGTON, DATED SEPTEMBER 6, 1989. RECORDED IN PLAT BOOK BZ, PAGE 163. CHARLESTON COUNTY ROD.
  - PLAT BY JOHN E. WADE, JR., DATED OCTOBER 30, 2001. RECORDED IN PLAT BOOK EG, PAGE 045. CHARLESTON COUNTY ROD.
  - PLAT BY GEORGE A.Z. JOHNSON JR., INC, DATED DECEMBER 19, 2012. RECORDED IN PLAT BOOK L14, PAGE 0009. CHARLESTON COUNTY ROD.
  - PLAT BY JOSEPH O. EELMAN, DATED FEBRUARY 10, 2017. RECORDED IN PLAT BOOK L17, PAGE 0478. CHARLESTON COUNTY ROD.
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### GRAND TREE CONDITION LEGEND PER AN ARBORIST REVIEW

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

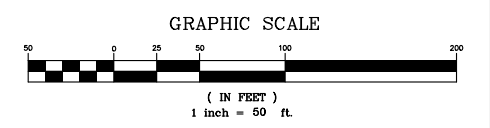
LAND PLANNING  
WETLAND PERMITTING  
LANDSCAPE ARCHITECTURE  
SURVEYING  
CIVIL ENGINEERING  
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Professional Civil Engineer  
Professional Chemical Engineer  
Professional Industrial Engineer  
Professional Nuclear Engineer  
Professional Petroleum Engineer  
Professional Aeronautical Engineer  
Professional Marine Engineer  
Professional Biomedical Engineer  
Professional Agricultural Engineer  
Professional Food Engineering  
Professional Textile Engineering  
Professional Paper Engineering  
Professional Metallurgical Engineering  
Professional Mining Engineering  
Professional Petroleum Engineering  
Professional Environmental Engineering  
Professional Safety Engineering  
Professional Fire Engineering  
Professional Transportation Engineering  
Professional Marine Engineering  
Professional Aeronautical Engineering  
Professional Nuclear Engineering  
Professional Biomedical Engineering  
Professional Agricultural Engineering  
Professional Food Engineering  
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Professional Mining Engineering  
Professional Petroleum Engineering  
Professional Environmental Engineering  
Professional Safety Engineering  
Professional Fire Engineering  
Professional Transportation Engineering

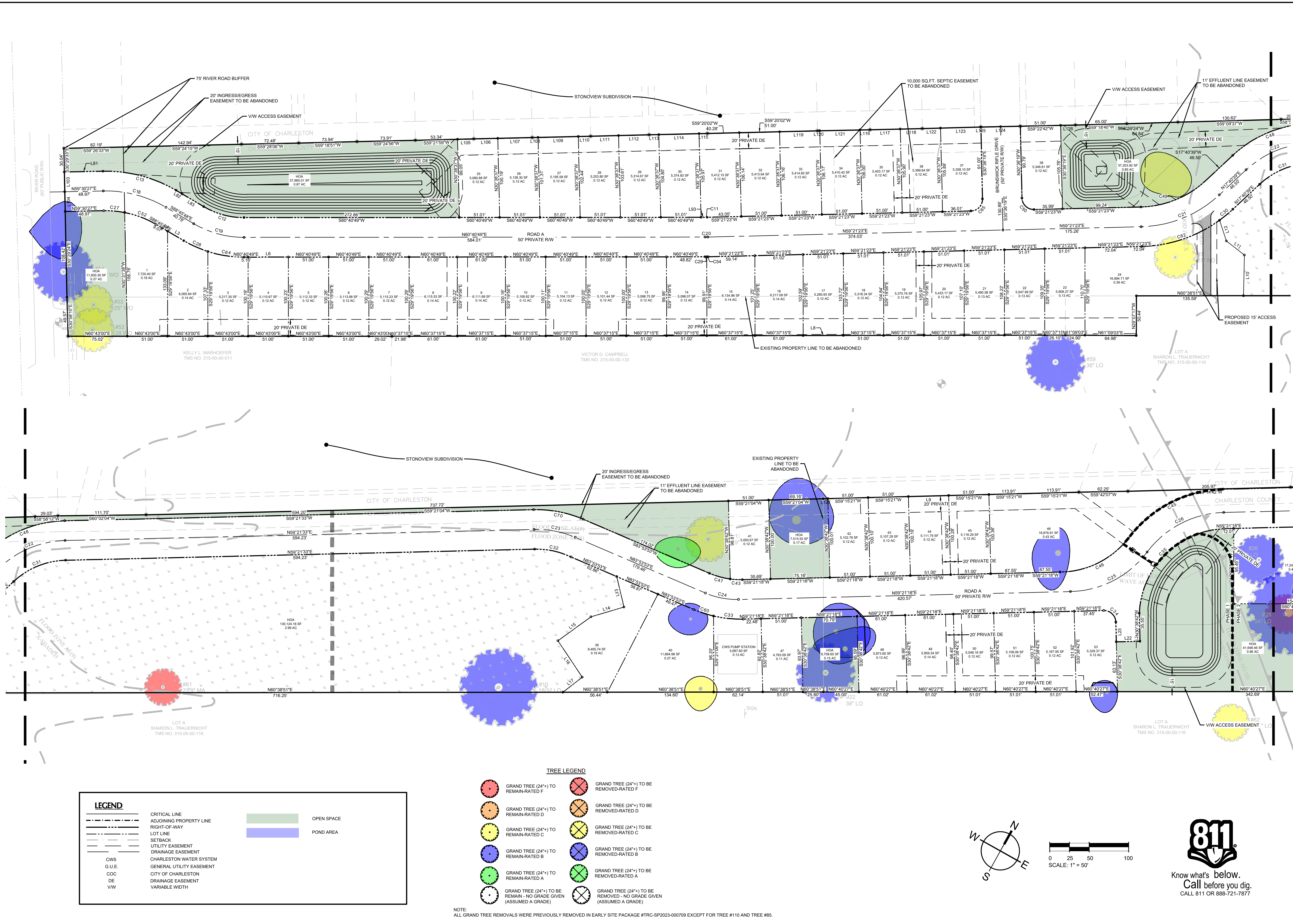
**EXISTING CONDITIONS**  
**STONO RETREAT**  
LOCATED ON JOHNS ISLAND  
CHARLESTON COUNTY, SOUTH CAROLINA

PROJECT #	24000.30
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CHECK:	
REVISIONS	





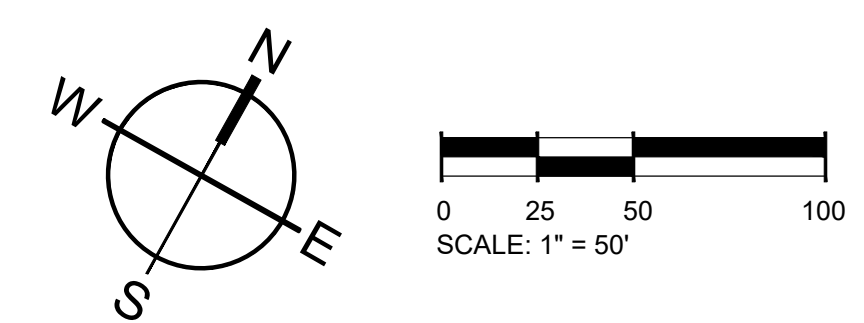
51 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29561 | JUDSON MILLS BUILDINGS 600A, 7th FLOOR OFFICE FOR SUITE 200A, GREENVILLE, SC 29611 | FOR PERMISSION OR CHARLOTTE, NC 28207 | TON, CEMAR, STREET, SUMMERVILLE, SC 29585 | MR. DANIEL MORGAN AVENUE, SUITE 100, SPARTANBURG, SC 29596



LEGEND	
	CRITICAL LINE
	ADJOINING PROPERTY LINE
	RIGHT-OF-WAY
	LOT LINE
	SETBACK
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	CHARLESTON WATER SYSTEM
	GENERAL UTILITY EASEMENT
	CITY OF CHARLESTON
	DRAINAGE EASEMENT
	VARIABLE WIDTH
	OPEN SPACE
	POND AREA

TREE LEGEND	
	GRAND TREE (24"+) TO REMAIN-RATED F
	GRAND TREE (24"+) TO REMAIN-RATED D
	GRAND TREE (24"+) TO REMAIN-RATED C
	GRAND TREE (24"+) TO REMAIN-RATED B
	GRAND TREE (24"+) TO REMAIN-RATED A
	GRAND TREE (24"+) TO BE REMOVED-RATED F
	GRAND TREE (24"+) TO BE REMOVED-RATED D
	GRAND TREE (24"+) TO BE REMOVED-RATED C
	GRAND TREE (24"+) TO BE REMOVED-RATED B
	GRAND TREE (24"+) TO BE REMOVED-RATED A
	GRAND TREE (24"+) TO BE REMOVED - NO GRADE GIVEN (ASSUMED A GRADE)

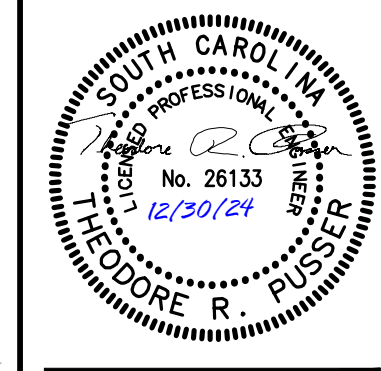
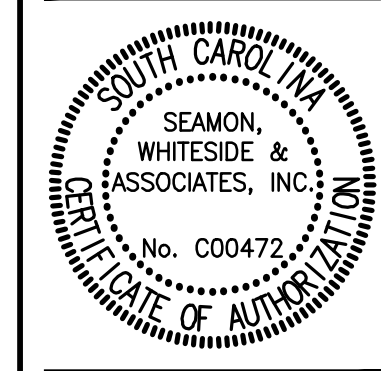
NOTE: ALL GRAND TREE REMOVALS WERE PREVIOUSLY REMOVED IN EARLY SITE PACKAGE #TRC-SP2023-000709 EXCEPT FOR TREE #110 AND TREE #85.



Know what's below.  
Call before you dig.  
CALL 811 OR 888-721-7877

**SW**  
SEAMONWHITESIDE

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GREENVILLE, SC  
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SUMMERVILLE, SC  
843.972.0710  
SPARTANBURG, SC  
864.272.1273  
CHARLOTTE, NC  
980.312.5450  
RALEIGH, NC  
980.312.5450  
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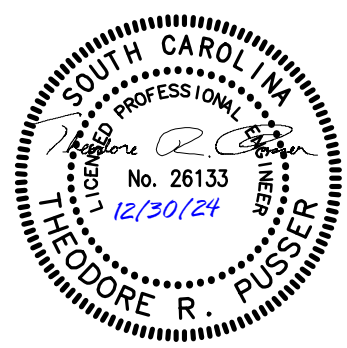
**STONO RIVER RETREAT  
PRELIMINARY PLAT**  
MUNGO HOMES COSTAL DIVISION PROPERTIES LLC  
CHARLESTON COUNTY, SC

REVISION HISTORY

PRELIMINARY PLAT

SW+ PROJECT: 11658  
DATE: 12/3/24  
DRAWN BY: CEJ  
CHECKED BY: TRP

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29566 | JUDSON HILL & BUILDINGS, 711 EASLEY AVENUE, SUITE 200, GREENVILLE, SC 29611 | FRED PETERSON DR., CHARLOTTE, NC 28207 | 1701 CEMAR STREET, SUMMERVILLE, SC 29585 | 100 N. DANIEL MORGAN AVENUE, SUITE 100, SPARTANBURG, SC 29596



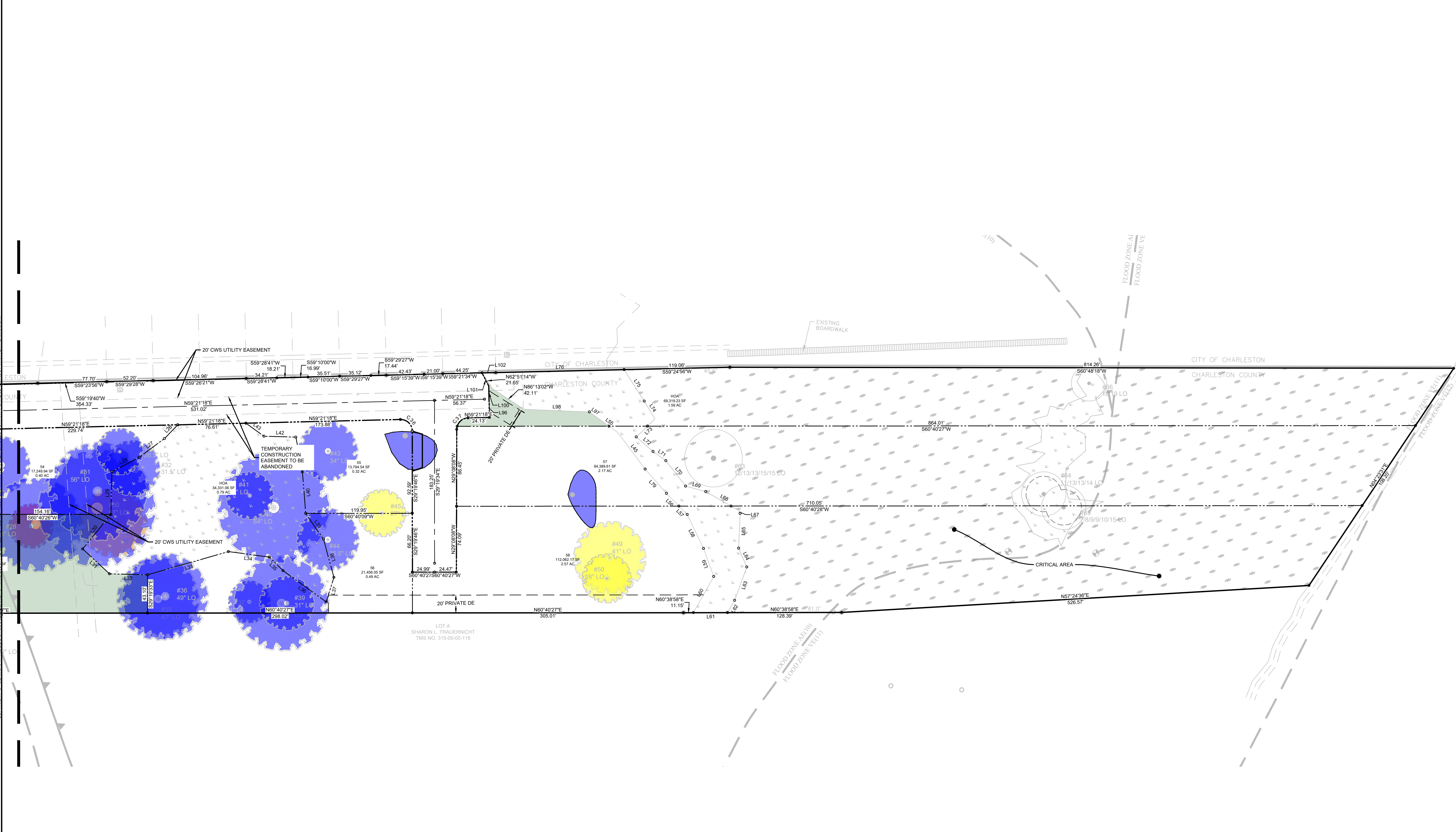
**STONO RIVER RETREAT  
 PRELIMINARY PLAT**  
 MUNGO HOMES COSTAL DIVISION PROPERTIES LLC  
 CHARLESTON COUNTY, SC

SW+ PROJECT: 11658  
 DATE: 12/3/24  
 DRAWN BY: CEJ  
 CHECKED BY: TRP

**REVISION HISTORY**

NO.	DESCRIPTION

PRELIMINARY PLAT



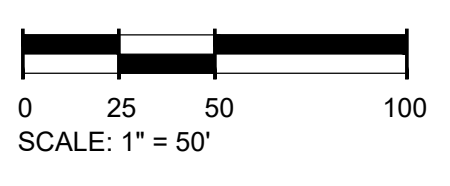
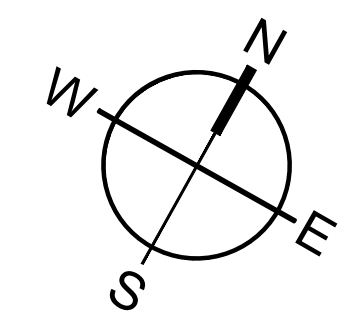
**LEGEND**

	CRITICAL LINE		OPEN SPACE
	ADJOINING PROPERTY LINE		POND AREA
	RIGHT-OF-WAY		
	LOT LINE		
	SETBACK		
	UTILITY EASEMENT		
	DRAINAGE EASEMENT		
	CHARLESTON WATER SYSTEM		
	GENERAL UTILITY EASEMENT		
	COC		
	CITY OF CHARLESTON		
	DE		
	DRAINAGE EASEMENT		
	VW		
	VARIABLE WIDTH		

**TREE LEGEND**

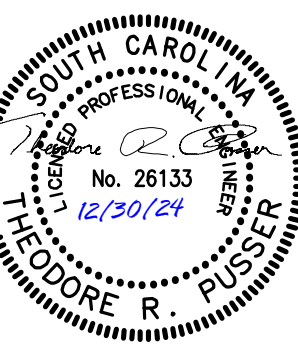
	GRAND TREE (24"+) TO REMAIN-RATED F		GRAND TREE (24"+) TO BE REMOVED-RATED F
	GRAND TREE (24"+) TO REMAIN-RATED D		GRAND TREE (24"+) TO BE REMOVED-RATED D
	GRAND TREE (24"+) TO REMAIN-RATED C		GRAND TREE (24"+) TO BE REMOVED-RATED C
	GRAND TREE (24"+) TO REMAIN-RATED B		GRAND TREE (24"+) TO BE REMOVED-RATED B
	GRAND TREE (24"+) TO REMAIN-RATED A		GRAND TREE (24"+) TO BE REMOVED-RATED A
	GRAND TREE (24"+) TO BE REMAIN - NO GRADE GIVEN (ASSUMED A GRADE)		GRAND TREE (24"+) TO BE REMOVED - NO GRADE GIVEN (ASSUMED A GRADE)

NOTE:  
 ALL GRAND TREE REMOVALS WERE PREVIOUSLY REMOVED IN EARLY SITE PACKAGE #TRC-SP2023-000709 EXCEPT FOR TREE #110 AND TREE #85.



Know what's below.  
 Call before you dig.  
 CALL 811 OR 888-721-7877





**STONO RIVER RETREAT**  
**PRELIMINARY PLAT**  
**MUNGO HOMES COSTAL DIVISION PROPERTIES LLC**  
 CHARLESTON COUNTY, SC

SW+ PROJECT: 11658  
 DATE: 12/3/24  
 DRAWN BY: CEJ  
 CHECKED BY: TRP

**REVISION HISTORY**

NO.	DATE	DESCRIPTION

**PRELIMINARY**  
**PLAT NOTES &**  
**TABLES**

- PURPOSE: SUBDIVISION OF EXISTING PARCELS INTO 57 RESIDENTIAL LOTS.
- THIS DRAWING IS A PRELIMINARY PLAT AND IS NOT FOR RECORDATION OR CONVEYANCE.
- ALL TREES SHOWN TO REMAIN ARE SUBJECT TO THE ZONING LAWS OF CHARLESTON COUNTY AND CANNOT BE REMOVED WITHOUT PRIOR APPROVAL.
- THE PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ROADS, ALLEYS, COMMON AREAS, PONDS, PAVEMENT ISLANDS, AND LANDSCAPE ELEMENTS.
- ALL MEASUREMENTS ARE CALCULATED AND ARE NOT SURVEYED UNLESS OTHERWISE NOTED.
- PARENT PARCEL IDENTIFIED AS CHARLESTON COUNTY TAX MAP NUMBER = 315-00-00-130. PROPERTY IS ZONED R-4. PARENT PARCEL IDENTIFIED AS CHARLESTON COUNTY TAX MAP NUMBER = 315-00-00-114. PROPERTY IS ZONED R-4. PARENT PARCEL IDENTIFIED AS CHARLESTON COUNTY TAX MAP NUMBER = 315-00-00-116. PROPERTY IS ZONED R-4. PARENT PARCEL IDENTIFIED AS CHARLESTON COUNTY TAX MAP NUMBER = 315-00-00-129. PROPERTY IS ZONED R-4.
- TOPOGRAPHIC AND TREE SURVEY BY HLA.
- ALL IMPACTS TO WETLANDS TO BE PERMITTED THROUGH USACOE.
- LOT 25 IS THE SMALLEST LOT AT 5,081 S.F. AND LOT 58 IS THE LARGEST LOT AT 112,062 S.F. SINGLE FAMILY.
- ALL CONTRACTORS MUST HAVE A CHARLESTON COUNTY BUSINESS LICENSE PRIOR TO BEGINNING WORK.
- ALL CONTRACTORS MUST HAVE CHARLESTON COUNTY PERMITS FOR WORK WITHIN SCDOT RIGHT-OF-WAY.
- ALL TREE BARRICADES SHALL BE INSTALLED PRIOR TO BEGINNING CONSTRUCTION AROUND ALL TREES AS SHOWN ON THE CONSTRUCTION DRAWINGS AND SHALL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION.
- THE DESTRUCTION OF ANY GRAND TREE (24" D.B.H. OR LARGER) RATED "B" OR BETTER IS PROHIBITED WITHOUT BZA APPROVAL.
- A COMPLETE SET OF APPROVED DRAWINGS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE TO THE CHARLESTON COUNTY PERSONNEL AT THEIR REQUEST.
- ANY REVISIONS DURING CONSTRUCTION WHICH ALTER THE ROAD LAYOUT, CONSTRUCTION METHODS, RIGHT-OF-WAY LOCATION OR DRAINAGE AS INDICATED AND APPROVED BY THE COUNTY MUST BE SUBMITTED AND APPROVED IN WRITING BY THE ENGINEER AND THE CHARLESTON COUNTY ENGINEERING DEPARTMENT.
- THE CONTRACTOR SHALL VERIFY THE EXISTING TOPOGRAPHIC WORK AND EXISTING UTILITY LINE LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING WORK. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES ON THE DRAWINGS PRIOR TO BEGINNING WORK OR DURING CONSTRUCTION HE SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- |  |  |
|--|--|
| PROPERTY OWNERS:<br>MUNGO HOMES COASTAL DIVISION PROPERTIES LLC<br>4465 TILE DRIVE<br>NORTH CHARLESTON, SC 29405<br>PHONE: (843) 670 6979<br>CONTACT: IKE BOATWRIGHT | ENGINEER:<br>SEAMON WHITESIDE & ASSOC., INC.<br>501 WANDO PARK BLVD., SUITE 200<br>MOUNT PLEASANT, SC 29404<br>PHONE: (843) 884-1667<br>CONTACT: THEODORE PUSSEY, PE |
|--|--|
- THIS PROPERTY LIES WITHIN FLOOD ZONE X, FLOOD ZONE X-SHADED AND FLOOD ZONE AE (EL 9) ON FLOOD INSURANCE RATE MAP NO. 45019C0657K, REVISED JANUARY 29, 2021. FLOOD ZONE ELEVATIONS ARE BASED ON NAVD 1988.
- ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL (NAVD 1988). PER THE REQUIREMENTS OF THE F.E.M.A. AND CHARLESTON COUNTY (WHICHEVER IS HIGHER), FINISHED FLOOR ELEVATIONS SHALL BE PER BUILDING CODES.
- LOW LOTS SHALL BE FILLED TO ENSURE POSITIVE DRAINAGE TO THE ROADWAY OR REAR YARD DRAINAGE FACILITY DURING HOME CONSTRUCTION. FILL MAY BE REQUIRED TO ENSURE POSITIVE DRAINAGE AWAY FROM THE HOUSE AND/OR TO ACCOMMODATE GRADES OF THE ADJACENT LOT(S). ALL FILL PLACEMENT SHALL BE IN COMPLIANCE WITH THE CHARLESTON COUNTY TREE ORDINANCE WITH REGARD TO PLACING FILL AROUND EXISTING TREES.
- ALL STREETS TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL EASEMENTS SHOWN ARE DRAINAGE EASEMENTS UNLESS OTHERWISE NOTED.
- NO FENCES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN DRAINAGE EASEMENTS OR WATER AND SEWER EASEMENTS UNLESS APPROVED BY CHARLESTON COUNTY, ST. JOHNS WATER COMPANY, AND HO AS APPLICABLE.
- WATER DISTRIBUTION SUPPLY BY ST. JOHNS WATER COMPANY.
- CHARLESTON COUNTY PROHIBITS THE BURNING OF VEGETATIVE CLEARING DEBRIS FROM SITE. ALL DEBRIS SHALL BE HARVESTED, CHIPPED, MULCHED OR HAULED OFF-SITE.
- ANY TREE DAMAGED DURING OR AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE PLANNING DIRECTOR AND IN ACCORDANCE WITH ACCEPTED ANSI A300 OR INTERNATIONAL SOCIETY OF ARBORICULTURE PRACTICES. TREE DAMAGE MUST BE REPAIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE ACCESS EASEMENT SHOWN IS DEDICATED TO THE CHARLESTON COUNTY FOR ACCESS TO THE STORMWATER MANAGEMENT FACILITY. THE LONG-TERM MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT FACILITY IS THE RESPONSIBILITY OF THE OWNER(S) OF THE PARCEL(S) OR TO THE PROPERTY OWNERS ASSOCIATION (P.O.A.) AND SHALL BE COMPLETED IN ACCORDANCE WITH THE COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES COMPLETED FOR THIS SUBDIVISION.
- ANY EASEMENT FOR UTILITIES OR OTHER ENCROACHMENTS IN THE AREA TO BE DEDICATED FOR STREETS, HIGHWAYS, DRAINAGE OR OTHER PUBLIC OR PRIVATE USE ARE SUBJECT TO A BINDING PROVISION THAT THE COSTS OF FUTURE RELOCATION OF ANY SUCH ENCROACHMENTS DUE TO THE CONSTRUCTION OR MAINTENANCE OF PUBLIC IMPROVEMENTS SHALL BE BORNE BY THE HOLDER OF THE EASEMENT AND/OR UTILITY COMPANY.

PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL CURVE TABLE					PARCEL CURVE TABLE						
Line #	Bearing	Length	Line #	Bearing	Length	Line #	Bearing	Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
L3	S88°45'48"E	23.87	L55	N83°22'45"W	27.21	L105	S59°21'59"W	20.67	C11	2.90	125.09	001.3286	S60°01'17"W	2.90	C65	23.55	15.00	089.9617	S14°22'32"W	21.21
L4	S88°45'48"E	7.84	L56	N73°38'39"W	19.94	L106	S59°25'12"W	30.33	C12	53.35	100.00	030.5688	S75°57'08"W	52.72	C70	64.27	150.00	024.5489	S71°37'25"W	63.78
L6	N60°40'49"E	51.00	L57	N73°38'39"W	13.35	L107	S59°25'12"W	43.67	C13	96.91	175.00	031.7291	S75°22'20"W	95.68						
L8	N60°37'15"E	51.00	L58	N55°00'29"W	42.38	L108	S59°25'04"W	7.33	C18	83.07	150.00	031.7291	N75°22'20"E	82.01						
L9	S59°15'21"W	51.00	L59	N49°12'19"W	33.48	L109	S59°25'04"W	51.00	C19	66.66	125.00	030.5665	N75°57'30"E	65.88						
L10	S27°56'32"E	51.53	L60	N00°00'00"E	46.68	L110	S59°25'04"W	15.73	C20	3.48	150.00	001.3286	N60°01'15"E	3.48						
L11	S81°23'04"E	28.97	L61	S60°38'58"W	38.35	L111	S59°20'05"W	35.27	C21	109.12	150.00	041.6790	N38°31'01"E	106.73						
L12	S47°38'33"E	27.57	L62	S00°44'29"W	15.99	L112	S59°20'05"W	38.72	C22	90.94	125.00	041.6816	N38°31'06"E	88.94						
L13	N42°46'08"W	39.73	L63	S09°20'56"E	39.85	L113	S59°21'49"W	12.28	C23	53.54	125.00	024.5390	N71°37'43"E	53.13						
L14	N44°11'35"E	43.58	L64	S52°41'33"E	23.07	L114	S59°21'49"W	51.00	C24	42.84	100.00	024.5431	N71°37'36"E	42.51						
L15	N24°50'33"E	51.65	L65	S26°48'01"E	39.23	L115	S59°21'49"W	10.72	C25	113.10	125.00	051.8431	N33°26'01"E	109.29						
L16	N83°02'03"W	55.51	L66	S47°29'14"E	3.18	L116	S59°32'31"W	12.53	C26	113.10	125.00	051.8431	N33°26'01"E	109.29						
L17	N22°59'19"E	31.10	L68	S89°38'43"E	32.75	L117	S59°27'06"W	38.47	C27	26.54	125.00	012.1657	N65°35'25"E	26.49						
L22	N59°21'18"E	30.00	L69	N76°06'36"E	23.56	L118	S59°27'06"W	27.91	C28	33.45	150.00	012.7796	N84°50'56"E	33.38						
L23	S30°38'42"E	25.00	L70	S66°58'09"E	36.21	L119	S59°20'02"W	48.03	C29	2.18	174.91	000.7155	N60°19'37"E	2.18						
L24	N30°38'42"W	35.55	L71	S83°56'43"E	17.68	L120	S59°32'31"W	2.97	C30	21.83	175.00	007.1471	N21°15'04"E	21.82						
L26	N14°55'53"E	21.60	L72	S78°28'39"E	25.06	L121	S59°32'31"W	51.00	C31	72.75	100.00	041.6816	N38°31'06"E	71.15						
L27	N23°57'45"E	35.57	L73	S16°53'24"W	17.65	L122	S59°15'13"W	23.09	C32	47.65	102.10	026.7418	N72°52'15"E	47.22						
L28	N33°10'43"E	34.52	L74	S60°27'49"E	23.37	L123	S59°15'13"W	50.98	C33	37.88	150.00	014.4675	N66°35'20"E	37.78						
L29	N27°53'50"W	48.09	L75	S61°49'58"E	42.15	L124	S59°34'21"W	50.00	C34	23.56	15.00	090.0000	S75°38'42"E	21.21						
L30	N09°52'46"E	50.19	L76	N59°24'56"E	144.31	L125	S59°34'22"W	0.09	C35	166.66	111.94	085.3026	N15°50'11"E	151.69						
L31	N76°20'20"W	41.16	L79	N70°31'47"W	36.46	L126	S59°22'42"W	18.92	C36	20.72	13.00	091.3139	S74°59'17"E	18.59						
L32	S62°06'10"W	42.75	L81	S59°30'27"W	48.97	L127	S59°15'21"W	6.00	C37	16.52	13.00	072.8242	N22°56'35"E	15.43						
L33	S44°45'44"W	94.67	L82	N88°45'48"W	9.07				C43	15.37	100.00	008.8066	S63°45'30"W	15.36						
L34	S68°11'55"W	46.37	L83	N88°45'48"W	31.71				C45	139.76	154.45	051.8431	S33°26'01"W	135.04						
L35	N74°33'13"W	21.90	L84	S60°40'49"W	5.05				C46	100.37	110.43	052.0735	S34°21'23"W	96.95						
L36	N83°26'06"W	59.93	L85	S59°21'23"W	99.24				C47	27.47	100.00	015.7365	S76°01'48"W	27.38						
L37	S12°10'17"E	28.98	L86	N30°38'42"W	20.55				C48	109.12	150.00	041.6816	S38°31'06"W	106.73						
L38	S44°29'35"E	44.39	L87	N83°22'45"W	27.21				C49	90.93	125.00	041.6790	S38°31'01"W	88.94						
L39	S63°50'18"E	35.28	L88	S63°04'20"W	73.61				C50	23.57	15.00	090.0383	N75°37'28"W	21.22						
L40	S33°52'43"E	46.84	L100	N30°38'42"W	14.67				C52	42.68	125.00	019.5634	N81°27'18"E	42.47						
L41	S39°54'28"E	39.83	L101	N55°52'31"W	16.85				C54	1.87	174.91	000.6131	N59°39'46"E	1.87						
L42	N62°14'29"E	35.78	L102	N59°21'34"E	15.51				C60	26.38	150.00	010.0755	N78°51'37"E	26.34						
L43	S83°20'05"E	25.17	L103	S30°29'33"E	25.00				C62	105.47	175.00	034.5318	N42°05'26"E	103.88						
L45	N66°11'39"W	51.61	L104	S30°29'33"E	25.00				C64	46.58	150.00	017.7932	N69°33'52"E	46.40						

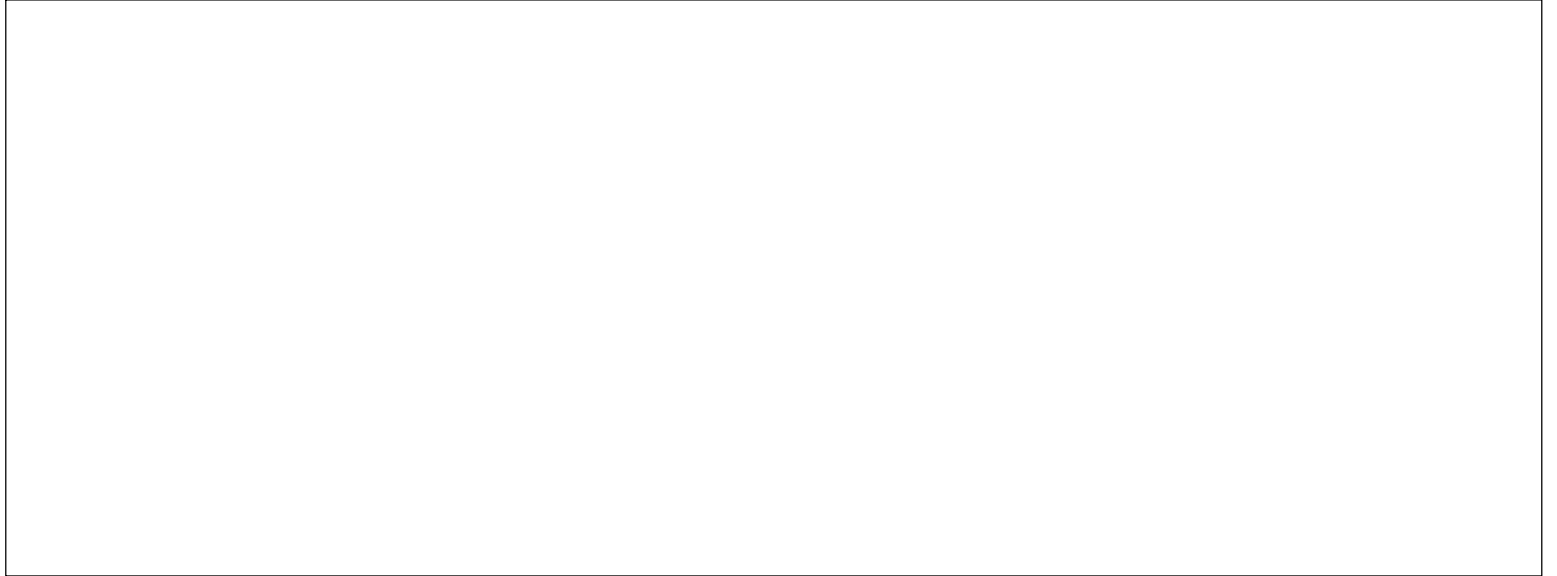
**CHARLESTON COUNTY ZLDR 8.5.2.C.4 NOTES:**

- ANY FUTURE SUBDIVISION OF THIS PARCEL, OR ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH APPLICABLE CHARLESTON COUNTY ORDINANCES. BEFORE CHARLESTON COUNTY WILL CONSIDER ACCEPTANCE OF ANY DEDICATION OF ROADS INTO THE COUNTY ROAD SYSTEM, THE PROPERTY OWNER(S) SHALL CONSTRUCT THE ROADS TO COUNTY OF CHARLESTON ROAD CONSTRUCTION STANDARDS.
- IT IS HEREBY EXPRESSLY UNDERSTOOD BY THE PROPERTY OWNER, DEVELOPER, OR ANY SUBSEQUENT PURCHASER OF ANY LOTS SHOWN ON THE PLAT THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS, ROADS, COMMON AREAS, DRAINAGE SYSTEMS, AND ANY OTHER MUNICIPAL SERVICES WHICH INCLUDE, BUT ARE NOT LIMITED TO, GARBAGE DISPOSAL, PUBLIC SEWAGE, FIRE PROTECTION OR EMERGENCY MEDICAL SERVICE.
- BE AWARE THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR DRAINAGE AND FLOODING PROBLEMS RELEVANT TO THE REAL PROPERTY, AND THAT EMERGENCY VEHICLES MAY HAVE DIFFICULTY ACCESSING THE PROPERTY.
- NO PUBLIC FUNDS SHALL BE USED FOR THE MAINTENANCE OF THE ROADS SHOWN ON THE PLAT; AND
- THIS APPROVAL IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO MAINTAIN THE EASEMENT OR RIGHT-OF-WAY UNTIL IT HAS BEEN BOTH (1) CONSTRUCTED TO COUNTY STANDARDS AND (2) ACCEPTED FOR MAINTENANCE BY CHARLESTON COUNTY COUNCIL; AND
- EXISTING AND PROPOSED INGRESS/EGRESS EASEMENTS AND/OR PRIVATE RIGHTS-OF-WAY THAT PROVIDE ACCESS TO THE LOTS CREATED BY THIS PLAT MUST BE CONSTRUCTED, INSPECTED, AND APPROVED IN COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE IN THE LOCATION SHOWN ON THIS PLAT AND SHALL BE CONSTRUCTED FROM THEIR POINT OF CONNECTION TO AN EXISTING PUBLICLY OWNED AND MAINTAINED RIGHT-OF-WAY TO THE LOT(S) PROPOSED FOR DEVELOPMENT PRIOR TO THE ISSUANCE OF ZONING PERMITS FOR NEW CONSTRUCTION OF STRUCTURES, WITH THE EXCEPTION OF ADDITIONS/RENOVATIONS TO EXISTING STRUCTURES THAT ARE LEGALLY PERMITTED AND NEW CONSTRUCTION OF ACCESSORY STRUCTURES. IN ADDITION, STREET SIGNS ON NAMED INGRESS/EGRESS EASEMENTS AND PRIVATE RIGHTS-OF-WAY SHALL BE INSTALLED AND INSPECTED IN COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE.

**APPLICANT:**  
**MUNGO HOMES COASTAL DIVISION**  
**PROPERTIES LLC**  
**4465 TILE DRIVE**  
**NORTH CHARLESTON, SC 29405**  
**PHONE: (843) 670 6979**  
**CONTACT: IKE BOATWRIGHT**



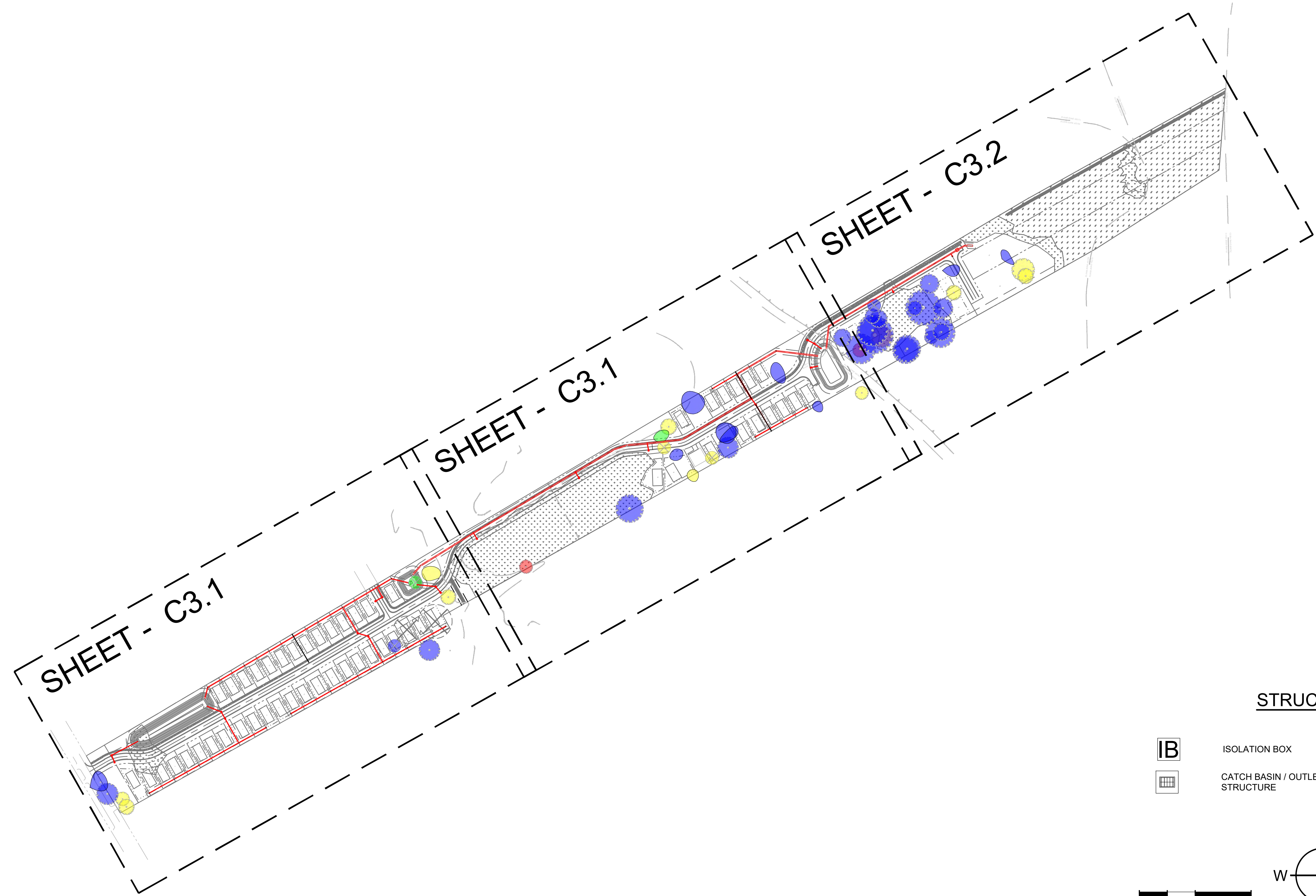
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CHARLESTON COUNTY APPROVAL AND NOTATIONS

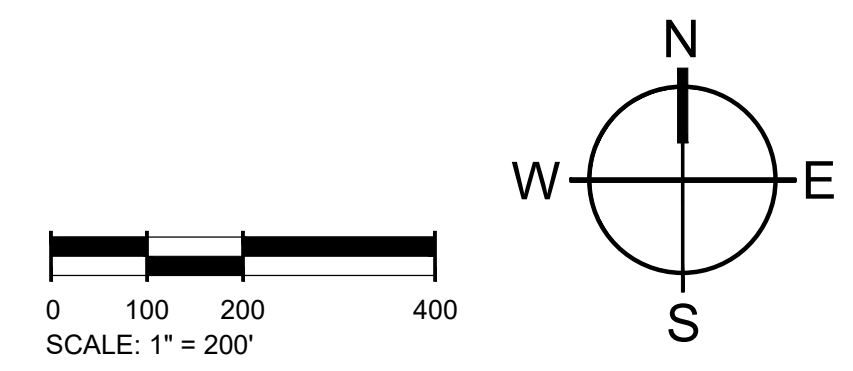
501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON HILLS BUILDING AREA, 711 EASLEY PARKWAY, SUITE 200, GREENVILLE, SC 29615 | FOR PETERSON DR. CHARLOTTE, NC 28217 | 715 N. CEDAR STREET, SUMMERVILLE, SC 29586 | 100 N. DANIEL MORGAN AVENUE, SUITE 100, SPARTANBURG, SC 29306

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDINGS AREA, 701 EASLEY PARKWAY DR, SUITE 600, GREENVILLE, SC 29617 | TON PETERSON DR, CHARLOTTE, NC 28217 | 1715 CEDAR STREET, SUMMERVILLE, SC 29585 | 1401 N. DANIEL MORGAN AVENUE, SUITE 100, SPARTANBURG, SC 29306  
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**STRUCTURE LEGEND:**

- |   |  |   |                 |
|---|--|---|-----------------|
|  | ISOLATION BOX                          |  | JUNCTION BOX    |
|  | CATCH BASIN / OUTLET CONTROL STRUCTURE |  | STRUCTURE LABEL |



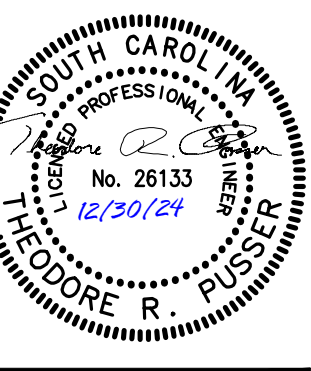
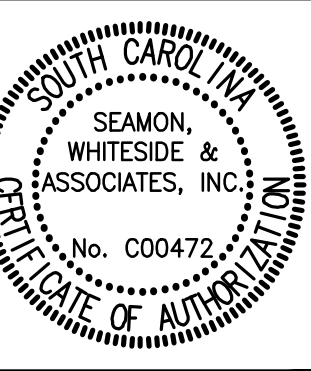
**EXISTING UTILITY NOTE:**  
 THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CHARLESTON COUNTY APPROVAL AND NOTATIONS

NO.	DATE	DESCRIPTION



MOUNT PLEASANT, SC  
 843.884.1667  
 GREENVILLE, SC  
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 SUMMERVILLE, SC  
 843.972.0710  
 SPARTANBURG, SC  
 864.272.1272  
 CHARLOTTE, NC  
 980.312.5450  
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**STONO RIVER RETREAT  
 PRELIMINARY PLAN**  
 MUNGO HOMES COSTAL DIVISION PROPERTIES LLC  
 CHARLESTON COUNTY, SC

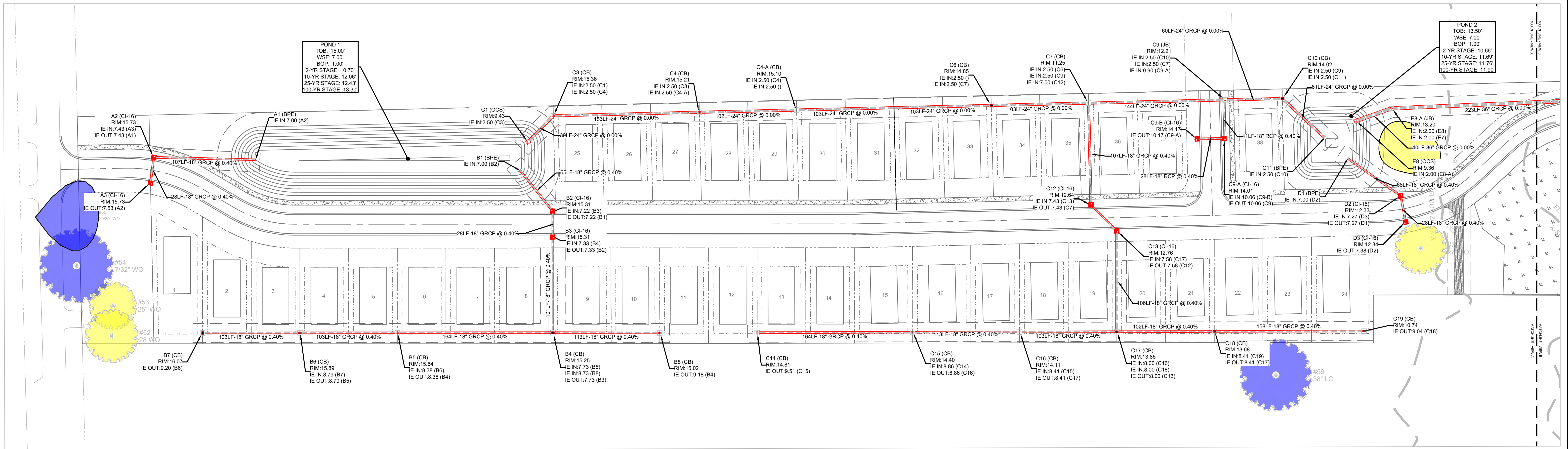
SW+ PROJECT: 11658  
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**REVISION HISTORY**

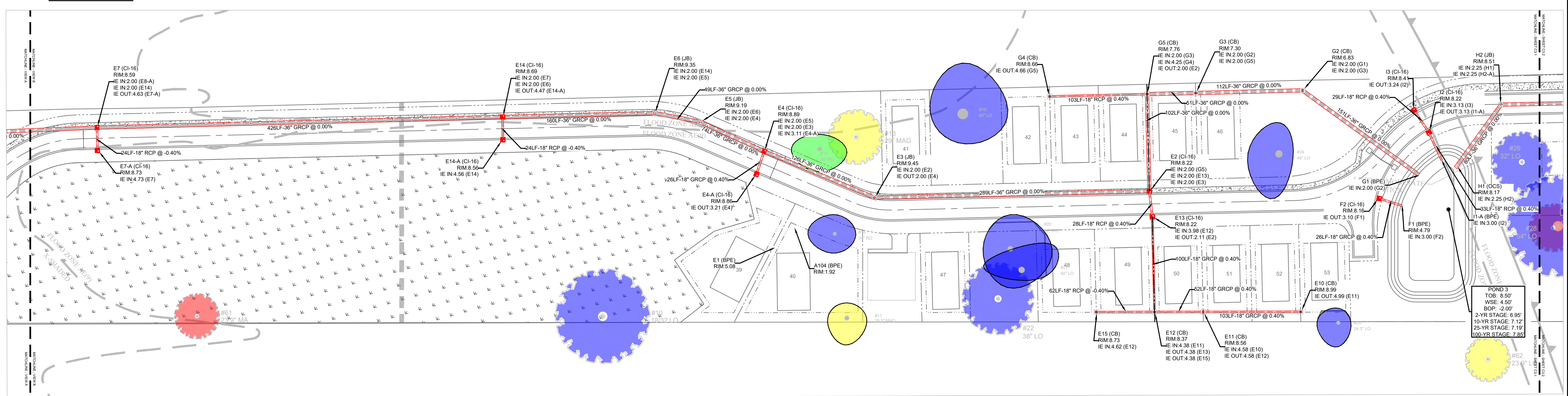
NO.	DATE	DESCRIPTION

**OVERALL DRAINAGE PLAN**

# VIEW A



# VIEW B

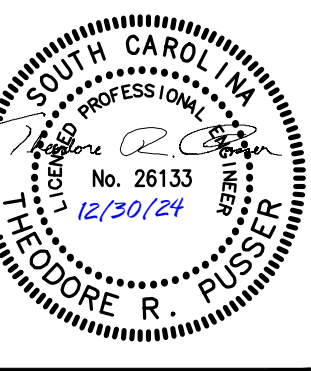
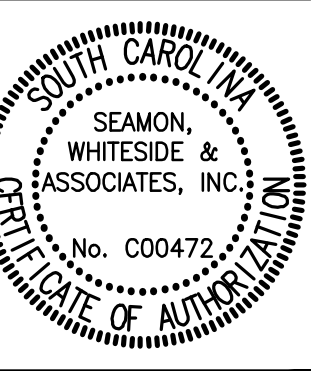
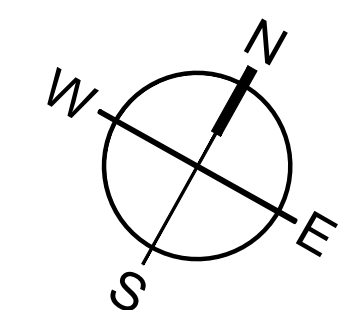
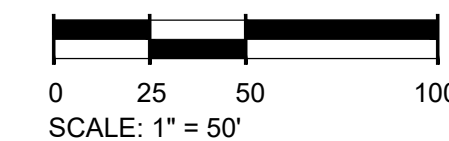


### STRUCTURE LEGEND:

- ISOLATION BOX
- CATCH BASIN / OUTLET CONTROL STRUCTURE
- JUNCTION BOX
- STRUCTURE LABEL



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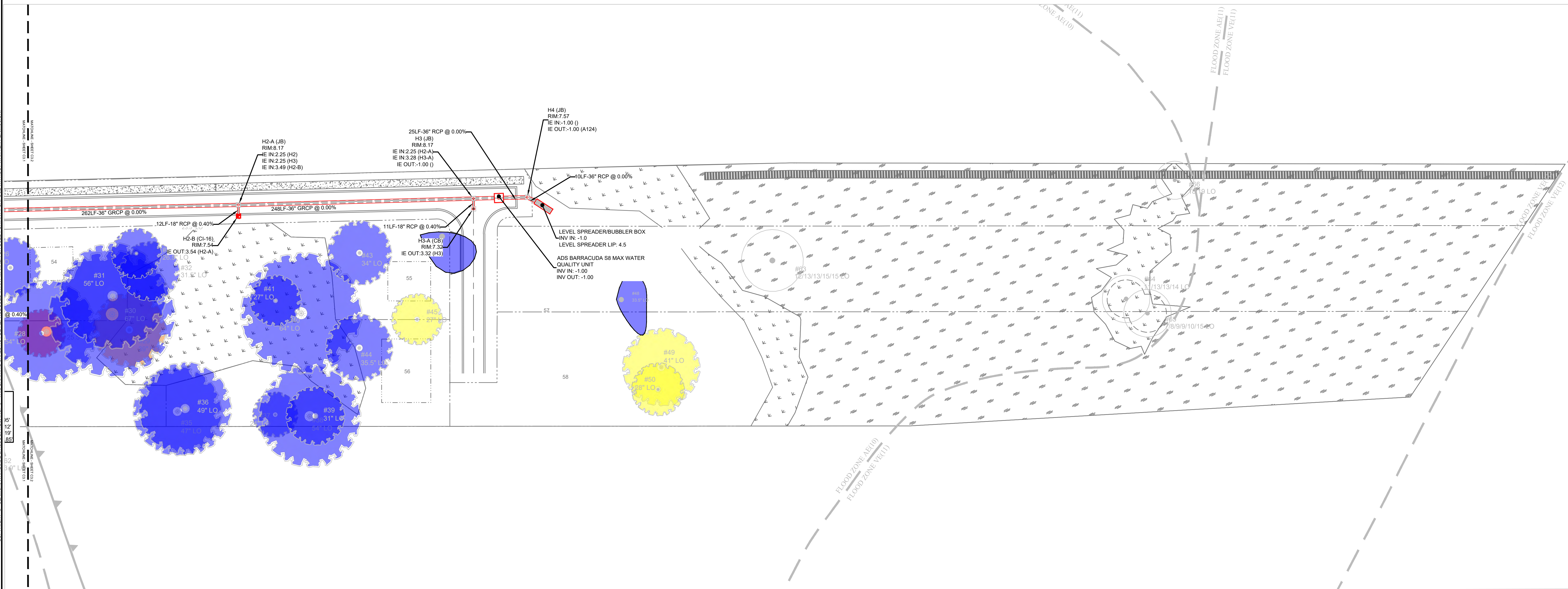
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### DRAINAGE PLAN

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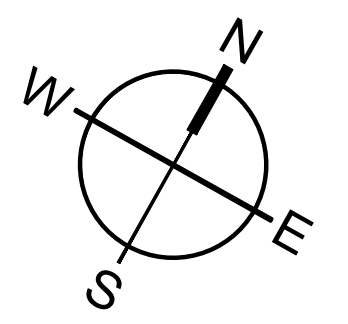
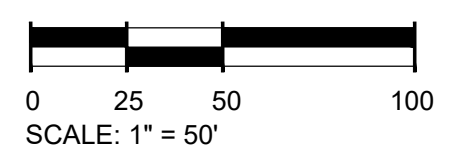


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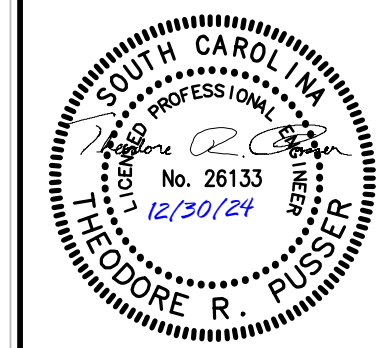
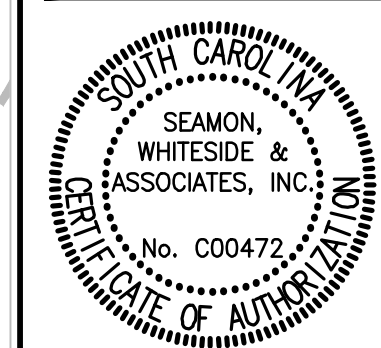
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-  JUNCTION BOX
-  STRUCTURE LABEL



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**STONO RIVER RETREAT**  
**PRELIMINARY PLAN**  
 MUNGO HOMES COSTAL DIVISION PROPERTIES LLC  
 CHARLESTON COUNTY, SC

SW+ PROJECT: 11658  
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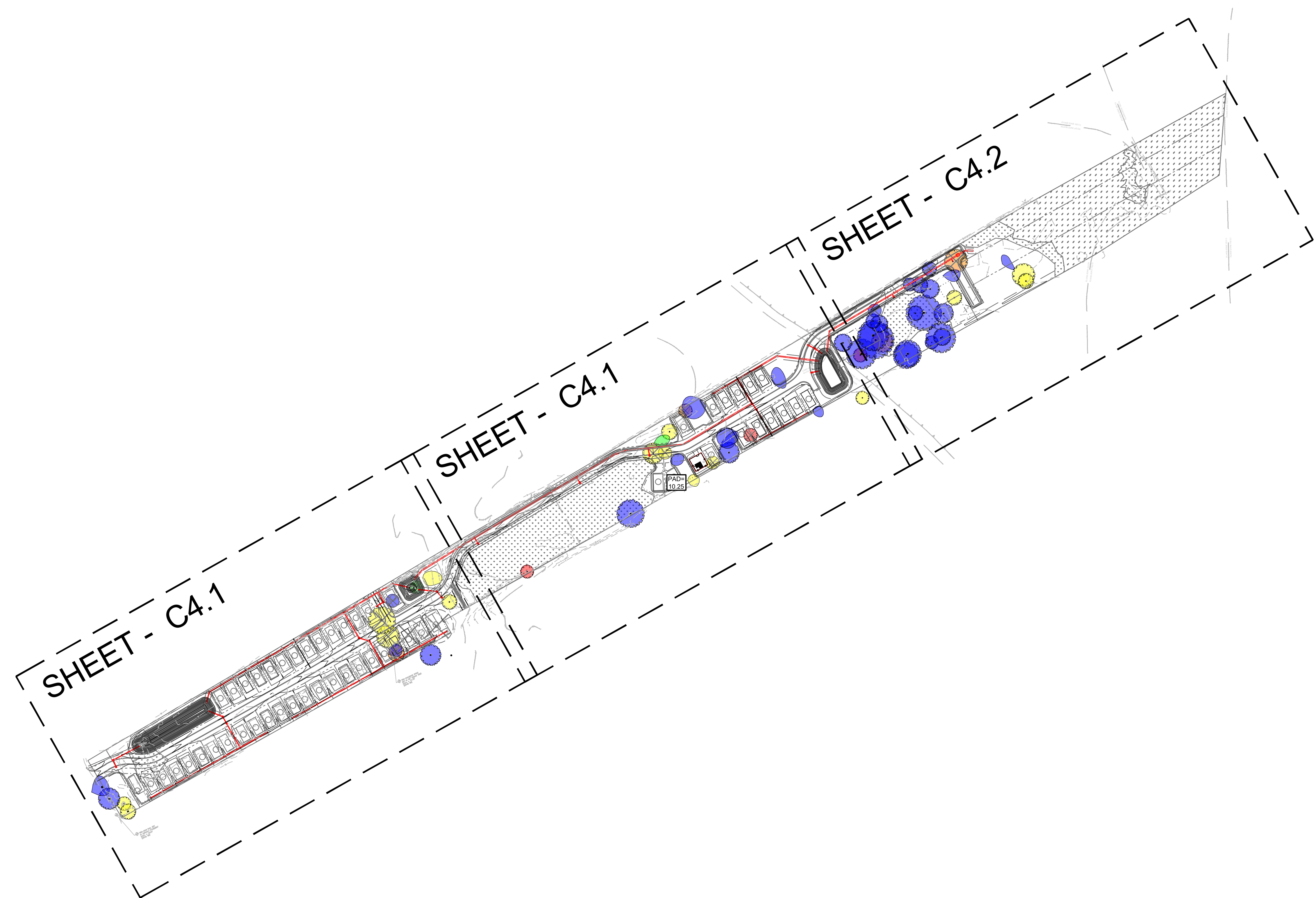
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DRAINAGE PLAN

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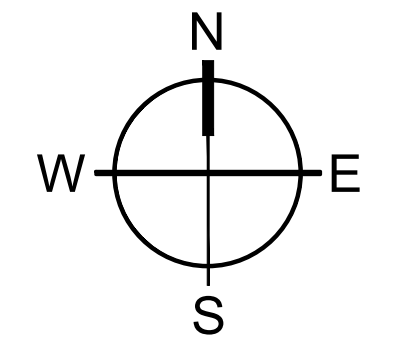
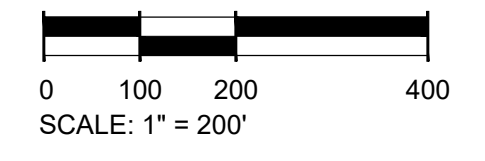
**LEGEND**

A = ASPHALT  
 D = DIRT  
 F = FLOWLINE  
 W = WALK

FPE = FINISHED PAD ELEVATION  
 FCE = FINISHED CAP ELEVATION  
 (AFTER SEPTIC INSTALLATION)

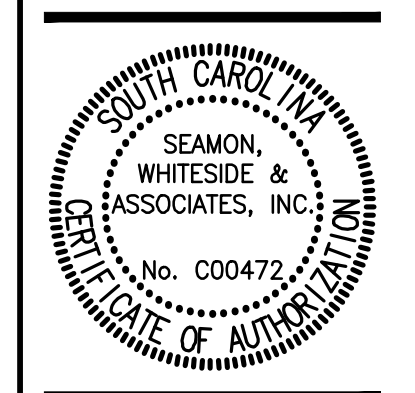


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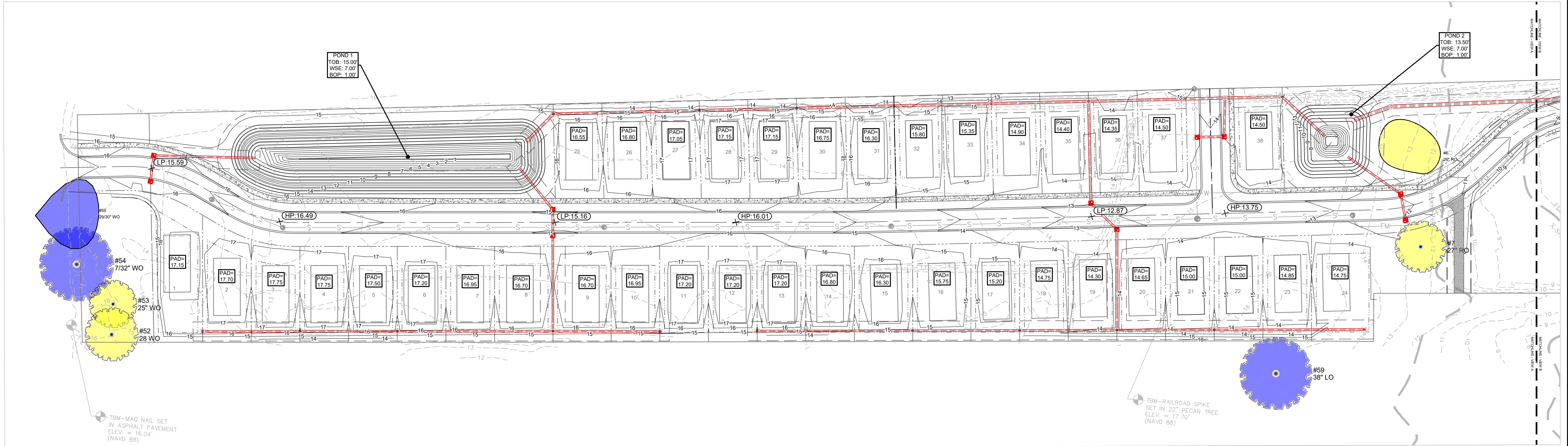
NO.	DESCRIPTION

**OVERALL GRADING PLAN**

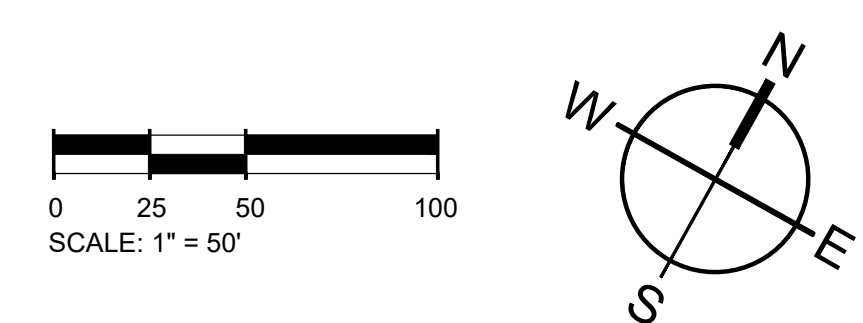
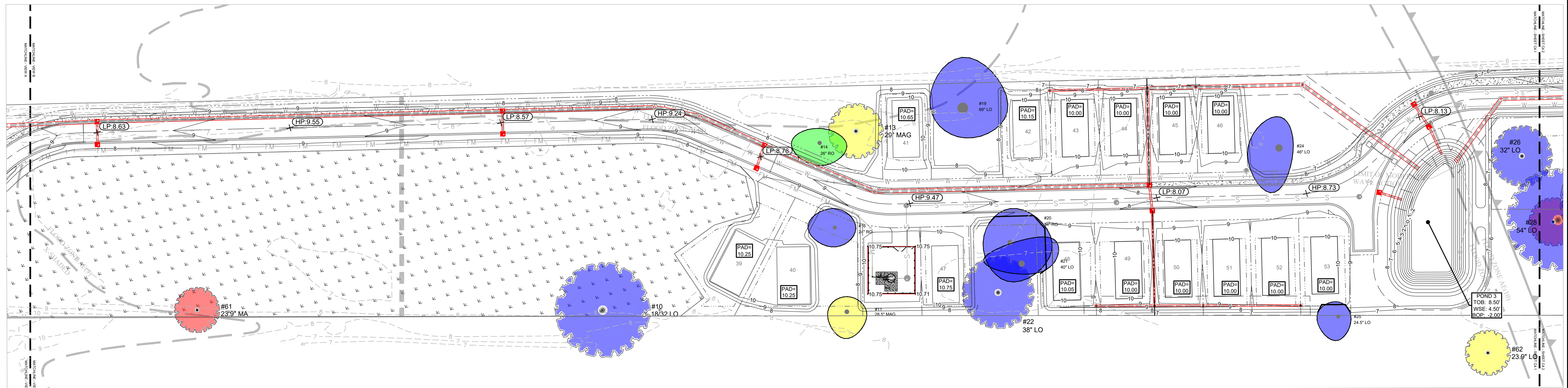
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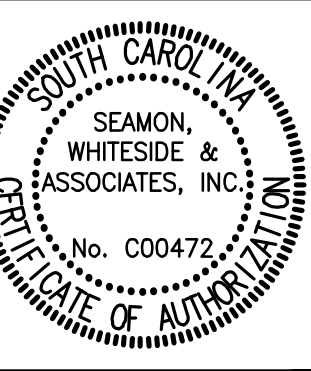
# VIEW A



# VIEW B



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 MUNGO HOMES COASTAL DIVISION PROPERTIES LLC  
 CHARLESTON COUNTY, SC

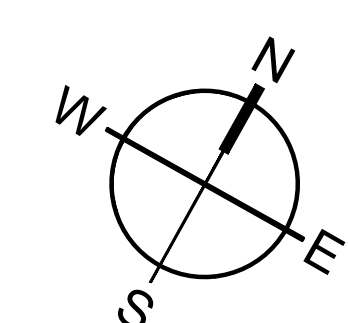
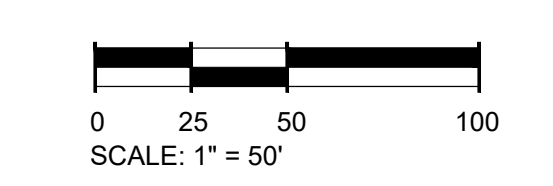
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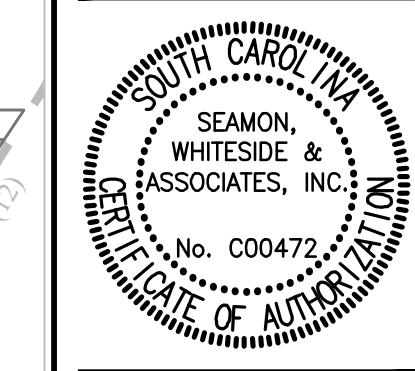
GRADING PLAN

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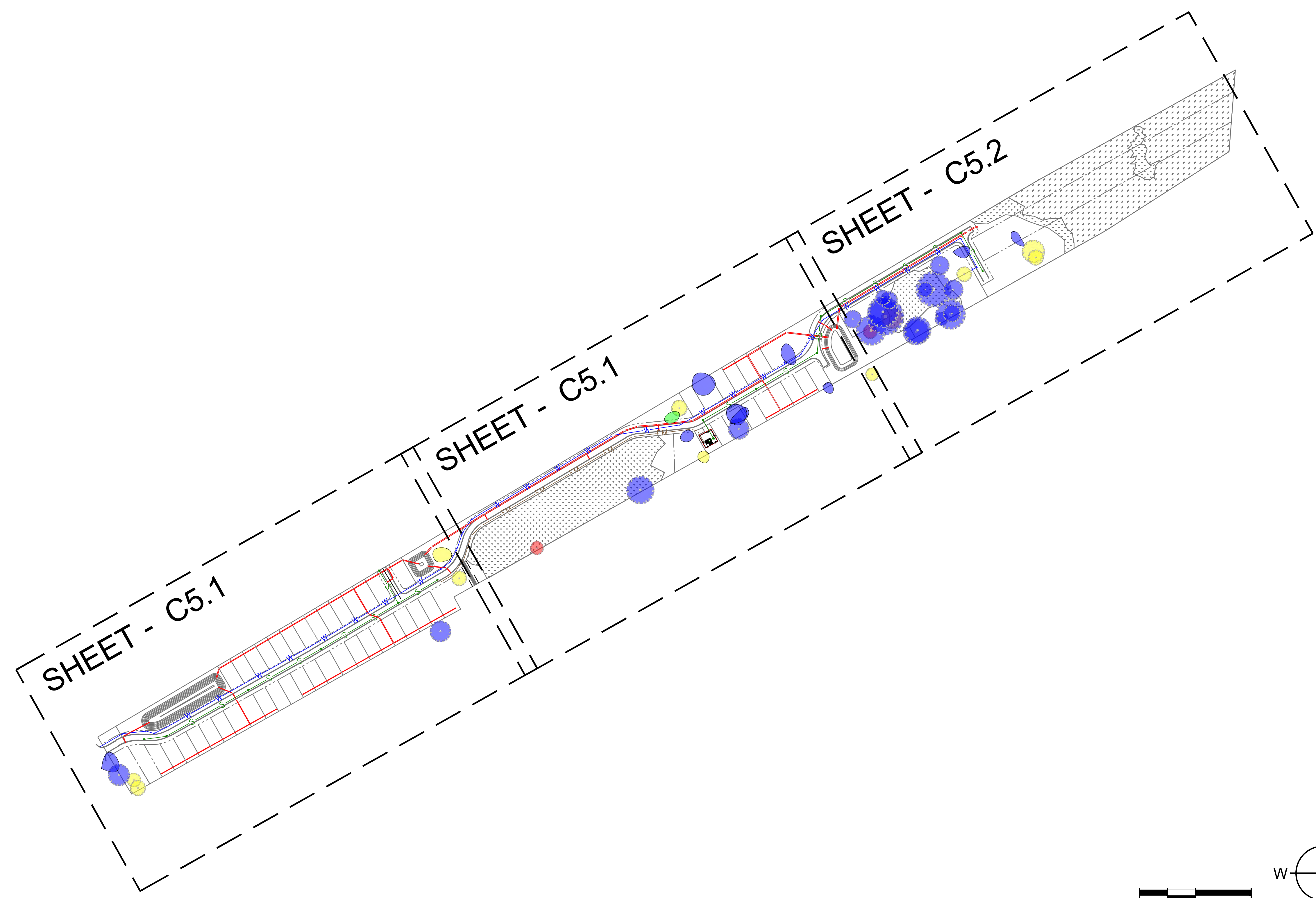
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NO.	DESCRIPTION	DATE

GRADING PLAN

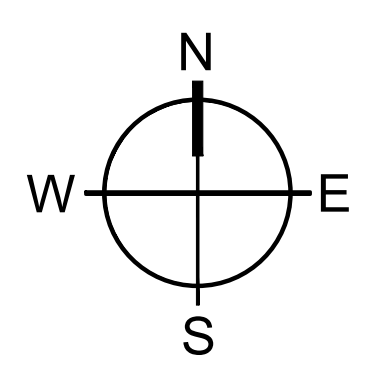
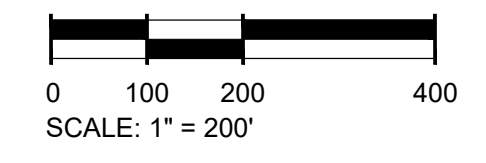
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- NOTES:
1. ALL SEWER MAINS ARE LABELED.
  2. ALL WATER MAIN IS 8" DIP.

**EXISTING UTILITY NOTE:**

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



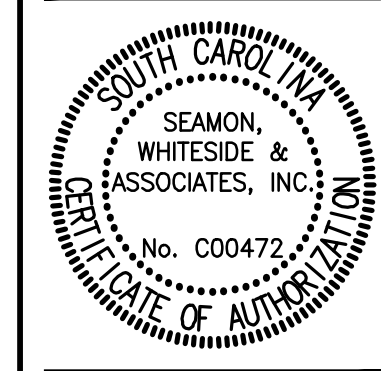
Know what's below.  
Call before you dig.

REVISION HISTORY	

CHARLESTON COUNTY APPROVAL AND NOTATIONS



MOUNT PLEASANT, SC  
843.884.1667  
GREENVILLE, SC  
864.298.0534  
SUMMERVILLE, SC  
843.972.0710  
SPARTANBURG, SC  
864.272.1272  
CHARLOTTE, NC  
980.312.5450  
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**NOT FOR CONSTRUCTION**

**STONO RIVER RETREAT**  
MUNGO HOMES COASTAL DIVISION PROPERTIES LLC  
CHARLESTON COUNTY, SC

SW+ PROJECT: 11658  
DATE: 12/30/24  
DRAWN BY: CEJ  
CHECKED BY: NCW

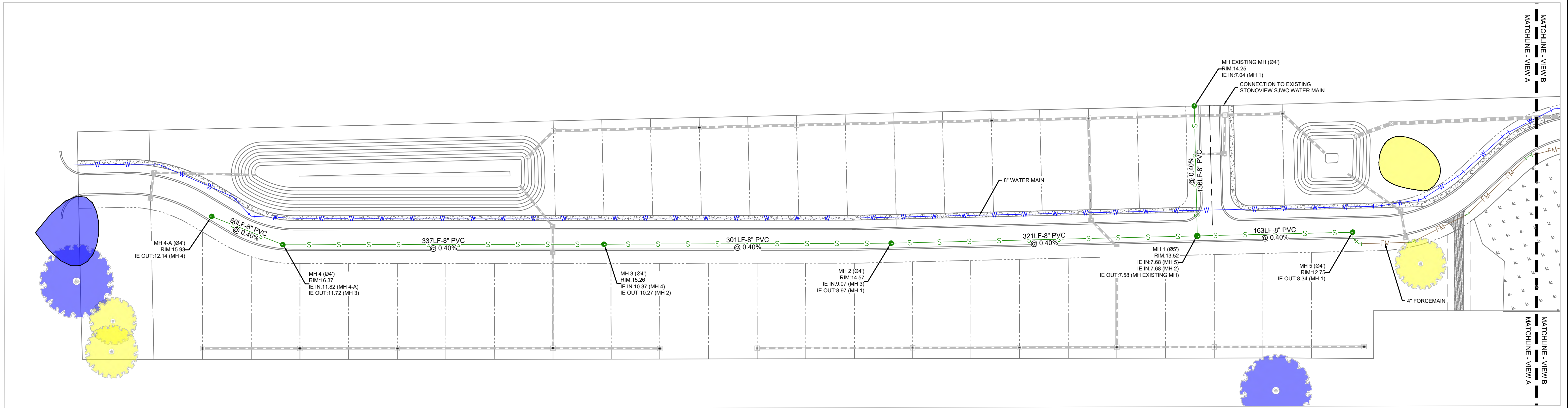
REVISION HISTORY	

OVERALL WATER AND SEWER PLAN

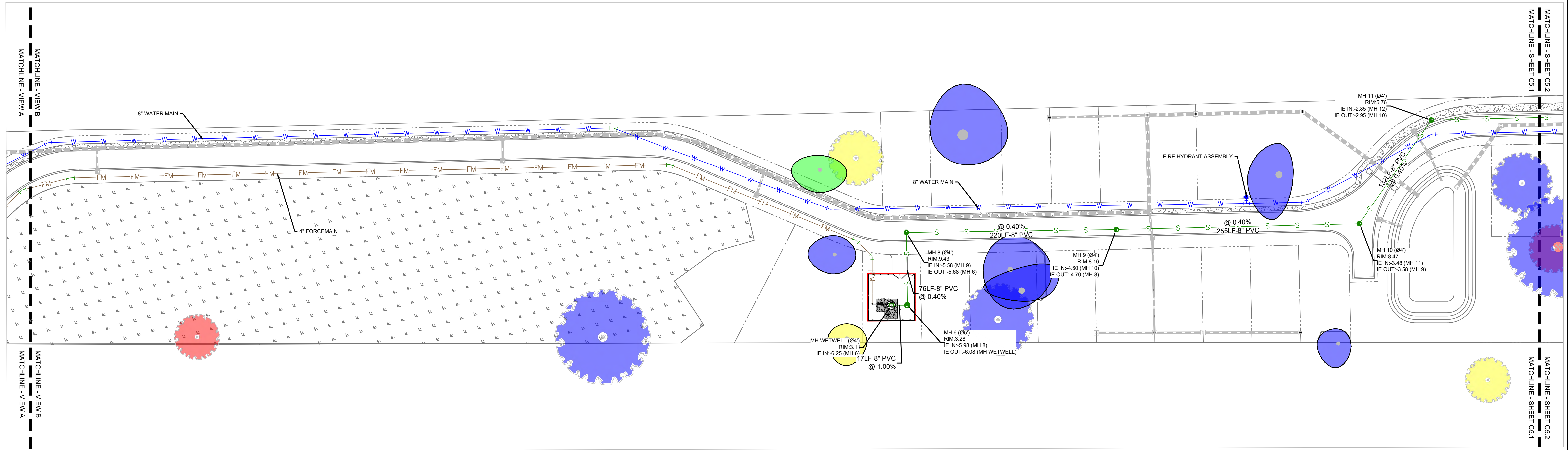


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# VIEW A



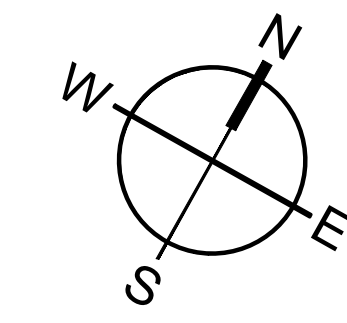
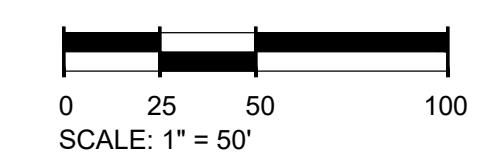
# VIEW B



**EXISTING UTILITY NOTE:**

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- NOTES:**
- ALL SEWER MAINS ARE LABELED.
  - ALL WATER MAIN IS 8" DIP.



CHARLESTON COUNTY APPROVAL AND NOTATIONS



MOUNT PLEASANT, SC 843.884.1667  
 GREENVILLE, SC 864.298.0534  
 SUMMERVILLE, SC 843.972.0710  
 SPARTANBURG, SC 864.272.1272  
 CHARLOTTE, NC 980.312.5450  
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**NOT FOR CONSTRUCTION**

**STONO RIVER RETREAT**  
 MUNGO HOMES COASTAL DIVISION PROPERTIES LLC  
 CHARLESTON COUNTY, SC

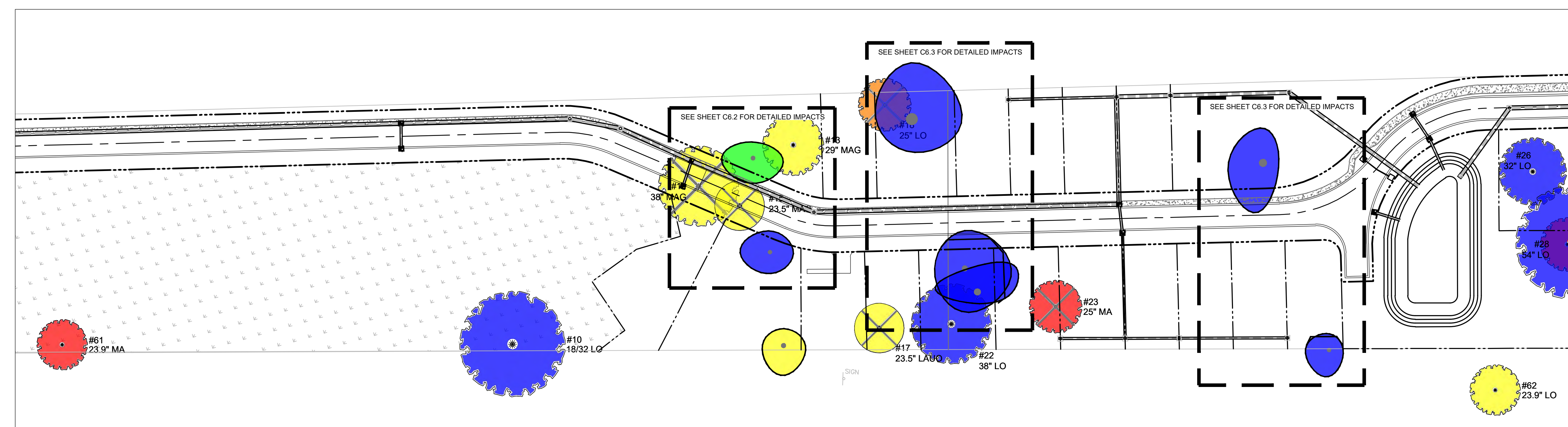
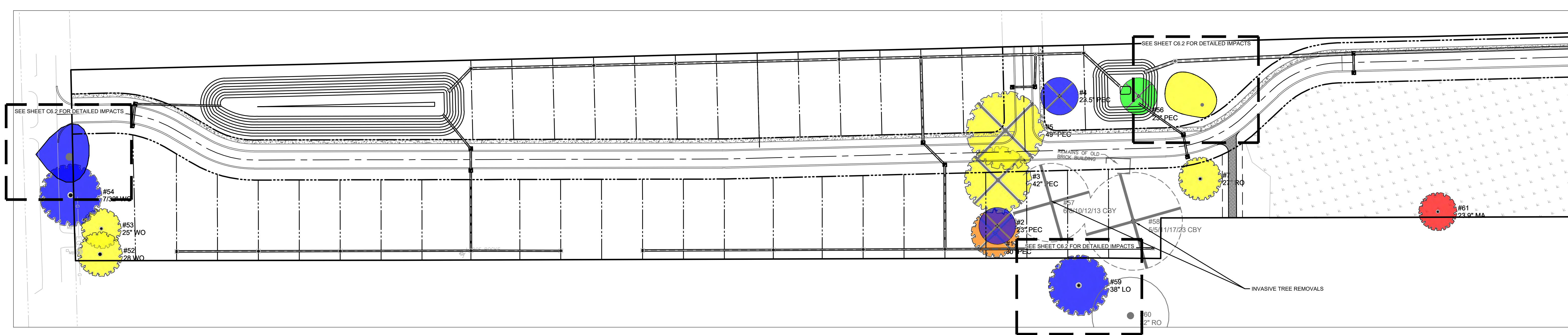
SW+ PROJECT: 11658  
 DATE: 12/30/24  
 DRAWN BY: CEJ  
 CHECKED BY: NCW

REVISION HISTORY

UTILITY MASTER PLAN

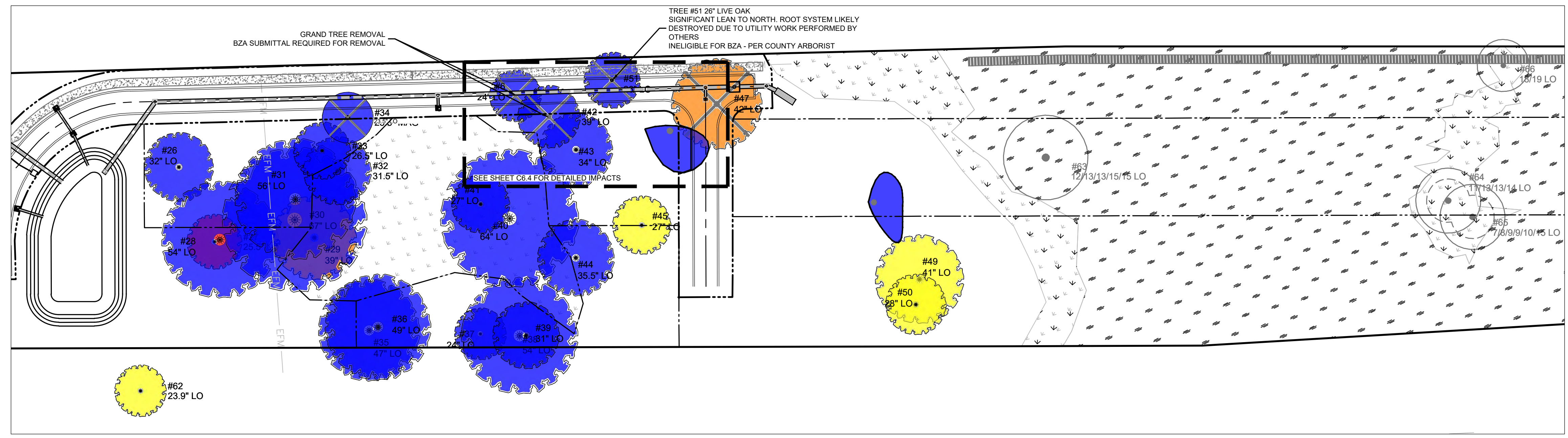


501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29566 | JUDSON HALE & BROTHERS ARCHITECTS, P.A., 1000 GREENVILLE, SC 29615 | FOR PETERSON DR. CHARLOTTE, NC 28217 | 715 N. CEDAR STREET, SUMMERVILLE, SC 29586 | 145 N. DANIEL MORGAN AVENUE, SUITE 100, SPARTANBURG, SC 29306



**TREE LEGEND**

	SIGNIFICANT TREE (16"-23") TO REMAIN-RATED F		GRAND TREE (24"+) TO REMAIN-RATED F
	SIGNIFICANT TREE (16"-23") TO REMAIN-RATED D		GRAND TREE (24"+) TO REMAIN-RATED D
	SIGNIFICANT TREE (16"-23") TO REMAIN-RATED C		GRAND TREE (24"+) TO REMAIN-RATED C
	SIGNIFICANT TREE (16"-23") TO REMAIN-RATED B		GRAND TREE (24"+) TO REMAIN-RATED B
	SIGNIFICANT TREE (16"-23") TO REMAIN-RATED A		GRAND TREE (24"+) TO REMAIN-RATED A
	SIGNIFICANT TREE (16"-23") TO BE REMOVED-RATED F		GRAND TREE (24"+) TO BE REMOVED-RATED F
	SIGNIFICANT TREE (16"-23") TO BE REMOVED-RATED D		GRAND TREE (24"+) TO BE REMOVED-RATED D
	SIGNIFICANT TREE (16"-23") TO BE REMOVED-RATED C		GRAND TREE (24"+) TO BE REMOVED-RATED C
	SIGNIFICANT TREE (16"-23") TO BE REMOVED-RATED B		GRAND TREE (24"+) TO BE REMOVED-RATED B
	SIGNIFICANT TREE (16"-23") TO BE REMOVED-RATED A		GRAND TREE (24"+) TO BE REMOVED-RATED A
	GRAND TREE (24"+) CANOPY DRIP LINE		INVASIVE GRAND TREE (24"+) TO BE REMOVED
	GRAND TREE (24"+) CANOPY ENCROACHMENT AREA		



**LEGEND**

	TREE ENCROACHMENT AREA		A = ASPHALT
	LIMITS OF DISTURBANCE		D = DIRT
	SILT FENCE		F = FLOWLINE
	REINFORCED SILT FENCE		W = WALK
	TREE PROTECTION		FPE = FINISHED PAD ELEVATION
	SIDEWALK		FCE = FINISHED CAP ELEVATION (AFTER SEPTIC INSTALLATION)
	FINISHED GRADE		
	EXISTING GRADE		

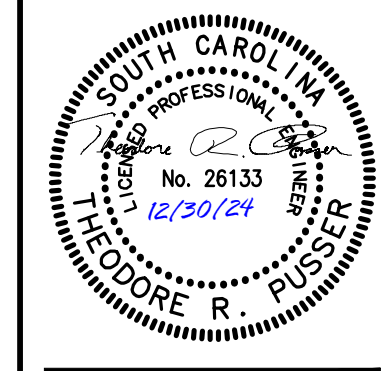
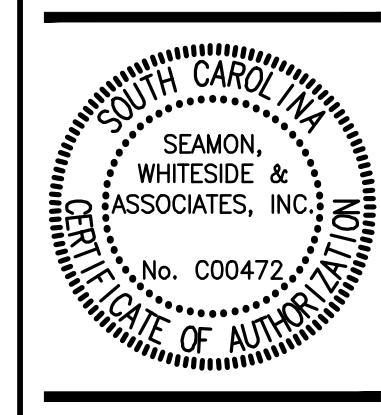
**811**  
Know what's below. Call before you dig.

SCALE: 1" = 60'

**SW**  
SEAMON WHITESIDE

MOUNT PLEASANT, SC 29566  
GREENVILLE, SC 29615  
SUMMERVILLE, SC 29586  
SPARTANBURG, SC 29306  
CHARLOTTE, NC 28217  
RALEIGH, NC 27601

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**STONO RIVER RETREAT  
PRELIMINARY PLAT**

MUNGO HOMES COSTAL DIVISION PROPERTIES LLC  
CHARLESTON COUNTY, SC

SW+ PROJECT: 11658  
DATE: 12/3/24  
DRAWN BY: CEJ  
CHECKED BY: TRP

**REVISION HISTORY**

NO.	DESCRIPTION

OVERALL TREE REMOVAL PLAN

**STONO RIVER RETREAT GRAND TREE REMOVALS**

**GRADE B**

Survey	DBH	Species	Grade
6	24	LO	B
42	39	LO	B
51	26	LO	B

**GRADE C**

Survey	DBH	Species	Grade
3	42	PEC	C
5	49	PEC	C
12	38	MAG	C

**GRADE D**

Survey	DBH	Species	Grade
1	30	PEC	D
47	42	LO	D
18	25	LO	D

**GRADE F**

Survey	DBH	Species	Grade
23	25	MA	F

**INVASIVE**

Survey	DBH	Species	Grade
57	49	CBY	Invasive
58	61	CBY	Invasive

**STONO RIVER RETREAT SIGNIFICANT TREE REMOVALS**

**GRADE A**

Survey	DBH	Species	Grade
56	23	PEC	A

**GRADE B**

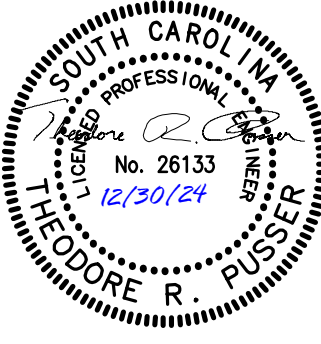
Survey	DBH	Species	Grade
2	23	PEC	B
4	23.5	PEC	B
34	23.5	LO	B

**GRADE C**

Survey	DBH	Species	Grade
15	23.5	MAG	C
17	23.5	LAUO	C



MOUNT PLEASANT, SC  
843.884.1667  
GREENVILLE, SC  
864.298.0534  
SUMMERVILLE, SC  
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864.272.1272  
CHARLOTTE, NC  
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**STONO RIVER RETREAT  
PRELIMINARY PLAT**  
MUNGO HOMES COSTAL DIVISION PROPERTIES LLC  
CHARLESTON COUNTY, SC

SW+ PROJECT: 11658  
DATE: 12/3/24  
DRAWN BY: CEJ  
CHECKED BY: TRP

**REVISION HISTORY**

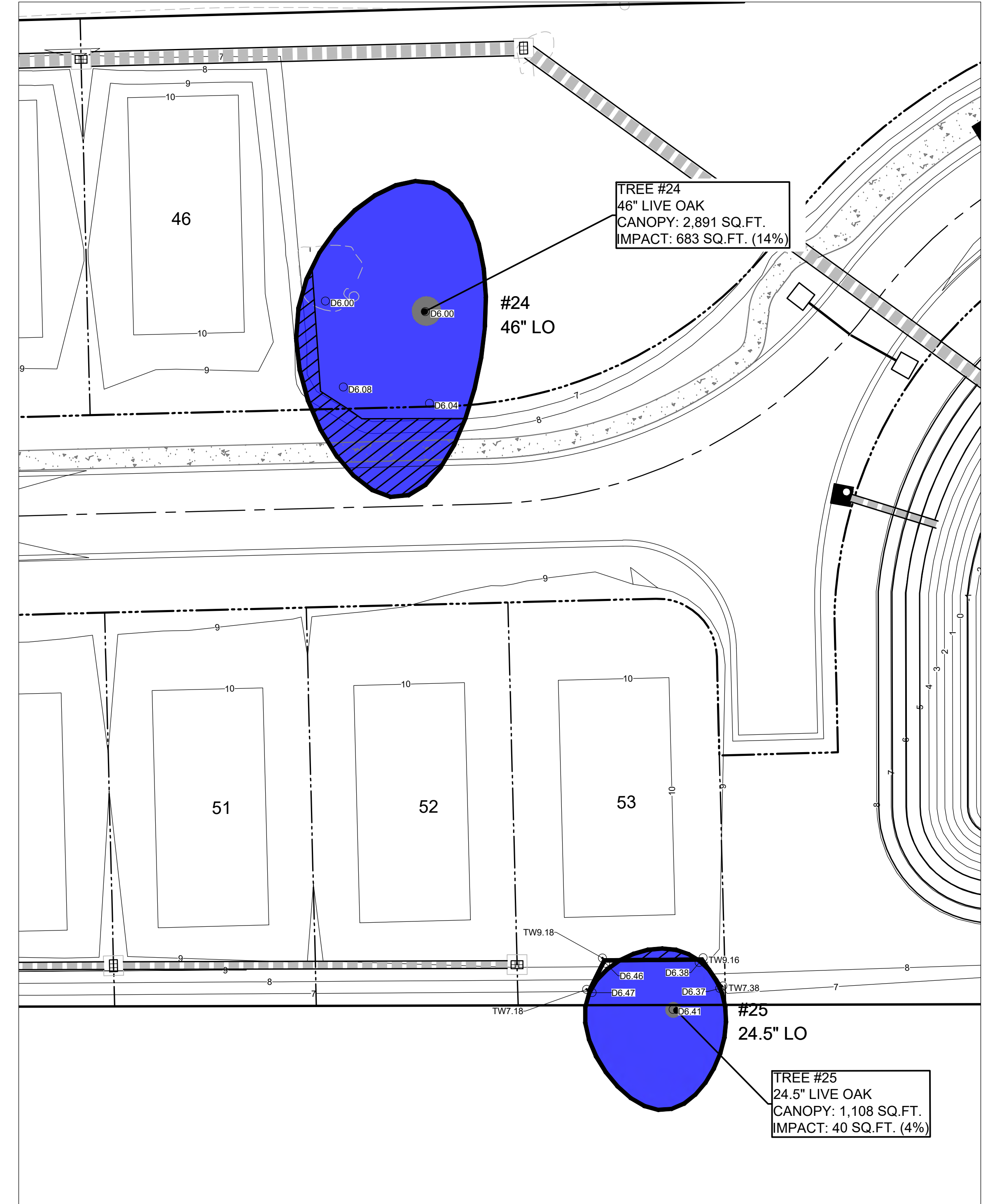
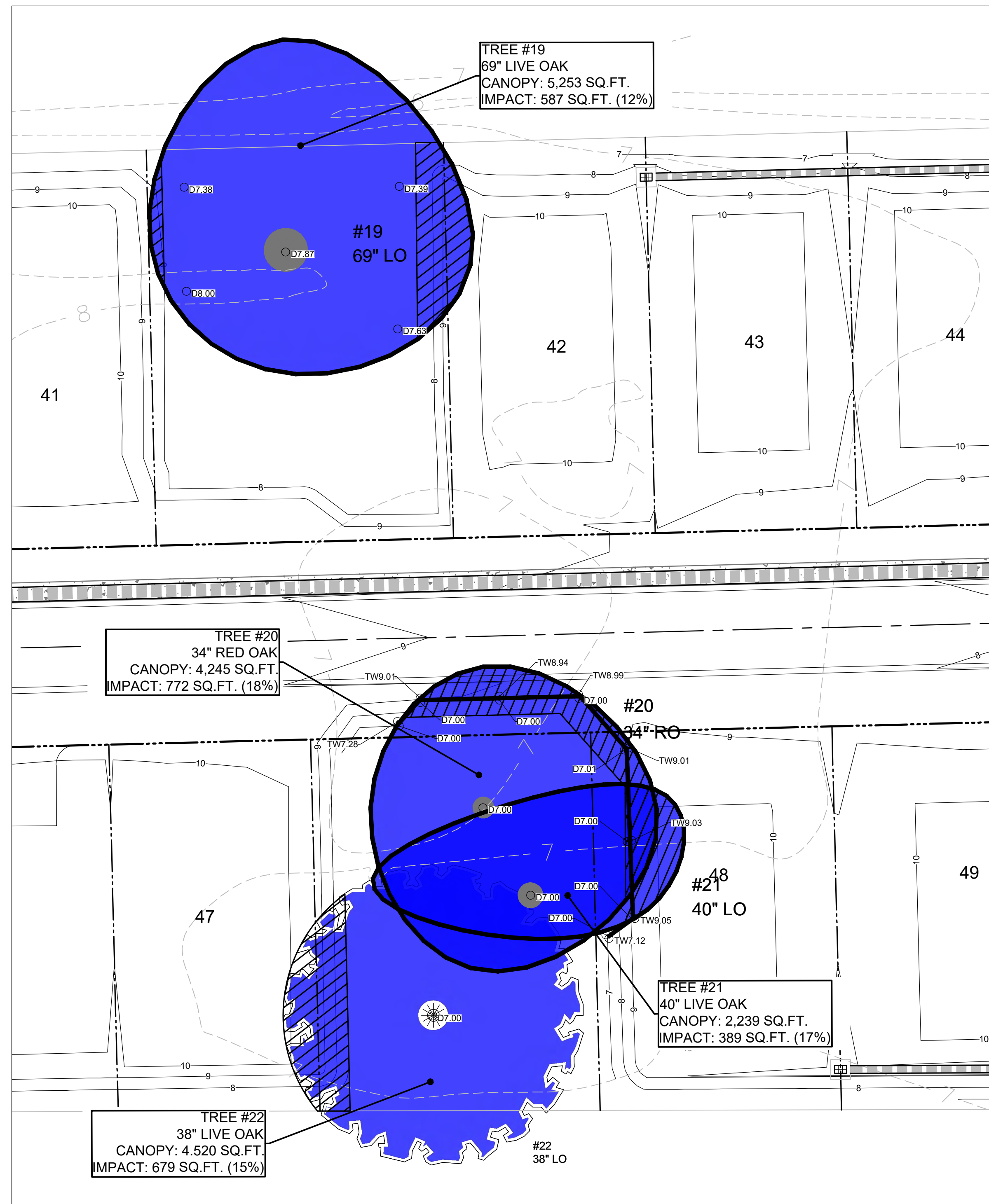
No.	Description

**TREE CHARTS**

51 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29564 | JUDSON MILLS BUILDINGS AREA, 711 EASLEY PARKWAY DR, SUITE 600, GREENVILLE, SC 29611 | 180 N. DANIEL MORGAN AVENUE, SUITE 100, SPARTANBURG, SC 29336  
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501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29564 | JUDSON HILL BUILDINGS ARCHITECTURAL PARTNERSHIP, CHARLOTTE, NC 28217 | TON CERARO STREET, SUMMERVILLE, SC 29586 | 800 N. DANIEL MORGAN AVENUE, SUITE 100, SPARTANBURG, SC 29596



**TREE LEGEND**

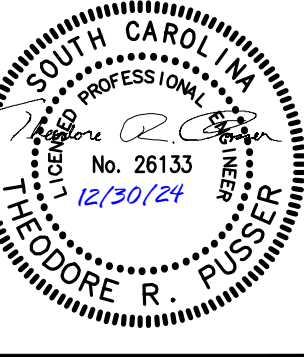
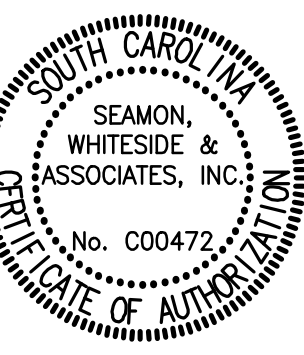
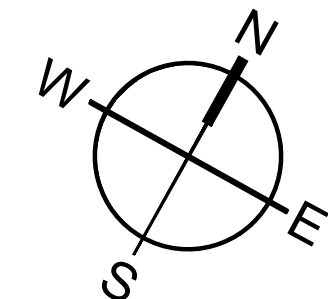
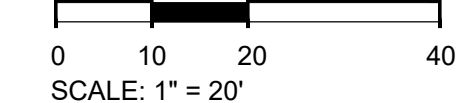
- |  |  |  |  |
|--|--|--|--|
|  | SIGNIFICANT TREE (16"-23") TO REMAIN-RATED F     |  | GRAND TREE (24"+) TO REMAIN-RATED F      |
|  | SIGNIFICANT TREE (16"-23") TO REMAIN-RATED D     |  | GRAND TREE (24"+) TO REMAIN-RATED D      |
|  | SIGNIFICANT TREE (16"-23") TO REMAIN-RATED C     |  | GRAND TREE (24"+) TO REMAIN-RATED C      |
|  | SIGNIFICANT TREE (16"-23") TO REMAIN-RATED B     |  | GRAND TREE (24"+) TO REMAIN-RATED B      |
|  | SIGNIFICANT TREE (16"-23") TO REMAIN-RATED A     |  | GRAND TREE (24"+) TO REMAIN-RATED A      |
|  | SIGNIFICANT TREE (16"-23") TO BE REMOVED-RATED F |  | GRAND TREE (24"+) TO BE REMOVED-RATED F  |
|  | SIGNIFICANT TREE (16"-23") TO BE REMOVED-RATED D |  | GRAND TREE (24"+) TO BE REMOVED-RATED D  |
|  | SIGNIFICANT TREE (16"-23") TO BE REMOVED-RATED C |  | GRAND TREE (24"+) TO BE REMOVED-RATED C  |
|  | SIGNIFICANT TREE (16"-23") TO BE REMOVED-RATED B |  | GRAND TREE (24"+) TO BE REMOVED-RATED B  |
|  | SIGNIFICANT TREE (16"-23") TO BE REMOVED-RATED A |  | GRAND TREE (24"+) TO BE REMOVED-RATED A  |
|  | GRAND TREE (24"+) CANOPY DRIP LINE               |  | INVASIVE GRAND TREE (24"+) TO BE REMOVED |
|  | GRAND TREE (24"+) CANOPY ENCROACHMENT AREA       |  |  |

**LEGEND**

TREE ENCROACHMENT AREA		A = ASPHALT
LIMITS OF DISURBANCE		D = DIRT
SILT FENCE		F = FLOWLINE
REINFORCED SILT FENCE		W = WALK
TREE PROTECTION		FPE = FINISHED PAD ELEVATION
SIDEWALK		FCE = FINISHED CAP ELEVATION (AFTER SEPTIC INSTALLATION)
FINISHED GRADE		
EXISTING GRADE		



Know what's below.  
Call before you dig.



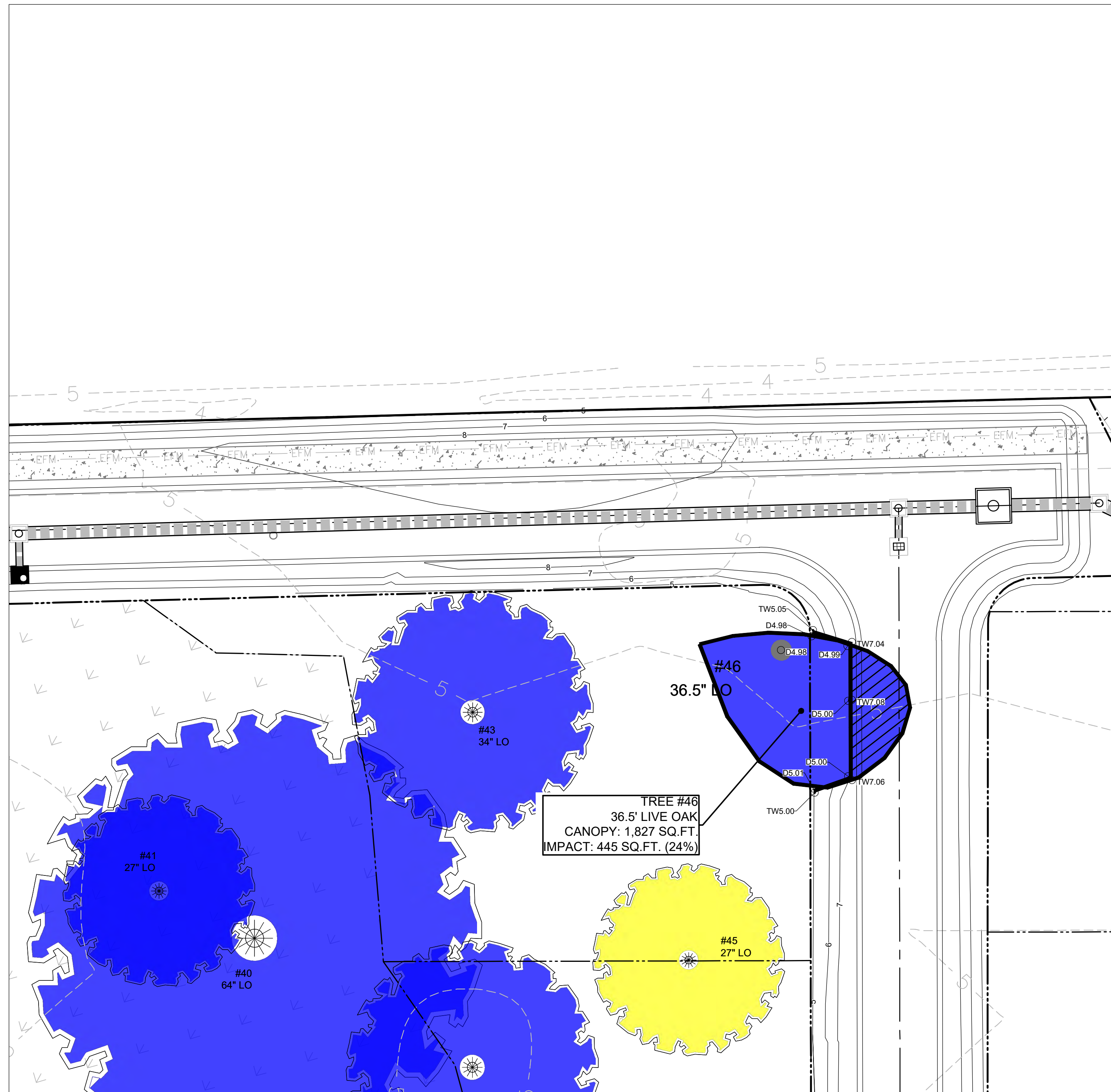
SW+ PROJECT: 11658  
DATE: 12/3/24  
DRAWN BY: CEJ  
CHECKED BY: TRP

**REVISION HISTORY**

NO.	DATE	DESCRIPTION

**TREE GRADING PLAN**

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29566 | JUDSON MILLS BUILDINGS AREA, 7th FLOOR OFFICE FOR SUITE 200A, GREENVILLE, SC 29611 | TON CEMAS STREET, SUMMERVILLE, SC 29586 | 180 N. DANIEL MORGAN AVENUE, SUITE 100, SPARTANBURG, SC 29596

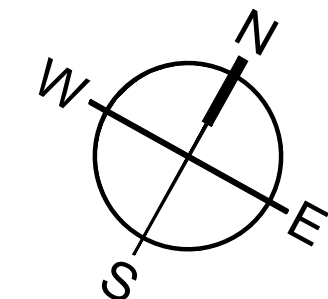
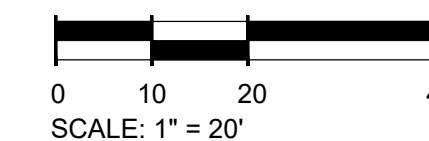


**TREE LEGEND**

	SIGNIFICANT TREE (16'-23') TO REMAIN-RATED F		GRAND TREE (24'+) TO REMAIN-RATED F
	SIGNIFICANT TREE (16'-23') TO REMAIN-RATED D		GRAND TREE (24'+) TO REMAIN-RATED D
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	SIGNIFICANT TREE (16'-23') TO BE REMOVED-RATED F		GRAND TREE (24'+) TO BE REMOVED-RATED F
	SIGNIFICANT TREE (16'-23') TO BE REMOVED-RATED D		GRAND TREE (24'+) TO BE REMOVED-RATED D
	SIGNIFICANT TREE (16'-23') TO BE REMOVED-RATED C		GRAND TREE (24'+) TO BE REMOVED-RATED C
	SIGNIFICANT TREE (16'-23') TO BE REMOVED-RATED B		GRAND TREE (24'+) TO BE REMOVED-RATED B
	SIGNIFICANT TREE (16'-23') TO BE REMOVED-RATED A		GRAND TREE (24'+) TO BE REMOVED-RATED A
	GRAND TREE (24'+) CANOPY DRIP LINE		INVASIVE GRAND TREE (24'+) TO BE REMOVED
	GRAND TREE (24'+) CANOPY ENCROACHMENT AREA		

**LEGEND**

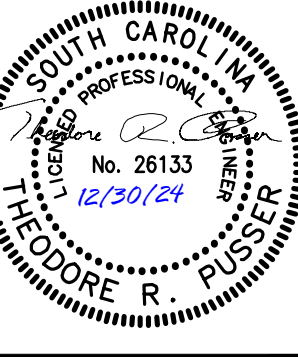
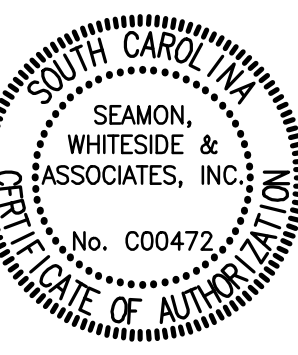
	TREE ENCROACHMENT AREA		A = ASPHALT
	LIMITS OF DISURBANCE		D = DIRT
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	FINISHED GRADE		
	EXISTING GRADE		



CHARLESTON COUNTY APPROVAL AND NOTATIONS



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 GREENVILLE, SC 864.298.0534  
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 CHARLOTTE, NC 980.312.5450  
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**STONO RIVER RETREAT  
 PRELIMINARY PLAN**  
 MUNGO HOMES COSTAL DIVISION PROPERTIES LLC  
 CHARLESTON COUNTY, SC

SW+ PROJECT: 11658  
 DATE: 12/3/24  
 DRAWN BY: CEJ  
 CHECKED BY: TRP

REVISION HISTORY

NO.	DATE	DESCRIPTION

TREE GRADING PLAN

THIS SURVEY IS BASED ON THE REFERENCES SHOWN AND DOES NOT CONSTITUTE A TITLE SEARCH. THE BEARINGS SHOWN ARE MAGNETIC (UNLESS STATED OTHERWISE) AND ARE SUBJECT TO LOCAL ATTRACTION. ANYTHING SHOWN OUTSIDE THE PRESCRIBED BOUNDARIES IS FOR DESCRIPTIVE PURPOSES ONLY.

BR K 428PG574

APPROVED FINAL PLAT  
*John E. Wade Jr. Surveyor*  
 Charleston County Planning Commission  
 18915 Dec 5, 2002  
 App. # Date

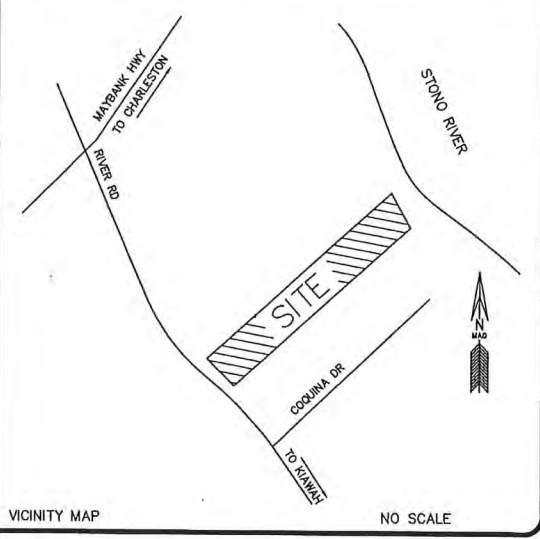
Charleston, South Carolina  
 Office of Register Mesne Conveyance  
 Plat recorded this 6 day of December, 2002 at  
 2:19 o'clock in Plat Book EG Page 45, and tracing cloth  
 copy filed in File 7 Drawer -- Folder 71, Drawing No. 10.  
 Original plat (a White Print) delivered to Chas Co Planning Board  
*Chris G. Gandy*  
 Register Mesne Conveyance

RESERVED FOR DOCUMENTATION STAMPS

LINE NO.	BEARING	DIST	LINE NO.	BEARING	DIST
1	N 73° 04' 15" E	36.77'	23	S 02° 05' 19" W	10.36'
2	S 70° 16' 37" E	9.85'	24	S 11° 01' 05" W	18.81'
3	S 66° 07' 43" E	17.57'	25	S 36° 05' 31" W	6.17'
4	N 85° 50' 30" E	14.94'	26	S 36° 46' 27" E	12.46'
5	S 13° 32' 12" E	8.50'	27	N 70° 26' 22" E	14.24'
6	S 36° 37' 14" E	21.21'	28	S 06° 54' 01" E	23.28'
7	S 39° 19' 44" E	16.43'	29	S 37° 25' 51" W	26.60'
8	S 18° 02' 55" E	21.84'	30	S 71° 39' 58" W	28.50'
9	S 78° 05' 56" E	13.68'	31	S 23° 45' 58" W	7.98'
10	S 47° 03' 25" E	49.13'	32	S 13° 46' 29" E	9.78'
11	N 23° 30' 00" W	11.84'	33	N 23° 24' 21" W	7.89'
12	N 20° 13' 41" W	15.88'	34	N 43° 27' 47" W	17.10'
13	S 47° 03' 25" E	8.92'	35	N 66° 25' 29" W	14.29'
14	S 41° 48' 10" E	28.98'	36	N 13° 12' 51" W	12.92'
15	S 29° 47' 55" E	44.10'	37	N 74° 37' 39" E	10.38'
16	S 24° 12' 40" E	25.06'	38	N 06° 20' 36" W	16.16'
17	S 31° 27' 19" E	30.72'	39	S 84° 51' 12" E	23.77'
18	S 66° 20' 32" E	28.16'	40	S 79° 29' 31" E	20.82'
19	S 71° 21' 07" E	16.49'	41	S 72° 30' 56" E	10.57'
20	N 49° 22' 22" E	22.51'	42	N 24° 38' 39" E	8.57'
21	N 62° 01' 19" E	22.51'			
22	S 29° 18' 40" E	14.27'			

LINE	BEARING	DIST	LINE	BEARING	DIST
43	N 80° 22' 32" E	8.35'	71	N 30° 19' 00" W	9.24'
44	N 63° 56' 29" E	14.11'	72	N 78° 36' 07" E	21.42'
45	S 22° 31' 28" E	10.84'	73	N 20° 12' 48" W	21.45'
46	S 62° 40' 57" W	12.89'	74	N 61° 19' 07" W	7.72'
47	S 40° 16' 33" W	17.42'	75	N 03° 44' 23" E	19.68'
48	N 88° 34' 09" W	11.19'	76	N 79° 24' 34" W	37.25'
49	S 32° 04' 24" E	10.00'	77	S 30° 18' 54" W	20.47'
50	S 74° 05' 36" E	10.76'	78	S 05° 01' 39" E	17.16'
51	S 07° 09' 54" E	28.87'	79	S 38° 32' 42" W	19.49'
52	S 57° 21' 37" W	17.89'	80	S 72° 47' 01" W	16.55'
53	N 44° 44' 04" W	15.13'	81	S 27° 31' 42" W	12.10'
54	N 17° 14' 13" W	20.59'	82	S 63° 07' 49" W	10.62'
55	S 21° 40' 53" W	11.12'	83	S 36° 02' 07" E	8.24'
56	S 64° 56' 45" W	10.51'	84	N 44° 46' 58" E	15.50'
57	N 53° 37' 05" E	12.20'	85	S 69° 34' 27" E	7.71'
58	S 73° 35' 49" E	36.38'	86	S 38° 42' 56" E	15.14'
59	S 47° 13' 47" E	13.43'	87	S 16° 04' 20" E	5.66'
60	S 89° 44' 43" E	16.87'			
61	N 79° 49' 44" E	13.01'			
62	N 78° 46' 32" E	17.93'			
63	N 05° 46' 52" E	11.18'			
64	N 49° 04' 43" E	13.58'			
65	N 32° 45' 55" E	28.21'			
66	N 13° 45' 41" W	20.21'			
67	N 58° 33' 28" W	26.88'			
68	N 00° 15' 40" W	29.49'			
69	N 21° 36' 27" W	19.43'			
70	N 52° 25' 14" W	16.97'			

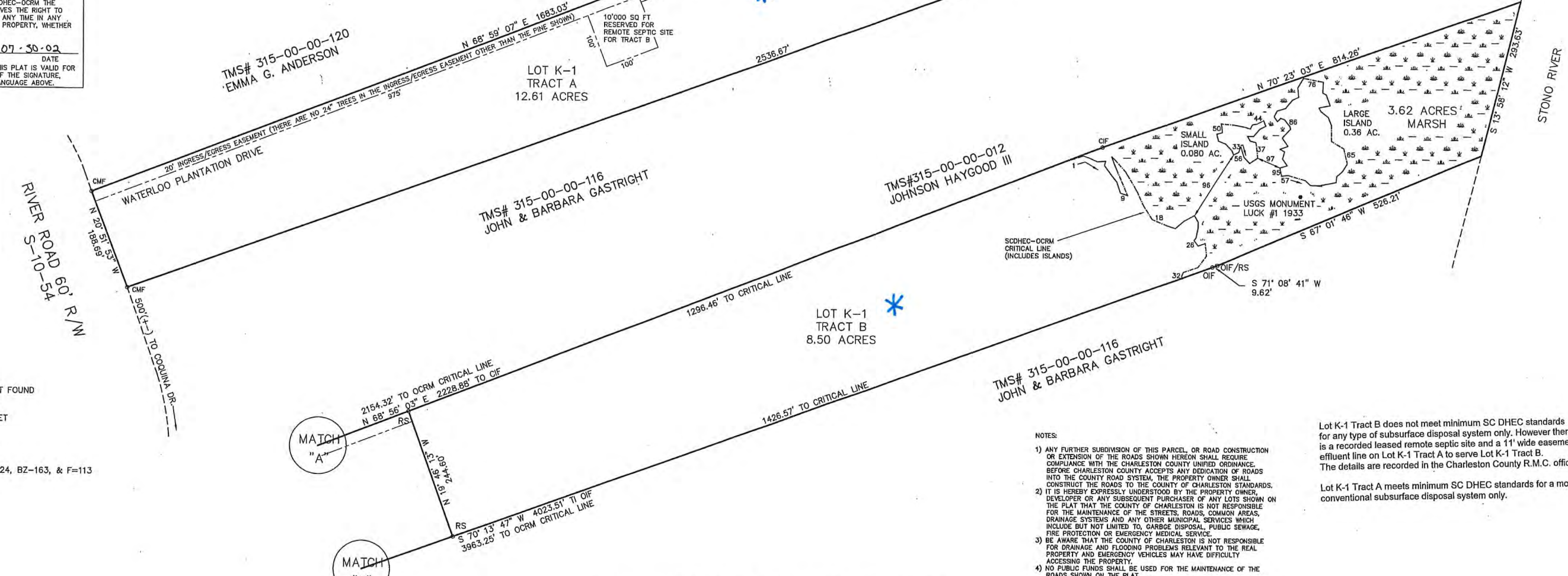
THERE ARE NO SIGNIFICANT TREES IN THE 20' INGRESS-EGRESS EASEMENT SHOWN.



VICINITY MAP NO SCALE

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 AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

*Lee Barry Watkins* 07-30-02  
 SIGNATURE DATE  
 THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR THREE YEARS FROM THE DATE OF THE SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.



- LEGEND:**  
 CMF CONCRETE MONUMENT FOUND  
 OIF 1" OPEN IRON FOUND  
 RS #5 REBAR SET  
 CIF 1 1/2" CRIMP IRON SET
- NOTES:**  
 1) TMS# 315-00-00-114  
 2) REFERENCE PLATS: BG-24, BZ-163, & F=113

- NOTES:**
- 1) ANY FURTHER SUBDIVISION OF THIS PARCEL, OR ROAD CONSTRUCTION OR EXTENSION OF THE ROADS SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON COUNTY UNIFIED ORDINANCE. BEFORE CHARLESTON COUNTY ACCEPTS ANY DEDICATION OF ROADS INTO THE COUNTY ROAD SYSTEM, THE PROPERTY OWNER SHALL CONSTRUCT THE ROADS TO THE COUNTY OF CHARLESTON STANDARDS.
  - 2) IT IS HEREBY EXPRESSLY UNDERSTOOD BY THE PROPERTY OWNER, DEVELOPER OR ANY SUBSEQUENT PURCHASER OF ANY LOTS SHOWN ON THE PLAT THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS, ROADS, COMMON AREAS, DRAINAGE SYSTEMS AND ANY OTHER MUNICIPAL SERVICES WHICH INCLUDE BUT NOT LIMITED TO, GARBAGE DISPOSAL, PUBLIC SEWAGE, FIRE PROTECTION OR EMERGENCY MEDICAL SERVICE.
  - 3) BE AWARE THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR DRAINAGE AND FLOODING PROBLEMS RELEVANT TO THE REAL PROPERTY AND EMERGENCY VEHICLES MAY HAVE DIFFICULTY ACCESSING THE PROPERTY.
  - 4) NO PUBLIC FUNDS SHALL BE USED FOR THE MAINTENANCE OF THE ROADS SHOWN ON THE PLAT.
  - 5) THIS APPROVAL IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO MAINTAIN THIS INGRESS-EGRESS EASEMENT UNTIL IT HAS BEEN CONSTRUCTED TO COUNTY STANDARDS AND ACCEPTED FOR MAINTENANCE BY CHARLESTON COUNTY COUNCIL.

Lot K-1 Tract B does not meet minimum SC DHEC standards for any type of subsurface disposal system only. However there is a recorded leased remote septic site and a 11' wide easement for effluent line on Lot K-1 Tract A to serve Lot K-1 Tract B. The details are recorded in the Charleston County R.M.C. office.

Lot K-1 Tract A meets minimum SC DHEC standards for a modified conventional subsurface disposal system only.

SUBDIVISION OF LOT K-1 WATERLOO PLANTATION  
 CONTAINING 25.18 ACRES TOTAL  
 OWNED BY: NANCY W. NELSON & LEE BARRY WATKINS  
 LOCATED ON  
 JOHNS ISLAND  
 CHARLESTON COUNTY  
 SOUTH CAROLINA

DATE: OCTOBER 30, 2001  
 REVISED APRIL 2, 2002  
 SCALE: 1" = 100'



I/WE HEREBY DEDICATE THE 20' INGRESS-EGRESS EASEMENT TO THE USE OF THE PROPERTY OWNERS FOREVER. OWNERS OF THESE LOTS AND THEIR HEIRS AND ASSIGNS GUARANTEE ITS MAINTENANCE UNTIL SUCH TIME AS IT IS ACCEPTED INTO A PUBLIC MAINTENANCE SYSTEM. WE ALSO DEDICATE THE USE OF THE 11' EFFLUENT EASEMENT SHOWN TO THE USE OF THE PRESENT AND ANY SUBSEQUENT OWNERS.

*Nancy W. Nelson & Lee Barry Watkins*  
 NANCY W. NELSON & LEE BARRY WATKINS (OWNERS)



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

*John E. Wade Jr.*  
 JOHN E. WADE JR., R.L.S.  
 S.C. REG. NO. 13171

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