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
First Reading	Dec 15, 2023
Second Reading	Jan 17, 2023
Third Reading	Jan 31, 2023

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List of Exhibits

Project team

Landscape Architecture & Land Planning

Synchronicity, LLC
69 Morris Street, Suite 101
Charleston, SC 29403

Civil Engineering

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

Wetlands/Critical Areas

Newkirk Environmental, Inc.
1887 Clements Ferry Road,
Charleston, SC 29492

Natural/Cultural Resource Services (Historic Survey)

Terracon Consultants, Inc.
521 Clemson Road
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 Chislom 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 planation 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 planation is a low-density neighborhood. Remaining true to the cultural "Lowcounty" 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

BUCKLAND PLANTATION - AERIAL PHOTOGRAPH

09.30.2022

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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:	21.22 AC
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

200' 100' 0' 200' 400' 600'

NORTH

SCALE : 1:200 @ 22" X 34"
SCALE : 1:400 @ 11" X 17"

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/INTESITY & 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

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CIRCULATION LEGEND

- PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION

NORTH

200' 100' 0' 200' 400' 600'

SCALE : 1:200 @ 22" X 34"
SCALE : 1:400 @ 11" X 17"

EXHIBIT C

BUCKLAND PLANTATION - CIRCLULATION PLAN

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EXHIBIT D

BUCKLAND PLANTATION - SKETCH PLAN OVERLAY

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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 OCRM Critical Line	50 feet

3.05 Architectural Standards

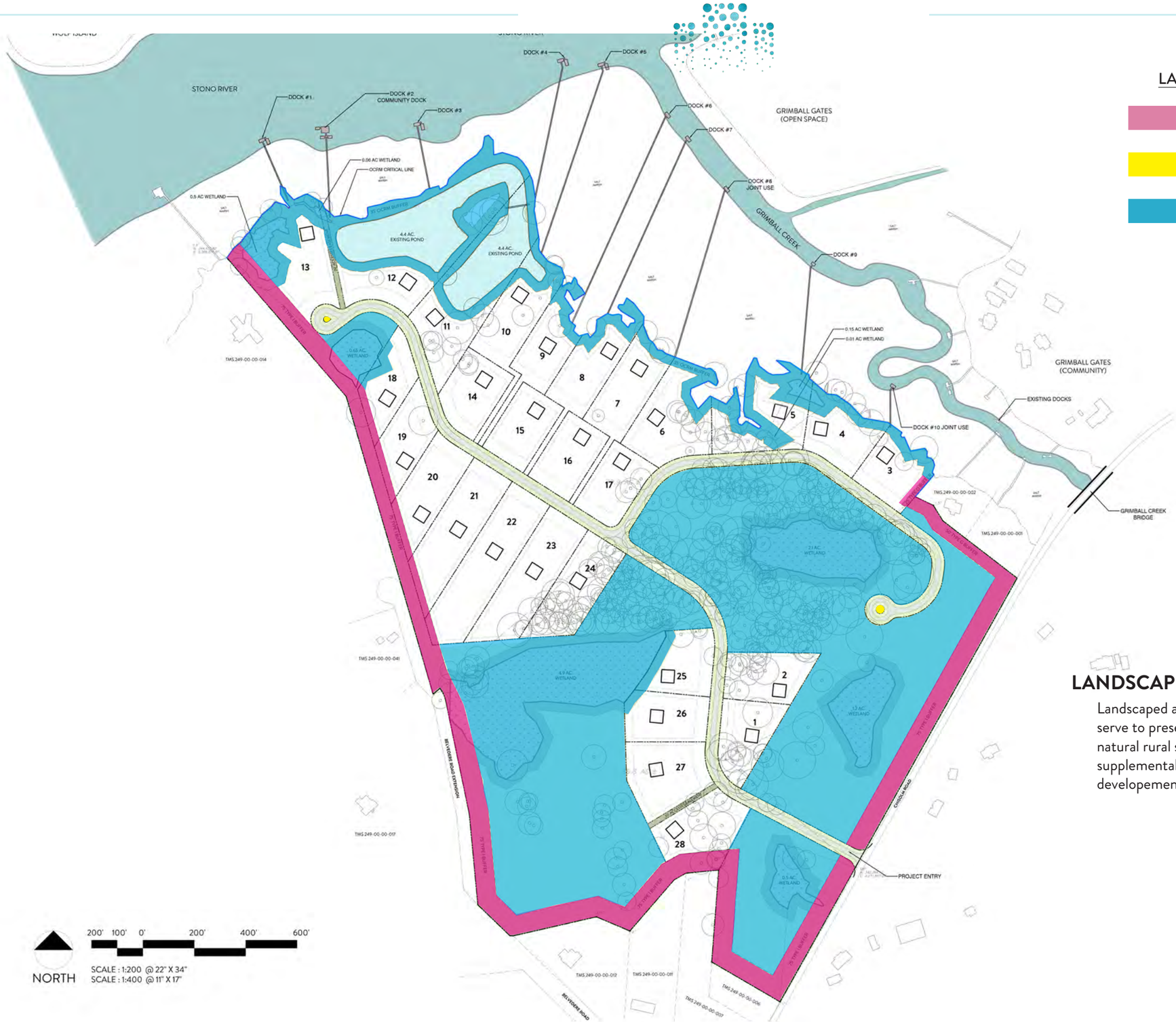
The Architectural standards of Buckland Planation will comply with the requirements of ZLDR Article 9.5, Architectural and Landscape Design Standards. These standards promote harmonious, well-designed development while protecting individual character and creativity of both the natural and built environment. 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 witht 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 alwyas compliment and account for the architecture and location of the residence.

EXHIBIT E



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

Landscaped 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 developement within the appropriate cooresponding zones.

NORTH

200' 100' 0' 200' 400' 600'

SCALE : 1:200 @ 22" X 34"
SCALE : 1:400 @ 11" X 17"

EXHIBIT F

BUCKLAND PLANTATION - CONCEPTUAL LANDSCAPE PLAN

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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 Projection 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

Trip Generation									
Land Use	Intensity	Units	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**
Note: Trip generation was calculated using the following data:									
Daily Traffic Generation									
Residential Land Uses									
210 - Single-Family Detached Housing	ITE 210	=	LN (T) = 0.92 * LN (X) + (2.68); (50 % In; 50 % Out)						
AM Peak-Hour Traffic Generation									
Residential Land Uses									
210 - Single-Family Detached Housing	ITE 210	=	LN (T) = 0.91 * LN (X) + (0.12); (26 % In; 74 % Out)						
PM Peak-Hour Traffic Generation									
Residential Land Uses									
210 - Single-Family Detached Housing	ITE 210	=	LN (T) = 0.94 * LN (X) + (0.27); (63 % In; 37 % Out)						

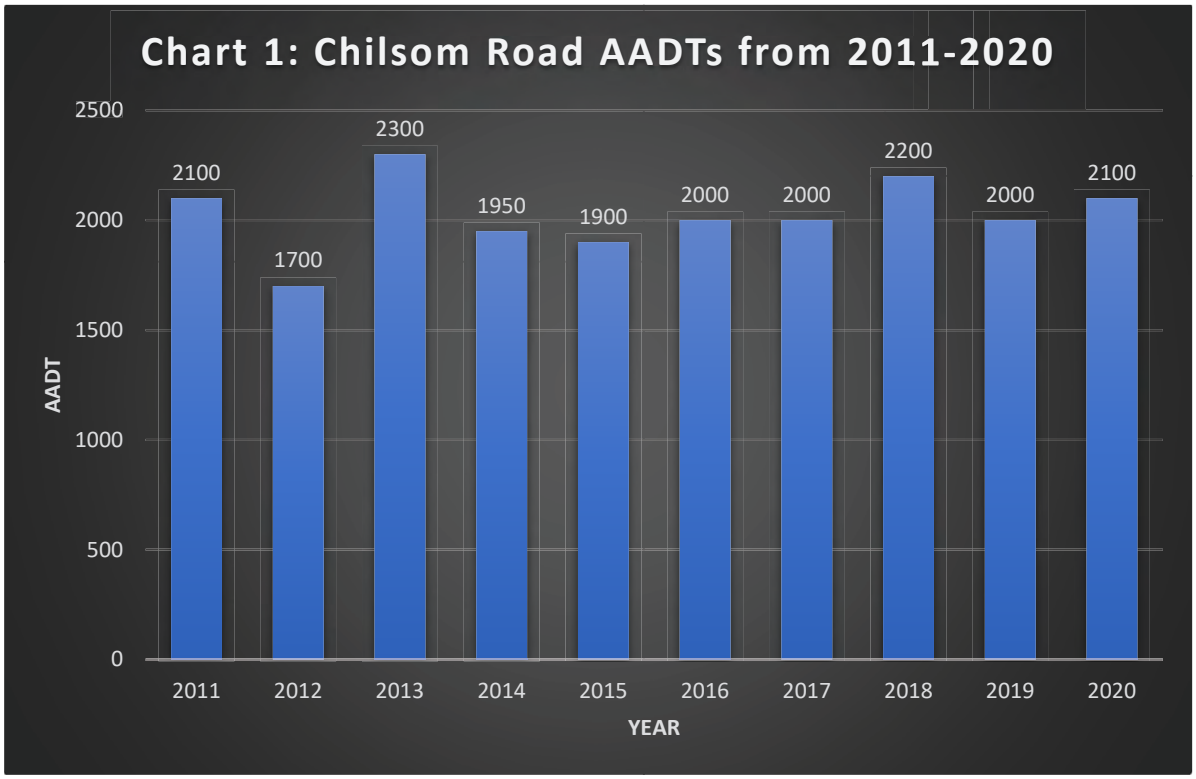
As shown in **Table 1** above, the proposed single-family development is anticipated to generate 313 daily trips, 23 AM peak hour trips (6 In and 17 out) and 30 PM peak hour trips (19 in and 11 out). Since the AM and PM peak hour trips are below 100 trips per hour, SCDOT will not require a traffic study 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 COVD-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.

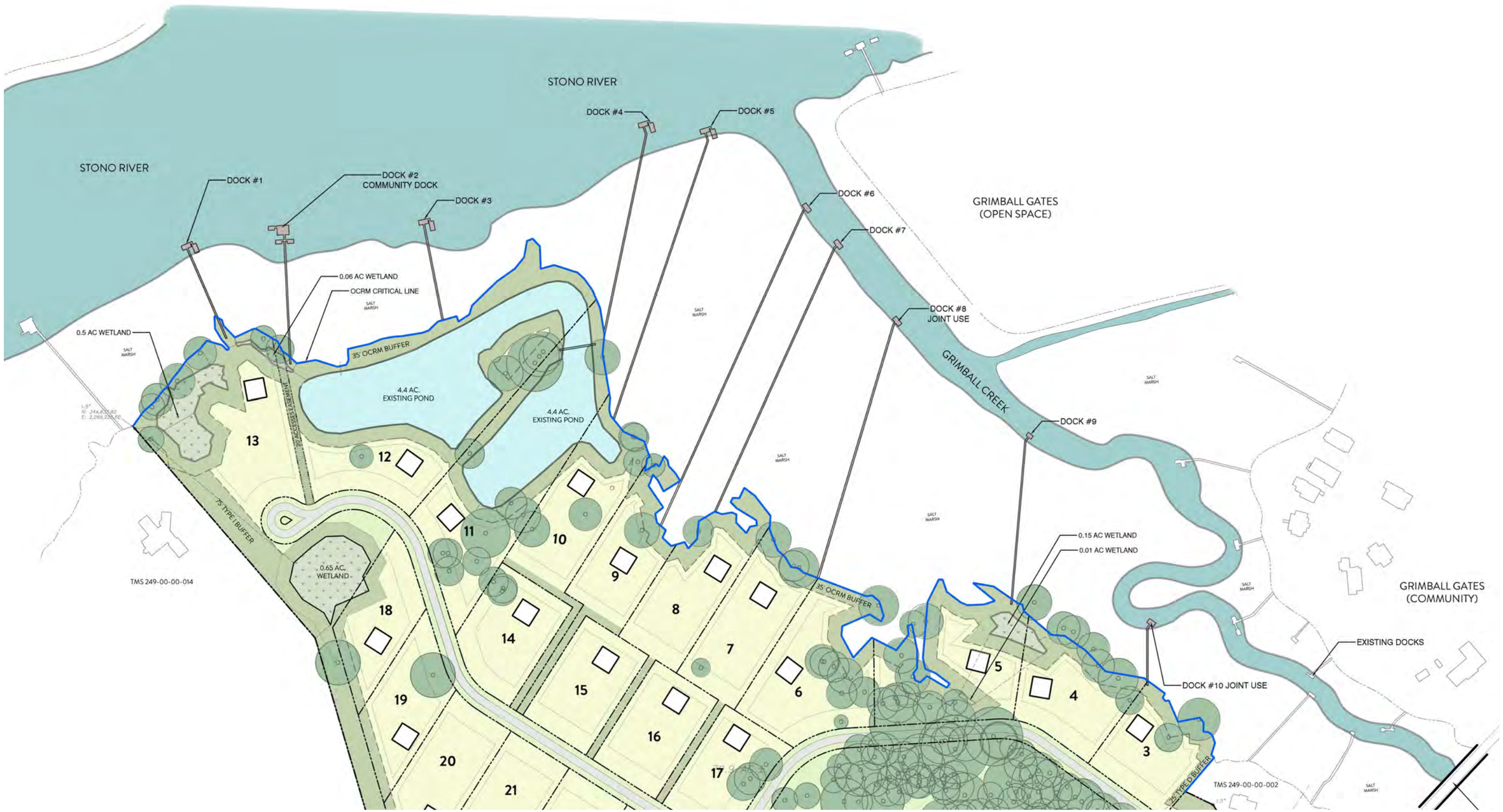


EXHIBIT G

BUCKLAND PLANTATION - CONCEPTUAL DOCK PLAN

09.30.2022

synchronicity
LAND • ARCHITECTURE

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.

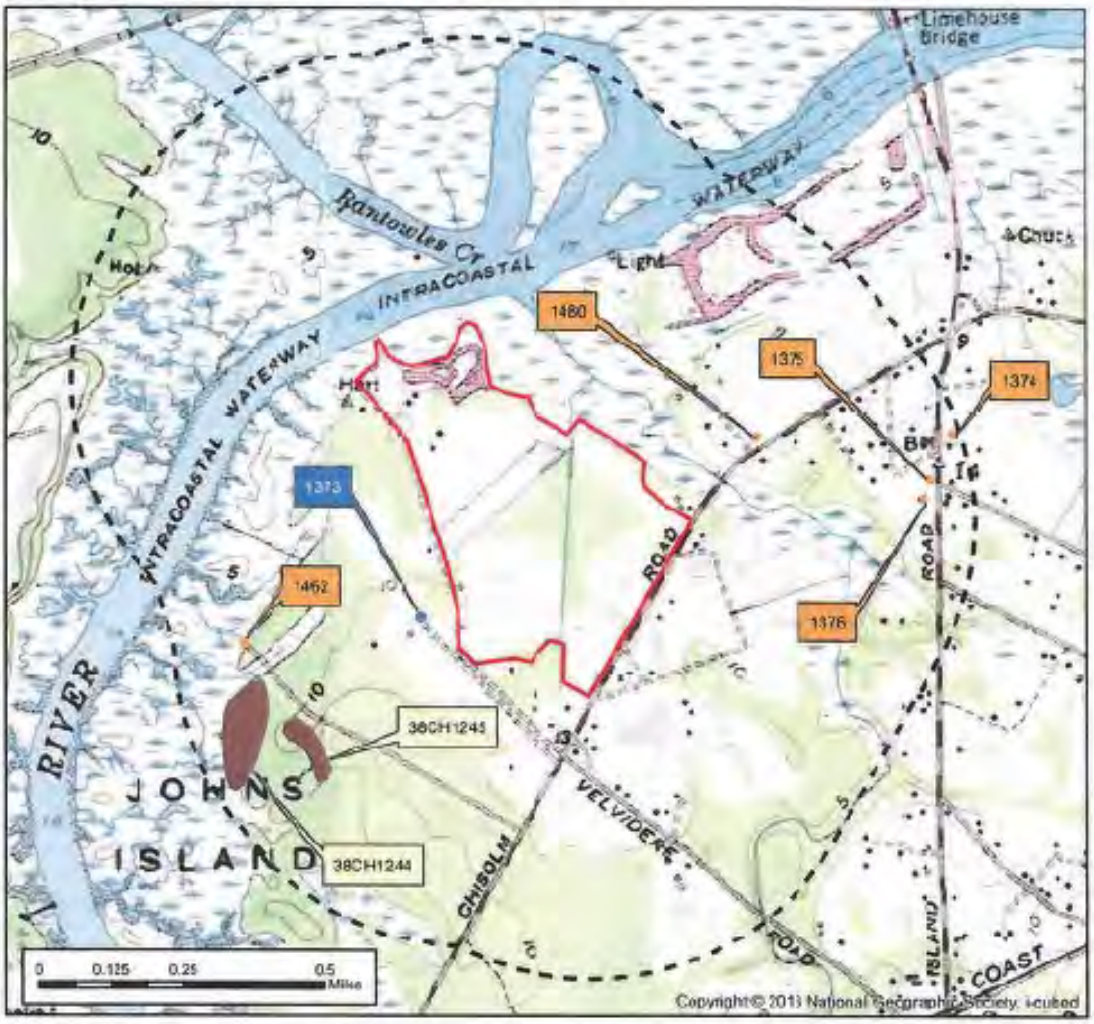
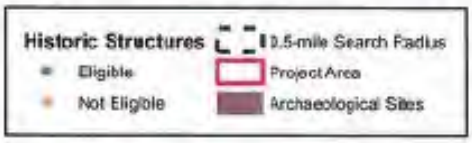


Figure 1. Belvdere Plantation Subdivision and Cultural Resources within a 0.5-mile search radius. Base Maps: Johns Island (1971) and Ravenel (1979) 7.5' USGS topographic quadrangles.



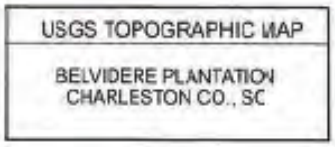


EXHIBIT H

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

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 planation 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	18th/early 19th century plantation residence	Eligible	Adams et al. (1993)
38CH1245	Late 18th/early 19th 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 wggreen@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

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2.0 CLOSING

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Sincerely,
Terracon Consultants, Inc.

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

Reviewed by:

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

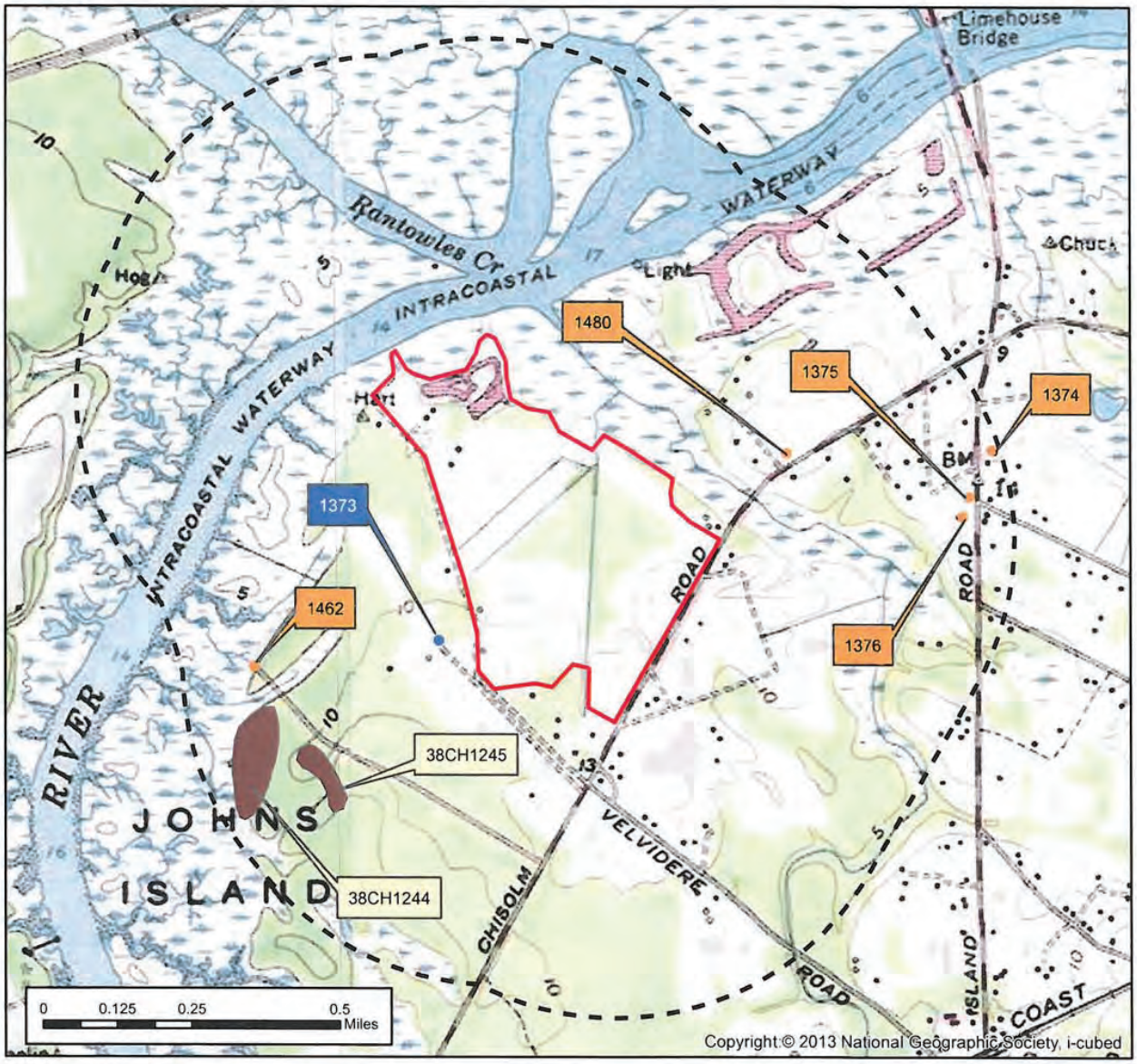
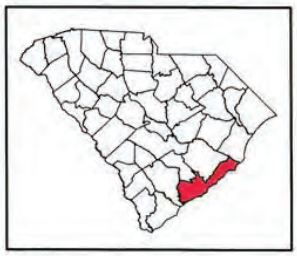


Figure 1. Belvidere Plantation Subdivision and Cultural Resources within a 0.5-mile search radius. Base Maps: Johns Island (1971) and Ravenel (1979) 7.5' USGS topographic quadrangles.



Historic Structures
- Eligible
- Not Eligible

0.5-mile Search Radius
Project Area
Archaeological Sites

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

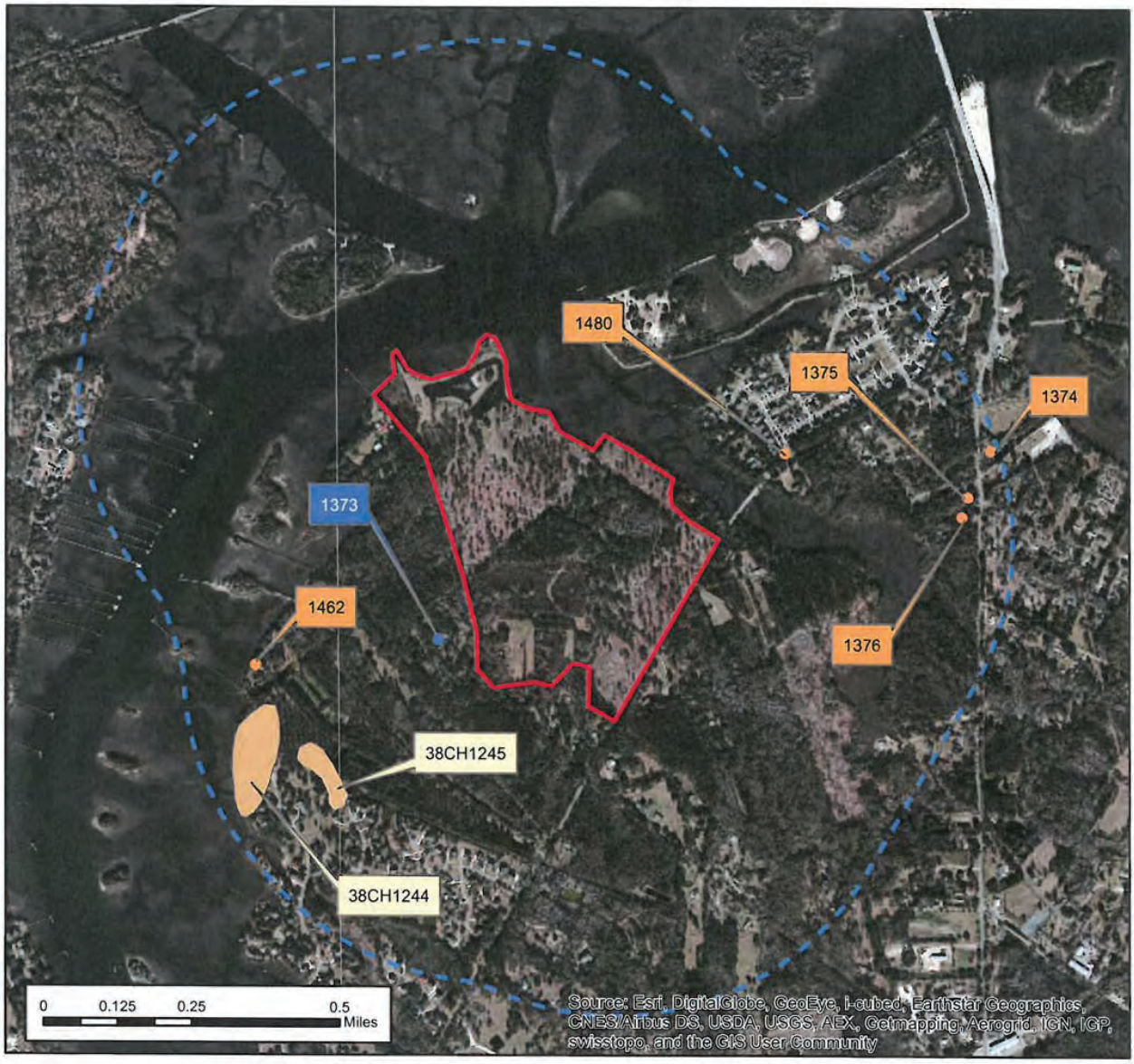
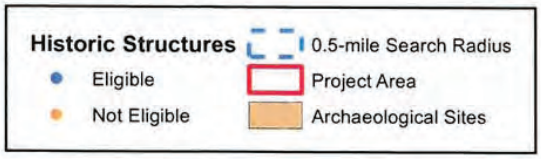
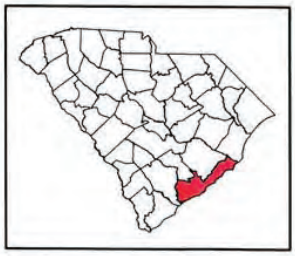


Figure 2. Belvidere Plantation Subdivision and Cultural Resources within a 0.5-mile search radius. Base Map: ESRI World Imagery.





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

GROWTH MANAGEMENT
GREATER SOUTH CAROLINA DISTRICT

UNITED STATES POSTAL SERVICE

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, JOHNS ISLAND CBU - 1 DELIVERY LOCATION, PARCEL LOCKER RATION 1:10, APTS/TOWNHOMES 1:5. TMS# 249-00-00-005, 013 and the United States Postal Service; South Carolina District, Growth Management.

Respectfully,

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

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

Colleen Schild
Assistant Manager/Engineer

Charleston County SCHOOL DISTRICT
excellence is our standard

STUDENTS ARE THE HEART OF OUR WORK!

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

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

CHARLESTON COUNTY
SOUTH CAROLINA

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 -amily 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!

SCDOT
#ProgressisourPriority

JuLeigh B Fleming, PE
District 6 Permit Engineer
P 843-746-6722 **E** flemingjb@scdot.org
6355 Fain Street, North Charleston, SC 29406
LET 'EM WORK. LET 'EM LIVE.

Charleston Water System

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

(843) 727-6800
www.charlestonwater.com

June 22, 2022

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

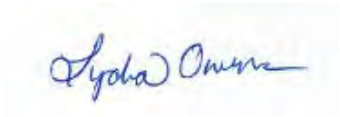
Sewer Non-Availability to TMS 249-00-00-003, 005, 013
28 Single Family Residential Units

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,



Lydia Owens
Charleston Water System

EXHIBIT J

BUCKLAND PLANTATION - WETLAND LETTER

09.30.2022

Newkirk
ENVIRONMENTAL INC.
Charleston, SC ● Bluffton, SC

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

Newkirk
ENVIRONMENTAL INC.
Charleston, SC • Beaufort, SC

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:

Charleston Office:	Columbia Office:	Conway Office:	Greenville Office:
US Army Corps of Engineers	US Army Corps of Engineers	US Army Corps of Engineers	US Army Corps of Engineers
Regulatory Division	Regulatory Office	Regulatory Office	Regulatory Office
69A Hagood Avenue	1835 Assembly Street, Room 865 B-1	1949 Industrial Park Road, Room 140	150 Executive Center Drive, Suite 205
Charleston, SC 29403	Columbia, SC 29201	Conway, SC 29526	Greenville, SC 29615
(ph) 843-329-8044	(ph) 803-253-3444	(ph) 843-365-4239	(ph) 864-609-4326
SAC.RD.Charleston@usace.army.mil	SAC.RD.Columbia@usace.army.mil	SAC.RD.Conway@usace.army.mil	SAC.RD.Greenville@usace.army.mil

*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: Tha 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 Concurrence**[1]

☑ **Approved**[2] **Jurisdictional Determination (AJD) Only**

☐ **Preliminary**[3] **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 regulated[4]

☐ **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 mey 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 28117
Mailing Address

2490000013, 2490000005
Property Address / TMS #(s)

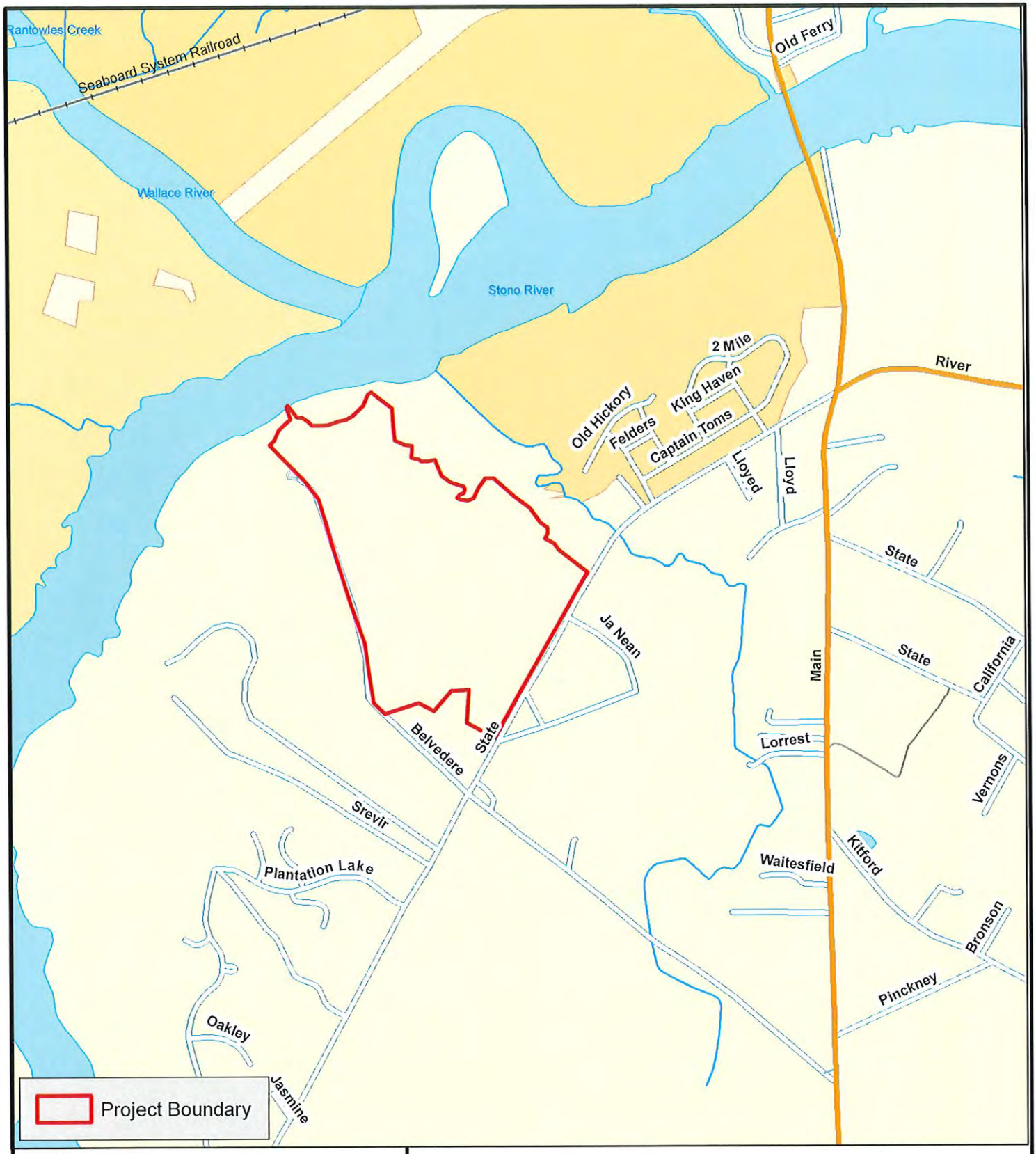
dhughes@nesthomes.com
Email Address

704.787.5622
Daytime Phone Number

*Signature:

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 an jurisdictional determination cannot be evaluated nor can a jurisdictional determination be issued.



Location Map

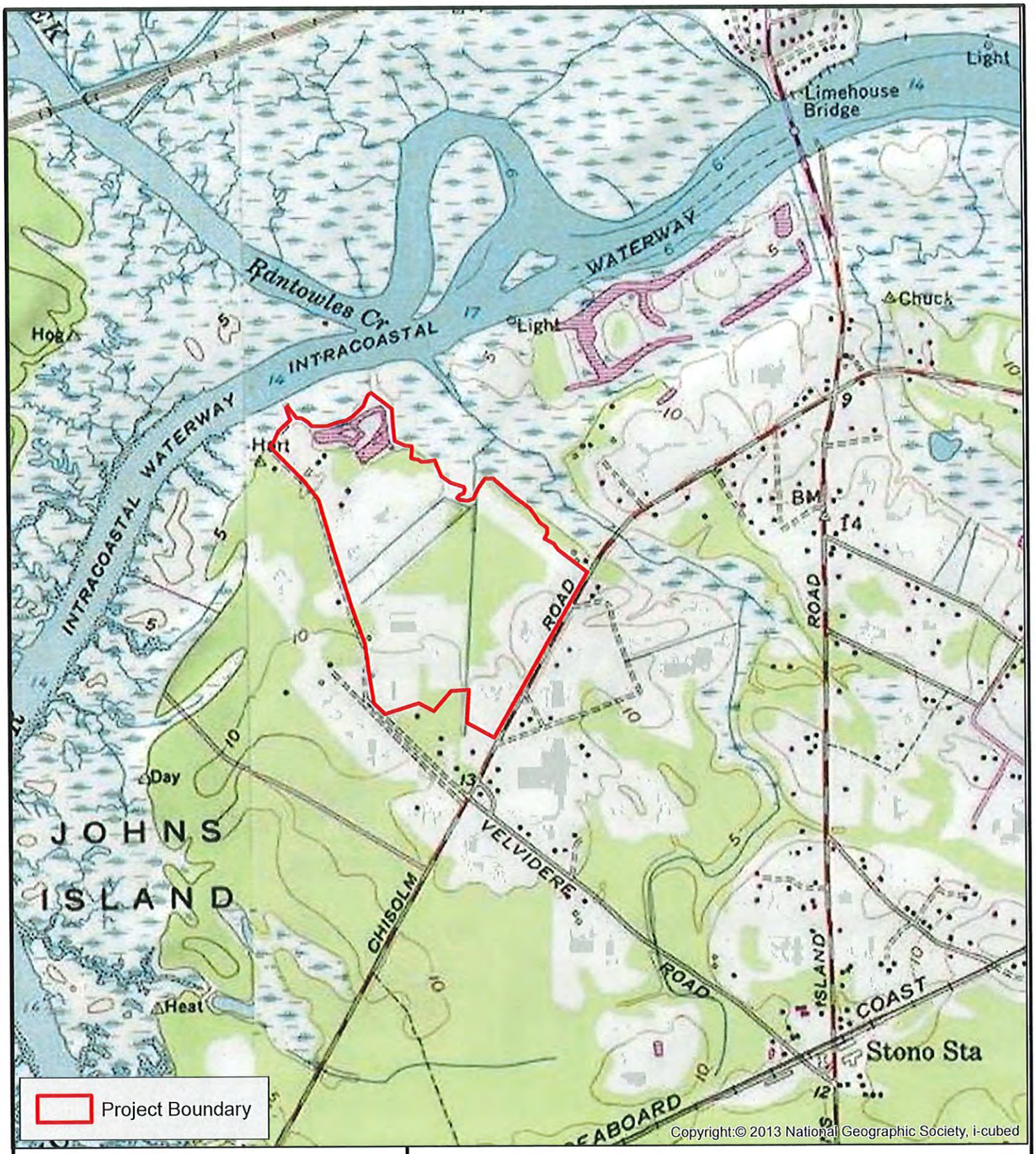
Project #: 01-4780a Date: July 2021

Created by: DNM

Newkirk ENVIRONMENTAL INC.

Angel Oak Plantation
Charleston County, South Carolina

N



USGS Quad Map

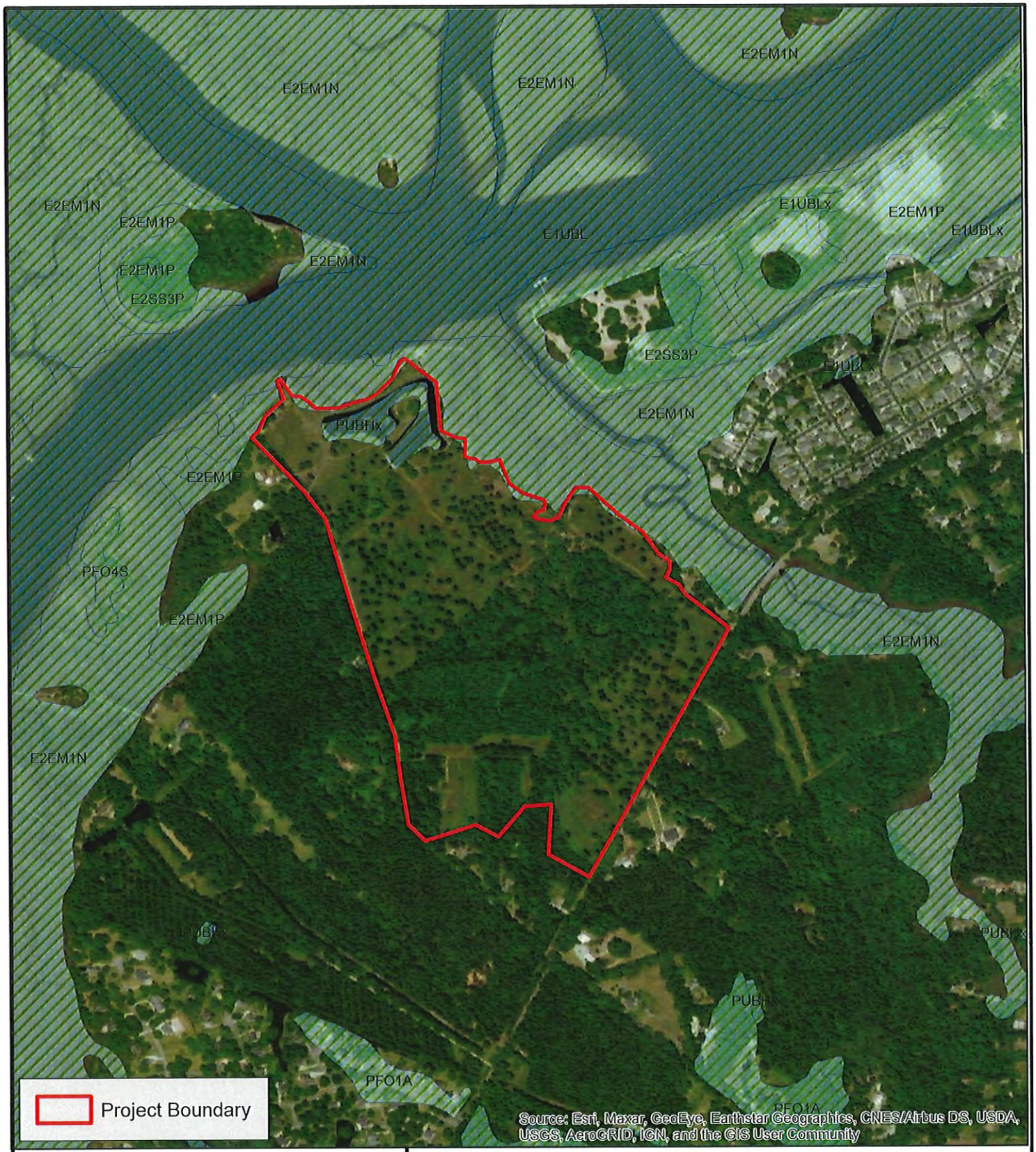
Project #: 01-4780a Date: July 2021

Created by: DNM

Newkirk ENVIRONMENTAL INC.

Angel Oak Plantation
Charleston County, South Carolina

N



NWI Map

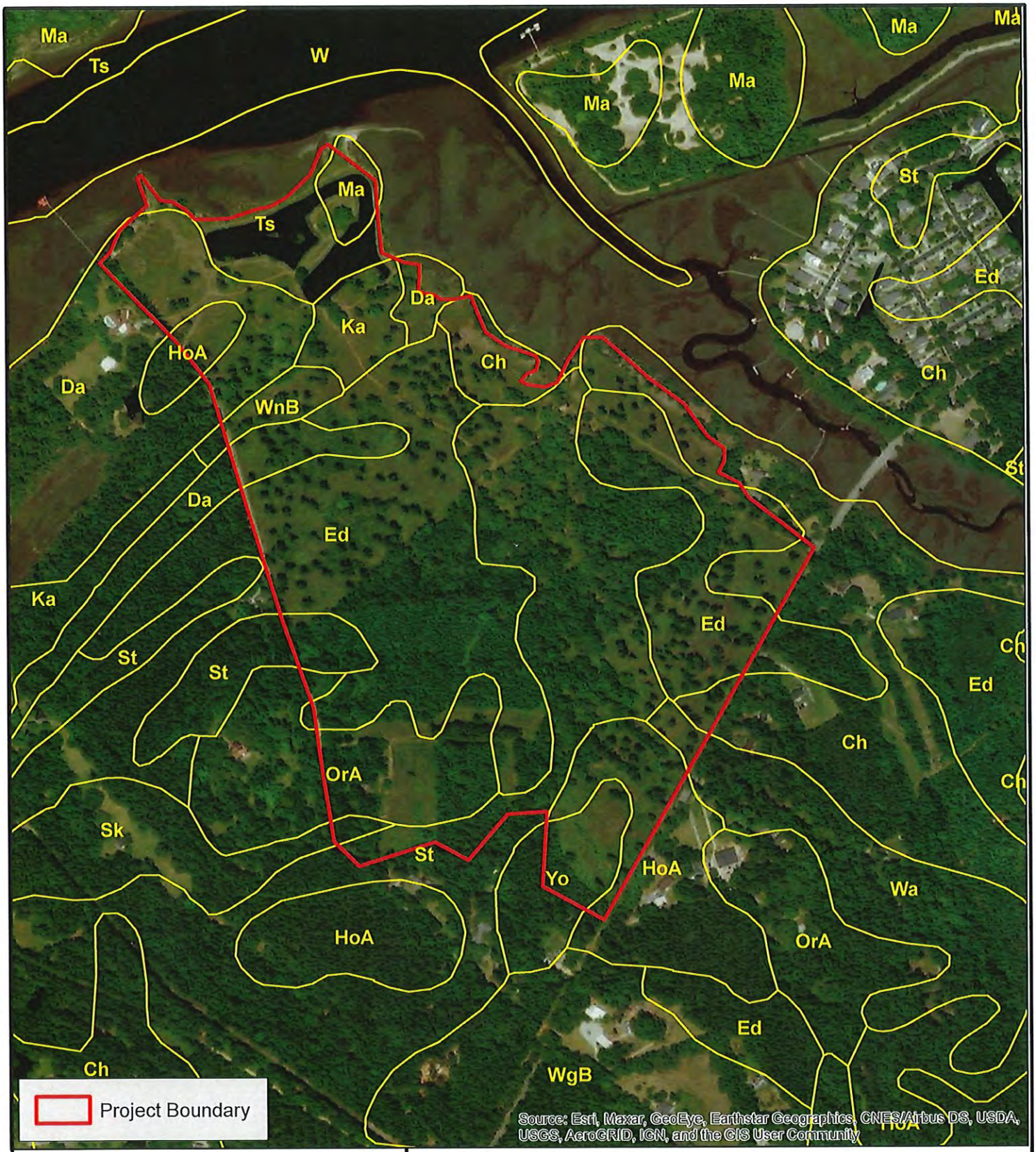
Project #: 01-4780a Date: July 2021

Created by: DNM

Newkirk ENVIRONMENTAL INC.

Angel Oak Plantation
Charleston County, South Carolina

N



Soils Map

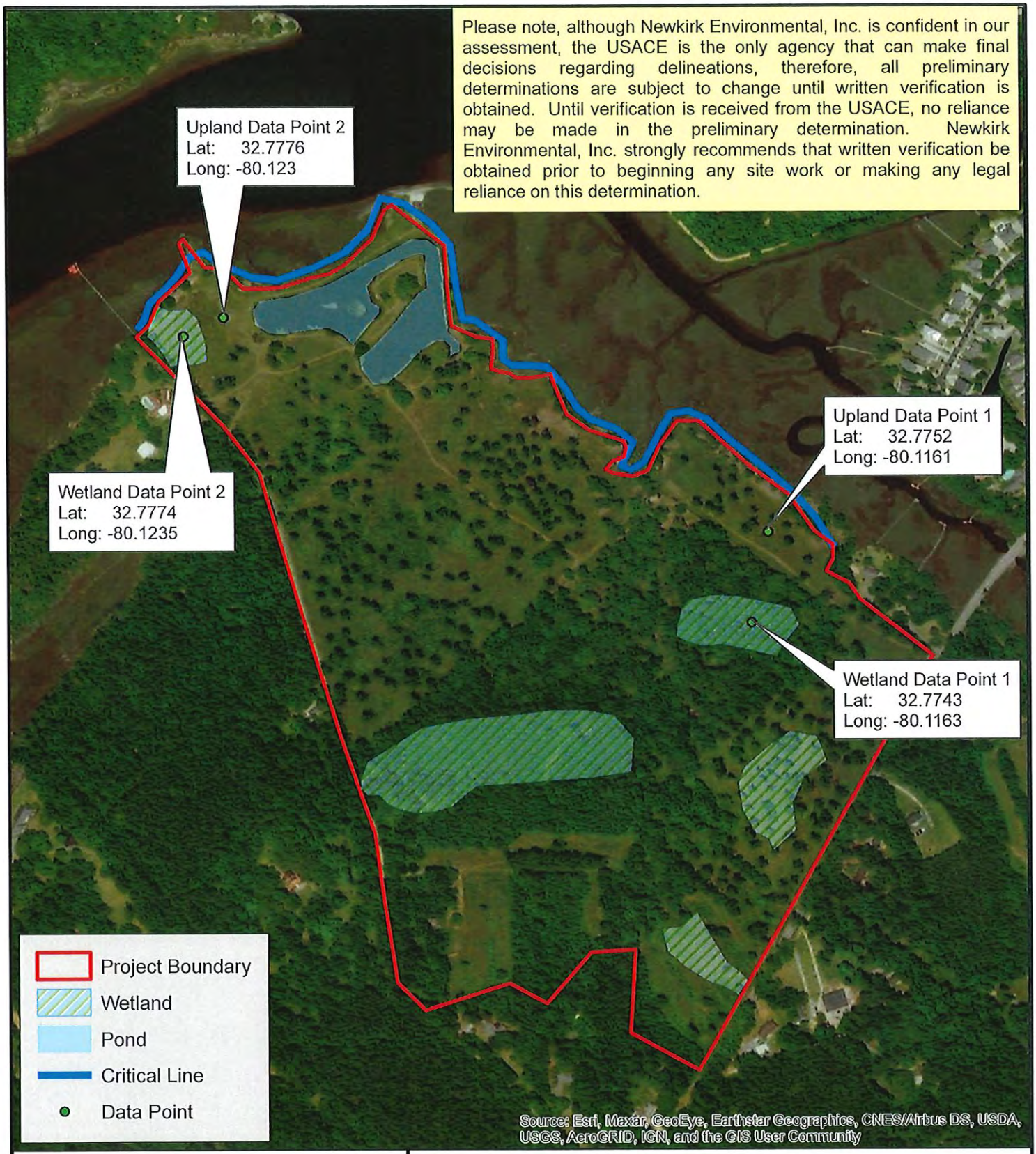
Project #: 01-4780a Date: July 2021

Created by: DNM

Newkirk ENVIRONMENTAL INC.

Angel Oak Plantation
Charleston County, South Carolina

N



Data Point and Photo Location Map

Project #: 01-4780a Date: July 2021

Created by: DNM

Newkirk ENVIRONMENTAL INC.

Angel Oak Plantation
Charleston County, South Carolina

N

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 ✓	**Is the Sampled Area within a Wetland?** Yes _____ No ✓
Hydric Soil Present?	Yes _____	No ✓	
Wetland Hydrology Present?	Yes _____	No ✓	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) **(LRR U)**
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes _____	No ✓	Depth (inches): _____	
Water Table Present?	Yes _____	No ✓	Depth (inches): _____	
Saturation Present? (includes capillary fringe)	Yes _____	No ✓	Depth (inches): _____	**Wetland Hydrology Present?** Yes _____ 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: Upland Data Point 1

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1. Pinus taeda	3	✔	FAC
2. Quercus virginiana	3	✔	FACU
3.			
4.			
5.			
6.			
7.			
8.			
	6%	= Total Cover	
50% of total cover: 3	20% of total cover: 1.2		
Sapling/Shrub Stratum (Plot size:)			
1. Pinus taeda	5	✔	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	5%	= Total Cover	
50% of total cover: 2.5	20% of total cover: 1		
Herb Stratum (Plot size:)			
1. Digitaria bicornis	85	✔	UPL
2. Eupatorium capillifolium	10		FACU
3. Phytolacca americana	5		FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	100%	= Total Cover	
50% of total cover: 50	20% of total cover: 20		
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
		= Total Cover	
50% of total cover:	20% of total cover:		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	8	x 3 =	24
FACU species	18	x 4 =	72
UPL species	85	x 5 =	425
Column Totals:	111 (A)		521 (B)

Prevalence Index = B/A = 4.69

Hydrophytic Vegetation Indicators:

- ☐ 1 - Rapid Test for Hydrophytic Vegetation
- ☐ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ 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 ✔

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

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: 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 Soils[3]:

- ☐ 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)

[3]Indicators 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 ✔	**Is the Sampled Area within a Wetland?** Yes _____ No ✔
Hydric Soil Present?	Yes _____	No ✔	
Wetland Hydrology Present?	Yes _____	No ✔	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) **(LRR U)**
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes _____	No ✔	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✔	Depth (inches): _____

Wetland Hydrology Present? Yes _____ 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: Upland Data Point 2

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1. Pinus taeda	3	✓	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	3% = Total Cover		
50% of total cover: 1.5	20% of total cover: 0.6		
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. Sorghum halepense	95	✓	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	95% = Total Cover		
50% of total cover: 47.5	20% of total cover: 19		
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
50% of total cover:	20% of total cover:		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	3	x 3 =	9
FACU species	95	x 4 =	380
UPL species	0	x 5 =	0
Column Totals:	98 (A)		389 (B)

Prevalence Index = B/A = 3.97

Hydrophytic Vegetation Indicators:

- ☐ 1 - Rapid Test for Hydrophytic Vegetation
- ☐ 2 - Dominance Test is >50%
- ☐ 3 - Prevalence Index is ≤3.0[1]
- ☐ 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 ✓

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

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

[2]Location: 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 Soils[3]:

- ☐ 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)

[3]Indicators 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 ✓	No ____	**Is the Sampled Area within a Wetland?** Yes ✓ No ____
Hydric Soil Present?	Yes ✓	No ____	
Wetland Hydrology Present?	Yes ✓	No ____	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☑ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) **(LRR U)**
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☑ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes ____	No ✓	Depth (inches): ____
Water Table Present?	Yes ____	No ✓	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ✓	No ____	Depth (inches): 0

Wetland Hydrology Present? Yes ✓ 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

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1. Liquidambar styraciflua	10	✔	FAC
2. Acer rubrum	5	✔	FAC
3.			
4.			
5.			
6.			
7.			
8.			
	15% = Total Cover		
50% of total cover: 7.5	20% of total cover: 3		
Sapling/Shrub Stratum (Plot size:)			
1. Lyonia lucida	30	✔	FACW
2. Pinus taeda	20	✔	FAC
3.			
4.			
5.			
6.			
7.			
8.			
	50% = Total Cover		
50% of total cover: 25	20% of total cover: 10		
Herb Stratum (Plot size:)			
1. Andropogon glomeratus	35	✔	FACW
2. Microstegium vimineum	30	✔	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	65% = Total Cover		
50% of total cover: 32.5	20% of total cover: 13		
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
50% of total cover:	20% of total cover:		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 6 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	65	x 2 =	130
FAC species	65	x 3 =	195
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	130 (A)		325 (B)

Prevalence Index = B/A = 2.50

Hydrophytic Vegetation Indicators:

- ☐ 1 - Rapid Test for Hydrophytic Vegetation
- ☑ 2 - Dominance Test is >50%
- ☑ 3 - Prevalence Index is ≤3.0[1]
- ☐ 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

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 Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 7	10YR 3/1	100					Loam	
7 - 20	10YR 5/2	60	10YR 5/4	40	C	M	Loam	Mottles
-								
-								
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: 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 Soils[3]:

- ☐ 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)

[3]Indicators 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 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 ✓	No _____	**Is the Sampled Area within a Wetland?** Yes ✓ No _____
Hydric Soil Present?	Yes ✓	No _____	
Wetland Hydrology Present?	Yes ✓	No _____	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☑ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ Marl Deposits (B15) **(LRR U)**
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Moss Trim Lines (B16)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☑ FAC-Neutral Test (D5)
- ☐ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes _____	No ✓	Depth (inches): _____
Water Table Present?	Yes _____	No ✓	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes ✓	No _____	Depth (inches): 0

Wetland Hydrology Present? Yes ✓ 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

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	= Total Cover		
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.			
	88% = Total Cover		
50% of total cover: 44	20% of total cover: 17.6		
Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
50% of total cover:	20% of total cover:		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	85	x 1 =	85
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	3	x 4 =	12
UPL species	0	x 5 =	0
Column Totals:	88 (A)		97 (B)

Prevalence Index = B/A = 1.10

Hydrophytic Vegetation Indicators:

- ☑ 1 - Rapid Test for Hydrophytic Vegetation
- ☑ 2 - Dominance Test is >50%
- ☑ 3 - Prevalence Index is ≤3.0[1]
- ☐ 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

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

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: 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 Soils[3]:

- ☐ 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)

[3]Indicators 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

Newkirk ENVIRONMENTAL INC.

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

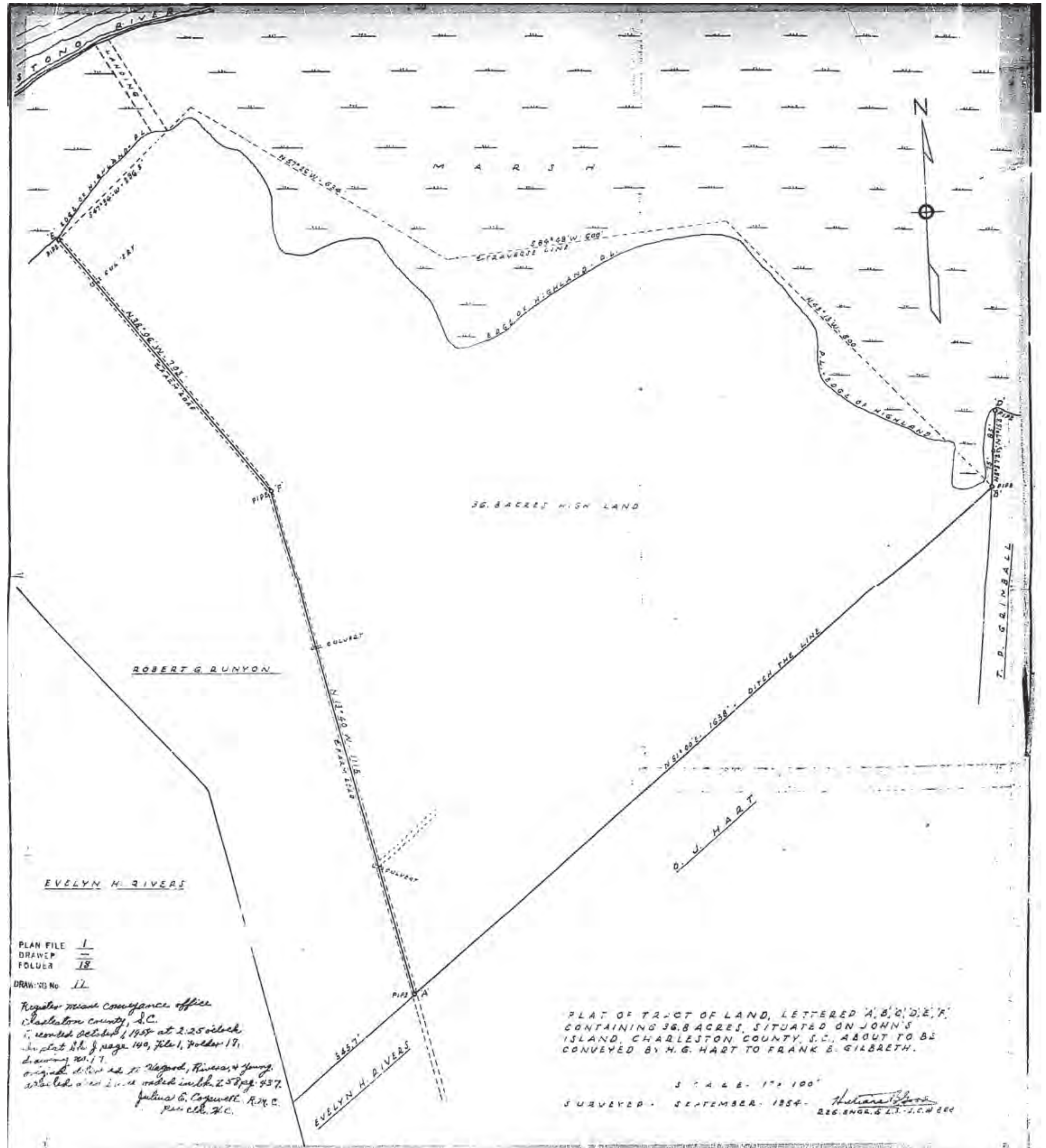
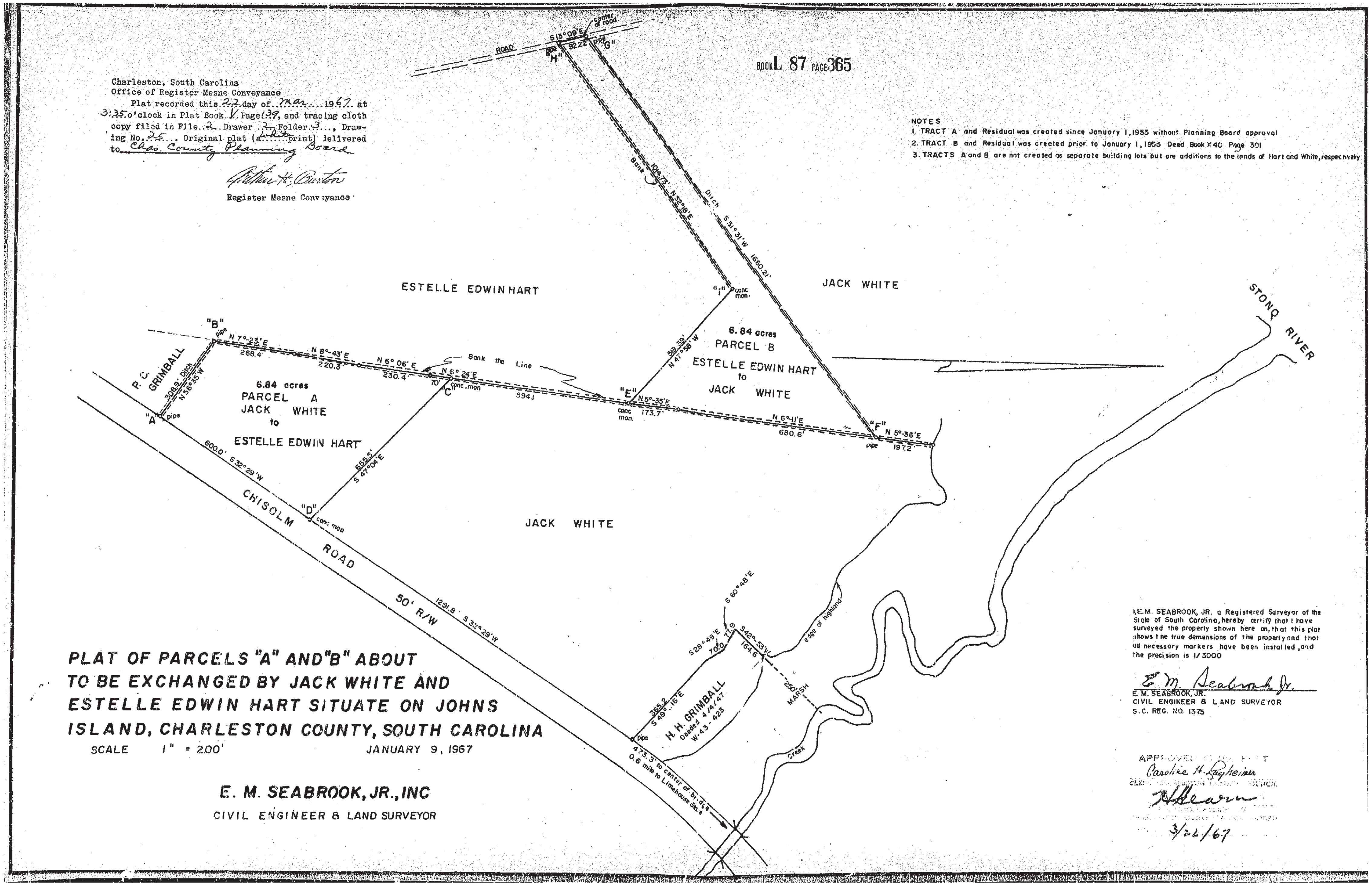

STONO RIVER
MARSH
N
36.8 ACRES HIGH LAND
ROBERT G. RUNYON
EVELYN H. RIVERS
T. P. GRIMBALL
O. J. HART
EDGE OF HIGHLAND
PLAN FILE 1
DRAWER
FOLDER 18
PLAT OF TRACT OF LAND, LETTERED 'A','B','C','D','E','F', CONTAINING 36.8 ACRES, SITUATED ON JOHN'S ISLAND, CHARLESTON COUNTY, S.C., ABOUT TO BE CONVEYED BY H. G. HART TO FRANK E. GILBRETH.
SCALE - 1" = 100'
SURVEYED - SEPTEMBER - 1954 -

EXHIBIT L

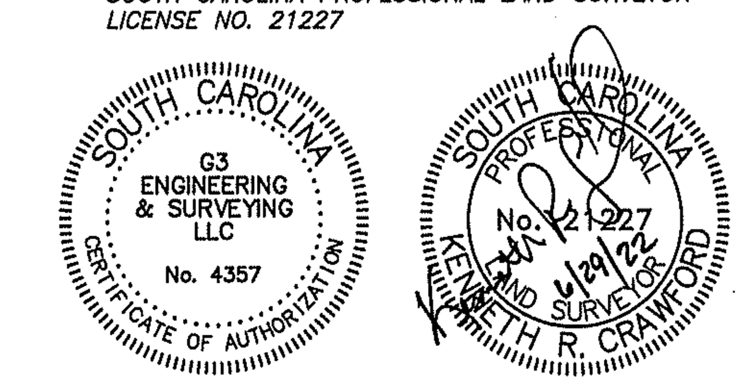


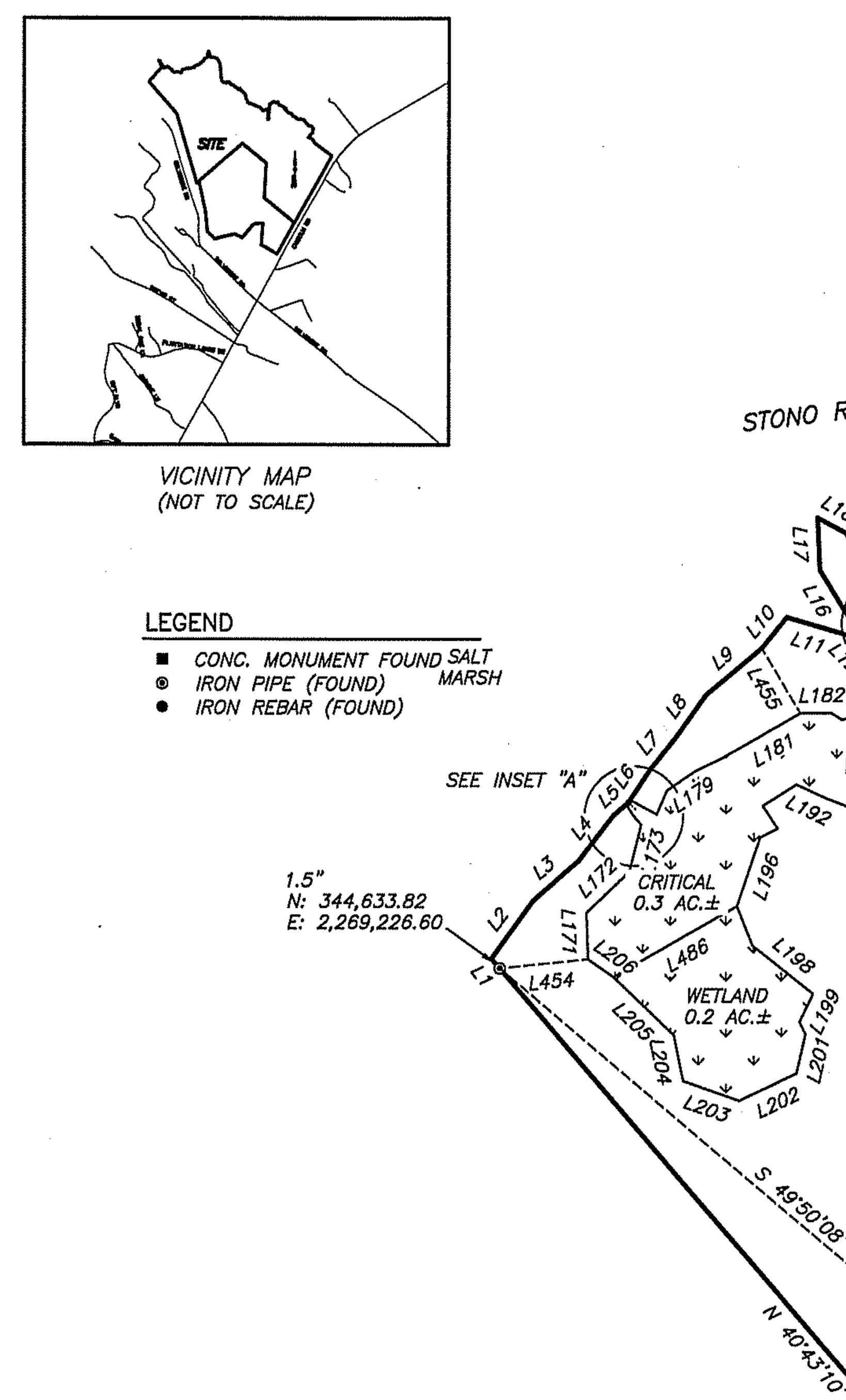
BOOK L 87 PAGE 365
Charleston, South Carolina
Office of Register Mesne Conveyance
Plat recorded this 22 day of Mar 1967 at 3:35 o'clock in Plat Book V Page 139, and tracing cloth copy filed in File 2 Drawer 2 Folder 3, Drawing No. 25 Original plat (white print) delivered to Chas. County Planning Board
Register Mesne Conveyance
NOTES
1. TRACT A and Residual was created since January 1,1955 without Planning Board approval
2. TRACT B and Residual was created prior to January 1,1955 Deed Book X 40 Page 301
3. TRACTS A and B are not created as separate building lots but are additions to the lands of Hart and White, respectively
ROAD
ESTELLE EDWIN HART
JACK WHITE
STONO RIVER
P. C. GRIMBALL
6.84 acres
PARCEL A
JACK WHITE
to
ESTELLE EDWIN HART
6.84 acres
PARCEL B
ESTELLE EDWIN HART
to
JACK WHITE
JACK WHITE
CHISOLM ROAD
50' R/W
H. H. GRIMBALL
MARSH
PLAT OF PARCELS "A" AND "B" ABOUT TO BE EXCHANGED BY JACK WHITE AND ESTELLE EDWIN HART SITUATE ON JOHNS ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA
SCALE 1" = 200'
JANUARY 9, 1967
E. M. SEABROOK, JR., INC
CIVIL ENGINEER & LAND SURVEYOR
I, E.M. SEABROOK, JR. a Registered Surveyor of the State of South Carolina, hereby certify that I have surveyed the property shown here on, that this plat shows the true demensions of the property and that all necessary markers have been installed, and the precision is 1/3000
E. M. SEABROOK, JR.
CIVIL ENGINEER & LAND SURVEYOR
S.C. REG. NO. 1375
3/22/67

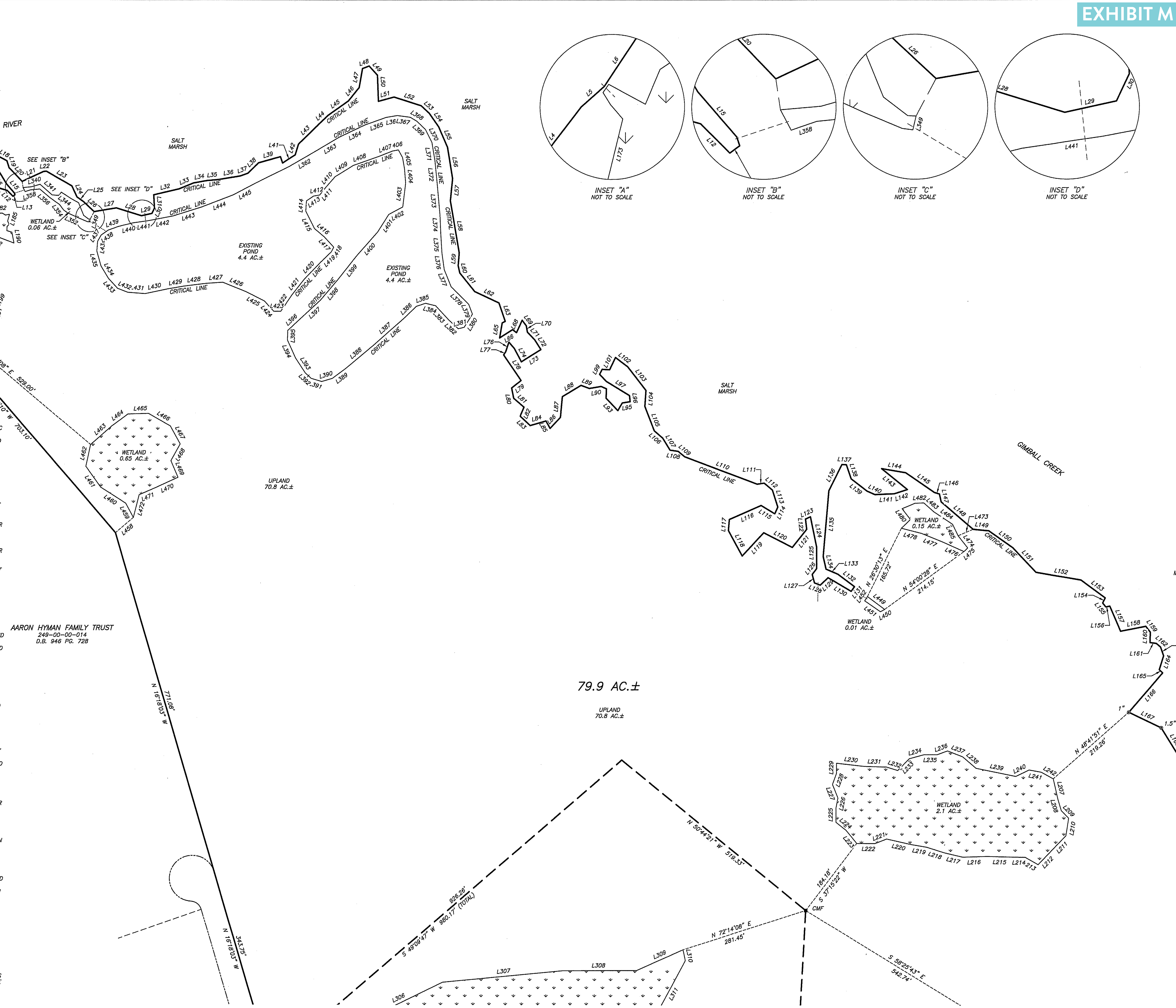
EXHIBIT M

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







REFERENCES:

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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 , 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 TRACT 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 OWENED 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 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 A 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 CHARESTION 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 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 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 PLATTED 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 BREKONRIDGE CENTRE
MONROE, NC 28110
11) TO OBTAIN CURRENT ZONING & BUILDING SETBACK INFORMATION CONTACT CHARLESTON COUNTY PLANNING & ZONING DEPARTMENT.

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

100 50 0 100 200

SURVEYED AND MAPPED BY

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

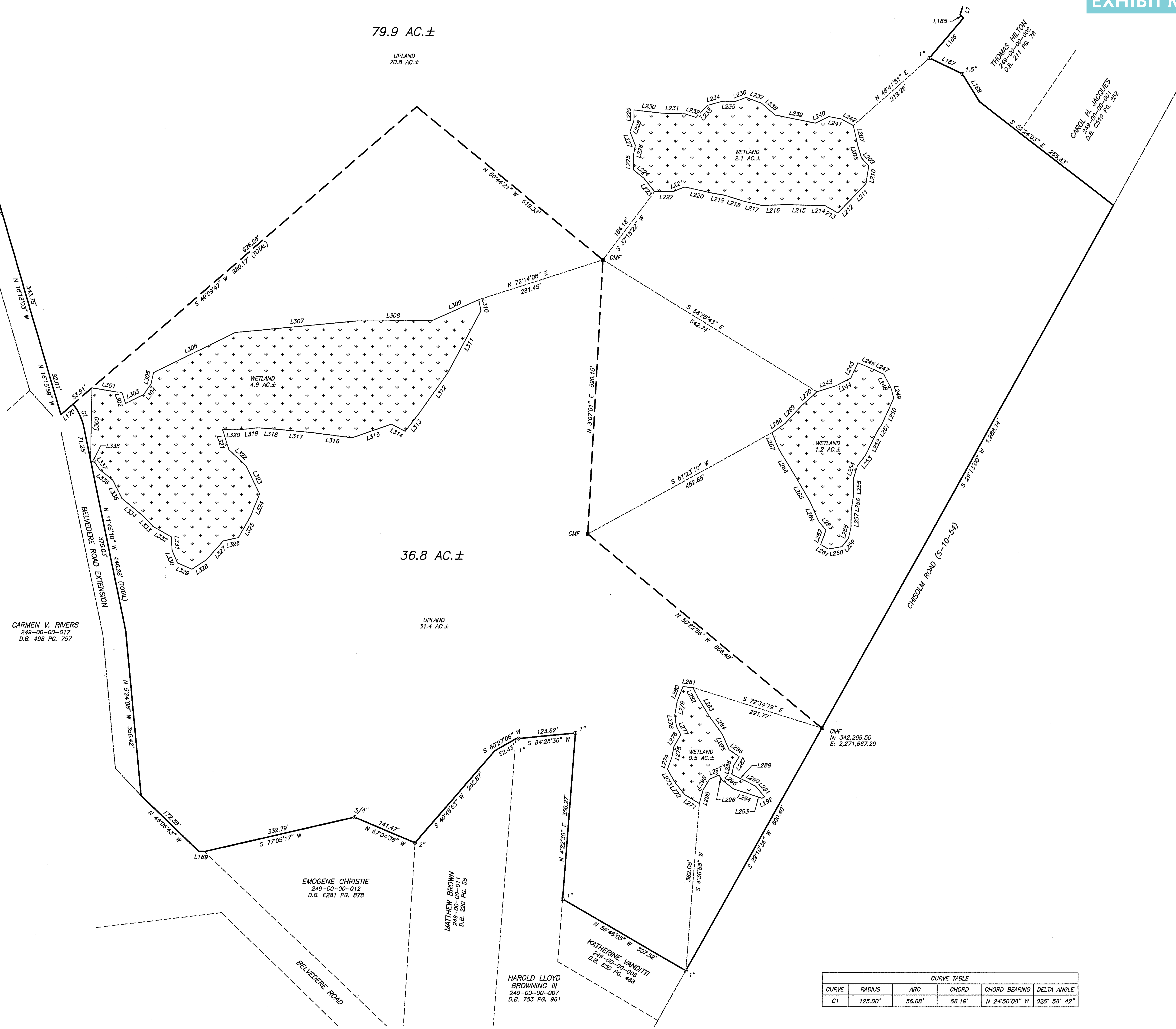
SCALE	1" = 100'	DRAWN BY	KRC
FILE	S210085	REVIEWED BY	xxx
FIELD DATE	10/21	APPROVED BY	xxx
PLAT DATE	2/15/22	PARTY CHIEF	RP

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

EXHIBIT M

VICINITY MAP
(NOT TO SCALE)

LEGEND
- ■ CONC. MONUMENT FOUND
- ◎ IRON PIPE (FOUND)
- ● IRON REBAR (FOUND)



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    ADDRESS: 2627 BREKONRIDGE CENTRE
    MONROE, NC 28110
11) TO OBTAIN CURRENT ZONING & BUILDING SETBACK INFORMATION CONTACT CHARLESTON COUNTY PLANNING & ZONING DEPARTMENT.

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

SOUTH CAROLINA G3 ENGINEERING & SURVEYING LLC No. 4357 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL No. 21227 KENNETH R. CRAWFORD LAND SURVEYOR

CURVE TABLE					
CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	125.00'	56.68'	56.19'	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

100 50 0 100 200

SURVEYED AND MAPPED BY

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

SCALE	1" = 100'	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 - ANGEL OAK\DRAWINGS\WETLANDS

VICINITY MAP
(NOT TO SCALE)

EXHIBIT M

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

SOUTH CAROLINA G3 ENGINEERING & SURVEYING LLC No. 4357 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 21227 KENNETH R. CRAWFORD 6/29/22

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 40°43'10" W	8.12'
L2	N 35°47'36" E	45.31'
L3	N 48°48'06" E	38.26'
L4	N 37°31'00" E	35.94'
L5	N 48°38'18" E	13.39'
L6	N 33°34'35" E	24.50'
L7	N 39°16'06" E	26.54'
L8	N 35°09'43" E	33.19'
L9	N 50°03'58" E	46.28'
L10	N 39°06'02" E	25.39'
L11	S 73°48'12" E	40.44'
L12	S 45°10'36" E	18.03'
L13	N 53°29'20" E	5.35'
L14	N 18°45'46" W	4.04'
L15	N 40°53'57" W	25.97'
L16	N 31°05'34" W	32.23'
L17	N 02°27'23" W	32.94'
L18	S 61°39'50" E	21.36'
L19	S 17°08'54" E	15.53'
L20	S 43°52'58" E	41.49'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 65°04'03" E	51.30'
L22	N 86°27'59" E	6.59'
L23	S 59°54'35" E	64.01'
L24	S 24°49'48" E	26.26'
L25	S 54°05'52" E	18.18'
L26	S 47°04'51" E	31.23'
L27	N 80°18'01" E	49.05'
L28	S 72°51'23" E	57.78'
L29	N 77°36'04" E	23.05'
L30	N 25°37'52" E	13.12'
L31	N 03°20'11" W	28.55'
L32	N 76°52'50" E	56.77'
L33	N 67°57'31" E	34.02'
L34	N 79°41'43" E	30.13'
L35	N 84°54'34" E	24.46'
L36	N 80°43'14" E	49.32'
L37	N 69°25'29" E	17.24'
L38	N 45°51'11" E	32.50'
L39	N 74°11'30" E	49.76'
L40	S 18°46'04" E	14.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	N 57°09'09" E	32.85'
L42	N 16°37'53" E	24.26'
L43	N 45°50'22" E	63.21'
L44	N 46°28'13" E	26.67'
L45	N 54°44'26" E	54.18'
L46	N 38°55'44" E	37.97'
L47	N 09°48'08" E	41.76'
L48	N 69°26'43" E	15.54'
L49	S 42°14'39" E	27.03'
L50	S 02°11'13" E	56.61'
L51	N 74°52'28" E	35.52'
L52	S 72°24'10" E	62.15'
L53	S 47°11'47" E	24.21'
L54	S 34°59'02" E	35.89'
L55	S 23°23'59" E	48.28'
L56	S 09°11'17" E	69.02'
L57	S 05°30'17" W	48.70'
L58	S 09°41'11" E	114.44'
L59	S 04°28'01" W	28.24'
L60	S 12°40'32" E	16.06'

LINE TABLE		
LINE	BEARING	DISTANCE
L61	S 38°41'19" E	52.15'
L62	S 64°55'09" E	58.34'
L63	S 19°03'57" E	41.94'
L64	S 61°47'52" W	7.51'
L65	S 09°42'06" W	32.79'
L66	N 57°43'16" E	33.53'
L67	S 52°03'42" E	10.52'
L68	N 25°08'46" E	29.48'
L69	S 37°35'25" E	14.77'
L70	S 10°24'24" E	14.10'
L71	S 43°40'02" E	23.04'
L72	S 32°29'50" E	25.10'
L73	S 57°53'31" W	50.08'
L74	N 28°06'05" W	32.90'
L75	N 41°06'57" W	18.23'
L76	S 18°12'37" W	21.89'
L77	S 32°39'37" W	8.35'
L78	S 34°15'06" E	67.36'
L79	S 51°50'43" W	26.10'
L80	S 10°58'59" E	22.77'

LINE TABLE		
LINE	BEARING	DISTANCE
L81	S 49°21'04" E	29.90'
L82	S 22°41'16" W	21.22'
L83	S 46°46'58" E	30.14'
L84	N 73°37'22" E	35.68'
L85	S 29°18'35" E	18.62'
L86	N 43°10'31" E	33.15'
L87	N 04°52'47" E	45.35'
L88	N 59°01'36" E	47.56'
L89	S 70°21'25" E	19.50'
L90	N 80°31'39" E	25.94'
L91	S 66°02'46" E	12.57'
L92	S 01°54'58" W	20.43'
L93	S 43°23'57" E	37.30'
L94	N 30°21'01" E	19.24'
L95	N 80°36'44" E	17.49'
L96	N 06°16'05" W	13.37'
L97	N 58°40'23" W	59.15'
L98	N 43°30'21" W	21.34'
L99	N 27°09'31" E	11.91'
L100	S 87°48'24" E	16.41'

LINE TABLE		
LINE	BEARING	DISTANCE
L101	N 25°44'10" E	29.38'
L102	S 53°13'15" E	33.50'
L103	S 37°39'43" E	64.97'
L104	S 03°47'37" W	34.71'
L105	S 21°11'34" E	57.34'
L106	S 49°00'04" E	24.36'
L107	S 31°25'40" E	30.75'
L108	S 81°29'31" E	17.90'
L109	S 50°05'08" E	18.28'
L110	S 69°20'45" E	169.80'
L111	N 81°27'02" E	15.18'
L112	S 50°24'55" E	23.42'
L113	S 17°35'56" E	38.93'
L114	S 24°28'43" W	15.92'
L115	N 58°45'08" W	34.85'
L116	S 66°25'50" W	75.80'
L117	S 04°36'38" W	23.87'
L118	S 28°31'31" E	63.30'
L119	N 42°55'06" E	68.95'
L120	S 62°57'24" E	70.20'

LINE TABLE		
LINE	BEARING	DISTANCE
L121	N 38°21'42" E	50.36'
L122	N 06°38'45" W	22.26'
L123	N 65°58'30" E	11.87'
L124	S 11°37'53" E	66.64'
L125	S 00°02'15" W	47.23'
L126	S 37°30'00" W	15.96'
L127	S 15°18'17" E	19.00'
L128	S 69°17'58" E	13.63'
L129	N 46°54'02" E	23.42'
L130	S 59°33'31" E	58.15'
L131	N 37°07'38" E	12.44'
L132	N 53°13'35" W	45.04'
L133	N 66°44'27" W	28.26'
L134	N 12°47'31" W	27.99'
L135	N 04°49'53" E	143.59'
L136	N 26°39'41" E	63.96'
L137	S 86°42'46" E	9.66'
L138	S 18°33'54" E	32.44'
L139	S 52°35'52" E	43.77'
L140	S 65°36'17" E	18.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L141	N 87°30'10" E	42.57'
L142	N 71°55'10" E	29.82'
L143	N 51°01'42" W	72.42'
L144	S 80°23'33" E	53.46'
L145	S 55°28'50" E	75.93'
L146	S 73°06'05" E	11.54'
L147	S 12°23'50" E	17.12'
L148	S 49°32'03" E	92.18'
L149	S 84°41'12" E	34.29'
L150	S 54°53'57" E	64.19'
L151	S 43°35'16" E	73.43'
L152	S 80°05'42" E	99.82'
L153	S 53°46'29" E	65.66'
L154	S 27°06'26" W	12.38'
L155	S 38°49'09" E	10.82'
L156	N 80°23'52" E	8.89'
L157	S 23°27'36" E	59.47'
L158	N 78°55'00" E	56.13'
L159	S 37°37'50" E	16.04'
L160	S 01°47'38" W	22.73'

LINE TABLE		
LINE	BEARING	DISTANCE
L161	S 81°45'43" E	14.20'
L162	S 49°42'50" E	11.92'
L163	S 19°12'19" E	20.40'
L164	S 17°09'17" W	31.90'
L165	S 46°08'57" E	9.98'
L166	S 40°32'04" W	113.32'
L167	S 64°23'04" E	78.77'
L168	S 31°40'52" E	69.99'
L169	N 86°25'17" W	12.34'
L170	S 49°09'47" W	34.43'
L171	N 01°46'31" W	29.76'
L172	N 46°29'47" E	37.45'
L173	N 13°55'20" E	30.99'
L174	N 41°01'06" W	8.16'
L175	N 32°05'48" W	6.26'
L176	N 35°03'53" E	4.34'
L177	S 61°41'53" E	18.19'
L178	N 23°06'29" E	16.42'
L179	N 56°16'09" E	22.48'
L180	N 64°24'43" E	18.37'

LINE TABLE		
LINE	BEARING	DISTANCE
L181	N 60°20'12" E	57.77'
L182	N 89°07'44" E	19.40'
L183	S 57°56'44" E	8.33'
L184	N 79°24'17" E	9.01'
L185	S 16°23'13" W	15.25'
L186	S 26°08'48" E	8.22'
L187	S 47°59'59" W	6.32'
L188	S 03°18'44" W	9.28'
L189	S 72°42'13" E	11.56'
L190	S 10°53'58" E	23.78'
L191	N 69°15'42" W	30.43'
L192	N 65°12'00" W	20.99'
L193	S 58°08'45" W	25.53'
L194	S 33°41'31" E	17.18'
L195	S 62°48'56" W	12.64'
L196	S 18°32'24" W	46.02'
L197	S 21°54'47" E	27.05'
L198	S 51°33'27" E	49.28'
L199	S 26°13'21" W	19.79'
L200	S 26°38'17" E	8.63'

LINE TABLE		
LINE	BEARING	DISTANCE
L201	S 13°15'43" W	25.50'
L202	S 64°55'16" W	40.52'
L203	N 70°36'45" W	37.76'
L204	N 11°31'09" W	29.25'
L205	N 46°09'56" W	53.40'
L206	N 55°04'54" W	19.67'
L207	S 12°41'32" E	45.92'
L208	S 16°30'42" E	25.95'
L209	S 43°40'47" E	23.02'
L210	S 08°47'38" W	38.82'
L211	S 43°47'16" W	46.22'
L212	S 43°59'17" W	41.36'
L213	N 60°23'23" W	32.52'
L214	N 89°09'38" W	28.45'
L215	N 88°32'51" W	54.32'
L216	S 88°12'31" W	53.07'
L217	N 76°46'55" W	41.74'
L218	N 72°27'57" W	40.90'
L219	N 80°13'00" W	32.84'
L220	N 77°19'01" W	55.84'

LINE TABLE		
LINE	BEARING	DISTANCE
L221	S 68°46'04" W	27.67'
L222	N 89°31'36" W	39.63'
L223	N 39°05'55" W	37.01'
L224	N 51°24'41" W	28.43'
L225	N 00°14'53" W	30.61'
L226	N 11°09'25" E	22.68'
L227	N 21°40'55" W	31.96'
L228	N 19°51'19" E	25.32'
L229	N 00°24'59" E	22.31'
L230	S 83°30'55" E	60.35'
L231	S 88°20'23" E	49.62'
L232	S 72°45'54" E	25.41'
L233	N 44°11'16" E	36.06'
L234	N 74°50'20" E	33.88'
L235	S 89°34'04" E	28.01'
L236	N 70°00'38" E	24.40'
L237	S 68°56'56" E	35.50'
L238	S 48°57'19" E	38.27'
L239	S 78°33'41" E	88.93'
L240	N 64°17'07" E	32.40'

LINE TABLE		
LINE	BEARING	DISTANCE
L241	S 79°26'59" E	26.69'
L242	S 61°36'41" E	30.00'
L243	N 72°26'00" E	43.57'
L244	N 63°02'26" E	34.96'
L245	N 25°14'01" E	36.83'
L246	S 66°53'13" E	40.19'
L247	S 64°23'56" E	20.74'
L248	S 27°48'14" E	35.35'
L249	S 14°02'24" E	20.95'
L250	S 24°21'25" W	61.39'
L251	S 32°47'47" W	20.45'
L252	S 26°15'33" W	54.70'
L253	S 38°16'30" W	28.07'
L254	S 17°27'49" W	26.57'
L255	S 01°32'54" W	42.36'
L256	S 08°20'31" W	30.58'
L257	S 00°35'58" W	34.35'
L258	S 12°59'57" W	24.71'
L259	S 37°52'34" W	22.41'
L260	S 80°23'54" W	30.15'

LINE TABLE		
LINE	BEARING	DISTANCE
L261	N 59°11'58" W	18.97'
L262	N 20°15'58" E	33.36'
L263	N 41°52'18" W	22.53'
L264	N 24°00'20" W	47.89'
L265	N 30°21'50" W	58.93'
L266	N 31°38'11" W	72.80'
L267	N 22°50'10" W	37.56'
L268	N 54°50'03" E	34.50'
L269	N 42°58'15" E	51.97'
L270	N 47°44'11" E	45.28'
L271	N 58°48'26" W	37.29'
L272	N 38°38'08" W	32.54'
L273	N 29°43'33" W	33.47'
L274	N 20°01'48" E	26.90'
L275	N 11°14'12" E	25.16'
L276	N 30°24'58" E	28.56'
L277	N 27°19'28" W	20.19'
L278	N 08°55'59" W	24.50'
L279	N 10°15'55" E	30.85'
L280	N 21°23'55" E	33.52'

LINE TABLE		
LINE	BEARING	DISTANCE
L281	S 85°04'08" E	21.76'
L282	S 26°58'10" E	27.25'
L283	S 31°28'03" E	46.80'
L284	S 36°06'48" E	45.33'
L285	S 23°48'21" E	36.02'
L286	S 55°03'25" E	26.71'
L287	S 32°16'24" W	22.99'
L288	S 10°30'34" W	19.31'
L289	S 64°52'14" E	32.71'
L290	S 62°05'45" E	24.21'
L291	S 41°19'00" E	30.41'
L292	S 60°38'11" W	6.79'
L293	N 70°55'53" W	16.47'
L294	N 72°09'10" W	48.38'
L295	N 52°14'27" W	32.05'
L296	N 30°22'56" W	11.80'
L297	S 66°57'22" W	22.03'
L298	S 31°07'16" W	28.08'
L299	S 15°01'35" W	29.68'
L300	N 00°58'56" E	156.02'

LINE TABLE		
LINE	BEARING	DISTANCE
L301	S 80°30'00" E	66.06'
L302	S 18°00'44" E	23.74'
L303	N 63°47'38" E	43.43'
L304	N 34°48'56" E	28.25'
L305	N 12°20'25" E	24.50'
L306	N 63°48'50" E	196.88'
L307	N 84°31'08" E	263.82'
L308	N 89°46'57" E	161.58'
L309	N 65°43'10" E	110.99'
L310	S 11°40'21" E	24.55'
L311	S 28°09'25" W	153.13'
L312	S 35°16'36" W	98.13'
L313	S 37°53'34" W	56.53'
L314	N 62°23'31" W	32.94'
L315	S 70°54'47" W	90.02'
L316	N 82°45'49" W	87.12'
L317	N 84°47'50" W	69.42'
L318	N 85°12'09" W	46.78'
L319	S 83°56'56" W	40.21'
L320	N 90°00'00" W	37.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L321	S 17°13'59" E	44.88'
L322	S 47°42'59" E	49.94'
L323	S 26°02'48" E	67.68'
L324	S 22°14'51" W	52.77'
L325	S 29°49'24" W	52.17'
L326	S 77°56'43" W	33.25'
L327	S 41°44'16" W	54.53'
L328	S 56°23'27" W	37.17'
L329	N 66°17'49" W	34.27'
L330	N 23°28'18" W	29.79'
L331	N 02°43'11" W	28.47'
L332	N 60°13'33" W	45.63'
L333	N 43°36'31" W	30.75'
L334	N 50°28'13" W	59.33'
L335	N 27°15'55" W	44.44'
L336	N 51°20'57" W	36.38'
L337	N 34°31'42" W	16.99'
L338	N 62°57'17" W	10.89'
L339	S 85°04'49" W	17.84'
L340	S 74°17'22" W	12.31'

LINE TABLE		
LINE	BEARING	DISTANCE
L341	N 48°36'10" W	34.90'
L342	N 86°14'24" W	15.06'
L343	S 35°11'38" W	8.33'
L344	N 56°44'18" W	25.59'
L345	N 61°18'06" W	18.70'
L346	N 22°09'38" W	29.43'
L347	N 52°40'12" W	13.39'
L348	N 87°31'32" W	3.63'
L349	N 13°32'45" E	6.14'
L350	S 82°41'05" E	4.68'
L351	S 67°26'43" E	17.65'
L352	S 65°44'02" E	29.54'
L353	S 53°48'32" E	10.62'
L354	S 36°21'45" E	15.14'
L355	S 54°28'46" E	25.44'
L356	S 49°52'44" E	29.18'
L357	N 84°30'27" E	20.75'
L358	N 71°13'03" E	11.78'
L359	S 28°03'26" E	9.98'
L360	N 63°09'01" E	35.09'

LINE TABLE		
LINE	BEARING	DISTANCE
L361	N 63°44'01" E	57.07'
L362	N 59°59'17" E	64.98'
L363	N 59°25'46" E	62.49'
L364	N 64°38'07" E	61.33'
L365	N 70°23'10" E	48.55'
L366	N 80°06'47" E	25.95'
L367	S 82°44'20" E	28.08'
L368	S 59°00'28" E	16.77'
L369	S 46°47'35" E	26.41'
L370	S 26°32'43" E	31.24'
L371	S 09°05'31" E	39.56'
L372	S 05°53'24" E	51.64'
L373	S 05°10'59" E	68.12'
L374	S 02°19'10" E	40.92'
L375	S 03°18'19" E	41.24'
L376	S 08°11'14" E	36.73'
L377	S 21°59'05" E	40.08'
L378	S 45°08'46" E	54.18'
L379	S 20°57'35" E	22.80'
L380	S 32°23'53" W	33.74'

LINE TABLE		
LINE	BEARING	DISTANCE
L381	S 75°49'41" W	13.16'
L382	N 47°42'50" W	27.70'
L383	N 43°06'32" W	42.61'
L384	N 76°19'41" W	22.33'
L385	S 71°49'45" W	21.81'
L386	S 45°57'46" W	37.78'
L387	S 48°44'45" W	86.71'
L388	S 50°14'55" W	81.79'
L389	S 53°20'40" W	34.61'
L390	S 73°33'42" W	24.19'
L391	N 73°10'29" W	24.36'
L392	N 47°05'12" W	17.25'
L393	N 33°18'36" W	38.83'
L394	N 24°32'59" W	42.30'
L395	N 01°25'19" E	20.89'
L396	N 47°02'14" E	43.72'
L397	N 47°23'26" E	53.90'
L398	N 40°21'24" E	59.52'
L399	N 38°23'03" E	63.65'
L400	N 41°18'36" E	70.68'

LINE TABLE		
LINE	BEARING	DISTANCE
L401	N 32°19'21" E	44.73'
L402	N 62°08'52" E	34.89'
L403	N 06°49'09" E	52.37'
L404	N 04°41'49" W	32.11'
L405	N 10°09'14" W	24.33'
L406	S 79°05'57" W	12.64'
L407	S 68°51'50" W	34.22'
L408	S 70°31'25" W	57.77'
L409	S 57°53'22" W	46.81'
L410	S 40°59'00" W	30.97'
L411	S 38°39'31" W	20.92'
L412	S 80°31'38" W	13.63'
L413	S 55°43'28" W	18.80'
L414	S 03°41'54" W	22.26'
L415	S 26°54'52" E	42.35'
L416	S 49°58'18" E	28.28'
L417	S 42°37'42" E	30.17'
L418	S 27°31'42" W	11.68'
L419	S 45°45'06" W	35.24'
L420	S 44°11'01" W	49.05'

LINE TABLE		
LINE	BEARING	DISTANCE
L421	S 38°19'06" W	42.41'
L422	S 34°24'26" W	43.48'
L423	N 90°00'00" W	15.45'
L424	N 42°39'51" W	29.87'
L425	N 63°19'07" W	44.95'
L426	N 68°05'44" W	54.87'
L427	S 86°16'39" W	35.22'
L428	S 83°05'59" W	49.94'
L429	S 80°16'21" W	35.16'
L430	S 78°18'45" W	51.15'
L431	N 85°44'37" W	37.89'
L432	N 69°02'48" W	23.96'
L433	N 42°57'36" W	29.32'
L434	N 31°12'08" W	31.80'
L435	N 15°24'51" W	33.48'
L436	N 04°16'39" E	21.33'
L437	N 29°24'39" E	15.72'
L438	N 55°25'05" E	18.42'
L439	N 69°48'23" E	22.89'
L440	N 76°06'30" E	33.74'

LINE TABLE		
LINE	BEARING	DISTANCE
L441	S 81°46'36" W	35.70'
L442	N 79°15'26" E	53.07'
L443	N 72°36'18" E	65.96'
L444	N 69°09'16" E	73.06'
L445	N 62°16'58" E	44.87'
L449	S 53°07'04" E	46.86'
L450	S 61°00'46" W	10.47'
L451	N 55°13'49" W	41.79'
L452	N 32°39'31" E	11.12'
L454	S 84°08'19" W	56.64'
L455	N 31°03'17" W	48.29'
L456	S 08°22'06" E	13.66'
L457	S 28°09'17" W	18.50'
L458	N 49°37'53" E	51.27'
L459	N 28°28'17" W	35.14'
L460	N 57°39'30" W	64.71'
L461	N 35°20'19" W	55.96'
L462	N 12°17'48" E	48.44'
L463	N 48°31'53" E	60.44'
L464	N 53°45'14" E	45.11'

LINE TABLE		
LINE	BEARING	DISTANCE
L465	N 88°12'13" E	44.60'
L466	S 60°09'50" E	55.23'
L467	S 28°43'06" E	44.48'
L468	S 28°56'09" W	41.66'
L469	S 23°01'30" E	39.67'
L470	S 65°23'33" W	53.21'
L471	S 66°38'06" W	39.78'
L472	S 14°17'24" W	50.76'
L473	N 66°46'46" E	35.62'
L474	S 38°13'00" E	33.74'
L475	S 46°11'03" W	11.31'
L476	N 66°03'46" W	50.47'
L477	N 67°55'50" W	50.53'
L478	N 75°46'08" W	45.22'
L479	N 45°56'51" E	27.31'
L480	N 37°31'11" W	29.72'
L481	N 66°56'41" E	30.40'
L482	N 88°20'37" E	19.46'
L483	S 48°38'59" E	29.14'
L484	S 56°31'14" E	49.30'

LINE TABLE		
LINE	BEARING	DISTANCE
L485	S 26°02'29" E	27.64'
L486	N 60°13'47" E	90.67'

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. 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 , 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 TRACT 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 OWENED 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 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 A 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 CHARESTION 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 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 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 PLATTED 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 BREKONRIDGE CENTRE
MONROE, NC 28110
11) TO OBTAIN CURRENT ZONING & BUILDING SETBACK INFORMATION CONTACT CHARLESTON COUNTY PLANNING & ZONING DEPARTMENT.

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

100 50 0 100 200

SURVEYED AND MAPPED BY

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

SCALE 1" = 100' 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 – ANGEL OAK\DRAWINGS\WETLANDS

EXHIBIT N

VICINITY MAP
(NOT TO SCALE)

NOTES:
1) TAX MAP NO. (PARENT TRACT): 249-00-00-005 & 013
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 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 PLATTED 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.
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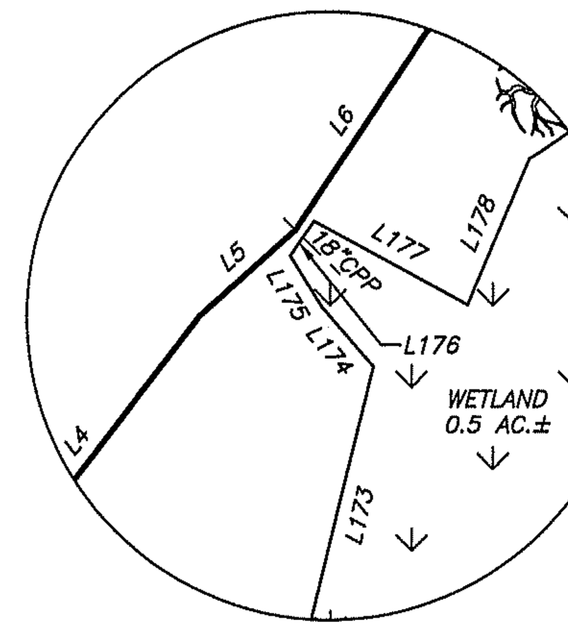
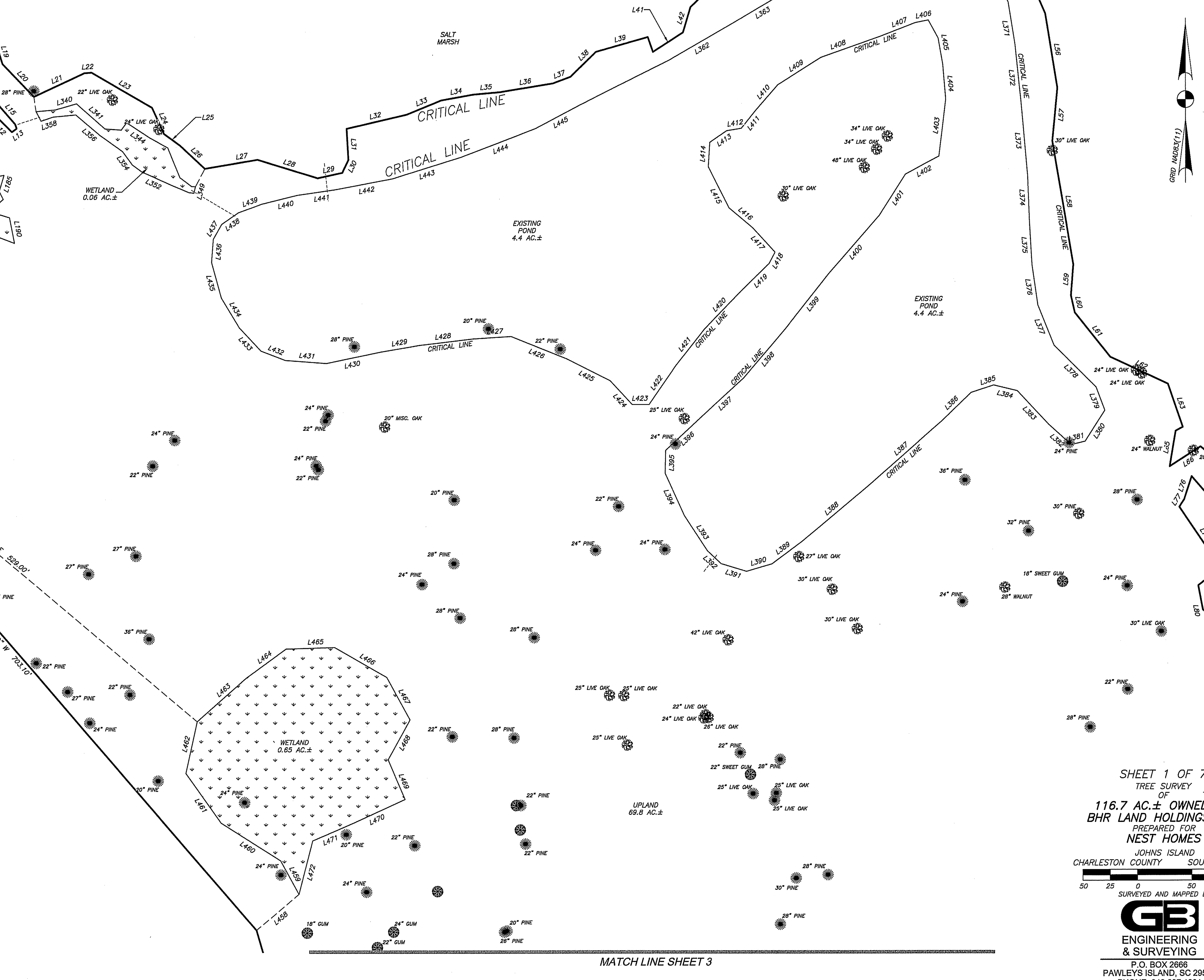
ADDRESS: 2627 BREKONRIDGE CENTRE
MONROE, NC 28110
11) TO OBTAIN CURRENT ZONING & BUILDING SETBACK INFORMATION CONTACT CHARLESTON COUNTY PLANNING & ZONING DEPARTMENT.

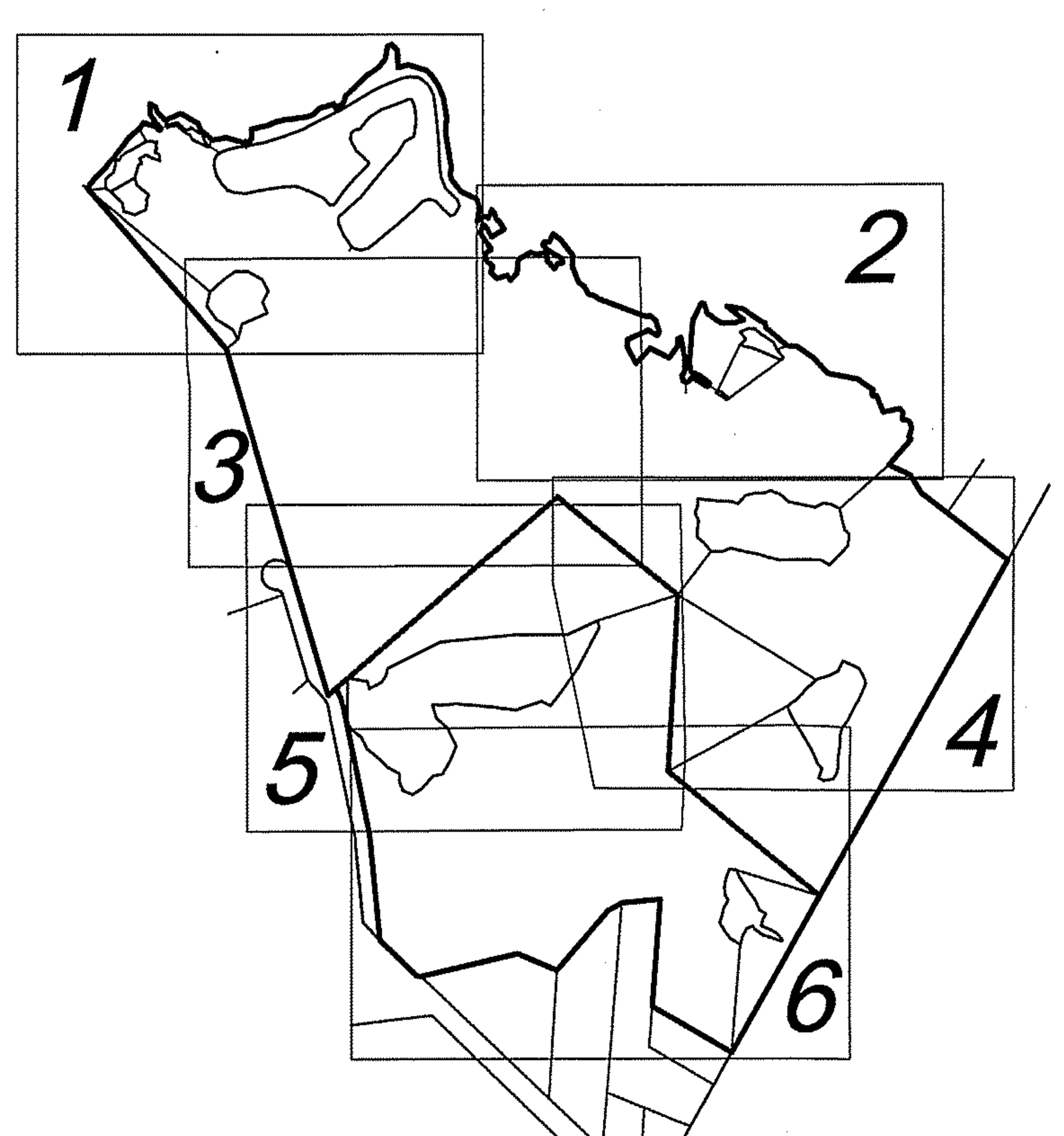


INSET "A"
NOT TO SCALE

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. 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 , 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 TRACT 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 OWENED 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 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 A 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 CHARESTION 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 GAILLARD R.L.S. AND RECORDED AT CHARLESTON COUNTY R.O.D. OFFICE IN P.B. R, PG. 89.





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

SOUTH CAROLINA G3 ENGINEERING & SURVEYING LLC No. 4357 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 21227 KENNETH R. CRAWFORD 2/15/22

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 50 100

SURVEYED AND MAPPED BY

G3 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 - ANGEL 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.

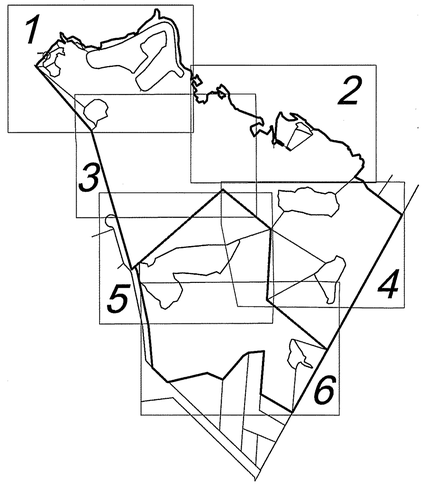
KENNETH R. CRAWFORD
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 21227

SOUTH CAROLINA — G3 ENGINEERING & SURVEYING LLC — No. 4357 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL — No. 21227 — LAND SURVEYOR — KENNETH R. CRAWFORD

CURVE TABLE					
CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	125.00'	56.88'	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)

GRID MAD83(11)

MATCH LINE SHEET 3

SALT MARSH

CRITICAL LINE

GIMBALL CREEK

WETLAND 0.15 AC.±

WETLAND 0.01 AC.±

79.9 AC.±

UPLAND 69.8 AC.±

N 35°30'13" E 165.72'

N 54°00'26" E 214.15'

N 46°41'51" E 219.26'

MATCH LINE SHEET 4

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

1" = 50'
50 25 0 50 100
SURVEYED AND MAPPED BY

G3 ENGINEERING & SURVEYING
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PHONE: 843.237.1001

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

EXHIBIT N

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SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 21227 KENNETH R. CRAWFORD 2/15/22

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

50 25 0 50 100

SURVEYED AND MAPPED BY

G3
ENGINEERING
& SURVEYING
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PAWLEYS ISLAND, SC 29585
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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 – ANGEL OAK\DRAWINGS\WETLANDS

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

SOUTH CAROLINA
G3 ENGINEERING & SURVEYING LLC
CERTIFICATE OF AUTHORIZATION
No. 4357

SOUTH CAROLINA
PROFESSIONAL LAND SURVEYOR
No. 21227
KENNETH R. CRAWFORD

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
G3
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 – ANGEL OAK\DRAWINGS\WETLANDS

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KENNETH R. CRAWFORD
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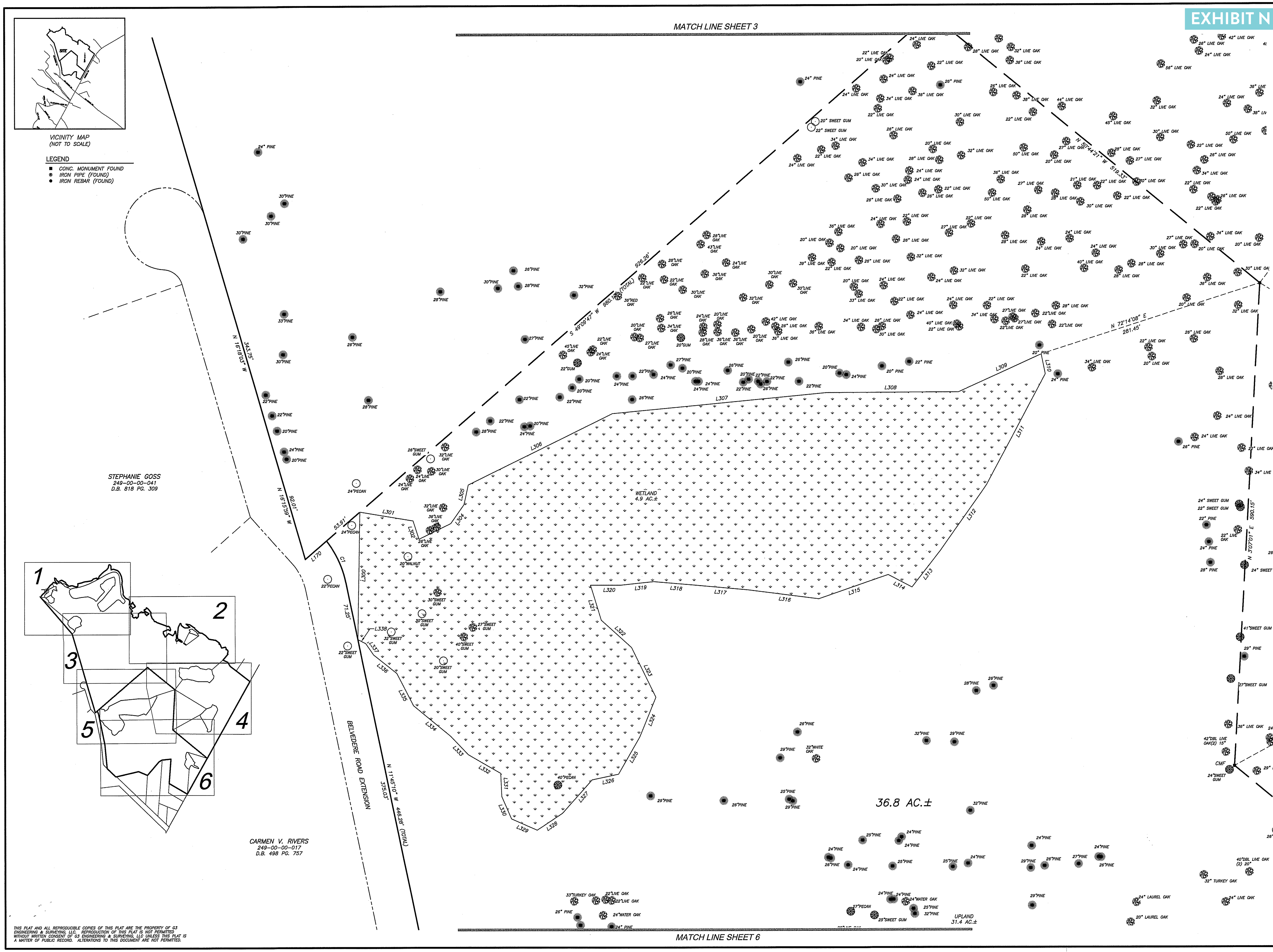

SHEET 5 OF 7
TREE SURVEY
OF
116.7 AC.± OWNED BY
BHR LAND HOLDINGS, LLC
PREPARED FOR
NEST HOMES

JOHNS ISLAND
CHARLESTON COUNTY SOUTH CAROLINA

50 25 0 50 100

SURVEYED AND MAPPED BY
G3 ENGINEERING & SURVEYING
P.O. BOX 2666
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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 – ANGEL OAK\DRAWINGS\WETLANDS

MATCH LINE SHEET 5

EXHIBIT N

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

SOUTH CAROLINA — G3 ENGINEERING & SURVEYING LLC — No. 4357 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL ENGINEER — No. 21227 — KENNETH R. CRAWFORD

VICINITY MAP
(NOT TO SCALE)

LEGEND
- ■ CONC. MONUMENT FOUND
- ◎ IRON PIPE (FOUND)
- ● IRON REBAR (FOUND)

36.8 AC.±

UPLAND
31.4 AC.±

WETLAND
0.5 AC.±

CMF
N: 342,269.50
E: 2,271,667.29

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
249-00-00-006
D.B. 650 PG. 498

BELVEDERE ROAD

CHISOLM ROAD (S-10-54)

GRID NAD83(11)

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

50 25 0 50 100

SURVEYED AND MAPPED BY

GB 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 – ANGEL OAK\DRAWINGS\WETLANDS

VICINITY MAP
(NOT TO SCALE)

EXHIBIT N

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

SOUTH CAROLINA
G3 ENGINEERING & SURVEYING LLC
No. 4357
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL
No. 21227
SURVEYOR
KENNETH R. CRAWFORD

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 40°43'10" W	8.12'
L2	N 35°47'36" E	45.31'
L3	N 48°48'06" E	38.26'
L4	N 37°31'00" E	35.94'
L5	N 48°38'18" E	13.39'
L6	N 33°34'35" E	24.50'
L7	N 39°16'06" E	26.54'
L8	N 35°09'43" E	33.19'
L9	N 50°03'58" E	46.28'
L10	N 39°06'02" E	25.39'
L11	S 73°48'12" E	40.44'
L12	S 45°10'36" E	18.03'
L13	N 53°29'20" E	5.35'
L14	N 18°45'46" W	4.04'
L15	N 40°53'57" W	25.97'
L16	N 31°05'34" W	32.23'
L17	N 02°27'23" W	32.94'
L18	S 61°39'50" E	21.36'
L19	S 17°08'54" E	15.53'
L20	S 43°52'58" E	41.49'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 65°04'03" E	51.30'
L22	N 86°27'59" E	6.59'
L23	S 59°54'35" E	64.01'
L24	S 24°49'48" E	26.26'
L25	S 54°05'52" E	18.18'
L26	S 47°04'51" E	31.23'
L27	N 80°18'01" E	49.05'
L28	S 72°51'23" E	57.78'
L29	N 77°36'04" E	23.05'
L30	N 25°37'52" E	13.12'
L31	N 03°20'11" W	28.55'
L32	N 76°52'50" E	56.77'
L33	N 67°57'31" E	34.02'
L34	N 79°41'43" E	30.13'
L35	N 84°54'34" E	24.46'
L36	N 80°43'14" E	49.32'
L37	N 69°25'29" E	17.24'
L38	N 45°51'11" E	32.50'
L39	N 74°11'30" E	49.76'
L40	S 18°46'04" E	14.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	N 57°09'09" E	32.85'
L42	N 16°37'53" E	24.26'
L43	N 45°50'22" E	63.21'
L44	N 46°28'13" E	26.67'
L45	N 54°44'26" E	54.18'
L46	N 38°55'44" E	37.97'
L47	N 09°48'08" E	41.76'
L48	N 69°26'43" E	15.54'
L49	S 42°14'39" E	27.03'
L50	S 02°11'13" E	56.61'
L51	N 74°52'28" E	35.52'
L52	S 72°24'10" E	62.15'
L53	S 47°11'47" E	24.21'
L54	S 34°59'02" E	35.89'
L55	S 23°23'59" E	48.28'
L56	S 09°11'17" E	69.02'
L57	S 05°30'17" W	48.70'
L58	S 09°41'11" E	114.44'
L59	S 04°28'01" W	28.24'
L60	S 12°40'32" E	16.06'

LINE TABLE		
LINE	BEARING	DISTANCE
L61	S 38°41'19" E	52.15'
L62	S 64°55'09" E	58.34'
L63	S 19°03'57" E	41.94'
L64	S 61°47'52" W	7.51'
L65	S 09°42'06" W	32.79'
L66	N 57°43'16" E	33.53'
L67	S 52°03'42" E	10.52'
L68	N 25°08'46" E	29.48'
L69	S 37°35'25" E	14.77'
L70	S 10°24'24" E	14.10'
L71	S 43°40'02" E	23.04'
L72	S 32°29'50" E	25.10'
L73	S 57°53'31" W	50.08'
L74	N 28°06'05" W	32.90'
L75	N 41°06'57" W	18.23'
L76	S 18°12'37" W	21.89'
L77	S 32°39'37" W	8.35'
L78	S 34°15'06" E	67.36'
L79	S 51°50'43" W	26.10'
L80	S 10°58'59" E	22.77'

LINE TABLE		
LINE	BEARING	DISTANCE
L81	S 49°21'04" E	29.90'
L82	S 22°41'16" W	21.22'
L83	S 46°46'58" E	30.14'
L84	N 73°37'22" E	35.68'
L85	S 29°18'35" E	18.62'
L86	N 43°10'31" E	33.15'
L87	N 04°52'47" E	45.35'
L88	N 59°01'36" E	47.56'
L89	S 70°21'25" E	19.50'
L90	N 80°31'39" E	25.94'
L91	S 66°02'46" E	12.57'
L92	S 01°54'58" W	20.43'
L93	S 43°23'57" E	37.30'
L94	N 30°21'01" E	19.24'
L95	N 80°36'44" E	17.49'
L96	N 06°16'05" W	13.37'
L97	N 58°40'23" W	59.15'
L98	N 43°30'21" W	21.34'
L99	N 27°09'31" E	11.91'
L100	N 87°48'24" E	16.41'

LINE TABLE		
LINE	BEARING	DISTANCE
L101	N 25°44'10" E	29.38'
L102	S 53°13'15" E	33.50'
L103	S 37°39'43" E	64.97'
L104	S 03°47'37" W	34.71'
L105	S 21°11'34" E	57.34'
L106	S 49°00'04" E	24.36'
L107	S 31°25'40" E	30.75'
L108	S 81°29'31" E	17.90'
L109	S 50°05'08" E	18.28'
L110	S 69°20'45" E	169.80'
L111	N 81°27'02" E	15.18'
L112	S 50°24'55" E	23.42'
L113	S 17°35'56" E	38.93'
L114	S 24°28'43" W	15.92'
L115	N 58°45'08" W	34.85'
L116	S 66°25'50" W	75.80'
L117	S 04°36'38" W	23.87'
L118	S 28°31'31" E	63.30'
L119	N 42°55'06" E	68.95'
L120	S 62°57'24" E	70.20'

LINE TABLE		
LINE	BEARING	DISTANCE
L121	N 38°21'42" E	50.36'
L122	N 06°38'45" W	22.26'
L123	N 65°58'30" E	11.87'
L124	S 11°37'53" E	66.64'
L125	S 00°02'15" W	47.23'
L126	S 37°30'00" W	15.96'
L127	S 15°18'17" E	19.00'
L128	S 69°17'58" E	13.63'
L129	N 46°54'02" E	23.42'
L130	S 59°33'31" E	58.15'
L131	N 37°07'38" E	12.44'
L132	N 53°13'35" W	45.04'
L133	N 66°44'27" W	28.26'
L134	N 12°47'31" W	27.99'
L135	N 04°49'53" E	143.59'
L136	N 26°39'41" E	63.96'
L137	S 86°42'46" E	9.66'
L138	S 18°33'54" E	32.44'
L139	S 52°35'52" E	43.77'
L140	S 65°36'17" E	18.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L141	N 87°30'10" E	42.57'
L142	N 71°55'10" E	29.82'
L143	N 51°01'42" W	72.42'
L144	S 80°23'33" E	53.46'
L145	S 55°28'50" E	75.93'
L146	S 73°06'05" E	11.54'
L147	S 12°23'50" E	17.12'
L148	S 49°32'03" E	92.18'
L149	S 84°41'12" E	34.29'
L150	S 54°53'57" E	64.19'
L151	S 43°35'16" E	73.43'
L152	S 80°05'42" E	99.82'
L153	S 53°46'29" E	65.66'
L154	S 27°06'26" W	12.38'
L155	S 38°49'09" E	10.82'
L156	N 80°23'52" E	8.89'
L157	S 23°27'36" E	59.47'
L158	N 78°55'00" E	56.13'
L159	S 37°37'50" E	16.04'
L160	S 01°47'38" W	22.73'

LINE TABLE		
LINE	BEARING	DISTANCE
L161	S 81°45'43" E	14.20'
L162	S 49°42'50" E	11.92'
L163	S 19°12'19" E	20.40'
L164	S 17°09'17" W	31.90'
L165	S 46°08'57" E	9.98'
L166	S 40°32'04" W	113.32'
L167	S 64°23'04" E	78.77'
L168	S 31°40'52" E	69.99'
L169	N 86°25'17" W	12.34'
L170	S 49°09'47" W	34.43'
L171	N 01°46'31" W	29.76'
L172	N 46°29'47" E	37.45'
L173	N 13°55'20" E	30.99'
L174	N 41°01'06" W	8.16'
L175	N 32°05'48" W	6.26'
L176	N 35°03'53" E	4.34'
L177	S 61°41'53" E	18.19'
L178	N 23°06'29" E	16.42'
L179	N 56°16'09" E	22.48'
L180	N 64°24'43" E	18.37'

LINE TABLE		
LINE	BEARING	DISTANCE
L181	N 60°20'12" E	57.77'
L182	N 89°07'44" E	19.40'
L183	S 57°56'44" E	8.33'
L184	N 79°24'17" E	9.01'
L185	S 16°23'13" W	15.25'
L186	S 26°08'48" E	8.22'
L187	S 47°59'59" W	6.32'
L188	S 03°18'44" W	9.28'
L189	S 72°42'13" E	11.56'
L190	S 10°53'58" E	23.78'
L191	N 69°15'42" W	30.43'
L192	N 65°12'00" W	20.99'
L193	S 58°08'45" W	25.53'
L194	S 33°41'31" E	17.18'
L195	S 62°48'56" W	12.64'
L196	S 18°32'24" W	46.02'
L197	S 21°54'47" E	27.05'
L198	S 51°33'27" E	49.28'
L199	S 26°13'21" W	19.79'
L200	S 26°38'17" E	8.63'

LINE TABLE		
LINE	BEARING	DISTANCE
L201	S 13°15'43" W	25.50'
L202	S 64°55'16" W	40.52'
L203	N 70°36'45" W	37.76'
L204	N 11°31'09" W	29.25'
L205	N 46°09'56" W	53.40'
L206	N 55°04'54" W	19.67'
L207	S 12°41'32" E	45.92'
L208	S 16°30'42" E	25.95'
L209	S 43°40'47" E	23.02'
L210	S 08°47'38" W	38.82'
L211	S 43°47'16" W	46.22'
L212	S 43°59'17" W	41.36'
L213	N 60°23'23" W	32.52'
L214	N 89°09'38" W	28.45'
L215	N 88°32'51" W	54.32'
L216	S 88°12'31" W	53.07'
L217	N 76°46'55" W	41.74'
L218	N 72°27'57" W	40.90'
L219	N 80°13'00" W	32.84'
L220	N 77°19'01" W	55.84'

LINE TABLE		
LINE	BEARING	DISTANCE
L221	S 68°46'04" W	27.67'
L222	N 89°31'36" W	39.63'
L223	N 39°05'55" W	37.01'
L224	N 51°24'41" W	28.43'
L225	N 00°14'53" W	30.61'
L226	N 11°09'25" E	22.68'
L227	N 21°40'55" W	31.96'
L228	N 19°51'19" E	25.32'
L229	N 00°24'59" E	22.31'
L230	S 83°30'55" E	60.35'
L231	S 88°20'23" E	49.62'
L232	S 72°45'54" E	25.41'
L233	N 44°11'16" E	36.06'
L234	N 74°50'20" E	33.88'
L235	S 89°34'04" E	28.01'
L236	N 70°00'38" E	24.40'
L237	S 68°56'56" E	35.50'
L238	S 48°57'19" E	38.27'
L239	S 76°33'41" E	88.93'
L240	N 64°17'07" E	32.40'

LINE TABLE		
LINE	BEARING	DISTANCE
L241	S 79°26'59" E	26.69'
L242	S 61°36'41" E	30.00'
L243	N 72°26'00" E	43.57'
L244	N 63°02'26" E	34.96'
L245	N 25°14'01" E	36.83'
L246	S 66°53'13" E	40.19'
L247	S 64°23'56" E	20.74'
L248	S 27°48'14" E	35.35'
L249	S 14°02'24" E	20.95'
L250	S 24°21'25" W	61.39'
L251	S 32°47'47" W	20.45'
L252	S 26°15'33" W	54.70'
L253	S 38°16'30" W	28.07'
L254	S 17°27'49" W	26.57'
L255	S 01°32'54" W	42.36'
L256	S 08°20'31" W	30.58'
L257	S 00°35'58" W	34.35'
L258	S 12°59'57" W	24.71'
L259	S 37°52'34" W	22.41'
L260	S 80°23'54" W	30.15'

LINE TABLE		
LINE	BEARING	DISTANCE
L261	N 59°11'58" W	18.97'
L262	N 20°15'58" E	33.36'
L263	N 41°52'18" W	22.53'
L264	N 24°00'20" W	47.89'
L265	N 30°21'50" W	58.93'
L266	N 31°38'11" W	72.80'
L267	N 22°50'10" W	37.56'
L268	N 54°50'03" E	34.50'
L269	N 42°58'15" E	51.97'
L270	N 47°44'11" E	45.28'
L271	N 58°48'26" W	37.29'
L272	N 38°38'08" W	32.54'
L273	N 29°43'33" W	33.47'
L274	N 20°01'48" E	26.90'
L275	N 11°14'12" E	25.16'
L276	N 30°24'58" E	28.56'
L277	N 27°19'28" W	20.19'
L278	N 08°55'59" W	24.50'
L279	N 10°15'55" E	30.85'
L280	N 21°23'55" E	33.52'

LINE TABLE		
LINE	BEARING	DISTANCE
L281	S 85°04'08" E	21.76'
L282	S 26°58'10" E	27.25'
L283	S 31°28'03" E	46.80'
L284	S 36°06'48" E	45.33'
L285	S 23°48'21" E	36.02'
L286	S 55°03'25" E	26.71'
L287	S 32°16'24" W	22.99'
L288	S 10°30'34" W	19.31'
L289	S 64°52'14" E	32.71'
L290	S 62°05'45" E	24.21'
L291	S 41°19'00" E	30.41'
L292	S 60°38'11" W	6.79'
L293	N 70°55'53" W	16.47'
L294	N 72°09'10" W	48.38'
L295	N 52°14'27" W	32.05'
L296	N 30°22'56" W	11.80'
L297	S 66°57'22" W	22.03'
L298	S 31°07'16" W	28.08'
L299	S 15°01'35" W	29.68'
L300	N 00°58'56" E	156.02'

LINE TABLE		
LINE	BEARING	DISTANCE
L301	S 80°30'00" E	66.06'
L302	S 18°00'44" E	23.74'
L303	N 63°47'38" E	43.43'
L304	N 34°48'56" E	28.25'
L305	N 12°20'25" E	24.50'
L306	N 63°48'50" E	196.88'
L307	N 84°31'08" E	263.82'
L308	N 89°46'57" E	161.58'
L309	N 65°43'10" E	110.99'
L310	S 11°40'21" E	24.55'
L311	S 28°09'25" W	153.13'
L312	S 35°16'36" W	98.13'
L313	S 37°53'34" W	56.53'
L314	N 62°23'31" W	32.94'
L315	S 70°54'47" W	90.02'
L316	N 82°45'49" W	87.12'
L317	N 84°47'50" W	69.42'
L318	N 85°12'09" W	46.78'
L319	S 83°56'56" W	40.21'
L320	N 90°00'00" W	37.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L321	S 17°13'59" E	44.88'
L322	S 47°42'59" E	49.94'
L323	S 26°02'48" E	67.68'
L324	S 22°14'51" W	52.77'
L325	S 29°49'24" W	52.17'
L326	S 77°56'43" W	33.25'
L327	S 41°44'16" W	54.53'
L328	S 56°23'27" W	37.17'
L329	N 66°17'49" W	34.27'
L330	N 23°28'18" W	29.79'
L331	N 02°43'11" W	28.47'
L332	N 60°13'33" W	45.63'
L333	N 43°36'31" W	30.75'
L334	N 50°28'13" W	59.33'
L335	N 27°15'55" W	44.44'
L336	N 51°20'57" W	36.38'
L337	N 34°31'42" W	16.99'
L338	N 62°57'17" W	10.89'
L339	S 85°04'49" W	17.84'
L340	S 74°17'22" W	12.31'

LINE TABLE		
LINE	BEARING	DISTANCE
L341	N 48°36'10" W	34.90'
L342	N 86°14'24" W	15.06'
L343	S 35°11'38" W	8.33'
L344	N 56°44'18" W	25.59'
L345	N 61°18'06" W	18.70'
L346	N 22°09'38" W	29.43'
L347	N 52°40'12" W	13.39'
L348	N 87°31'32" W	3.63'
L349	N 13°32'45" E	6.14'
L350	S 82°41'05" E	4.68'
L351	S 67°26'43" E	17.65'
L352	S 65°44'02" E	29.54'
L353	S 53°48'32" E	10.62'
L354	S 36°21'45" E	15.14'
L355	S 54°28'46" E	25.44'
L356	S 49°52'44" E	29.18'
L357	N 84°30'27" E	20.75'
L358	N 71°13'03" E	11.78'
L359	S 28°03'26" E	9.98'
L360	N 63°09'01" E	35.09'

LINE TABLE		
LINE	BEARING	DISTANCE
L361	N 63°44'01" E	57.07'
L362	N 59°59'17" E	64.98'
L363	N 59°25'46" E	62.49'
L364	N 64°38'07" E	61.33'
L365	N 70°23'10" E	48.55'
L366	N 80°06'47" E	25.95'
L367	S 82°44'20" E	28.08'
L368	S 59°00'28" E	16.77'
L369	S 46°47'35" E	26.41'
L370	S 26°32'43" E	31.24'
L371	S 09°05'31" E	39.56'
L372	S 05°53'24" E	51.64'
L373	S 05°10'59" E	68.12'
L374	S 02°19'10" E	40.92'
L375	S 03°18'19" E	41.24'
L376	S 08°11'14" E	36.73'
L377	S 21°59'05" E	40.08'
L378	S 45°08'46" E	54.18'
L379	S 20°57'35" E	22.80'
L380	S 32°23'53" W	33.74'

LINE TABLE		
LINE	BEARING	DISTANCE
L381	S 75°49'41" W	13.16'
L382	N 47°42'50" W	27.70'
L383	N 43°06'32" W	42.61'
L384	N 76°19'41" W	22.33'
L385	S 71°49'45" W	21.81'
L386	S 45°57'46" W	37.78'
L387	S 48°44'45" W	86.71'
L388	S 50°14'55" W	81.79'
L389	S 53°20'40" W	34.61'
L390	S 73°33'42" W	24.19'
L391	N 73°10'29" W	24.36'
L392	N 47°05'12" W	17.25'
L393	N 33°18'36" W	38.83'
L394	N 24°32'59" W	42.30'
L395	N 01°25'19" E	20.89'
L396	N 47°02'14" E	43.72'
L397	N 47°23'26" E	53.90'
L398	N 40°21'24" E	59.52'
L399	N 38°23'03" E	63.65'
L400	N 41°18'36" E	70.68'

LINE TABLE		
LINE	BEARING	DISTANCE
L401	N 32°19'21" E	44.73'
L402	N 62°08'52" E	34.89'
L403	N 06°49'09" E	52.37'
L404	N 04°41'49" W	32.11'
L405	N 10°09'14" W	24.33'
L406	S 79°05'57" W	12.64'
L407	S 68°51'50" W	34.22'
L408	S 70°31'25" W	57.77'
L409	S 57°53'22" W	46.81'
L410	S 40°59'00" W	30.97'
L411	S 38°39'31" W	20.92'
L412	S 80°31'38" W	13.63'
L413	S 55°43'28" W	18.80'
L414	S 03°41'54" W	22.26'
L415	S 26°54'52" E	42.35'
L416	S 49°58'18" E	28.28'
L417	S 42°37'42" E	30.17'
L418	S 27°31'42" W	11.68'
L419	S 45°45'06" W	35.24'
L420	S 44°11'01" W	49.05'

LINE TABLE		
LINE	BEARING	DISTANCE
L421	S 38°19'06" W	42.41'
L422	S 34°24'26" W	43.48'
L423	N 90°00'00" W	15.45'
L424	N 42°39'51" W	29.87'
L425	N 63°19'07" W	44.95'
L426	N 68°05'44" W	54.87'
L427	S 86°16'39" W	35.22'
L428	S 83°05'59" W	49.94'
L429	S 80°16'21" W	35.16'
L430	S 78°18'45" W	51.15'
L431	N 85°44'37" W	37.89'
L432	N 69°02'48" W	23.96'
L433	N 42°57'36" W	29.32'
L434	N 31°12'08" W	31.80'
L435	N 15°24'51" W	33.48'
L436	N 04°16'39" E	21.33'
L437	N 29°24'39" E	15.72'
L438	N 55°25'05" E	18.42'
L439	N 69°48'23" E	22.89'
L440	N 76°06'30" E	33.74'

LINE TABLE		
LINE	BEARING	DISTANCE
L441	S 81°46'36" W	35.70'
L442	N 79°15'26" E	53.07'
L443	N 72°36'18" E	65.96'
L444	N 69°09'16" E	73.06'
L445	N 62°16'58" E	44.87'
L449	S 53°07'04" E	46.86'
L450	S 61°00'46" W	10.47'
L451	N 55°13'49" W	41.79'
L452	N 32°39'31" E	11.12'
L454	S 84°08'19" W	56.64'
L455	N 31°03'17" W	48.29'
L456	S 08°22'06" E	13.66'
L457	S 28°09'17" W	18.50'
L458	N 49°37'53" E	51.27'
L459	N 28°28'17" W	35.14'
L460	N 57°39'30" W	64.71'
L461	N 35°20'19" W	55.96'
L462	N 12°17'48" E	48.44'
L463	N 48°31'53" E	60.44'
L464	N 53°45'14" E	45.11'

LINE TABLE		
LINE	BEARING	DISTANCE
L465	N 88°12'13" E	44.60'
L466	S 60°09'50" E	55.23'
L467	S 28°43'06" E	44.48'
L468	S 28°56'09" W	41.66'
L469	S 23°01'30" E	39.67'
L470	S 65°23'33" W	53.21'
L471	S 66°38'06" W	39.78'
L472	S 14°17'24" W	50.76'
L473	N 66°46'46" E	35.62'
L474	S 38°13'00" E	33.74'
L475	S 46°11'03" W	11.31'
L476	N 66°03'46" W	50.47'
L477	N 67°55'50" W	50.53'
L478	N 75°46'08" W	45.22'
L479	N 45°56'51" E	27.31'
L480	N 37°31'11" W	29.72'
L481	N 66°56'41" E	30.40'
L482	N 88°20'37" E	19.46'
L483	S 48°38'59" E	29.14'
L484	S 56°31'14" E	49.30'

LINE TABLE		
LINE	BEARING	DISTANCE
L485	S 26°02'29" E	27.64'
L486	N 60°13'47" E	90.67'

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

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

100 50 0 100 200

SURVEYED AND MAPPED BY

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

SCALE	1" = 100'	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 – ANGEL OAK\DRAWINGS\WETLANDS

Kimley»Horn

115 FAIRCHILD STREET
SUITE 250
CHARLESTON, SC 29492
PHONE: (843) 737-6390 I
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