

PLANNED DEVELOPMENT GUIDELINES FOR THE

NICHOLOS RUSSELL FAMILY COMPOUND

WADMALAW ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA

APPLICANT

THE NICHOLOS RUSSELL ESTATE
REPRESENTED BY SHEILA GIBBS, CHRISTINA JOHNSON
6817 MAYBANK HIGHWAY
WADMALAW ISLAND, SOUTH CAROLINA 29487

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CHARLESTON, SOUTH CAROLINA 29401

PREPARED BY:

ROBERT FRANK AND ASSOCIATES
ROBERT FRANK LAND SURVEYORS
1923 MAYBANK HIGHWAY
CHARLESTON, SOUTH CAROLINA 29412

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I. PURPOSE AND INTENT:

The Nicholas Russell Estate consists of five parcels of land located near Rockville on Wadmalaw Island, Charleston County, South Carolina. These parcels were acquired in 1887 by the patriarch of the family, Nicholas Russell. The family has multiplied over the years, and now consists of more than seventy individuals. Each has a vested interest in the family properties varying from 9.3% to less than 0.1%. Many of these heirs are scattered all over the country, and some have never visited the place where the family originated. Others have remained on their ancestral lands and through great sacrifice, paid the taxes and maintained the property for more than one hundred years.

The family has retained an attorney and he has made application to the Master in Equity for Charleston County for a distribution of the estate. It is for that purpose that we are applying for this planned development for one of the parcels (TMS #151-00-00-070). This parcel consists of 17.372 Acres including approximately 4.65 Acres of wetlands per a Corps of Engineers letter attached as an addendum. The property currently has five houses and one mobile home on it (See existing conditions sketch – A,B,C,D,E,F – house A to be demolished) . There are also two houses not owned by members of the family that encroach onto this property (G,H). This planned development will address this problem by adjusting the property line around these houses. The final version of the planned development will have four existing houses (B,C,D,E, and F) and one mobile home (E) situated on their own lots (Lots 21-A, 21-B, 21-C, 21-D, and 21-F) , plus four additional lots for future single family homes (Lots 21-E, 21-G, 21-H, 21-I) and two Open Space/Family Recreation Area Lots.

The family members who stayed on Wadmalaw built their homes and raised their families on the largest parcel (TMS # 151-00-00-070) and, as was the custom, built very near to each other for protection and companionship. It is this parcel with which we are concerned in this document. The six homes that were constructed in this location do not have their own plat or deed. The zoning density at the present time per the ZLDR-2008 is one dwelling unit per acre. We do not propose to change that density. The zoning designation is AGR. The proposed zoning is submitted as an addendum. As time has progressed, some of the heirs now wish to either acquire their portion of the estate or to sell the assets and divide the proceeds. The nine family members who live on the property, and who have been paying the taxes, have elected to take their percentages in land. This has been tentatively agreed to by the other heirs and will be adjudicated by the courts. Because of the constraints mentioned above, it is not possible to meet all the subdivision criteria (re: setbacks, minimum lot widths, minimum lot areas). It is not possible to process and plat the heir's claims in the typical fashion. The heirs have therefore elected to ask for a planned development on parcel 151-00-00-070. It is for that purpose that we submit this plan. Where it is possible, the requirements for development in Charleston County have been met. Where it is not possible, every attempt has been made to arrive at the best solution for both the owners and the public interest. Green space will be dedicated, and homeowners will be protected. The density achieved is 1 dwelling unit per 1.9 acres and 2.347 acres has been set aside for green space which is to be used as a family recreation area. The final density of the project is much less than the recommendations of county ordinances and, as proposed, will both help protect the environment and will meet, enhance and continue the social fabric of the Rockville area. 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.

II. LAND USES AND DEVELOPMENT CRITERIA

The current use of all portions of the proposed planned development is for residential and agricultural purposes. The homes are modest and in most cases were built more than forty years ago. Some have small gardens. Many years ago the entire area was farmed in both truck and row crops, but in recent years, the balance of the land has been allowed to reforest. This plan will allow these uses to continue. Further subdivision will be allowed, subject to amendment to this planned development, if that subdivision meets the AGR density /intensity and dimensional standards as set forth in the Charleston County ZLDR adopted November 20, 2001 and amended June 17, 2008. These standards are made a part of this document and are included in the addendum.

III. PUBLIC FACILITIES IMPACT

All existing homes have private and individual septic tanks and wells. All will be checked for compliance prior to approval of this plan. Separate areas have been set aside for replacement areas for existing septic tank systems and all new dwelling must meet compliance with DHEC standards prior to construction. There is no public water in the area. The low density will prevent any adverse impact on the ground water table.

All dwellings will be served by existing Berkeley Electric Co-op lines, and no additional adverse impact is anticipated by these existing or proposed homes.

Six proposed lots will be served by Maybank Highway and Cherry Point Road which are owned and maintained by the state. Four lots will be accessed from Livingston Lane which connects to Dunwell Road. Livingston Lane is an unimproved, undedicated road maintained by the County as a courtesy and will now be dedicated as an ingress-egress easement. The owners of the easement will dedicate it to the public if and when the road is ever proposed to be constructed and accepted into a public maintenance system. Lots 21-I and 21-G will have access by a dedicated ingress-egress easement which fronts on Livingston Lane. Little or no increase in vehicular traffic is anticipated by this planned development.

IV. DEVELOPMENT SCHEDULING

Two family members have been appointed by the court to supervise and advise in the preparation of this plan. After approval by Charleston County of this planned development, the court will grant deeds to the appropriate heirs. Any remodeling or construction will not take place until these deeds have been prepared and recorded.

V. OPEN SPACE AND RECREATION

A total of 2.348 acre section has been set aside as open space (designated as OPEN AND FAMILY RECREATION AREAS "A" AND "B), and will not be used for development, these areas may be used for normal agricultural purposes. Although County regulations stipulate 60% of the Open Space must be highland, geographic circumstances (location of existing houses and roads) and percentages of property obligated to each family member by will make this percentage difficult to meet. The actual percentage per this planned development is 30% highland and 70% wetland. All wetland areas, as shown on the subdivision plat, will remained undisturbed. The Open Space lots shall be owned and maintained by the HOA and family heirs designated by the courts.

VI. BUFFERS AND SETBACKS

Setbacks and buffers shall be as set forth in the Charleston County ZLDR adopted November 20, 2001 and amended June 17, 2008 for the AGR zoning district except for lots 21-A, 21-B, 21-C, 21-D and 21-F. Setbacks for these lots are as shown on Land Use Sketch (Section VIII). Rear setbacks and buffers shall be as set forth in the Charleston County ZLDR adopted November 20, 2001 and amended June 17, 2008.

VII. EFFECT OF PLANNED DEVELOPMENT ON WATER QUALITY

Because of the low density, no adverse effect on the quality of the ground water table is expected.

VIII. EFFECT ON TRAFFIC

Because of the low density, no adverse effect on the volume or speed of traffic is anticipated.

IX. CONFORMANCE WITH CHARLESTON CO. PLANNING OBJECTIVES

It has been Charleston County's stated goal to protect and keep the existing character of our diverse communities – particularly with regard to our fragile and unique minority areas. This plan satisfies that need, and yet where possible, adheres to all existing zoning ordinances.

X. OWNERSHIP OF GREEN SPACE/RECREATION/ROADS/EASEMENTS

Ownership, maintenance, and control of green space, roads and easements shall be vested in a homeowners association to be incorporated as part of this plan.

XI. CHARLESTON CO. ZONING AND LAND DEVELOPMENT COMPLIANCE

COMPREHENSIVE PLAN

With the exception of those stipulations specifically mentioned within this planned development text the project will adhere and comply with the applicable processes and requirement of the Charleston County Zoning and Land Development Regulations for the AGR district and with such conditions as may be attached to any rezoning to the applicable PD district (See the appendix for applicable Charleston County Ordinance Sections.

ARTICLE 3.10

THE PROVISIONS OF ARTICLE 3.10 OF THE Charleston County Zoning and Land Regulations shall not apply to the planned development and all major changes to the planned development must be approved by County Council. Tree variances may be granted in accordance with this article and all other section of this ordinance.

XII. ARCHITECTUAL GUIDELINES, SIGNS, PARKING, TREE PROTECTION

The Architectural Design Guidelines of Article 9.6 of the ZLDR – 2008 shall apply to this planned development.

Specifications of size, type, height, setback, location, design, illumination, and number of signs shall adhere to the standards of the ZLDR-2008.

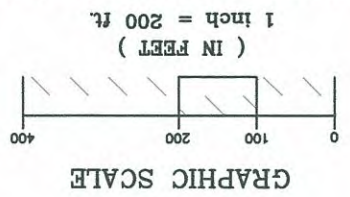
Parking shall be provided in accordance with the standards set forth in Article 9.3 of the ZLDR-2008.

All development and easement improvements shall comply with Article 9.4, Tree Protection and Preservation of the ZLDR-2008.

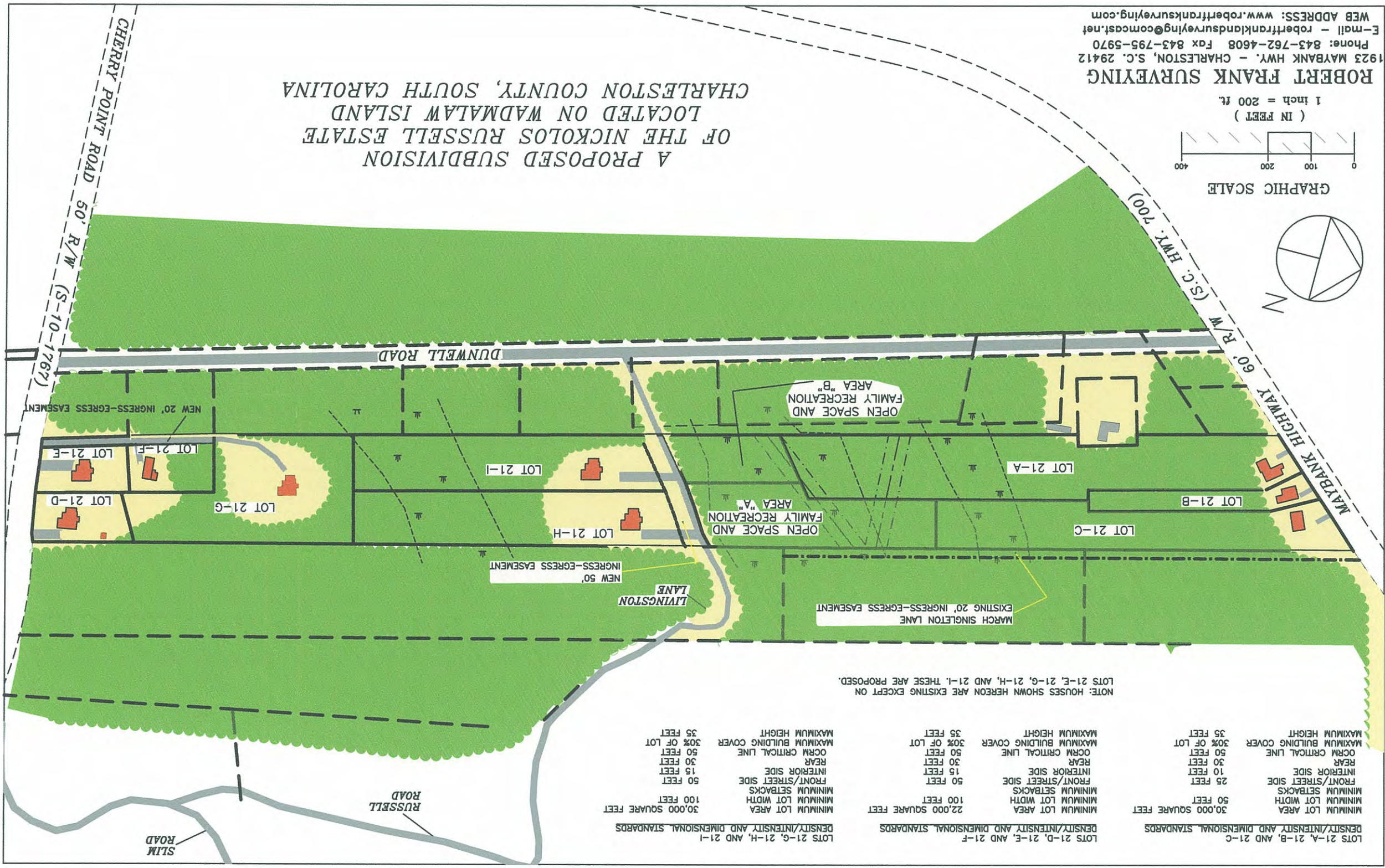
APPENDIX

- A. COPY OF TAX MAP**
- B. COPY OF DEED INTO RUSSELL ESTATE**
- C. COPY OF RECORDED PLAT OF RECORD**
- D. COPY OF PLAT WITH PROPOSED SUBDIVISION**
- E. TREE LOCATION**
- F. COPY OF AERIAL PHOTO WITH S/D OVERLAY**
- G. COPY OF COURT ORDER NAMING HEIR REPRESENTATIVES**
- H. COPY OF COURT ORDER SPECIFYING PERCENTAGE OF OWNERSHIP BY HEIR.**
- I. DENSITY TABLE FROM AGR ZONING**
- J. RESTRICTIVE COVENANTS AFFIDAVIT**
- K. US ARMY CORPS OF ENGINEERS WETLANDS DETERMINATION**
- L. DHEC SEPTIC TANK APPROVAL LETTER**
- M. LETTERS OF COORDINATION**
- N. LOT 21-E SITE PLAN**

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A PROPOSED SUBDIVISION
OF THE NIKOLOS RUSSELL ESTATE
LOCATED ON WADMALAW ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA



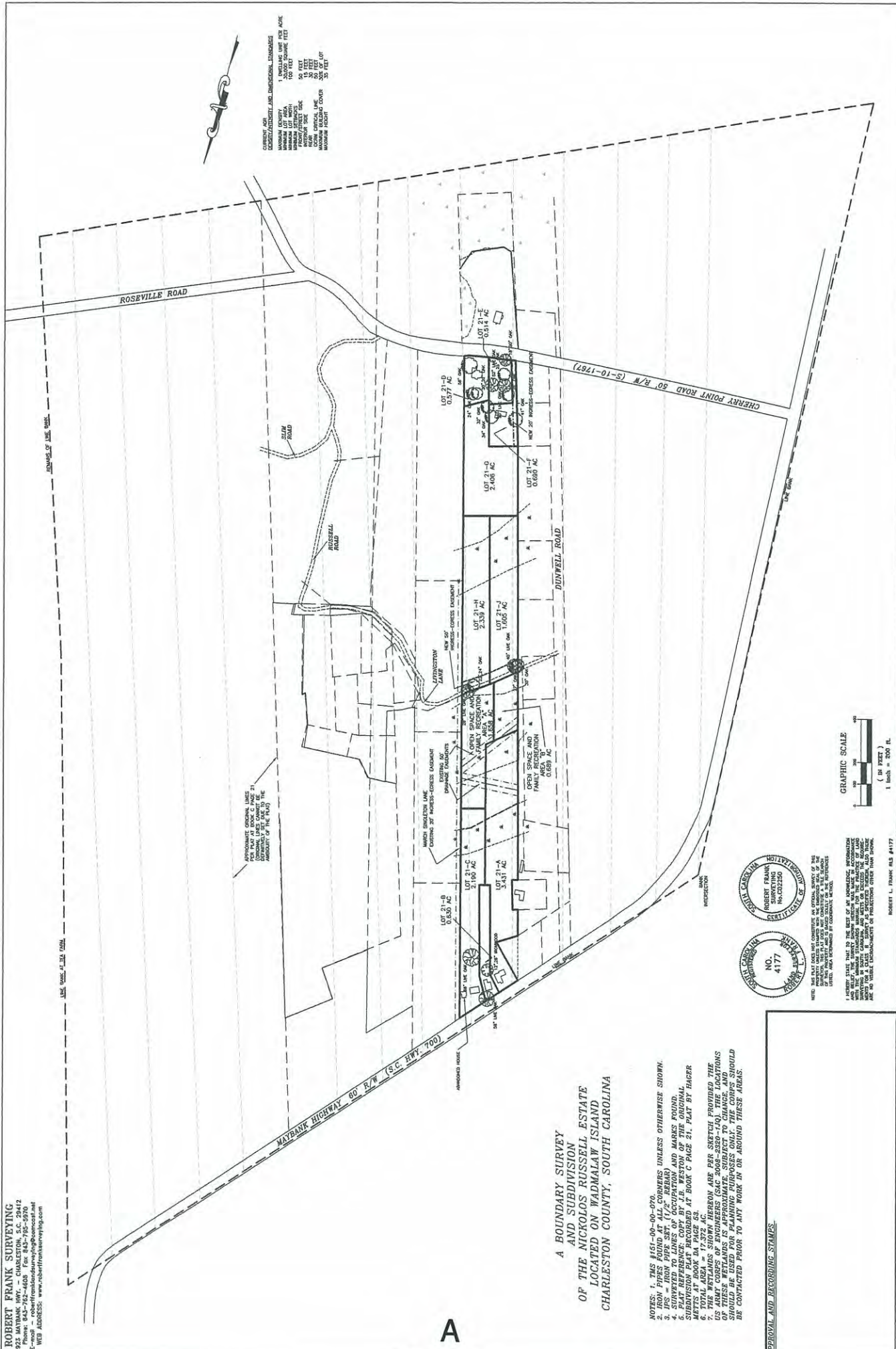
NOTE: HOUSES SHOWN HEREON ARE EXISTING EXCEPT ON LOTS 21-E, 21-G, 21-H, AND 21-I. THESE ARE PROPOSED.

LOTS 21-A, 21-B, 21-C, AND 21-D
MINIMUM LOT AREA 30,000 SQUARE FEET
MINIMUM LOT WIDTH 50 FEET
MINIMUM SETBACKS 25 FEET
FRONT/STREET SIDE 10 FEET
INTERIOR SIDE 30 FEET
REAR 50 FEET
OCRM CRITICAL LINE 30 FEET
MAXIMUM BUILDING COVER 35 FEET
MAXIMUM HEIGHT 35 FEET

LOTS 21-D, 21-E, 21-F, AND 21-G
MINIMUM LOT AREA 22,000 SQUARE FEET
MINIMUM LOT WIDTH 100 FEET
MINIMUM SETBACKS 50 FEET
FRONT/STREET SIDE 15 FEET
INTERIOR SIDE 30 FEET
REAR 50 FEET
OCRM CRITICAL LINE 30 FEET
MAXIMUM BUILDING COVER 35 FEET
MAXIMUM HEIGHT 35 FEET

LOTS 21-G, 21-H, AND 21-I
MINIMUM LOT AREA 30,000 SQUARE FEET
MINIMUM LOT WIDTH 100 FEET
MINIMUM SETBACKS 50 FEET
FRONT/STREET SIDE 15 FEET
INTERIOR SIDE 30 FEET
REAR 50 FEET
OCRM CRITICAL LINE 30 FEET
MAXIMUM BUILDING COVER 35 FEET
MAXIMUM HEIGHT 35 FEET

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**A BOUNDARY SURVEY
AND SUBDIVISION
OF THE NICKOLOS RUSSELL ESTATE
LOCATED ON WADMALAW ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA**

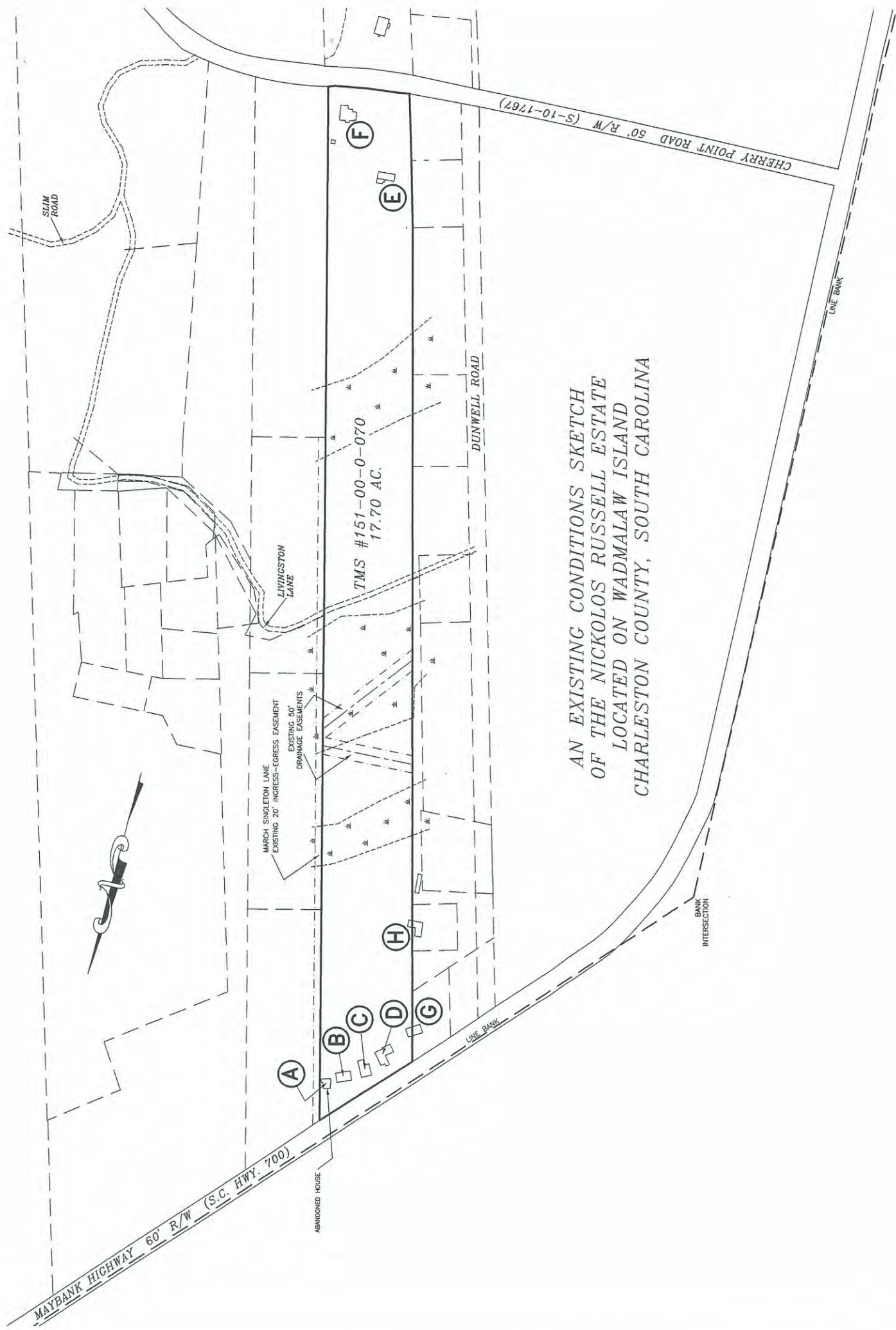
- NOTES: 1. THIS 1161-00-00-078
2. IRON PIPES FOUND AT ALL CORNERS UNLESS OTHERWISE SHOWN.
3. IPS = IRON PIPE SET, (1/2" REBAR)
4. ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY THE ORIGINAL
5. PLAT REFERENCE COPY BY J.B. WESTON OF THE ORIGINAL
SUBDIVISION PLAT RECORDED AT BOOK C PAGE 21. PLAT BY HAGER
6. TOTAL AREA 147.72 AC.
7. THE 'WETLANDS' SHOWN HEREON ARE PER SKETCH PROVIDED THE
8. OF THE 'WETLANDS' SHOWN HEREON ARE PER SKETCH PROVIDED THE
9. OF THESE 'WETLANDS' IS APPROPRIATE, SUBJECT TO CHANGE.
10. SHOULD BE USED FOR PLANNING PURPOSES ONLY. THE CORPS SHOULD
BE CONTACTED PRIOR TO ANY WORK IN OR AROUND THESE AREAS.

APPROVAL AND RECORDING STAMP

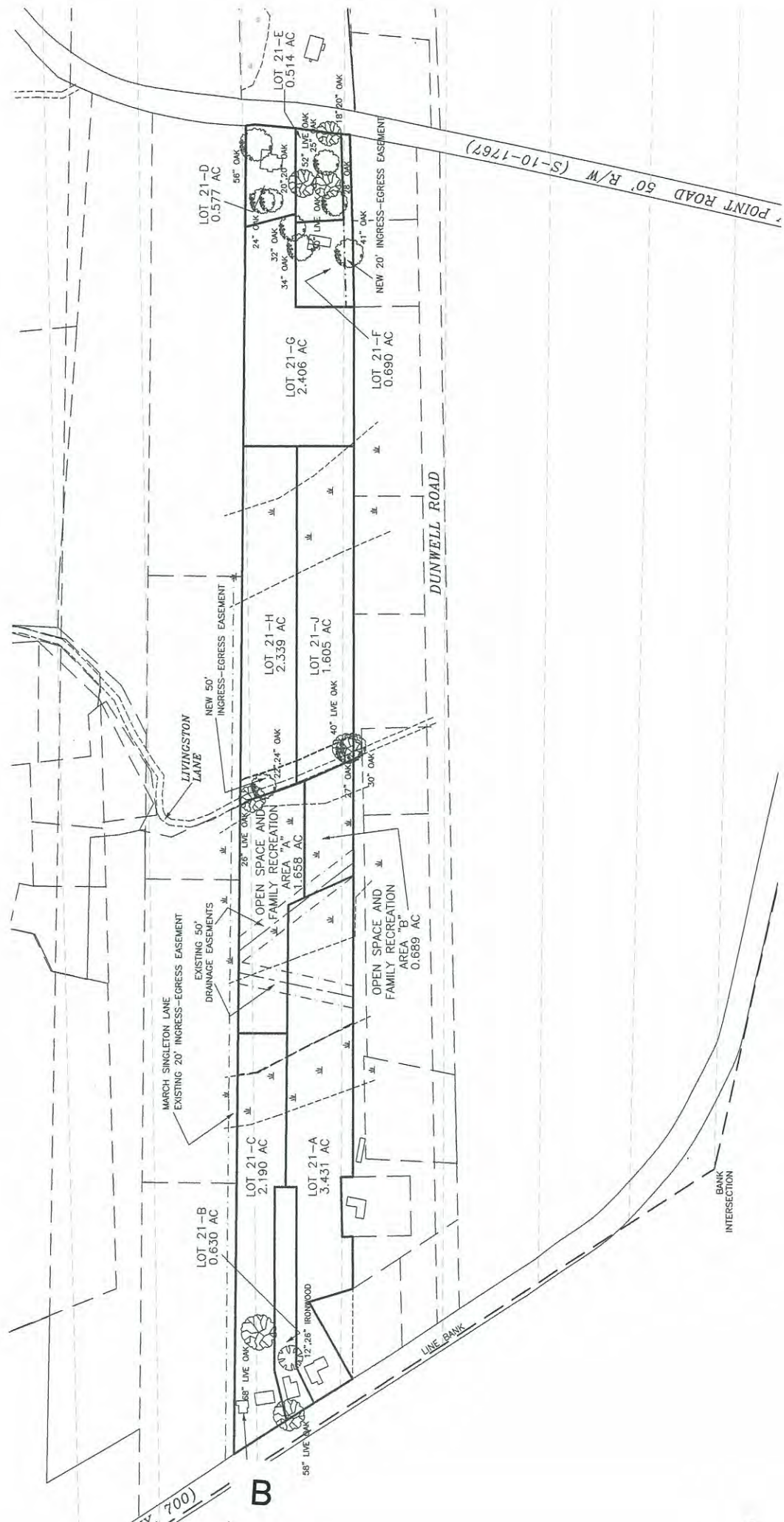


WITH THESE PLATS AND SUBDIVISIONS, THE SURVEYOR CERTIFIES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, AND THAT HE HAS NOT BEEN INFORMED OF ANY FACTS OR CIRCUMSTANCES WHICH WOULD CAUSE HIM TO BELIEVE THAT THE INFORMATION CONTAINED HEREIN IS NOT TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

ROBERT L. FRANK, SLS #4177



AN EXISTING CONDITIONS SKETCH
OF THE NICKOLOS RUSSELL ESTATE
LOCATED ON WADMALAW ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA





ARTICLE 4.7 AGR, AGRICULTURAL/RESIDENTIAL DISTRICT

§4.7.1 DESCRIPTION

The AGR, Agricultural/Residential district implements the Agricultural Residential (Rural Landscape-Agricultural Area) policies of the *Comprehensive Plan*. The district is intended for application in all settlement areas.

§4.7.2 USE REGULATIONS

Uses are allowed in the AGR district in accordance with the Use Regulations of Chapter 6.

§4.7.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All residential and nonresidential development in the AGR district shall be subject to the following density, intensity and dimensional standards:

AGR DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	1 dwelling unit per Acre
MINIMUM LOT AREA	30,000 square feet
MINIMUM LOT WIDTH	100 feet
MINIMUM SETBACKS	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM HEIGHT	35 feet

§4.7.4 OTHER REGULATIONS

Development in the AGR district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9. All waterfront property subdivided after April 21, 1999, shall be subject to the provisions of the Waterfront Development Standards contained in Article 4.26 of this Chapter.

§4.7.5 ONE TIME SUBDIVISION OF NONCONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999

A one time subdivision creating one lot from a nonconforming lot of record (lot existing prior to April 21, 1999) shall be allowed, if each lot resulting from the subdivision meets the minimum lot area requirement of the AGR Zoning District.

§4.7.6 SETTLEMENT AREAS

Settlement areas include small older crossroads communities, family lands, typical suburban-style subdivisions, frontage lots along local roads, waterfront developments, and vacant land that has been subdivided for residential use but not yet built upon. The criteria for parcels to qualify for inclusion into a "Settlement Area" are as follows:

1. Parcel size of 30 acres or less on parcels existing prior to April 21, 1999; and
2. Parcel must be located in an AG-8, AG-10, or RM Zoning Districts or adjacent to lands currently zoned AGR; and
3. Parcel must be either within 1,000 feet of an existing AGR Zoning District or

show the same obvious spatial characteristics of other existing AGR Zoning Districts in the agricultural area; and

4. Tax parcels are not located on Wadmalaw Island.

CHAPTER 6 | USE REGULATIONS

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CHAPTER 6 | USE REGULATIONS

ARTICLE 6.1 USE TABLE

Principal uses shall be allowed within the base zoning districts of this Ordinance in accordance with Table 6.1.1.

ARTICLE 6.2 DEFINITIONS

All of the types of uses listed in the Table 6.1-1 are defined in Chapter 12.

ARTICLE 6.3 USE TYPES

§6.3.1 ☒ A USES ALLOWED BY RIGHT

An "A" indicates that a use type is allowed by right in the respective zoning district, subject to compliance with all other applicable regulations of this Ordinance.

§6.3.2 ☒ C USES SUBJECT TO CONDITIONS

A "C" indicates that a use type is allowed in the respective zoning district only if it complies with use-specific conditions and all other applicable regulations of this Ordinance. A cross-reference to the applicable conditions can be found in the "Condition" column of Table 6.1-1. The number provides a cross-reference to the use-specific conditions contained in this Chapter.

§6.3.3 ☒ S SPECIAL EXCEPTION USES

An "S" indicates that a use type is allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions and all other applicable regulations of this Ordinance. A cross-reference to the applicable conditions can be found in the "Condition" column of Table 6.1-1. The number provides a cross-reference to the use-specific conditions contained in this Chapter.

§6.3.4 ☐ USES NOT ALLOWED

A blank cell indicates that a use type is not allowed in the respective zoning district, unless it is otherwise expressly allowed by other regulations of this Ordinance.

§6.3.5 NEW OR UNLISTED USES AND USE INTERPRETATION

The Planning Director shall be authorized to make use determinations whenever there is a question regarding the category of use based on the definitions contained in Chapter 12 of this Ordinance or may require that the use be processed in accordance with the Planned Development (PD) procedures of this Ordinance.

TABLE 6.1-1													
ZONING DISTRICTS													
RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M 12	Condition
AGRICULTURAL USES													
ANIMAL PRODUCTION													
Animal Aquaculture, including Finfish Farming, Fish Hatcheries, or Shrimp or Shellfish Farming (in ponds)	A	A	A	A	C	C							§ 6.4.1
Apiculture (Bee Keeping)	A	A	A	A	A								
Horse or Other Animal Production	A	A	A	A	C	C	C						§ 6.4.1
Concentrated Animal Feeding Operations	S	S	S										
CROP PRODUCTION													
Greenhouse Production or Food Crops Grown Under Cover	A	A	A	A	A	A	A	A	A	C	C		§ 6.4.1
Horticultural Production or Commercial Nursery Operations	A	A	A	A	A	A	A	A	S	S			
Hydroponics	A	A	A	A									
Crop Production	A	A	A	A	A	A	A	A	A	A	A	A	
FORESTRY AND LOGGING													
Bona Fide Forestry Operations	C	C	C	C	C	C	C	C					§ 6.4.23
Lumber Mills, Planing, or Saw Mills, including Chipping or Mulching	A	A	A	S									A
STABLE													
Stable	A	A	A	A	C	C	C	C	C	C	C		§ 6.4.20
SUPPORT ACTIVITIES FOR AGRICULTURE USES													
Agricultural Processing	C	C	C	C	S								A § 6.4.1
Agricultural Sales or Services	A	A	A	A	C								A § 6.4.44
Roadside Stands, including the sale of Sweetgrass Baskets	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.58
RESIDENTIAL													
Congregate Living for the elderly (up to 15 residents)	S	S	S	S	S	S	S	S	S	S	S	S	
Duplex									S	S	A	S	
Dwelling Group	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.7
Farm Labor Housing (up to 10 residents)	C	C	C	C									§ 6.4.9
Farm Labor Housing (Dormitory) (more than 10 residents)	S	S	S	S									§ 6.4.9
Child Caring Institution (more than 20 children)	S	S	S	S	S	S	S	S	S	S	S	S	

TABLE 6.1-1		ZONING DISTRICTS																							Condition
		RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC	I	
Group Care Home, Residential (up to 20 children)		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S									
Group Residential, including Fraternity or Sorority Houses, Dormitories, or Residence Halls		S	S	S	S	S					S	S	S	S	S										
Manufactured Housing Unit		A	A	A	A	A	C	C	C	C	C	C	C	C	C	A	A							\$ 6.4.24	
Manufactured Housing Unit, Replacement		A	A	A	A	A	A	A	A	A	C	C	C	C	C	A	A							\$ 6.4.24	
Manufactured Housing Park																	A								
Multi-Family, including Condominiums or Apartments														A	A							A			
Retirement Housing		S	S	S	S	S	S	S	S	S	S	S	S	A	A	S									
Retirement Housing, Limited (up to 10 residents)		S	S	S	S	S	S	S	S	S	S	S	S	A	A	S								\$ 6.4.8	
Single family Attached, also known as Townhouses or Rowhouses												S	S	C	C	S					C	C	C	\$ 6.4.2	
Single family Detached		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	C	C	A	C	C	\$ 6.4.25	
Affordable Dwelling Units		S	S	C	C	C	C	C	C	C	C	C	C	A	A									\$ 6.4.19	
Single family Detached/Manufactured Housing Unit (Joint) or Two Manufactured Housing Units (Joint)		A	A	A	A	A	C	C	C	C	C													\$ 6.4.24	
Transitional Housing, including Homeless and Emergency Shelters, Pre-Parole Detention Facilities, or Halfway Houses														S	S		S	S	S		S	A			
CIVIC / INSTITUTIONAL																									
COURTS AND PUBLIC SAFETY																									
Court of Law		A	A	A	A	A	A	A	A	A	A	A	A	A	A			A	A	A	A	A	A	A	
Correctional Institutions																								A	
Parole Offices or Probation Offices																								A	
Safety Services, including Emergency Medical or Ambulance Service, Fire Protection, or Police Protection		A	A	A	A	A	A	A	A	A	S	S	S	S	S	S		S	A	A	A	A	A	A	
DAY CARE SERVICES																									
Adult Day Care Facilities			C	C	C	C	C	S	S	S	S	S	S	S	S			S	S	A	A	A	A	\$ 6.4.29	
Child Day Care Facilities, including Group Day Care Home or Child Care Center			C	C	C	C	S	S	S	S	S	S	S	S	S			S	S	A	A	A	A	\$ 6.4.29	
Family Day Care Home		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	S	

TABLE 6.1-1		ZONING DISTRICTS																	Condition						
		RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M 12	MH S	MH P	OR		OG	CN	CR	CT	CC	I
DEATH CARE SERVICES																									
Cemeteries or Crematories		A	A	A	A	C	C	C	C	C	C	C	C	C	C	S		A	A	A	A	A	A	A	A § 6.4.53
Funeral Services, including Funeral Homes or Mortuaries																		A	A	A	A	A	A	A	
EDUCATIONAL SERVICES																									
Pre-school or Educational Nursery			C	C	C	C	C	S	S	S	S	S	S	S	S	S	S	S	A	A	A	A	A	A	A § 6.4.29
School, Primary			S	S	S	A	S	S	S	S	S	S	S	S	S	S	S					S			
School, Secondary			S	S	S	S	S	S	S	S	S	S	S	S	S	S	S					S			
College or University Facility			S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	A	A	
Business or Trade School			S	S	S	S	S											S	S	S	S	S	A	A	
Personal Improvement Education, including Fine Arts Schools or Automobile Driving Schools			S	S	S	S												S	S	C	C	A	A	A § 6.4.26	
HEALTH CARE SERVICES																									
Medical Office or Outpatient Clinic, including Psychiatrist Offices, Abortion Clinics, Chiropractic Facilities, or Ambulatory Surgical Facilities						S				S								A	A	A	A	A	A	A	
Community Residential Care Facilities						S								S		S				S					
Convalescent Services, including Nursing Homes						S		S	S	S	S	S	S	S	S	S		S							
Counseling Services, including Job Training or Placement Services						S				S								A	A	A	A	A	A	A	
Intermediate Care Facility for the Mentally Retarded						S		S						S		S			S						
Public or Community Health Care Centers						S		S	S	S	S							A	A						
Health Care Laboratories, including Medical Diagnostic or Dental Laboratories																		A	A	A	A				
Home Health Agencies						S		S										A	A	A	A	A	A	A	
Hospitals, including General Hospitals, Specialized Hospitals, Chronic Hospitals, Psychiatric or Substance Abuse Hospitals, or Hospices																		S	A	S	S	A	S		
Outpatient Facilities for Chemically Dependent or Addicted Persons																			S	S			A		
Rehabilitation Facilities																		S	A	A	A	A	A	A	
Residential Treatment Facility for Children or Adolescents (mental health treatment)						S		S						S		S			S		S		A		

TABLE 6.1-1		ZONING DISTRICTS																	Condition					
		RM	AG 15	AG 10	AG 8	AG	RR3	S1	S2	S3	R2	R3	R4	M8	M 12	MH S	MH P	OR		CN	CR	CT	CC	I
MUSEUMS, HISTORICAL SITES AND SIMILAR INSTITUTIONS																								
Historical Sites (Open to the Public)		C	C	C	C	C	C	C	C	C	C	C	C	C	A	A	A	A	A	A	A	A	A	\$ 6.4.27
Libraries or Archives			A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Museums						A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Nature Exhibition		C	C	C	C	C															S	A	\$ 6.4.10	
Botanical Gardens		A	A	A	A	A															S	A		
Zoos				S	S	S															S	S		
POSTAL SERVICE																								
Postal Service, United States		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	A	A	A	A	A	\$ 6.4.28	
RECREATION AND ENTERTAINMENT																								
Community Recreation, including Recreation Centers		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Fishing or Hunting Guide Service (Commercial)		A	A	A	A	A												A	A	A	A	A		
Fishing or Hunting Lodge (Commercial)		A	A	A	A	A														A				
Golf Courses or Country Clubs				C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			\$ 6.4.50	
Parks and Recreation		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		\$ 6.4.11	
Recreation and Entertainment, Indoor, including Billiard Parlors, Bowling Centers, Ice or Roller Skating Rinks, Indoor Shooting Ranges, Theaters, or Video Arcades																					A	C	\$ 6.4.30	
Recreation and Entertainment, Outdoor, including Amusement Parks, Fairgrounds, Miniature Golf Courses, Race or Go-Cart Tracks, or Sports Arenas				C	C															C		C	\$ 6.4.11	
Drive-In Theaters																					C		\$ 6.4.6	
Golf Driving Ranges				S	S	S	S	S	S	S	S												\$ 6.4.11	
Outdoor Shooting Ranges		C	C	C	C	C																	\$ 6.4.11	
Recreation or Vacation Camps		C	C	C	C	C	C																\$ 6.4.11	
RELIGIOUS, CIVIC, PROFESSIONAL AND SIMILAR ORGANIZATIONS																								
Business, Professional, Labor, or Political Organizations																			A	A	A	A	A	
Social or Civic Organizations, including Youth Organizations, Sororities, or Fraternities				S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	A	A	A	
Religious Assembly		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	\$ 6.4.13	
Social Club or Lodge				S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	A	A	A	

[illegible]

TABLE 6.1-1			ZONING DISTRICTS																	Condition						
			RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M 12	MH S	MH P	OR		OG	CN	CR	CT	CC	I
OTHER NONRESIDENTIAL DEVELOPMENT																										
Convention Center or Visitors Bureaus																			S	S	S	A	A	A	A	
Heavy Construction Services or General Contractors, including Paving Contractors, or Bridge or Building Construction																									A	
Office/Warehouse Complex																							S	A	A	
Off-Premises Sign (e.g. Billboard)																									A \$ 9.11.3	
Special Trade Contractors (Offices/Storage)																						C	S	A	A \$ 6.4.36	
Building Equipment or other Machinery Installation Contractors																						C	S	A	A \$ 6.4.36	
Carpentry Contractors																						C	S	A	A \$ 6.4.36	
Concrete Contractors																						C	S	A	A \$ 6.4.36	
Drywall, Plastering, Acoustical or Insulation Contractors																						C	S	A	A \$ 6.4.36	
Electrical Contractors																						C	S	A	A \$ 6.4.36	
Excavation Contractors																						C	S	A	A \$ 6.4.36	
Masonry or Stone Contractors																						C	S	A	A \$ 6.4.36	
Painting or Wall Covering Contractors																						C	S	A	A \$ 6.4.36	
Plumbing, Heating or Air-Conditioning Contractors																						C	S	A	A \$ 6.4.36	
Roofing, Siding or Sheet Metal Contractors																						C	S	A	A \$ 6.4.36	
Tile, Marble, Terrazzo or Mosaic Contractors																						C	S	A	A \$ 6.4.36	

TABLE 6.1-1		ZONING DISTRICTS																							Condition
		RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC	I	
PARKING, COMMERCIAL																									
Parking Lots																			A	A	A	C	A	A	§ 6.4.37
Parking Garages																			A						A
RENTAL AND LEASING SERVICES																									
Charter Boat or other Recreational Watercraft Rental Services																						S	A	A	Art. 5.3
Commercial or Industrial Machinery or Equipment Rental or Leasing																							A	A	
Construction Tools or Equipment Rental																						A	A	A	
Consumer Goods Rental Centers																				A	A	A			
Consumer Goods Rental Service, including Electronics, Appliances, Formal Wear, Costume, Video or Disc, Home Health Equipment, Recreational Goods, or other Household Items																									§ 6.4.38
Heavy Duty Truck or Commercial Vehicle Rental or Leasing																							A	A	
Self-Service Storage / Mini Warehouses																						C	A	A	§ 6.4.16
Vehicle Rental or Leasing, including Automobiles, Light or Medium Duty Trucks, Motorcycles, Moving Vans, Utility Trailers, or Recreational Vehicles																						A	A	A	
REPAIR AND MAINTENANCE SERVICES																									
Boat Yard			C	C	C	C	S																C	C	§ 6.4.39 Art. 5.3
Repair Service, Consumer, including Appliance, Shoe, Watch, Furniture, Jewelry, or Musical Instrument Repair Shops																				C	C		A	A	§ 6.4.40
Repair Service, Commercial, including Electric Motor Repair, Scientific or Professional Instrument Repair, Tool Repair, Heavy Duty Truck or Machinery Servicing and Repair, Tire Retreading or Recapping, or Welding Shops																						S	S	A	A
Vehicle Repair, Consumer, including Muffler Shops, Auto Repair Garages, Tire or Brake Shops, or Body or Fender Shops																						S	C	A	§ 6.4.22
Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes																				C	C	C	A	A	§ 6.4.22

TABLE 6.1-1		ZONING DISTRICTS																						
		RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC	I
RETAIL SALES																								
Nonstore Retailers																							A	A
Direct Selling Establishments																							A	A
Electronic Shopping or Mail-Order Houses																							A	A
Fuel (except liquefied petroleum gas) Dealers, including Heating Oil Dealers																								
Liquefied Petroleum Gas (Bottled Gas) Dealers																								A
Vending Machine Operators																								
Building Materials or Garden Equipment and Supplies Retailers																				C	C		A	
Hardware Stores																				C	C	C	A	
Home Improvement Centers																							A	
Garden Supplies Centers																				C	C		A	
Outdoor Power Equipment Stores																				C	C		A	
Paint, Varnish, or Wallpaper Stores																				C	C		A	
Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries, or Candy Shops																				C	C	A	A	
Liquor, Beer, or Wine Sales																				S	S		S	
Retail Sales or Services, General																				C	C	A	A	
Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store																				C	C	A	A	
Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods or Related Products Store																				C	C	A	A	
Convenience Stores																				S	A		A	
Drug Stores or Pharmacies																				C	C	A	A	
Duplicating or Quick Printing Services																			C	C	C	A	A	
Electronics, Appliance, or Related Products Store																				C	C	A	A	
Florist																				C	C	A	A	
Furniture, Cabinet, Home Furnishings, or Related Products Store																				C	C	A	A	
Pawn Shop																							A	
Private Postal or Mailing Service																				C	C	A	A	
Tobacconist																							A	
Sweetgrass Basket Stands		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	

TABLE 6.1-1	ZONING DISTRICTS																						Condition
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M12	MH S	MH P	OR	OG	CN	CR	CT	CC I	
Warehouse Clubs or Superstores																						A	A
Service Stations, Gasoline (with or without convenience stores)																			C	C		A	A \$ 6.4.45
Truck Stop																						A	A
Vehicle Sales (new or used)																						A	A
Automobile, or Light or Medium Duty Truck Dealers																						A	A
Heavy Duty Truck or Commercial Vehicle Dealers																						A	A
Manufactured (Mobile) Home Dealers																						A	A
Motorcycle, Watercraft, or Recreational Vehicle Dealers																						A	A
Vehicle Parts, Accessories or Tire Stores																				A		A	A
RETAIL OR PERSONAL SERVICES																							
Consumer Convenience Service																			C	C	A	A	\$ 6.4.46
Automated Bank / Teller Machines																			C	C		A	\$ 6.4.46
Drycleaners or Coin-Operated Laundries																			C	C		A	\$ 6.4.46
Drycleaning or Laundry Pick-up Service Stations																			C	C		A	\$ 6.4.46
Locksmith																			C	C		A	\$ 6.4.46
One-Hour Photo Finishing																			C	C		A	\$ 6.4.46
Tailors or Seamstresses																			C	C		A	\$ 6.4.46
Hair, Nail, or Skin Care Services, including Barber Shops or Beauty Salons	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	A	A	A	A	\$ 6.4.3
Personal Improvement Service, including Dance Studios, Health or Physical Fitness Studios, Photography Studios, or Reducing Studios																		C	C	C	A	A \$ 6.4.47	
Tattoo Parlors																						S	C \$ 6.4.59
Services to Buildings or Dwellings, including Carpet or Upholstery Cleaning, Exterminating, or Janitorial services																	C	C	C	C	A	A \$ 6.4.48	

TABLE 6.1-1		ZONING DISTRICTS																						Condition
		RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC	
Landscaping and Horticultural Services to commercial, industrial, or institutional buildings, and residences		C	C	C	C	S	S	S	S	S							C	C	A	A	A	A	A	A § 6.4.48
VEHICLE AND WATERCRAFT STORAGE																								
Vehicle Storage, including Bus Barns, Boat or RV Storage, or Impound Yards																								
Boat Ramps		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Art. 5.3, §5.3.4
Community Dock		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Art. 5.3, §5.3.3
Commercial Dock			S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Art. 5.3, §5.3.6
Marina					S	S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	S	Art. 5.3, §5.3.5
WHOLESALE SALES																								
Aircraft Wholesalers, including Related Parts																								A A
Beverage or Related Products Wholesalers, including Alcoholic Beverages																								A A
Book, Periodical, or Newspaper Wholesalers																								A A
Chemical Wholesalers (except Pharmaceutical Products, Fertilizers, or Pesticides)																								A A
Clay or Related Products Wholesalers																				S				A A
Computers or Electronic Products Wholesalers																								A A
Construction Material Wholesalers, including Brick, Cement, Concrete, Lumber, Millwork, Plywood, Shell, Stone, Wood Panel or other Related Materials																				S				A A
Electrical Equipment, Appliances or Components Wholesalers																								A A
Fabric or Apparel Wholesalers																								A A
Farm Supplies or Equipment Wholesalers																								A A
Flower, Nursery Stock or Florists Supplies Wholesalers		A	A	A	A															S				A A
Food or Related Products Wholesalers																								A A
Furniture, Cabinets, or Related Products Wholesalers																								A A
Glass or Related Products Wholesalers																								A A

TABLE 6.1-1		ZONING DISTRICTS																	Condition						
		RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M 12	MH S	MH P	OR		OG	CN	CR	CT	CC	I
Leather Products Wholesalers																								A	A
Machinery, Tools, or Construction Equipment Wholesalers																								A	A
Manufactured Home (Mobile Home) or other Prefabricated Structures Wholesalers																								A	A
Metal or Mineral (except Petroleum) Wholesalers																								A	A
Motor Vehicles (Commercial or Passenger) or Trailers Wholesalers, including Related Parts																								A	A
Paint, Varnish or Related Supplies Wholesalers																								A	A
Paper or Paper Products Wholesalers																								A	A
Petroleum Wholesalers																				S				A	A
Pharmaceutical Wholesalers																								A	A
Plastics or Rubber Products Wholesalers																								A	A
Professional or Commercial Equipment or Supplies Wholesalers, including Office, Medical, or Restaurant Equipment																								A	A
Sign Wholesalers																								A	A
Tobacco or Related Products Wholesalers																								A	A
Toy or Artwork Wholesalers																								A	A
Watercraft (Commercial or Recreational) Wholesalers, including Related Parts																								A	A
Wood Products Wholesalers																								A	A
Other Miscellaneous Wholesale Sales																								S	A
INDUSTRIAL																									
INDUSTRIAL SERVICES																									
Drycleaning or Carpet Cleaning Plants																									A
Laundries, Commercial																									A
Photo Finishing Laboratories																									A
Research and Development Laboratories																									A
Scrap and Salvage Service, including Automotive Wrecking Yards, Junk Yards, Parts Salvage, Paper Salvage Yards, Wholesale Scrap or Waste Materials Establishments, or Materials Recovery Facilities																									S

TABLE 6.1-1	ZONING DISTRICTS														
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M 12	MH S	MH P
MANUFACTURING AND PRODUCTION															
Aircraft Manufacturing, including Related Parts															A
Beverage or Related Products Manufacturing, including Alcoholic Beverages															A
Cement or Concrete Products Manufacturing, including Concrete Batching or Asphalt Mixing															A
Chemical Manufacturing, including Pharmaceutical Products, Chemical Fertilizers or Pesticides															S
Clay or Related Products Manufacturing															
Computers or Electronic Products Manufacturing															
Electrical Equipment, Appliances or Components Manufacturing															
Fabric or Apparel Manufacturing, including Textile Mills															A
Food or Related Products Manufacturing															A
Furniture, Cabinets or Related Products Manufacturing															
Glass or Related Products Manufacturing															
Leather Products Manufacturing, including Tanneries															
Machinery, Tools, or Construction or Construction Equipment Manufacturing, including Farm Equipment															
Manufactured Home (Mobile Home) or other Prefabricated Structures Manufacturing															
Metal, Petroleum, Coal, and other Mineral Products Manufacturing, including Refineries															
Motor Vehicle (Commercial and Passenger) or Trailer Manufacturing, including Related Parts															
Paint, Varnish or Related Supplies Manufacturing															
Plastics or Rubber Products Manufacturing															
Printing Press Production or Lithography															

TABLE 6.1-1	ZONING DISTRICTS																							Condition	
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC	I		
Professional or Commercial Equipment or Supplies Manufacturing, including Office, Medical, Restaurant Equipment, or Specialty Items																						C	A	\$ 6.4.57	
Pulp or Paper Mills																								S	
Rendering Plants																								S	
Sign Manufacturing																								A	
Slaughter House and Meat Packing																								S	
Stone or Shell Products Manufacturing																						C	S	\$ 6.4.57	
Tobacco Products Manufacturing																								A	
Toy or Artwork Manufacturing																						C	C	A	\$ 6.4.57
Watercraft (Commercial or Recreational) Manufacturing, including Related Parts																								A	
Wood Products Manufacturing																						C	C	A	\$ 6.4.57
Other Miscellaneous Manufacturing and Production																						C	C	A	\$ 6.4.57
WAREHOUSE AND FREIGHT MOVEMENT																									
Warehouse and Distribution Facilities																								A	
Cold Storage Plants																								A	
Freight Container Storage Yards, excluding Fuel Storage Facilities																							C	\$ 6.4.52	
Freight Forwarding Facilities, including Truck Terminals, Marine Terminals, or Packing and Crating Facilities																						C	C	\$ 6.4.49	
Fuel Storage Facilities, excluding Nuclear Fuels																								A	
Household Moving Storage																								A	
Grain Terminals and Elevators																								A	
Parcel Services																								A	
Retail Store Warehouses																								A	
Stockpiling of Sand, Gravel, or other Aggregate Materials																								A	
Storage of Weapons or Ammunition																								S	

TABLE 6.1-1		ZONING DISTRICTS																							Condition
		RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC	I	
OTHER USES																									
RECYCLING SERVICES																									
	Recycling Center																								A
	Recycling Collection, Drop-Off	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	A	\$6.4.55
RESOURCE EXTRACTION/MINING																									
	Resource Extraction/Mining, including Borrow Pits, Mining, Oil or Gas Extraction, Quarries, or Sand or Gravel Operations	S	S	S	S	S	S	S	S	S															S § 6.4.14
TRANSPORTATION																									
	Aviation, including Private Air Strips	S	S	S	S																				C §6.4.56
	Railroad Facility																								A
	Sightseeing Transportation, Land or Water	S	S	S	S																A		A	A	Art. 5.3
	Taxi or Limousine Service																			A	A		A	A	
	Urban Transit Systems																								A
	Water Transportation, including Coastal or Inland Water Passenger Transportation			S	S		S														A	A		A	Art. 5.3



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
CHARLESTON, SOUTH CAROLINA 29403-5107

December 31, 2008

Regulatory Division

Mr. Robert Frank
1923 Maybank Highway
Charleston, South Carolina 29412

Re: SAC 2008-2320-1JQ
Charleston County

Dear Mr. Frank:

This is in response to your request of December 16, 2008, requesting a wetland determination, on behalf of Ms. Sheila Gibbs, for a 17.372-acre tract, located between Maybank Highway and Cherry Point Road, on Wadmalaw Island, Charleston County, South Carolina. The project area is depicted on the survey plat you submitted and the attached sketch I have prepared, entitled: *"Approximate Extent Of waters Of The US "*, dated: *December 29, 2008*.

You have requested that this office delineate the wetlands or other waters of the United States within the regulatory authority of this office. Based on a review of aerial photography, topographic maps, National Wetland Inventory maps, soil survey information and aerial photography, it has been concluded that the boundaries shown on the referenced sketch are a reasonable approximation of the location and boundaries of the wetlands found on this site. The property in question contains approximately 4.65 acres of federally-defined freshwater wetlands or other waters of the United States subject to the jurisdiction of this office. However, you are cautioned that this delineation is approximate, subject to change, and should be used for planning purposes only. This office should be contacted prior to performing any work in or around these approximated wetlands or other waters of the United States. In order for a more accurate delineation to be provided, these areas should be located and marked on-site, and surveyed and platted on a map (in order for the wetland line to be reproduced in the future based solely on the platted map). Upon receipt of such a plat, this office can then issue a letter verifying the accuracy of the actual jurisdictional boundaries. You should also be aware that the areas identified as wetlands or other waters of the United States may be subject to restrictions or requirements of other state or local government entities.

Please note that the actual boundary of wetlands is approximate and, therefore, is subject to change and not appealable; however, the determination of jurisdiction over these wetlands is final and this approved jurisdictional determination is an appealable action under the Corps of Engineers administrative appeal procedures defined at 33 CFR 331. The administrative appeal options, process and appeals request form is attached for your convenience and use. If a permit application is forthcoming as a result of this delineation, a copy of this letter, as well as the verified sketch should be submitted as part of the application. Otherwise, a delay could occur in confirming that a delineation was performed for the permit project area.

Please be advised that this determination is valid for five (5) years from the date of this letter unless new information warrants revision of the delineation before the expiration date. All actions concerning this determination must be complete within this time frame, or an additional determination and delineation must be conducted.

In future correspondence concerning this matter, please refer to SAC 2008-2320-1JQ. You may still need state or local assent. Prior to performing any work, you should contact the South Carolina Department of Health and Environmental Control, Office of Ocean and Coastal Resource Management. A copy of this letter is being forwarded to them for their information.

If you have any questions concerning this matter, please contact Paul Hinchcliff at 843-329-8044 or toll free at 1-866-329-8187.

Respectfully,

Charles R. Crosby
Chief, South Branch

Enclosures:

Preliminary Jurisdictional Determination Form
Sketch of SAC 2008-2320-1JQ project area
Notification of Appeal Options
Customer Service Survey

Copy Furnished:

South Carolina Department of Health
and Environmental Control
Office of OCRM
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

Approximate Extent

of waters of the US

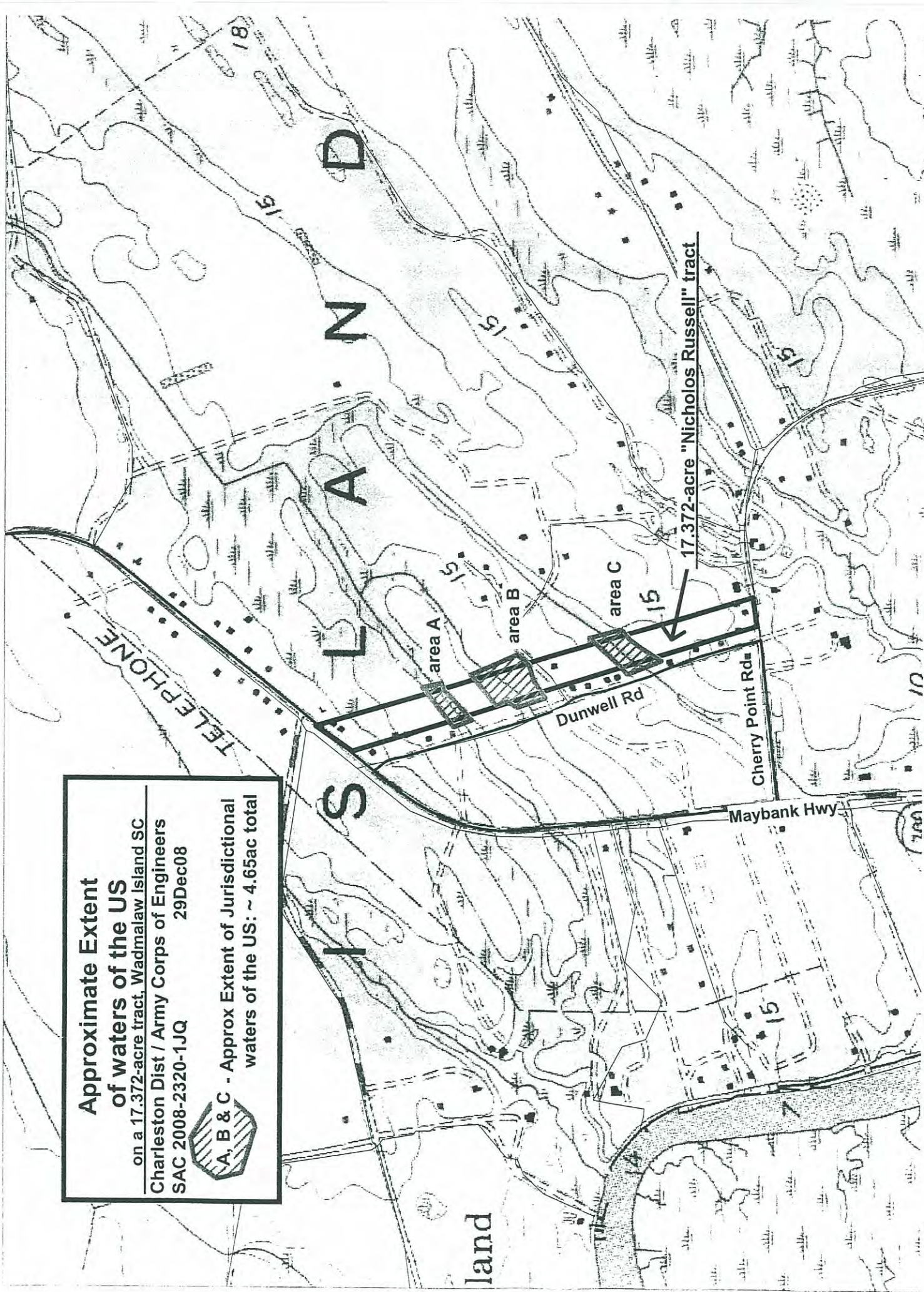
on a 17,372-acre tract, Wadmalaw Island SC

Charleston Dist / Army Corps of Engineers

SAC 2008-2320-1JQ 29Dec08



A, B & C - Approx Extent of Jurisdictional
waters of the US: ~ 4.65ac total





C. Earl Hunter, Commissioner

March 27, 2009

Promoting and protecting the health of the public and the environment.

Sheila Gibbs
6817 Maybank Highway
Charleston, SC 29487

The following permits have been prepared for you under the Tax Map System (TMS) number 151-00-00-070

- 1) 2009030018
- 2) 2009030019
- 3) 2009030020
- 4) 2009030021

These permits have been prepared under the **Parent TMS number** for the tract of land. Upon recording of your plat and assignment of new TMS numbers at the Charleston Co. RMC Office, it will be necessary to come into our office to update those numbers to receive your permits. Our office will release permits to the applicant, once the **new TMS# numbers have been changed and the site plans approved by the Charleston County office**. Please call ahead for an appointment to make the numeric change after new numbers have been assigned. This is a quick and simple procedure, and there is no cost for this service.

IMPORTANT: You must reference the file number or TMS number listed on this letter until our (SCDHEC) records have been updated.

IMPORTANT: Permits shall expire 5 years after the date the permits are released to the applicant. This department recommends installation of permitted septic systems as soon as possible.

Please do not hesitate to contact this office at (843) 202-7020 with any questions you may have.

Sincerely,

Erin Murr
SC DHEC Environmentalist

SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
Region 7 • Environmental Health

Lonnie Hamilton, III, Public Service Building • 4045 Bridge View Drive, Suite B154 • North Charleston, SC 29405

Phone: (843) 202-7020 • Fax (843) 202-7050

Charleston County • (843)-202-7020 • Berkeley County • (842) 723-5355 • Dorchester County • (843) 821-9524 • www.scdhec.gov

ST. JOHN'S FIRE DISTRICT

COMMISSIONERS:

THOMAS KULICK, Chairman
JOHN HART, Vice-Chairman
ERIC F. BRITTON
SAMUEL BROWNLEE
WANDA FORD
SUSANNE HOLLOMAN
GENEVA SMITH

P.O. BOX 56
JOHNS ISLAND, S.C. 29457
PHONE: (843) 559-9194
FAX: (843) 559-3687



KARL E. RISTOW, Fire Chief

07 August 2009

Mr. Robert Frank
Robert Frank Land Surveying
1923 Maybank Hwy
Charleston, SC 29412

Re: Fire/Emergency Services Confirmation

Dear Sir:

Please accept this letter as confirmation that the St. Johns Fire District furnishes fire and emergency services contingent to the properties on Wadmalaw Island, South Carolina: TMS # 151-00-00-070, a 9 lot planned development of the family lands of the Nickolos Russell Estate. Further, pursuant to the infrastructure of this planned development, the St. Johns Fire District shall enforce the requirements outlined in the National Fire Protection Association's (NFPA) 1141, *Standard for Fire Protection in Planned Building Groups*, 2003 Edition. (copy available by request)

Additionally, adequate fire flow (available water supply for structural firefighting) shall be required and made available from a public water source and a fire hydrant (s) as directed by the St. Johns Water District.

Should you require any additional assistance or further explanation concerning the aforementioned requirements; please contact the St. Johns Fire Prevention Division.

Sincerely,



Clifford J. Smith Sr.
Chief Fire Investigator



BERKELEY
ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Partner 

November 16, 2009

Robert Frank Surveying
Mr. Chris Fralick
1923 Maybank Highway
Charleston, SC 29412

**RE: POWER AVAILABILITY TO TMS# 151-00-00-070 CONSISTING OF
17.372 AC., WADMALAW ISLAND, CHARLESTON COUNTY**

Dear Mr. Fralick:

Berkeley Electric Cooperative, Inc. is willing and able to supply the electrical requirements for the above referenced location. Berkeley Electric Cooperative, Inc. will extend services as governed by our service rules and regulations in effect at the time service is rendered.

We look forward to working with you. If you should have any questions or require additional information, please do not hesitate to call me.

Sincerely,

Richard L. Walker/scm

Richard L. Walker
Superintendent of Field Engineering

RLW/sm

c: Horace Helms

LOT 21-D
0.577 AC

LOT 21-F
0.690 AC

LOT 21-E
0.514 AC

CHERRY POINT ROAD 50' R/W

52" LIVE OAK

S 14°42'26" E 218.17'

N 71°54'57" E 110.68'

PROPOSED
3 BEDROOM
RESIDENCE

PROPOSED DRIVEWAY

40.0'

40.0'

40.0'

40.0'

40.0'

40.0'

40.0'

40.0'

40.0'

40.0'

40.0'

40.0'

40.0'

40.0'

40.0'

40.0'

40.0'

40.0'

40.0'

40.0'

18",20" OAK

25" OAK

30" LIVE OAK

28" OAK

135.8'

135.8'

135.8'

135.8'

135.8'

135.8'

135.8'

135.8'

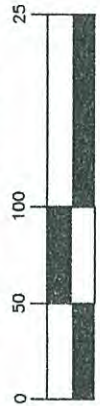
135.8'

135.8'

N 16°18'20" W 198.69'

NEW 20' INGRESS-EGRESS EASEMENT

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

A SITE PLAN OF LOT 21-E OF THE ESTATE OF NICOLAS RUSSELL, LOCATED NEAR THE TOWN OF ROCKVILLE, WADMALAW ISLAND, S.C.

NOTES: 1. TMS #151-00-00-070 (PARENT TRACT)