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Charles T. Wallace, M.D.
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Beverly T. Craven, Clerk
723-6772

CHARLESTON COUNTY COUNCIL
O. T. WALLACE COUNTY OFFICE BUILDING
2 COURTHOUSE SQUARE
CHARLESTON, SOUTH CAROLINA
29401

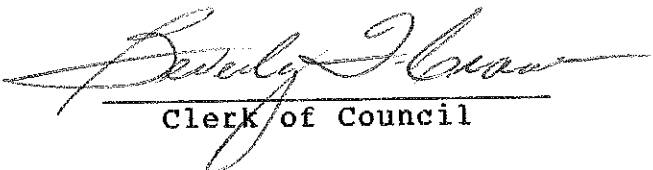
AWENDAW LANDING
PLANNED DEVELOPMENT (PD-37)

The following items when combined with the Master Plan and Development Guidelines dated May 12, 1989 shall govern the zoning requirements for River Landing Planned Development District designated as PD-37.

1. Land uses permitted with the "Awendaw Landing" project are as follows:
 - a. Single-Family Residential - 21 lots maximum, over one acre each in size.
 - b. Recreational area to include:
 - 6' x 10' floating dock, 6' x 10' stationery pier
 - (15) 9' x 18' parking spaces
 - 15' wide community boat landing
 - c. Privately maintained dirt roads with access from Steed Creek Road.
2. Road and drainage systems will be constructed to County Standards in accordance with the adopted policy for construction of dirt streets (proposed Charleston County Road Code). These roads and drainage systems are to be privately maintained by the Awendaw Landing Homeowners Association (See Development Guidelines for streets and drainage).
3. Freshwater wetland areas cannot be filled without obtaining permits from appropriate governmental authorities.
4. If the granting of permits by other governmental entities requires the redesign of this property, an amendment to this Planned Development will be required.
5. Utilities and services shall be provided in accordance with the Development Guidelines for Awendaw Landing. Conditional Use Permits for same shall not be required.
6. Signs shall exist as provided in the Development Guidelines for Awendaw Landing.

7. Conditional Use Permits for residential dwelling groups shall not be required.
8. The Charleston County Zoning Ordinance shall apply to all areas of this development where not covered by these Regulations and Guidelines.
9. Homeowners agreements, deed restrictions and covenants shall be submitted to the County Attorney (copy to Subdivision Administrator) for his review and approval prior to final plat consideration by the Planning Board. Thereafter, copies of these restrictions, covenants and agreements must be recorded in the RMC office for Charleston County prior to occupancy of the residential Homeowners.
10. This amendment shall become effective July 19, 1989.


Chair of County Council


Clerk of Council

AWENDAW LANDING
PLANNED DEVELOPMENT
GUIDELINES
5/12/89

OWNED AND DEVELOPMENT BY
BAYCORP INC.

DESIGNED BY
FORSBERG ENGINEERING

MAY 12, 1989

DEVELOPMENT GUIDELINES
FOR
AWENDAW LANDING
STEED CREEK ROAD, AWENDAW, S.C.
TMS # 683-00-00-014

I. PURPOSE AND INTENT

THE PURPOSE AND INTENT OF THE DEVELOPMENT GUIDELINES IS TO SET FORTH MINIMUM DESIGN STANDARDS TO BE UTILIZED IN THE IMPLEMENTATION OF THE DEVELOPMENT PLAN FOR AWENDAW LANDING. THE OBJECTIVE OF THESE GUIDELINES IS FOR THE CREATION OF AN AESTHETICALLY PLEASING SINGLE FAMILY RESIDENTIAL DEVELOPMENT USING THE NATURAL TREES, VEGETATION AND CONTOUR TO CREATE A COMMUNITY THAT IS HARMONIOUS WITH THE NATURAL SETTING OF THE LAND.

II. LAND USE

A.	RESIDENTIAL	ACREAGE	UNITS	DENSITY
	SINGLE FAMILY	47.89	21	.438 UN/AC
	ACCESSORY STRUCTURES PERMITTED: BARN, STABLE, STORAGE, GARAGE			
B.	RECREATIONAL			
	1. COMMON AREA - PRIVATELY MAINTAINED.			
	a. .59 AC			
	b. 6' X 10' FLOATING DOCK, 6' X 10' STATIONARY PIER.			
	c. (15) 9' X 18' PARKING SPACES.			
	d. 15' WIDE COMMUNITY BOAT LANDING.			
C.	DIRT ROADS	2.64 ACRES		

III. SETBACK CRITERIA

- A. SINGLE FAMILY
1. SET BACKS
 - a. FRONT YARD MINIMUM 35'
 - b. REAR YARD MINIMUM (INTERIOR LOTS) 30'

MAY 12, 1989

PAGE 2

c. REAR YARD MINIMUM (WATERFRONT/MARSHFRONT LOTS) 10'
FROM CRITICAL LINE.

d. SIDE YARD MINIMUM 10'

e. SEE ATTACHED LOT LAYOUT

2. LOT COVERAGE SHALL BE THE SAME AS CHARLESTON
ZONING ORDINANCE FOR RS-10.

3. HEIGHT OF STRUCTURE
NO SINGLE FAMILY RESIDENCE OR STRUCTURE WILL EXCEED 2
1/2 STORIES ABOVE FEMA MINIMUM REQUIRED FLOOD
ELEVATIONS.

4. MINIMUM SINGLE FAMILY RESIDENCE SQUARE FOOTAGE WILL BE
1400 SQ. FT. *(heated)*

5. ACCESSORY STRUCTURES SETBACK

a. ALL SETBACKS SHALL BE THE SAME LISTED FOR A. UNDER
III. SETBACK CRITERIA.

IV. LOT SIZE CRITERIA

A. LOT SIZE WILL RANGE FROM 1.04 ACRES TO 4.31 ACRES.

B. TOTAL NUMBER OF LOTS IS 21

V. STREET PARKING

NO PARKING WILL BE PERMITTED IN THE STREET. ALL
PARKING WILL BE AS SPECIFIED BY CHARLESTON COUNTY
ZONING ORDINANCE.

VI. SCREENING/BUFFER AREAS

DUE TO THE SIZE OF LOTS NO BUFFER SCREENING OR
BUFFER AREAS SHALL BE USED.

MAY 12, 1989

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VII TEMPORARY MOBILE HOMES ALLOWED

NO MOBILE HOME WILL BE ALLOWED FOR MORE THAN ONE YEAR FROM DATE OF PURCHASE OF LOT. SAID MOBILE HOME TO BE REMOVED 30 DAYS AFTER CERTIFICATE OF OCCUPANCY IS ISSUED ON PERMANENT STRUCTURE.

VIII. STREETS

ALL ROADS WILL BE BUILT TO MEET REQUIREMENTS OF THE CHARLESTON COUNTY ROAD CODE FOR EARTH STREETS. IF THE PROPERTY OWNERS ASSOCIATION DECIDES THEY NO LONGER WANT RESPONSIBILITY FOR THESE ROADS, IT WILL BE THE RESPONSIBILITY OF THE AWENDAW LANDING PROPERTY OWNERS ASSOCIATION TO CONSTRUCT THE ROADS TO COUNTY STANDARDS FOR PAVING. THE STATEMENT THAT ALL ROADS AND DRAINAGE SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE AWENDAW LANDING PROPERTY OWNERS ASSOCIATION SHALL BE RECORDED AS RESTRICTIVE COVENANTS OR SHALL BE INCORPORATED IN OTHER DOCUMENTS SIMULTANEOUSLY RECORDED WITH DECLARATION OF RESTRICTIVE COVENANTS. THESE COVENANTS SHALL INCLUDE DEDICATION OF ROADWAYS AND DRAINAGE TO HOMEOWNERS ASSOCIATIONS SO AS TO INSURE FUTURE MAINTENANCE RESPONSIBILITIES.

IX. TREES

IT WILL BE THE RESPONSIBILITY OF LOT OWNERS TO COMPLY WITH THE CHARLESTON COUNTY TREE ORDINANCE.

X. DRAINAGE

THE STORM WATER DESIGN WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHARLESTON COUNTY ROAD CODE. ALL DRAINAGE EASEMENTS FOR STORMWATER WITHIN THE PROJECT WILL BE DEDICATED TO THE PUBLIC AND MAINTAINED PRIVATELY. EASEMENTS WITHIN THE PROJECT WILL MEET ALL COUNTY REQUIREMENTS.

MAY 12, 1989

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XI. WATER, SEWER AND OTHER AMENITIES

- A. WATER SUPPLY- PRIVATE WELLS.
- B. SEWER SUPPLY- INDIVIDUAL SEPTIC TANKS.
- C. TRASH REMOVAL- INDIVIDUAL CONTRACT SERVICE.
- D. ELECTRICAL SERVICE- BERKELEY ELECTRIC COOPERATIVE, INC.

XII. PUBLIC SERVICE

- A. FIRE PROTECTION- AWENDAW FIRE DISTRICT
- B. POLICE PROTECTION- CHARLESTON COUNTY POLICE.

XIII. SIGNAGE

MAIN ENTRANCE SIGN FOR THE PROJECT WILL BE PLACED AT THE ENTRANCE ROAD AND SHALL NOT EXCEED 32 SQUARE FEET. NO COMMERCIAL SIGNS ARE ALLOWED WITH EXCEPTION OF REALTOR SIGNS. REALTOR SIGNS SHALL CONFORM TO THE CHARLESTON COUNTY ZONING ORDINANCE.

XIV. PUBLIC UTILITIES

SUBSTATIONS OR UTILITIES WILL NOT REQUIRE CONDITIONAL USE PERMITS AND MUST OBTAIN SITE PLAN APPROVAL BY CHARLESTON COUNTY PLANNING DEPARTMENT AND THE HOMEOWNERS ASSOCIATION.

XV. ZONING

CHARLESTON COUNTY ZONING ORDINANCE SHALL APPLY TO ALL AREAS OF THIS DEVELOPMENT WHERE NOT COVERED BY THESE REGULATIONS AND GUIDELINES.

MAY 12, 1989

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XVI. S.C. DHEC COMPLIANCE

ALL 21 LOTS MUST COMPLY WITH SITE AND SOIL EVALUATION REQUIREMENTS FOR SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIROMENTAL CONTROL.

XVII. SITE PLANS

SITE PLAN APPROVAL WILL BE OBTAINED FROM CHARLESTON COUNTY PLANNING AND ZONING OFFICE PRIOR TO OBTAINING BUILDING PERMITS. THE COVENANTS WILL PROVIDE FOR AN ARCHITECTURAL REVIEW BOARD TO APPROVE CONSTRUCTION. THIS AWENDAW LANDING PLANNED DEVELOPMENT ARCHITECTURAL REVIEW BOARD (A.R.B.) WILL FIRST REVIEW ANY AND ALL LOT OWNERS' PLANS FOR CONSTRUCTION. UPON APPROVAL OF SAID PLANS THE A.R.B. WILL STAMP AWENDAW LANDING APPROVAL PRIOR TO SUBMISSION AND APPROVAL BY CHARLESTON COUNTY PLANNING DEPARTMENT.

XVIII. ATTACHMENTS

1. PRELIMINARY PLAT
2. LOT LAYOUT AND SETBACK REQUIREMENTS
3. DRAINAGE
4. TREE SURVEY
5. PROOF OF COORDINATION LETTERS
 - a. DEPARTMENT OF HEALTH AND ENVIROMENTAL CONTROL
 - b. BERKLEY ELECTRIC COOPERATIVE
 - c. AWENDAW FIRE DISTRICT
 - d. CHARLESTON COUNTY PUBLIC WORKS
 - e. SOUTH CAROLINA COASTAL COUNCIL
 - f. SIGNED TREE AFFIDAVIT

Trident Health District
South Carolina Department Of Health And Environmental Control

Joe Carroll Chambers, M.D., M.P.H.
District Medical Director



334 Calhoun Street
Charleston, S.C. 29401

May 9, 1989

Rick Estee
1st Coastal Properties
113 Wappoo Creek Drive, Suites 3 & 4
Charleston, SC 29412

Re: T.M.S. #683-00-00-014, E.H. #368-89, Proposed 21 Lot Planned Unit
Development, Off Steed Creek Road, Awendaw

Dear Mr. Estee:

On March 10, March 21 and again on May 9, 1989, an evaluation of the soil profile at sites on the referenced proposed subdivision was made by qualified Environmentalist of this department. The purpose of this evaluation was to determine if each proposed lot could support an individual on-site sewage treatment and disposal system in accordance with approved standards as outlined in S.C. DHEC Regulation 61-56, "Individual Waste Disposal Systems Regulations and Standards".

This letter is to inform you that proposed lots #2,3,4,11,14 and 15 do meet current minimum standards for a conventional subsurface disposal system as staked in the field by your surveyor; however, proposed lots #1,5 thru 10,12,13 and 16 thru 21 do not comply with current minimum standards (at the sites you flagged) for a conventional subsurface disposal system. This is due to evidence of seasonally high ground water table at less than 29 inches on each of these proposed lots. A specific site was located which may be considered for a modified conventional system on each of these lots as staked by your surveyor.

Preliminary approval of your proposed "PUD" may be recommended provided the final plat shows each lot as was staked out on the ground and shown on a site plan by Forsberg Engineering & Surveying, Inc., dated April 27, 1989. If drainage easements are dedicated which will not allow proper setbacks from septic tank systems, then those lots would have to be removed from the plat. Also, any land clearing or earth moving which alters any lot in this proposed subdivision may void this letter of preliminary approval.

Dorchester County Division
201 Gavin Street
St. George, S.C. 29477
563-2331 - R21-1624

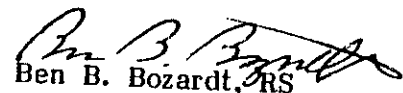
Charleston County Division
334 Calhoun Street
Charleston, S.C. 29401-1188
724-5800

Berkeley County Division
109 West Main Street
Moncks Corner, S.C. 29461
761-8090

Rick Estee
May 9, 1989
Page -2-

If you have any questions regarding this matter, I would very much appreciate you calling 724-5970 between 8:30 and 9:30a.m., any Monday thru Friday to speak with me and, if necessary, schedule an appointment prior to making a trip into our office.

Sincerely,



Ben B. Bozardt, RS
Environmental Quality Manager III
Environmental Health Services

me

cc: Miki Schneider, Planner, Charleston County Planning Department



**BERKELEY
ELECTRIC COOPERATIVE INCORPORATED**

P. O. Box 1234 • Moncks Corner, South Carolina 29461 • (803) 761-8200

February 22, 1989

Mr. Rick Estee
First Coastal Properties
113 Wapoo Creek Drive
Suite 3 and 4
Charleston, S. C. 29412

Dear Rick:

RE: AWENDAW MANOR

Berkeley Electric Cooperative, Inc. will be able to supply electrical service to this subdivision.

All electrical service will be provided as per our Service Rules and Regulations.

If you have any questions, please feel free to call.

Sincerely,

Richard L. Walker
Superintendent, Staking Technician

RLW/ms

AWENDAW DISTRICT FIRE DEPARTMENT

D. N. Phillips
Chief


Telephone
884-5475

TO WHOM IT MAY CONCERN:

The property located at Steed creek Rd and Hwy 17 North
is covered by the Awendaw District Fire Department.

The fire station is located at 3904 North Highway 17.

If there are any further questions, please feel free to call.



David N. Phillips
Chief



County of Charleston
Charleston, South Carolina

PUBLIC WORKS DEPARTMENT
4350 AZALEA AVE.
CHARLESTON HEIGHTS, S.C. 29405-7492
(803) 745-2207

MEMORANDUM

RECEIVED

APR 04 1989

CHARLESTON COUNTY
PLANNING BOARD

TO : Miki Schneider, Planning Department
FROM: *KER for LK* Larry Kennerty, Civil Engineer
RE : Awendaw Landing Subdivision
DATE: April 3, 1989

We have reviewed the proposed plan for the above referenced project, and have found it to be in accordance with this Department's Guidelines for such developments.

We would like to remind the applicant at this time that final plans must show all drainage easements to MLW. Also, all drainage from this site must discharge into a publicly maintained drainage canal or tidal creek.

We recognize that this plan dated March 9, 1989 is a preliminary proposal and is subject to change upon meeting requirements of the Charleston County Subdivision Regulations and Charleston County Road Code.

miki403-d



**SOUTH
CAROLINA
COASTAL
COUNCIL**

Ashley Corporate Center
4280 Executive Place North
Suite 300
Charleston, S.C. 29405
(803) 744-5838
Telex (803) 744-5847

John C. Hayes, III
Chairman

H. Wayne Beam, Ph.D.
Executive Director

April 4, 1989

Ms. Mickey Snyder
Charleston County Planning Commission
2 Courthouse Square
Charleston, SC 29401

Re: Awendaw Landing PUD

Dear Ms. Snyder:

Preliminary review of the revised plans for the above referenced project indicate Coastal Council storm water and wetland concerns have been addressed.

Please contact me if you have any questions.

Sincerely,

Debra L. Hernandez
Staff Engineer

DLH:0365DSB

cc: Dr. H. Wayne Beam
Mr. Christopher L. Brooks
Mr. H. Stephen Snyder
Mr. Rick Estee



County of Charleston
Charleston, South Carolina

**SIGNIFICANT
TREE AFFIDAVIT**

GUY C. TARRANT, CHAIRMAN
N.A. TERRY, JR., VICE-CHAIRMAN
PENELOPE C. DAVIS
RAY HUFF
BOB MILLER
WILLIAM A. MOODY, JR.
JERRY MOORE
ISAAC RYBA
JOHN F. SERIGNIOUS

WILLIAM W. MILLER, DIRECTOR

PHONE (803) 723-6730
IN REPLY REFER TO:

PLANNING DEPARTMENT
COUNTY OFFICE BUILDING
2 COURT HOUSE SQUARE
CHARLESTON, S.C. 29401-2208

**FOR USE ON SINGLE FAMILY
RESIDENTIAL PROPERTIES ONLY**

(ALL APPLICANTS COMPLETE)

I.

1. Rick Steele, hereby certify that
(Circle One - Surveyor/Owner/Agent)
the proposed development at AWENAWLANDING / Steed Creek Road
(Address)

TMS# 683000014 will be undertaken without the
disturbance, alteration, removal or destruction of any
significant tree (tree with 24" DBH or greater) .

I assume full legal responsibility for any actions not in
compliance with tree preservation requirements of Charleston
County. I am aware that violations may result in stop work
orders, revocation of zoning or building permits, delays in
issuance of certificate of occupancy, fines, and replacement of
trees as mandated by the Zoning Board of Adjustment.

5/10/89
Date

[Signature]
Owner

(COMPLETE ONLY IF SURVEYOR/AGENT)

As Surveyor/Agent for the owner, I assume responsibility
(Circle one)
for notifying the owner of Charleston County tree preservation
requirements and the aforementioned penalties which could
result from violations.

Date

5/10/89
Date

Surveyor

[Signature]
Agent

Company

Owners Name

Baycorp Inc.
Owners Name
Company

Received by

[Signature]
Zoning Inspector/
Land Resource Administrator

Date

S

BAYCORP, INC.

May 18, 1989

Ms. Miki Schneider
Charleston County Planning
2 Courthouse Square, Room 317
Charleston, SC 29401

Dear Miki:

As you are aware, Baycorp, Inc. is in the process of developing approximately 50 acres of tax map no. 6830000014, currently owned by B. G. Thames, Jr. Mr. Thames is keeping approximately 8.5 acres of the tract for himself. We will give his parcel permanent access from our proposed "Awendaw Landing" road which will remain private and be maintained by the Awendaw Landing Homeowners Association. There are also three adjacent property owners consisting of tax map nos. 6830000015, 6830000037, and 6830000038 which are land locked without access from our development. We will also grant those parcels permanent access from our proposed "Awendaw Landing" road so long as any further subdivision of their properties does not require the road to be paved. If parcel 6830000015, 6830000037, or 6830000038 decided to develop then we would reserve the right to deny them access via "Awendaw Landing" road as soon as their new road was brought in off of Steed Creek Road through what is currently National Forest property. I'm sure you understand that our road was designed to be used by and maintained by our twenty-one property owners solely, so the least amount of traffic possible is what we wish to allow.

Sincerely,


Albert V. Estee
President

AVE/amn

RECEIVED

MAY 22 1989

CHARLESTON COUNTY
PLANNING DEPT.

P.O. Box 30422
Charleston, South Carolina 29407
(803) 766-0469

BK L 1986311

SPECIAL NOTES:

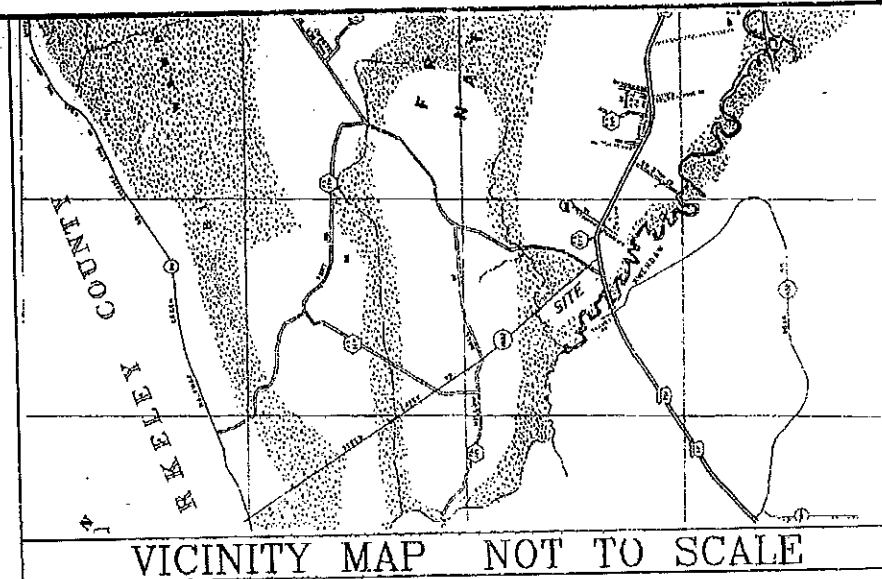
1. CONDITION PLAT RECORDED IN THE CHARLESTON COUNTY RMC OFFICE PLAT BOOK BX PAGE 56.
2. LOTS 14 THRU 19 PREVIOUSLY APPROVED AND CREATED BY THE ABOVE REFERENCED CONDITIONAL PLAT, BEING ABANDONED BY THIS PLAT AND DESIGNATED AS FUTURE DEVELOPMENT.
3. THE COASTAL COUNCIL CRITICAL LINE WAS PREVIOUSLY APPROVED BY MR. FRED MALLET OF THE SOUTH CAROLINA COASTAL COUNCIL ON 7/28/89 (SEE CONDITIONAL PLAT BY FORSBERG ENGINEERING & SURVEYING DATED 7/18/89 RECORDED IN PLAT BOOK BX PAGE 56)

HOMEOWNERS AGREEMENT:

WE HEREBY DEDICATE THE ROADS AND DRAINAGE EASEMENTS SHOWN HEREON TO THE USE OF THE HOMEOWNERS ASSOCIATION. THE APPROVAL OF THIS PLAT IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO ACCEPT FOR CONTINUED MAINTENANCE ANY OF THE ROADS OR EASEMENTS SHOWN ON THIS PLAT.

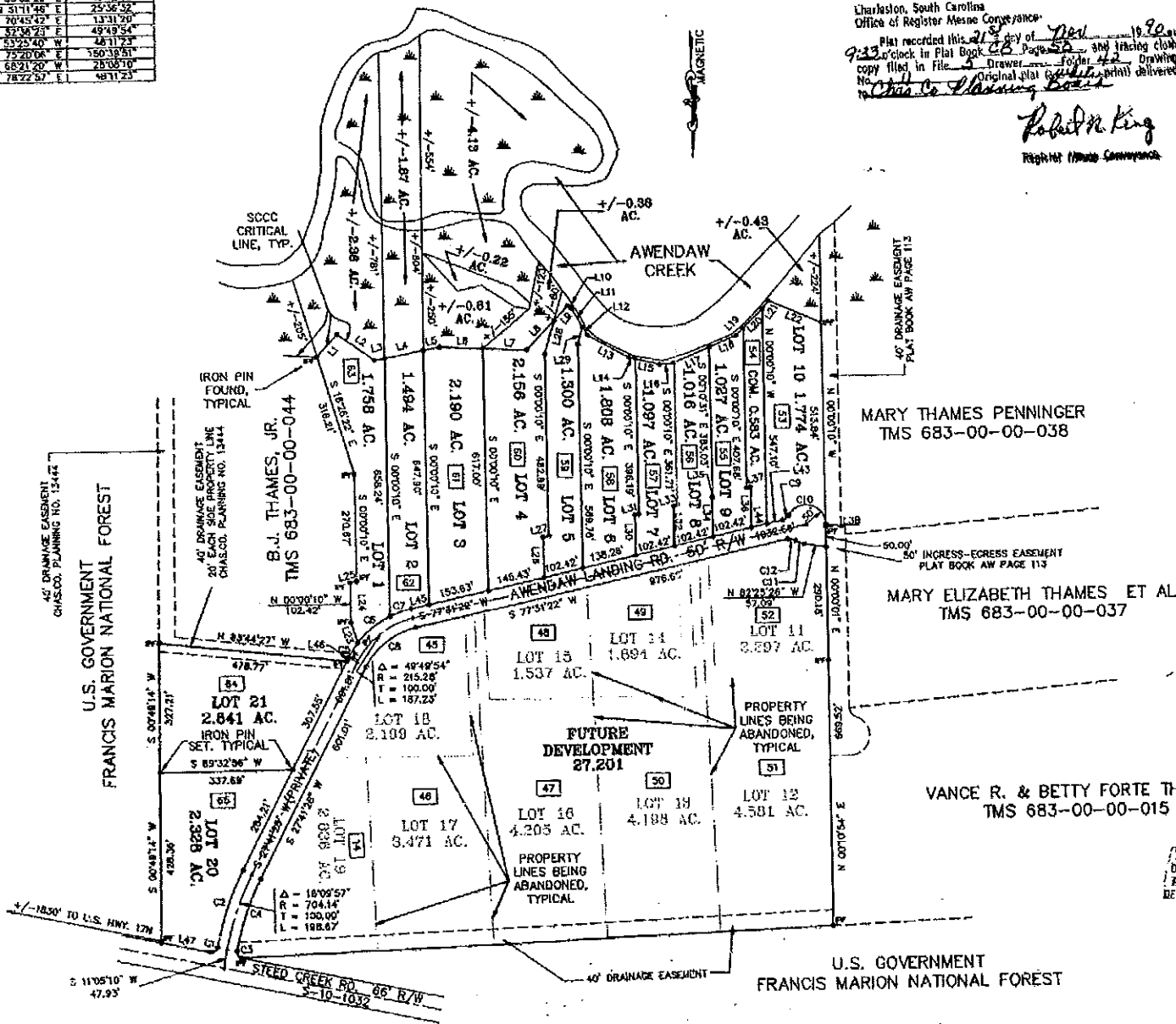
[Signature]
 AUTHORIZED REPRESENTATIVE FOR HOMEOWNERS ASSOCIATION

LOT	HIGHLAND	MARSH	TOTAL
LOT 1	1.798	2.380	4.138
LOT 2	1.494	1.870	3.364
LOT 3	2.190	3.160	7.350
LOT 4	2.156	.390	2.536
LOT 5	1.300		1.300
LOT 6	1.868		1.868
LOT 7	1.097		1.097
LOT 8	1.016		1.016
LOT 9	1.027		1.027
LOT 10	1.774	.430	2.204
FUTURE	27.201		27.201
LOT 20	2.328		2.328
LOT 21	2.841		2.841
COMMON	.585		.585
ROAD R/W	2.481		2.481
	51.054	10.220	61.274



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DE. TA
C1	15.00	71.62	11.00	71.21	S 56°31'31" W	90°00'00"
C2	288.14	202.73	103.52	202.04	N 19°38'29" E	18°08'57"
C3	15.00	23.56	15.00	21.41	N 33°28'29" W	90°00'00"
C4	879.14	181.62	98.45	180.89	N 19°38'29" E	18°08'57"
C5	210.28	44.87	22.50	44.01	N 33°03'29" E	10°43'02"
C6	210.28	44.87	22.50	44.01	N 51°11'48" E	25°32'52"
C7	210.28	44.87	22.50	44.01	N 70°45'42" E	13°31'20"
C8	190.28	165.48	88.50	160.32	N 57°34'23" E	49°49'54"
C9	21.00	21.00	11.18	20.41	S 53°25'40" W	48°11'21"
C10	30.00	131.40	181.02	86.72	S 72°00'00" E	150°18'51"
C11	50.00	242.80	126.51	242.81	N 68°21'20" W	28°00'10"
C12	35.00	210.00	111.18	20.41	S 78°22'52" E	48°11'21"

LINE	DIRECTION	DISTANCE
L1	S 43°23'24" W	76.26
L2	N 54°37'28" W	115.43
L3	S 78°27'37" W	101.72
L4	S 78°27'37" W	41.57
L5	N 87°12'57" W	108.26
L6	N 87°12'57" W	110.89
L7	S 44°08'07" W	102.30
L8	S 44°08'07" W	51.86
L9	N 37°22'43" W	11.21
L10	N 28°59'29" W	35.52
L11	N 28°59'29" W	34.22
L12	N 28°59'29" W	18.93
L13	N 28°59'29" W	84.35
L14	N 28°59'29" W	37.50
L15	S 85°05'20" W	146.63
L16	S 85°05'20" W	15.36
L17	S 85°05'20" W	88.49
L18	S 85°05'20" W	78.85
L19	S 46°07'39" W	25.06
L20	S 46°07'39" W	89.36
L21	S 35°28'38" W	25.89
L22	N 68°51'25" W	146.63
L23	S 18°17'32" E	54.17
L24	S 00°00'10" E	102.42
L25	S 77°31'22" W	17.41
L26	S 00°00'10" E	102.42
L27	S 77°31'22" W	15.36
L28	S 77°31'22" W	88.49
L29	S 16°24'01" W	46.56
L30	S 00°00'10" E	102.42
L31	S 77°31'22" W	10.24
L32	S 00°00'10" E	102.42
L33	S 73°03'47" W	10.45
L34	S 00°00'10" E	102.42
L35	S 89°48'29" W	2.48
L36	S 00°00'10" E	102.42
L37	N 77°31'22" E	10.24
L38	N 00°00'10" E	7.09
L39	S 77°31'22" W	40.99
L40	S 77°31'22" W	40.97
L41	S 27°41'28" W	42.71
L42	S 76°28'29" E	127.80

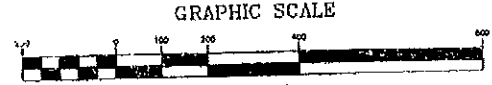


Charleston, South Carolina
 Office of Register Mesne Conveyance
 Plat recorded this 21st day of Nov 1990
 9:23 o'clock in Plat Book 683, Page 56, and tracing cloth
 copy filed in File # Drawer # Folder # Drawing
 No. # Original plat (as printed) delivered
 to Charleston Planning Board
[Signature]
 Register Mesne Conveyance

- NOTES
1. PROPERTY OWNED BY BAY CORP, INC. TAX MAP NUMBER 683-00-03-014.
 2. REFERENCE PLAT BY J. O'HEAR SANDERS DATED SEPTEMBER 10, 1982 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK AV PAGE 113.
 3. REFERENCE PLAT BY J. O'HEAR SANDERS DATED MARCH 17, 1981 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK AV PAGE 102.
 4. 40' DRAINAGE EASEMENT AND 50' INGRESS-EGRESS EASEMENT SHOWN ON TMS 683-00-00-037, 038 & 015 CREATED BY PLAT RECORDED IN PLAT BOOK AM PAGE 113 BY J. O'HEAR SANDERS.
 5. ACCORDING TO FEMA MAP NO. 455413 0050 F DATED APRIL 17, 1987 THIS PROPERTY LIES IN FLOOD ZONES B AND A-14 (BASE FLOOD EL 12 MSL).
 6. PUBLIC SANITARY SEWER AND PUBLIC WATER IS NOT AVAILABLE TO THIS TRACT OF LAND. INDIVIDUAL WELL, SEPTIC TANKS AND MODIFIED SEPTIC TANKS WILL BE UTILIZED.
 7. THE PROPERTY LINE EXTENDS TO MEAN LOW WATER LINE ALONG AWENDAW CREEK.
 8. REFERENCE PLAT BY FORSBERG ENGINEERING & SURVEYING, INC. DATED MAY 11, 1989, (CHARLESTON COUNTY PLANNING BOARD #13444) RECORDED IN THE CHAS. CO. RMC OFFICE PLAT BOOK BV PAGE 78.
 9. THIS DRAWING DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF JURISDICTIONAL WETLANDS THAT MAY BE PRESENT ON THIS PROPERTY.

APPROVED FINAL PLAT
[Signature]
 CLERK CHARLESTON COUNTY COUNCIL
[Signature]
 DIRECTOR OF PLANNING
 CHARLESTON COUNTY PLANNING BOARD
 DATE: NOV 13, 1990
 PB# 13445-AA

FINAL PLAT
**PLANNED UNIT DEVELOPMENT
 AWENDAW LANDING**
 ST. JAMES SANTEE PARISH
 CHARLESTON COUNTY, S.C.
 SCALE: 1"=200' DATE: JULY 18, 1989
 REVISED DATE: OCTOBER 1, 1990



I, JAMES KELLY DAVIS, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH CAROLINA DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON AND THAT THIS PLAT SHOWS THE TRUE DIMENSIONS OF THE PROPERTY THAT ALL THE NECESSARY MARKERS HAVE BEEN INSTALLED AND THAT THE PRECISION IS 1/10,000 AND THE AREA WAS DETERMINED BY COORDINATE METHOD OF CALCULATION.



ALL CORNERS MARKED AS (PF) ARE IRON PINS FOUND, ALL OTHER CORNERS ARE IRON PINS SET

61 REPRESENTS PARCEL NUMBERS FOR TAX MAP NO. 683-00-05

PLAT REVISED 7/28/1989
 CONDITIONAL PLAT REVISED TO FINAL PLAT 10/01/1990
 REVISIONS REQUIRED BY CHAS. CO. PLANNING 10/22/1990
 REVISED TO ADD 50' ACCESS END OF NEW RD. 10/31/90

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