

PD-152A, Buckland Plantation
Final Version
(Including conditions of approval)
Approved by Council: 01.31.2023

June 2022

Synchronicity, LLC

Buckland Plantation

Charleston County, SC

Planned Development

Zoning District Application

Nest Communities, LLC

Buckland Planation

Planned Development
Zoning District Application

Application History:

Submittal	Oct 5, 2022
Planning Commission	Nov 17, 2022
County Council Public Hearing	Dec 6, 2022
Planning + Public Works Committee of Council	Dec 15, 2022
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Project team

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Charleston, SC 29492

Natural/Cultural Resource Services (Historic Survey)

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Columbia, SC 29229

Surveying

G3 Engineering & Surveying
24 Commerce Drive
Pawleys Island, SC 29585

Section 1

1.01 Planned Development Name

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

1.02 Statement of Objectives

Synchronicity, LLC is submitting this application for Planned Development Zoning District (PD Application) to Permit the design and development of a single family detached residential neighborhood. Buckland Plantation consists of two parcels, 249-00-00-005 and 249-00-00-013. Parcel 249-00-00-005 contains 36.8 total acres. Parcel 249-00-00-013 contains 79.9 total acres. Both parcels total to 116.7 acres, and the planned development will include a maximum of 28 individual lots or a maximum of 1 dwelling unit per 4 acres. Buckland Plantation will increase the existing allowed density of 1 dwelling unit per 8 acres to 1 dwelling unit per 4 acres. Diverse, easily accessible amenities will be offered to the residents of Buckland Plantation. Buckland Planation will be a low-density residential neighborhood.

Common open space will serve the Buckland residents and amount to a minimum of 40% of the total site area. The proposed master plan will include a minimum of 48 acres of common open space composed of a 4.4-acre pond, buffers, Live Oak preservation zones, landscaped areas, and community amenity areas.

Buckland Plantation PD-152 was previously approved in 2015. The intent of the original PD was an Equestrian Community with horse boarding opportunities and a large manmade lake. Synchronicity proposes to remove these two uses with a renewed emphasis on preserved ecology and riverine access, engaging more directly with the natural resources of Grimball Creek and the Stono River. The revised design approach provides more open space to the design, relocates eight lots that previously abutted Chisolm Road, adds one additional waterfront lot, and removes an unnecessary second project entry along Chisolm Road which is currently in close proximity to an existing bridge.

1.03 Intent and Results

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

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

Unique natural environments consisting of marsh views, deep waterfront access, and large climax hardwood forest are incorporated into the common open space.

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

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

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

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

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

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

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

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

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

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

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

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

The master plan offers a creative use of space that ensures common open space access is available easily to all residents of Buckland Planation. Access to the waterway and

landscaped areas will be accessed by pedestrian pathways, roadways, and a community dock.

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

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

Section 2

Ownership and Property Description

2.01 Site description

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

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

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



EXHIBIT A

Section 3

General Plan of Development

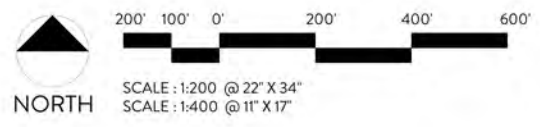
3.01 Master Land Use Plan

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

OPEN SPACE ACREAGE

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

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



DEVELOPMENT SUMMARY

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

EXHIBIT B

BUCKLAND PLANTATION - LAND USE MASTER PLAN

09.30.2022



CIRCULATION LEGEND

- PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION

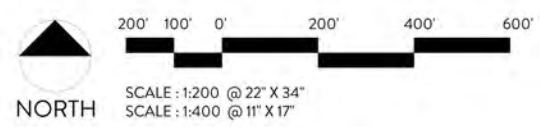


EXHIBIT C

BUCKLAND PLANTATION - CIRCULATION PLAN

09.30.2022



EXHIBIT D

BUCKLAND PLANTATION - SKETCH PLAN OVERLAY

09.30.2022

3.02 Table of Proposed Land Uses

The land uses allowed in the PD include those listed in the Use Table below.

All uses within Buckland Plantation are:

Allowed by right (A),

Or subjected to conditions (C),

All accessory structures and accessory dwelling units (ADU) shall meet the minimum setbacks outlined in Article 4.24 of ZLDR. Structures allowed include storage shed, pool, pool house, detached garage, and attached garages with or without conditioned living spaces over them. All structures that require a building permit shall be subject to the density and dimensional standards established in the Buckland Density/Intensity Dimensional Standards Table (Section 3.04, PD), including principal setbacks.

Accessory structures are allowed pursuant to the applicable requirements of ZLDR Article 6.5, Accessory Uses and Structures, for the AG-8 Zoning District. Accessory structures and accessory dwelling units shall have a maximum height of twenty-five (25) feet. Accessory Dwelling Units (ADU) shall comply with the requirements of ZLDR Section 6.5.9, Accessory Dwelling Units, with the exception of the minimum lot area requirement contained in that section. These requirements refer to both waterfront lots and internal lots.

ADU structures can include heated living or office space and must maintain a similar exterior finish and architectural appearance to that of the primary residence. Home occupations will be allowed as an accessory use in compliance with Section 6.5.11 of the ZLDR.

Parking shall be accommodated with driveways and off-street parking. Boat storage and access shall be allowed, for residents of the development, in designated areas to be determined by the Homeowners Association. All waterfront lots meet the minimum standards outlined in Section 4.8.3 of ZLDR. Short-term rentals shall not be allowed in Buckland Plantation.

Table of Uses of Buckland Plantation

Residential Uses	
Single Family Detached	A

Recreation	
Community recreation, active recreation, passive recreation, buffers, freshwater pond	A

Vehicle & Water Craft Storage	
Community Dock [1, 3]	C
Joint Use Dock [2, 3]	C
Private Dock [2, 3]	C
Vehicle Storage Area	C

Uses allowed by right	A
Uses subject to conditions	C

[1] Community Dock will be required to comply with ZLDR Section 5.2.3 and site plan review. The community dock shall not have boat lifts. No overnight boat storage allowed at community dock.

[2] Joint use docks and private docks shall comply with all applicable regulatory requirements of State and Federal agencies including but not limited to South Carolina department of Health and Environmental Control (SCDHEC) and U.S. Army Corps of Engineers.

[3] A maximum of 10 docks shall be allowed along the Buckland Plantation waterfront. The permitted dock uses include 1 community dock, 7 private docks, and 2 joint use docks.

3.03 Maximum Density

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

The development is located within an agricultural preservation district as identified in the Charleston County Comprehensive Plan. Buckland Plantation requires a minimum 48 acres of common open space. The acreage requirement is met with a combination of active community open spaces (43.20 acres) and freshwater wetlands (10.07 acres), totaling 53.27 acres or 45.65% of the total site. Wetlands make up less than 30% of the required common open space acreage at 18.90% per Section 4.25.6.B.2.f of the ZLDR.

Additional passive open space, including buffers and an existing 4.4-acre pond, extends the total open space acreage to 69.56 acres or 59.61% of the Buckland Plantation site. Various recreation uses and natural land features are located within the common open space. In addition, community dock access will be provided on the Stono River.

3.04 Dimensional Standards

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

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

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

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

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

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

3.05 Architectural Standards

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

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



MINIMUM ARCHITECTURAL STANDARDS

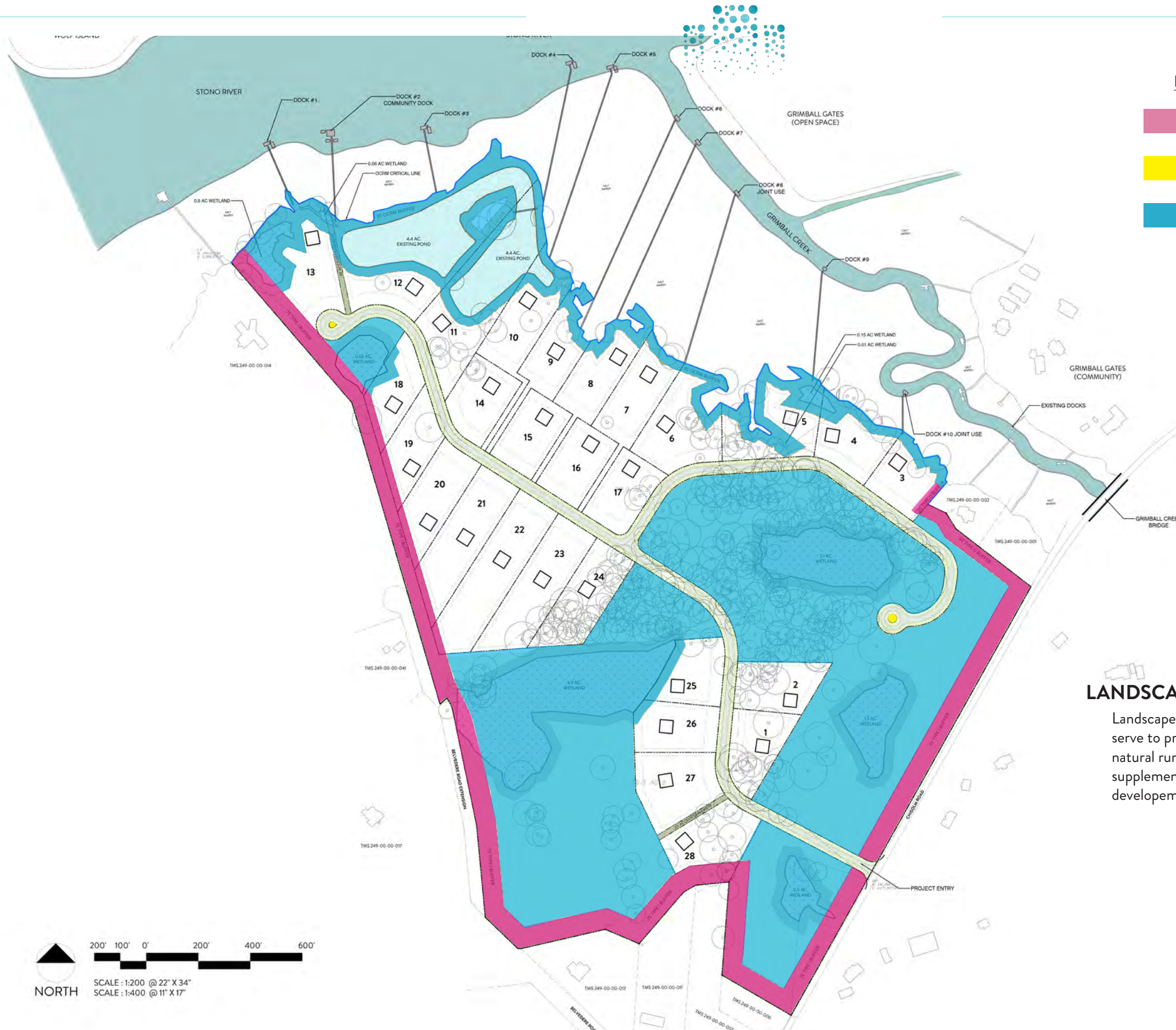
The Architectural standards of Buckland Plantation will comply with the requirements of ZLDR Article 9.5. Proportion and Massing are essential elements of good home design. The building should be carefully planned so that the final building form is appropriate for the specific homesite. The fenestration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



EXHIBIT E

BUCKLAND PLANTATION - ARCHITECTURAL STANDARDS

09.30.2022

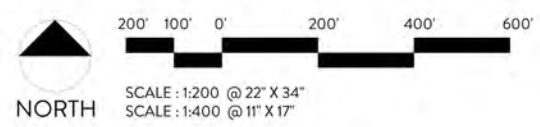


LANDSCAPE LEGEND

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

LANDSCAPE STANDARDS

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



3.06 Landscape Standards

Zone A

Zone A designates a 75' supplemental right-of-way buffer along Chisolm Road, and additional 75', 50', and 25' vegetative buffers abutting neighboring properties. These buffers serve to preserve & enhance the existing vegetation, accommodate stormwater systems, and remain undisturbed by all other construction.

Zone B

Zone B serves as an ornamental terminus for each end of the Buckland Plantation right-of-way.

Zone C

Zone C is intended to preserve the natural rural setting that is distinctive of John's Island, as well as the scenic views which are available throughout Buckland Plantation. Zone C includes all 35' OCRM wetland buffers, climax hardwood forest, undisturbed open space, and wetland areas.

3.07 Buffers

The Conceptual Landscape Plan designates four types of buffers within Buckland Plantation: Type D, Type G, Type I, and wetland/OCRM buffers. All vegetative buffers are shown in areas labeled as "Zone A". Buffers falling within the rear property lines of lots 18-22 shall be deed restricted, prohibiting owner impact or removal of plant materials within the designated buffer area. These buffers shall be monitored and maintained by the Buckland Plantation HOA. All wetland and OCRM buffers shall be owned and maintained by the Buckland Plantation HOA and shall comply with the buffer requirements of the ZLDR. No roads or drives shall be allowed within buffers, with the exception of the main project entry.

The vegetation density for Type D, Type G, and Type I buffers shall follow the ZLDR with a one third reduction in required plant material. A maximum of 33% of all buffers shall be reserved for stormwater systems. Buffers are supplemental where existing vegetation does not currently live.

Type D is a 25' supplemental buffer located between the eastern most waterfront lot and the abutting property to the east. Type D buffers shall consist of 2 canopy trees, 3 understory trees, and 23 shrubs per 100 linear feet.

Type G is a 50' supplemental buffer that abuts the rear of neighboring properties to the northeast of the development. Type G buffers shall consist of 4 canopy trees, 6 understory trees, and 34 shrubs per 100 linear feet.

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

3.08 Lots to Abut Common Open Space

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

3.09 Access

All roads within Buckland Plantation will be owned and maintained by the Buckland HOA. Roads may be offered to the County for public ownership and maintenance in accordance with the County with County requirements and processes in effect at the time such application is made. Direct vehicular and pedestrian access to the development is provided by the private roadway that enters from Chisolm Road. The proposed internal vehicular roadway will connect all proposed lots. The construction entrance shall be located off Chisolm Road. There shall be no access to Belvedere Road from Buckland Plantation.

Access easements will be appropriately located between lots to grant the neighborhood waterfront access through a community dock. In addition, an access easement will be provided to serve areas between structures were necessary for access and to provide for maintenance and utility service for principal service providers. Access easements shall be provided along all ponds and pond perimeters and may be used by the community for passive recreational purposes. The location of the roads in the development may shift depending on the location of Jurisdictional wetlands as determined by the US Army Corps of Engineers and all other applicable jurisdictional agencies. All private roads must comply with secondary county road standards in accordance with ZLDR Article 3.4.

3.10 Areas Designated to Future Use

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

3.11 Signage

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

3.12 Parking

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

3.13 Resource Areas

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

3.14 Tree Protection and Preservation

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

3.15 Common Open Space

Offering ample open space to serve residents was core to the design philosophy of Buckland Plantation. This philosophy is further reflected by the variety of spaces available. For, example, a minimum of 44-acres is allotted to the common open space. The development contributes a minimum of 48-acres of common open space. This area consists of active recreation spaces (43.20 acres) and freshwater wetland areas (10.07 acres). These spaces provide access to a climax hardwood forest, large open green spaces, and a community dock located on the Stono River.

Additional open spaces, in excess of the required common open space, include buffer areas and an existing 4.4-acre pond, which bring the total open space acreage to 69.56 acres. The proposed master plan will result in required common space representing approximately 45.67% of the development. All 69.56 acres of open space will be conveyed to the Buckland HOA to be maintained and integrated in the overall system.

A maximum of 30% of common open space is comprised of wetlands, ponds, and buffers in accordance with Section 4.25.6.B.2.f. All areas designated for common space are easily accessible. Residents of Buckland Plantation will have access by way of pedestrian pathways and community roads. Access easements shall be provided along all ponds and pond perimeters and may be used by the community for passive recreational purposes. Within the landscaped common open space, use will be limited to passive recreation and seating.

All common space shall comply with applicable requirements of ZLDR, Section 4.25.6 and comply with the Common Open Space requirements of the Buckland Plantation PD. No building permits shall be issued until the Common Open Space has been protected in perpetuity through a legally binding action (e.g. conservation easement, deed restriction, etc.). Such legally binding actions (e.g. conservation easement, deed restriction, etc.) will be recorded at the time of Final Plat recording.

3.16 Impact Assessment

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

3.17 Stormwater/Drainage

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

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

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

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

3.18 Traffic Study

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

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

Table 1: Anticipated Trip Generation

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

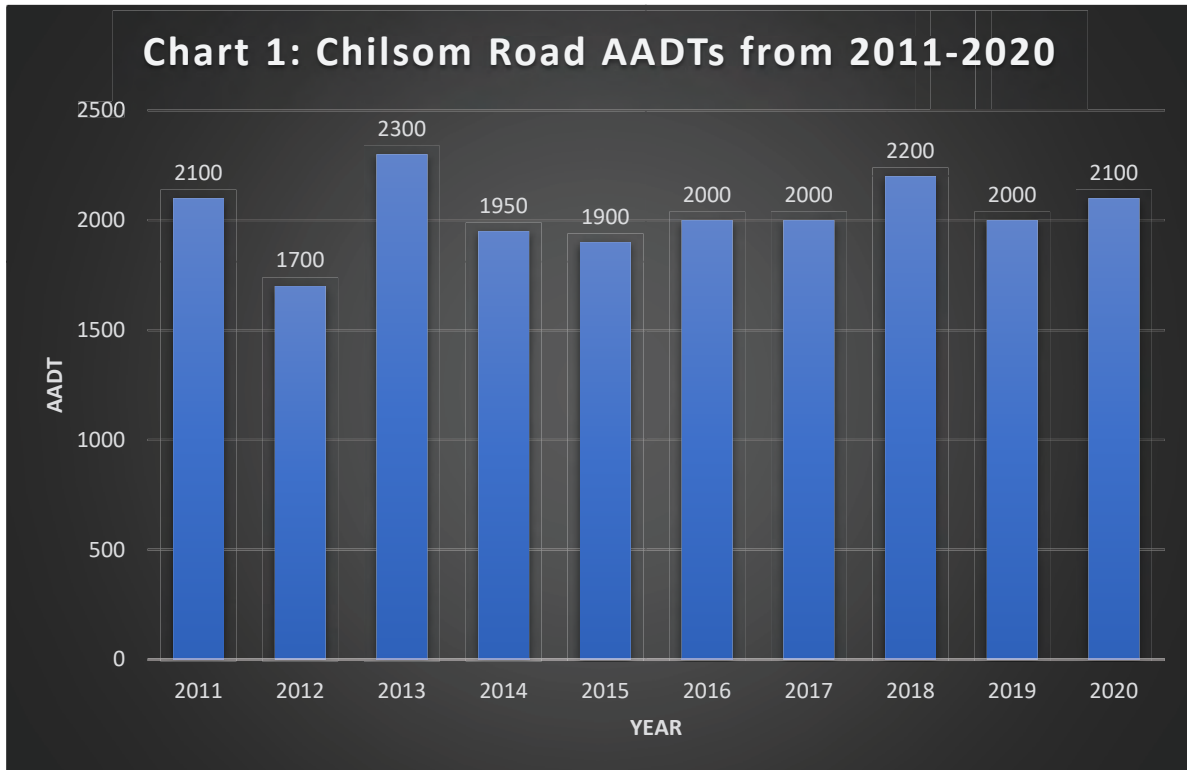
As shown in **Table 1** above, the proposed single-family development is anticipated to generate 313 daily trips, 23 AM peak hour trips (6 In and 17 out) and 30 PM peak hour trips (19 in and 11 out). Since the AM and PM peak hour trips are below 100 trips per hour, SCDOT will not require a traffic study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

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

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

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

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



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



EXHIBIT G

BUCKLAND PLANTATION - CONCEPTUAL DOCK PLAN

09.30.2022

3.19 Compliance with ZLDR

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

The PD shall be in compliance with the requirements and processed contained in ZLDR Section 4.25.10, Variances and Other Modifications to Approved PD Development Plans.

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

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

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

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

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

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

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

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

3.20 Historic and Archaeological Survey

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

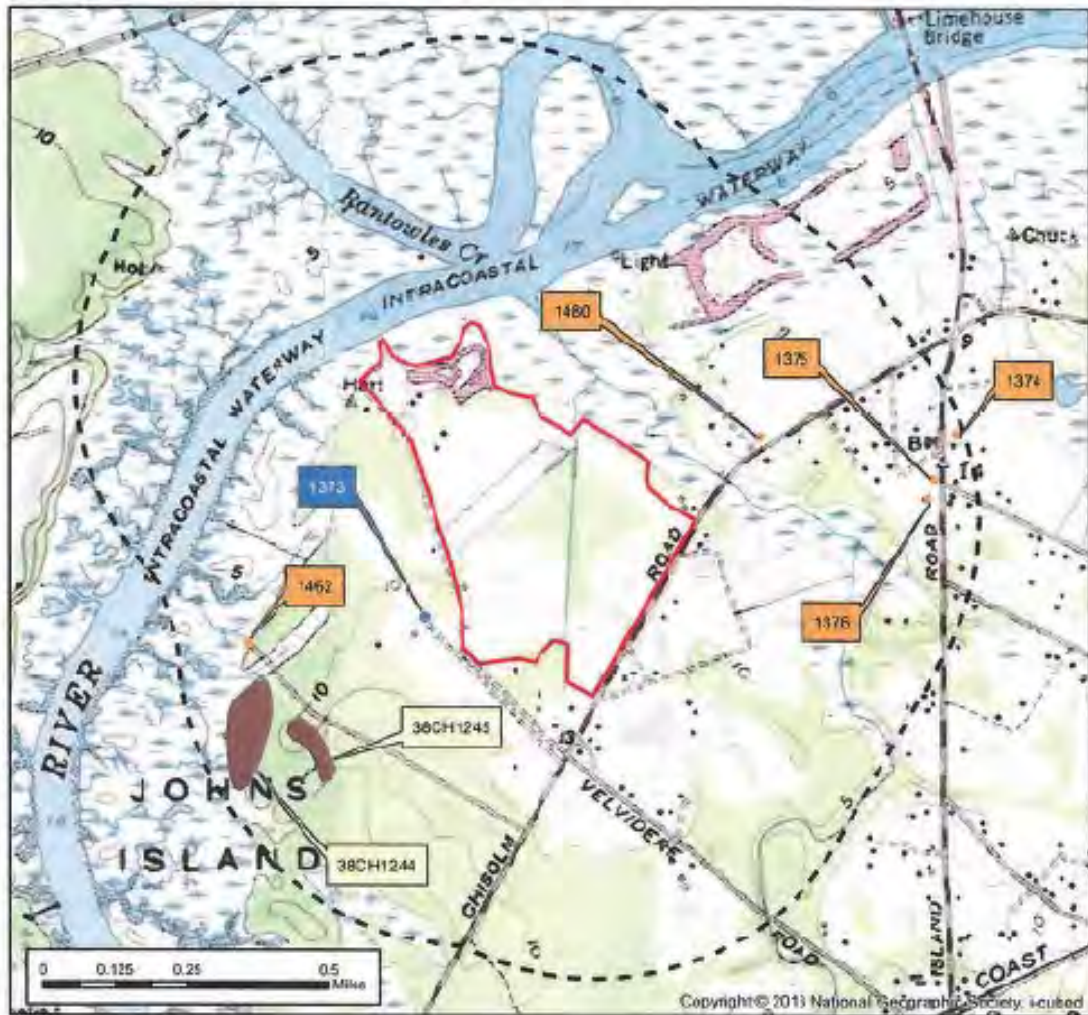


Figure 1. Belvidere Plantation Subdivision and Cultural Resources within a 0.5-mile search radius. Base Maps: Johns Island (1971) and Ravenel (1979) 7.5' USGS topographic quadrangles.

Historic Structures	0.5-mile Search Radius
Eligible	Project Area
Not Eligible	Archaeological Sites

USGS TOPOGRAPHIC MAP
BELVIDERE PLANTATION CHARLESTON CO., SC



EXHIBIT H

BUCKLAND PLANTATION - CULTURAL LITTERATURE REVIEW

09.30.2022



March 17, 2015

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

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

Dear Mr. Powell:

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

1.0 BACKGROUND RESEARCH

1.1 Previously Recorded Sites

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

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

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

Terracon Consultants, Inc. 521 Clemson Road Columbia, South Carolina 29229
P [803] 741 9000 F [803] 741-9900 terracon.com

Geotechnical ■ Environmental ■ Construction Materials ■ Facilities

Cultural Resources Reconnaissance Survey

Belvidere Plantation Subdivision ■ Charleston Co., SC

March 17, 2015 ■ Terracon Project No. 73157505



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

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

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

2.0 CLOSING

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

Sincerely,

Terracon Consultants, Inc.

William Green, M.A., RPA

Senior Archaeologist/Principal Investigator

Reviewed by:

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

Senior Principal

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

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1480/257-9	Pickett Farm Vegetable Stand, ca. 1935	Not Eligible	Preservation Consultants (1989)

2.0 CLOSING

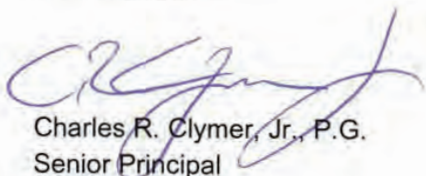
Terracon appreciates the opportunity to provide you with this report. If you have any questions, please do not hesitate to contact me at (803) 403-1256 or via e-mail at wgreen@terracon.com.

Sincerely,
Terracon Consultants, Inc.



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

Reviewed by:



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

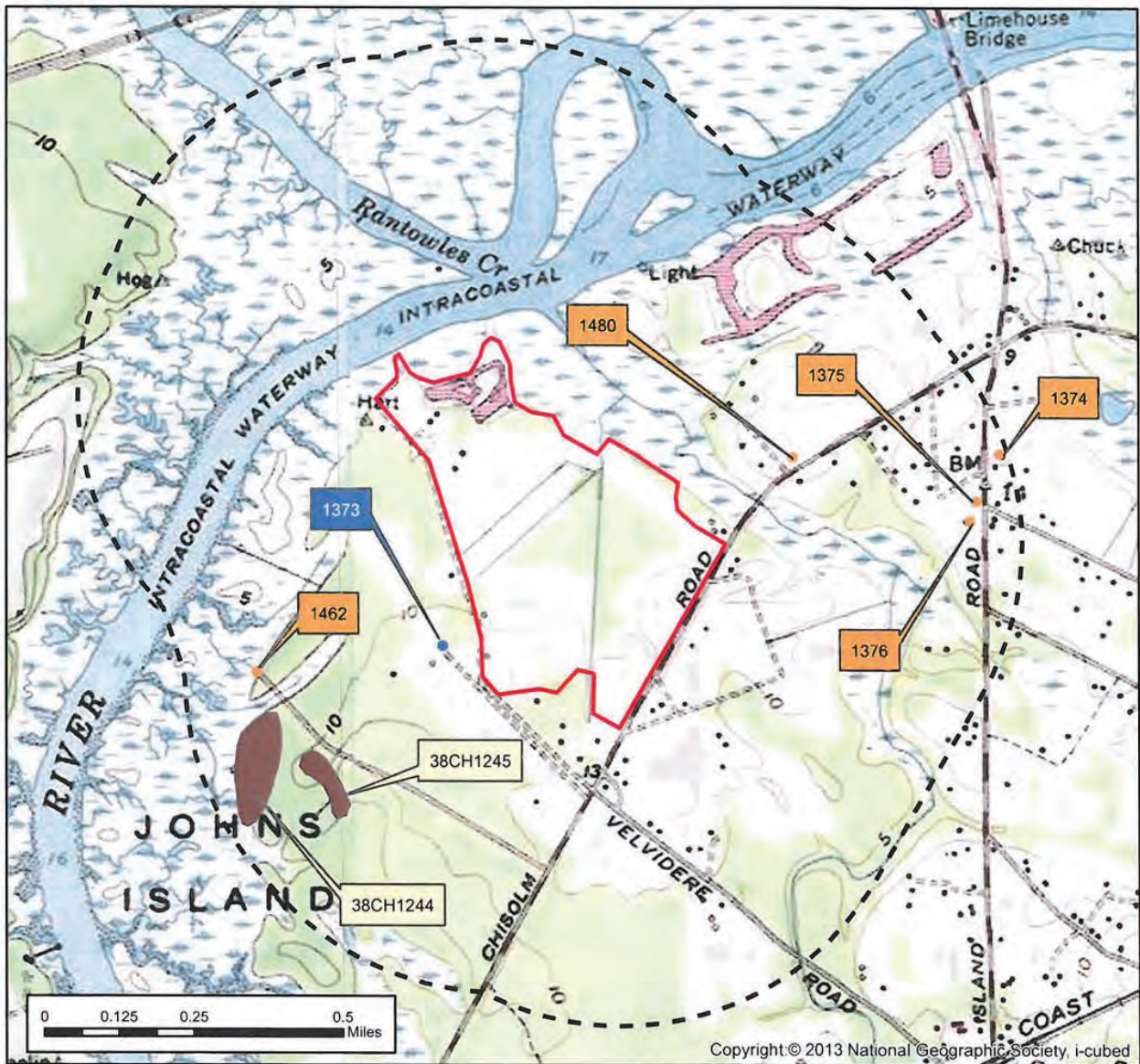
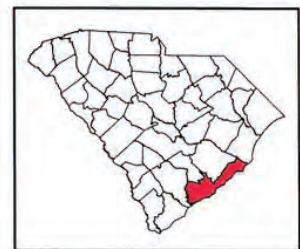
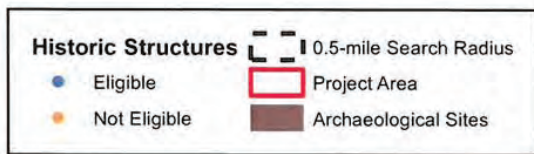


Figure 1. Belvidere Plantation Subdivision and Cultural Resources within a 0.5-mile search radius. Base Maps: Johns Island (1971) and Ravenel (1979) 7.5' USGS topographic quadrangles.



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

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

USGS TOPOGRAPHIC MAP
 BELVIDERE PLANTATION
 CHARLESTON CO., SC

Figure
 1

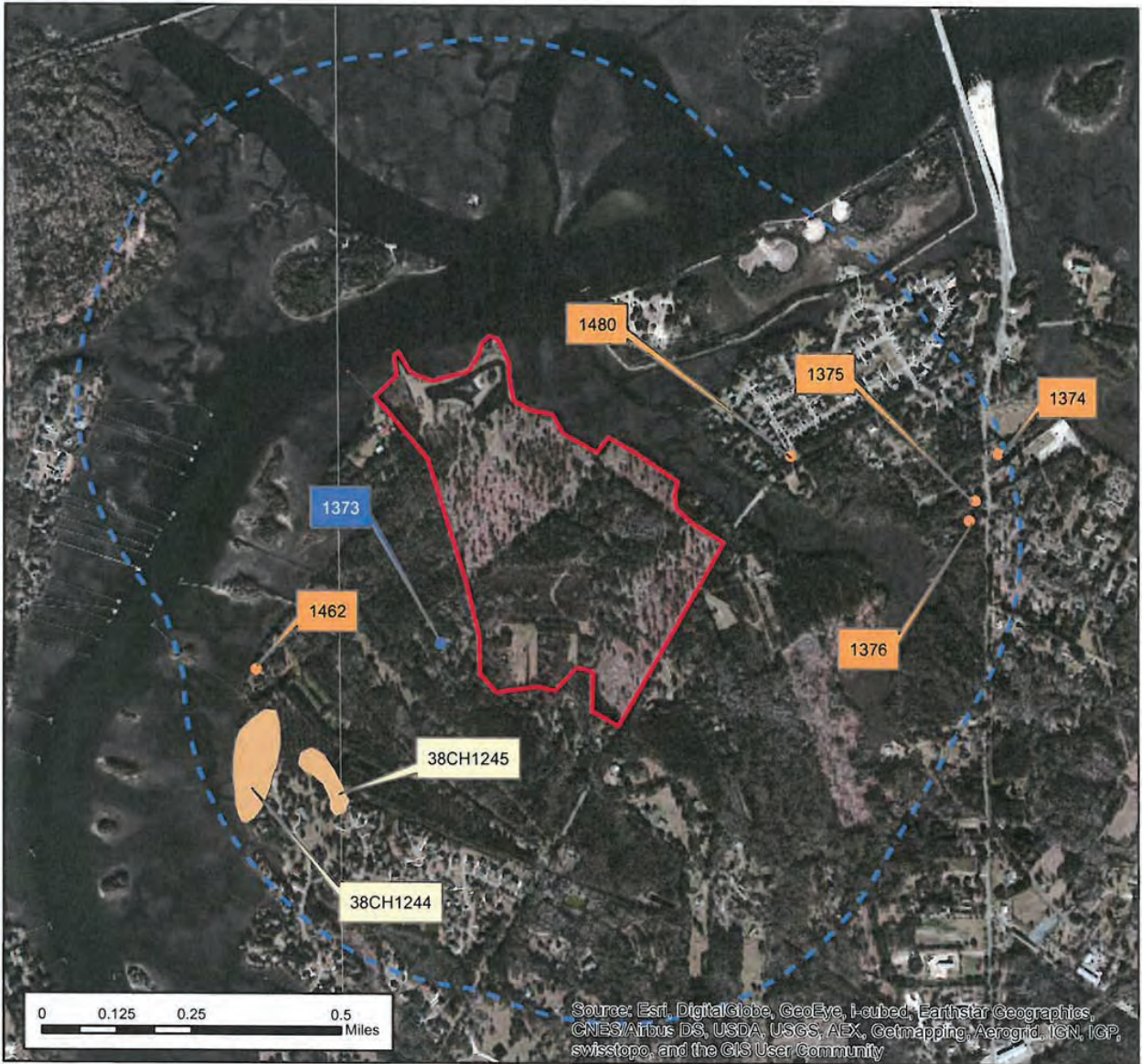
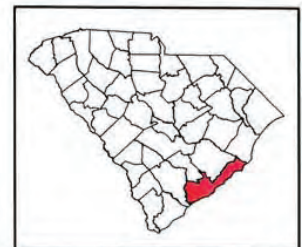
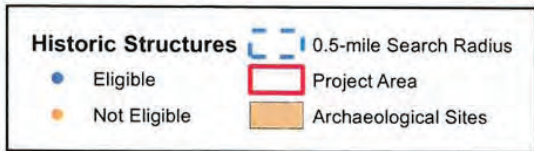


Figure 2. Belvidere Plantation Subdivision and Cultural Resources within a 0.5-mile search radius. Base Map: ESRI World Imagery.



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

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

AERIAL PHOTO
 BELVIDERE PLANTATION
 CHARLESTON CO., SC

Figure
 2

EXHIBIT I

BUCKLAND PLANTATION - LETTERS OF COORDINATION

09.30.2022



DATE: 8/22/22

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

Ref: Proof of coordination

This letter is proof of coordination for BUCKLAND PLANTATION, JOHN ISLAND

CBU - 1 DELIVERY LOCATION, PARCEL LOWER PART 1:10, ARTS/TOWNHOMES 1:5. TMS# 249-00-00 -
and the United States Postal Service; South Carolina District, Growth Management. 005, 013

Respectfully,

A large, stylized handwritten signature in black ink, appearing to read "Eric Sigmon".

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

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

Board Members
Thomas Legare, Jr. Chair
Cindy Floyd, Vice Chair
Robert M. Lee, Sec/Treas
Cheryl Glover
Isaac Robinson
Becky J. Dennis
Glenda Miller
Tommy West
Richard Thomas

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

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

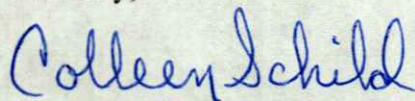
Re: Buckland Plantation at TMS Numbers 249-00-00-005 and 013
Water Availability and Willingness to Serve Letter
Letter of Coordination

Dear Ross Gillispie:

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

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

Sincerely,



Colleen Schild
Assistant Manager/Engineer

June 27, 2022

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

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

Operations Division

Donald R. Kennedy, Sr.
Superintendent of Schools

Jeffrey Borowy, P.E.
Chief Operating Officer

Dear Mr. Gillispie:

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

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

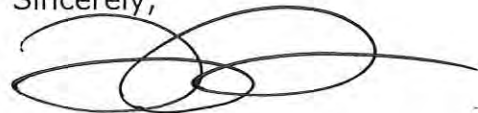
On the basis of the information supplied to us, the three main schools that fall within the attendance zone where the development will take place are listed below and are subject to zoning modification.

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

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

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


Sincerely,



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



Berkeley Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative 

www.berkeleyelectric.coop

Post Office Box 1234, Moncks Corner, SC 29461

June 20, 2022

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

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

Dear Ross:

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

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

Sincerely,

Kevin Mims
Supervisor of Distribution Design

KM/ts

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

ST. JOHN'S FIRE DISTRICT

COMMISSIONERS:
DEBRA LEHMAN, Chair
LEROY BLAKE, Vice-Chair
ROBERT E. WRIGHT
ISIAH WHITE
MARY JONES
WILLIAM THOMAE
FRANK J. BROCCOLO
STEPHEN ROLANDO
ERIC P. BRITTON

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



RYAN KUNITZER, Fire Chief

August 18, 2022

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

Re: Letter of Coordination

Dear Mr. Powell,

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

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

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

Respectfully,

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



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

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

September 1, 2022

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

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

Dear Mr. Richardson:

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

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

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

Sincerely,

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

cc: Emily Pigott - Charleston County Planning Department

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

Good morning;

Bruce forwarded your email to our office for review.

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

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

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

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

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

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

Please let me know if you have any questions.

Thank you!





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

(843) 727-6800
www.charlestonwater.com

Board of Commissioners
Thomas B. Pritchard, Chairman
Kathleen G. Wilson, Vice Chairman
William E. Koopman, Jr., Commissioner
Mayor John J. Tecklenburg (Ex-Officio)
Councilmember Perry K. Waring (Ex-Officio)

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

June 22, 2022

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

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

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

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

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

Sincerely,

A handwritten signature in blue ink that reads "Lydia Owens".

Lydia Owens
Charleston Water System

EXHIBIT J

BUCKLAND PLANTATION - WETLAND LETTER

09.30.2022



August 1st, 2022

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

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

Ms. Russell;

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

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

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

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

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

Sincerely,

Nelson Mills, Field Biologist
Charleston, South Carolina



July 21, 2021

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

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

Dear Watershed Group 2 Manager:

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

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

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

Sincerely,

Nelson Mills, Field Biologist
Charleston, South Carolina

Enclosures

U.S. Army Corps of Engineers – Charleston District - Regulatory Division
REQUEST FOR CORPS JURISDICTIONAL DETERMINATION (JD) / DELINEATION
 (For Jurisdictional Status and Identifying Wetlands and Other Aquatic Resources)

I. PROPERTY AND AGENT INFORMATION

A. Site Details/Location:

Site Name: Angel Oak Plantation Date: July 2021
 City/Township/Parish: Johns Island County: Charleston
 Latitude/Longitude: 32.772721, -80.117167 Acreage: +/- 118.55 Acres
 Tax Map Sequence (TMS) #(s): 2490000013, 2490000005
 Property Address(es): 3844 Chisolm Road Johns Island SC 29455

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

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

Name: David Hughes
 Company Name (if applicable): Nest Communities
 Address: _____
 Phone: 704-787-5622 Email: dhughes@nesthomes.com
 Check one: I currently own this property
 I plan to purchase this property
 Other, please explain _____

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

Consultant/Agent Name: Nelson Mills
 Company Name: Newkirk Environmental Inc.
 Address: 1887 Clements Ferry Road Charleston, SC 29492 Phone: 843 388 6585
 Email: nelson@newkirkenv.com

II. REASON FOR REQUEST (check all that apply)

- I intend to construct/develop a project or perform activities on this site which would be designed to avoid all aquatic resources.
- I intend to construct/develop a project or perform activities on this site which would be designed to avoid all jurisdictional aquatic resources under Corps authority.
- I intend to construct/develop a project or perform activities on this site which may require authorization from the Corps, and the Jurisdictional Determination would be used to avoid and minimize impacts to jurisdictional aquatic resources and as an initial step in a future permitting process.
- I intend to construct/develop a project or perform activities on this site which may require authorization from the Corps; this request is accompanied by my permit application and the jurisdictional determination is to be used in the permitting process.
- I intend to construct/develop a project or perform activities in a navigable water of the U.S. which is subject to the ebb and flow of the tide.
- A Corps jurisdictional determination is required in order to obtain my local/state authorization.
- I intend to contest jurisdiction over a particular aquatic resource and the request the Corps to confirm that jurisdiction does/does not exist over the aquatic resource on the parcel.
- I believe that the site may be comprised entirely of dry land.
- Other: _____

<p>Charleston Office: US Army Corps of Engineers Regulatory Division 69A Hagood Avenue Charleston, SC 29403 (ph) 843-329-8044 SAC.RD.Charleston@usace.army.mil</p>	<p>Columbia Office: US Army Corps of Engineers Regulatory Office 1835 Assembly Street, Room 865 B-1 Columbia, SC 29201 (ph) 803-253-3444 SAC.RD.Columbia@usace.army.mil</p>	<p>Conway Office: US Army Corps of Engineers Regulatory Office 1949 Industrial Park Road, Room 140 Conway, SC 29526 (ph) 843-365-4239 SAC.RD.Conway@usace.army.mil</p>	<p>Greenville Office: US Army Corps of Engineers Regulatory Office 150 Executive Center Drive, Suite 205 Greenville, SC 29615 (ph) 864-609-4326 SAC.RD.Greenville@usace.army.mil</p>
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*Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Program of the U.S. Army Corps of Engineers; Final Rule for 33 CFR Parts 320-332.

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

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

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

III. TYPE OF REQUEST:

- Delineation Concurrence¹
- Approved² Jurisdictional Determination (AJD) Only
- Preliminary³ Jurisdictional Determination (PJD) Only
- Approved Jurisdictional Determination (AJD) with submittal of a Pre-Construction Notification or Department of the Army permit application
- Preliminary Jurisdictional Determination (PJD) with submittal of a Pre-Construction Notification or Department of the Army permit application
- Delineation of Wetlands and/or Other Aquatic Resources Only Conducted By Agent/Environmental Consultant with submittal of a Pre-Construction Notification or Department of the Army permit application (No jurisdictional determination requested)
- I request that the Corps delineate the wetlands and/or other aquatic resources that may be present on my property with the attached Pre-Construction Notification or Department of the Army permit application
- I request that the Corps delineate the wetlands and/or other aquatic resources that may be present on my property with a Delineation Only, an AJD or PJD
- "No Permit Required" (NPR) Letter as I believe my proposed activity is not regulated⁴
- Unclear as to which jurisdictional determination I would like to request and require additional information to inform my decision

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

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

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

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

IV. LEGAL RIGHT OF ENTRY

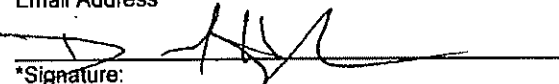
By signing below, I am indicating that I have the authority, or am acting as the duly authorized agent of a person or entity with such authority, to and do hereby grant U.S. Army Corps of Engineers personnel right of entry to legally access the property(ies) subject to this request for the purposes of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

236 Raceway Dr #7 Mooresville NC

Mailing Address 28117

dhughes@nesthomes.com

Email Address


*Signature:

2490000013, 2490000005

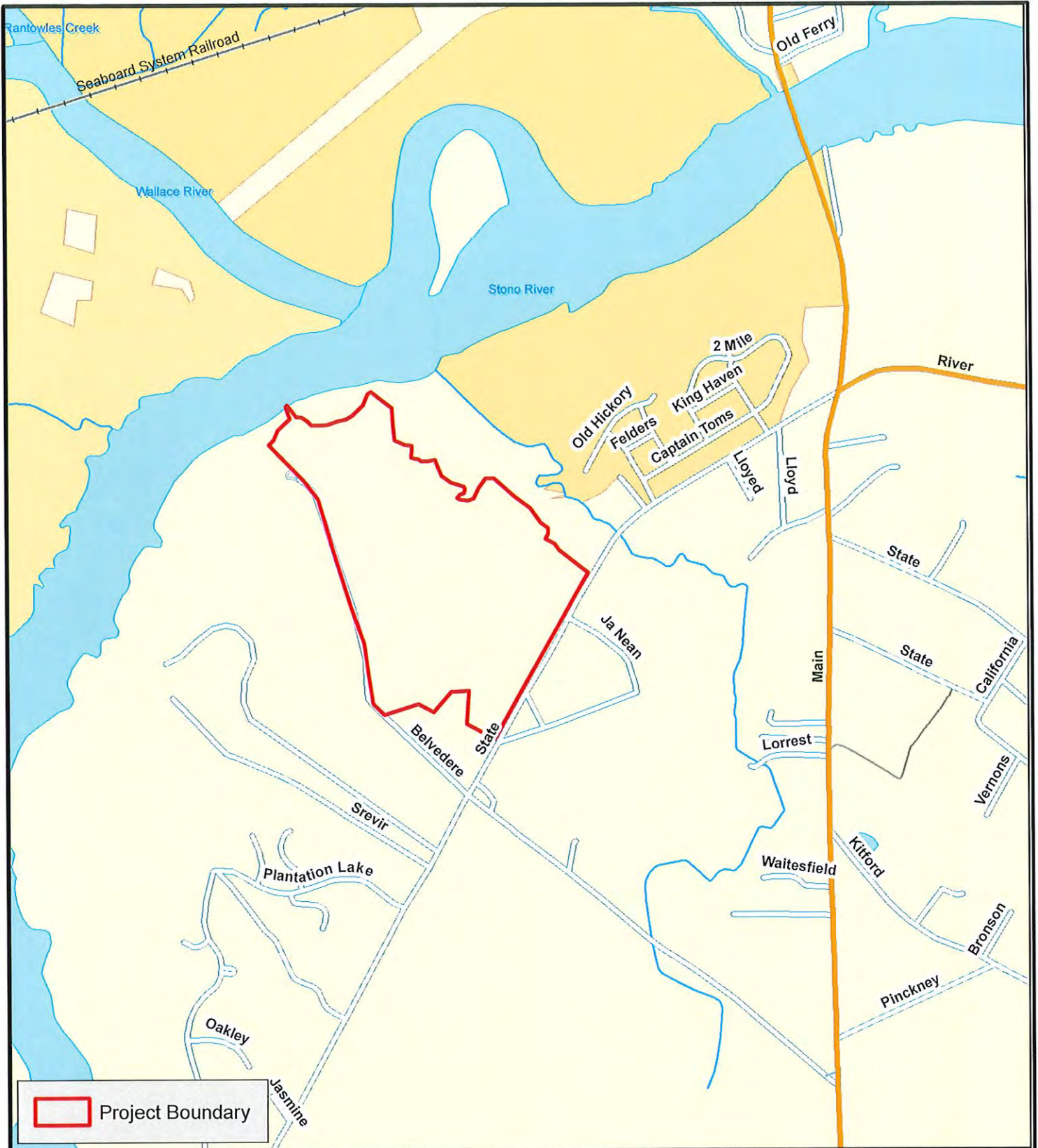
Property Address / TMS #(s)

704.787.5622

Daytime Phone Number

7/15/21
Printed Name and Date

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



Location Map

Project #: 01-4780a Date: July 2021

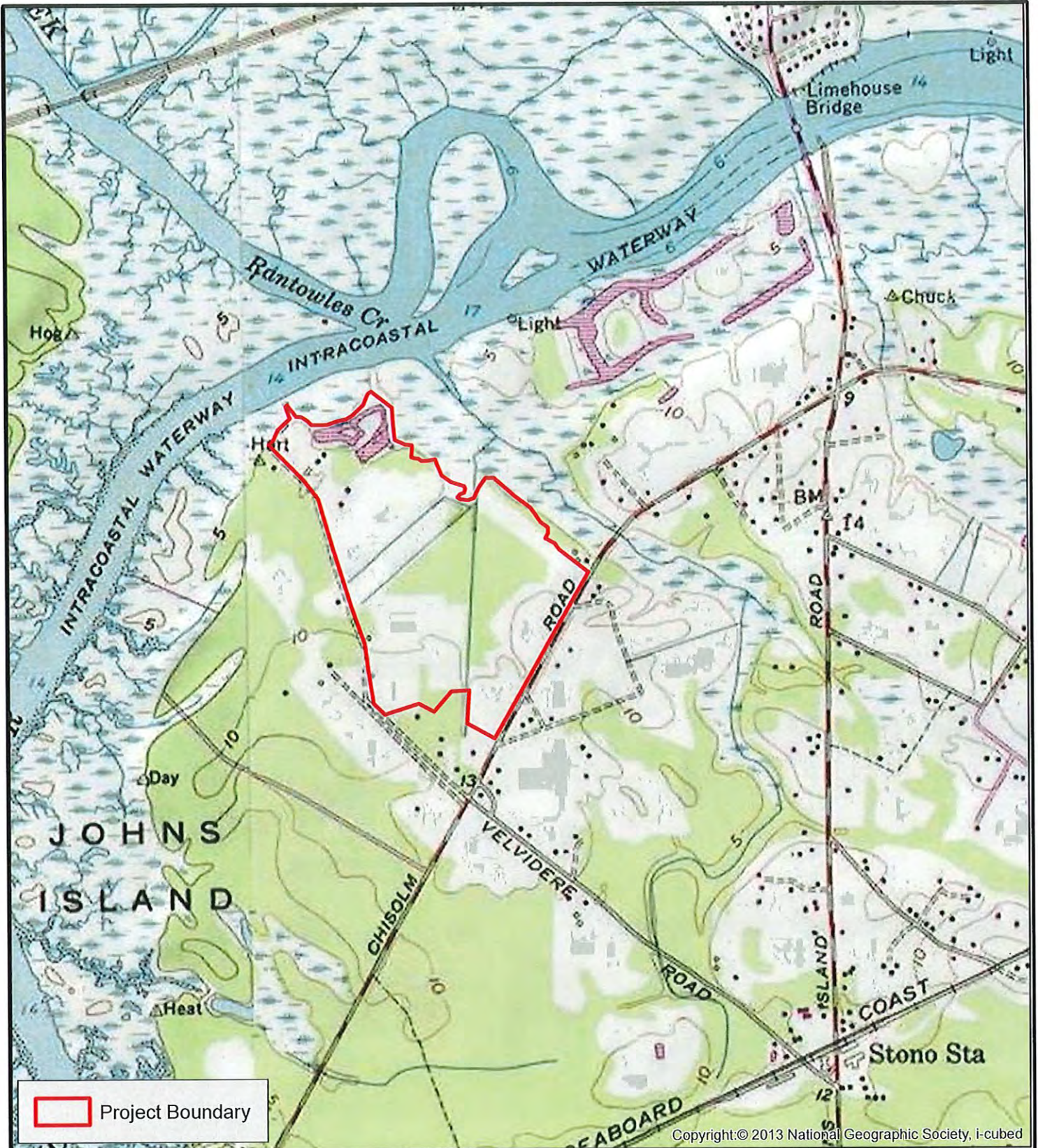
Created by: DNM



Angel Oak Plantation

Charleston County, South Carolina





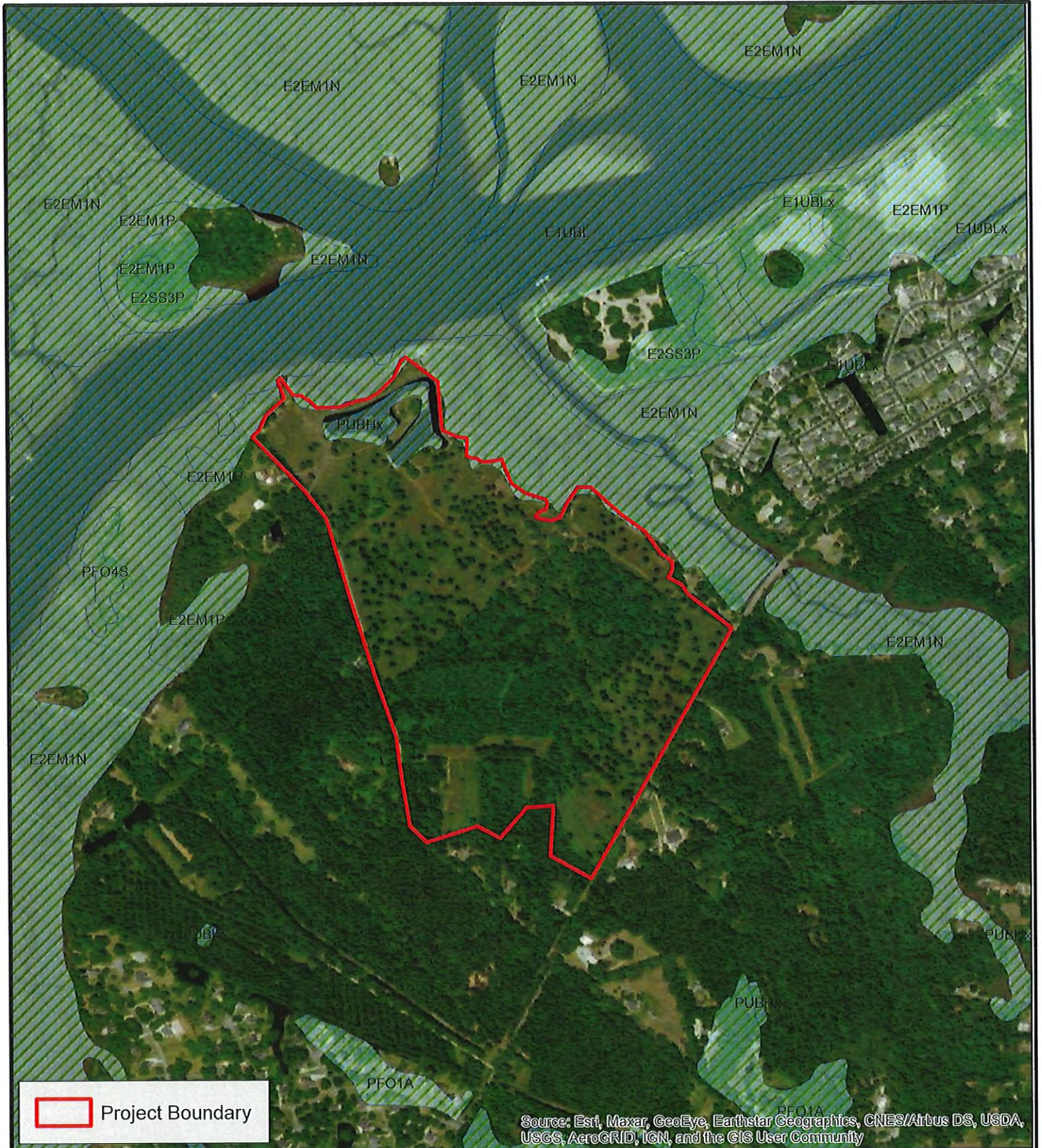
Copyright: © 2013 National Geographic Society, i-cubed


USGS Quad Map
 Project #: 01-4780a Date: July 2021
 Created by: DNM



Angel Oak Plantation Charleston County, South Carolina



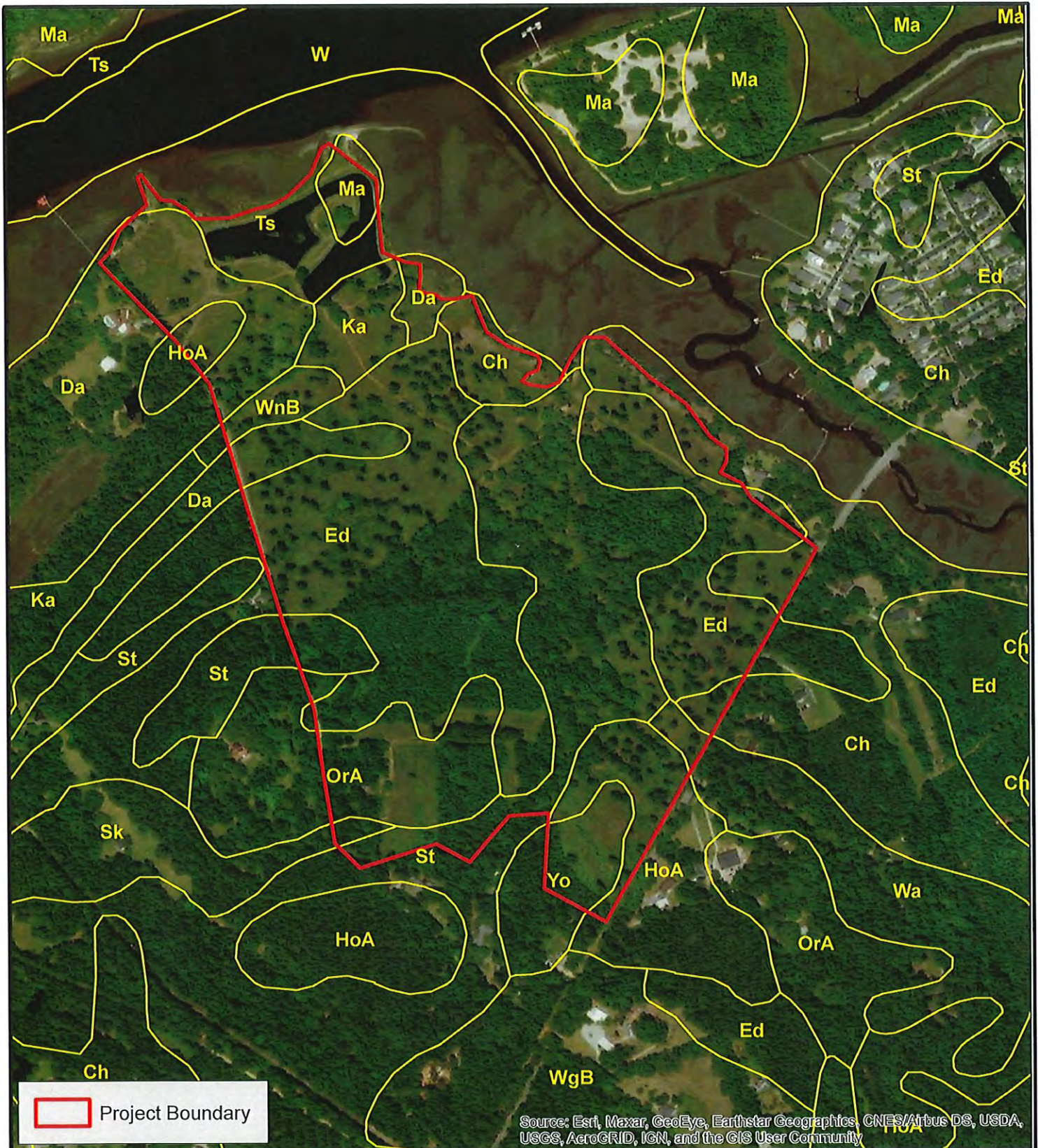


NWI Map	
Project #:	01-4780a
Date:	July 2021
Created by: DNM	
 Newkirk ENVIRONMENTAL INC.	

Angel Oak Plantation

Charleston County, South Carolina





Soils Map

Project #: 01-4780a Date: July 2021

Created by: DNM

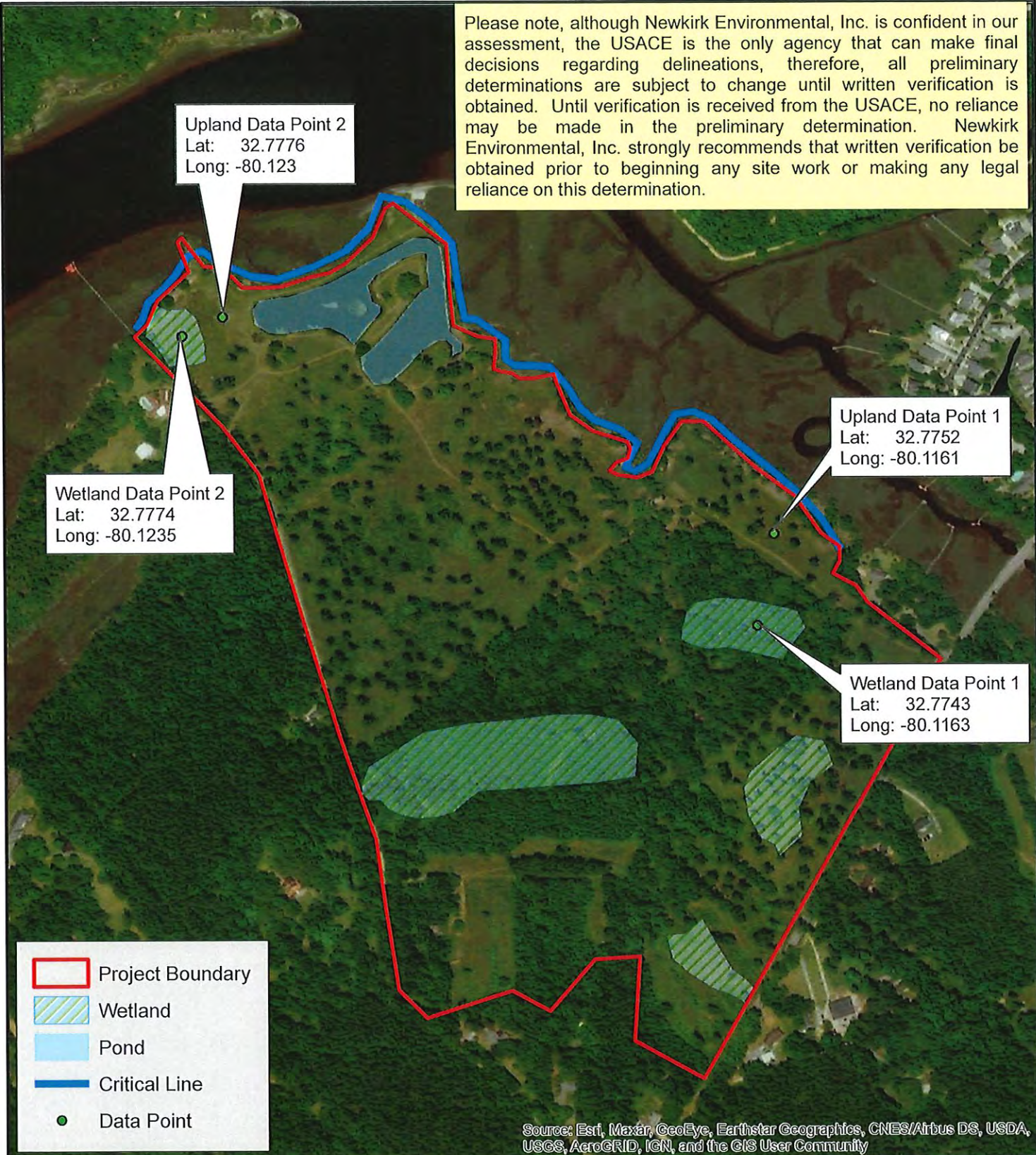


Angel Oak Plantation

Charleston County, South Carolina



Please note, although Newkirk Environmental, Inc. is confident in our assessment, the USACE is the only agency that can make final decisions regarding delineations, therefore, all preliminary determinations are subject to change until written verification is obtained. Until verification is received from the USACE, no reliance may be made in the preliminary determination. Newkirk Environmental, Inc. strongly recommends that written verification be obtained prior to beginning any site work or making any legal reliance on this determination.



Wetland Data Point 2
 Lat: 32.7774
 Long: -80.1235

Upland Data Point 2
 Lat: 32.7776
 Long: -80.123

Upland Data Point 1
 Lat: 32.7752
 Long: -80.1161

Wetland Data Point 1
 Lat: 32.7743
 Long: -80.1163

- Project Boundary
- Wetland
- Pond
- Critical Line
- Data Point

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Data Point and Photo Location Map

Project #: 01-4780a Date: July 2021

Created by: DNM



Angel Oak Plantation
 Charleston County, South Carolina



WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Angel Oak Plantation City/County: Charleston Sampling Date: 2021-05-14
 Applicant/Owner: David Hughes State: South Carolina Sampling Point: Upland Data Point 1
 Investigator(s): Newkirk Environmental Inc Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): Basin Local relief (concave, convex, none): Concave Slope (%): _____
 Subregion (LRR or MLRA): T Lat: 32.7752 Long: -80.1161 Datum: NAD 83
 Soil Map Unit Name: Edisto loamy fine sand NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes _____ No <input checked="" type="checkbox"/> Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Remarks: 	

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one is required; check all that apply) <table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none;"><input type="checkbox"/> Surface Water (A1)</td> <td style="width:50%; border: none;"><input type="checkbox"/> Aquatic Fauna (B13)</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> High Water Table (A2)</td> <td style="border: none;"><input type="checkbox"/> Marl Deposits (B15) (LRR U)</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Saturation (A3)</td> <td style="border: none;"><input type="checkbox"/> Hydrogen Sulfide Odor (C1)</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Water Marks (B1)</td> <td style="border: none;"><input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Sediment Deposits (B2)</td> <td style="border: none;"><input type="checkbox"/> Presence of Reduced Iron (C4)</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Drift Deposits (B3)</td> <td style="border: none;"><input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Algal Mat or Crust (B4)</td> <td style="border: none;"><input type="checkbox"/> Thin Muck Surface (C7)</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Iron Deposits (B5)</td> <td style="border: none;"><input type="checkbox"/> Other (Explain in Remarks)</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)</td> <td></td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Water-Stained Leaves (B9)</td> <td></td> </tr> </table>	<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Marl Deposits (B15) (LRR U)	<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		<input type="checkbox"/> Water-Stained Leaves (B9)		Secondary Indicators (minimum of two required) <table style="width:100%; border: none;"> <tr><td><input type="checkbox"/> Surface Soil Cracks (B6)</td></tr> <tr><td><input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)</td></tr> <tr><td><input type="checkbox"/> Drainage Patterns (B10)</td></tr> <tr><td><input type="checkbox"/> Moss Trim Lines (B16)</td></tr> <tr><td><input type="checkbox"/> Dry-Season Water Table (C2)</td></tr> <tr><td><input type="checkbox"/> Crayfish Burrows (C8)</td></tr> <tr><td><input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)</td></tr> <tr><td><input type="checkbox"/> Geomorphic Position (D2)</td></tr> <tr><td><input type="checkbox"/> Shallow Aquitard (D3)</td></tr> <tr><td><input type="checkbox"/> FAC-Neutral Test (D5)</td></tr> <tr><td><input type="checkbox"/> Sphagnum moss (D8) (LRR T, U)</td></tr> </table>	<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Drainage Patterns (B10)	<input type="checkbox"/> Moss Trim Lines (B16)	<input type="checkbox"/> Dry-Season Water Table (C2)	<input type="checkbox"/> Crayfish Burrows (C8)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	<input type="checkbox"/> Geomorphic Position (D2)	<input type="checkbox"/> Shallow Aquitard (D3)	<input type="checkbox"/> FAC-Neutral Test (D5)	<input type="checkbox"/> Sphagnum moss (D8) (LRR T, U)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Aquatic Fauna (B13)																															
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Marl Deposits (B15) (LRR U)																															
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)																															
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<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Presence of Reduced Iron (C4)																															
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<input type="checkbox"/> FAC-Neutral Test (D5)																																
<input type="checkbox"/> Sphagnum moss (D8) (LRR T, U)																																
Field Observations: Surface Water Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? (includes capillary fringe) Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____	Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>																															
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:																																
Remarks:																																

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

Sampling Point: Upland Data Point 1

	Absolute % Cover	Dominant Species?	Indicator Status		
Tree Stratum (Plot size: _____)					
1. <i>Pinus taeda</i>	3	✓	FAC	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (A/B)	
2. <i>Quercus virginiana</i>	3	✓	FACU		
3. _____					
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
_____ = Total Cover 50% of total cover: <u>3</u> 20% of total cover: <u>1.2</u>				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>8</u> x 3 = <u>24</u> FACU species <u>18</u> x 4 = <u>72</u> UPL species <u>85</u> x 5 = <u>425</u> Column Totals: <u>111</u> (A) <u>521</u> (B) Prevalence Index = B/A = <u>4.69</u>	
Sapling/Shrub Stratum (Plot size: _____)					
1. <i>Pinus taeda</i>	5	✓	FAC		
2. _____					
3. _____					
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
_____ = Total Cover 50% of total cover: <u>2.5</u> 20% of total cover: <u>1</u>					
Herb Stratum (Plot size: _____)					
1. <i>Digitaria bicornis</i>	85	✓	UPL		
2. <i>Eupatorium capillifolium</i>	10		FACU		
3. <i>Phytolacca americana</i>	5		FACU		
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
11. _____					
12. _____					
_____ = Total Cover 50% of total cover: <u>50</u> 20% of total cover: <u>20</u>				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)	
Woody Vine Stratum (Plot size: _____)					
1. _____					
2. _____					
3. _____					
4. _____					
5. _____					
_____ = Total Cover 50% of total cover: _____ 20% of total cover: _____					
Remarks: (If observed, list morphological adaptations below).					

SOIL

Sampling Point: Upland Data Point 1

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

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

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

²Location: PL=Pore Lining, M=Matrix.

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

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- Organic Bodies (A6) (LRR P, T, U)
- 5 cm Mucky Mineral (A7) (LRR P, T, U)
- Muck Presence (A8) (LRR U)
- 1 cm Muck (A9) (LRR P, T)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Coast Prairie Redox (A16) (MLRA 150A)
- Sandy Mucky Mineral (S1) (LRR O, S)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7) (LRR P, S, T, U)

- Polyvalue Below Surface (S8) (LRR S, T, U)
- Thin Dark Surface (S9) (LRR S, T, U)
- Loamy Mucky Mineral (F1) (LRR O)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Marl (F10) (LRR U)
- Depleted Ochric (F11) (MLRA 151)
- Iron-Manganese Masses (F12) (LRR O, P, T)
- Umbric Surface (F13) (LRR P, T, U)
- Delta Ochric (F17) (MLRA 151)
- Reduced Vertic (F18) (MLRA 150A, 150B)
- Piedmont Floodplain Soils (F19) (MLRA 149A)
- Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)

Indicators for Problematic Hydric Soils³:

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

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No

Remarks:

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Angel Oak Plantation City/County: Charleston Sampling Date: 2021-05-14
 Applicant/Owner: David Hughes State: South Carolina Sampling Point: Upland Data Point 2
 Investigator(s): Newkirk Environmental Inc Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): Basin Local relief (concave, convex, none): Concave Slope (%): _____
 Subregion (LRR or MLRA): T Lat: 32.7776 Long: -80.123 Datum: NAD 83
 Soil Map Unit Name: Dawhoo and rutlege loamy fine sand NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes _____ No <input checked="" type="checkbox"/> Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Remarks: 	

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one is required; check all that apply) <table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none;"><input type="checkbox"/> Surface Water (A1)</td> <td style="width:50%; border: none;"><input type="checkbox"/> Aquatic Fauna (B13)</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> High Water Table (A2)</td> <td style="border: none;"><input type="checkbox"/> Marl Deposits (B15) (LRR U)</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Saturation (A3)</td> <td style="border: none;"><input type="checkbox"/> Hydrogen Sulfide Odor (C1)</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Water Marks (B1)</td> <td style="border: none;"><input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Sediment Deposits (B2)</td> <td style="border: none;"><input type="checkbox"/> Presence of Reduced Iron (C4)</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Drift Deposits (B3)</td> <td style="border: none;"><input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Algal Mat or Crust (B4)</td> <td style="border: none;"><input type="checkbox"/> Thin Muck Surface (C7)</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Iron Deposits (B5)</td> <td style="border: none;"><input type="checkbox"/> Other (Explain in Remarks)</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)</td> <td></td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Water-Stained Leaves (B9)</td> <td></td> </tr> </table>	<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Marl Deposits (B15) (LRR U)	<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		<input type="checkbox"/> Water-Stained Leaves (B9)		Secondary Indicators (minimum of two required) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Sphagnum moss (D8) (LRR T, U)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Aquatic Fauna (B13)																				
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Marl Deposits (B15) (LRR U)																				
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)																				
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)																				
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Presence of Reduced Iron (C4)																				
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)																				
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Thin Muck Surface (C7)																				
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Other (Explain in Remarks)																				
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)																					
<input type="checkbox"/> Water-Stained Leaves (B9)																					
Field Observations: Surface Water Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>																				
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:																					
Remarks: 																					

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

Sampling Point: Upland Data Point 2

	Absolute % Cover	Dominant Species?	Indicator Status	
Tree Stratum (Plot size: _____)				
1. <u>Pinus taeda</u>	3	✓	FAC	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (A/B) Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>3</u> x 3 = <u>9</u> FACU species <u>95</u> x 4 = <u>380</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>98</u> (A) <u>389</u> (B) Prevalence Index = B/A = <u>3.97</u> Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. Definitions of Four Vegetation Strata: Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vine – All woody vines greater than 3.28 ft in height. Hydrophytic Vegetation Present? Yes _____ No <input checked="" type="checkbox"/>
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
_____ = Total Cover 50% of total cover: <u>1.5</u> 20% of total cover: <u>0.6</u>				
Sapling/Shrub Stratum (Plot size: _____)				
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
_____ = Total Cover 50% of total cover: _____ 20% of total cover: _____				
Herb Stratum (Plot size: _____)				
1. <u>Sorghum halepense</u>	95	✓	FACU	
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
12. _____				
_____ = Total Cover 50% of total cover: <u>47.5</u> 20% of total cover: <u>19</u>				
Woody Vine Stratum (Plot size: _____)				
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
_____ = Total Cover 50% of total cover: _____ 20% of total cover: _____				
Remarks: (If observed, list morphological adaptations below).				

SOIL

Sampling Point: Upland Data Point 2

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

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

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

²Location: PL=Pore Lining, M=Matrix.

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

Indicators for Problematic Hydric Soils³:

- | | | |
|--|---|---|
| <input type="checkbox"/> Histosol (A1) | <input type="checkbox"/> Polyvalue Below Surface (S8) (LRR S, T, U) | <input type="checkbox"/> 1 cm Muck (A9) (LRR O) |
| <input type="checkbox"/> Histic Epipedon (A2) | <input type="checkbox"/> Thin Dark Surface (S9) (LRR S, T, U) | <input type="checkbox"/> 2 cm Muck (A10) (LRR S) |
| <input type="checkbox"/> Black Histic (A3) | <input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR O) | <input type="checkbox"/> Reduced Vertic (F18) (outside MLRA 150A,B) |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Loamy Gleyed Matrix (F2) | <input type="checkbox"/> Piedmont Floodplain Soils (F19) (LRR P, S, T) |
| <input type="checkbox"/> Stratified Layers (A5) | <input type="checkbox"/> Depleted Matrix (F3) | <input type="checkbox"/> Anomalous Bright Loamy Soils (F20) (MLRA 153B) |
| <input type="checkbox"/> Organic Bodies (A6) (LRR P, T, U) | <input type="checkbox"/> Redox Dark Surface (F6) | <input type="checkbox"/> Red Parent Material (TF2) |
| <input type="checkbox"/> 5 cm Mucky Mineral (A7) (LRR P, T, U) | <input type="checkbox"/> Depleted Dark Surface (F7) | <input type="checkbox"/> Very Shallow Dark Surface (TF12) |
| <input type="checkbox"/> Muck Presence (A8) (LRR U) | <input type="checkbox"/> Redox Depressions (F8) | <input type="checkbox"/> Other (Explain in Remarks) |
| <input type="checkbox"/> 1 cm Muck (A9) (LRR P, T) | <input type="checkbox"/> Marl (F10) (LRR U) | |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Ochric (F11) (MLRA 151) | |
| <input type="checkbox"/> Thick Dark Surface (A12) | <input type="checkbox"/> Iron-Manganese Masses (F12) (LRR O, P, T) | |
| <input type="checkbox"/> Coast Prairie Redox (A16) (MLRA 150A) | <input type="checkbox"/> Umbric Surface (F13) (LRR P, T, U) | |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) (LRR O, S) | <input type="checkbox"/> Delta Ochric (F17) (MLRA 151) | |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4) | <input type="checkbox"/> Reduced Vertic (F18) (MLRA 150A, 150B) | |
| <input type="checkbox"/> Sandy Redox (S5) | <input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149A) | |
| <input type="checkbox"/> Stripped Matrix (S6) | <input type="checkbox"/> Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D) | |
| <input type="checkbox"/> Dark Surface (S7) (LRR P, S, T, U) | | |

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No

Remarks:

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Angel Oak Plantation City/County: Charleston Sampling Date: 2021-05-14
 Applicant/Owner: David Hughes State: South Carolina Sampling Point: Wetland Data Point 1
 Investigator(s): Newkirk Environmental Inc Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): Basin Local relief (concave, convex, none): Concave Slope (%): _____
 Subregion (LRR or MLRA): T Lat: 32.7743 Long: -80.1163 Datum: NAD 83
 Soil Map Unit Name: Stono fine sandy loam NWI classification: PFO1C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____
Remarks: 	

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Marl Deposits (B15) (LRR U) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input checked="" type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Sphagnum moss (D8) (LRR T, U)
Field Observations: Surface Water Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input checked="" type="checkbox"/> No _____ Depth (inches): <u>0</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: 	
Remarks: 	

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

Sampling Point: Wetland Data Point 1

<u>Tree Stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1. <u>Liquidambar styraciflua</u>	10	✓	FAC	Number of Dominant Species That Are OBL, FACW, or FAC:	6 (A)
2. <u>Acer rubrum</u>	5	✓	FAC	Total Number of Dominant Species Across All Strata:	6 (B)
3. _____				Percent of Dominant Species That Are OBL, FACW, or FAC:	100 (A/B)
4. _____				Prevalence Index worksheet:	
5. _____				Total % Cover of:	Multiply by:
6. _____				OBL species <u>0</u>	<u>0</u> x 1 = <u>0</u>
7. _____				FACW species <u>65</u>	<u>130</u> x 2 = <u>130</u>
8. _____				FAC species <u>65</u>	<u>195</u> x 3 = <u>195</u>
	15% = Total Cover			FACU species <u>0</u>	<u>0</u> x 4 = <u>0</u>
	50% of total cover: <u>7.5</u>	20% of total cover: <u>3</u>		UPL species <u>0</u>	<u>0</u> x 5 = <u>0</u>
<u>Sapling/Shrub Stratum</u> (Plot size: _____)				Column Totals:	<u>130</u> (A) <u>325</u> (B)
1. <u>Lyonia lucida</u>	30	✓	FACW	Prevalence Index = B/A =	<u>2.50</u>
2. <u>Pinus taeda</u>	20	✓	FAC	Hydrophytic Vegetation Indicators:	
3. _____				<input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation	
4. _____				<input checked="" type="checkbox"/> 2 - Dominance Test is >50%	
5. _____				<input checked="" type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹	
6. _____				<input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)	
7. _____				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
8. _____				Definitions of Four Vegetation Strata:	
	50% = Total Cover			Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.	
	50% of total cover: <u>25</u>	20% of total cover: <u>10</u>		Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.	
<u>Herb Stratum</u> (Plot size: _____)				Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.	
1. <u>Andropogon glomeratus</u>	35	✓	FACW	Woody vine – All woody vines greater than 3.28 ft in height.	
2. <u>Microstegium vimineum</u>	30	✓	FAC		
3. _____					
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
11. _____					
12. _____					
	65% = Total Cover				
	50% of total cover: <u>32.5</u>	20% of total cover: <u>13</u>			
<u>Woody Vine Stratum</u> (Plot size: _____)				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
1. _____					
2. _____					
3. _____					
4. _____					
5. _____					
	_____ = Total Cover				
	50% of total cover: _____	20% of total cover: _____			
Remarks: (If observed, list morphological adaptations below).					

SOIL

Sampling Point: Wetland Data Point 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0 - 7	10YR 3/1	100					Loam	
7 - 20	10YR 5/2	60	10YR 5/4	40	C	M	Loam	Mottles
-								
-								
-								
-								
-								

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

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)		Indicators for Problematic Hydric Soils ³ :	
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR S, T, U)	<input type="checkbox"/> 1 cm Muck (A9) (LRR O)	
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Thin Dark Surface (S9) (LRR S, T, U)	<input type="checkbox"/> 2 cm Muck (A10) (LRR S)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR O)	<input type="checkbox"/> Reduced Vertic (F18) (outside MLRA 150A,B)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (LRR P, S, T)	
<input type="checkbox"/> Stratified Layers (A5)	<input checked="" type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Anomalous Bright Loamy Soils (F20)	
<input type="checkbox"/> Organic Bodies (A6) (LRR P, T, U)	<input type="checkbox"/> Redox Dark Surface (F6)	<input type="checkbox"/> (MLRA 153B)	
<input type="checkbox"/> 5 cm Mucky Mineral (A7) (LRR P, T, U)	<input type="checkbox"/> Depleted Dark Surface (F7)	<input type="checkbox"/> Red Parent Material (TF2)	
<input type="checkbox"/> Muck Presence (A8) (LRR U)	<input type="checkbox"/> Redox Depressions (F8)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)	
<input type="checkbox"/> 1 cm Muck (A9) (LRR P, T)	<input type="checkbox"/> Marl (F10) (LRR U)	<input type="checkbox"/> Other (Explain in Remarks)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Ochric (F11) (MLRA 151)		
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR O, P, T)		
<input type="checkbox"/> Coast Prairie Redox (A16) (MLRA 150A)	<input type="checkbox"/> Umbric Surface (F13) (LRR P, T, U)		
<input type="checkbox"/> Sandy Mucky Mineral (S1) (LRR O, S)	<input type="checkbox"/> Delta Ochric (F17) (MLRA 151)		
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Reduced Vertic (F18) (MLRA 150A, 150B)		
<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149A)		
<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)		
<input type="checkbox"/> Dark Surface (S7) (LRR P, S, T, U)			

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

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____
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Remarks:

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Angel Oak Plantation City/County: Charleston Sampling Date: 2021-05-14
 Applicant/Owner: David Hughes State: South Carolina Sampling Point: Wetland Data Point 2
 Investigator(s): Newkirk Environmental Inc Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): Basin Local relief (concave, convex, none): Concave Slope (%): _____
 Subregion (LRR or MLRA): T Lat: 32.7774 Long: -80.1235 Datum: NAD 83
 Soil Map Unit Name: Dawhoo and rutlege loamy fine sand NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____
Remarks: 	

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one is required; check all that apply) <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Marl Deposits (B15) (LRR U) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Water-Stained Leaves (B9)	Secondary Indicators (minimum of two required) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input checked="" type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Sphagnum moss (D8) (LRR T, U)
Field Observations: Surface Water Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? (includes capillary fringe) Yes <input checked="" type="checkbox"/> No _____ Depth (inches): <u>0</u>	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: 	
Remarks: 	

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

Sampling Point: Wetland Data Point 2

	Absolute % Cover	Dominant Species?	Indicator Status																					
Tree Stratum (Plot size: _____)				Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)																				
1. _____	_____	_____	_____																					
2. _____	_____	_____	_____																					
3. _____	_____	_____	_____																					
4. _____	_____	_____	_____																					
5. _____	_____	_____	_____																					
6. _____	_____	_____	_____																					
7. _____	_____	_____	_____																					
8. _____	_____	_____	_____																					
_____ = Total Cover			Prevalence Index worksheet: <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;"></td> <td style="width:25%; text-align: center;">Total % Cover of:</td> <td style="width:25%; text-align: center;">Multiply by:</td> </tr> <tr> <td>OBL species</td> <td style="text-align: center;"><u>85</u></td> <td style="text-align: center;">x 1 = <u>85</u></td> </tr> <tr> <td>FACW species</td> <td style="text-align: center;"><u>0</u></td> <td style="text-align: center;">x 2 = <u>0</u></td> </tr> <tr> <td>FAC species</td> <td style="text-align: center;"><u>0</u></td> <td style="text-align: center;">x 3 = <u>0</u></td> </tr> <tr> <td>FACU species</td> <td style="text-align: center;"><u>3</u></td> <td style="text-align: center;">x 4 = <u>12</u></td> </tr> <tr> <td>UPL species</td> <td style="text-align: center;"><u>0</u></td> <td style="text-align: center;">x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals:</td> <td style="text-align: center;"><u>88</u> (A)</td> <td style="text-align: center;"><u>97</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>1.10</u>		Total % Cover of:	Multiply by:	OBL species	<u>85</u>	x 1 = <u>85</u>	FACW species	<u>0</u>	x 2 = <u>0</u>	FAC species	<u>0</u>	x 3 = <u>0</u>	FACU species	<u>3</u>	x 4 = <u>12</u>	UPL species	<u>0</u>	x 5 = <u>0</u>	Column Totals:	<u>88</u> (A)	<u>97</u> (B)
	Total % Cover of:	Multiply by:																						
OBL species	<u>85</u>	x 1 = <u>85</u>																						
FACW species	<u>0</u>	x 2 = <u>0</u>																						
FAC species	<u>0</u>	x 3 = <u>0</u>																						
FACU species	<u>3</u>	x 4 = <u>12</u>																						
UPL species	<u>0</u>	x 5 = <u>0</u>																						
Column Totals:	<u>88</u> (A)	<u>97</u> (B)																						
50% of total cover: _____ 20% of total cover: _____																								
Sapling/Shrub Stratum (Plot size: _____)																								
1. _____	_____	_____	_____																					
2. _____	_____	_____	_____																					
3. _____	_____	_____	_____																					
4. _____	_____	_____	_____																					
5. _____	_____	_____	_____																					
6. _____	_____	_____	_____																					
7. _____	_____	_____	_____																					
8. _____	_____	_____	_____																					
_____ = Total Cover																								
50% of total cover: _____ 20% of total cover: _____																								
Herb Stratum (Plot size: _____)																								
1. Solidago uliginosa	85	✓	OBL																					
2. Sorghum halepense	3		FACU																					
3. _____	_____	_____	_____																					
4. _____	_____	_____	_____																					
5. _____	_____	_____	_____																					
6. _____	_____	_____	_____																					
7. _____	_____	_____	_____																					
8. _____	_____	_____	_____																					
9. _____	_____	_____	_____																					
10. _____	_____	_____	_____																					
11. _____	_____	_____	_____																					
12. _____	_____	_____	_____																					
_____ = Total Cover																								
50% of total cover: <u>44</u> 20% of total cover: <u>17.6</u>																								
Woody Vine Stratum (Plot size: _____)																								
1. _____	_____	_____	_____																					
2. _____	_____	_____	_____																					
3. _____	_____	_____	_____																					
4. _____	_____	_____	_____																					
5. _____	_____	_____	_____																					
_____ = Total Cover																								
50% of total cover: _____ 20% of total cover: _____																								
Definitions of Four Vegetation Strata: Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vine – All woody vines greater than 3.28 ft in height.																								
Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____																								
Remarks: (If observed, list morphological adaptations below).																								

SOIL

Sampling Point: Wetland Data Point 2

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

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

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

²Location: PL=Pore Lining, M=Matrix.

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

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- Organic Bodies (A6) (LRR P, T, U)
- 5 cm Mucky Mineral (A7) (LRR P, T, U)
- Muck Presence (A8) (LRR U)
- 1 cm Muck (A9) (LRR P, T)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Coast Prairie Redox (A16) (MLRA 150A)
- Sandy Mucky Mineral (S1) (LRR O, S)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7) (LRR P, S, T, U)

- Polyvalue Below Surface (S8) (LRR S, T, U)
- Thin Dark Surface (S9) (LRR S, T, U)
- Loamy Mucky Mineral (F1) (LRR O)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Marl (F10) (LRR U)
- Depleted Ochric (F11) (MLRA 151)
- Iron-Manganese Masses (F12) (LRR O, P, T)
- Umbric Surface (F13) (LRR P, T, U)
- Delta Ochric (F17) (MLRA 151)
- Reduced Vertic (F18) (MLRA 150A, 150B)
- Piedmont Floodplain Soils (F19) (MLRA 149A)
- Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)

Indicators for Problematic Hydric Soils³:

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

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

Restrictive Layer (if observed):

Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:



Northern view of upland Data Point 1



Eastern view of upland Data Point 1

Data Point Photographs

Project #:01-4780a Date: July 2021

Created by: JHK



Newkirk
ENVIRONMENTAL INC.

Angel Oak Plantation
Charleston County, South Carolina



Southern view of upland Data Point 1



Western view of upland Data Point 1

Data Point Photographs

Project #:01-4780a Date: July 2021

Created by: JHK



Newkirk
ENVIRONMENTAL INC.

Angel Oak Plantation
Charleston County, South Carolina



Northern view of upland Data Point 2



Eastern view of upland Data Point 2

Data Point Photographs

Project #:01-4780a Date: July 2021

Created by: JHK



Newkirk
ENVIRONMENTAL INC.

Angel Oak Plantation
Charleston County, South Carolina



Southern view of upland Data Point 2



Western view of upland Data Point 2

Data Point Photographs

Project #:01-4780a Date: July 2021

Created by: JHK



Angel Oak Plantation
Charleston County, South Carolina



Northern view of Wetland Data Point 1



Eastern view of Wetland Data Point 1

Data Point Photographs

Project #:01-4780a Date: July 2021

Created by: JHK



Newkirk
ENVIRONMENTAL INC.

Angel Oak Plantation
Charleston County, South Carolina



Southern view of Wetland Data Point 1



Western view of Wetland Data Point 1

Data Point Photographs

Project #:01-4780a Date: July 2021

Created by: JHK



Newkirk
ENVIRONMENTAL INC.

Angel Oak Plantation
Charleston County, South Carolina



Northern view of Wetland Data Point 2



Eastern view of Wetland Data Point 2

Data Point Photographs

Project #:01-4780a Date: July 2021

Created by: JHK



Newkirk
ENVIRONMENTAL INC.

Angel Oak Plantation
Charleston County, South Carolina



Southern view of Wetland Data Point 2



Western view of Wetland Data Point 2

Data Point Photographs

Project #:01-4780a Date: July 2021

Created by: JHK



Newkirk
ENVIRONMENTAL INC.

Angel Oak Plantation
Charleston County, South Carolina



EXHIBIT K

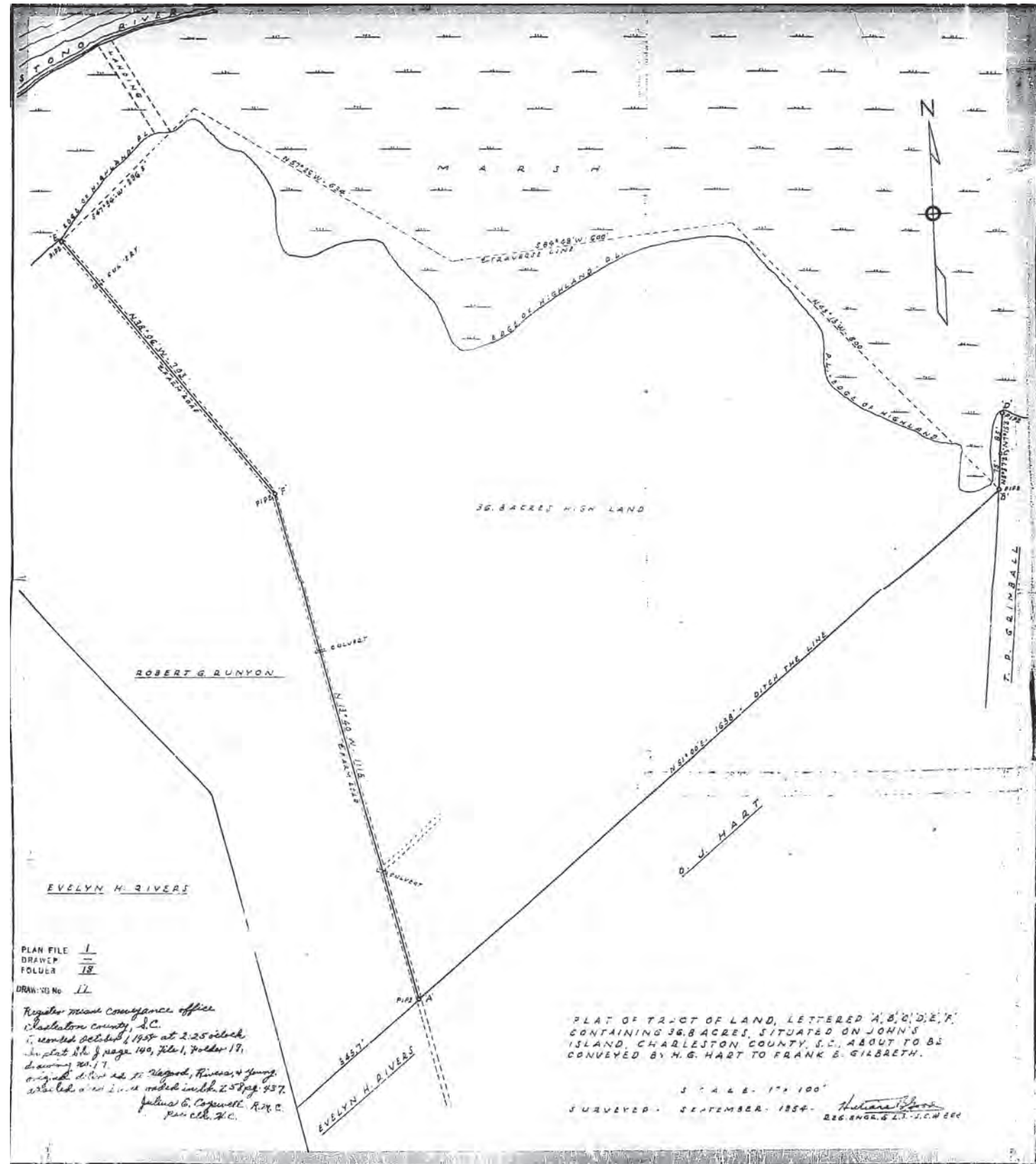
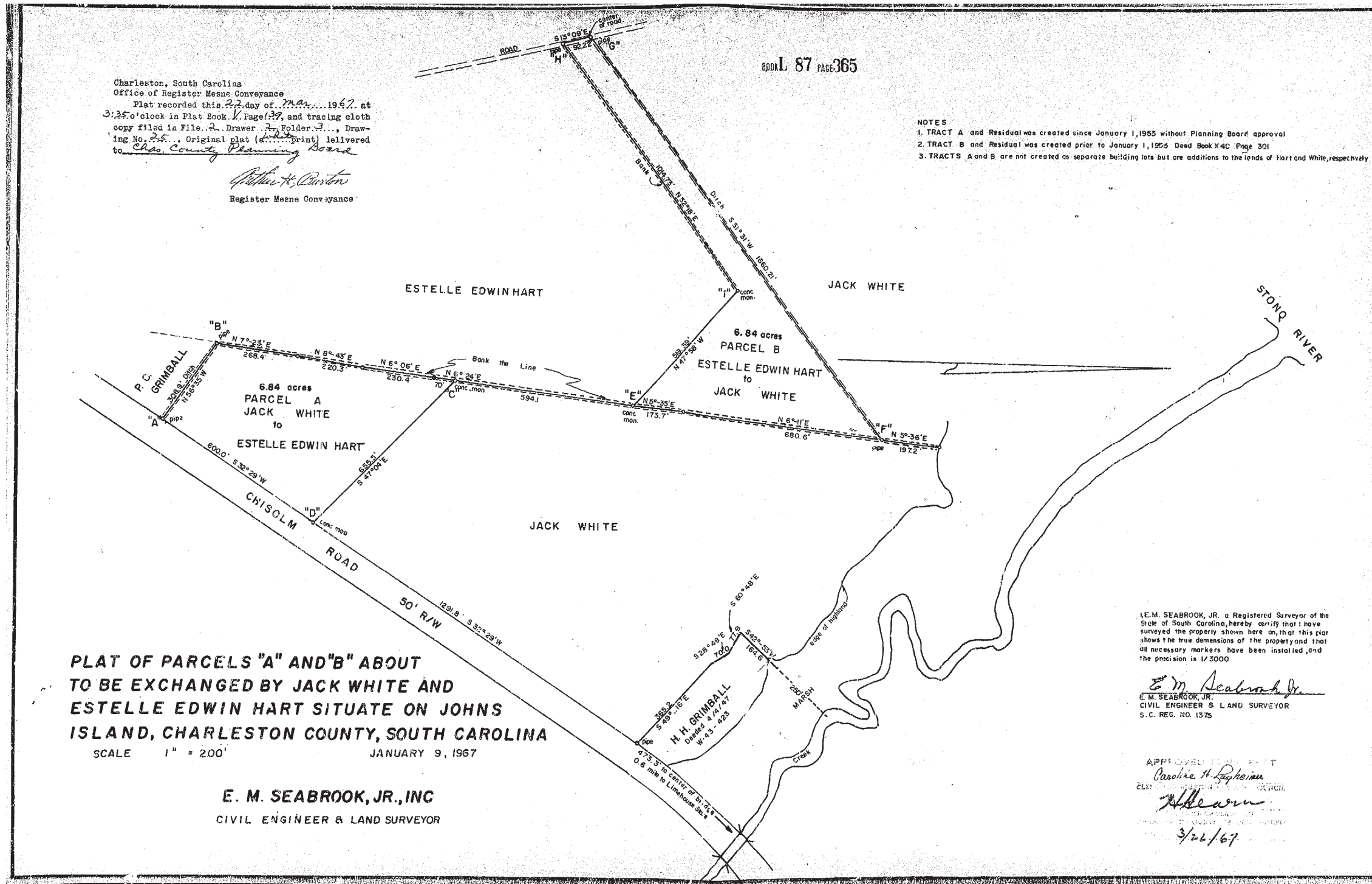


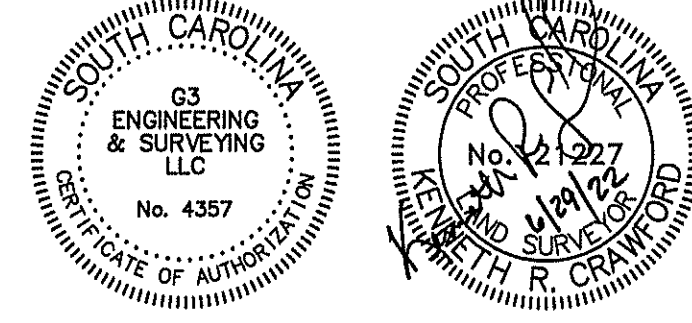


EXHIBIT L



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

KENNETH R. CRAWFORD
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 21227



VICINITY MAP
(NOT TO SCALE)

LEGEND

- CONC. MONUMENT FOUND SALT MARSH
- IRON PIPE (FOUND)
- IRON REBAR (FOUND)

1.5" = 344,633.82
N: 344,633.82
E: 2,269,226.60

REFERENCES:

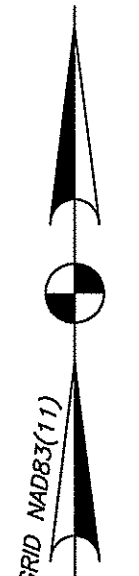
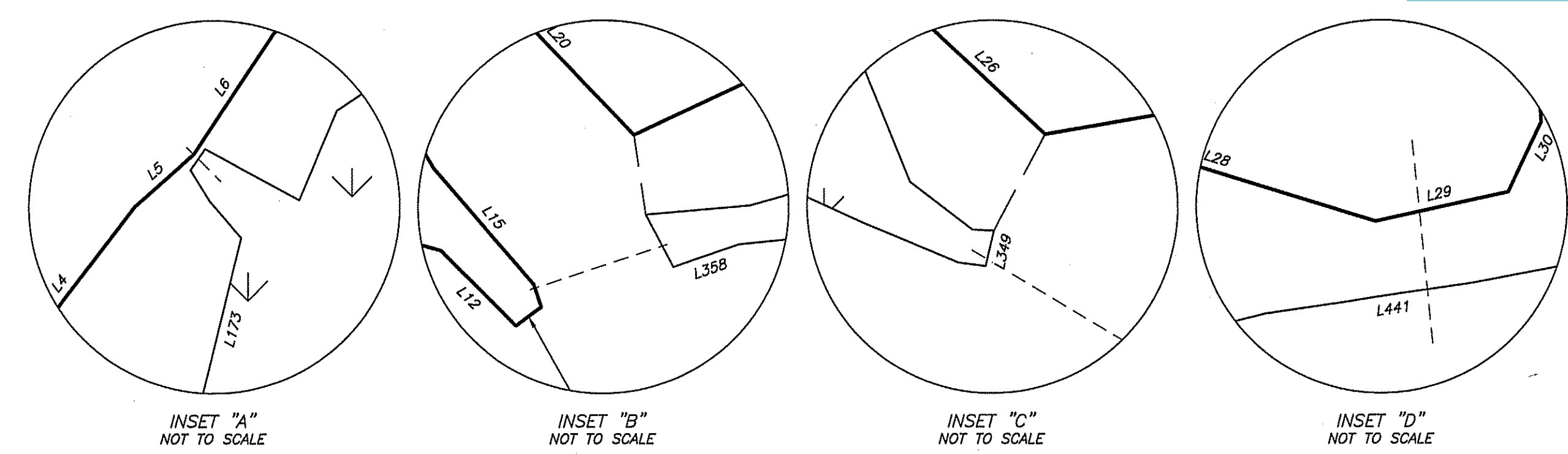
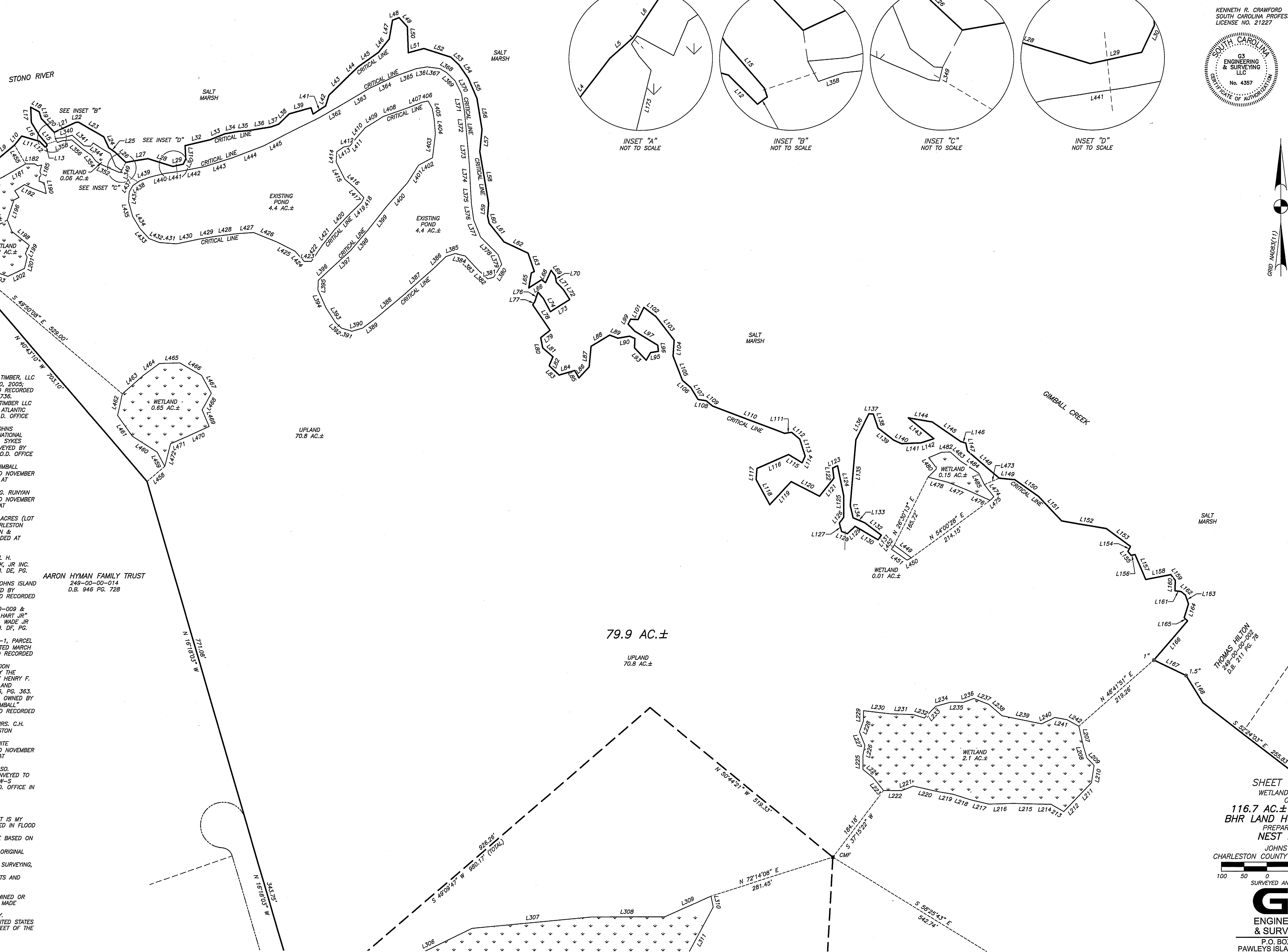
- 1) "A RECOMBINATION PLAT OF SURVEY SHOWING CANAL LAND & TIMBER, LLC & EXISTING 90' INGRESS & EGRESS EASEMENT" DATED MAY 10, 2005, SURVEYED BY COURTNEY & HAYES, LAND SURVEYING, LLC AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. EK, PG. 735-736.
- 2) "BOUNDARY SURVEY OF A 36.78 ACRE TRACT CANAL LAND & TIMBER LLC TMS 249-00-00-005" DATED MARCH 7, 2006; SURVEYED BY ATLANTIC SURVEYING, INC. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. EK, PG. 721.
- 3) "A SURVEY OF A 2.96 ACRE PARCEL OF LAND LOCATED ON JOHNS ISLAND, CHARLESTON COUNTY, S.C. OWNED BY THE FEDERAL NATIONAL MORTGAGE ASSOCIATION AND BEING CONVEYED TO KENNETH M. SYKES AND CONSTANCE K. SYKES" DATED DECEMBER 14, 1988; SURVEYED BY ROBERT L. FRANK AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. BU, PG. 084.
- 4) "PLAT SHOWING TWO TRACTS OF LAND OWNED BY HARRY H. GRIMBALL SITUATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED NOVEMBER 10, 1981; SURVEYED BY JAMES L. OWEN, JR. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. AU, PG. 041.
- 5) "PLAT SHOWING THE SUBDIVISION OF THE ESTATE OF ROBERT G. RUNYAN SITUATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED NOVEMBER 5, 1987; SURVEYED BY JAMES L. OWEN, JR. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. BR, PG. 083.
- 6) "PLAT SHOWING THE COMBINATION OF 2.48 ACRES AND 15.17 ACRES (LOT C) OF THE BELVIDERE TRACT LOCATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED JULY 10, 2000; SURVEYED BY ANDERSON & ASSOCIATES LAND SURVEYING AND PLANNING, INC. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. DD, PG. 402.
- 7) "JOHNS ISLAND CHARLESTON COUNTY, S.C. PLAT OF A 25' INGRESS/EGRESS EASEMENT ACROSS LOT 1 OWNED BY CAROL H. JACQUES" DATED APRIL 6, 2005; SURVEYED BY E.M. SEABROOK, JR. INC. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. DE, PG. 601.
- 8) "PLAT OF 40.26 ACRES A PART OF BELVIDERE LOCATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED MARCH 30, 1988; SURVEYED BY ANDERSON & ASSOCIATES LAND SURVEYING AND PLANNING, INC. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. EG, PG. 516.
- 9) "SURVEY OF TWO EXISTING TRACTS OF LAND TMS# 249-00-00-009 & 010 CONTAINING 2.654 ACRES (TOTAL) OWNED BY JOSEPH S. HART JR." LATEST REVISION DATED JULY 6, 2007; SURVEYED BY JOHN E. WADDE JR. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. DF, PG. 657.
- 10) "PLAT OF NEW PARCEL 3-1 AND COMBINE PART OF PARCEL 3-1, PARCEL 3-2 AND LOT 4 INTO NEW PARCEL 3-3" LATEST REVISION DATED MARCH 17, 2021; SURVEYED BY PALMETTO LAND SURVEYING, INC. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. L21, PG. 115.
- 11) "PLAT OF A LOT OF LAND, SITUATE ON JOHNS ISLAND CHARLESTON COUNTY, S.C. SAID LOT, AS DELINEATED ABOVE, WAS FORMERLY THE BELVIDERE SCHOOL SITE AND IS ABOUT TO BE PURCHASED BY HENRY F. RIVERS JR." DATED JAN. 6, 1953; SURVEYED BY H.F. RIVERS, AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. L56, PG. 363.
- 12) "JOHNS ISLAND, S.C. PLAT OF A TRACT CONTAINING 0.8 ACRES, OWNED BY ANNA M. GRIMBALL AND ABOUT TO BE CONVEYED TO P.C. GRIMBALL" DATED MARCH 9, 1961; SURVEYED BY E.M. SEABROOK, JR. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. N, PG. 57.
- 13) "PLAT SHOWING TRACT OF LAND TO BE CONVEYED TO MR. & MRS. C.H. CHRISTIE" DATED FEBRUARY, 1960 AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. M, PG. 105.
- 14) "PLAT SHOWING THE SUBDIVISION OF LAND OWNED BY JACK WHITE SITUATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED NOVEMBER 13, 1979; SURVEYED BY E.M. SEABROOK, JR. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. T, PG. 153.
- 15) "PLAT OF PROPERTY ON JOHNS ISLAND CHARLESTON COUNTY, SO. CAROLINA OWNED BY HENRY F. RIVERS, SR. ABOUT TO BE CONVEYED TO HENRY F. RIVERS, JR." DATED MARCH 7, 1973; SURVEYED BY W-S GALLARD R.L.S. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. R, PG. 89.

NOTES:

- 1) TAX MAP NO. (PARENT TRACT): 249-00-00-005 & 013
- 2) ACCORDING TO F.I.R.M. MAP NO. XX, PANEL XX, REVISED XX, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE X.
- 3) ALL BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (MAD83).
- 4) THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
- 5) A TITLE SEARCH WAS NOT PERFORMED BY G3 ENGINEERING & SURVEYING, LLC AT THE TIME OF THIS SURVEY.
- 6) THE PROPERTY PLATED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 7) DEED REFERENCE: D.B. 850, PG. 215.
- 8) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AN ELEMENT OF THIS SURVEY. NO STATEMENT IS MADE REGARDING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTINGENCIES THAT MAY AFFECT THE USE OF THIS PROPERTY.
- 9) THERE ARE NO HORIZONTAL CONTROL MONUMENTS ON THE UNITED STATES FOR STATE AGENCY SURVEY SYSTEMS LOCATED WITHIN 2000 FEET OF THE SUBJECT PROPERTY.
- 10) CURRENT OWNER: BHR LAND HOLDINGS LLC
ADDRESS: 2627 BREKIDGEE CENTRE
MONROE, NC 28110

11) TO OBTAIN CURRENT ZONING & BUILDING SETBACK INFORMATION CONTACT CHARLESTON COUNTY PLANNING & ZONING DEPARTMENT.

THIS PLAT AND ALL REPRODUCIBLE COPIES OF THIS PLAT ARE THE PROPERTY OF G3 ENGINEERING & SURVEYING, LLC. REPRODUCTION OF THIS PLAT IS NOT PERMITTED WITHOUT WRITTEN CONSENT OF G3 ENGINEERING & SURVEYING, LLC UNLESS THIS PLAT IS A MATTER OF PUBLIC RECORD. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.



SHEET 1 OF 3
WETLAND SURVEY
OF
116.7 AC.± OWNED BY
BHR LAND HOLDINGS, LLC
PREPARED FOR
NEST HOMES

JOHNS ISLAND
CHARLESTON COUNTY SOUTH CAROLINA

SURVEYED AND MAPPED BY



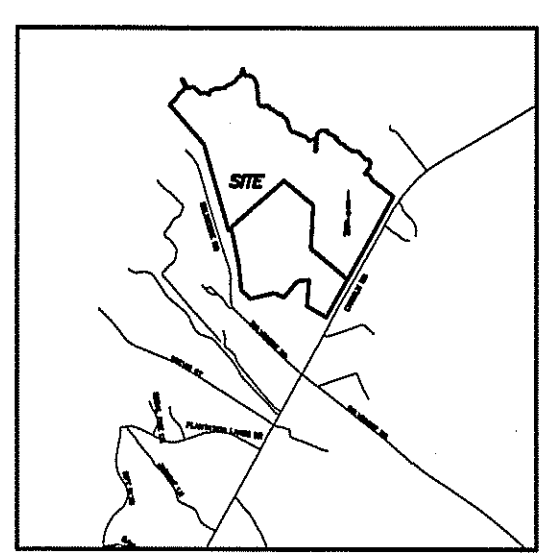
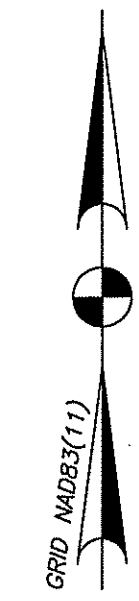
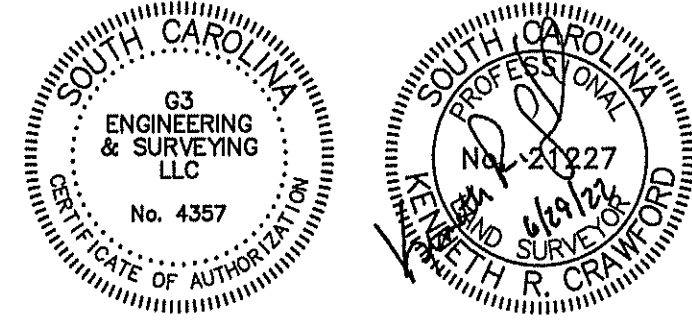
P.O. BOX 2666
PAWLEYS ISLAND, SC 29585
PHONE: 843.237.1001

SCALE	1" = 100'	DRAWN BY	KRC
FILE	3210058	REVIEWED BY	xxx
FIELD DATE	10/21	APPROVED BY	xxx
PLAT DATE	2/18/22	PARTY CHIEF	BP

FILE PATH: K:\3210058 - ANSEL OAK\DRAWINGS\WETLANDS

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

KENNETH R. CRAWFORD
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 21227



VICINITY MAP
(NOT TO SCALE)

- LEGEND**
- CONC. MONUMENT FOUND
 - IRON PIPE (FOUND)
 - IRON REBAR (FOUND)

79.9 AC.±

UPLAND
70.8 AC.±

36.8 AC.±

UPLAND
31.4 AC.±

STEPHANIE GOSS
249-00-00-041
D.B. 818 PG. 309

CARMEN V. RIVERS
249-00-00-017
D.B. 498 PG. 757

EMOGENE CHRISTIE
249-00-00-012
D.B. E281 PG. 878

MATTHEW BROWN
249-00-00-011
D.B. 220 PG. 858

HAROLD LLOYD BROWNING III
249-00-00-007
D.B. 753 PG. 961

KATHERINE WINDITTI
249-00-00-006
D.B. 656 PG. 488

REFERENCES:

- 1) "A RECOMBINATION PLAT OF SURVEY SHOWING CANAL LAND & TIMBER, LLC & EXISTING 50' INGRESS & EGRESS EASEMENT" DATED MAY 10, 2005; SURVEYED BY COUNTRY & HAYES, LAND SURVEYING, LLC AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. EK, PG. 735-736.
- 2) "BOUNDARY SURVEY OF A 36.78 ACRE TRACT CANAL LAND & TIMBER LLC TMS 249-00-00-005" DATED MARCH 7, 2006; SURVEYED BY ATLANTIC SURVEYING, INC. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. EK, PG. 721.
- 3) "A SURVEY OF A 2.98 ACRE PARCEL OF LAND LOCATED ON JOHNS ISLAND, CHARLESTON COUNTY, SC OWNED BY THE FEDERAL NATIONAL MORTGAGE ASSOCIATION AND BEING CONVEYED TO KENNETH M. SYKES AND CONSTANCE K. SYKES DATED DECEMBER 14, 1988; SURVEYED BY ROBERT L. FRANK AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. BU, PG. 064.
- 4) "PLAT SHOWING TWO TRACTS OF LAND OWNED BY HARRY H. GRIMBALL SITUATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED NOVEMBER 10, 1981; SURVEYED BY JAMES L. OWEN, JR. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. AU, PG. 041.
- 5) "PLAT SHOWING THE SUBDIVISION OF THE ESTATE OF ROBERT G. RUYMAN SITUATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED NOVEMBER 5, 1987; SURVEYED BY JAMES L. OWEN, JR. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. BR, PG. 083.
- 6) "PLAT SHOWING THE COMBINATION OF 2.48 ACRES AND 15.17 ACRES (LOT C) OF THE BELVEDERE TRACT LOCATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED JULY 10, 2000; SURVEYED BY ANDERSON & ASSOCIATES LAND SURVEYING AND PLANNING, INC. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. DD, PG. 402.
- 7) "JOHNS ISLAND CHARLESTON COUNTY, S.C. PLAT OF A 25' INGRESS/EGRESS EASEMENT ACROSS LOT 1 OWNED BY CAROL H. JACQUES" DATED APRIL 6, 2005; SURVEYED BY E.M. SEABROOK, JR. INC. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. DE, PG. 801.
- 8) "PLAT OF 40.26 ACRES A PART OF BELVEDERE LOCATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED MARCH 30, 1998; SURVEYED BY ANDERSON & ASSOCIATES LAND SURVEYING AND PLANNING AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. EE, PG. 616.
- 9) "SURVEY OF TWO EXISTING TRACTS OF LAND TMS# 249-00-00-009 & 010 CONTAINING 2.654 ACRES (TOTAL) OWNED BY JOSEPH S. HART JR" LATEST REVISION DATED JULY 6, 2007; SURVEYED BY JOHN E. WADE JR AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. FF, PG. 657.
- 10) "PLAT OF NEW PARCEL 3-1 AND COMBINE PART OF PARCEL 3-1, PARCEL 3-2 AND LOT 4 INTO NEW PARCEL 3-2" LATEST REVISION DATED MARCH 17, 2021; SURVEYED BY PALMETTO LAND SURVEYING, INC. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. L21, PG. 115.
- 11) "PLAT OF A LOT OF LAND, SITUATE ON JOHNS ISLAND CHARLESTON COUNTY, S.C. AS DELINEATED ABOVE, WAS FORMERLY THE BELVEDERE SCHOOL SITE AND IS ABOUT TO BE PURCHASED BY HENRY F. RIVERS JR." DATED JAN. 6, 1953; SURVEYED BY H.F. RIVERS, AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. L56, PG. 363.
- 12) "JOHNS ISLAND, S.C. PLAT OF A TRACT CONTAINING 0.8 ACRES, OWNED BY ANNA M. GRIMBALL AND ABOUT TO BE CONVEYED TO P.C. GRIMBALL" DATED MARCH 9, 1961; SURVEYED BY E.M. SEABROOK, JR. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. N, PG. 57.
- 13) "PLAT SHOWING TRACT OF LAND TO BE CONVEYED TO MR. & MRS. C.H. CHRISTIE" DATED FEBRUARY, 1980 AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. M, PG. 105.
- 14) "PLAT SHOWING THE SUBDIVISION OF LAND OWNED BY JACK WHITE SITUATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED NOVEMBER 13, 1978; SURVEYED BY E.M. SEABROOK, JR. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. T, PG. 153.
- 15) "PLAT OF PROPERTY ON JOHNS ISLAND CHARLESTON COUNTY, SO. CAROLINA OWNED BY HENRY F. RIVERS, SR. ABOUT TO BE CONVEYED TO HENRY F. RIVERS, JR.; DATED MARCH 7, 1973; SURVEYED BY W-S GAILLARD R.L.S. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. R, PG. 89.

NOTES:

- 1) TAX MAP NO. (PARENT TRACT): 249-00-00-005 & 013
- 2) ACCORDING TO F.I.R.M. MAP NO. XX, PANEL XX, REVISED XX, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE X.
- 3) ALL BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83).
- 4) THIS SURVEY IS VALID ONLY IF THE PRINT OF SALES HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
- 5) A TITLE SEARCH WAS NOT PERFORMED BY G3 ENGINEERING & SURVEYING, LLC AT THE TIME OF THIS SURVEY.
- 6) THE PROPERTY PLATED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 7) DEED REFERENCE: D.B. 850, PG. 215.
- 8) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AN ELEMENT OF THIS SURVEY. NO STATEMENT IS MADE REGARDING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTINGENCIES THAT MAY AFFECT THE USE OF THIS PROPERTY.
- 9) THERE ARE NO HORIZONTAL CONTROL MONUMENTS ON THE UNITED STATES FOR STATE AGENCY SURVEY SYSTEMS LOCATED WITHIN 2000 FEET OF THE SUBJECT PROPERTY.
- 10) CURRENT OWNER: BHR LAND HOLDINGS LLC
ADDRESS: 2627 BREKNIDGE CENTRE
MONROE, NC 28110
- 11) TO OBTAIN CURRENT ZONING & BUILDING SETBACK INFORMATION CONTACT CHARLESTON COUNTY PLANNING & ZONING DEPARTMENT.

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CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	125.00'	56.68'	58.19'	N 24°50'08" W	025° 58' 42"

SHEET 2 OF 3
WETLAND SURVEY
OF
116.7 AC.± OWNED BY
BHR LAND HOLDINGS, LLC
PREPARED FOR
NEST HOMES
JOHNS ISLAND
CHARLESTON COUNTY SOUTH CAROLINA
SURVEYED AND MAPPED BY



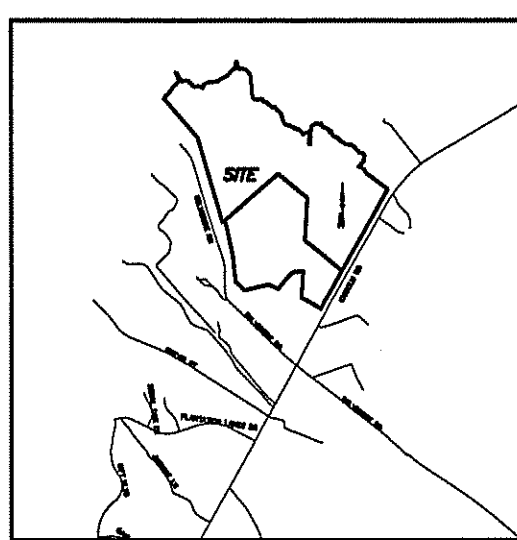
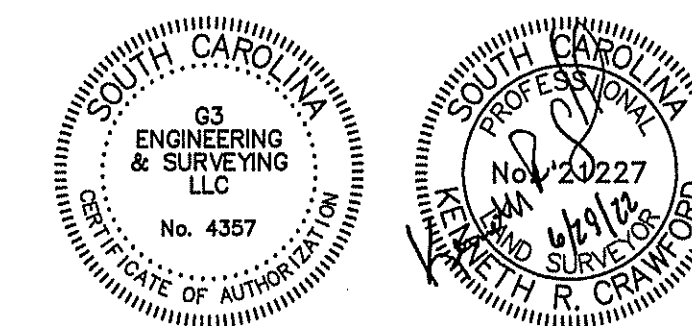
P.O. BOX 2666
PAWLEYS ISLAND, SC 29585
PHONE: 843.237.1001

SCALE: 1" = 100'
FILE: 321008E
FIELD DATE: 10/21
PLAT DATE: 2/15/22

DRAWN BY: KRC
REVIEWED BY: JJK
APPROVED BY: KRC
PARTY CHIEF: RP

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

KENNETH R. CRAWFORD SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR LICENSE NO. 21227



VICINITY MAP (NOT TO SCALE)

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 20 rows of survey data (L1-L20).

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 20 rows of survey data (L21-L40).

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 20 rows of survey data (L41-L60).

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 20 rows of survey data (L61-L80).

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 20 rows of survey data (L81-L100).

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 20 rows of survey data (L101-L120).

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 20 rows of survey data (L121-L140).

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 20 rows of survey data (L141-L160).

- REFERENCES: 1) A RECOMBINATION PLAN OF SURVEY SHOWING CANAL LAND & TIMBER, LLC & EXISTING 50' INGRESS & EGRESS EASEMENT... 2) BOUNDARY SURVEY OF A 36.78 ACRE TRACT CANAL LAND & TIMBER LLC... 3) A SURVEY OF A 2.96 ACRE PARCEL OF LAND LOCATED ON JOHNS ISLAND, CHARLESTON COUNTY, SC OWNED BY THE FEDERAL NATIONAL MORTGAGE ASSOCIATION...

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 20 rows of survey data (L161-L180).

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 20 rows of survey data (L181-L200).

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 20 rows of survey data (L201-L220).

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 20 rows of survey data (L221-L240).

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 20 rows of survey data (L241-L260).

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 20 rows of survey data (L261-L280).

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 20 rows of survey data (L281-L300).

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 20 rows of survey data (L301-L320).

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 20 rows of survey data (L321-L340).

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 20 rows of survey data (L341-L360).

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 20 rows of survey data (L361-L380).

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 20 rows of survey data (L381-L400).

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 20 rows of survey data (L401-L420).

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 20 rows of survey data (L421-L440).

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 20 rows of survey data (L441-L460).

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 20 rows of survey data (L461-L480).

- NOTES: 1) TAX MAP NO. (PARENT TRACT): 249-00-00-005 & 013 2) ACCORDING TO F.I.R.M. MAP NO. XX, PANEL XX, REVISED XX, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAN IS LOCATED IN FLOOD HAZARD ZONE... 3) ALL BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83)...

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 3 rows of survey data (L481-L486).

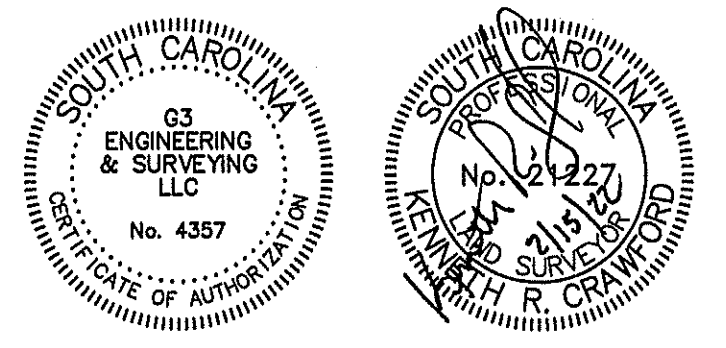
SHEET 3 OF 3 WETLAND SURVEY OF 116.7 AC.± OWNED BY BHR LAND HOLDINGS, LLC PREPARED FOR NEST HOMES JOHNS ISLAND CHARLESTON COUNTY SOUTH CAROLINA

GB ENGINEERING & SURVEYING P.O. BOX 2666 PAWLEY'S ISLAND, SC 29565 PHONE: 843.237.1001

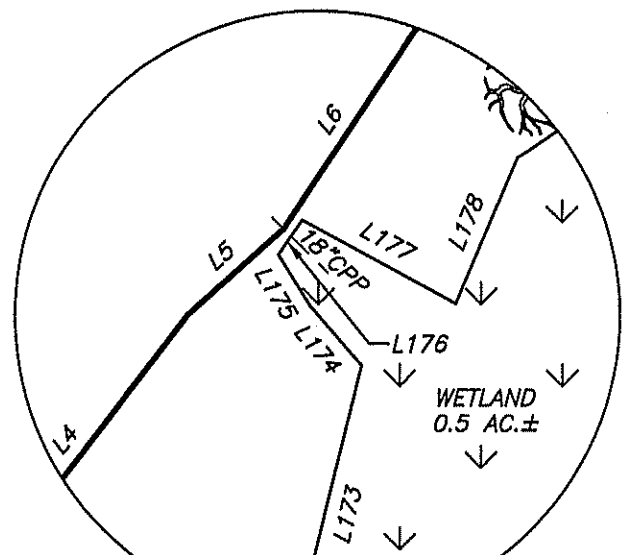
THIS PLAN AND ALL REPRODUCIBLE COPIES OF THIS PLAN ARE THE PROPERTY OF G3 ENGINEERING & SURVEYING, LLC. REPRODUCTION OF THIS PLAN IS NOT PERMITTED WITHOUT WRITTEN CONSENT OF G3 ENGINEERING & SURVEYING, LLC UNLESS THIS PLAN IS A MATTER OF PUBLIC RECORD. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

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

KENNETH R. CRAWFORD
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 21227



- NOTES:
- 1) TAX MAP NO. (PARENT TRACT): 249-00-00-005 & 013
 - 2) ALL BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83).
 - 3) THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
 - 4) A TITLE SEARCH WAS NOT PERFORMED BY G3 ENGINEERING & SURVEYING, LLC AT THE TIME OF THIS SURVEY.
 - 5) THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 - 6) DEED REFERENCE: D.B. 850, PG. 215.
 - 7) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AN ELEMENT OF THIS SURVEY. NO STATEMENT IS MADE REGARDING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTINGENCIES THAT MAY AFFECT THE USE OF THIS PROPERTY.
 - 8) THERE ARE NO HORIZONTAL CONTROL MONUMENTS ON THE UNITED STATES FOR STATE AGENCY SURVEY SYSTEMS LOCATED WITHIN 2000 FEET OF THE SUBJECT PROPERTY.
 - 9) CURRENT OWNER: BHR LAND HOLDINGS LLC
ADDRESS: 2627 BREKONRIDGE CENTRE
MONROE, NC 28110
 - 10) TO OBTAIN CURRENT ZONING & BUILDING SETBACK INFORMATION CONTACT CHARLESTON COUNTY PLANNING & ZONING DEPARTMENT.

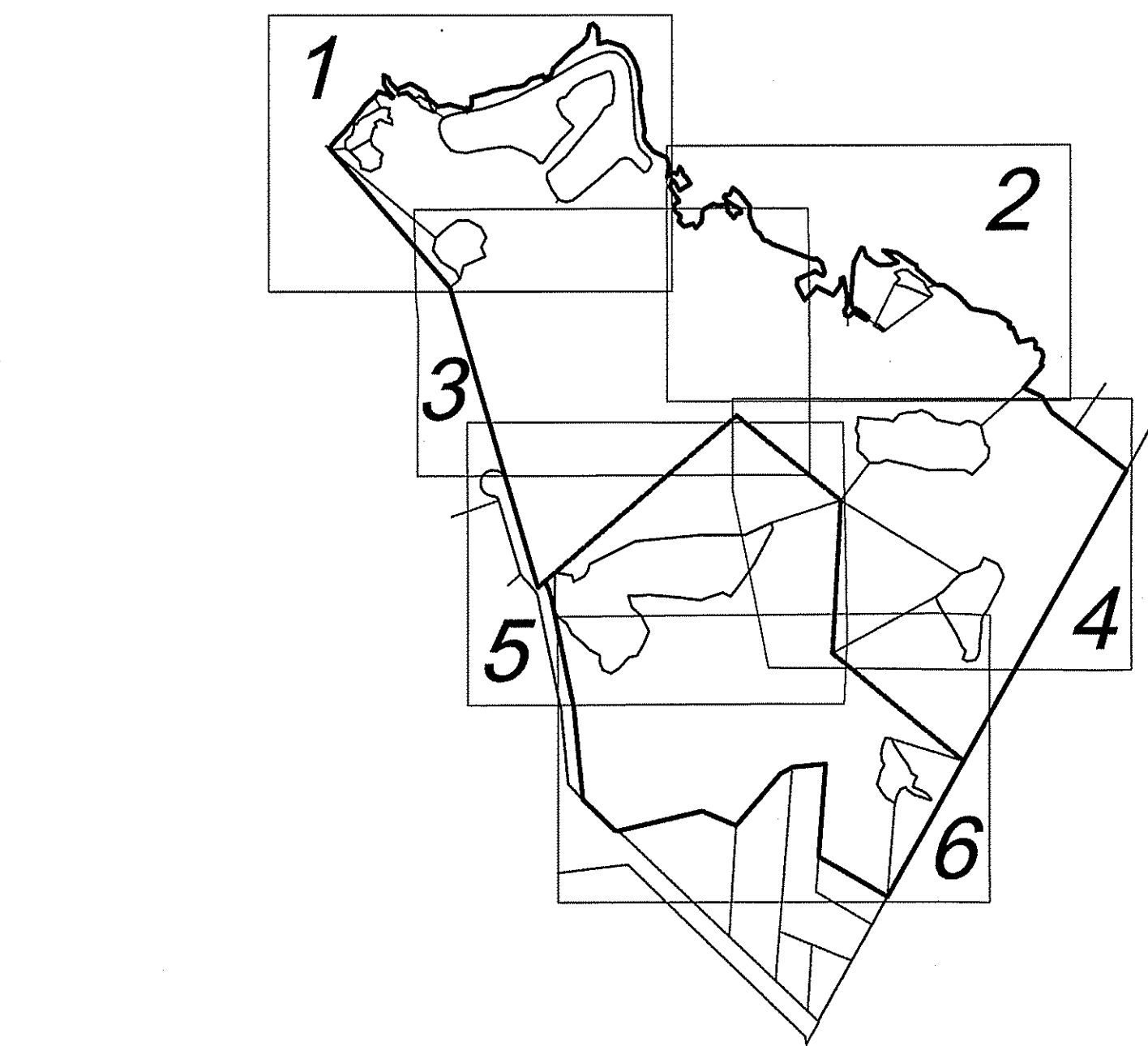


VICINITY MAP
(NOT TO SCALE)

- LEGEND
- CONC. MONUMENT FOUND
 - IRON PIPE (FOUND)
 - IRON REBAR (FOUND)

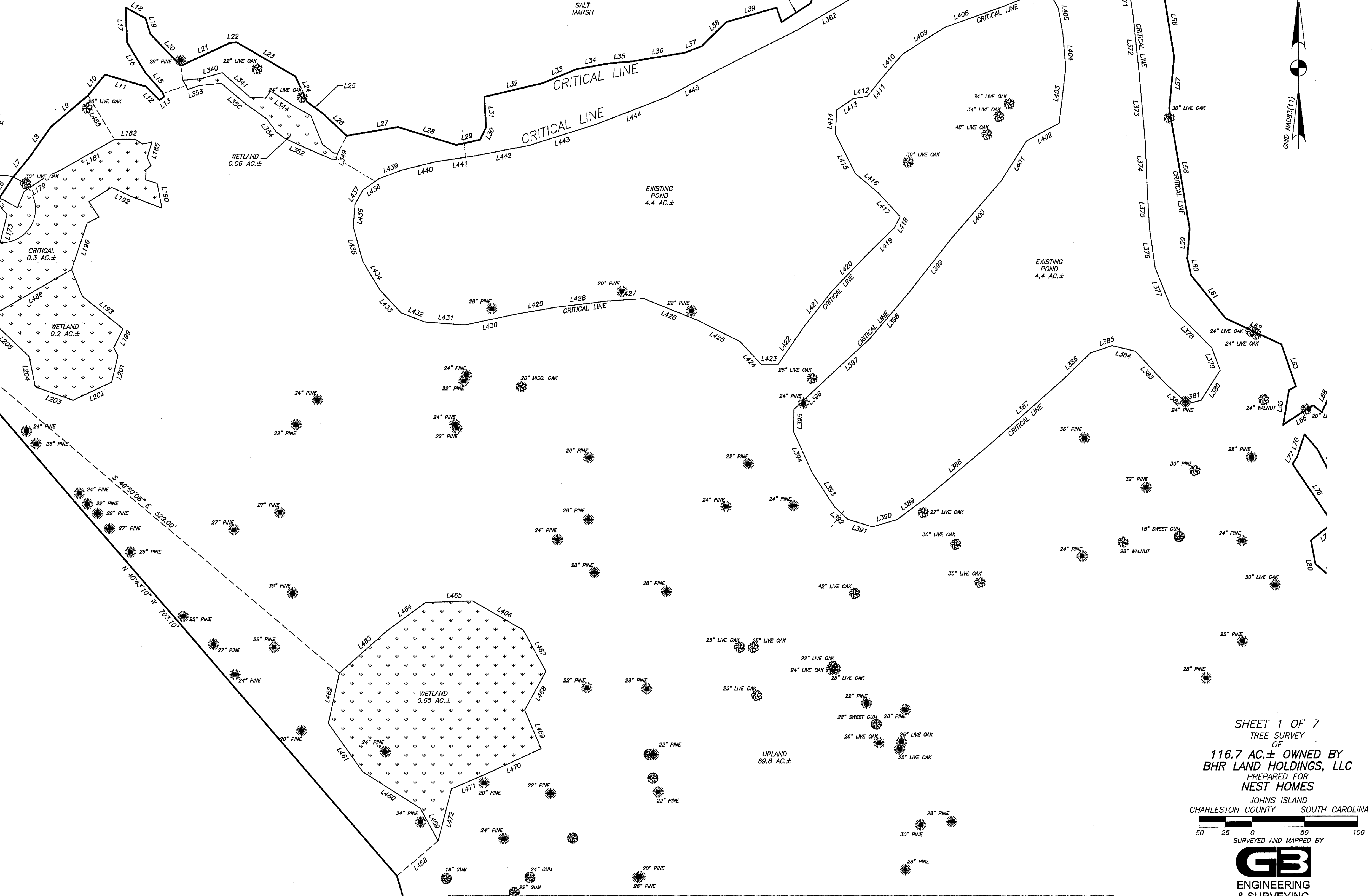
- REFERENCES:
- 1) "A RECOMBINATION PLAT OF SURVEY SHOWING CANAL LAND & TIMBER, LLC & EXISTING 50' INGRESS & EGRESS EASEMENT" DATED MAY 10, 2005; SURVEYED BY COURTNEY & HAYES LAND SURVEYING, LLC AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. EX. PG. 735-736.
 - 2) "BOUNDARY SURVEY OF A 36.78 ACRE TRACT CANAL LAND & TIMBER LLC TMS 249-00-00-005" DATED MARCH 7, 2008; SURVEYED BY ATLANTIC SURVEYING, INC. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. EX. PG. 721.
 - 3) "A SURVEY OF A 2.96 ACRE PARCEL OF LAND LOCATED ON JOHNS ISLAND, CHARLESTON COUNTY, SC OWNED BY THE FEDERAL NATIONAL MORTGAGE ASSOCIATION AND BEING CONVEYED TO KENNETH M. SYKES AND CONSTANCE K. SYKES" DATED DECEMBER 14, 1988; SURVEYED BY ROBERT L. FRANK AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. BU, PG. 084.
 - 4) "PLAT SHOWING TWO TRACTS OF LAND OWNED BY HARRY H. GRIMBALL SITUATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED NOVEMBER 10, 1981; SURVEYED BY JAMES L. OWEN, JR. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. AU, PG. 041.
 - 5) "PLAT SHOWING THE SUBDIVISION OF THE ESTATE OF ROBERT G. RUYANAN SITUATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED NOVEMBER 5, 1987; SURVEYED BY JAMES L. OWEN, JR. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. BR, PG. 083.
 - 6) "PLAT SHOWING THE COMBINATION OF 2.48 ACRES AND 15.17 ACRES (LOT C) OF THE BELVEDERE TRACT LOCATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED JULY 10, 2000; SURVEYED BY ANDERSON & ASSOCIATES LAND SURVEYING AND PLANNING, INC. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. DD, PG. 402.
 - 7) "JOHNS ISLAND CHARLESTON COUNTY, S.C. PLAT OF A 25' INGRESS/EGRESS EASEMENT ACROSS LOT 1 OWNED BY CAROL H. JACQUES" DATED APRIL 6, 2005; SURVEYED BY E.M. SEABROOK, JR. INC. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. DE, PG. 601.
 - 8) "PLAT OF 40.26 ACRES A PART OF BELVEDERE LOCATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED MARCH 30, 1998; SURVEYED BY ANDERSON & ASSOCIATES LAND SURVEYING AND PLANNING, INC. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. EC, PG. 616.
 - 9) "SURVEY OF TWO EXISTING TRACTS OF LAND TMS# 249-00-00-009 & 010 CONTAINING 2.654 ACRES (TOTAL) OWNED BY JOSEPH S. HART JR." LATEST REVISION DATED JULY 6, 2007; SURVEYED BY JOHN E. WADE JR. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. DF, PG. 657.
 - 10) "PLAT OF NEW PARCEL 3-1 AND COMBINE PART OF PARCEL 3-1, PARCEL 3-2 AND LOT 1 INTO NEW PARCEL 3-2" LATEST REVISION DATED MARCH 17, 2021; SURVEYED BY PALMETTO LAND SURVEYING, INC. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. L21, PG. 115.
 - 11) "PLAT OF A LOT OF LAND, SITUATE ON JOHNS ISLAND CHARLESTON COUNTY, S.C. SAID LOT, AS DELINEATED ABOVE, WAS FORMERLY THE BELVEDERE SCHOOL SITE AND IS ABOUT TO BE PURCHASED BY HENRY F. RIVERS JR." DATED JAN. 6, 1953; SURVEYED BY H.F. RIVERS, AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. L56, PG. 363.
 - 12) "JOHNS ISLAND, S.C. PLAT OF A TRACT CONTAINING 0.8 ACRES, OWNED BY ANNA M. GRIMBALL AND ABOUT TO BE CONVEYED TO P.C. GRIMBALL" DATED MARCH 9, 1961; SURVEYED BY E.M. SEABROOK, JR. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. N, PG. 57.
 - 13) "PLAT SHOWING TRACT OF LAND TO BE CONVEYED TO MR. & MRS. C.H. CHRISTIE" DATED FEBRUARY, 1960 AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. M, PG. 105.
 - 14) "PLAT SHOWING THE SUBDIVISION OF LAND OWNED BY JACK WHITE SITUATED ON JOHNS ISLAND CHARLESTON COUNTY, S.C." DATED NOVEMBER 13, 1979; SURVEYED BY E.M. SEABROOK, JR. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. T, PG. 153.
 - 15) "PLAT OF PROPERTY ON JOHNS ISLAND CHARLESTON COUNTY, SO. CAROLINA OWNED BY HENRY F. RIVERS, SR. ABOUT TO BE CONVEYED TO HENRY F. RIVERS, JR." DATED MARCH 7, 1973; SURVEYED BY W-S GAILLARD R.L.S. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. R, PG. 89.

1.5" N: 344,633.82
E: 2,268,226.00



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INSET "A"
NOT TO SCALE



MATCH LINE SHEET 3

SHEET 1 OF 7
TREE SURVEY
OF
116.7 AC.± OWNED BY
BHR LAND HOLDINGS, LLC
PREPARED FOR
NEST HOMES
JOHNS ISLAND
CHARLESTON COUNTY SOUTH CAROLINA

50 25 0 50 75 100

SURVEYED AND MAPPED BY



ENGINEERING & SURVEYING
P.O. BOX 2666
PAWLEYS ISLAND, SC 29585
PHONE: 843.237.1001

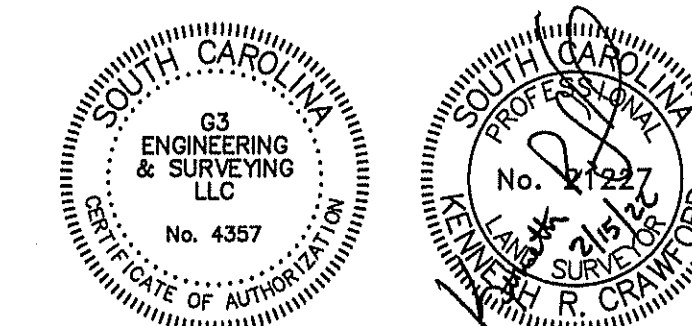
SCALE	1" = 50'	DRAWN BY	KRC
FILE	S210085	REVIEWED BY	xxx
FIELD DATE	10/21	APPROVED BY	xxx
PLAT DATE	2/15/22	PARTY CHIEF	RP

FILE PATH: K:\S210085 - ANSEL OAK\DRAWINGS\WETLANDS

EXHIBIT N

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

KENNETH R. CRAWFORD
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 21227

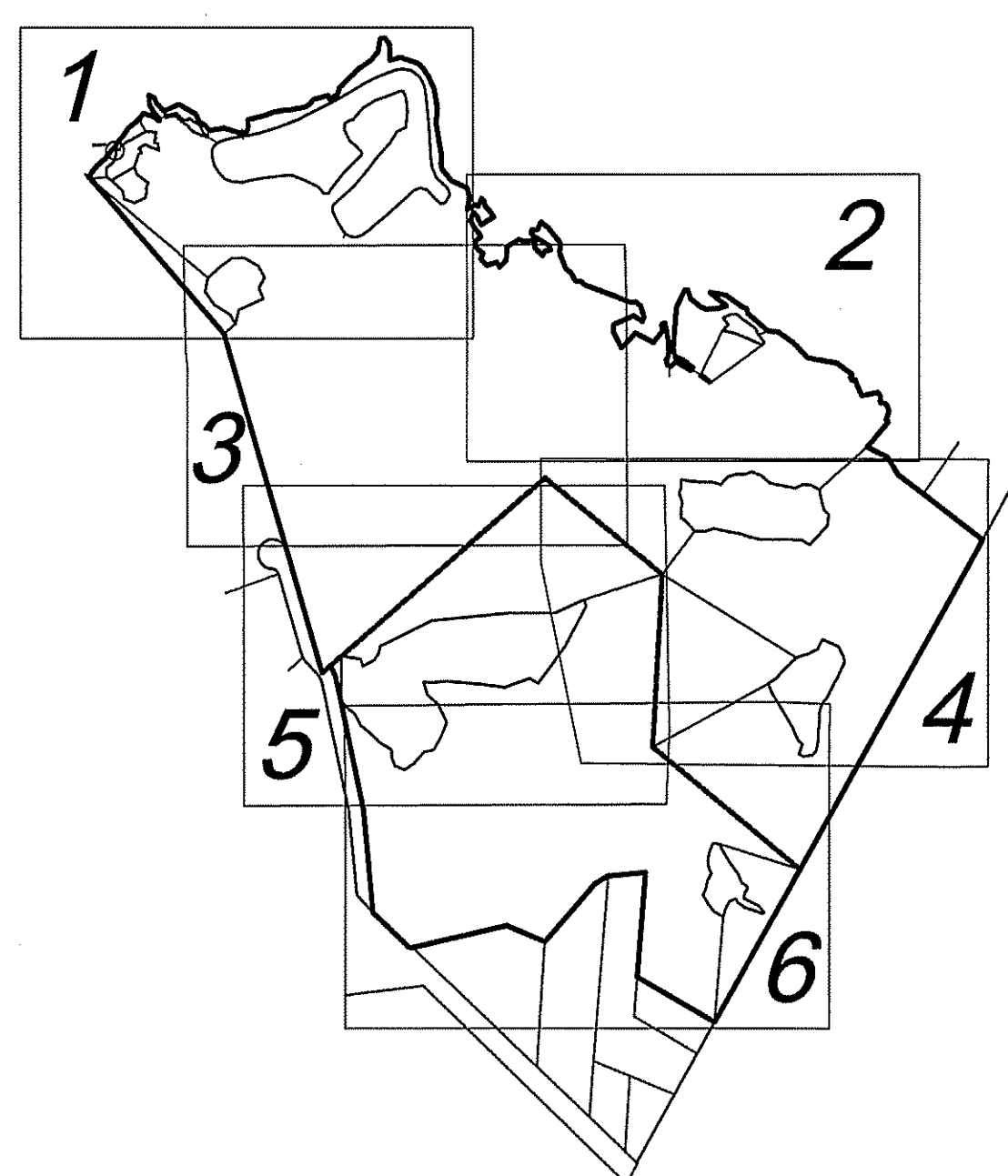


CURVE TABLE				
CURVE	RADIUS	ARC	CHORD	DELTA ANGLE
C1	125.00'	56.68'	56.19'	N 24°50'08" W 025° 58' 42"



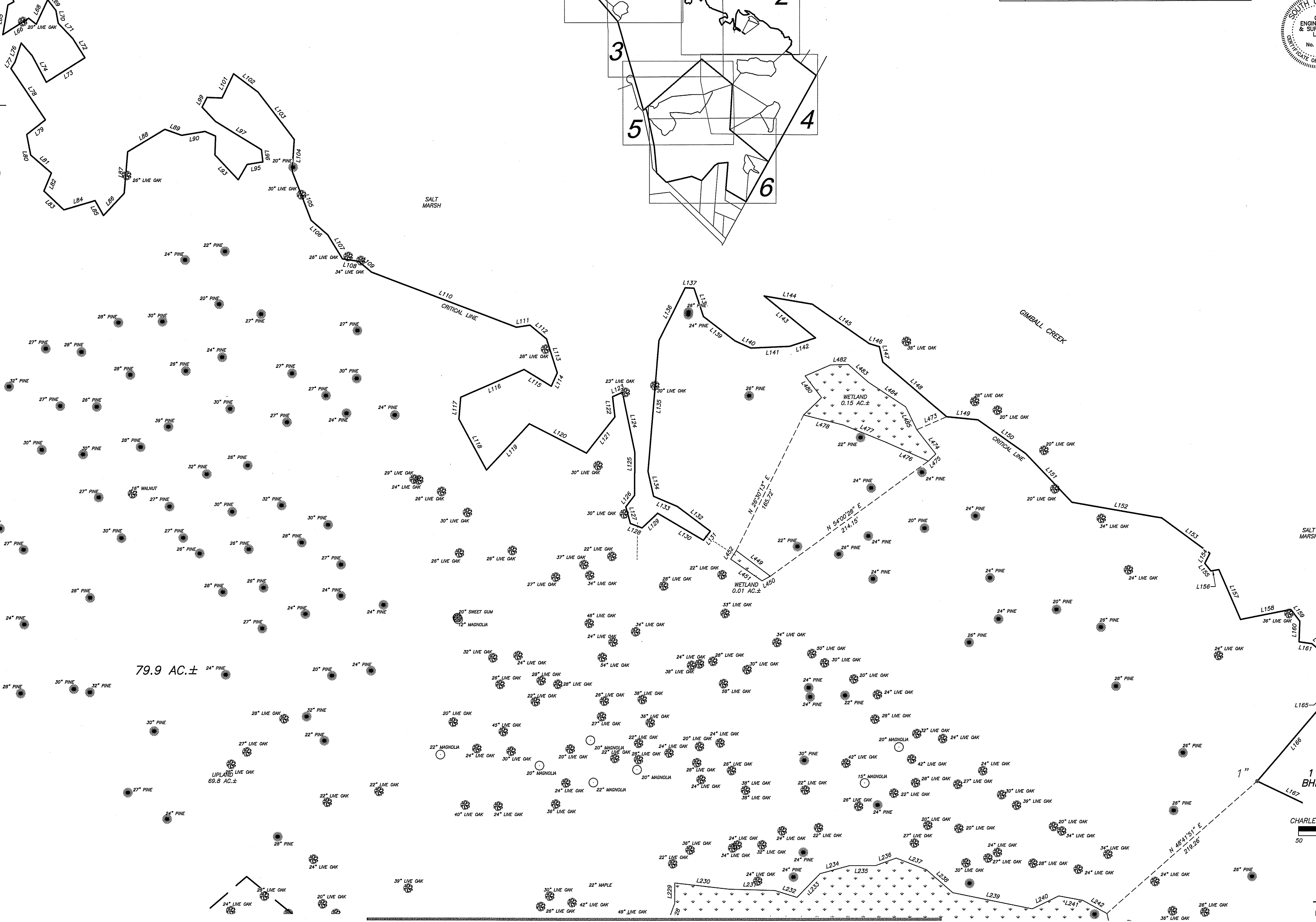
VICINITY MAP
(NOT TO SCALE)

- LEGEND**
- CONC. MONUMENT FOUND
 - IRON PIPE (FOUND)
 - IRON REBAR (FOUND)



MATCH LINE SHEET 3

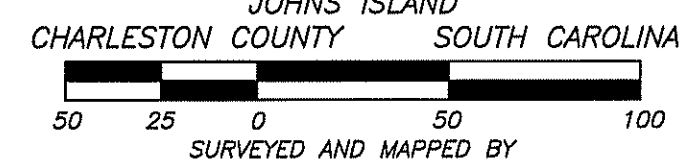
MATCH LINE SHEET 4



79.9 AC.±

UPLAND LIVE OAK
69.8 AC.±

SHEET 2 OF 3
TREE SURVEY
OF
116.7 AC.± OWNED BY
BHR LAND HOLDINGS, LLC
PREPARED FOR
NEST HOMES
JOHNS ISLAND
CHARLESTON COUNTY SOUTH CAROLINA



SURVEYED AND MAPPED BY
G3
ENGINEERING & SURVEYING
P.O. BOX 2666
PAWLEYS ISLAND, SC 29585
PHONE: 843.237.1001

SCALE 1" = 50'
FILE 3210085
FIELD DATE 10/21
PLAT DATE 2/15/22

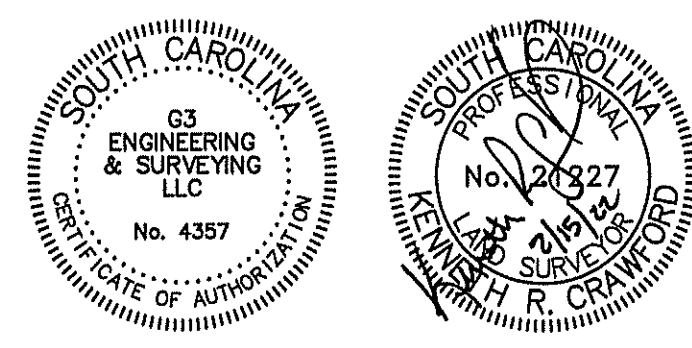
DRAWN BY KRC
REVIEWED BY XJK
APPROVED BY XJK
PARTY CHIEF RP

FILE PATH: K:\3210085 - ANGL. OAK\DRAWINGS\WETLANDS

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KENNETH R. CRAWFORD
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 21227



MATCH LINE SHEET 1

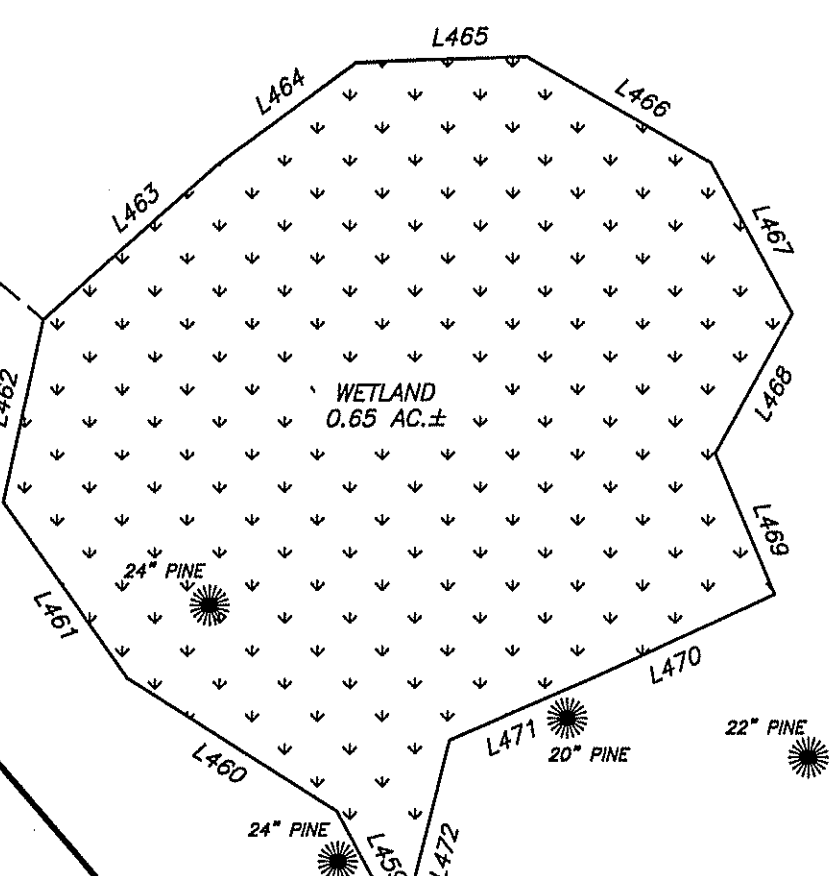


VICINITY MAP
(NOT TO SCALE)

- LEGEND
- CONC. MONUMENT FOUND
 - IRON PIPE (FOUND)
 - IRON REBAR (FOUND)



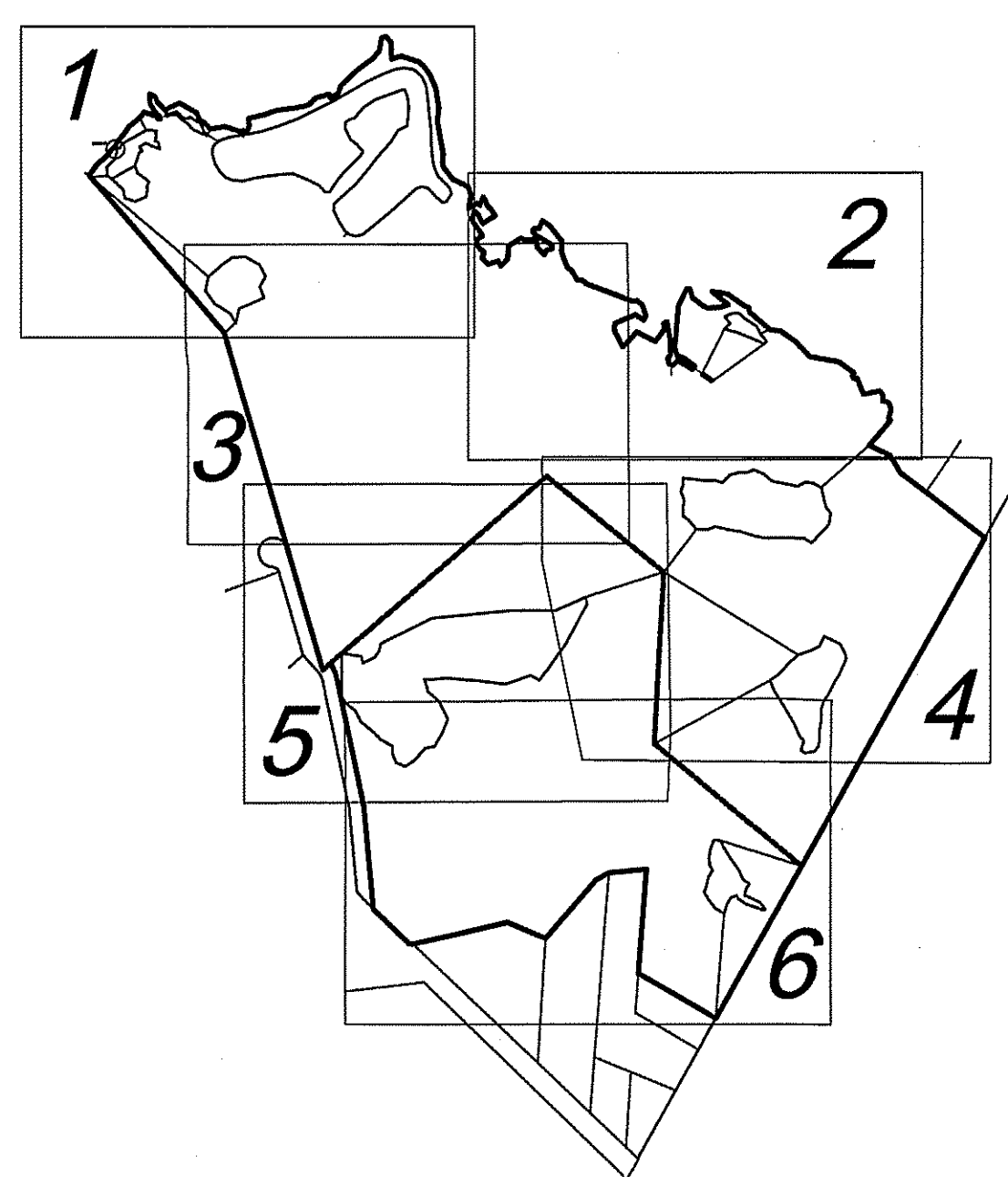
AARON HYMAN FAMILY TRUST
249-00-00-014
D.B. 946 PG. 728



UPLAND
69.8 AC.±

79.9 AC.±

UPLAND
69.8 AC.±

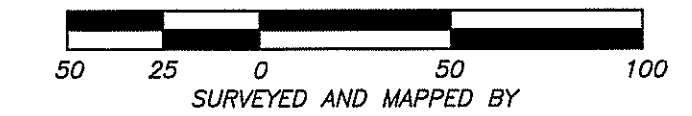


771.08' W
N 161° 10' 00" W

MATCH LINE SHEET 2

MATCH LINE SHEET 5

SHEET 3 OF 7
TREE SURVEY
OF
116.7 AC.± OWNED BY
BHR LAND HOLDINGS, LLC
PREPARED FOR
NEST HOMES
JOHNS ISLAND
CHARLESTON COUNTY SOUTH CAROLINA



P.O. BOX 2666
PAWLEYS ISLAND, SC 29585
PHONE: 843.237.1001

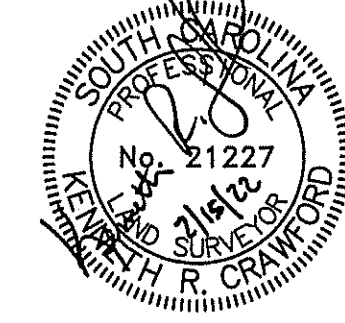
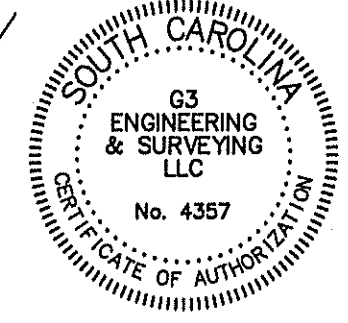
SCALE	1" = 50'	DRAWN BY	KRC
FILE	S210085	REVIEWED BY	JKK
FIELD DATE	10/21	APPROVED BY	JKK
PLAT DATE	2/15/22	PARTY CHIEF	RP

FILE PATH: K:\S210085 - ANGEL OAK\DRAWINGS\WETLANDS

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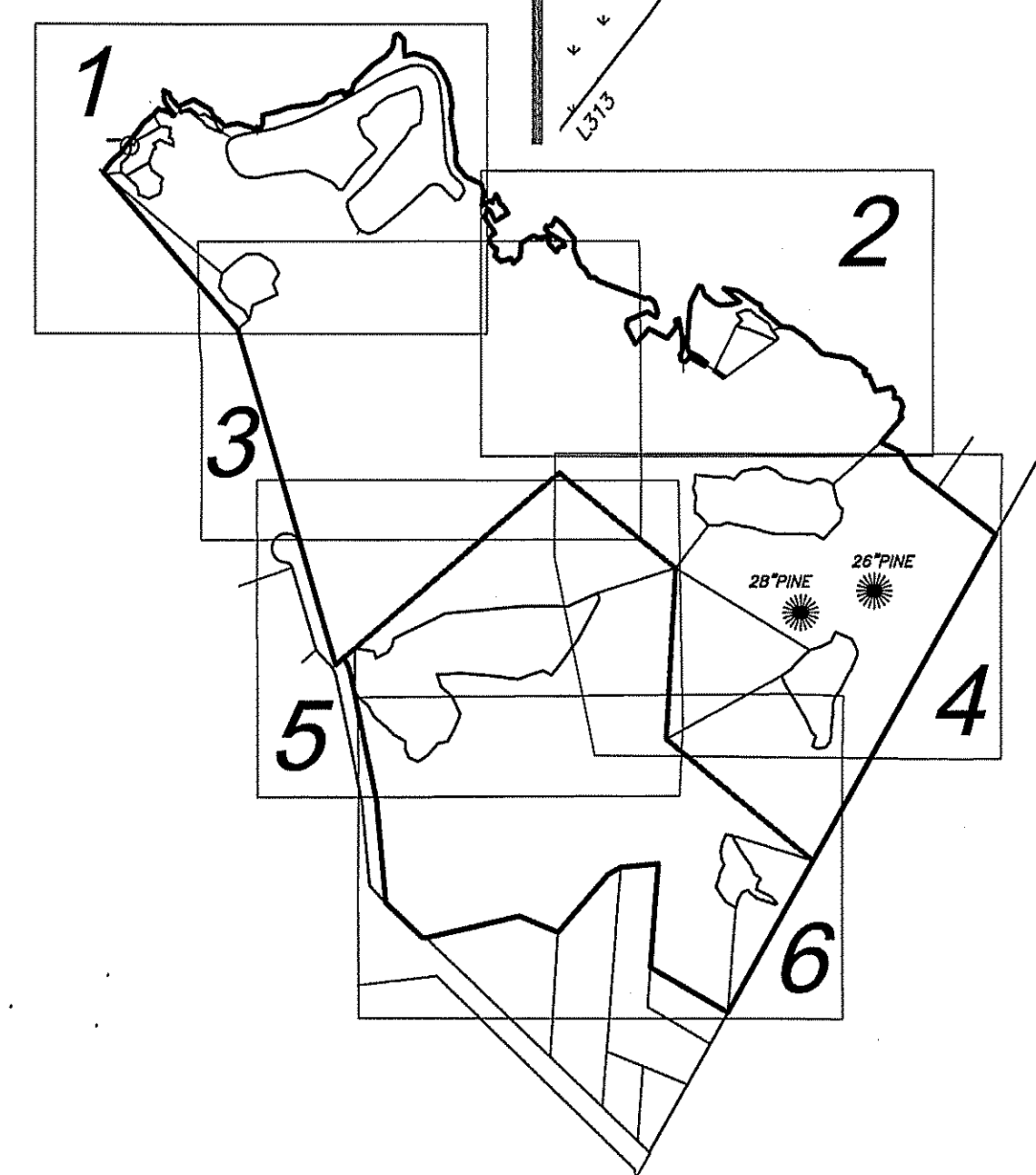
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KENNETH R. CRAWFORD
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 21227

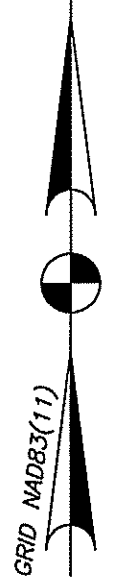


VICINITY MAP
(NOT TO SCALE)

- LEGEND**
- CONC. MONUMENT FOUND
 - IRON PIPE (FOUND)
 - IRON REBAR (FOUND)



CHISOLM ROAD (S-10-54)



SHEET 4 OF 7
TREE SURVEY
OF
116.7 AC.± OWNED BY
BHR LAND HOLDINGS, LLC
PREPARED FOR
NEST HOMES
JOHNS ISLAND
CHARLESTON COUNTY SOUTH CAROLINA

50 25 0 50 100
SURVEYED AND MAPPED BY



P.O. BOX 2666
PAWLEY'S ISLAND, SC 29585
PHONE: 843.237.1001

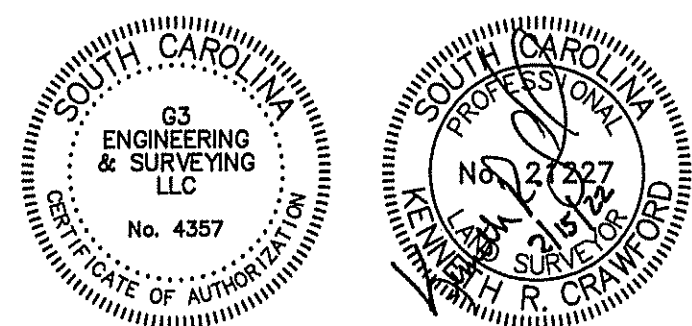
SCALE	1" = 50'	DRAWN BY	KRC
FILE	3210085	REVIEWED BY	XXX
FIELD DATE	10/21	APPROVED BY	XXX
PLAT DATE	2/15/22	PARTY CHIEF	RP

FILE PATH: K:\3210085 - ANGL OAK\DRAWINGS\WETLANDS

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KENNETH R. CRAWFORD
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LICENSE NO. 21227

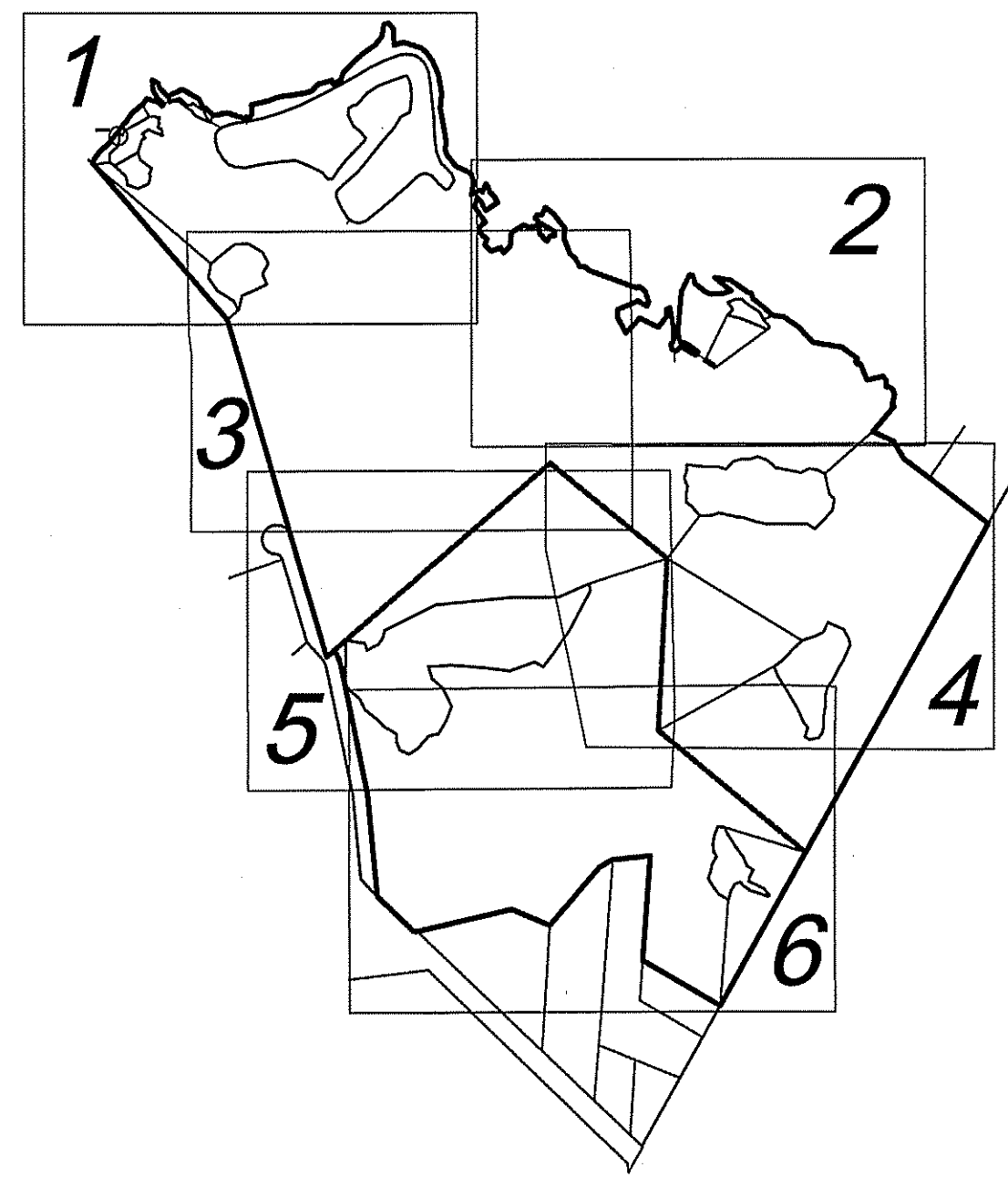


VICINITY MAP
(NOT TO SCALE)

LEGEND

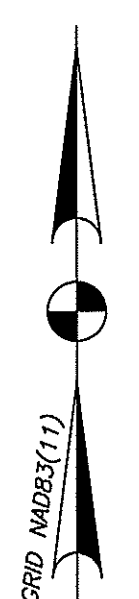
- CONC. MONUMENT FOUND
- IRON PIPE (FOUND)
- IRON REBAR (FOUND)

STEPHANIE GOSS
245-00-00-041
D.B. 818 PG. 309



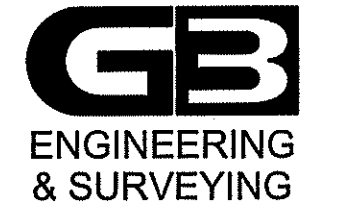
CARMEN V. RIVERS
249-00-00-017
D.B. 498 PG. 757

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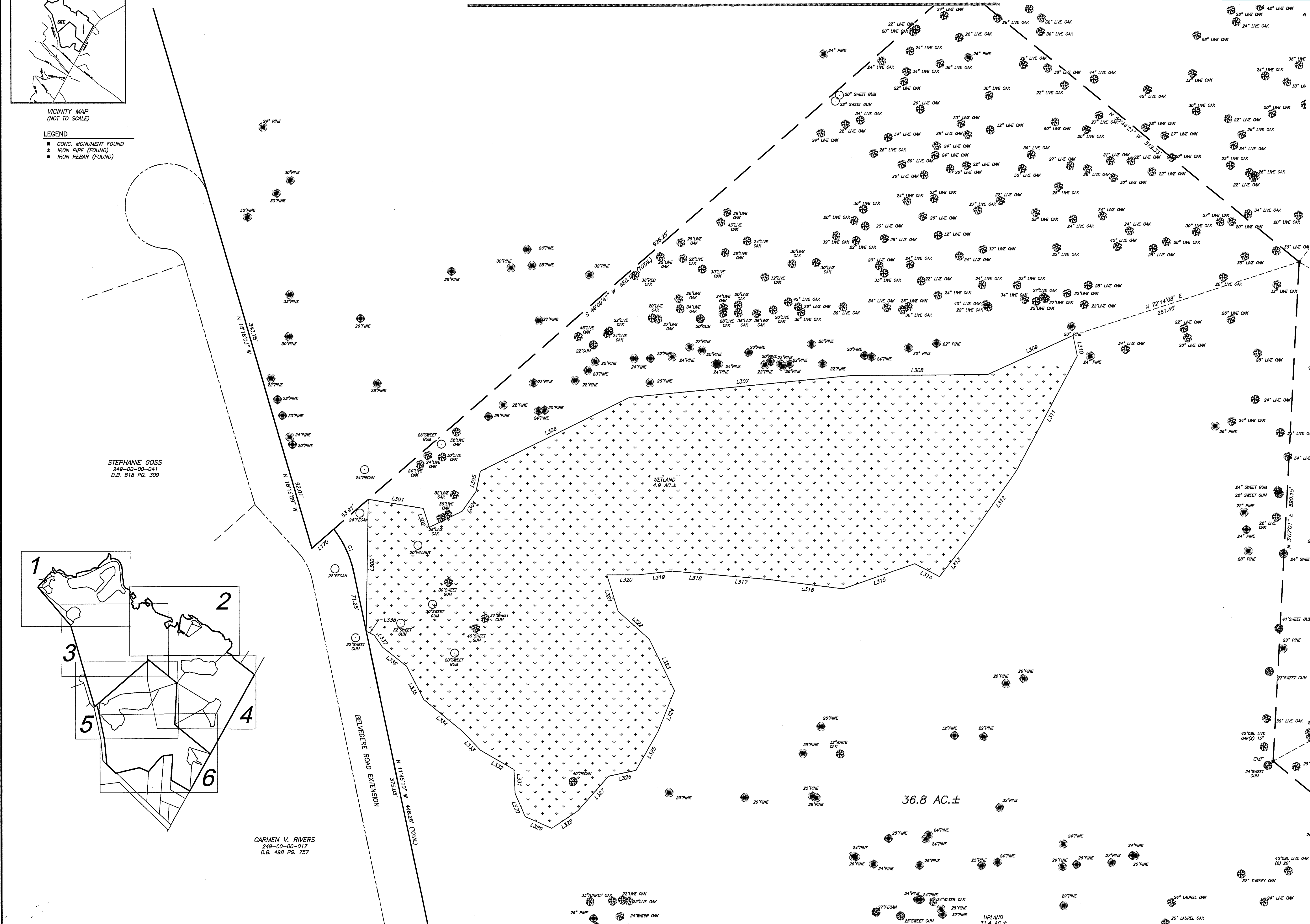
SHEET 5 OF 7
TREE SURVEY
OF
116.7 AC.± OWNED BY
BHR LAND HOLDINGS, LLC
PREPARED FOR
NEST HOMES

JOHNS ISLAND
CHARLESTON COUNTY SOUTH CAROLINA
SURVEYED AND MAPPED BY



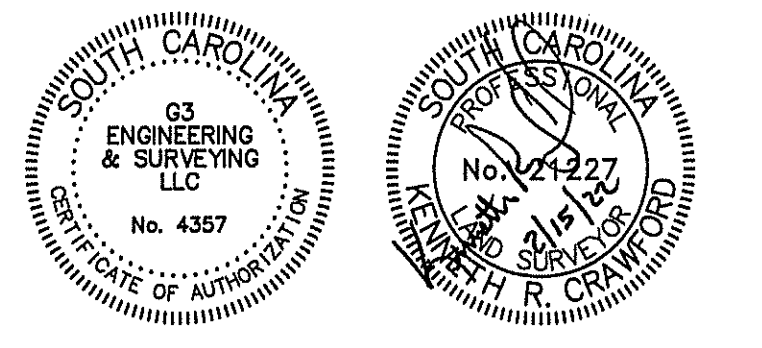
P.O. BOX 2666
PAWLEYS ISLAND, SC 29585
PHONE: 843.237.1001
SCALE 1" = 50'
FILE # S210085
FIELD DATE 10/21
PLAT DATE 2/15/22
DRAWN BY JRC
REVIEWED BY XJK
APPROVED BY XXX
PARTY CHIEF RP

FILE PATH: K:\S210085 - ANSEL OAK\DRAWINGS\WETLANDS



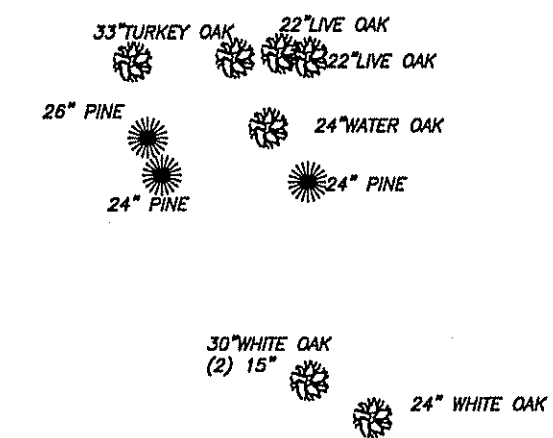
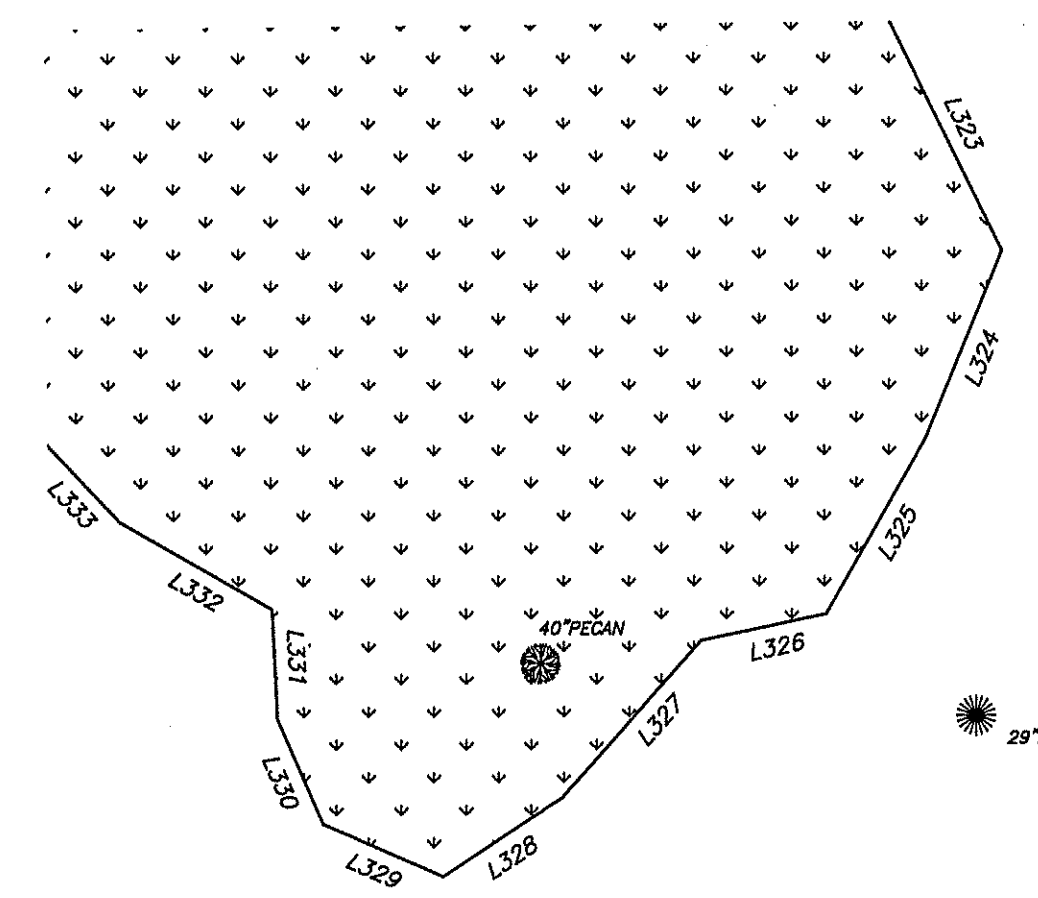
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KENNETH R. CRAWFORD
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 21227



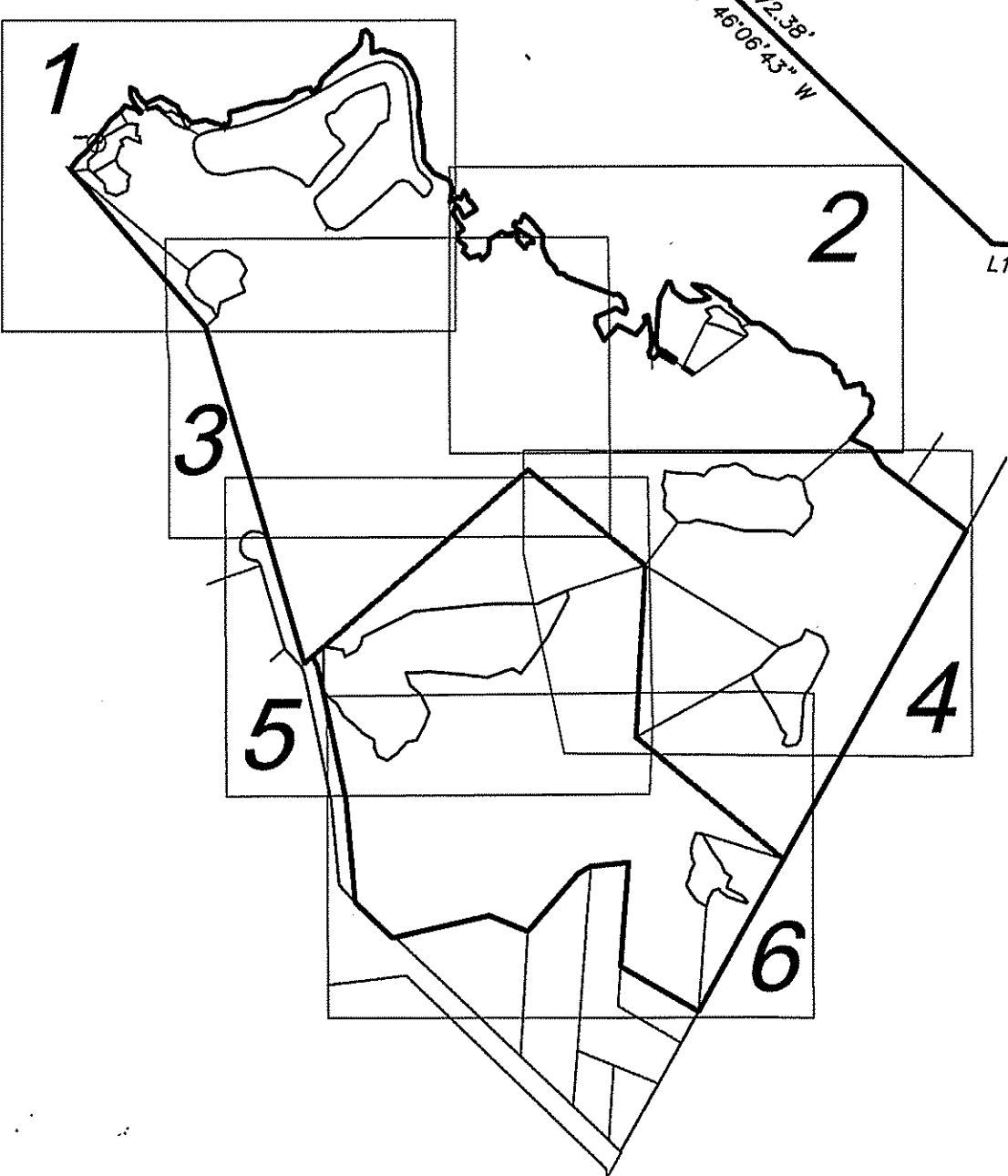
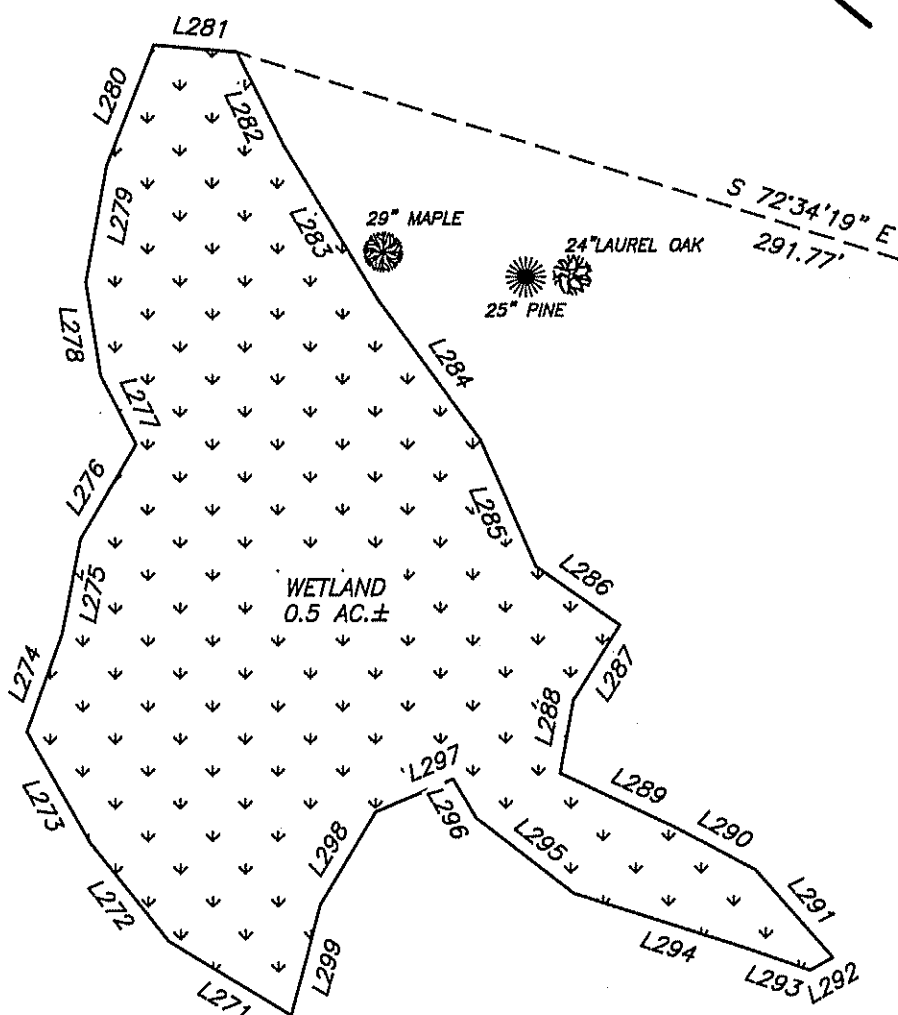
VICINITY MAP
(NOT TO SCALE)

- LEGEND
- CONC. MONUMENT FOUND
 - IRON PIPE (FOUND)
 - IRON REBAR (FOUND)



36.8 AC.±

UPLAND
31.4 AC.±



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BELVEDERE ROAD

CHISOLM ROAD (S-10-54)

EMOGENE CHRISTIE
249-00-00-012
D.B. E281 PG. 878

MATTHEW BROWN
249-00-00-011
D.B. 220 PG. 58

HAROLD LLOYD BROWNING III
249-00-00-007
D.B. 753 PG. 961

KATHERINE VANDITTI
249-00-00-008
D.B. 620 PG. 168

SHEET 6 OF 7
TREE SURVEY
OF
116.7 AC.± OWNED BY
BHR LAND HOLDINGS, LLC
PREPARED FOR
NEST HOMES
JOHNS ISLAND
CHARLESTON COUNTY SOUTH CAROLINA

SURVEYED AND MAPPED BY



P.O. BOX 2666
PAWLEY'S ISLAND, SC 29585
PHONE: 843.237.1001

SCALE: 1" = 50'
FILE: S210085
FIELD DATE: 10/21
PLAT DATE: 2/15/22

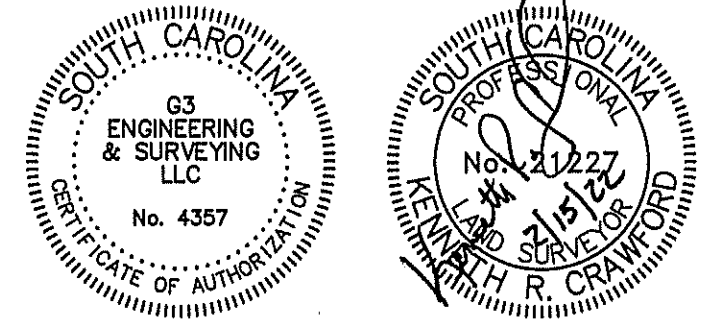
DRAWN BY: KRC
REVIEWED BY: JXX
APPROVED BY: JXX
PARTY CHIEF: RP

FILE PATH: K:\S210085 - ANGEL OAK\DRAWINGS\WETLANDS

EXHIBIT N

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KENNETH R. CRAWFORD SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR LICENSE NO. 21227



VICINITY MAP (NOT TO SCALE)

Main survey data tables containing line bearings and distances for lines L1 through L486, organized in 12 columns of 40 lines each.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Includes lines L485 and L486.

CURVE TABLE with columns: CURVE, RADIUS, ARC, CHORD, CHORD BEARING, DELTA ANGLE. Includes curve C1.

SHEET 7 OF 7 TREE SURVEY OF 116.7 AC.± OWNED BY BHR LAND HOLDINGS, LLC PREPARED FOR NEST HOMES

JOHNS ISLAND CHARLESTON COUNTY SOUTH CAROLINA

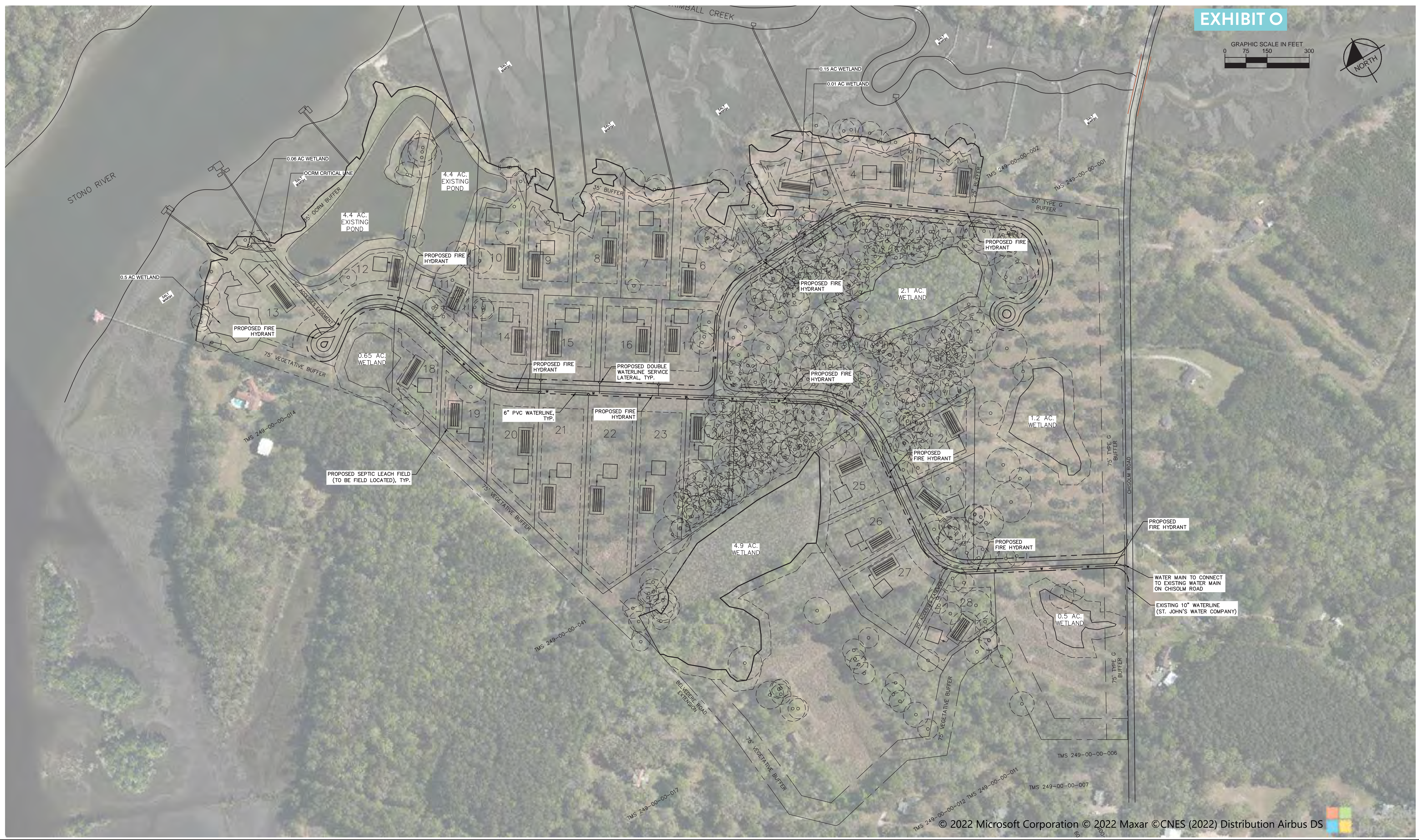


PAWLEYS ISLAND, SC 29565 PHONE: 843.237.1001

GB ENGINEERING & SURVEYING

SCALE, FILE, DATE, and PARTY information table.

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Kimley»Horn
 115 FAIRCHILD STREET
 SUITE 250
 CHARLESTON, SC 29492
 PHONE: (843) 737-6390 |
 www.kimley-horn.com

TITLE:
**CONCEPTUAL UTILITY
 SKETCH PLAN**

PROJECT:
**BUCKLAND
 PLANTATION**

CLIENT:
SYNCHRONICITY

JOB NUMBER: 013869000
 SCALE: 1" = 150'
 DATE: 09-26-22
 SHEET: **1 of 1**