AUGUST 26, 2025

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ORANGE HILL

DEVELOPMENT AGREEMENT

BY AND AMONG

KIAWAH RESORT ASSOCIATES, LP,

AND

CHARLESTON COUNTY,

SOUTH CAROLINA

AUGUST 26, 2025

DEVELOPMENT AGREEMENT by and between
KIAWAH RESORT ASSOCIATES, LP, and
CHARLESTON COUNTY, SOUTH CAROLINA

THIS DEVELOPMENT AGREEMENT is entered into this 26th day of August, 2025 (the "*Effective Date*") by and between: Kiawah Resort Associates, LP, a Delaware Limited Partnership (the "*Property Owner*") and Charleston County, a political subdivision of the State of South Carolina (the "*County*"). This Development Agreement, together with the Orange Hill Planned Development District Plan (the "*Plan*"), the recitals herein, and all exhibits and appendices attached hereto, shall be hereinafter referred to as the "*Agreement*."

RECITALS

This *Agreement* is predicated upon the following:

1. Due to market variability and other factors, the *Property Owner* desires flexibility in its ability to develop the *Real Property*, as well as stability in the local *Laws* and regulations affecting the development of the *Real Property*.

2. The *County* desires an increased tax base, greater job opportunities for current and future residents of the *County*, and the protection or enhancement of certain natural resources, as explained more fully herein.

3. The South Carolina Local Government Development Agreement Act (the "*Act*"), codified at sections 6-31-10 to -160 of the South Carolina Code, enables counties to enter into binding development agreements with persons or entities having a legal or equitable interest in land intending to undertake any development, provided the land has certain minimum acreages of highland, and the development agreement and its approval complies with certain other conditions set forth in the *Act*.

4. The *Act* recognizes: "The lack of certainty in the approval of Development can result in a waste of economic and land resources, can discourage sound capital improvement planning and financing, can cause the cost of housing and Development to escalate, and can discourage commitment to comprehensive planning." S.C. Code Ann. § 6-31-10(B)(1).

5. The *Act* recognizes: "Development Agreements will encourage the vesting of property rights by protecting such rights from the effect of subsequently enacted local legislation or from the effects of changing policies and procedures of local government agencies which may conflict with any term or provision of the Development Agreement or in any way hinder, restrict, or prevent the Development of the project." S.C. Code Ann. § 6-31-10(B)(6).

6. This *Agreement* shall be read and interpreted in coordination with the Orange Hill Planned Development District Plan (the "*Plan*"), which has been submitted simultaneously herewith, attached hereto as Appendix A, and incorporated herein by reference. This *Agreement*, together with the *Plan*, facilitates flexibility for the *Property Owner* in the development of the *Real*

Property, while providing the *County* with an increased tax base, job opportunities, and a significant reduction in the number of permitted *Dwelling Units* under the existing zoning, as set forth more fully herein.

7. Pursuant to section 6-31-30 of the South Carolina Code, *County Council* has adopted Article 3.16 of the *ZLDR*, incorporating the procedures and requirements for considering and entering into development agreements set forth in sections 6-31-10 to -160 of the South Carolina Code.

8. In satisfaction of section 6-31-50 of the South Carolina Code and any other notice requirements, the *County* conducted public hearings regarding its consideration of this *Agreement* on June 10, 2025 and July 22, 2025, after timely publishing and announcing notice of its intent to consider this *Agreement*.

9. The *Real Property,* including the *Conservancy Tract*, subject to this *Agreement* is approximately 933.097 acres, including 628.297 acres of highland and approximately 304.80 acres of freshwater wetlands. The *Conservancy Tract* is approximately 212.30 acres, comprised of approximately 122.23 acres of freshwater wetlands, and approximately 90.07 acres of highland; the remaining portion of the Real Property is approximately 720.797 acres. The *Real Property,* other than the *Conservancy Tract*, is currently zoned planned development (PD-83A) known as the Orange Hill Plantation Planned Unit Development adopted in 2005. The development plan and guidelines associated with the 2005 PD are outdated, do not reflect the development plans of the *Property Owner,* and can no longer be accomplished given the current physical conditions of the *Real Property* including the location and total acreage of the freshwater wetlands. The revised development plan embodied in the *Plan* shall constitute the development plan for the *Real Property*, in accordance with the terms and conditions of this *Agreement*.

10. Pursuant to section 6-31-60(A)(7) of the South Carolina Code, on August 26, 2025, *County Council* found this *Agreement* to be consistent with the *Act*, the *Comprehensive Plan*, and the *ZLDR*.

11. Pursuant to section 6-31-60(A)(8) of the South Carolina Code, in approving this *Agreement*, *County Council* has determined that, with respect to the *Project*, this *Agreement*, in conjunction with the *Plan* and applicable *Laws*, sufficiently provides for the public health, safety, and welfare of its citizens and that no additional conditions, terms, restrictions, or other requirements are necessary.

12. On August 26, 2025, *County Council* adopted Ordinance Number 2350 [insert ordinance number], amending its zoning ordinance and zoning map to replace the existing PD-83A with PD-191 and adopting the *Plan* as the planned development district plan for the *Real Property*.

13. On August 26, 2025, *County Council* adopted Ordinance Number 2349 [insert ordinance number], approving this *Agreement*.

NOW THEREFORE, in consideration of the premises of this *Agreement* and the mutual benefits to the *Parties*, the *Parties* agree as follows:

1. Definitions

In this *Agreement*, italicized words or phrases are as defined in Exhibit 1.1. The definitions set forth in Exhibit 1.1 shall control the development of the *Real Property* in lieu of any contrary definitions in the *ZLDR,* the *Plan*, or other *Laws*. The definitions in Chapter 12 of the *ZLDR* on the *Effective Date* as amended by the modified *ZLDR* that is Appendix B hereto shall otherwise apply.

2. *Parties*

The *Parties* to this *Agreement* are the *Property Owner* and the *County*. When used herein with reference to a specific *Tract*, *Development Parcel*, *Lot*, or other portion of the *Real Property*, *Parties* shall mean and refer to the *County* and that specific person or entity that has legal title to such *Tract*, *Development Parcel*, *Lot*, or other portion of the *Real Property*. If portions of this *Agreement* apply to one or more, but not all, of the entities or persons comprising the *Property Owner*, those particular parties may be separately referred to herein.

3. Relationship of the *Parties*

This *Agreement* creates a contractual relationship between the *Parties*. This *Agreement* is not intended to create, and does not create, the relationship of master/servant, principal/agent, independent contractor/employer, partnership, joint venture, or any other relationship in which the *County* or *Property Owner* may be held responsible for the acts of the other party. Further, this *Agreement* is not intended to create, nor does it create, a relationship in which the conduct of the *Property Owner* constitutes "state action" for any purpose. This *Agreement* is not intended to grant to the *County* any authority over property lying beyond its corporate limits.

4. The *Real Property*

A. Legal Description/Plat: The *Real Property,* is comprised of approximately 628.297 acres of highland and 304.80 acres of freshwater wetlands. The *Conservancy Tract* comprises approximately 212.30 acres of the total of 933.097 acres and contains approximately 122.23 acres of freshwater wetlands, and approximately 90.07 acres of highland. The wetlands on the *Conservancy Tract* are subject to the Declaration of Restrictive Covenants for Wetlands Preservation, as amended, copy attached as Exhibit 4.5 to this *Agreement* that is not subject to *Development* except for a possible single dwelling structure and very limited improvements described in Exhibit 4.5. No portion of the *Real Property* consists of or is adjacent to *BCM* critical area. The *Real Property* is fully described in the legal description and plats attached hereto as Exhibits 4.1 and 4.2, respectively. The *Real Property* is comprised of Charleston County Tax Map Survey Parcel Numbers 215-00-00-030, 215-00-00-163, and 256-00-00-120.

B. Wetlands Exhibit An exhibit showing the location of the wetlands on the *Real Property* is attached hereto as Exhibit 4.4. The *Property Owner* has received an approved jurisdictional

determination from the *Corps*, in compliance with the *ZLDR*, except for the *Conservancy Tract*, and will secure the approval of the *Corps* of any *Development* involving its jurisdictional wetlands prior to such *Development* occurring.

C. Addition/Removal of Real Property: The *Property Owner* may notify the *County* from time to time of property proposed to be added to the legal description of *Real Property* by the filing of a legal description of subsequently acquired properties with the clerk of *County Council* and the *Zoning and Planning Director*; provided, however, that no property shall be added to the *Agreement* or removed from the *Agreement* unless the *Agreement* and the *Plan* are duly amended to remove or include the land.

5. The *Property Owner*

"*Property Owner*" means Kiawah Resort Associates, LP, a Delaware Limited Partnership, together with all subsidiaries thereof and other entities, which may have a legal interest on the date of execution hereof in any of the *Real Property* described in Paragraph 4 and includes their successors in interest, successors in title (as to any portion of the *Real Property*), and/or assigns by virtue of assignment or other instrument compliant with this *Agreement*. When used herein with reference to a specific *Tract*, *Development Parcel*, *Lot*, or other portion of the *Real Property*, "*Property Owner*" shall mean and refer to that specific person or entity that has legal title to such *Tract*, *Development Parcel*, *Lot*, or other portion of the *Real Property*. The *Property Owner* warrants that there are no other legal or equitable owners of the *Real Property*.

6. Benefits and Burdens

In accordance with section 6-31-120 of the South Carolina Code, the *Parties* agree that the burdens of this *Agreement* bind, and the benefits of this *Agreement* shall inure to, each of them and to their successors in interest and, in the case of the *Property Owner*, its heirs and personal representatives, its successors in interest, successors in title and/or assigns pursuant to this *Agreement*. The burdens and benefits shall run with the land.

7. Consistency with *Comprehensive Plan* and *Land Development Regulations*

The *County* finds this *Agreement* and the *Plan* to be consistent with the *Act*, *County Ordinances*, *Comprehensive Plan*, and *ZLDR*, as more particularly described in the *Plan*.

8. Development Agreement Governs

Whenever, in the *County*'s determination, express substantive provisions of this *Agreement* are inconsistent or in conflict with the applicable standards set forth in the *County Ordinances*, *Comprehensive Plan*, *ZLDR*, or other *Laws*, the provisions and standards set forth in this *Agreement* shall govern. If a term of this Agreement expressly conflicts with a specific state or federal law, the provision in the specific state or federal statute shall control. This rule of interpretation shall replace any contrary rule set forth in the *Comprehensive Plan*, *County Ordinances*, *ZLDR*, or other *Laws*. Whenever express substantive provisions of this *Agreement*

are inconsistent or in conflict with the substantive provisions of the *Plan*, the Exhibits or any of the Appendices hereto, the provisions of this *Agreement* shall govern.

9. Legislative Act

Any change in the standards established by this *Agreement* or to the *Laws* pertaining to the same shall require the approval of *County Council* except for minor modifications in accordance with Section 4.25.10 of the modified *ZLDR*, Appendix B. This *Agreement* constitutes a legislative act of *County Council*. *County Council* adopted this *Agreement* only after following the statutory procedures required by sections 6-31-10 to -160 of the South Carolina Code and Article 3.16 of the *ZLDR*. This *Agreement* shall not be construed to create a debt of the *County* as referenced in section 6-31-145 of the South Carolina Code.

10. Applicable *Land Development Regulations*

A. Applicable *Laws* and *Land Development Regulations*: Pursuant to section 6-31-80 of the South Carolina Code, except as limited by state or federal law, including section 6-31-140 of the South Carolina Code, the *Laws* applicable to *Development* of the *Real Property* shall be those in force on the *Effective Date*, as supplemented or modified by this *Agreement*. The *County* shall not apply subsequently adopted *Laws* or *Land Development Regulations* to the *Real Property* or the *Project* unless the *County* has held a properly noticed public hearing and has determined: (1) the proposed subsequent *Laws* or *Land Development Regulations* are not in conflict with the *Laws* or *Land Development Regulations* governing the *Agreement* and do not prevent the *Development* set forth in this *Agreement*; (2) the proposed subsequent *Laws* or *Land Development Regulations* are essential to the public health, safety, or welfare and the proposed subsequent *Laws* or *Land Development Regulations* expressly state that they apply to a *Development* that is subject to this *Agreement*; (3) the proposed subsequent *Laws* or *Land Development Regulations* are specifically anticipated and provided for in this *Agreement*; (4) substantial changes have occurred in pertinent conditions existing at the time of approval of this *Agreement* which changes, if not addressed by the *County*, would pose a serious threat to the public health, safety, or welfare; or (5) this *Agreement* is based on substantially and materially inaccurate information supplied by the *Property Owner*. Nothing herein shall preclude the *Property Owner* from agreeing in writing to abide by such new *Laws*, regulations, or ordinances subsequently passed by the *County* which the *Property Owner* deems appropriate.

B. *Land Development Regulations*: The Orange Hill Planned Development District Plan (the "*Plan*"), attached hereto and incorporated herein by reference as Appendix A, shall constitute the development plan applicable to the *Real Property*. Furthermore, the *County's ZLDR* in effect on February 28, 2025, with specific sections amended by this *Agreement* as set forth in Appendix B, attached hereto, shall apply except as expressly set forth in the *Plan*.

C. Building Codes and *Laws* and Other *Land Development Regulations*: Notwithstanding any provision in this *Agreement* which may be construed to the contrary, the *Property Owner* must comply with any applicable flood, building, housing, electrical, plumbing and gas codes now existing or subsequently adopted by the *County* or other governmental entity, as authorized by Chapter 9 of Title 6 of the South Carolina Code. This *Agreement* shall not be construed to

supersede or contravene the requirements of any flood, building, housing, electrical, plumbing or gas codes subsequently adopted by the *County* or other governmental entity, as authorized by Chapter 9 of Title 6 of the South Carolina Code. The provisions of this *Agreement* are not intended, nor should they be construed in any way, to alter or amend the rights, duties and privileges of the *County* to exercise governmental powers and pass *Laws* not applicable to *Development* of the *Real Property* including, but not limited to, the power of eminent domain and the power to levy and collect taxes; provided, however, that *Laws* applicable to the *Development* of the *Real Property* shall be subject to Paragraph 10.A of this *Agreement*.

11. The Orange Hill Planned Development District Plan: The Orange Hill Planned Development District Plan (the "*Plan*") is attached hereto and incorporated herein by reference as Appendix A. The *Plan* shall constitute the zoning and development plan for the *Real Property*. For the purpose of illustrating the development the *Property Owner* may institute on the *Real Property* pursuant to the *Agreement* and the *Plan*, an illustrative Sketch Plan is in the *Plan* and attached hereto as Exhibit 11.1.While the illustrative Sketch Plan may be used by the *County* and the *Property Owner* as a general guide for the overall development of the *Real Property*, the *Lots*, *Development Parcels*, *Recreation and Natural Areas*, and other elements illustrated thereon are not intended to represent the exact configuration and location of the *Development* that will occur on the *Real Property*. The more specific elements of the *Agreement* and the *Plan* should be used by the *County* and the *Property Owner* to help guide the precise configuration and location of the different aspects of development as the *Project* progresses. The remainder of this Paragraph 11 of the *Agreement* addresses each item required for planned development application submittals, including planned development stipulations and sketch plans.

A. Planned Development Name: The name of the planned development shall be Orange Hill; provided, however, the *Property Owner* may change the name of the planned development at any time as long as *Property Owner* provides written notice to the *County*, the new name does not duplicate the name of another planned development or subdivision in the *County*, and the *Zoning and Planning Director* approves the change in writing.

B. Statement of Objectives: The objectives of the *Plan* are set forth in Section 2 of the *Plan*, and/or as follows:

1. Current Number of Dwelling Units/Density: The 2005 development plan for the *Real Property* embodied in PD-83A included 181 residential *Lots* along with a golf course, related facilities, and other community amenities including possibly a swimming pool and tennis courts. As stated therein, the 2005 development plan was designed to allow the land planners flexibility in determining the size of the residential *Lots*, which allows their proper integration into the existing natural features of the property. The overall residential density of PD-83A is one (1) *Dwelling Unit*/3.98 acres if the freshwater wetlands are included, and one (1) *Dwelling Unit*/2.97 Acres if the freshwater wetlands are not included.

2. Proposed *Dwelling Units*/Densities under the *Plan*: Pursuant to the *Plan*, the *Property Owner* may develop up to 120 *Dwelling Units* on the *Real Property*, inclusive of possibly one (1) *Dwelling Unit* on the *Conservancy Tract*

and is entitled to subdivide one (1) *Preservation Tract* on the *Real Property* that shall not be counted towards the cap of 120 *Dwelling Units*. The overall residential density under the *Plan* is one (1) *Dwelling Unit*/7.8 acres if the freshwater wetlands are included, and one (1) *Dwelling Unit*/5.2 acres if freshwater wetlands are not included. This density takes into account the highland acreage that is part of the *Conservancy Tract* that is subject to conservation restrictions that restrict it to a single (1) *Dwelling Unit*. The density based on the acreage of only PD-83A is (1) *Dwelling Unit*/6.0 acres if freshwater wetlands are included and (1) *Dwelling Unit*/4.5 acres if freshwater wetlands are excluded. Each *Lot* with a *Dwelling Unit* may have no more than one (1) *Accessory Dwelling Unit* with a total of no more than 1,600 square feet of gross floor area. A detached *Accessory Dwelling Unit* must be serviced by a separate electric meter. *Accessory Dwelling Units* shall not count against the cap of 120 *Dwelling Units*.

3. *Golf Course* and Recreational Facilities. The *Property Owner* may also develop a *Golf Course,* just as is now allowed under PD-83A. The *Property Owner* may also develop other amenities such as a swimming pool, tennis courts, pickleball courts, skeet/trap shooting, fitness center, and other similar recreational facilities within the *Golf Course* or *the Recreational and Natural Areas*.

4. *Recreational and Natural Areas*. The *Property Owner* will have a minimum of approximately 812 acres (87%) of the *Real Property*, inclusive of freshwater wetlands, as *Recreational and Natural Areas* as shown on the Recreational and Natural Areas Sketch Plan attached as Exhibit 11.10. These are comprised of approximately 284.92 acres of *Active Recreation Area*, approximately 212.3 acres of *Passive Recreation Area*, and 314.88 acres of natural areas. Approximately 304.36 acres or 37.4% of the total of approximately 812 acres of *the Recreational and Natural Areas* is freshwater wetlands; approximately 284.92 acres or 35% of the total of approximately 812 acres of *the Recreational and Natural Areas* is the *Golf Course* Approximately 222.7 acres or 27.4% of the total of approximately 812 acres of *the Recreational and Natural Areas* are natural area highlands that are not part of the *Golf Course*. Even though the *Conservancy Tract* constitutes *Passive Recreation Area*, the *Property Owner* shall have the right to build one structure or *Dwelling Unit* on the *Conservancy Tract* on a single acre as allowed by the Declaration of Restrictive Covenants for Wetlands Preservation, as amended, copy attached as Exhibit 4.5 to this *Agreement*.

The primary *Active Recreational Area* is the *Golf Course*. The *Property Owner* may also develop other amenities such as a swimming pool, tennis courts, pickleball courts, skeet/trap shooting, sporting clays fitness center, and other similar recreational facilities. In addition, there will be walking and biking trails throughout the *Project*.

The *Recreational And Natural Areas* will be owned and managed by the *Property Owner*, the *Club,* or the *Association* established by the *Property Owner.*

C. Site Information: The *Real Property* subject to the *Plan* consists of 933.097 acres, comprised of 628.297 acres of highland and 304.80 acres of freshwater wetlands. The total acreage of the *Real Property* is 933.097 acres. The Conservancy Tract is comprised of 212.30 acres, and the remainder of the Real Property that is currently PD-83A is comprised on 720.797 acres. Surveys of the overall area and the freshwater wetland areas are attached as Exhibit 4.4 respectively.

D. Table of Proposed Land Uses: Table 4.1 illustrates the proposed maximum residential densities for each residential use; the maximum total acreage of each residential use; the maximum allowable number of each type of residential unit requested; and the maximum proposed floor area ratios (% of *Lot* in relation to building floor area) for each non-residential use. All dimensional and lot standards requested, including the maximum *Building Coverage*, for each land use type designated, are addressed in section 6 of the *Plan.*

Table 4.1: Table of Primary Land Uses

Primary Permitted Uses	**Not To Exceed (NTE)**	**Maximum Acreage**	**Overall Density (Total Acreage) (Highland Acreage)**	**Maximum Floor Area Ratio**
RESIDENTIAL				N/A
Single Family Detached	120 DUs	110	1 DU/7.8 Total Area Acres 1 DU/5.2 Highland Acres	
GOLF COURSE* and other *RECREATIONAL AND NATURAL AREAS	N/A	830	N/A	N/A
Golf Course Accessory	12,500 SF of GLA	N/A	N/A	
Preservation Tract	61 tenants in common	16	N/A	N/A

UTILITY SERVICES (Major and Minor), including Waste Water Treatment Plant and related facilities and CLUB & HOA SUPPORT AND MAINTENANCE SERVICES	N/A	12	N/A	.25
Restaurant, General, Farmers' Market	5,000 SF of GLA	4	N/A	
Community Garden and Greenhouse		3	N/A	

The following standards shall apply to Table 4.1 and the location of densities within the *Development:*

1. As used in Table 4.1, "Density" refers to the number of *Dwelling Units* per unit of land area. Density is calculated by dividing the number of *Dwelling Units* on a site by the gross area (in acres) of land (including freshwater wetlands) of the *Real Property* on which the *Dwelling Units* are located, provided that all other requirements of the *Plan* are met. The above table also reflects the Density if only the highland acreage is considered. Regardless of the Density on a particular *Development Parcel* within the *Real Property*, in no event shall the total number of *Dwelling Units* on the *Real Property* exceed 120.

2. The *Preservation Tract* shall be in accordance with Section 8.3.1 (F) of the modified ZLDR, and subject to a deed restriction or binding conservation easement that runs with the land that prohibits *Development* of any kind, rendering it unbuildable, and requires that the *Preservation Tract* remain in a natural state subject only to the ordinary maintenance of natural areas. Because of the *Preservation Tract's* location, the *Property Owner* shall be allowed to construct up to four ditches across the *Preservation Tract* with control structures to allow drainage and stormwater detention for the entry road and the other uses proposed east of the entry road in the vicinity of the *Preservation Tract* into a ditch running roughly parallel to the boundary of the *Preservation Tract* with the adjoining property and to reserve the right to it or the *Association* to maintain these ditches. The deed restriction or conservation easement must be imposed on the *Preservation Tract* and recorded within 30 calendar days of the recording of the final subdivision plat of the *Preservation Tract* within the *Real Property*, before the Property Owner conveys any interests in the *Preservation Tract* to third party purchasers. *Property Owner* must provide the *Zoning and Planning Director* a copy of the restriction or conservation easement within thirty (30) calendar days of recording.

3. All permitted uses are set forth in the Use Table, Exhibit 11.2, attached hereto.

4. The total in the "Maximum Acreage" column is 968 acres rather than 933.097 acres because the acreages shown in the column are the maximum acreage that may

be devoted to the identified land use. It is anticipated most uses will be less than the maximum specified for that use in the table.

5. *Property Owner* shall have the right to convert up to 10% of the residential areas designated on the Orange Hill Sketch Plan, Exhibit 11.1, to *Recreational and Natural Area* without seeking an amendment to this *Agreement* or the *Plan.* If such conversion occurs, the newly created *Recreational and Natural Area* shall be subject to the standards in Table 6.1 of the *Plan* and other applicable standards of this *Agreement.*

There are currently a few containers and sheds on the *Real Property* that are used for storage that were not permitted by the *County* at the time of their installation or construction. These structures will remain in their current location on the *Real Property* and continue in their current use. Within thirty (30) calendar days after the *Effective Date* of this *Agreement, Property Owner* shall either obtain all applicable permits for the structures from the *County* or remove them from the *Real Property.*

E. Maximum Density/Recreational and Natural Areas: The maximum residential density for the *Real Property* set forth herein is substantially less than PD-83A. Density and *Lot* area calculations within the *Plan* comply with the requirements contained in Article 4.2 of the *ZLDR*, Measurements, Computations and Exceptions as may be modified by the *Plan* or the modifications to the *ZLDR* attached as Appendix B.

F. Impact Assessment/Analysis: An analysis of the impact of the proposed development on existing public facilities and services (e.g. roads and *Streets*, water, sewer, etc.) is discussed in Section 8 of the *Plan.* In further consideration for this Agreement and to offset any impacts, Property Owner agrees to the following:

a) The *Property Owner* shall provide to the Charleston County Community Services Directorate (CCCSD) $1 million over 5 years at $200,000/year with the first payment to occur within 30 calendar days following the date of issuance of the first annual review letter and the subsequent four payments to occur within 30 calendar days following the date of issuance of each subsequent annual review. These funds shall be held in escrow for the preservation of existing dwelling units and development of *Workforce Dwelling Units* and *Affordable Dwelling Units.*

b) Additionally, the *Property Owner* will pay a flat fee of $4,166.67 to the Charleston County Community Services Directorate (CCCSD for the development costs associated with Sea Island Habitat for Humanity, Inc.'s affordable housing initiatives at the time of each first generation closing to a third party person or entity that is not affiliated with the *Property Owner*, or in which the *Property Owner* wholly owns or controls such entity. These payments will be made up to a cap of $500,000.00 representing 120 first generation lot sales.

c) to pay $215,000.00 which is approximately 50% of the cost of a fully equipped ambulance (total cost est. $430,000), once 50% of the dwelling units receive certificates of occupancy (to support public safety); and

d) to pay $450,000, which is approximately 50% of the cost of a new fire engine apparatus, with the payment made once 50% of occupancies are built or completed during the development of the *Project* (to support St. John's Fire District).

G. Traffic Study; Commitment for Turn Lane: A traffic study that meets the requirements of Article 9.6 of the *ZLDR* that has been approved by *DOT* is attached hereto and incorporated herein by reference as Appendix C. This traffic study is addressed more fully in Paragraph 16 of this *Agreement*. The approval of the traffic study by *DOT* did not include the left turn lane commitment in this Section because the traffic impact study found that it was not currently needed and was instead a contingency plan if the traffic on River Road becomes greater than what is projected in the traffic study. Even though the traffic study did not determine that there was a need for a dedicated left turn lane on River Road into the *Project*, *County* Public Works determined internally that a left turn lane is justifiable at the time of construction. Subject to permitting from *DOT* and the *County's* approval of the removal or encroachment of any trees in the scenic road right of way or buffer that may need to be removed or encroached upon, the Property Owner shall design and construct a left turn lane on River Road at the primary entrance. *Property Owner* shall seek the needed approvals in a timely manner after the *Effective Date* of this *Agreement* and shall have until one year after the issuance of the first certificate occupancy for a *Dwelling Unit* to complete its construction.

H. *Development* Schedule: The *Development* schedule for the *Project* is included in section 7 of the *Plan*, as well as Paragraph 19 of this *Agreement*.

I. Open Space: Any open space and/or common open space requirements of the ZLDR shall be deemed addressed and satisfied through the provision of the *Recreational and Natural Areas* described herein and in the *Plan*, which shall be provided and managed in accordance with phasing plan in the *Plan* as shown on the Recreational and Natural Areas Sketch Plan attached as Exhibit 11.10. Either the *Property Owner*, the *Club*, or the *Association* shall be responsible for the maintenance of the *Recreational and Natural Areas*.

J. *Streets*: The internal *Streets* are not intended for dedication to the public. Any and all *Streets* and roads, curb cuts, streetscape, and *Street* drainage improvements designed and constructed by the *Property Owner* may (1) be owned and maintained as *Common Areas*; or (2) be owned and maintained by the *Property Owner* or a related entity. The *Property Owner*, a related entity, and/or a duly constituted *Association* shall be legally responsible for and perform the maintenance and upkeep on any and all *Streets* and roads on the *Real Property* or any portion thereof. The *Property Owner* agrees that the *Streets* will remain privately owned and maintained and shall not be dedicated or transferred to the *County*.

K. Compliance with *ZLDR*:

a. The *Property Owner* shall comply with the *ZLDR*, as it exists on the *Effective Date,* as expressly amended in Appendix B.

b. The *Property Owner* intends to proceed with the proposed *Development* in accordance with the provisions of the *Agreement*, the *ZLDR* as expressly amended herein, applicable provisions of the *Comprehensive Plan*, and with such conditions as may be attached to this *Agreement* or the *Plan* per *ZLDR* Sec. 4.25.9.A.16..

c. Variances and proposed modifications to the *Plan* shall be processed in accordance with Sec 4.25.10 of the modified *ZLDR,* Appendix B hereto..

d. The removal of *Grand Trees* or *Protected Trees* or encroachments on *Grand Trees* or *Protected Trees* that are shown to be removed or encroached upon on Exhibit 14.1 were approved by *County* Council in approving the terms of this *Agreement* and shall not be subject to the provisions of Article 3.10 of the *ZLDR*, Variances. Instead, as to those areas the *Property Owner* shall comply with the provisions of Section 14 of this *Agreement*. Removal of or encroachment on *Protected Trees* and *Grand Trees* that are not designated for removal or encroachment on Exhibit 14.1 are subject to the provisions of Article 3.10 of the ZLDR, Variances.

e. The *Property Owner* shall be entitled to modify the location and boundaries of *Lots, Streets*, the *Golf Course* and its holes, utilities, and other improvements from the locations and dimensions shown on the sketch plan attached as Exhibit 11.1, Sketch Plan. The *Property Owner* shall notify the *Zoning and Planning Director* in a timely manner when such modifications are proposed to be made and provide the *Zoning and Planning Director* a modified sketch plan that accurately reflects those changes. The *Zoning and Planning Director* shall determine if these proposed modifications are major or minor changes and whether they require an amendment to this *Agreement* and/or the *Plan* in accordance with Sec. 4.25.10 of the *ZLDR* as modified, Appendix B. The *Property Owner* shall not proceed with the proposed modifications until the *Zoning and Planning Director* has made this determination. If the *Zoning and Planning Director* determines certain proposed modifications are major changes, the *Property Owner* must obtain the needed formal Amendment to this *Agreement* and/or the *Plan* for those proposed modifications to be approved.

L. Letters of Coordination: Letters of coordination from all agencies from which the *Property Owner* must either (1) obtain permits or (2) obtain services and/or facilities are collectively attached hereto and incorporated herein by reference as Appendix D.

M. Buffers: The scenic right-of-way buffers and perimeter buffers on the *Real Property* shall be in compliance with the provisions of the modified *ZLDR*, Appendix B. The *ARB* shall establish standards for, determine, and administer all other buffers on the *Real Property*.

The scenic right-of-way buffers shall be a Type I buffers and the perimeter buffers shall be Type A and D buffers depending on location as shown on Exhibit 11.1. There are approximately 350' along the northeast corner of the *Real Property* adjacent to the maintenance and utility area where the Type A 10' buffer is 8' as shown on Exhibit 11.1 because of the proximity of freshwater wetlands to the property line. As shown on Exhibit 11.1, no perimeter buffer shall be required where the existing electric transmission line crosses the boundary of the Real Property.

As to the scenic road right-of-way buffers and the perimeter buffers, the *Property Owner* shall retain the existing natural buffers in accordance with footnote 2 to Table 9.4.4-3 of the modified *ZLDR*, Appendix B, and the Zoning and Planning Director shall have authority to require more plantings in any spots where he or she deems the existing natural vegetation to be insufficient. If the natural vegetation does not satisfy the minimum required width of the buffer in a given location, the *Property Owner* shall abide by the planting standards set forth in Section 9.4.6 of the modified ZLDR, Appendix B, to complete the width of the required buffer.

No vegetative buffer shall be required for freshwater wetlands except as may be required by any permitting agency. Any required wetland buffers will be subject to restrictive covenants prescribed by the applicable permitting authorities.

No internal buffers shall be required, and no buffers shall be required for any internal *Streets* on the *Real Property*. The only mandatory buffers are those along the property line of the *Project* as shown on Exhibit 11.1 that also shows the width and type of perimeter buffer in specific locations. *Setbacks* shall be as set forth in the Table in Section 5 of the *Plan*.

The *ARB* shall determine all buffer material except for the Type I scenic right-of-way buffers and the Type A and D perimeter buffers which shall be in accordance with Section 9.4.6 of the modified *ZLDR*, Appendix B.

The *Property Owner* shall be allowed (i) to install and maintain needed utilities in the mandatory vegetative buffers, including any required clearing, without approval of the *BZA* (*Property Owner* shall not be required to re-plant these areas where the utility provider prohibits replanting to allow its maintenance or repair of the utilities) unless such clearing requires removal of *Grand Trees* or *Protected Trees* , (ii) to leave existing ditches and trails within the buffers, including the required scenic road buffers, and to continue to maintain and/or to improve these trails in select areas, subject to the right of the *Property Owner* to move the location of existing trails in the perimeter buffer (not scenic road buffer) provided that there is at least 10 feet of buffer between the trail and the property line, except for the location on the northeast property line shown on Exhibit 11.1 where a 10' width is not feasible and the minimum width shall be 8', and (iii) to construct and maintain drainage structures and other drainage improvements in the buffers that are part of the Master Stormwater Plan. The utilities through the buffers shall be installed underground except for the overhead electrical transmission lines that the *Property Owner* will seek to relocate.

No clearing shall occur in the *County*'s scenic road buffers without previously obtaining any needed *County* approval except as just described.

N. Architectural Guidelines: Architectural guidelines set forth in Article 9.5 of the *ZLDR,* as modified in Appendix B, shall apply to the non-residential buildings on the *Real Property*. The architectural guidelines set forth in Article 9.5 of the *ZLDR* shall not apply to residential *Dwelling Units*. The *Property Owner* has not yet prepared specific design elevations for the residential *Dwelling Units* but will advance an architectural approach for them that is fitting for the locality and natural surroundings as shown in the examples on Exhibit 11.9 hereto. The *ARB* shall develop and administer the architectural and landscaping guidelines for the *Real Property* as provided in the *Covenants*. The *Property Owner* shall provide the *Zoning and Planning Director* a copy of the architectural and landscaping guidelines before the first site plan review for non-residential construction and before residential construction or installation commences and shall provide any revised guidelines to the *Zoning and Planning Director* within thirty (30) days of their implementation. These guidelines shall include, but not be limited to, the architectural and landscaping guidelines for non-residential *Development*. The *Property Owner* shall provide the *Zoning and Planning Director* a copy of the written *ARB* approval of the architectural and landscaping design as part of each *Development* application. This *ARB* approval letter shall be required prior to the *County*'s issuance of any zoning permit or approval of any *Development* application and shall constitute proof of compliance with the architectural and landscaping guidelines. Metal and/or concrete buildings, pump stations, ground level water storage tanks, golf maintenance buildings and office, and the reclaimed water facility shall be allowed in the golf maintenance and HOA service tract(s) shown on Exhibit 11.1 and shall be exempt from the architectural standards in this *Agreement* and the modified *ZLDR*, Appendix B, provided that there is an opaque screen (or other screening elements approved in writing by the *Zoning and Planning Director)* between them and Bohicket Road and any internal *Streets* and residential areas.

O. Access:

a. Areas between structures shall be covered by easements where necessary for access and to provide for maintenance and utility service.

b. Primary vehicular access to the entire *Project,* including the *Golf Course* and other amenities shall be from River Road. There shall be one driveway connection from Bohicket Road with controlled access to the utility, maintenance, and support services area. Access to and from this area will be limited to staff working on the *Golf Course* and grounds or the utility facilities located there. An additional and separate gated connection from Bohicket Road is also planned for emergency access only. Subject to issuance of the necessary encroachment permits, the existing access driveways on Bohicket Road will be used during construction and, upon completion of the primary access from River Road, shall be used only as an emergency access to and from Bohicket Road. The *Property Owner* may add additional or different emergency access points but only if all emergency service providers require it. In their letters of coordination attached as Appendix D are written

confirmation from *County* EMS and St. Johns Fire District of their respective willingness to use this emergency access if needed.

Because the community will be gated, a gate and gatehouse shall be allowed at the primary entrance off River Road.

P. Areas Designated for Future Uses: 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; provided, however, with respect to this provision, the "natural state" of the property shall include those uses legally permitted on the *Real Property* at the time of the *Effective Date* of this *Agreement*. The *County* agrees that undeveloped portions of the *Real Property* shall be held by the *Property Owner*, or its successors, for agricultural/silvi-cultural/forestry purposes or similar permitted uses until *Development* on that portion of the *Real Property*. The *County* agrees that it will permit said agricultural uses to continue on these undeveloped areas. If *County* Council approves this *Agreement*, PD-83A will no longer be applicable. *Development* can occur after the necessary approvals are obtained; however, areas that are not part of *Development* approvals must remain in a natural state until *Development* approvals for those areas are obtained. The *Property Owner* has approval from Central Electric Power Cooperative, Inc. and Santee Cooper to re-locate the existing overhead transmission lines on the *Real Property* that will require some clearing ahead of the submission and approval of some of the *Development* applications to the location shown on the sketch plan attached as Exhibit 11.1. Attached as Exhibit 11.1 hereto is an illustration showing the location of the existing transmission lines, the proposed new location, and all areas needing clearing if the lines are moved. Any clearing shall comply with the terms of this *Agreement*, the *Plan*, and the modified *ZLDR* attached as Appendix B.

Q. Signs: The *Property Owner* shall provide a master signage plan to the *ARB*, for review and approval, for each phase of the *Project* and must provide the *ARB*'s written approval of that phase's master signage plan to the *Zoning and Planning Director* prior to obtaining a certificate of occupancy for any portion of that phase of the *Project*. Any sign other than a temporary sign shall not be installed until the plan for the sign has received written *ARB* approval and zoning and building permits issued by the *County*. Notwithstanding the foregoing, the standards contained within Article 9.8 of the *ZLDR*, as modified, shall apply to signs visible from Bohicket Road or River Road.

R. Parking: The parking and loading regulations in Article 9.3 of the *ZLDR*, as modified in Appendix B, and no others, shall apply to the *Real Property* or any portion thereof. Temporary parking shall be allowed within the 75 foot wide power line easement and immediately adjacent areas.

S. Resource Areas: The *Plan* protects the *Recreational and Natural Areas*, as set forth more fully in this *Agreement* and the *Plan*.

T. *Recreational and Natural Areas*: *Recreational and Natural Areas* are located to preserve natural resources on the *Real Property* and provide recreation areas, as shown on

the *Recreational and Natural Areas* Sketch Plan attached as Exhibit 11.10. The standards applicable to *Recreational and Natural Areas* on the *Real Property* are set forth in sections 11 and 24 of the *Plan*. These *Recreational and Natural Areas* provide the benefits of common open space as described in Article 4.25.6 of the *ZLDR* and shall be in lieu of that common open space.

U. Land Use Sketch Plan: The general location and amount of land proposed for each land use, including residential, preservation, *Recreational and Natural Areas*, *Streets*, etc., are conceptually delineated in Exhibit 11.1 attached hereto. Moreover, the amount of land proposed for each such primary land use is set forth in Table 4.1 herein and in Section 6 of the *Plan*. This sketch plan is subject to change in the discretion of the *Property Owner* based on design and engineering considerations, market demands, and other factors. The *Property Owner* shall submit such proposed changes to the sketch plan to the *Zoning and Planning Director*. The *Zoning and Planning Director* shall determine if these proposed modifications are major or minor changes in accordance with Sec. 4.25.10 of the modified *ZLDR*, Appendix B. and whether they require an amendment to this *Agreement* and/or the *Plan*. The *Property Owner* shall not proceed with the proposed modifications until the *Zoning and Planning Director* has made this determination. If the *Zoning and Planning Director* determines certain proposed modifications are major changes, the *Property Owner* must obtain the needed formal Amendment to this *Agreement* and/or the *Plan* for those proposed modifications to be approved.

V. Conceptual Lot Lines: The conceptual lines of the *Lots* proposed to be developed on the *Real Property* are delineated in Exhibit_11.3 Conceptual Lot Line Sketch Plan, subject to the modifications described in Sections 11(K) (e), 16, and 23.

W. Pedestrian and Motor Traffic Circulation: The conceptual proposed pedestrian and motor traffic circulation for the proposed development is delineated in Exhibit 11.4 Circulation Sketch Plan attached hereto.

X. Wetlands Exhibit: An exhibit showing the location of the freshwater wetlands on the *Real Property* is attached hereto as Exhibit 4.4. The wetlands shown in the *Conservancy Tract* are not field delineated and are an approximation; the remainder of the wetlands shown on Exhibit 4.4 are those delineated on the approved jurisdictional determination *Property Owner* received from the *Corps*. The *Property Owner* may do some selective hand clearing, some mechanized land clearing, and some limited filling, and may construct portions of *Streets* and/or utilities on, over or under them but only after obtaining all required permits and approvals from the *County*, *BCM*, and the *Corps*, if necessary, for such *Development* .

Y. Tree Survey: The *Property Owner* has provided the *County* with a required tree survey, attached as Exhibit 11.5. This tree survey shows *Grand Trees* and *Protected Trees* The survey does not include trees less than 24" *DBH* or pine trees or sweet gum trees with 24" *DBH* or greater within the *Golf Course*. This tree survey shall be the only required tree survey of the entire *Real Property* for a period of five (5) years after the *Effective Date*. After that time, tree surveys shall be required for all development applications and shall

comply with Sec. 9.2.3 of the modified *ZLDR,* Appendix B, except that tree surveys for development of the *Golf Course* and residential areas shall comply with Sec. 9.2.3.D of the modified *ZLDR,* Appendix B (the survey for a *Development* application for the *Golf Course* need only be of the area affected by the proposed *Development,* not the entire *Golf Course*). No survey of trees less than 24" *DBH* is required for residential *Lots* or the *Golf Course* (including *Golf Course* related uses) but shall be required for *Lots* with commercial uses. The *Property Owner* shall not be required to do a tree survey of the *Conservancy Tract*. If the *Property Owner* proceeds with the *Development* of the one *Dwelling Unit* allowed on the *Conservancy Tract*, *Property Owner* shall be required to provide a tree survey in compliance with Section 9.2.3.D of the modified *ZLDR,* Appendix B.

Z. Phasing Schedule: A general delineation of the areas to be included in phases 1 and 2 of the proposed development is attached hereto as Exhibit 11.6 Phasing Sketch Plan. . The *Recreational and Natural Areas* shall be roughly 404 acres in phase 1 and roughly 408 acres in phase 2. The location of *Recreational and Natural Areas* to be included within a phase of *Development* shall be set forth as part of a site plan or preliminary plat application for that phase including the specific amount of acreage of the *Recreational and Natural Areas,* to allow the total amount of *Recreational and Natural Areas* to be tracked over time to ensure the total amount required by this Agreement is ultimately provided.

AA. Landscaping Plan: Attached hereto as Exhibit 11.11 is a landscape plan for the scenic road right-of-way and perimeter buffers. With respect to internal landscaping, a plan shall be submitted as part of any application for Site Plan Review or a subdivision plat..

BB. Utility Sketch Plan: The *Property Owner* has submitted a series of conceptual plans for the provision of utilities and facilities, attached hereto as Exhibit 11.7 Utility Sketch Plan.

12. Local Development Permits and Other Permits Needed

Pursuant to section 6-31-60(A)(6) of the South Carolina Code, the *Parties* anticipate that the following local *Development Permits*, approvals, and other regulatory permits will be needed to complete the *Project*:

County plat approvals; *County* site plan review approval; *County* infrastructure permits; *County* land disturbance permits; *County* zoning, building, business license, stormwater/drainage, and contracting permits; *County* certificates of occupancy; applicable *DES* permits; and any other required local, state or federal approvals or permits.

The *County* will make determinations on completeness of applications pursuant to the applicable *County* Ordinance requirements within the timeframes described in the modified *ZLDR*, Appendix B. The failure of this *Agreement* to address a particular permit, condition, term, or restriction does not relieve the *Property Owner* of the necessity of complying with the *Laws* governing permit requirements, conditions, terms, or restrictions.

13. Vested Rights Governing the Development of the *Real Property*

A. Generally: Subject to Paragraph 10.A of this *Agreement*, all rights and prerogatives accorded to the *Property Owner* by this *Agreement* and the *Plan* shall immediately constitute vested rights for the *Development* of the *Real Property*. Nothing in this *Agreement*, including but not limited to Paragraph 10.A, is intended to abrogate and shall not abrogate or diminish rights conferred under sections 6-31-140 of the South Carolina Code, the "Vested Rights Act" (codified at sections 6-29-1510 to -1560 of the South Carolina Code), any provision of the *County Ordinances* adopted pursuant to the Vested Rights Act including Sec. 3.1.13 of the *ZLDR*, or any rights that may have vested pursuant to common law or otherwise in the absence of a *Development Agreement*.

B. Vested Rights to Complete *Development* in Progress: Any permits or approvals granted to the *Property Owner* prior to the adoption of this *Agreement* shall continue to be valid, vested rights.

C. Vested Rights in the *Plan*: All permitted, conditional, and accessory uses set forth in the Exhibit 11.2 shall constitute vested rights on the *Effective Date*. In addition, all *Building Development Standards* and other *Development* regulations, including but not limited to tree regulations, parking and loading regulations, *Recreational and Natural Areas* standards, architectural regulations, landscaping regulations, and buffer and screening regulations set forth in this *Agreement* and the *Plan* shall constitute vested rights on the *Effective Date*.

D. Entitlement Densities: The *Property Owner* shall have a vested right to the following entitlement densities on the *Effective Date*:

1. *Dwelling Units*: The *Property Owner* shall have the vested right to develop up to 120 *Dwelling Units* on the *Real Property*, and may determine the precise type, configuration and location of *Dwelling Units* provided that all such determinations shall be in compliance with the terms of this *Agreement* and the *Plan*. No *Dwelling Unit* shall be allowed or constructed on the *Preservation Tract*. *Property Owner* shall also have the vested right to no more than one (1) *Accessory Dwelling Unit* of no more than 1600 SF of *Floor Area* per *Dwelling Unit*. *Accessory Dwelling Units* shall not count towards the cap of 120 *Dwelling Units*.

2. *Preservation Tract*. The *Property Owner* shall have a vested right to subdivide and create a single *Preservation Tract* and to grant sixty-one (61) undivided interests in the *Preservation Tract*. The *Preservation Tract* shall be restricted by deed or covenant to no more than sixty-one (61) undivided interests as described in Note 2 to Table 4.1 herein. Because of the *Preservation Tract*'s location and the adjoining wetlands, the *Property Owner* shall be allowed to construct up to four ditches across the *Preservation Tract* with control structures to allow drainage into a ditch running roughly parallel to the boundary of the *Preservation Tract* with the adjoining property and to reserve the right to it or the *Association* to maintain these ditches. The deed restriction or conservation easement must be imposed on the *Preservation Tract* and recorded within 30 calendar days of the recording of the final subdivision plat of the *Preservation Tract* within the *Real Property*,

before the Property Owner conveys any interests in the *Preservation Tract* to third party purchasers. *Property Owner* must provide the *Zoning and Planning Director* a copy of the restriction or conservation easement within thirty (30) calendar days of recording. Upon request by the *Zoning and Planning Director*, the *Property Owner* shall provide written verification that no more than sixty-one (61) undivided interests in the *Preservation Tract* are outstanding at any one time.

3. Commercial and Institutional Entitlement Densities: "*Gross Leasable Area*" or "*GLA*" means total floor area devoted to a use designated as such in Table 4.1 of this *Agreement*. *GLA* does not include public or common areas, such as parking lots, utility rooms and stairwells, in a building or on a *Lot* otherwise devoted to a use designated as *GLA* in the *Plan*. For the purpose of this provision, the term "floor area" shall have the definition specified in Chapter 12 of the modified *ZLDR* attached as Appendix B hereto. The *Property Owner* shall have the vested right to develop up to 17,500 square feet of *GLA* on the *Real Property*. This *GLA* shall constitute a vested right on the *Effective Date*. The *Property Owner* may determine the precise configuration and location of *GLA* on the *Real Property*, in compliance with the *Agreement* and the *Plan*.

4. *Golf Course*: "*Golf Course*" means a tract or tracts of land laid out for up to eighteen (18) holes for playing the game of golf and improved with tee boxes, greens, fairways, hazards, lagoons and wetlands, and utilities related to golf course irrigation and that may include club houses, driving ranges, training and expanded practice facilities including a number of par-3 holes, comfort stations, and shelters. The *Golf Course* shall constitute an *Active Recreation Area*. The *Property Owner* shall have the right to build full-service club houses, pro shops, practice ranges, and training facilities accessory to the *Golf Course* on the *Real Property* in any location the *Property Owner* deems appropriate, in compliance with the *Agreement* and the *Plan*. The *Property Owner* may determine the precise configuration and location of the *Golf Course* and its *Accessory Uses*, in compliance with the *Agreement* and the *Plan*. The commercial *Accessory Uses* to *Golf Course* or uses that are part of the principal use of *Golf Course* shall be counted against the cap of 12,500 SF of commercial square footage for the *Golf Course*. The *Golf Course*, including club houses and other *Accessory Uses*, as more fully set forth in Exhibit 11.2, such as pro shop, cart rentals, *Club* member events, member food and beverage services (including alcoholic beverages and dining room/restaurant), prep-setup areas in support of these *Accessory Uses* and the principal use, shall not count against any of the other entitlement densities in this *Agreement*.

5. *Facilities* for Utilities, *Club* and *Association* Support, and Maintenance Services. The *Property Owner* shall be entitled to construct such *Facilities* as it may deem reasonable and necessary for utilities, *Club* support, and maintenance of the *Golf Course*, *Club* and *Association* properties, amenities, landscaping, and *Facilities*. The *Development* of such *Facilities* shall be in compliance with the terms of this *Agreement* and the *Plan*.

14. Tree Removal, Replacement, Protection, Preservation and Mitigation.

Because the *Real Property* has never been developed, it includes a profusion of trees, including *Grand Trees* and *Protected Trees*, as is evident from the tree survey attached as Exhibit 11.5. This tree survey includes *Grand Trees* and *Protected Trees* as described in Section 11(Y) herein. . In this tree survey, a South Carolina Registered Forester and an International Society of Arboriculture Certified Arborist, Dr. Mac Baughman, applied the International Society of Arboriculture's Tree Risk Assessment criteria in assigning the grade to each tree. Care has been taken in the design of the *Golf Course* to position it as much as reasonably practicable to avoid the removal of category A and B live oak trees. Similarly, the streets and other planned improvements have been, and will be, situated as much as reasonably practicable to avoid category A and B live oak trees. The *Property Owner* intends to integrate the *Development* within the *Real Property*'s natural features and take advantage of them. Nonetheless, some removal of *Grand Trees* and *Protected Trees* and some secondary encroachment to them cannot be avoided.

The *Property Owner* shall be entitled to remove the *Grand Trees* and *Protected Trees,* , shown as being removed on Exhibit 14.1 and shall be entitled to encroach through paving, filling, clearing, grading, or trenching on the *Grand Trees* and *Protected Trees* shown as being encroached upon on Exhibit 14.1, and shall comply with the mitigation requirements of Exhibit 14.1. Property Owner may choose not to physically remove or encroach on some of the Grand Trees and Protected Trees listed for removal or encroachment on Exhibit 14.1, . *Property Owner* shall be required to implement the mitigation described in Exhibit 14.1 for the trees actually physically removed, provide written confirmation to the Zoning and Planning Director that the mitigation has been performed, and report on the trees encroached upon as required by Exhibit 14.1. The *Property Owner* must submit the mitigation plan to the *Zoning and Planning Director* for approval at the time of submission to the *County* of design plans for roadway construction, site plans for other *Development*, or subdivision plats prior to the issuance of zoning approval or permits, and may not start removing or encroaching on trees until the Zoning and Planning Director has approved the mitigation plan in writing.

Once the approved mitigation has been accomplished, the *Property Owner* must notify the *Zoning and Planning Director* to inspect/confirm the mitigation is complete. The *Property Owner* shall prepare a spreadsheet to track approved tree mitigation over the life of the *Development* of Orange Hill. The spreadsheet will track the total *DBH* of the trees removed that required mitigation and show the number, size and species of trees planted and/or monies paid to the County Tree Fund for tree mitigation on Johns Island. The *Property Owner* will provide the *Zoning and Planning Director* an annual summary report on trees physically removed, trees encroached upon, mitigation trees planted, and tree mitigation payments, along with any revised tree mitigation landscape planting plans, and the status of compliance with approved mitigation plans, with the annual report due the *Zoning and Planning Director* under Section 26 of this *Agreement*. Annual reports will also document the approximate date of any tree encroachments and assure these are monitored for possible mitigation for five years after the encroachment.

Property Owner seeks to preserve the trees that are encroached upon and shall use a qualified licensed arborist to monitor the encroachment trees for five years after encroachment to determine the health of those trees unless the *Zoning and Planning Director* or the *County* arborist determines that a longer period of monitoring for particular encroachment trees is needed. If the Property Owner decides to encroach upon a tree that is approved for removal, rather than removing

the tree, the tree should be treated as an encroached tree, monitored as such, and included on the annual report on encroached trees. If the *County* arborist determines the encroachment has significantly injured the health of a particular tree to the extent that the tree's risk of failure (dying) is imminent per the ISA Risk Assessment definition ("Imminent (D) - Tree irreparably damaged or diseased and hazardous, failure has started or is most likely to occur in the near future, even if there is no significant wind or increased load"), the *Property Owner* shall report the tree as removed and shall implement the mitigation set forth on Exhibit 14.1 or that set forth by the Property Owner in a mitigation plan approved by the Zoning and Planning Director.

Below is a table showing the total number of *Grand Trees* and *Protected Trees* to be removed or encroached upon as well as the total number of trees remaining and unaffected as set forth in Exhibit 14.1:

ORANGE HILL TREE INVENTORY and IMPACT SUMMARY **06.02.25**
(ALL GRAND & PROTECTED TREES)

CATEGORY	TOTAL	REMOVED			ENCROACHED		UNAFFECTED		SUM OF ENCROACHED AND UNAFFECTED REMAINING	
		TOTAL	%	DBH	TOTAL	%	TOTAL	%	TOTAL	%
TOTAL LIVE OAKS	1,211	218	18%	8,099	386	32%	607	50%	993	82%
TOTAL NON LIVE OAKS	1,914	200	10%	4,086	120	6%	1,594	83%	1,714	90%
TOTAL TREES	3,125	418	13%	12,185	506	16%	2,201	70%	2,707	87%

(82% of LIVE OAKS and 90% of NON-LIVE OAKS REMAIN)

ORANGE HILL GRAND TREE INVENTORY and IMPACT SUMMARY
(GRAND TREES ONLY)

CATEGORY	TOTAL	REMOVED			ENCROACHED		UNAFFECTED		SUM OF ENCROACHED AND UNAFFECTED REMAINING	
		TOTAL	%	DBH	TOTAL	%	TOTAL	%	TOTAL	%
TOTAL GRAND LIVE OAKS	1,147	207	18%	7,884	385	34%	555	48%	940	82%
TOTAL GRAND NON LIVE OAKS	523	105	20%	3,007	105	20%	313	60%	418	80%
TOTAL GRAND TREES	1,670	312	19%	10,891	490	29%	868	52%	1,358	81%

(82% of LIVE OAKS and 80% of NON-LIVE OAKS REMAIN)

NOTE 1: For the purpose of this table a "Removed" tree is one that is physically removed; an "Encroached" tree is one that may have paving, grading, trenching, or filling occur in more than 25 percent of the protected area of the particular tree as described in Section 9.2.1.C. of the *ZLDR;* an "Unaffected" tree is one that is neither removed nor encroached upon; and the column titled "Remaining" trees is sum of the "Encroached" and "Unaffected" trees.

The *Property Owner* shall be required to obtain a variance from the *BZA* for the removal of *Grand Trees* and *Protected Trees* on the *Real Property* outside the areas delineated in Exhibit 14.1.

The *ARB* shall have sole jurisdiction over the removal, encroachment upon, replacement, protection, preservation and mitigation requirements for all trees that are not *Grand Trees* or *Protected Trees* . The *ARB* shall give special consideration to the *Golf Course* and *Project*'s infrastructure, including any wastewater treatment facility, utilities, and any recreational amenities.

15. Short-Term Rentals.

The *Property Owner* shall be entitled to have up to sixty-eight (68) *Dwelling Units,* all of which shall be considered and treated as Commercial Guest House (CGH) *Short-Term Rental Properties* within the residential areas shown on Exhibit 15.1 Residential Areas Sketch Plan. These *Short-Term Rental Properties* shall be rented only to *Club* members, their guests, and guests of the *Club*. The *Club* shall exclusively manage the rental of all such *Short-Term Rental Properties* and shall maintain all such *Short-Term Rental Properties*. There shall be no public advertising or marketing of such *Short-Term Rental Properties* including, but not limited to, internet platforms such as Vacation Rental by Owner (VRBO) or Airbnb. Owners of such *Short-Term Rental Properties* must submit a CGH Short-Term Rental Application to the *County* and receive a Short-Term Rental Zoning Permit pursuant to the requirements of *ZLDR* 6.8 as modified in Appendix B but shall not be required to obtain a special exception for such use. The *ARB* shall provide a letter of authorization to the *County* to accompany each application for a *Short-Term Rental Property*. The letter from the *ARB* accompanying the application to the *County* shall state that *ARB* has approved the *Dwelling Unit* as a *STRP* and a parking plan for that use that will be enforced by the *ARB*. The *ARB* shall track the number of *Short-Term Rental Properties* and shall allow no more than sixty-eight (68) at one time. No *Short-Term Rental Property* shall have more than four (4) bedrooms per *Lot* inclusive of any *Accessory Dwelling Unit* on the *Lot.*

16. Configuration and Location.

The standards set forth in the *Plan*, attached hereto and incorporated herein by reference as Appendix A, shall control the configuration and location of vested rights and uses on the *Real Property* or any portion thereof. The conceptual illustrations or maps included in or attached as exhibits to this *Agreement* or the *Plan* are provided as examples only and shall not affirmatively bind the *Property Owner*. The planned *Development* is subject to change within the legal guidelines of this *Agreement* and the *Plan*, and the conceptual illustrations and maps included herein and attached hereto are subject to change and therefore are not commitments or

representations to the *County* or any third party. The *Property Owner* shall submit such proposed changes to the *Zoning and Planning Director*. The *Zoning and Planning Director* shall determine if these proposed modifications are major or minor modifications as defined in Sec. 4.25.10 of the *ZLDR* as modified, Appendix B. The *Property Owner* shall not proceed with the proposed modifications until the *Zoning and Planning Director* has made this determination. If the *Zoning and Planning Director* determines certain proposed modifications are major changes, the *Property Owner* must obtain the needed formal Amendment to this *Agreement* and/or the *Plan* for those proposed modifications to be approved. Subject to the foregoing, the *Property Owner* may determine the precise configuration, names, acreage, amounts and location of any vested rights and uses in compliance with this *Agreement* and the *Plan,* to provide flexibility within the limits of the *Agreement* and the *Plan.*.

17. *Facilities* and Services

A. Generally: This section addresses the *Facilities*, including any infrastructure improvements, which are necessary to support the *Development.* The *Property Owner* shall only be responsible for those specific *Facilities* that the *Property Owner* expressly undertakes to install and maintain herein. The remainder of the *Facilities* listed herein shall be installed and maintained by the applicable service providers. Accordingly, letters of coordination with each of these service providers other than cable/internet/telephone are included in Appendix D.

B. (1) Certification of Completion Concurrent with Impact: Although the nature of this long term *Project* prevents the *Property Owner* from now providing exact completion dates, the *Property Owner* certifies that the specific services and *Facilities*, including any infrastructure improvements, that the *Property Owner* expressly undertakes to install will be in place, or if not fully in place, the cost of their construction fully bonded or letter of credit posted at a sufficient time to ensure availability concurrent with the impacts of the *Development* and consistent with the Schedule of *Development* set forth herein. Subject to compliance with applicable law and with all provisions of the *Agreement*, the *County* hereby authorizes the *Property Owner* to install all *Facilities* which the *Property Owner* has undertaken to provide herein.

(2) Single Conditional Plat. The *Property Owner* shall be entitled to one conditional plat according to Section 8.4.11 of the modified *ZLDR* attached as *Appendix B* at the commencement of the *Project* for the subdivision of *Lots* within any portion of the area inside the Phase One boundary within the area shown on Exhibit 11.6 hereto. For purposes of this conditional plat, the installation of the facilities for potable water and for wastewater treatment shall be considered as public utility improvements for bonding purposes.

C. Traffic Considerations

1. Traffic Study: The *Property Owner* has procured a Traffic Impact Analysis prepared by Ramey Kemp that has been approved by DOT, a copy of which is attached hereto as Appendix C. This study analyzes the traffic operations within the area of influence and provides recommended access management for the site. A proof-of-coordination letter with *DOT* is also included in Appendix D, attached hereto.

2. Scope of Study: The area of influence of the study site includes the following existing and proposed intersections:

a. Bohicket Road/Betsy Kerrison Parkway and River Road (S-10-20) (signalized); and,

b. River Road (S-10-91) proposed access to *Project.*

3. Site Access: The *Development*, other than the primary maintenance, utility, and service area, will be served by one (1) full-movement access point on River Road. The *Project* will have an access from Bohicket Road for the maintenance/utility area and a separate emergency access. The following improvements are recommended to ensure proper site access at River Road and Bohicket Road:

a. Construct the entrance area to and from River Road for the primary entrance road.

b. Construct the turn lane on River Road in accordance with the terms and conditions set forth in Section 11 (G).

c. Construct the driveway to the services/maintenance/utility area from Bohicket Road. Access from this area will be limited to staff working from within this area to the *Golf Course* and grounds or the utility facilities located there.

d. Construct the limited emergency access from Bohicket Road. The *Property Owner* will install a security gate to prevent non-emergency related vehicular traffic from the entering the *Real Property* through this emergency entrance. *Property Owner* will coordinate with the appropriate entities to determine what gate opening equipment shall be installed to facilitate entry for emergency vehicles. Until the main entrance road off River Road is complete, *Property Owner* may use this emergency access for construction and other *Development* related purposes as described in 4.(D)(7) below.

The *Property Owner* shall construct the above-stated improvements (or such other improvements as shall be recommended in consultation with *DOT*) after obtaining all required permits and approvals from the *County*, *DOT,* the *Corps* (but only if required), and any other governmental entities. The *Property Owner* shall complete the above-stated improvements concurrently with the completion of the first phase of construction.

4. Initial Development Capacity: The traffic study attached as Appendix C analyzed the *Development* comprising the *Project* and resultant traffic and determined that there will be no operational impacts to the major facilities and intersections on River and Bohicket Roads. However, the Property Owner shall design and construct a turn lane on River Road at the primary entrance as set forth in Section 11(G) herein.

D. The *Project's Streets.*

1. Definition: "*Street*" means a road, street, or other vehicular way for use by vehicular and pedestrian traffic and to provide access to *Lots* (except for *Preservation Tract*) and *Recreational and Natural Areas*, consisting of vehicular lanes and their adjacent rights-of-way.

2. Design and Installation: The *Property Owner* shall develop and install *Streets* and their related infrastructure on the *Real Property*.

3. Private *Streets*: Typical road cross section and utility placement for the private *Streets* shall be in accordance with Appendix A ("Road And Drainage Construction Standards"), to the modified ZLDR, Appendix B, attached hereto. Exhibit 11.4, Circulation Sketch Plan attached hereto shows the conceptual road framework which may be implemented for private *Streets* on the *Real Property*. Notwithstanding those exhibits, the *Property Owner* may determine the precise configuration and location of any and all private *Streets* on the *Real Property*, provided, however, that the *Property Owner* has a qualified engineer determine that their configuration and location does not present a significant safety hazard. If the *Property Owner* intends to alter the location of a *Street*, the *Property Owner* shall seek the approval of the *Zoning and Planning Director* who shall determine whether such alteration is a major or minor modification as defined in Sec. 4.25.10 of the *ZLDR* as modified, Appendix B. If the *Planning and Zoning Director* determines it is a major change, the *Property Owner* shall not proceed with the change until there has been a formal Amendment to this *Agreement* and/or the *Plan* approving the change.

4. Ownership and Maintenance: The *Property Owner*, a related entity, and/or a duly constituted *Association* shall own and perform the maintenance and upkeep on any and all *Streets* on the *Real Property* or any portion thereof..

5. Paving: To preserve the existing rural character of the *Real Property* or portions thereof, the *Property Owner* may retain existing unpaved, private *Streets* and/or install other unpaved, private *Streets* and roads on the *Real Property* or portions thereof. The *Property Owner* may construct some earthen and rock *Streets* as private roads other than those serving the *Dwelling Units*. Any new roadway and drainage system shall, at a minimum, be designed to comply with the Secondary County Road Standards described in Article A.3.4, Secondary County Road Standards provided that all private Rights-of-Way comply with all other applicable requirements of this Ordinance, as modified by Appendix B hereto.

6. Internal Access: The *Property Owner* may limit access to the private *Streets* on the *Real Property* or portions thereof through the use of a security gate or other similar method. All *Streets* on the *Real Property* shall have access to River Road.

7. Construction Access: During the initial phases of construction of the *Golf Course*, stormwater lagoons, entry road and the facilities within the maintenance and utility area construction traffic will be routed from Bohicket Road into the *Project* site at the location of all existing driveways and the proposed driveway for entry into the maintenance

and utility area, and from River Road at the proposed new primary access, in the approximate locations shown on Exhibit 11.4. *Property Owner* shall obtain any necessary approvals or encroachment permits from *DOT* for the construction access. Upon completion of the *Golf Course*, the maintenance and utility area, and the entry road, construction traffic will be routed along River Road using the primary entrance as shown on Exhibit 11.1. This primary access is also subject to obtaining any necessary approvals or encroachment permits from *DOT*.

E .Sidewalks and Bike Paths: In light of the rural nature of the *Real Property*, the *Property Owner* shall not be required to install sidewalks but may install bike paths, cart paths, and other trails or paths to access the *Recreational and Natural Areas,* the *Golf Course* clubhouse area, and other amenities and recreational facilities. The approximate location of these trails and paths is shown on Exhibit 11.4 hereto. These trails and paths outside the *Conservancy Tract* shall vary in width from approximately 4 feet to 10 feet, and their surfaces within the *Real Property* outside the *Conservancy Tract* may be asphalt, cement, packed shell sand or other firm pervious material or mulch. Portions of the trails outside the *Conservancy Tract* may traverse short segments of the internal *Streets* as shown on Exhibit 11.4. Trails within the *Conservancy Tract* may consist of existing or new unimproved paths over natural terrain. The *Property Owner* shall not engage in land disturbance activities in the creation or maintenance of trails in the *Conservancy Tract*; routine maintenance of existing trails in the Conservancy Tract that does not change their width or location shall not be considered new land disturbance activity. As stated in Exhibit 4.5, Declaration of Restrictive Covenants for Wetlands Preservation, the construction or installation of any utilities or any driveway outside the one acre building area on the *Conservancy Tract* must be located within the existing roads or the existing power line right of way, unless another location is approved in writing by the *Corps* and *BCM* prior to the commencement of the construction. Any and all such paths or trails designed and constructed by the *Property Owner* on the *Real Property* may (1) be owned and maintained as *Common Areas*; or (2) be owned and maintained by the *Property Owner* or a related entity. The *Property Owner*, a related entity, and/or a duly constituted *Association* shall perform the maintenance and upkeep of these paths and trails on the *Real Property* or any portion thereof.

F. Wastewater Treatment: There is no public sewage collection and treatment serving the *Real Property*. The *Property Owner* will provide suitable wastewater treatment or septic to all *Lots* (except the *Preservation Tract*), *Dwelling Units,* the *Golf Course*, other recreational facilities, and the utility/support/maintenance area on the *Real Property* pursuant to the *Agreement* after obtaining all applicable permits and approvals from regulatory agencies and governmental entities. The existing Planned Development District, PD-83A, for the *Real Property* adopted in 2005, includes the right to construct a small wastewater treatment plant to serve only the *Development* on the *Real Property* that shall not serve any area, land, or *Development* outside the boundaries of the *Real Property*. This wastewater treatment plant will be constructed by the *Property Owner* with the intent to transfer it and its operation to the *Association* in accordance with the laws and regulations of the South Carolina Public Service Commission, including S.C. Code Regs. § 103-502.5. In accordance with this regulation, the *Covenants* of the *Association* shall authorize its ownership and operation of the wastewater treatment plant as well as to impose appropriate assessments upon the owners necessary to pay for all aspects of its maintenance, repair, and operation. The Property Owner shall enter a Financial Assurances Agreement with the *DES* to assure adequate funds are available to operate the wastewater facilities including an instance where

DES were to determine the *Property Owner* or *Association* is failing to adequately operate, repair, or maintain the wastewater facilities. Because the PD being replaced with this Plan included a wastewater treatment plant, the *County* agrees to support approval of the wastewater treatment plant to serve only the *Real Property*, provided the wastewater treatment facility complies with all applicable *County* requirements and processes, the application comports with the requirements of *DES*, and the wastewater treatment plant is approved by BCDCOG. The *Property Owner* shall submit the Preliminary Engineering Report ("PER") and *DES*'s bonding requirement to *County* Public Works for review and approval. Any wastewater treatment system shall be subject to best management practices as well as all *Laws*. Any wastewater treatment facility will comply with the Charleston County 208 Water Quality Management Plan and all BCDCOG and SCDES requirements, including the SCDES permitting requirements that the *Property Owner* provide financial protections for the continued economic viability of the system and that the system be managed by a class A licensed operator. It is anticipated that all of the treated effluent will be sprayed on the *Golf Course*.

G. Potable Water: St. John's Water Company will provide potable water to all *Lots (except the Preservation Lot), Dwelling Units*, the *Golf Course*, other recreational facilities, and the utility/support/maintenance area on the *Real Property* pursuant to the *Agreement* after obtaining all applicable permits and approvals from regulatory agencies. The new system will be designed and constructed to *DES* standards. Prior to the construction, a water model will be created in order to properly size all mains. The new water distribution system will be designed to meet the requirements of the St. Johns Water Company and *DES*. A proof-of-coordination letter with St. Johns Water Company is included in Appendix D. The *Property Owner* shall design and construct facilities necessary for the transmission and distribution of potable water on the *Real Property*. The *Property Owner* shall transfer facilities for the transmission and distribution of potable water, including necessary easements, to St. Johns Water Co, as requested or required by it. The *Property Owner* may construct one or more wells to provide irrigation water for the *Golf Course* and *Common Areas*. The *Property Owner* may at some future time build a reverse osmosis ("RO") or other well water treatment facility to assist with the irrigation of the *Golf Course*.

H. Drainage:

1. Stormwater Sketch Plan: A sketch plan of *Project's* stormwater plan for the *Real Property* is attached hereto as Appendix E. The *Property Owner* shall provide sufficient drainage for the *Development* of the *Real Property*. The *Property Owner* shall not impair or diminish the drainage currently flowing through the *Real Property*. The *Property Owner* shall not impede such drainage during construction nor during land disturbance activities on the *Real Property* and shall provide comparable drainage at a substitute location, if necessary. The *Real Property* has considerable stormwater resilience and capacity. In addition to its extensive freshwater wetlands (and the lagoons that may be constructed), the Real Property, as improved, will mostly consist of pervious natural areas. The developed residential areas will occupy only a small percentage of the *Real Property*.

2. *County* Stormwater Ordinance: The *Property Owner* shall comply with the standards for drainage set forth in the *County* Stormwater Ordinances.

The *Project* shall comply with all Charleston County Stormwater Ordinances and *DES* regulatory requirements, including those for pre and post construction water quality and quantity. For site locations within sensitive drainage basins, additional stormwater design and construction requirements may be required by the *County* 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, 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.

Property Owner will submit a Stormwater Master Plan and phased construction plans in accordance with the current Permitting Standards and Procedures Manual in effect at the time of subsequent *Development* application submittal. The plan will identify or note certain fill areas, particularly in future residential areas. Upon review and approval of the Master Plan, the *Property Owner* (Applicant) may submit a completed DES NOI NPDES application for a portion of the *Real Property*. The issuance of MS4 approval by the Charleston *County* Stormwater Division, NPDES permit issuance by *DES*, and recording of a plat will carry the design of subsequent subdivision phases, and further subsequent Single Family Residential (SFR) permits. If at such time of SFR permitting there are changes from the Master and/or Subdivision (Phases) Stormwater permitted construction plans (e.g. fill elevations, additional infrastructure, or other items relating to land disturbance or drainage), then any regulations in place at such time will be applied.

The *Property Owner* shall coordinate with the *Corps, DES*, and *County* Public Works regarding any and all wetland areas.

3. Coordination with *County* Public Works Department: The *Property Owner* will fully comply with the *County*'s standards for stormwater management. The *Property Owner* shall obtain all applicable permits and approvals relating to drainage before beginning each phase of the *Project.*

4. Maintenance: Any and all drainage infrastructure designed and constructed by the *Property Owner* may (1) be owned and maintained as *Common Areas* by the *Association*; or (2) be owned and maintained by the *Property Owner* or a related entity. The *Property Owner*, a related entity, and/or a duly constituted *Association* shall perform the maintenance and upkeep of the drainage infrastructure and facilities on the *Real Property* or any portion thereof. The *Property Owner* and/or *Association* shall fund, own, operate, and maintain the stormwater system devices, components, structures, and facilities ensuring the system operates to permitted standards. Any modification to permitted stormwater system components will require Stormwater Master Plan revision, review, and approval by applicable jurisdictional, and permitting agencies. The *Covenants* for the *Real Property* recorded with the Register of Deeds for Charleston County shall include these

provisions for the permanent maintenance of the stormwater facilities described in this section as covenants running with the land.

I. Septic Tanks: The *Property Owner* may install septic systems to service *Lots* (except the *Preservation Tract), Dwelling Units,* the *Golf Course,* other recreational facilities, and the utility/support/maintenance area on the *Real Property* or portions thereof provided the septic systems meet state regulatory requirements. The number of *Lots* or *Dwelling Units* on the *Real Property* serviced by septic systems shall not exceed any applicable state regulatory requirements. Any such *Lots* and *Dwelling Units* on the *Real Property* that are serviced by a septic system meeting applicable regulatory requirements shall not be considered non-conforming under the *County*'s *Laws* because of such septic system.

J. Traffic Control, and Other Street Signage: The *Property Owner* may determine the configuration and location of all *Street* and traffic control signs on the *Real Property*. The Property Owner shall have the option of later making the *Streets* and internal traffic control subject to *DOT* statutes and standards by complying with the provisions of S.C. Code §§ 56-5-6310 et seq.

K. Parks, Common Spaces and Buffers on the *Real Property*: Certain portions of the *Real Property* may contain parks, *Common Areas*, and buffers. The *Property Owner* reserves the right to limit access and use of these to select owners, tenants or lessees on the *Real Property*, their guests, and others who may be their invitees. Additionally, the *Real Property* includes the *Conservancy Tract*, 212.3 undeveloped acres, identified as TMS 2560000120, that is subject to restrictions that require it to remain in a largely natural state as described in Exhibit 4.5. The *Property Owner* intends to create trails and perhaps other passive recreational improvements on the *Conservancy Tract*, and to make those available to the owners and guests of *Lots* and *Development Parcels* within the *Real Property*.

L. Solid Waste Collection: Trash collection will be provided or coordinated by the *Property Owner* or the *Association* with a third party contractor for all residential and other uses on the *Real Property*. *Property Owner* has included a letter of coordination with a private trash collection service in Appendix D.

M. Education: The *Development* will be served by the Charleston County School District and area private schools. The *Development* is planned to be similar in scope and nature to the Kiawah Island community and not expected to generate many new students who will attend school in the district by the time of full build-out. A proof-of-coordination letter was received from the Charleston County School District. A copy of this letter is included in Appendix D.

N. Police: A proof-of-coordination letter with the Charleston County Sheriff's Office is included in Appendix D.

O. Fire Protection: All access roads and parking areas will be constructed to facilitate fire equipment access. Further, the *Property Owner* will provide emergency access from Bohicket Road in addition to access through the main entrance on River Road. Representatives of the *Property Owner* have coordinated with the St. John's Fire District to discuss the *Development*. The *Property Owner* will continue to coordinate with St. Johns Fire District through the term of

this *Agreement*. As stated in Section 11(F) above, *Property Owner* shall pay to St. Johns Fire District $450,000, which is approximately 50% of the cost of a new fire engine apparatus, at the time 50% of occupancies are built or completed during the development of the *Project* (to support St. John's Fire District).

P. Emergency Medical Services: Charleston County EMS provides emergency medical services to the citizens of Charleston County. A proof-of-coordination letter with Charleston County EMS is included in Appendix D.

Q. Utilities: Utilities, such as electrical services, cable television, high speed internet access, and telephone service, shall be made available and maintained by the appropriate service providers, although the installation of high speed internet and cable television are not guaranteed. All utilities shall be installed underground except for the existing overhead electrical transmission lines that the *Property Owner* will seek to relocate. The *Property Owner* shall furnish necessary easements to utility providers for water, sewer, gas, electricity, telephone, cable television, and other utilities. Adequate easements for utilities shall be reserved by the *Property Owner* in conveyances of *Lots*, *Dwelling Units*, and *Development Parcels*. The location and size of such easements shall be determined by the *Property Owner* in consultation with the applicable service provider. A letter of coordination from Berkeley Electric Cooperative, Inc., is included in Appendix D.

R. *Common Area* Maintenance: Any *Association* established with respect to the *Real Property* or any portion thereof shall be responsible for maintaining the *Common Areas*, as described in any applicable *Covenants* and/or the *Agreement*.

S. *Resource Extraction/Mining*. Resource extraction for construction activity on the *Real Property* shall be by right , as set forth in Exhibit 11.2.

18. Natural Resource Protection and Preservation

A. Cultural Resources Survey: Upon the recommendation of the South Carolina Historic Preservation Office (SHPO) in 2001 the prior property owner commissioned a Cultural Resources Survey with Brockington and Associates, Inc. which was completed in 2002. The result of this Survey concluded that there are no sites on the property that are eligible for listing on the National Register of Historic Places. SHPO recently confirmed this determination in writing. A copy of the Survey and correspondence from the SHPO are attached hereto as Appendix F.

B. Memorandum of Agreement: The *Property Owner* will enter into a Memorandum of Agreement with *DES* and SHPO, if any historic or cultural resources are determined to exist on the *Real Property* to mitigate potential impacts of the *Development* on such sites.

C. Threatened and Endangered Species Assessment: The *Property Owner* will procure a Threatened and Endangered Species Assessment if required by any permitting authorities and will abide by all Laws governing threatened and endangered species.

19. Development Schedule for the *Project*

A. Commencement Date: The *Project* will be deemed to commence *Development* upon the *Effective Date*.

B. Interim Completion Dates: The *Property Owner* estimates that during the years after the *Effective Date*, the following percentages of the undeveloped highland within the *Real Property* will be developed pursuant to the *Plan*:

Year	Percentage Complete
5	0-50%
10	50-75%
15	75-100%

As such, a generalized phasing plan for the *Real Property*, showing a conceptual illustration of the *Development* which may be implemented on the *Real Property* 5 years and 10 years after the *Effective Date* of the *Agreement* is attached to the *Plan* as Exhibit11.6, Phasing Sketch Plan.

C. Completion Date: The *Property Owner* projects that the *Project* should be substantially completed (i.e. essentially all structures erected and/or all necessary infrastructure in place to serve the intended uses) fifteen (15) years from the *Effective Date*.

D. Modification of Commencement or Completion Date: The *County* recognizes the *Development* on the *Real Property* will include a variety of uses and that demand, cost, environmental factors, and other pertinent financial and feasibility considerations fluctuate. Accordingly, the commencement date and schedule of completion set forth in this *Agreement* are estimates only. The timing of the actual *Development* of the *Project* will likely differ because of the multiple variables influencing it. The *Parties* agree that the commencement date, interim completion dates, and completion date are therefore subject to modification and that the *Property Owner* may provide to the *County* updated schedules which shall not constitute an amendment of this *Agreement* triggering the process for approval of amendments set forth in this *Agreement*.

E. Failure to Meet Commencement or Completion Date: The *Property Owner*'s failure to meet the commencement date, an interim completion date, or the completion date shall not, in and of itself, constitute a material breach of this *Agreement* pursuant to section 6-31-90 of the South Carolina Code, but must be judged based on the totality of circumstances.

20. **Assemblies and Special Events**

The *ARB* may permit, permit with conditions, or prohibit temporary public or private assembly use and events of public or private interest, such as cultural events, weddings, outdoor concerts and parking for special events on the *Real Property* or any portion thereof. The *ARB* may promulgate, modify and enforce any regulations pertaining to assemblies and special events in applicable *Covenants,* and may impose such conditions on its approval of an individual special event to control noise, parking, or other aspects of the special event as it deems appropriate. Such

special events on the *Real Property* owned by the *Club*, the declarant under the *Covenants*, or the *Association* shall be considered an *Accessory Use* and shall not require a zoning permit, special exception, conditional use permit, or other further approval from the *County* nor have a cap on the number in a calendar year, provided that daily event attendance shall be limited to no more than 750 people. Events that have more than 750 people in daily attendance shall require prior permitting pursuant to Sec. 6.7 of the modified *ZLDR*, Appendix B. The *Property Owner* shall provide the *County* Sheriff's Office, County EMS, St. Johns Fire Department, and the *Zoning and Planning Director* written notice of any assemblies or functions meeting the definition of a special event in the *ZLDR* as modified by Appendix B at least two weeks ahead of the event and shall submit the *ARB* letter of approval for each event. The *Property Owner* shall obtain *County* Building Services approval for any temporary structures for such special events that require inspection and approval. The provisions of Art. 6.7 of the modified *ZLDR*, Appendix B, shall apply to special events on other *Lots* on the *Real Property*.

21. Trap and Skeet Shooting/Sporting Clays.

For purposes of *County* Ordinance Section 3-43, "Noise-excessive, unnecessary or unreasonable noise," if the *Property Owner* installs and operates trap and skeet shooting and/or sporting clay facilities on the *Real Property*, the 500' distance from a residentially developed parcel shall not apply with respect to any residential *Development* within the *Project* and the measurement of decibel levels will be taken no closer than the exterior boundary line of the *Real Property*.

22. Term of the *Agreement*

A. Term: Pursuant to section 6-31-40 of the South Carolina Code, this *Agreement* shall expire ten (10) years from the *Effective Date* unless extended pursuant to the remaining provisions of this Paragraph. The date of the expiration of the term of this *Agreement* is the termination date.

B. Extension of Term: Nothing in this *Agreement* shall be interpreted to preclude the *Parties* from extending the termination date by mutual *Agreement* or from entering into subsequent Development Agreements.

23. Submission List

The following package of documents, exhibits, and appendices has been submitted simultaneously with this *Agreement* and is incorporated herein:

Development Agreement
- Exhibit 1.1-Definitions
- Exhibit 4.1-Legal Description
- Exhibit 4.2-Plats
- Exhibit 4.3-Deeds (4)
- Exhibit 4.4-Wetland Exhibit
- Exhibit 4.5-Declaration of Restrictive Covenants for Wetlands Preservation

Exhibit 11.1 Sketch Plan
Exhibit 11.2 Use Table
Exhibit 11.3 Conceptual Lot Line Sketch Plan
Exhibit 11.4 Circulation Sketch Plan
Exhibit 11.5 Tree Survey
Exhibit 11.6 Phasing Sketch Plan
Exhibit 11.7 Utility Sketch Plan
Exhibit 11.8 (Not applicable)
Exhibit 11.9 Residential Architectural Genre
Exhibit 11.10 Recreational and Natural Areas Sketch Plan
Exhibit 11.11 Landscape Sketch Plan for Scenic Road Buffer
Exhibit 14.1 Tree Plan Exhibit
Exhibit 15.1 Residential Areas Sketch Plan (including STR overlay area)

Appendix A-The Orange Hill Planned Development District Plan (with exhibits)
Appendix B-ZLDR, as modified
Appendix C-Traffic Impact Analysis
Appendix D-Letters of Coordination with Local Government Entities and Private Service Providers
1-SCDOT
2-BCDCOG
3-St. John's Water Co.
4-Charleston County School District
5-Charleston County Sheriff's Office
6-St. John's Fire District
7-Charleston County EMS
8-Berkeley County Electric Cooperative, Inc.
9- U.S. Army Corps of Engineers
10- U.S. Postal Service
11- Charleston County Public Works Department
12- Trident Waste and Recycling
Appendix E-Stormwater Sketch Plan
Appendix F-SHPO Letter & Report

24. Amending or Canceling the *Agreement*

Subject to the provisions of section 6-31-100 of the South Carolina Code, this *Agreement* may be amended or canceled in whole or in part only by mutual written consent of the *Parties* or their successors in interest and, in the case of the *Property Owner*, its successors in legal title. Any amendment to this *Agreement* shall comply with the provisions of section 6-31-100. If an amendment affects less than all the persons and entities comprising the *Property Owner*, then only the *County* and those affected persons or entities who are *Property Owner*s need to sign such written amendment for it to be effective, except that with respect to an amendment to the *Plan*, all property owners at the time of the proposed amendment must consent to the amendment application or, if all owners are required to be members of the Association, the application to amend the *Plan* must be accompanied by certification of approval by the board of the Association.

Any provision of this *Agreement* requiring consent or approval of one of the *Parties* shall not require amendment of this *Agreement*, unless the text expressly requires amendment. Wherever said consent or approval is required, the same shall not be unreasonably withheld. Pursuant to section 6-31-60(B) of the South Carolina Code, a major modification of this *Agreement* shall occur only after public notice and a public hearing by the *County*.

25. Modifying or Suspending the *Agreement*

Pursuant to section 6-31-130 of the South Carolina Code, in the event state or federal laws or regulations, including state or federal laws or regulations enacted after the *Effective Date*, prevent or preclude compliance with one or more provisions of this *Agreement*, the pertinent provisions of this *Agreement* shall be modified or suspended as may be necessary to comply with such state or federal laws or regulations.

26. Periodic Review

Pursuant to sections 6-31-40 and 6-31-90(a) of the South Carolina Code, the *County*'s *Zoning and Planning Director* shall review the *Project* and this *Agreement* every twelve months to determine the *Property Owner*'s good faith compliance with the terms of this *Agreement*. The *Property Owner* shall be required to submit a written report to the *Zoning and Planning Director* on the *Development* on the *Real Property* on an annual basis within thirty calendar days of each year's annual review. If, as a result of its periodic review, the *County* finds and determines that the *Property Owner* has committed a material breach of the terms or conditions of this *Agreement*, the *County* shall serve notice in writing upon the *Property Owner* setting forth with reasonable particularity the nature of the breach and the evidence supporting the finding and determination, and providing the *Property Owner* a reasonable time in which to cure the material breach. If the *Property Owner* fails to cure any material breach within the time given, then the *County* unilaterally may terminate or modify this *Agreement*; provided, that the *County* has first given the *Property Owner* the opportunity: (1) to rebut the *County*'s finding and determination; or (2) to consent to amend this *Agreement* to meet the concerns of the *County* with respect to the findings and determinations.

27. Severability

Subject to the provisions of section 6-31-150 of the South Carolina Code, if any word, phrase, sentence, paragraph or provision of this *Agreement* shall be finally adjudicated to be invalid, void, or illegal, it shall be deleted and in no way affect, impair, or invalidate any other provision hereof.

28. Merger

This *Agreement*, coupled with its exhibits, which are incorporated herein by reference, shall state the final and complete expression of the *Parties*' intentions. All prior negotiations and representations are superseded and merged herein.

29. Contingencies

This *Agreement* and the *Plan* are contingent upon (1) their execution and approval in this form by the *Parties*; and (2) the *County*'s zoning of the *Real Property* as a planned development district (with this Appendix A to this *Agreement* constituting the development *Plan*).

30. Cooperation

The *Parties* hereto agree to cooperate with each other to effectuate the provisions of this *Agreement* and to act reasonably and expeditiously in all performances required under the *Agreement*. In the event of any legal action instituted by a third party or other governmental entity or official challenging the validity of any provision of this *Agreement*, the *Parties* hereby agree to cooperate in defending such action. Such cooperation does not require, in the event of such challenge, that a party to this *Agreement* shall pay for the expense of litigation for any other party.

31. Governing Law

This *Agreement* shall be construed and enforced in accordance with the laws of the State of South Carolina.

32. Remedies/Non-Binding Arbitration

A. Remedies: If there is a material breach of this *Agreement*, the non-breaching party may pursue all available legal and equitable remedies. Each party recognizes that the other party may suffer irreparable harm from a material breach of this *Agreement* and that no adequate remedy at law may exist to enforce this *Agreement*. Consequently, the *Parties* agree that any non-breaching party who seeks enforcement of the *Agreement* may seek the equitable remedies of injunction and specific performance. The *County* will look solely to the *Property Owner* as to any rights it may have against the *Property Owner* under this *Agreement*, and hereby waives any right to assert claims against members, officers, managers, employees, agents, and contractors of the *Property Owner*, and further agrees that no member, officer, manager, employee, agent, and contractor of the *Property Owner* has any personal, joint, or several liability under this *Agreement*. Likewise, the *Property Owner* agrees to look solely to the *County*'s assets as to any rights it may have against the *County* under this *Agreement*, and hereby waives any right to assert claims for personal liability against individuals acting on behalf of the *County*, its *County Council* members, officers, agencies, boards, or commissions.

B. Non-Binding Arbitration: If there is a dispute between the *County* and the *Property Owner* concerning the terms, meaning, interpretation, rights or obligations under this *Agreement*, the *Parties* agree to submit such issue(s) to prompt non-binding arbitration before invoking legal proceedings. This non-binding arbitration shall be initiated by one party's notifying the other in writing of the dispute and that party's request for non-binding arbitration as described herein. Each side shall within five (5) days of receipt of such notice pick an arbitrator and these two (2) arbitrators shall pick the third. The *Parties* shall then promptly convene a conference with the arbitration panel and present their positions. In this conference, the rules of evidence and other legal formalities shall not apply; positions may be stated and need not be presented through testimony, exhibits, or evidence. The majority of the arbitrators shall promptly render their

decision. Upon the rendering of the arbitration panel's decision, either side may then immediately pursue proceedings for legal or equitable remedies. The *Parties* shall each bear the cost of its appointed arbitrator and equally share the cost of the third arbitrator and any separate expenses associated with the arbitration conference.

33. Recording

Within fourteen (14) days after execution of this *Agreement*, the *Property Owner* shall record the *Agreement* with the Charleston County Register of Deeds against the *Real Property* described in Paragraph 4 of this *Agreement*. The provisions contained herein shall be deemed to run with the land. The burdens of this *Agreement* are binding upon, and the benefits of this *Agreement* shall inure to, all successors in interest, successors in title, and assigns of the *Parties* to this *Agreement*.

34. Third Parties

Notwithstanding any provision herein to the contrary, this *Agreement* shall not be interpreted to create or bestow any rights, remedies, or obligations on persons or entities that are not *Parties* or successors or assigns to this *Agreement* under Paragraph 33 of this *Agreement*.

35. Successors and Assigns

A. Binding Effect: This *Agreement* shall be binding on the personal representatives, successors in interest, successors in title, and assigns of the *Property Owner* in the ownership or *Development* of any portion of the *Real Property* or the *Project*. A purchaser or other successor in title of any portion of the *Real Property* shall be responsible for performance of the *Property Owner*'s obligations hereunder as to the portion of the *Real Property* so transferred and shall have the rights afforded to the *Property Owner* hereunder with respect to the portion of the *Real Property* conveyed. The *Property Owner* shall be released from obligations under this *Agreement* upon the sale of *Tracts, Lots* or *Development Parcels* as to the property conveyed, and the purchaser shall become the responsible party with regard to this *Agreement* as to the *Tract*, *Lot* or *Development Parcel* so conveyed. This *Agreement* shall also be binding on the *County* and all future *County Councils* for the duration of this *Agreement*, even if the *County Council* members change.

B. Transfer of *Real Property*: The *Property Owner* shall be entitled to transfer any portion or all of the *Real Property* to a purchaser(s) and assign its rights and obligations under this *Agreement*. If the *Property Owner* transfers to an unrelated third party a *Lot* or *Development Parcel* within the *Real Property* on which the *Property Owner* is required to provide and/or construct certain *Facilities*, then the *Property Owner* shall be required to obtain a written *Agreement* from the purchaser expressly assuming all such separate responsibilities and obligations with regard to the *Lot* or *Development Parcel* conveyed and the *Property Owner* shall provide a copy of such *Agreement* to the *County*. Notwithstanding anything to the contrary contained herein, the exceptions and restrictions to transfer contained in this Paragraph shall not apply: (i) to any mortgage lender either as the result of foreclosure of any mortgage secured by any portion of the *Real Property* or any other transfer in lieu of foreclosure; (ii) to any third party

purchaser at such a foreclosure; or (iii) to any third party purchaser of such mortgage lender's interest subsequent to the mortgage lender's acquiring ownership of any portion of the *Real Property* as set forth above. Furthermore, nothing contained herein shall prevent, hinder or delay any transfer of any portion of the *Real Property* to any such mortgage lender or subsequent purchaser. Except as set forth herein, any such mortgage lender or subsequent purchaser shall be bound by and shall receive the benefits from this *Agreement* as the successor in title to the *Property Owner* in accordance with this *Agreement*.

C. Release of *Property Owner*: In the event of the sale or other conveyance of all or a portion of the *Real Property* and compliance with the conditions set forth herein, the *Property Owner* shall be released from any further obligations with respect to this *Agreement* as to the portion of the *Real Property* so transferred, and the transferee shall be considered as substituted as the *Property Owner* under the *Agreement* as to the portion of the *Real Property* so transferred.

D. Estoppel Certificate: Upon request in writing from the *Property Owner* (or its successors or assigns) to the *County*, sent by certified or registered mail or publicly licensed message carrier, return receipt requested, the *County* will provide a certificate in recordable form that, solely with respect to the portion of the *Real Property* described in the request, there are no violations or breaches of this *Agreement*, except as otherwise described in the certificate. The *County* will respond to such a request and may employ such professional consultants, municipal, *County* and state agencies and staff as may be necessary to assure the truth and completeness of the statements in the certificate. The reasonable costs and disbursements of private consultants will be paid by the party making the request.

36. General Terms and Conditions

A. No Waiver: Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder. Unless this *Agreement* is amended by vote of *County Council* taken with the same formality as the vote approving this *Agreement*, no officer, official or agent of the *County* has the power to amend, modify or alter this *Agreement* or waive any of its conditions as to bind the *County* by making any promise or representation not contained herein. Any amendments are subject to Paragraph 22 of this *Agreement*.

B. Entire *Agreement*: This *Agreement* constitutes the entire *Agreement* between the *Parties* and supersedes all prior *Agreements*, whether oral or written, covering the same subject matter. This *Agreement* may not be modified or amended except in writing mutually agreed to and accepted by both *Parties* to this *Agreement*.

C. Intentionally Omitted.

D. Notices: All notices hereunder shall be given in writing by certified mail, postage prepaid, at the following addresses:

1. Notice to the *Property Owner*:

Kiawah Resort Associates, LP,
Attention: Jordan Phillips
South Street Partners
1030 Morrison Drive, Suite 230
Charleston, SC 29403
Ph: 336 253-4133
Email: jphillips@southstreetpartners.com

With Copy to:

G. Trenholm Walker
Walker Gressette & Linton, LLC
Post Office Drawer 22167
Charleston, South Carolina 29413-2167
Ph: 843 727-2208
Email: Walker@wglfirm.com

2. Notice to the *County*:

County of Charleston
Attention: Zoning and Planning Director
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive, Suite A-314
Charleston, SC 29405-7464

With Copy to:

County of Charleston
Attention: County Attorney
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive, Suite B-314
Charleston, SC 29405-7464

The address for any party or person may be changed by proper notice to the other parties or persons involved.

E. Execution of *Agreement*: This *Agreement* may be executed in multiple parts as originals or by facsimile copies of executed originals; provided, however, if executed and evidence of execution is made by facsimile copy, then an original shall be provided to the other *Party* within seven (7) days of receipt of said facsimile copy.

IN WITNESS WHEREOF this *Agreement* has been executed, delivered, and sealed by the *Parties* on the day and year first above written.

WITNESSES:

COUNTY OF CHARLESTON

By: _____
Rev. Dr. Kylon Jerome Middleton
Chairman, County Council

Attest: _____
Kristen Salisbury
Clerk to Council

WITNESSES:

KIAWAH RESORT ASSOCIATES, LP,

By: Coral Canary GP, LLC
Its: General Partner

By: _____
Jordan Phillips
Its: Vice President

By: _____

Its: _____

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

THE FOREGOING INSTRUMENT was acknowledged before me by CHARLESTON COUNTY, SOUTH CAROLINA, by Rev. Dr. Kylon Jerome Middleton, its Council Chairman, and Kristen Salisbury, its Clerk of Council, this 10th day of October, 2025.

Notary Public for South Carolina
My Commission Expires: 5/9/2034

(SEAL)

K.H. Wurster NOTARY PUBLIC SOUTH CAROLINA

,

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

ACKNOWLEDGMENT

THE FOREGOING INSTRUMENT was acknowledged before me by Kiawah Resort Associates, LP, Coral Canary GP, LLC, its General Partner, by Jordan Phillips, its Vice President, this 1st day of October, 2025.

Notary Public for South Carolina
My Commission Expires: 11.2.2030

(SEAL)

ELISABETH F. NIMMONS
Notary Public for South Carolina
My Commission Expires: 11.2.2030

AUGUST 26, 2025

APPENDIX A

PLANNED DEVELOPMENT GUIDELINES AND PLAN FOR ORANGE HILL PLANNED DEVELOPMENT DISTRICT

4612 RIVER ROAD JOHNS ISLAND
CHARLESTON COUNTY SOUTH CAROLINA

Parcel Identification: 215-00-00-030, 215-00-00-163, and 256-00-00-120

_____, 2025

OWNER-APPLICANT:

Kiawah Resort Associates, LP, a Delaware Limited Partnership
ONE KIAWAH ISLAND PARKWAY
KIAWAH ISLAND, SC 29455
PHONE : (843) 763-3400

TABLE OF SECTIONS
ORANGE HILL PLANNED DEVELOPMENT DISTRICT GUIDELINES

1. Planned Development Name and the Property
2. Statement of Objectives
3. Intent and Results of Proposed PD
4. Site Information and Wetlands
5. Uses
6. Maximum Density and Dimensional Standards
7. Affordable/Workforce Dwelling Units
8. Impact Assessment/Public Facilities and Services
9. Traffic Impact Study
10. Development Schedule
11. Recreational and Natural Areas
12. Streets and Roads
13. Stormwater and Drainage
14. Compliance with the ZLDR
15. Historic and Archaeological Survey
16. Letters of Coordination
17. Architectural Guidelines
18. Access
19. Circulation Plan
20. Signs
21. Tree Protection
22. Resource Areas
23. Outside Lighting
24. Buffers and Landscaping
25. Trap and Skeet Shooting/Sporting Clays
26. Orange Hill Sketch Plans
27. Short-Term Rentals.
28. Assemblies and Special Events

1. Planned Development Name and the Property

The Planned Development name is ORANGE HILL PLANNED DEVELOPMENT DISTRICT (PD). It is intended to be developed as a PD in accordance with this *Plan* and a Development Agreement to be entered simultaneously with the approval of the PD.

The *Real Property* is located at 4612 River Road, Charleston County, South Carolina and bounded by Bohicket Road to the northwest and River Road to the southeast.
Parcel Identification: 215-00-00-030, 215-00-00-163,and 256-00-00-120.These parcels total approximately 933.097 acres.

The parcels are outside of the Urban Growth Boundary and are currently zoned PD-83A under the Orange Hill Plantation PD adopted in 2005 except for the Conservancy Tract that is currently zoned AG-8.

2. Statement of Objectives

The objective of the proposed Planned Development is to establish standards that encourage environmentally sound development and allow for more flexibility in planning and design over a multiple phase time period. The primary objective includes the following goals:

- Greater variety in the type of single family residential units
- Integration of the residential units into the natural surroundings
- Retention of substantial natural areas including those that can be accessed by trails
- Flexibility in the design and construction of the *Golf Course*
- Reduction in the impervious infrastructure including paved roads
- Reduction in the length of the water and sewer facilities to serve the residential uses on the *Real Property*
- Permanent protection of certain natural areas on the *Real Property*
- Creative approach to land use and related physical development rather than conventional subdivision development
- Efficient use of land resulting in reduced impact of infrastructure
- *Development* that is substantially consistent with goals of the Charleston County Comprehensive Plan

The Sketch Plan of the project is attached as **Exhibit 11.1** to the Orange Hill Development Agreement. Additionally, a Conceptual Lot Line Sketch Plan is included as **Exhibit 11.3** to the Orange Hill Development Agreement.

3. Intent and Results of Proposed PD.

It is the intent of the Property Owner to plan and develop a Planned Development ("*Project*") on adjoining parcels located on Johns Island within

the unincorporated jurisdiction of Charleston County. The Project includes recreation and a low-density residential community within a natural framework of mature tree canopy and freshwater wetlands. Implementation of the proposed development standards and density limitations will result in substantial retention of natural areas and existing natural features with a particular focus on maintenance of dense tree/understory buffers along Bohicket Road and River Road. The proposed *Development* standards will allow for flexibility of siting modest scaled residential and recreation-oriented buildings within the natural framework.

The proposed concept of a series of recreation and low-density residential neighborhoods is consistent with established and anticipated *County* growth policies and applicable comprehensive planning objectives. The Property Owner commits that the proposed *Project Development* is in conformance with such criteria for the following reasons:

- The *Project Development* is compatible with and complimentary to surrounding land uses.
- *Project* improvements are planned to be in substantial compliance with all applicable regulations as modified by the accompanying Development Agreement and modified *County* Zoning and Land Development Regulations ("*ZLDR*") that is **Appendix B** to the Orange Hill Development Agreement.
- The *Project Development* will promote design excellence by featuring recreation amenities and residential siting patterns that respond directly to natural features, based upon decades of community development experience by the Property Owner.
- The *Project Development* will result in an efficient, economical extension of community facilities and services.
- The *Project* will have approximately 812 acres of *Recreational And Natural Areas*. The primary recreational activity is the *Golf Course*. The Property Owner may also develop other amenities such as a swimming pool, tennis courts, pickleball courts, skeet/trap shooting, fitness center, and other similar recreational facilities. In addition, there will be walking and biking trails throughout the *Project*.
- The *Project Development* will be implemented in a manner that reduces the intensity of the existing zoning and lessens the impact on the natural environment.

4. Site Information and Wetlands.

The *Real Property* is comprised of approximately 933.097 acres of land, a portion of which currently serves as the site for the Kiawah Island Sporting Club

and has been recently managed for hunting and forestry activities.

The *Real Property* consists of approximately 628.297 acres of highland and 304.80 acres of freshwater wetlands. A map of the freshwater wetlands for the *Real Property* is attached as **Exhibit 4.4** to the Orange Hill Development Agreement. The *Real Property* does not abut any Critical Areas, and there are no *BCM* critical area lines on the *Real Property*.

5. Uses.

The Property Owner proposes certain modifications or replacement wording to select sections of the *County*'s *ZLDR* in the proposed Development Agreement. These proposed modifications are intended to allow additional flexibility in meeting the intent of the ordinance as outlined in Art. 1.5 "Purpose and Intent" while responding to the unique siting conditions and concept development for Orange Hill. These modifications are set forth in **Appendix B** to the Orange Hill Development Agreement.

The uses set forth in **Exhibit 11.2** to the Orange Hill Development Agreement- "Use Table" shall be the allowed uses in the Orange Hill Planned Development District.

6. Maximum Density and Dimensional Standards. All *Development* shall be subject to the following density, intensity, and dimensional standards:

Table 6.1
PROPOSED LOT DEVELOPMENT STANDARDS FOR ORANGE HILL PLANNED DEVELOPMENT

Table 6.1 Lot Development Standards for Orange Hill Planned Development (PD-OH) 04.24.25

Category	Non-Waterfront Development Standards for Residential, Commercial, Recreational, Utility/Support Services and Accessory Uses & Structures
Maximum Density	1 DU per 7.8 acres (with wetlands) or 1 DU per 5.2 acres (without wetlands)
Minimum Lot Area (sq.ft.)	6,000 * Note
Minimum Lot Width	55'
Minimum Lot Building Setbacks for principal and accessory uses	
Front Yard	10'
Interior Side Yard	5'
Rear	15'
Maximum Impervious Surface Coverage	50% of Lot or as allowed by current edition of Charleston County Stormwater Manual
Maximum Building Height	40' 47' to Crown of Storage Tank within Utility Tract

* Note: Overall mix of Lots will include approximately:
6-10,000 sq.ft. (40%)
10-15,000 sq.ft. (30%)
15,000+ sq.ft. (30%)

Maximum Density.

The Table below is provided to address the requirements of Section 4.25.9.A.4. of the *ZLDR*.

Tabulation of Maximum Acreages for Primary Land Uses

Table 4.1: Table of Maximum Acreages for Primary Land Uses

Primary Permitted Uses	**Not To Exceed (NTE)**	**Maximum Acreage**	**Overall Density (Total Acreage) (Highland Acreage)**	**Maximum Floor Area Ratio**
RESIDENTIAL **Single Family Detached**	120 DUs	110	1 DU/7.8 Total Area Acres 1 DU/5.2 Highland Acres	N/A
GOLF COURSE* and other *RECREATIONAL AND NATURAL AREAS	N/A	830	N/A	N/A
Golf Course Accessory	12,500 SF of GLA	N/A	N/A	
Preservation Tract	61 tenants in common	16	N/A	N/A
UTILITY SERVICES (Major and Minor), including Waste Water Treatment Plant and related facilities and CLUB & HOA SUPPORT AND MAINTENANCE SERVICES	N/A	12	N/A	.25
Restaurant, General, Farmers' Market	5000 SF of GLA	4	N/A	
Community Garden and Greenhouse		3	N/A	

The following standards shall apply to Table 4.1 and the location of densities within the *Development:*

1. As used in Table 4.1, "Density" refers to the number of *Dwelling Units* per unit of land area. Density is calculated by dividing the number of *Dwelling Units* on a site by the gross area (in acres) of land (including freshwater wetlands) of the *Project* on which the *Dwelling Units* are located, provided that all other requirements of the *Plan* are met. The above table also reflects the Density if only the highland acreage is considered. Regardless of the Density on a particular *Development Parcel* within the *Project*, in no event shall the total number of *Dwelling Units* on the *Project* exceed 120.
2. The *Preservation Tract* shall be in accordance with Section 8.3.1 (F) of the modified *ZLDR*, and subject to a deed restriction or binding conservation easement that runs with the land that prohibits *Development* of any kind, rendering it unbuildable, and requires that the *Preservation Tract* remain in a natural state subject only to the ordinary maintenance of natural areas. Because of the *Preservation Tract*'s location, the *Property Owner* shall be allowed to construct up to four ditches across the *Preservation Tract* with control structures to allow drainage and stormwater detention for the entry road and the other uses proposed east of the entry road in the vicinity of the *Preservation Tract* into a ditch running roughly parallel to the boundary of the *Preservation Tract* with the adjoining property and to reserve the right to it or the *Association* to maintain these ditches. The deed restriction or conservation easement must be imposed on the *Preservation Tract* and recorded within 30 calendar days of the recording of the final subdivision plat of the *Preservation Tract* within the *Project*, before the *Property Owner* conveys any interests in the *Preservation Tract* to third party purchasers. *Property Owner* must provide the *Zoning and Planning Director* a copy of the restriction or conservation easement within thirty calendar (30) days of recording.
3. All permitted uses are set forth in the Use Table, Exhibit 11.2, to the Orange Hill Development Agreement.
4. The total in the "Maximum Acreage" column is 994 acres rather than 933.097 acres because the acreages shown in the column are the maximum acreage that may be devoted to the identified land use. It is anticipated most uses will be less than the maximum specified for that use in the table.
5. *Property Owner* shall have the right to convert up to 10 of the residential areas designated on the Orange Hill Sketch Plan, Exhibit 11.1, to *Recreational and Natural Area* without seeking an amendment to this *Agreement* or the *Plan*. If such conversion occurs, the newly created *Recreational and Natural Area* shall be subject to the standards in Table 6.1 of the *Plan* and other applicable standards of this *Agreement*. There are currently a few containers and sheds on the *Real Property* that are used for storage that were not permitted by the *County* at the time of their installation or construction. These structures will remain in their current location on the *Real Property* and continue in their current use. Within thirty (30) calendar days after the *Effective Date* of this *Agreement, Property Owner* shall either obtain all applicable permits for the structures from the *County* or remove them from the *Real Property*.

7. Affordable/Workforce Dwelling Units.

There are no *Affordable Dwelling Units or Workforce Dwelling Units* proposed within the Orange Hill PD. The *Property Owner* shall make contributions towards this housing as set forth in Section 11(F) of the Orange Hill Development Agreement.

8. Impact Assessment/Public Facilities and Services.

The impact of this *Development* on existing public facilities and services will be minimal due to the limited residential and other uses described in the plan. The *Property Owner* has procured a Traffic Impact Analysis prepared by Ramey Kemp discussed below in Section 9.

Potable water will be provided by St. John's Water Company. If the *Property Owner* proceeds with a reverse osmosis ("RO") facility, the *Property Owner* will comply with all applicable regulatory approvals of *DES*, if any, as well as all applicable *County* requirements and processes.

No existing public sewer utility will serve the *Project*. The *Project* will be served by a new wastewater treatment plant that shall serve only the *Project* and shall not serve any area, land, or *Development* outside the *Project,* and septic tanks. The private wastewater collection and treatment facilities are dependent on obtaining the necessary approvals and permits from the *County*, BCDCOG, and *DES*. Electricity will be provided by Berkeley Electric Co-Op. The public utilities have the capacity to service the *Project*.

Letters of coordination from these three utilities as well as all the other service providers required by the provisions of the *ZLDR* are attached collectively as **Appendix D** to the Orange Hill Development Agreement.

The *Property owner* will pay for, and construct, all infrastructure within the *Project*.

9. Traffic Impact Study.

The traffic impact study by Ramey Kemp that meets the requirements of Article 9.6 of the *ZLDR* for proposed planned developments is attached as **Appendix C** to the Orange Hill Development Agreement. *DOT* has approved the traffic impact study of Ramey Kemp. Even though the traffic impact study concludes that no turn lane improvements for the main entrance located on River Road are warranted, *County* Public Works determined internally that a left turn lane is justifiable at the time of construction. Subject to permitting from *DOT* and the *County*'s approval of the removal or encroachment of any trees in the scenic road right of way or buffer that may need to be removed or encroached upon, the *Property Owner* shall design and construct a left turn lane on River Road at the primary entrance. The *Property Owner* shall seek the needed approvals in a timely manner after the effective date of the Orange Hill Development Agreement and shall have until one year after the issuance

of the first certificate occupancy for a *Dwelling Unit* to complete its construction. The *Property Owner* has committed in Section 11.G of the Orange Hill Development Agreement to pay for the entire cost of a left turn lane on River Road.

10. *Development* Schedule.

The first phase of the *Development* will include the following:

1. The primary entry road from River Road.
2. *Golf Course*, practice areas, *Golf Course* clubhouse, cart barn & parking.
3. *Golf Course* maintenance facilities and utilities.
4. Residential *Development* adjacent to the Clubhouse.
5. Stormwater management system and lagoons.

The second phase will depend upon residential market demand and will include the following:

1. Single family homes and lots.

2. Additional recreational amenities and other allowed uses as described **Exhibit 11.2** to the Orange Hill Development Agreement - Use Table.

A Phasing Sketch Plan is provided in **Exhibit 11.6** to the Orange Hill Development Agreement. The *Property Owner* anticipates constructing approximately 62 *Dwelling Units* in Phase 1 and 58 *Dwelling Units* in Phase 2.

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; provided, however, with respect to this provision, the "natural state" of the property shall include those uses legally permitted on the *Real Property* at the time of the *Effective Date* of this *Agreement*.

11. *Recreational and Natural Areas*

The specific *ZLDR* requirements for open space of any kind in the Orange Hill PD shall be met and satisfied by the planned *Recreational And Natural Areas* and other areas not used as buildings, roadways, residential lots, or other structures. The *Recreational and Natural Areas* Sketch Plan is attached as **Exhibit 11.10** to the Orange Hill Development Agreement. The terms "Common Open Space" and "Open Space" as defined in *ZLDR* and any attendant ownership requirements shall not apply to Orange Hill PD.

The *Property Owner* will have a minimum of approximately 812 acres (87%)

of the *Real Property*, inclusive of freshwater wetlands, as *Recreational and Natural Areas* as shown on the Recreational and Natural Areas Sketch Plan attached as Exhibit 11.10. These are comprised of approximately 284.92 acres of *Active Recreation Area*, approximately 212.3 acres of *Passive Recreation Area*, and 314.88 acres of natural areas. Approximately 304.36 acres or 37.4% of the total of approximately 812 acres of *the Recreational and Natural Areas* is freshwater wetlands; approximately 284.92 acres or 35% of the total of approximately 812 acres of *the Recreational and Natural Areas* is the *Golf Course*. Approximately 222.7 acres or 27.4% of the total of approximately 812 acres of *the Recreational and Natural Areas* are natural area highlands that are not part of the *Golf Course*. Even though the *Conservancy Tract* constitutes *Passive Recreation Area*, the *Property Owner* shall have the right to build one structure or *Dwelling Unit* on the *Conservancy Tract* on a single acre as allowed by the Declaration of Restrictive Covenants for Wetlands Preservation, as amended, copy attached as Exhibit 4.5 to the Orange Hill Development Agreement.

The primary *Active Recreational Area* is the *Golf Course*. The Property Owner may also develop other amenities such as a swimming pool, tennis courts, pickleball courts, skeet/trap shooting, sporting clays fitness center, and other similar recreational facilities. In addition, there will be walking and biking trails throughout the *Project*.

The *Recreational And Natural Areas* will be owned and managed by the *Property Owner*, the *Club,* or the *Association* established by the *Property Owner*.

12. *Streets* and Roads.

All *Streets* and roads within the Orange Hill Planned Development will be privately owned. Their repair and maintenance shall be the responsibility of the *Property owner*, or the *Association* established by the *Property Owner*. Access to the internal *Streets* of the *Project* shall be gated and a gate house shall be allowed. The *Streets* and roads will be constructed to comply with the standards in Appendix A to the modified *ZLDR* attached as **Appendix B** to the Orange Hill Development Agreement. The roadway and drainage systems shall, at a minimum, be designed to comply with the Private Road Standards described in Article A..2, Private Road Standards and any other applicable standards in the modified *ZLDR* set forth in **Appendix B** to the Orange Hill Development Agreement.

13. Stormwater and Drainage.

A. Stormwater Sketch Plan: A sketch plan of *Project*'s stormwater plan is attached to the Orange Hill Development Agreement as Appendix E. The *Property Owner* shall

provide sufficient drainage for the *Development* of the *Project.* The *Property Owner* shall not impair or diminish the drainage currently flowing through the *Project.* The *Property Owner* shall not impede such drainage during construction or during land disturbance activities on the *Project* and shall provide comparable drainage at a substitute location, if necessary. The *Project* has considerable stormwater resilience and capacity. In addition to its extensive freshwater wetlands (and the lagoons that may be constructed), the *Project,* as improved, will mostly consist of pervious natural areas. The developed residential areas will occupy only a small percentage of the *Project.*

B. *County* Stormwater Ordinance: The *Property Owner* shall comply with the standards for drainage set forth in the *County* Stormwater Ordinances.

The *Project* shall comply with all Charleston County Stormwater Ordinances and *DES* regulatory requirements, including those for pre and post construction water quality and quantity. For site locations within sensitive drainage basins, additional stormwater design and construction requirements may be required by the *County* 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, 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.

Property Owner will submit a Stormwater Master Plan and phased construction plans in accordance with the current Permitting Standards and Procedures Manual in effect at the time of subsequent Development application submittal. The plan will identify or note certain fill areas, particularly in future residential areas. Upon review and approval of the Master Plan, the *Property Owner* may submit a completed DES NOI NPDES application for a portion of the *Project.* The issuance of MS4 approval by the Charleston County Stormwater Division, NPDES permit issuance by *DES*, and recording of a plat will carry the design of subsequent subdivision phases, and further subsequent Single Family Residential (SFR) permits. If at such time of SFR permitting there are changes from the Master and/or Subdivision (Phases) Stormwater permitted construction plans (e.g. fill elevations, additional infrastructure, or other items relating to land disturbance or drainage), then any regulations in place at such time will be applied.

The *Property Owner* shall coordinate with the *Corps*, *DES*, and *County* Public Works regarding any and all wetland areas.

C. Coordination with County Public Works Department: The *Property Owner* will fully comply with the *County's* standards for stormwater management. The *Property Owner* shall obtain all applicable permits and approvals relating to drainage before beginning each phase of the *Project.*

D. Maintenance: Any and all drainage infrastructure designed and constructed by the

Property Owner may (1) be owned and maintained as *Common Areas* by the *Association*; or (2) be owned and maintained by the Property Owner or a related entity. The Property Owner, a related entity, and/or a duly constituted *Association* shall perform the maintenance and upkeep of the drainage infrastructure and facilities on the *Real Property* or any portion thereof. The Property Owner and/or *Association* shall fund, own, operate, and maintain the stormwater system devices, components, structures, and facilities ensuring the system operates to permitted standards. Any modification to permitted stormwater system components will require Stormwater Master Plan revision, review, and approval by applicable jurisdictional, and permitting agencies. The *Covenants* for the *Real Property* recorded with the Register of Deeds for Charleston County shall include these provisions for the permanent maintenance of the stormwater facilities described in this section as covenants running with the land.

14. Compliance with the *ZLDR*

A. The standards of the Charleston County *ZLDR* in effect on February 28, 2025, as modified by **Appendix B**, shall govern the *Development* on the *Real Property* except for those standards specifically modified by this *Plan* and the Orange Hill Development Agreement. Zoning district regulations of the AG-8 District as modified by **Appendix B** to the Orange Hill Development Agreement shall apply where standards are not specifically addressed by the Orange Hill Planned Development District or the Orange Hill Development Agreement.

B. *Property Owner* shall proceed with the *Development* in accordance with the provisions of the current *ZLDR* as modified in **Appendix B** to the Orange Hill Development Agreement, the Orange Hill Development Agreement, and applicable provisions of the Charleston County Comprehensive Plan and with such conditions as may be attached to any rezoning to the applicable PD district.

C. Proposed modifications to the approved *Plan* shall be processed in accordance with Sec. 4.25.10, *Variances and Other Modifications to Approved PD Development Plans* as modified by the Orange Hill Development Agreement and **Appendix B** thereto.

D. The proposed *Development* complies with the approval criteria contained in Section 4.25.8 as explained herein:

1. This Planned Development substantially complies with the applicable standards contained in Article 4 of the *ZLDR*, including Sections 4.25.5, 4.25.6, 4.25.9 and 4.25.10 as modified in **Appendix B** to the Orange Hill Development Agreement and meets or greatly exceeds

the approval criteria. For example:

- The densities in the Orange Hill Planned Development are substantially closer to the densities in the Future Land Use provisions of the current Comprehensive Plan than those in existing PD-83A. The density of existing PD-83A is one (1) *Dwelling Unit*/4 acres if wetlands are considered and one (1) *Dwelling Unit*/3 acres if only highland is considered. The density of the Orange Hill Planned Development for the acreage comprising PD-83A is one (1) *Dwelling Unit*/6 acres if wetlands are considered and one (1) *Dwelling Unit* /4.5 acres if only highland is considered. The density of the entire Orange Hill Planned Development, including the *Conservancy Tract,* is one (1) *Dwelling Unit*/7.8 acres if freshwater wetlands are included, and one (1) *Dwelling Unit*/5.2 acres if only highland is considered.

- The Orange Hill Planned Development will have approximately 812 acres of *Recreational and Natural Areas* that include approximately 222.7 acres of natural area highlands that are outside the *Golf Course.* This is in part due to smaller average size of the residential *Lots* in the Orange Hill Planned Development in comparison to those in PD-83A and two fewer miles of paved roadway than PD-83A.

- The vast pervious natural ground greatly facilitates stormwater absorption and reduces runoff.

- The average width of the scenic right-of-way buffer on Bohicket Road is almost four times the ZLDR required width of 75 feet.

- The wastewater of all the residences and non-residential buildings will be collected and treated by a private wastewater treatment plant that will only provide service to Orange Hill, thereby eliminating the possible risks associated with a large number of individual septic systems.

- The *Property Owner* will pay for and install all the infrastructure for the Project. All *Streets* will be privately owned and maintained. The public will not have the expense

of maintaining and repairing the *Streets* and drainage systems.

- The sole entrance for owners and guests to Orange Hill will be on River Road, not on Bohicket Road, as was planned in PD-83A.

- The Property Owner has agreed to pay for and construct a left turn lane on River Road at the main entrance at the County's request even though the Traffic Study did not conclude one was necessary.

- The *Property Owner* has submitted all the sketch plans and other information to meet all the extensive requirements of *ZLDR* Sec. 4.25.9, Planned Development Guidelines and Sketch Plan. Requirements.

2. The *Development* is substantially consistent with the intent of the Comprehensive Plan. The Future Land Use plan, Map 3.1.3 in the Comprehensive Plan, shows the *Real property* as Rural-Agriculture.

When compared to the existing entitled development plan (PD-83A), the proposed *Development* will result in a 34% reduction of *Dwelling Units* from 181 to 120 *Dwelling Units*; a 39% reduction of overall road infrastructure from 7.2 to 4.4 miles; and a significant reduction of total residential acreage, resulting in a substantial increase in the *Recreational and Natural Areas* from 440 to 600 acres for the same 721 acres that comprised PD-83A. This increase in the *Recreational and Natural Areas* does not take into account the 212 acres within the *Conservancy Tract* that will remain in a natural state.

Based upon a review of the Charleston County Comprehensive Plan, the following are select examples of being substantially consistent with the "...overarching themes that serve as the primary guidance for recommended strategies and implementation strategies.":

Chapter 1.1 Overview

- 2. *Rural preservation: Emphasis is on protection of the unique Lowcountry character.* The vision for Orange Hill is a community of modest structures within an extensive natural framework and an overall density limit more consistent and compatible with existing agrarian residential limits.
- 3. *Fiscal responsibility: New development needs to generate*

revenue equal to the cost of providing new services and infrastructure so that existing residents and businesses do not pay disproportionate share of cost of growth. All planned infrastructure improvements and continuing maintenance is privately funded. Based upon decades of experience, the high value of residential property will generate considerable tax revenues without adding burden to local government services.

Chapter 2.2 Goals

- *2.2.1 Land Use Element: Protect our cultural and natural resources, and rural residential and agricultural communities while accommodating smart growth that respects the unique character and landscape of the County.* The Conceptual Plan proposes substantial retention of the existing natural framework by sensitively integrating low density residential and recreation development. The dominant land use is the retained natural framework with sensitively integrated infrastructure and modest residential and recreational structures compatible with the surrounding agricultural community. Smart growth principles are included in onsite management of storm water runoff and recycling wastewater treatment for irrigation of the golf course grounds.
- 2.2.2 *Economic Development Element. Integral part of a strong, diverse and growing regional economy providing economic opportunities for its citizens.* Kiawah Partners and its predecessors have been an integral part of the economic growth of Charleston County since approval of the original Kiawah Island PD in 1975. Over 60% of the employees of the Kiawah Island Club are residents of Johns and Wadmalaw Islands and this trend is anticipated to grow with the addition of the Orange Hill facilities closer to their homes.
- 2.2.11 *Resilience: Charleston County will prioritize resilience including storm water events and protection of natural defenses such as wetlands.* The Conceptual Plan proposes to retain substantial existing forested lands, protect existing wetlands and enhance existing drainage patterns by retaining the overwhelming majority of stormwater runoff within the property limits. The post-development stormwater runoff rate is less that the current rate before development.

Chapter 3.3 Natural Resources

- *3.3.3 Natural Resources: Needs include protecting and*

enhancing natural resources as well as protecting scenic corridors. The Conceptual Plan includes a focused landscape plan of retention (and enhancement where needed) of the natural landscape buffer along the scenic highways of Bohicket and River Roads and protection of the substantial interior wetlands and forested areas that permeate throughout the property.

3. The *County* and other agencies will be able to provide necessary public services, facilities and programs to serve this *Project* at the time it is developed. Please see **Appendix D** to the Development Agreement for Letters of Coordination from the various public service providers for this *Project*.

15. Historic and Archaeological Survey.

Upon the recommendation of the South Carolina Historic Preservation Office (SHPO) in 2001 the prior property owner commissioned a Cultural Resources Survey with Brockington and Associates, Inc. which was completed in 2002. The result of this Survey concluded that there are no sites on the *Real Property* that are eligible for listing on the National Register of Historic Places. SHPO recently confirmed this conclusion in writing. A copy of the Survey and correspondence from the SHPO are attached as Appendix F to the Orange Hill Development Agreement and confirms there are no known significant historic or archeological sites on the *Real Property*.

16. Letters of Coordination.

Letters of coordination are attached collectively as **Appendix D** to the Orange Hill Development Agreement..

17. Architectural Guidelines.

Architectural Guidelines: Architectural guidelines set forth in Article 9.5 of the *ZLDR,* as modified in Appendix B, shall apply to the non-residential buildings on the *Real Property*. The architectural guidelines set forth in Article 9.5 of the *ZLDR* shall not apply to residential *Dwelling Units*. The *Property Owner* has not yet prepared specific design elevations for the residential *Dwelling Units* but will advance an architectural approach for them that is fitting for the locality and natural surroundings as shown in the examples on Exhibit 11.9 hereto. The *ARB* shall develop and administer the architectural and landscaping guidelines for the *Real Property* as provided in the *Covenants*. The *Property Owner* shall provide the *Zoning and Planning Director* a copy of the architectural and landscaping guidelines before the first

site plan review for non-residential construction and before residential construction or installation commences and shall provide any revised guidelines to the *Zoning and Planning Director* within thirty (30) days of their implementation. These guidelines shall include, but not be limited to, the architectural and landscaping guidelines for non-residential *Development*. The *Property Owner* shall provide the *Zoning and Planning Director* a copy of the written *ARB* approval of the architectural and landscaping design as part of each *Development* application. This *ARB* approval letter shall be required prior to the *County*'s issuance of any zoning permit or approval of any *Development* application and shall constitute proof of compliance with the architectural and landscaping guidelines. Metal and/or concrete buildings, pump stations, ground level water storage tanks, golf maintenance buildings and office, and the reclaimed water facility shall be allowed in the golf maintenance and HOA service tract(s) shown on Exhibit 11.1 and shall be exempt from the architectural standards in this *Agreement* and the modified *ZLDR*, Appendix B, provided that there is an opaque screen (or other screening elements approved in writing by the *Zoning and Planning Director)* between them and Bohicket Road and any internal *Streets* and residential areas.

18. Access.

a. Areas between structures shall be covered by easements where necessary for access and to provide for maintenance and utility service.

b. Primary vehicular access to the entire *Project,* including the *Golf Course* and other amenities shall be from River Road. There shall be one driveway connection from Bohicket Road with controlled access to the utility, maintenance, and support services area. Access to and from this area will be limited to staff working on the *Golf Course* and grounds or the utility facilities located there. An additional and separate gated connection from Bohicket Road is also planned for emergency access only. Subject to issuance of the necessary encroachment permits, the existing access driveways on Bohicket Road will be used during construction and, upon completion of the primary access from River Road, shall be used only as an emergency access to and from Bohicket Road. The *Property Owner* may add additional or different emergency access points but only if all emergency service providers require it. In their letters of coordination attached as **Appendix D** are written confirmation from *County* EMS and St. Johns Fire District of their respective willingness to use this emergency access if needed.

Because the community will be gated, a gate and gatehouse shall be allowed at the primary entrance off River Road.

c. Construction Access: During the initial phases of construction of the *Golf Course*, stormwater lagoons, entry road and the facilities within the maintenance and utility area construction traffic will be routed from Bohicket Road into the *Project* site at the location of all existing driveways and the proposed driveway for entry into the maintenance and utility area, and from River Road at the proposed new primary access, in the approximate locations shown on Exhibit 11.4 to the Orange Hill Development Agreement. *Property Owner* shall obtain any necessary approvals or encroachment permits from *DOT* for the construction access. Upon completion of the *Golf Course*, the maintenance and utility area, and the entry road, construction traffic will be routed along River Road using the primary entrance as shown on Exhibit 11.1 to the Orange Hill Development Agreement. This primary access is also subject to obtaining any necessary approvals or encroachment permits from *DOT*.

19. Circulation Plan

The Circulation Sketch Plan is attached as **Exhibit 11.4** to the Orange Hill Development Agreement. Pedestrian, bicycle, and golf cart pathways and trails are shown on the conceptual sketch plan attached as **Exhibit 11.4** to the Orange Hill Development Agreement..

20. Signs.

Any signage not visible from River Road or Bohicket Road shall be governed by the Orange Hill Architectural Review Board ("*ARB*") and will not be required to follow the *ZLDR* requirements in Article 9.8. The Property Owner shall provide a master signage plan to the Orange Hill *ARB*, for review and approval, for each phase of the *Project* and must provide the *ARB*'s written approval of that phase's master signage plan to the *Zoning and Planning Director* prior to obtaining a certificate of occupancy for any portion of that phase of the *Project*. Notwithstanding the foregoing, the standards contained within Sec. 9.8 of the *ZLDR*, as modified by **Appendix B** to the Orange Hill Development Agreement, including that all signs must be landscape lit, shall apply to signs visible from Bohicket Road or River Road,. The Orange Hill Planned Development District will have no Billboard/Digital or Electronic Billboard signs as mentioned in *ZLDR* Sec. 4.25.5.B.4, nor will it have any mural signs.

A monument sign in compliance with the modified *ZLDR*, Appendix B to the Orange Hill Development Agreement, will be located near the primary entry road at River Road and a detailed site plan will be submitted to the Charleston County Planning Department for approval.

21. Tree Protection.

The Orange Hill PD shall comply with *ZLDR* Art. 9.2, Tree Protection and Preservation, as modified by Appendix B to the Orange Hill Development Agreement and by Section 14 of the Orange Hill Development Agreement titled, "Tree Removal, Replacement, Protection, Preservation and Mitigation".

A copy of the tree survey for the *Real Property* other than the *Conservancy Tract*, PID 256-00-00-120, is attached as **Exhibit 11.5** to the Orange Hill Development Agreement.. The trails within the *Conservancy Tract* shall be on existing trails and unimproved roads. No *Grand Trees* will be removed or encroached upon for those trails unless allowed under the existing restrictive covenants and approved by Charleston County pursuant to the *Agreement*.

22. Resource Areas.

The *Real Property* consists of approximately 933.097 acres consisting of approximately 628.297 acres of highland and approximately 307.78 acres of freshwater wetlands. The *Development* plan will leave around 86% of the entire acreage as *Recreational And Natural Areas*, the majority of which will remain undeveloped in any manner thereby providing habitat for wild flora and fauna as currently exists on the *Real Property*. These areas of the *Real Property* will be protected by the limitations in development in this PD as well as the Orange Hill Development Agreement. The *Preservation Tract* shall additionally be protected by restrictive covenants or a conservation easement preventing any *Development*. The *Conservancy Tract* is already protected by restrictive wetland covenants, copy attached as **Exhibit 4.5** to the Orange Hill Development Agreement.

23. Outside Lighting.

All outside lighting will comply with the *ZLDR*. The *ARB* letter of approval that is required to be submitted with each *Development* application shall signify that the *ARB*'s review and approval have included the outdoor lighting and that the *ARB* has determined it complies with this Dark Sky requirement. The ARB shall have responsibility for enforcing the Dark Sky standards herein. Any street and parking lighting will be Dark Sky compliant according to the following standards:

A. Outdoor lighting must be hooded, shielded and generally aimed downward.

B. All hoods or shields shall substantially mask the direct horizontal surface of the light source. The light must be aimed so that the illumination is pointing

towards the ground surface, to minimize or eliminate escaping light that might contribute to sky glow by shining upward into the sky.

C. Any outside lighting which is contrary to these standards shall be considered a violation and brought into compliance by the *ARB*.

D. Lighting fixtures may be adapted to comply by adding a properly designed hood or shield, or by pointing any upward-shining, shielded fixture downward.

E. All outdoor lighting fixtures shall be designed, installed, located and maintained such that glare onto adjacent properties is minimized and all direct illumination kept within the boundaries of the *Project*.

F. Accent lighting shall be directed downward onto the building or object and not toward the sky or onto adjacent properties. Direct light emissions shall not be visible above the roof line or beyond the building edge.

24. Buffers and Landscaping.

Section 11(M) of the Orange Hill Development Agreement and the provisions of Article 9.4 of the modified *ZLDR* attached as Appendix B to the Orange Hill Development Agreement shall govern buffers on the *Project*.

Attached as Exhibit 11.11 to the Orange Hill Development Agreement is a landscape plan for the scenic road right-of-way and perimeter buffers that satisfies Section 4.25.9.B.10 of the modified *ZLDR t*hat is Appendix B to the Orange Hill Development Agreement. With respect to internal landscaping, a plan shall be submitted as part of any application for Site Plan Review or a subdivision plat. All landscaping will be designed to meet the approval of the Orange Hill *ARB* with the intent of meeting the landscaping standards of the Property Owner's nearby developments at Kiawah Island and Cassique. The site plan submitted to the County for single family building permits shall include a letter from the Orange Hill *ARB* approving the proposed design and landscaping.

25. Trap and Skeet Shooting/Sporting Clays. For purposes of *County* Ordinance Section 3-43, "Noise-excessive, unnecessary or unreasonable noise," if the Property Owner installs and operates trap and skeet shooting and/or sporting clay facilities on the *Real Property*, the 500' distance from a residentially developed parcel shall not apply with respect to any residential *Development* within the *Project* and the measurement of decibel levels will be taken no closer than the exterior boundary line of the *Real Property*.

26. Short-Term Rentals. The *Property Owner* shall be entitled to have up to sixty-eight (68) *Dwelling Units,* all of which shall be considered and treated as Commercial Guest House (CGH) *Short-Term Rental Properties* within the residential areas shown on Exhibit 15.1 Residential Areas Sketch Plan. These *Short-Term Rental Properties*

shall be rented only to *Club* members, their guests, and guests of the *Club*. The *Club* shall exclusively manage the rental of all such *Short-Term Rental Properties* and shall maintain all such *Short-Term Rental Properties*. There shall be no public advertising or marketing of such *Short-Term Rental Properties* including, but not limited to, internet platforms such as Vacation Rental by Owner (VRBO) or Airbnb. Owners of such *Short-Term Rental Properties* must submit a CGH Short-Term Rental Application to the *County* and receive a Short-Term Rental Zoning Permit pursuant to the requirements of *ZLDR* 6.8 as modified in Appendix B but shall not be required to obtain a special exception for such use. The *ARB* shall provide a letter of authorization to the *County* to accompany each application for a *Short-Term Rental Property*. The letter from the *ARB* accompanying the application to the *County* shall state that *ARB* has approved the *Dwelling Unit* as a *STRP* and a parking plan for that use that will be enforced by the *ARB*. The *ARB* shall track the number of *Short-Term Rental Properties* and shall allow no more than sixty-eight (68) at one time. No *Short-Term Rental Property* shall have more than four (4) bedrooms per *Lot* inclusive of any *Accessory Dwelling Unit* on the *Lot*.

27. Assemblies and Special Events. The *ARB* may permit, permit with conditions, or prohibit temporary public or private assembly use and events of public or private interest, such as cultural events, weddings, outdoor concerts and parking for special events on the *Real Property* or any portion thereof. The *ARB* may promulgate, modify and enforce any regulations pertaining to assemblies and special events in applicable *Covenants,* and may impose such conditions on its approval of an individual special event to control noise, parking, or other aspects of the special event as it deems appropriate. Such special events on the *Real Property* owned by the *Club*, the declarant under the *Covenants*, or the *Association* shall be considered an *Accessory Use* and shall not require a zoning permit, special exception, conditional use permit, or other further approval from the *County* nor have a cap on the number in a calendar year, provided that daily event attendance shall be limited to no more than 750 people. Events that have more than 750 people in daily attendance shall require prior permitting pursuant to Sec. 6.7 of the modified *ZLDR*, Appendix B. The *Property Owner* shall provide the *County* Sheriff's Office, County EMS, St. Johns Fire Department, and the *Zoning and Planning Director* written notice of any assemblies or functions meeting the definition of a special event in the *ZLDR* as modified by Appendix B at least two weeks ahead of the event and shall submit the *ARB* letter of approval for each event. The *Property Owner* shall obtain *County* Building Services approval for any temporary structures for such special events that require inspection and approval. The provisions of Art. 6.7 of the modified *ZLDR,* Appendix B, shall apply to special events on other *Lots* on the *Real Property*.

28. Orange Hill Sketch Plans.

The general location and amount of land proposed for each land use, including residential, preservation, recreational and natural areas, *Streets*, etc., are conceptually delineated in **Exhibit 11.1** to the Orange Hill Development Agreement. This sketch plan is subject to change in the discretion of the Property

Owner based on design and engineering considerations, market demands, and other factors. The Property Owner shall submit such proposed changes to the sketch plan to the *Zoning and Planning Director*. The *Zoning and Planning Director* shall determine if these proposed modifications are major or minor changes in accordance with Sec. 4.25.10 of the *ZLDR* as modified, Appendix B to the Orange Hill Development Agreement. The Property Owner shall not proceed with the proposed modifications until the *Zoning and Planning Director* has made this determination. If the *Zoning and Planning Director* determines certain proposed modifications are major changes, the Property Owner must obtain the needed formal amendment to the Development Agreement and/or the PD for those proposed modifications to be approved in accordance with the provisions of *ZLDR* Sec. 4.25.10.

The following additional sketch plans are attached as the following exhibits to the Orange Hill Development Agreement:

Exhibit 11.3 Conceptual Lot Line Sketch Plan

Exhibit 11.4 Circulation Sketch Plan

Exhibit 11.6 Phasing Sketch Plan

Exhibit 11.7 Utility Sketch Plan

Exhibit 11.11 Landscaping Sketch Plan for Scenic Road Buffers

Exhibit 15.1 Residential Areas Sketch Plan

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Exhibit 15.1 Residential Areas Sketch Plan (including STR overlay area)

Appendix A-The Orange Hill Planned Development District Plan (with exhibits)
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Appendix D-Letters of Coordination with Local Government Entities and Private Service Providers

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ARTICLE 1.1 TITLE

This Ordinance shall be officially known and cited as the Zoning and Land Development Regulations of Charleston County, South Carolina. It may be referred to in this document simply as "this Ordinance."

ARTICLE 1.2 AUTHORITY

This Ordinance is adopted pursuant to the statutory authority conferred by Title 4, Chapter 9 and Title 6, Chapter 29 of the Code of Laws of South Carolina, as amended.

ARTICLE 1.3 EFFECTIVE DATE

This Ordinance shall take effect on April 21, 1999, as amended.

ARTICLE 1.4 APPLICABILITY AND JURISDICTION

Sec. 1.4.1 Generally

This Ordinance shall apply to all Development, public and private, within the unincorporated areas of Charleston County. All Structures and land uses constructed or commenced hereafter, and all Enlargements of, Additions to, changes in and relocations of existing Structures and uses occurring hereafter shall be subject to this Ordinance and all other authorities pursuant to Title 6, Chapter 29 of the Code of Laws of South Carolina, as amended.

[Commentary—These Zoning and Land Development Regulations contain zoning, Subdivision, and other Land Development regulations (LDRs) that help implement Charleston County's Comprehensive Plan.]

Sec. 1.4.2 New or Moved Structures

All Structures built hereafter shall comply with all of the regulations of this Ordinance. Any Structure moved from one site to another site, including movement within a Zoning Lot, shall be considered to be a Structure built hereafter.

Sec. 1.4.3 Remodeling

If any Structure is hereafter remodeled:

A. The entire Structure as remodeled shall comply with the use regulations of this Ordinance.

B. Any alterations, Enlargements, or Additions to the Structure shall comply with all applicable Density/Intensity and Dimensional Standards of the Zoning District in which the property is located.

C. Off-street parking facilities shall not be reduced below (or if already less than, shall not be further reduced below) the requirements of this Ordinance applicable to a similar new Structure or use.

Sec. 1.4.4 Change in Land Use or Land Classification

If a use of any Structure is hereafter changed to another use, then the new use must comply with the use regulations in CHAPTER 6, *Use Regulations*, of this Ordinance, but the mere establishment of the new use does not require the existing Structure to comply with the Density/ Intensity and Dimensional Standards of the base Zoning District.

ARTICLE 1.5 PURPOSE AND INTENT

This Ordinance is intended to protect the health, safety, and general welfare of existing and future Residents of Charleston County by:

A. Implementing the goals, objectives and policies of the *Comprehensive Plan*;

B. Providing for adequate light, air, and Open Space;

C. Preventing overcrowding of land, to avoid undue concentration of population, and to lessen congestion in the Streets;

D. Protecting and preserving scenic, historic, or ecologically sensitive areas;

E. Regulating the Density and distributions of populations and the uses of Buildings, Structures and land for trade, industry, residence, recreation, Agriculture, forestry, conservation, airports and approaches thereto, water supply, sanitation, protection against floods, public activities, and other purposes;

F. Facilitating the adequate provision or availability of transportation, police and fire protection, water, sewage, schools, parks and other recreational facilities, Affordable Housing, disaster evacuation, and other public services and requirements;

G. Securing from fire, flood, and other dangers;

H. Furthering the public welfare in any other regard specified by a local governing body;

I. Facilitating the creation of a convenient, attractive and harmonious community;

J. Encouraging the Development of economically sound and stable municipalities and counties;

K. Assuring the timely provision of required Streets, Utilities, and other facilities and services to new Land Developments;

L. Assuring the provision of needed public Open Spaces, Building sites and new Land Developments through the dedication or reservation of land for recreational, educational, transportation, and other public purposes; and

M. Assuring, in general, the wise and timely Development of new areas, and redevelopment of previously developed areas in harmony with the *Comprehensive Plan*; and

N. Fostering growth and Development, and preserving our natural and cultural resources, always respecting the rights of the individual, including private property rights.

ARTICLE 1.6 COMMENTARY

Commentaries may be included in this Ordinance whenever a provision requires additional explanation to clarify its intent. Commentaries have no regulatory effect, but rather are intended solely as a guide for administrative officials and the public to use in understanding and interpreting provisions of the Zoning and Land Development Regulations.

[Commentary—"Commentaries" are used as a guide for administrative officials and the public to use in interpreting and understanding the rationale behind this Ordinance's regulations.]

ARTICLE 1.7 WORD USAGE AND CONSTRUCTION OF LANGUAGE

Sec. 1.7.1 Meanings and Intent

All provisions, terms, phrases, and expressions contained in this Ordinance shall be construed according to the purpose and intent set out in Article 1.5, *Purpose and Intent.*

Sec. 1.7.2 Headings, Illustrations and Text

In case of any difference of meaning or implication between the text of this Ordinance and any heading, drawing, table, figure, or illustration, the text shall control.

Sec. 1.7.3 Lists and Examples

Unless otherwise specifically indicated, lists of items or examples that use terms such as "including," "such as," or similar language are intended to provide examples; not to be exhaustive lists of all possibilities.

Sec. 1.7.4 Computation of Time

All references to "days" are to Charleston County Government work days unless otherwise expressly stated. The time in which an act is to be done shall be computed by excluding the first day and including the last day. If the last day is a Saturday, Sunday, or holiday observed by Charleston County Government, that day shall be excluded.

Sec. 1.7.5 References to Other Regulations, Publications and Documents

Whenever reference is made to a resolution, ordinance, statute, regulation, or document, that reference shall be construed as referring to the most recent editions of such regulation (as amended), resolution, ordinance, statute, regulation, or document or to the relevant successor document, unless otherwise expressly stated.

Sec. 1.7.6 Delegation of Authority

Authority to enforce the provisions of this Ordinance falls to the Director of the Zoning and Planning Department or the designee of the Director, or to the head of the department (or that department head's designee) to which the responsibility of executing the provision falls. Any reference to the "Zoning and Planning Department" shall mean the Director of the Charleston County Zoning and Planning Department or their designee.

Sec. 1.7.7 Technical and Nontechnical Terms

Words and phrases shall be construed according to the common and approved usage of the language, but technical words and phrases that may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning. Certain words and phrases are defined in CHAPTER 12, *Definitions*, of this Ordinance; those words and phrases shall be construed in accordance with their definitions in CHAPTER 12, *Definitions*.

Sec. 1.7.8 Public Officials and Agencies

All public officials, bodies, and agencies to which references are made are those of Charleston County, unless otherwise expressly provided. Whenever reference is made to a public official's title or name of a public agency, that reference shall be construed as referring to the most up-to-date title or agency name, or to the relevant successor official or agency.

Sec. 1.7.9 Mandatory and Discretionary Terms

The words "shall," "will," and "must" are mandatory. The words "may" and "should" are advisory and discretionary terms.

Sec. 1.7.10 Conjunctions

Unless the context clearly suggests the contrary, conjunctions shall be interpreted as follows:

A. "And" indicates that all connected items, conditions, provisions, or events apply; and

B. "Or" indicates that one or more of the connected items, conditions, provisions, or events apply.

Sec. 1.7.11 Tenses and Plurals

Words used in one tense (past, present, or future) include all other tenses, unless the context clearly indicates the contrary. The singular includes the plural, and the plural includes the singular.

ARTICLE 1.8 MINIMUM REQUIREMENTS

The standards of this Ordinance are minimum requirements. The issuance of any permit, certificate, or approval in accordance with the standards and requirements of this Ordinance shall not relieve the recipient of responsibility for complying with all other applicable requirements of any other county, state, or federal agency.

ARTICLE 1.9 CONFLICTING PROVISIONS

Sec. 1.9.1 Conflict with State or Federal Regulations

If the provisions of this Ordinance are inconsistent with those of the state or federal government, the more restrictive provision shall control, to the extent permitted by law.

Sec. 1.9.2 Conflict with Other County Regulations

If the provisions of this Ordinance are inconsistent with one another, or if they conflict with provisions found in other adopted ordinances or regulations of the County, the more restrictive provision will control. No text amendment, zoning Variance, or condition of approval attached to any form of Development approval under this Ordinance shall have the effect of nullifying, abrogating, or diminishing the provisions of any other County ordinance.

Sec. 1.9.3 Conflict with Private Easements, Agreements or Covenants

This Ordinance is not intended to abrogate, annul, or otherwise interfere with any private Easement, agreement, covenant, restriction, or other private legal relationship. The County is responsible for enforcing this Ordinance; it does not enforce private agreements, Easements, covenants, or restrictions to which the County is not a party. Restrictive covenants affidavit(s) shall be signed by the Applicant or current property owner(s) for all permit applications including, but not limited to, zoning Variance applications, applications, for rezoning, Special Exception applications, Site Plan Review applications, Subdivision applications and Home Occupation permits in compliance with "Sec. 6-29-1145 et. seq. of the code of laws of South Carolina (1976), as amended.

ARTICLE 1.10 ZONING MAP

Sec. 1.10.1 Adoption

Charleston County is hereby divided into Zoning Districts as shown on the Charleston County Official Zoning Map (also known as the Digital Zoning Database or Zoning Map) which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Ordinance.

Sec. 1.10.2 Format

The Official Zoning Map is maintained in the form of a machine-readable representation of a geographic phenomenon stored for display or analysis by a digital computer. The digital zoning database stored in the Geographical Information System (GIS) is hereby designated, established, and incorporated as a part of these regulations and the originals thereof, which are on file at the offices of the Zoning and Planning Department, shall be as much a part of these regulations as if they were fully described in these regulations. Upon adoption of this Ordinance and any amendment thereto, the Zoning and Planning Department may produce a paper version of the Official Zoning Map.

Sec. 1.10.3 Amendments

If amendments are made in Zoning District boundaries in accordance with the procedures of Article 3.4, *Zoning Map Amendments [Rezonings]*, or Article 4.25, *Planned Development Zoning District*, such amendments shall be effective upon final approval of the Ordinance by County Council and shall be updated by the Zoning and Planning Department on the Zoning Database promptly after the amendment has been approved by County Council.

Sec. 1.10.4 Location

The original paper version of the Official Zoning Map shall be stored in the Office of the Zoning and Planning Department. The official Zoning Map shall be updated at least annually. In case of any dispute regarding the zoning classification of property subject to this Ordinance, the Official Zoning Map maintained by the Zoning and Planning Department shall control.

Sec. 1.10.5 Corrections and Replacement

In the event that the Official Zoning Map becomes damaged, destroyed, or lost, the County Council may by resolution adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting and other errors or omissions in the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map, as amended. The new Official Zoning Map shall be marked, "This Official Zoning Map, adopted by resolution of The County Council of The County of Charleston, S.C., on (date) supersedes the Official Zoning Map adopted (date) of the Charleston County," which statement shall be signed by the Chairman of County Council, attested by The County Clerk, and bear the seal of Charleston County, S.C. Unless the prior Official Zoning Map is lost or has been totally destroyed, the map or any significant parts thereof remaining after partial destruction shall be preserved, together with all records of Charleston County regarding its adoption and amendment.

Sec. 1.10.6 Interpretation of Zoning District Boundaries

Where uncertainty exists with respect to the boundary of any Zoning District shown on the Zoning Map the following rules shall apply:

A. Unless otherwise indicated, district boundaries follow Lot Lines; center lines of Streets, highways, Alleys or railroads; center lines of water courses or impoundments of streams, reservoirs, or other bodies of water.

B. Where so indicated, district boundaries are parallel to the center lines of Streets, highways, or railroads, or Rights-of-Way of same, or the center lines of streams, reservoirs, or other bodies of water, or said lines extended as such distances therefrom as indicated on the Zoning Map. If no distance is given, distance shall be determined by the use of the scale on the Zoning Map.

C. Where any district boundary is indicated on the Zoning Map as approximately following the Charleston County boundary line or the corporate limits line of any incorporated place within Charleston County, then such County boundary line or corporate limits line shall be construed to be the actual district boundary.

Sec. 1.10.7 Marsh Boundaries

With the exception of lands within the ownership of national forests, swampland, wildlife refuges, and any other Publicly Designated Areas, the Office of Ocean and Coastal Resource Management shall determine the boundaries and have jurisdiction over critical areas. Freshwater Wetlands shall have boundaries set by the Army Corps of Engineers.

Sec. 1.10.8 Zoning of Additional Land Areas

It is the intent of this Ordinance that every part of the land area of unincorporated Charleston County be included in one of the Zoning Districts established by this Ordinance. Any land area that comes under the jurisdiction of this Ordinance or does not appear to be included in a Zoning District shall be classified in the RM district unless an alternative classification is approved by the Charleston County Council in accordance with the Zoning Map Amendment procedures of CHAPTER 3, *Development Review Procedures*.

ARTICLE 1.11 TRANSITIONAL PROVISIONS

Sec. 1.11.1 Violations Continue

Any violation of the previous Zoning Ordinance or Subdivision Ordinance will continue to be a violation under this Ordinance and be subject to penalties and enforcement under CHAPTER 11, *Violations, Penalties, and Enforcement*, unless the use, Development, construction, or other activity complies with the provisions of this Ordinance, in which case enforcement action shall cease, except to the extent of collecting penalties for violations that occurred before April 21, 1999.

Sec. 1.11.2 Legal Nonconformities Under Prior Ordinance

Any legal nonconformity under the previous Zoning Ordinance will also be a legal nonconformity under this Ordinance, as long as the situation that resulted in the nonconforming status under the previous Zoning Ordinance continues to exist. If a nonconformity under the previous Zoning Ordinance becomes conforming because of the adoption of this Ordinance, then the situation will no longer be considered a nonconformity.

Sec. 1.11.3 Approved Projects

A. Variances and preliminary Subdivision Plats that have received approval by April 20, 1999, shall remain valid until their expiration date. Construction pursuant to such approval may be carried out in accordance with the Development standards in effect at the time that approval was granted, provided that the permit or approval remains valid and has not lapsed. Construction pursuant to Conditional Use Permits, Variances, preliminary Subdivision Plats, and Planned Developments that were approved without an expiration date may be carried out in accordance with the Development standards in effect at the time that approval was granted, provided that permits for such construction are issued prior to April 20, 2001. As of April 20, 2001, all construction shall be subject to strict compliance with the regulations of this Ordinance.

B. No provision of this Ordinance shall require any change in the plans, construction, or designated use of any Structure for which a Zoning Permit or Building Permit has been issued prior to April 21, 1999, provided that permit does not lapse and remains valid.

C. No previously approved Lot shall be deemed an unusable Lot under the provisions of this Ordinance.

Sec. 1.11.4 Special Exception Uses

A. Any use that was legally established before April 21, 1999, without Special Exception approval and which after April 21, 1999, is located in a Zoning District that requires Special Exception approval for the subject use and which presently continues as an allowable Use, shall not be considered a Nonconforming Use and shall not require a Special Exception. Such uses shall be deemed uses permitted by right, as defined in CHAPTER 12, *Definitions*, of this Ordinance.

B. Any use that was legally established before April 21, 1999, with a Conditional Use Permit and which after April 21, 1999, is located in a Zoning District that requires Special Exception approval for the subject use and which presently continues as an allowable use, shall not be considered a Nonconforming Use and shall not require a Special Exception. Such uses shall be deemed uses permitted by right, as defined in CHAPTER 12, *Definitions*, of this Ordinance.

ARTICLE 1.12 SEVERABILITY

If any Court of competent jurisdiction rules any provision of this Ordinance invalid, that ruling shall not affect any not specifically included in the judgment. If any Court of competent jurisdiction rules invalid the application of any provision of this Ordinance to a particular property, Building, or other Structure, or use, that ruling shall not affect the application of the Ordinance provisions to any property, Building, other Structure, or use not specifically included in the judgment.

The provisions of this Ordinance are hereby declared to be valid and enforceable, notwithstanding inadvertent and/or clerical error(s); such error(s) as may exist shall not affect the validity or intent of the associated provisions, nor that of the remainder of the Ordinance provisions hereunder.

CHAPTER 2 | REVIEW AND DECISION-MAKING BODIES

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ARTICLE 2.2 PLANNING COMMISSION

ARTICLE 2.3 BOARD OF ZONING APPEALS

ARTICLE 2.4 ZONING AND PLANNING DIRECTOR

(Ord. No. 2177, 10/26/2021)

ARTICLE 2.1 COUNTY COUNCIL

Sec. 2.1.1 Review Authority

The County Council does not act in a review or recommending capacity.

Sec. 2.1.2 Decision-Making Authority

The County Council shall have final (local) decision-making authority on the following matters:

A. Comprehensive Plan Amendments;

B. Zoning and Land Development Regulations (ZLDR) Text Amendments;

C. Zoning Map Amendments (Rezonings);

D. Planned Development (PD) Development Plans and PD Zoning Map Amendments; and

E. Acceptance of public Dedications.

Effective on: 10/27/2017, as amended

ARTICLE 2.2 PLANNING COMMISSION

Sec. 2.2.1 Review Authority

The Planning Commission acts in a review and recommending capacity on the following matters:

A. *Comprehensive Plan* Amendments;

B. Zoning and Land Development Regulations Text Amendments;

C. Zoning Map Amendments (Rezonings); and

D. Planned Development (PD) Development Plans and PD Zoning Map Amendments.

Sec. 2.2.2 Decision-Making Authority

The Planning Commission shall have final (local) decision-making authority on the following matters:

A. Preliminary Subdivision Plats;

B. Public Project Review;

C. Appeals of Administrative Decisions on Final Subdivision Plats;

D. Appeals of Administrative Decisions on Subdivision Matters;

E. Names of New Streets and Roads;

F. Requests for Street Name Changes; and

G. Any other matters pursuant to Chapter 29, Title 6, Sec. 6-29-340 of the Code of Laws of South Carolina, as amended.

Sec. 2.2.3 Officers, Rules, Meetings, and Minutes

Pursuant to Chapter 29, Title 6 of the Code of Laws of South Carolina Sec. 6-29-350 and Sec. 6-29-360, the Planning Commission shall elect one of its members as chairperson and one as vice-chairperson whose terms must be for one year. It shall appoint a secretary who may be an officer or an employee of the governing authority or of the Planning Commission. The Planning Commission shall adopt rules of organizational procedure and shall keep a record of its resolutions, findings, and determinations, which record must be a public record. The Planning Commission shall meet at the call of the chairperson and at

such times as the chairperson or commission may determine. The Planning Commission may purchase equipment and supplies and may employ or contract for such staff and such experts as it considers necessary and consistent with funds appropriated.

Sec. 2.2.4 Composition

The Planning Commission shall consist of nine members appointed by the County Council for terms of four years each, provided, however, that of the initial members of the Planning Commission, five members shall be appointed for four year terms and four members shall be appointed for two year terms. Members shall serve until their successors are appointed and qualified. The members of the Planning Commission shall serve without compensation from the County. Any vacancy which may occur on the Planning Commission shall be filled by County Council appointing a successor to serve out the unexpired term of the vacancy. In appointing members to the Planning Commission the County Council shall consider their professional expertise, knowledge of the community, and concern for the future welfare of the total community and its citizens. The membership of the Planning Commission should represent a broad cross-section of the interests and concerns within Charleston County. No member of the Planning Commission may hold an elected public office in Charleston County.

ARTICLE 2.3 BOARD OF ZONING APPEALS

Sec. 2.3.1 Review Authority

The Board of Zoning Appeals does not act in a review or recommending capacity.

Sec. 2.3.2 Decision-Making Authority

The Board of Zoning Appeals shall have final decision-making authority on the following matters:

A. Special Exceptions;

B. Variances; and

C. Appeals of Administrative Decisions on Zoning Related Matters.

Sec. 2.3.3 Officers, Rules, Meetings, and Minutes

Pursuant to Chapter 29, Title 6 of the Code of Laws of South Carolina Sec. 6-29-790, the Board of Zoning Appeals shall elect one of its members as Chair who shall serve for one year or until re-election or a successor is elected and qualified. The Board of Zoning Appeals shall adopt rules and procedures in accordance with the provisions of this Ordinance not inconsistent with the provisions of Chapter 29 Title 6 of the Code of Laws of South Carolina, as amended. The Board of Zoning Appeals shall appoint a Secretary. The Secretary may be an employee of the County. Meetings of the Board shall be at the call of the Chair and at such other times as the Board of Zoning Appeals may determine. Public notice of all meetings of the Board of Zoning Appeals shall be provided by publication in a newspaper of general circulation in Charleston County. The Board of Zoning Appeals shall keep minutes of its proceedings, showing the vote of each member upon each question or, if absent or failing to vote. The Board of Zoning Appeals shall maintain records of its examinations and official actions, all of which, upon approval, shall be filed immediately in the office of the Zoning and Planning Director. Such records shall be available for public review and inspection during normal business hours.

Sec. 2.3.4 Composition

The Board of Zoning Appeals shall consist of nine members appointed by the County Council for terms of four years each, provided, however, that of the initial members of the Board of Zoning Appeals, five members shall be appointed for four year terms and four members shall be appointed for two year terms. Members shall serve until their successors are appointed and qualified. The members of the Board of Zoning Appeals shall serve without compensation from the County. Any vacancy which may occur on the Board of Zoning Appeals shall be filled by County Council appointing a successor to serve out the unexpired term of the vacancy. No member of the Board of Zoning Appeals may hold an elected public office in Charleston County.

ARTICLE 2.4 ZONING AND PLANNING DIRECTOR

Sec. 2.4.1 Review Authority

The Zoning and Planning Director shall act in a review capacity on the following matters:

A. *Comprehensive Plan* Amendments;

B. Zoning and Land Development Regulations (ZLDR) Text Amendments;

C. Zoning Map Amendments (Rezonings);

D. Planned Development (PD) Development Plans and PD Zoning Map Amendments;

E. Preliminary Subdivision Plats;

F. Final Subdivision Plats;

G. Special Exceptions;

H. Variances; and

I. Public Project Review.

Effective on: 10/27/2017, as amended

Sec. 2.4.2 Decision-Making Authority

The Director of the Zoning and Planning Department shall have final (local) decision-making authority on the following matters:

A. Written Interpretations;

B. Zoning Permits;

C. Preliminary Subdivision Plats;

D. Final Subdivision Plats;

E. Site Plan Review;

~~E.~~F. The single Conditional Plat allowed under the terms of the Orange Hill Development Agreement and Section 8.4.11 of this modified ZLDR that is Appendix B thereto; and

~~F.~~G. All other sections of this Ordinance and applications that require approval and/or interpretation by the Zoning and Planning Director.

Sec. 2.4.3 Other Powers and Duties

The Zoning and Planning Director shall have the following powers and duties in addition, to those otherwise set out under this Ordinance:

A. Maintaining permanent and current records of this Ordinance including, but not limited to, all zoning maps, amendments, Special Exceptions, Variances, appeals, and applications thereof and records of hearings thereon. Such records shall be open to public inspection during business hours;

B. Providing such clerical, technical, and consultative assistance as may be required by the Board of Zoning Appeals, Planning Commission, County Council, and other boards, commissions, and officials in the exercise of their duties relating to this Ordinance;

C. Enforcing all provisions of this Ordinance;

D. Maintaining a record of all applications for Zoning Permits, including all Plats and plans submitted therewith, which record shall be open to public inspection during business hours;

E. Conducting inspections of Structures, land, and the uses thereof to determine compliance with this Ordinance; and

F. Reviewing, approving, and issuing Administrative Permits as authorized by this Ordinance and maintaining records of these permits.

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CHAPTER 3 | DEVELOPMENT REVIEW PROCEDURES

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ARTICLE 3.1 GENERAL

The general provisions of this Section apply to all development applications and procedures under this Chapter unless otherwise stated.

Sec. 3.1.1 Authority to File Applications

Applications for review and approval under this Chapter may be initiated by:

A. Petition of all the owners of the property that is the subject of the application;
B. The owners' authorized agents; or
C. Review and Decision-Making Bodies.

Sec. 3.1.2 Form of Application

Applications required under this Chapter shall be submitted in a format and in such numbers as required by the official responsible for accepting the application. Application submittal requirements and format information shall be available to the public in the Zoning and Planning Department.

Sec. 3.1.3 Filing Fees

Applications shall be accompanied by the fee amount that has been established by the County Council for the respective type of application. Fees shall not be required for applications initiated by authorized Review or Decision-Making Bodies.

Sec. 3.1.4 Application Completeness and Submission Deadlines

A. Applications required under this Ordinance shall be considered complete only if they are submitted in the required format, include all mandatory information and are accompanied by the established fee as outlined in the Charleston County Fee Ordinance.

B. Applications for consideration by the Board of Zoning Appeals shall be submitted no later than 12:00 p.m. on the Friday, six weeks prior to the regularly scheduled Board of Zoning Appeals meeting, unless otherwise provided in this Ordinance or as directed by the Chair of the Board of Zoning Appeals. Application filing deadlines and Board of Zoning Appeals meeting dates are available at the Zoning and Planning Department. Within 15 days of submittal of the application, staff will determine if the application is complete and can be scheduled for the next available Board of Zoning Appeals meeting. The requirements for applications deemed incomplete by the Zoning and Planning Director are listed in Sec. 3.1.4(D), *Incomplete Applications.*

C. Applications for consideration by the Planning Commission shall be submitted no later than 12:00 p.m. on the Friday, six weeks prior to the regularly scheduled Planning Commission meeting, unless otherwise provided in this Ordinance or as directed by the Chair of the Planning Commission. Application filing deadlines and Planning Commission meeting dates are available at the Zoning and Planning Department. Within 15 days of submittal of the application, staff will determine if the application is complete and can be scheduled for the next available Planning Commission meeting. The requirements for applications deemed incomplete by the Zoning and Planning Director are listed in Sec. 3.1.4(D), *Incomplete Applications.*

D. Any application that is determined to be incomplete shall, within 15 days of its submittal, be returned to the Applicant along with an explanation of the application's deficiencies. Fees shall not be refunded. No further processing of the application shall occur until the deficiencies are corrected. Once the deficiencies are corrected, the application may be resubmitted without the payment of additional fees, provided that it is resubmitted within six months of the date that the application was returned to the Applicant. Applications resubmitted more than six months after the date that the application was returned as incomplete shall require repayment of applicable fees, provided, however, that the Zoning and Planning Director may approve extensions of up to one year from the date that any Development of County Significance application was returned as incomplete without requiring repayment of applicable fees.

Effective on: 10/27/2017, as amended

Sec. 3.1.5 Application Submittal

A. Whenever the procedures of this Ordinance expressly state that applications are to be submitted after a "pre-application conference," Applicants shall be responsible for scheduling and attending such meetings. When pre-application conferences are required, an application shall not be accepted until the pre-application conference has been conducted, and any errors or omissions noted in review of the application for completeness have been addressed by the Applicant.

B. Until an application is deemed complete pursuant to this Article, all related materials shall be treated as proprietary information.

C. Once an application is deemed complete and submitted for consideration by the Planning Commission or Board of Zoning Appeals pursuant to this Article, it shall not be altered by the Applicant. Should the Applicant alter, modify, or change the application after it has been deemed complete, the application shall be considered withdrawn and the Applicant must submit a new application in compliance with this Article, and all applicable fees must be paid unless the change is requested by a Review or Decision-Making Body.

Sec. 3.1.6 Notices

A. **Content.** All notices with the exception of Posted Notices required under this Ordinance shall:

1. Indicate the date, time, and place of the public hearing or date of action that is the subject of the notice;
2. Describe the property involved in the application by Street address and, if required, by legal description;
3. Describe the nature, scope, and purpose of the application or proposal; and
4. Indicate where additional information on the matter can be obtained.

Posted Notices under this Ordinance shall indicate time and place and indicate where any additional information on the subject of the notice can be obtained.

[Commentary—References to "days" are to Charleston County Government work days, unless otherwise indicated.]

Table 3.1.6, Notices									
Procedure	Review [R], Decision-Making [DM] And Appeal [A] Bodies					Notices See Sec. 3.1.6			
	Staff	PC	CC	HPC	BZA	News	Post	Neighbor	Parties in Interest & Community Interest
***Comprehensive Plan* Amendments**	**R**	**R**	**DM**			✓			✓
Ordinance Text Amendments	**R**	**R**	**DM**			✓			✓
Zoning Map Amendments	**R**	**R**	**DM**			✓	✓	✓	✓
Planned Development (PD) Zoning Map Amendment	**R**	**R**	**DM**			✓	✓	✓	✓
Special Exceptions	**R**				**DM**	✓	✓	✓	✓
Site Plan Review	**DM**				**A**				
Variances	**R**				**DM**	✓	✓	✓	✓
Written Interpretations	**DM**				**A**				
Public Project Review	**R**	**DM**				✓			✓
Subdivision Plat Applications	R	DM							
Zoning Permit	DM								
Appeals of Zoning-Related Administrative Decisions					**DM**	✓	✓	✓	✓
Appeals of Subdivision-Related Administrative Decisions		**DM**				✓			✓

Notes:
In cases where no Appeal Body is shown or where the County Council is shown as final Decision-Making Body, appeals shall be taken to the Circuit Court of Charleston County, as provided by law.
R = Review Body [Responsible for Review and Recommendation]
DM = Decision-Making Body [Responsible for Final Decision to Approve or Deny]
A = Authority to hear and decide appeals of Decision-Making Body's action
Neighbor and Community Interest notice is a courtesy notice; failure to provide will not invalidate any action taken.

B. **Types.**

1. *Newspaper Notice.* When the provisions of this Ordinance require that "Newspaper Notice" be provided, the official responsible for accepting the application shall ensure that notice is published in a newspaper of general circulation in the County. Unless otherwise expressly provided in state statutes or this Ordinance, the first required newspaper notice shall be published at least 15 calendar days before the public hearing, meeting, or date of action that is the subject of the notice. Newspaper Notice shall indicate the time and place or date of action that is the subject of the notice, describe the property involved in the application by street address and, if required, by legal description, describe the nature, scope, and purpose of the application or proposal.
2. *Posted Notice.* When the provisions of this Ordinance state that "Posted Notice" should be provided, the official responsible for accepting the application shall post the notice on the Subject Property in a manner that makes the notice clearly visible to neighboring residents and passers-by from each public street bordering the Subject Property. Unless otherwise expressly provided in state statutes or this Ordinance, Posted Notice shall be in place at least 15 calendar days before the public hearing, meeting, or date of action that is the subject of the notice. Once the notice has been posted, the owner(s) of the Subject Property are responsible for notifying the Zoning and Planning Department in writing if the Posted Notice is removed or damaged prior to the public hearing, meeting, or date of action that is the subject of the notice. Failure to notify the Zoning and Planning Department in writing of removed or damaged Posted Notice may result in rescheduling of the public hearing and a delay in decision from the Decision-Making Body.
3. *Neighbor Notice.* When the provisions of this Ordinance require that "Neighbor Notice" be provided, the official responsible for accepting the application shall mail notice to the Applicant and all property owners within 300 feet of the subject property. Ownership information shall be obtained from the County Assessor's Office. Unless otherwise expressly provided in state statutes or this Ordinance, required Neighbor Notices shall be deposited in the U.S. mail at least 15

calendar days before the public hearing, meeting, or date of action that is the subject of the notice. Failure to provide this notice will not invalidate any action taken.

4. *Parties in Interest.* When the provisions of this Ordinance require that notice be sent, the following "Parties in Interest" shall be notified: the Applicant and the owner of the property (if other than Applicant). Parties in Interest shall mean any individual, associations, corporations, or others who have expressed an interest in writing in an application pending before the Zoning and Planning Department and that has been received by the Zoning and Planning Director. It is the responsibility of the Parties in Interest to provide updated contact information to the Zoning and Planning Department. The Zoning and Planning Department will keep the Parties in Interest contact information on file for one year from the initial date received.
5. *Community Interest Notice.* When the provisions of this Ordinance require that "Community Interest Notice" be provided, the official responsible for accepting the application shall provide written notice to any individual, group, or organization that has submitted a written statement of interest to the Zoning and Planning Director. When Community Interest Notice is required, courtesy notice will be provided to the Zoning and Planning Director of any municipality within the Planning Area of the subject tract. Community Interest Notice is a courtesy notice; failure to provide this notice will not invalidate any action taken.

C. **Constructive Notice**. Minor defects in a notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements. In all cases, however, the requirements for the timing of the notice and for specifying the date, time, and place of a hearing and the location of the subject property shall be strictly construed. If questions arise regarding the adequacy of notice, Review and Decision-Making Bodies shall make formal findings regarding whether there was substantial compliance with the notice requirements of this Ordinance.

Effective on: 5/7/2024, as amended

Sec. 3.1.7 Action by Decision-Making Bodies

Unless otherwise expressly stated, Decision-Making Bodies shall be authorized to approve, approve with conditions, or disapprove applications and permit requests based on compliance with the applicable review and approval criteria. Decision-Making Bodies shall also be authorized to refer an application back to a Review Body or to defer action while additional information is being obtained.

Sec. 3.1.8 Inaction by Review and Decision-Making Bodies

When a Review or Decision-Making Body fails to take action on an application within the time required, such inaction shall be interpreted as a recommendation of approval of the application, respectively. Time frames for action may be extended by the Review or Decision-Making Body if the Applicant consents to the extension. When a Review Body fails to take action on an application within the time required, the Decision-Making Body shall be free to proceed with its own action on the matter, without further awaiting the recommendation of the Review Body. Delays in action by Review or Decision-Making Bodies due to an official declaration of a state of emergency shall not be subject to these requirements.

Sec. 3.1.9 Conditions of Approval

Unless otherwise expressly stated, Decision-Making Bodies shall be authorized to impose conditions of approval as allowed by law. Conditions may be those deemed necessary to reduce or minimize any potential adverse impact upon other property in the area or to carry out the general purpose and intent of this Ordinance. All conditions must relate to a situation created or aggravated by the proposed use and be roughly proportional to the impact of the approved use or activity.

Sec. 3.1.10 Approval Criteria: Burden of Persuasion

In all cases, the Applicant shall have the burden of establishing that an application complies with applicable approval criteria.

Sec. 3.1.11 Public Hearings

A public hearing for which proper notice was given may be continued to a later date without again complying with the notice requirements of this Ordinance, provided that the continuance is set for a certain date and time and the date and time is announced at the public hearing.

Effective on: 10/27/2017, as amended

Sec. 3.1.12 Successive Applications

A. **Time Limit.** If a final Decision-Making Body denies an application for a Zoning Map Amendment, Planned Development or Special Exception use, an application for the same or more intensive zoning, Development, or Use on the subject Parcel, whether the Parcel is in its original configuration, expanded, or reduced in area, shall not be accepted for 12 months from the date that the Decision-Making Body acted to deny the application, unless a waiver is obtained in compliance with this Ordinance.

B. **Waivers.** The time limit of Sec. 3.1.12(A), *Time Limit*, notwithstanding, Decision-Making Bodies may, after receipt of written petition by the Property Owner, waive the waiting period requirement by a two-thirds vote of members present and voting. If the time limit is waived, the Decision-Making Body shall give Written Notice to the Zoning and Planning Director, directing staff to process the application. All resubmissions shall be processed as new applications, with prescribed fees. All documents and fees required for the respective type of application shall be included with the new application. Disapproval of the application shall be final and the 12-month waiting period shall be met before further consideration of a similar application on the Subject Property.

C. **Applications Withdrawn Before Public Hearing Notice.** Withdrawal of an application by the Applicant before advertisement of any public hearing and before any required Signs have been posted on the Subject Property shall be considered a termination of the application. Although no fees shall be refunded, reapplication in such cases shall not be subject to the 12-month waiting period.

D. **Applications Withdrawn After Public Hearing Notice.** Withdrawals of applications that occur after advertisement of any public hearing or after any required Signs have been posted on the Subject Property shall be treated the same as a disapproved application. Application processing shall terminate upon receipt of Written Notice from the Applicant or owner. Reapplication shall be subject to a 12-month waiting period unless a waiver is granted in accordance with Sec. 3.1.12(B), *Waivers.*

E. **Requests for Postponements of Applications, Reconsiderations of Applications, and Reconsiderations of Conditions of Approval to the Board of Zoning Appeals.** Requests for postponements of applications from Board of Zoning Appeals Public Hearings must be made in writing by the Applicant. Such requests received after advertisement of any public hearing or after any postings on the Subject Property shall be subject to all applicable fees as listed in the fee schedule approved by County Council. An application is deemed withdrawn if it is postponed for more than one year from the date it was scheduled to be heard. If an application is deemed withdrawn, the Applicant must submit a new application in compliance with Sec. 3.1.4, *Application Completeness and Submission Deadlines*, of this Ordinance, and all applicable fees must be paid. For requests for reconsiderations of applications or reconsiderations of conditions of approval to the Board of Zoning Appeals, the Applicant must file a reconsideration request. If the BZA decides to reconsider an application or conditions of approval, the Applicant shall file the applicable Appeal, Special Exception, or Zoning Variance application fee prior to being scheduled for a BZA Public Hearing.

F. **Requests for Postponements of Applications to the Planning Commission.** Requests for postponements of all applications from Planning Commission meetings, with the exception of Subdivision applications, must be made in writing and the letter must be signed by both the Property Owner(s) and the Applicant(s). Postponement requests received within 10 calendar days of the Planning Commission meeting for which the application is scheduled shall be considered withdrawn. An application that is postponed for more than one year from the date it was scheduled to be heard is deemed withdrawn. If an application is deemed withdrawn, the Applicant must submit a new application in compliance with Sec. 3.1.4, *Application Completeness and Submission Deadlines*, of this Ordinance, and all applicable fees must be paid. The Planning Commission may waive the required fees when the request for postponement is made due to extenuating circumstances, as determined in the sole discretion of the Planning Commission.

Effective on: 10/27/2017, as amended

Sec. 3.1.13 Vested Rights

The provisions of the Charleston County Vested Rights Ordinance, Ordinance Number 1393, shall apply.

ARTICLE 3.2 COMPREHENSIVE PLAN AMENDMENTS

Sec. 3.2.1 Pre-application Conference and Application Filing

A. Prior to the submittal of an application for a *Comprehensive Plan* amendment, Applicants shall participate in a pre-application conference scheduled with the Zoning and Planning Director. A pre-application conference is not required for applications submitted by the County.

B. Applications for amendments to the *Comprehensive Plan* shall be submitted by individuals or groups of individuals to the Zoning and Planning Director on forms available in the Zoning and Planning Department.

C. No application for a *Comprehensive Plan* Amendment shall be accepted as complete unless it includes the required fee and the following information:

1. Completed *Comprehensive Plan* Amendment application signed by the current Property Owner(s) or Applicant(s);
2. One paper copy and one digital copy of the Applicant's letter of intent explaining the objective of the proposed amendment(s) and how the criteria listed in Sec. 3.2.6, *Approval Criteria*, are met;
3. One paper copy and one digital copy of the proposed changes to the Comprehensive Plan based on the current Comprehensive Plan in effect and showing proposed text deletions as strike-through text and proposed text additions in bold, italic text. Proposed changes to any Comprehensive Plan map shall be illustrated in a map format similar to the existing Comprehensive Plan maps and shall be labeled as "proposed amendment";
4. One copy of the current, recorded deed for the property (if applicable);
5. Restricted Covenants Affidavit(s) signed by the Applicant or current Property Owner(s) in compliance with State law (if applicable);
6. Posted Notice Affidavit(s) signed by the Applicant or current Property Owner(s) in compliance with State law (if applicable);
7. One copy of the current, recorded Plat showing the current boundaries of the property (if applicable); and
8. Any other information that the Planning Commission determines is reasonably necessary to make an informed decision as to whether the application complies with the standards of this Article.

D. Applications for *Comprehensive Plan* Amendments shall comply with Sec. 3.1.4, *Application Completeness and Submission Deadlines*, of this Ordinance.

E. The Applicant may hold a community workshop for the proposed *Comprehensive Plan* amendment. The purpose of a community workshop is to ensure early citizen participation in an informal forum, in conjunction with Development applications and to provide an Applicant the opportunity to understand and try to mitigate any impacts an application may have on an affected community. The workshop shall ensure that citizens and property owners have an adequate opportunity to learn about applications that may affect them and to work with the Applicant to resolve any concerns at this stage of the process. A community workshop is not intended to produce complete consensus on all applications, but to encourage Applicants to be good neighbors. If the Applicant chooses to hold a community workshop, a summary of the workshop may be submitted with the application for the *Comprehensive Plan* amendment.

Sec. 3.2.2 Zoning and Planning Director Review and Report

The Zoning and Planning Director shall review each proposed *Comprehensive Plan* amendment and may distribute the application to other agencies and reviewers. Based on the results of those reviews, the Zoning and Planning Director shall provide a report on the proposed amendment to the Planning Commission. The Zoning and Planning Director shall have at least 30 calendar days to conduct required reviews.

Sec. 3.2.3 Planning Commission Review and Recommendation

Newspaper notice of Planning Commission meeting on *Comprehensive Plan* amendments shall be provided at least 15 calendar days before the hearing. Newspaper and Parties in Interest notice shall be provided in accordance with Sec. 3.1.6, *Notices*, of this Chapter. The Planning Commission shall review the proposed amendment and adopt a resolution, by majority vote of the entire membership, recommending that the County Council approve, disapprove, or approve with conditions the proposed amendment. Planning Commission may hold a special meeting to gather community input as outlined in Sec. 3.2.1(E), *Community Workshop*, of this Ordinance prior to making a recommendation to County Council.

Sec. 3.2.4 Public Hearing Notice

Newspaper Notice of public hearings on *Comprehensive Plan* amendments shall be provided at least 30 calendar days before the hearing. Newspaper and Parties in Interest notice shall be provided in accordance with Sec. 3.1.6, *Notices*, of this Chapter.

Sec. 3.2.5 County Council Hearing and Decision

A. After receiving the recommendations of the Planning Commission, the County Council shall take action to approve, approve with conditions, or disapprove the proposed *Comprehensive Plan* amendment based on the Approval Criteria of Sec. 3.2.6, Approval Criteria. County Council shall hold a public hearing prior to giving second reading to *Comprehensive Plan* amendment applications.

B. A majority vote of the entire membership of County Council shall be required to approve, approve with conditions, or disapprove the amendment.

C. *Comprehensive Plan* Amendments shall be adopted by Ordinance.

Sec. 3.2.6 Approval Criteria

Comprehensive Plan Amendments may be approved by the County Council only if they determine that the proposed amendment is consistent with the overall purpose and intent of the *Comprehensive Plan* and that any one of the following criteria has been met:

A. There was a significant error in the original *Comprehensive Plan* adoption;

B. In adopting the *Comprehensive Plan*, the County Council failed to take into account facts, projections, or trends that were reasonably foreseeable to exist in the future;

C. Events, trends, or facts after adoption of the *Comprehensive Plan* have changed the County Council's original findings made upon plan adoption;

D. Events, trends, or facts after adoption of the *Comprehensive Plan* have changed the character or condition of an area, making the proposed amendment necessary;

E. The proposed *Comprehensive Plan* Amendment is requested pursuant to and complies with Article 3.17, *Developments of County Significance*; or

F. The proposed *Comprehensive Plan* Amendment is consistent with the Comprehensive Plan Future Land Use recommendations of adjacent municipalities that have adopted extra-territorial jurisdiction for the subject Parcel(s).

Sec. 3.2.7 Notice of Decision

Following final action by the County Council, the Zoning and Planning Director shall be responsible for providing the Applicant with Written Notice of the decision.

ARTICLE 3.3 ZONING AND LAND DEVELOPMENT REGULATIONS TEXT AMENDMENTS

Sec. 3.3.1 Application Filing

A. Applications for amendments to the text of this Ordinance shall be submitted to the Zoning and Planning Director on forms available in the Zoning and Planning Department.

B. No application for a Zoning and Land Development Regulations Text Amendment shall be accepted as complete unless it includes the required fee and the following information:

1. Completed Zoning and Land Development Regulations Text Amendment application signed by the current Property Owner(s) or Applicant(s);
2. One paper copy and one digital copy of the Applicant's letter of intent explaining the proposed amendment(s) and how it meets the criteria listed in Sec. 3.3.6, *Approval Criteria*;
3. One paper copy and one digital copy of the proposed text amendment based on the current Ordinance in effect and showing proposed deletions as strike-through text and proposed additions in bold, italic text;
4. One copy of the current, recorded deed of the property (if applicable);
5. One copy of the current, recorded Plat showing the current boundaries of the property (if applicable);
6. Posted Notice Affidavit(s) signed by the Applicant or current Property Owner(s) in compliance with State law (if applicable);
7. Restrictive Covenants Affidavit(s) signed by the Applicant or current Property Owner(s) in compliance with State law, (if applicable); and

8. Any other information that the Planning Commission determines is reasonably necessary to make an informed decision as to whether the application complies with the standards of this Article.

C. Applications for Zoning and Land Development Regulations Text Amendments shall comply with Sec. 3.1.4, *Application Completeness and Submission Deadlines*, of this Ordinance.

Sec. 3.3.2 Public Hearing Notice

Newspaper and Party in Interest notice of the County Council's public hearing shall be provided in accordance with the requirements of Sec. 3.1.6, *Notices*. Newspaper Notice of a public hearing regarding any proposed amendments to CHAPTER 8, *Subdivision Regulations*, shall be made at least 30 calendar days prior to a public hearing on any proposed amendments.

Sec. 3.3.3 Zoning and Planning Director Review and Report

The Zoning and Planning Director shall review each proposed text amendment in light of Sec. 3.3.6, *Approval Criteria*, and provide a report to the Planning Commission. The Zoning and Planning Director shall have at least 30 calendar days to conduct required reviews.

Sec. 3.3.4 Planning Commission Review and Recommendation

The Planning Commission shall review the proposed amendment and take action by majority vote of the entire membership, recommending that the County Council approve, approve with conditions, or disapprove the proposed amendment. The Planning Commission's recommendation shall be based on Sec. 3.3.6, *Approval Criteria*. The Planning Commission shall submit its recommendation to the County Council within 30 calendar days of the Planning Commission meeting at which the amendment was introduced.

Sec. 3.3.5 County Council Hearing and Decision

After receiving the recommendation of the Planning Commission, the County Council shall take action to approve, approve with conditions, or disapprove the proposed text amendment based on Sec. 3.3.6, *Approval Criteria*. County Council shall hold a public hearing prior to giving second reading to ZLDR text amendment applications. A simple majority vote of County Council members present and voting shall be required to approve the amendment.

Sec. 3.3.6 Approval Criteria

Text amendments to this Ordinance may be approved if the following approval criteria have been met:

A. The proposed amendment corrects an error or inconsistency or meets the challenge of a changing condition;

B. The proposed amendment is consistent with the adopted Charleston County *Comprehensive Plan* and goals as stated in Article 1.5, *Purpose and Intent*; and

C. The proposed amendment is to further the public welfare in any other regard specified by County Council.

Sec. 3.3.7 Final Action

Text amendments shall be adopted by Ordinance.

Sec. 3.3.8 Notice of Decision

Following final action by the County Council, the Zoning and Planning Director shall be responsible for providing the Applicant with Written Notice of the decision.

Sec. 3.3.9 Pending Text Amendments

No application for a Zoning Permit, Building Permit, or Certificate of Occupancy shall be accepted for property within any area involved in or affected by a pending Ordinance text amendment if the Zoning Permit, Building Permit, or Certificate of Occupancy would allow uses or activities that would be forbidden under the proposed amendment. This prohibition on acceptance of applications shall apply from the date that the application is filed until action on the amendment is taken by County Council.

ARTICLE 3.4 ZONING MAP AMENDMENTS [REZONINGS]

Sec. 3.4.1 Application Filing

A. Applications for amendments to the Official Zoning Map (rezonings) shall be submitted to the Zoning and Planning Director on forms available in the Zoning and Planning Department.

B. Upon submission of a rezoning application, no additional rezoning applications shall be accepted for the Subject Property until the original application has been withdrawn or the County Council has rendered its final decision and all applicable time limits on refiling have expired.

C. No application for a Zoning Map Amendment shall be accepted as complete unless it includes the required fee and the following information:

1. Completed Zoning Map Amendment application signed by the current Property Owner(s);
2. A copy of a legible Approved and Recorded Plat showing current property boundaries;
3. A copy of the current, recorded deed;
4. Posted Notice Affidavit(s) signed by the Applicant or current Property Owner(s) in compliance with State law;
5. Restrictive Covenants Affidavit(s) signed by the Applicant or current Property Owner(s) in compliance with State law; and
6. Any other information that the Planning Commission determines is reasonably necessary to make an informed decision as to whether the application complies with the standards of this Article.

D. Applications for Zoning Map Amendments shall comply with Sec. 3.1.4, *Application Completeness and Submission Deadlines*, of this Ordinance.

Sec. 3.4.2 Public Hearing Notice

Newspaper, Neighbor, Parties in Interest, and Posted Notice of the County Council's public hearing shall be provided in accordance with the requirements of Sec. 3.1.6, *Notices*, of this Chapter.

Sec. 3.4.3 Zoning and Planning Director Review and Report

The Zoning and Planning Director shall review each proposed zoning map amendment based on Sec. 3.4.6, *Approval Criteria*, and if deemed necessary, distribute the application to other agencies and reviewers. Based on the results of those reviews, the Zoning and Planning Director shall provide a report on the proposed amendment to the Planning Commission. The Zoning and Planning Director shall have at least 30 working days to conduct required reviews.

Sec. 3.4.4 Planning Commission Review and Recommendation

The Planning Commission shall review the proposed zoning map amendment and adopt a resolution, by majority vote of the entire membership, recommending that the County Council approve or disapprove the proposed zoning map amendment. The Planning Commission's recommendation shall be based on Sec. 3.4.6, *Approval Criteria*, of this Chapter. The Planning Commission shall submit its recommendation to the County Council within 30 calendar days of the Planning Commission meeting at which the zoning map amendment was introduced.

Sec. 3.4.5 County Council Hearing and Decision

After receiving the recommendation of the Planning Commission, the County Council shall take action to approve or disapprove the proposed zoning map amendment based on Sec. 3.4.6, *Approval Criteria*. County Council shall hold a public hearing prior to giving second reading to zoning map amendment applications. A simple majority vote of County Council members present and voting shall be required to approve the amendment. Zoning map amendments shall not be approved "with conditions" except Planned Developments or property Developments under the South Carolina Local Government Development Agreement Act (1993), as amended.

Sec. 3.4.6 Approval Criteria

Zoning map amendments may be approved by County Council only if the proposed amendment meets one or more of the following criteria:

A. The proposed amendment is consistent with the *Comprehensive Plan* and the stated purposes of this Ordinance;

B. The proposed amendment will allow Development that is compatible with existing uses, recommended Density, established Dimensional Standards, and zoning of nearby properties that will benefit the public good while avoiding an arbitrary change that primarily benefits a singular or solitary interest;

C. The proposed amendment corrects a zoning map error or inconsistency; or

D. The proposed amendment addresses events, trends, or facts that have significantly changed the character or condition of an area.

[Commentary-This provision does not require that the Applicant submit a special study in every instance of a zoning map amendment request.]

Sec. 3.4.7 Final Action

Zoning map amendments shall be adopted by Ordinance.

Sec. 3.4.8 Notice of Decision

Following final action by the County Council, the Zoning and Planning Director shall be responsible for providing the Applicant with Written Notice of the decision and for revising the Official Zoning Map, if the amendment was adopted.

ARTICLE 3.5 PD, PLANNED DEVELOPMENT ZONING DISTRICT

Sec. 3.5.1 General

Planned Developments shall adhere to the procedures and guidelines contained in Article 4.25, *PD, Planned Development Zoning District*, of this Ordinance, and shall be considered zoning text and map amendments.

ARTICLE 3.6 SPECIAL EXCEPTIONS

Sec. 3.6.1 Application Filing

A. Applications for Special Exceptions shall be submitted to the Zoning and Planning Director on forms available in the Zoning and Planning Department.

B. Upon submission of a Special Exception application, no additional Special Exception applications shall be accepted for the Subject Property until the original application has been withdrawn or the Decision-Making Body has rendered its final decision and all applicable time limits on refiling have expired.

C. Special Exception applications shall comply with Sec. 3.1.4, *Application Completeness and Submission Deadlines*, of this Ordinance.

D. No application for a Special Exception shall be accepted as complete unless it includes the required fee and the following information:

1. Completed Special Exception application signed by the current Property Owner(s);
2. Applicant's letter of intent explaining the proposed use and how it meets all of the Approval Criteria of Sec. 3.6.5, *Approval Criteria*;
3. Site plan drawn to an engineer's scale showing the property dimensions, dimensions and locations of existing and proposed Structures and improvements, driveways, parking areas, Grand Trees, wetlands (properties containing DHEC-OCRM Critical Line areas must contain an up to date DHEC-OCRM signature on the site plan or Plat), holding basins and buffers when applicable. However, if the property was developed before April 21, 1999, no site improvements have been made since April 21, 1999, and the proposed use does not require site improvements, as determined by the Zoning and Planning Director, the Applicant may submit an aerial photograph printed to engineer's scale showing the property lines, locations of existing Structures and improvements, parking areas, etc. as the site plan. At least one copy drawn and printed to an engineer's scale, and 18 reduced (8 1/2" x 11" or 11" x 17") legible copies shall be submitted;

4. A copy of a legible Approved and Recorded Plat showing the current boundaries of the property;
5. A copy of the current, recorded deed of the property;
6. Restrictive Covenants Affidavit(s) signed by the Applicant or current Property Owner(s) in compliance with State law;
7. Posted Notice Affidavit(s) signed by the Applicant or current Property Owner(s) in compliance with State law; and
8. Any other information that the Zoning and Planning Director determines is necessary to make an informed decision as to whether the application complies with the standards required by Article 3.6, *Special Exceptions.*

E. All proposed Special Exception uses, except the placement of Manufactured Housing Units not located within a Manufactured Housing Park, shall satisfy the Site Plan Review process. Applicants shall attend at least one Site Plan Review meeting (not including a pre-application meeting). Special Exception applications shall only be reviewed after the Site Plan Review application is in an approvable state, as determined by the Zoning and Planning Director.

F. When decisions from both the Board of Zoning Appeals and the Historic Preservation Commission are required, the Board of Zoning Appeals decision must occur prior to the Historic Preservation Commission decision.

Effective on: 5/7/2024, as amended

Sec. 3.6.2 Public Hearing Notice

Newspaper, Neighbor, Parties in Interest, and Posted notice of the Board of Zoning Appeals' public hearing shall be provided in accordance with the requirements of Sec. 3.1.6, *Notices*, of this Chapter.

Sec. 3.6.3 Zoning and Planning Director Review and Report

The Zoning and Planning Director shall review each proposed Special Exception based on Sec. 3.6.5, *Approval Criteria,* of this Chapter, and if deemed necessary, distribute the application to other agencies and reviewers. Based on the results of those reviews, the Zoning and Planning Director shall provide a report on the proposed Special Exception to the Board of Zoning Appeals.

Sec. 3.6.4 Board of Zoning Appeals Hearing and Decision

A. The Board of Zoning Appeals shall hold at least one public hearing on the proposed Special Exception. Within a reasonable time after the close of the public hearing, the Board of Zoning Appeals shall approve, approve with conditions, or disapprove the proposed Special Exception based on Sec. 3.6.5, *Approval Criteria*. The Board of Zoning Appeals may defer action for a period of time not to exceed 90 days from the date of deferral.

B. A majority of the Board of Zoning Appeals constitutes a quorum.

C. A majority of the members present and voting are required to approve a Special Exception.

Sec. 3.6.5 Approval Criteria

F. Special Exceptions may be approved only if the Board of Zoning Appeals finds that the proposed Use:
   1. Is consistent with the recommendations contained in the Charleston County *Comprehensive Plan* and the character of the base Zoning District "Purpose and Intent";
   2. Is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community;
   3. Adequate provision is made for such items as Setbacks and buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, Vibration, dust, glare, odor, traffic congestion, and similar factors;
   4. Where applicable, will be developed in a way that will preserve and incorporate any important natural features;
   5. Complies with all applicable rules, regulations, laws and standards of this Ordinance, including but not limited to, any use conditions, Zoning District standards, or Site Plan Review requirements of this Ordinance; and

   Does not hinder or endanger vehicular traffic and pedestrian movement on adjacent roads.

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

Sec. 3.6.6 Final Decision and Orders

Final decisions and orders of the Board must be in writing and be filed in the Office of the Zoning and Planning Director as a public record. Final decisions shall be available for public inspection during regular office hours. All findings of fact and conclusions of law must be separately stated in final decisions or orders of the Board which must be delivered to Parties in Interest by certified mail. As a courtesy notice, the orders of the Board may be sent via U.S. mail to persons on the Neighborhood notice list.

Sec. 3.6.7 Notice of Decision

The written final decision shall be mailed to all Parties in Interest by certified mail and published once in a newspaper of general circulation in the County.

Sec. 3.6.8 Appeals

Any Person with a substantial interest in a decision of the Board of Zoning Appeals or any officer, board, or bureau of the county may appeal a final decision of the Board of Zoning Appeals to the Circuit Court of Charleston County. Appellants shall file with the Court Clerk a written petition plainly and fully setting forth how such decision is contrary to law. Such appeal shall be filed within 30 calendar days after the decision of the Board of Zoning Appeals is mailed.

Sec. 3.6.9 Lapse of Approval

An approved Special Exception shall lapse and be of no further effect 12 months after the date that the Special Exception was approved by the Board of Zoning Appeals unless a Complete Application for a Zoning Permit to establish the Special Exception use is submitted in accordance with Article 3.8, *Zoning Permits*, of this Ordinance.

One one-year extension of a Special Exception approval may be granted by the Zoning and Planning Director if the Applicant/Property Owner can demonstrate that a Complete Application for a Zoning Permit is being diligently pursued. Applications for extensions of Special Exception approvals shall be submitted to the Zoning and Planning Director on forms available in the Zoning and Planning Department at least 15 days prior to the expiration of the Special Exception approval.

ARTICLE 3.7 SITE PLAN REVIEW

Sec. 3.7.1 Applicability

Except as expressly exempted in Sec. 3.7.4, *Site Plan Review*, the Site Plan Review procedures shall apply to any of the following:

A. New Development, redevelopment, and property improvements that increase by more than 25 percent the area devoted to vehicular use or the gross Floor Area of Buildings;

B. Any change in use to a more intensive use, as determined by the Zoning and Planning Director; and

C. Any earth disturbing activity greater than or equal to 5,000 square feet.

The entire site shall be brought into compliance with all applicable Ordinance standards at the time of Site Plan Review.

Prior to final Site Plan Review approval for properties located within 300 feet of a National Register of Historic Places (NRHP) listed Historic Property or Historic District, or a locally designated Historic Property or Historic District, a Certificate of Historic Appropriateness must be obtained pursuant to the procedures of Chapter 21 of the County Code of Ordinances, as amended. The proposed site plan must be in an approvable state, per the Zoning and Planning Director, prior to placement on a Historic Preservation Commission agenda. This requirement shall also apply to Site Plan Review approval for the following pursuant to the procedures Chapter 21 of the County Code of Ordinances, as amended: NRHP listed Historic Properties; properties within NRHP listed Historic Districts; locally designated Historic Properties; and properties located within locally designated Historic Districts.

Effective on: 5/7/2024, as amended

Sec. 3.7.2 Definitions

For the purposes of this Section, a change in use to a more intensive use shall include any occupancy of a Building that has not been occupied by a business for more than three years, as determined by County records.

Sec. 3.7.3 Limited Site Plan Review

The Limited Site Plan Review Procedure applies to all property improvements that are not listed in Sec. 3.7.1, *Applicability*, as determined by the Zoning and Planning Director. The Limited Site Plan Review Procedure is intended to ensure that these property improvements are in compliance with all applicable sections of this Ordinance. The Limited Site Plan Review Procedure requires payment of a fee and a formal application.

Sec. 3.7.4 Exemptions

Applications for placement of Manufactured Housing Units and proposals for Single-Family Dwellings on existing Approved and Recorded Plats shall be expressly exempt from the Site Plan Review procedures of this Section.

Sec. 3.7.5 Applications

Applications for Site Plan Review shall be submitted to the Zoning and Planning Director on forms available in the Zoning and Planning Department. Upon submission of an application for Site Plan Review, no additional applications for Site Plan Review shall be accepted for the Subject Property until the original application has been withdrawn or the Decision-Making Body has rendered its final decision and all applicable time limits on refiling have expired.

Effective on: 11/8/2017, as amended

Sec. 3.7.6 Review and Action Site Plan Review Committee

The Site Plan Review Committee shall review each Site Plan application in light of Sec. 3.7.7, *Approval Criteria*. The Site Plan Review Committee consists of representatives from the Zoning and Planning Department, Public Works Department, and other departmental representatives as deemed necessary by the Zoning and Planning Director, each of whom addresses the issues relevant to their respective department's responsibilities. The Site Plan Review Committee provides a recommendation to the Zoning and Planning Director to approve or disapprove the Site Plan application.

Sec. 3.7.7 Approval Criteria

A Site Plan Review application may not be approved unless the Zoning and Planning Director finds that the proposed project complies with all applicable provisions of this Ordinance.

Sec. 3.7.8 Appeals

Appeals shall be processed in accordance with the procedures of Article 3.13, *Appeals of Zoning-Related Administrative Decisions*, of this Chapter. Applications for Appeals of approved site plans shall clearly state the error in any order, requirement, decision, or determination that was made by the administrative official when approving the site plan.

Sec. 3.7.9 Amendments

The procedure for amending an approved Site Plan Review application shall be the same as required for the original approval.

Sec. 3.7.10 Lapse of Approval

An approved Site Plan Review shall lapse and be of no further effect one year after the date that the Site Plan Review application was approved by the Zoning and Planning Director, unless a Zoning Permit is issued in accordance with Article 3.8, Zoning Permits, or, if no Zoning Permit is required, unless construction or development has commenced and has not been suspended or abandoned for a period of more than one year.

A one-time one-year extension of Site Plan Review approval may be allowed if construction or development has not commenced but is being diligently pursued. The burden of proof for diligent pursuit of the completion of the project shall be upon the Applicant. The Applicant shall submit documentation demonstrating such pursuit to the Zoning and Planning Director for review and final determination. Applications for extensions of Site Plan Review approvals shall be submitted to the Zoning and Planning Director on forms available in the Zoning and Planning Department at least 15 days prior to the expiration of the Site Plan Review approval.

ARTICLE 3.8 ZONING PERMITS

Sec. 3.8.1 Applicability

Except as expressly exempted in Sec. 3.8.2, *Exemptions*, of this Chapter, a Zoning Permit shall be required before any of the following activities:

A. The issuance of a Building Permit under the Charleston County Building Code;

B. Excavation preparatory to constructing a Structure for which a Building Permit is required;

C. Improving any Zoning Lot by grading, filling, or surfacing, or by constructing a driveway in conjunction with the construction of a Single-Family Dwelling, or by constructing or enlarging parking areas containing more than six parking spaces. This includes all new impervious surfaces greater than 120 square feet in cumulative total on properties located in the Urban/Suburban Area with the exception of properties located in the S-3 Zoning District;

D. Change in the use classification of any part of a Structure or Lot, including any increase in the number of Families or Dwelling Units occupying a Building or Lot;

E. Installation of any Sign (On-Premises or Off-Premises);

F. Moving of any Dwelling Unit or Manufactured Housing Unit;

G. Prior to obtaining a business license;

H. Any earth disturbing activity;

I. Clearing and Grubbing, including grading, drainage, or the construction of roads or Utilities in a Subdivision;

J. Prior to issuance of a Zoning Permit, a pre-construction planning conference for Tree preservation, as specified in Article 9.4, *Tree Protection and Preservation*, shall be required and shall include, at a minimum, the Zoning and Planning Director's representative, the Applicant, and any parties deemed appropriate for the purpose of determining if there is a need for additional Tree protection techniques and for designating placement of Tree barricades, construction employee parking, temporary construction Offices, and Dumpsters; and/or

K. Redirecting or altering in any way a pre-existing stormwater conveyance feature on-site.

Sec. 3.8.2 Exemptions

A. **Agriculture.** A Zoning Permit shall not be required with respect to any parcel of land being used for a Bona Fide Agricultural Use as of April 21, 1999, including: farming, dairying, pasturage, agriculture, horticulture, floriculture, venticulture, animal and poultry husbandry, forestry, and other uses or enterprises customarily carried on in the field of general agriculture, including the necessary Accessory Uses for packing, treating, or storing of produce, in any Zoning District. The operation of any Accessory Use shall be secondary to that of the normal agricultural activity.

B. **Utility Lines.** A Zoning Permit shall not be required for a service connection with established electric distribution or transmission lines, water lines, Sewer, gas or other pipelines, provided that such facilities shall comply with all other applicable standards of this Ordinance. Installation of new main or distribution Trunk Lines for water, Sewer, or gas shall not be exempt.

C. **Fences.** A Zoning Permit shall not be required for the installation of any fence that is less than six feet in height and exempt from Charleston County Building Code requirements, as amended, except those made of brick, stone, or concrete. Fence installation must also comply with the vision clearance requirements of Sec. 4.2.3, *Setbacks*, of this Ordinance.

D. **Accessory Structures.** A Zoning Permit shall not be required for the placement of one, one-story detached Accessory Structure used as a tool or storage shed, playhouse, or similar Accessory Structure, provided the Building footprint does not exceed 120 square feet. In the event that one detached Accessory Structure already exists on the Subject Property, a Zoning Permit is required for any additional detached Accessory Structure. Detached Accessory Structures must also comply with all applicable standards of the Zoning and Land Development Regulations Ordinance.

Sec. 3.8.3 Application Filing

Applications for Zoning Permits shall be filed with the Zoning and Planning Director on forms available in the Zoning and Planning Department. Zoning Permit applications shall include the following information:

A. For all new construction or changes in Building footprint, applications shall include a site plan drawn to engineer's scale that shows proper dimensions and compliance with the applicable Setback, Buffer, OCRM Critical Line Setback, OCRM Critical Line Buffer, maximum Building Coverage, maximum Impervious Surface Coverage, and maximum Building Height regulations. In addition, the site plan shall show the dimensions and locations of all existing and all proposed: Structures and accessories; driveways; access(es) to public Rights-of-Way; private Rights-of-Way and/or ingress/egress Easements; public Easements ; and current wetlands/OCRM Critical Line delineation, if applicable;

B. Applications shall include an approved, recorded Plat indicating the County Parcel Identification Number or if an approved, recorded Plat is not available, the application shall include a Charleston County Parcel Boundary Map showing the subject Parcel, surrounding properties, and County Parcel ID Number;

C. Proposed construction, including Accessory Uses and Structures, if occurring on more than one abutting Lot of record, shall not be placed on property lines and must meet all Setback requirements;

D. Applications shall include paid receipt(s) from local providers for public water and/or Sewer, or a letter from the Utility company stating the fee(s) have been paid. For new construction, if water and/or Sewer service is not available, a well and/or septic tank permit final approval from SC DHEC shall be required;

E. Applications shall include an approved Tree survey showing Grand Trees in Building and Structure footprints, or within 40 feet, of any proposed construction, as required by this Ordinance, and the Applicant provides a signed statement indicating no Grand Trees will be affected;

F. For all Structures requiring a new address (e.g., new Building construction, power poles, irrigation systems, or Accessory Structures with electrical service), written address confirmation must be obtained from the applicable County department. A site plan showing the location of all proposed and all existing: Structure(s); access(es) to public Rights-of-Way; private Rights-of-Way and/or ingress/egress Easements; and public Easements that exist on the property, is required for address confirmation; and

G. Commercial, Multi-Family, Office, Industrial, and other nonresidential uses require Site Plan Review approval prior to an application for a Zoning Permit.

H. The requirements listed below apply to all Zoning Permit applications for new construction of Structures, with the exception of Additions/renovations to existing Structures that are legally permitted and new construction of Accessory Structures, located on properties which access from an existing or proposed ingress/egress Easement or private Right-of-Way as shown on an approved, recorded Plat.

   1. Prior to issuance of Zoning Permits for land Development activities other than construction of ingress/egress Easements or private Rights-of-Way and installation of required street Signs, all ingress/egress Easements and private Rights-of-Way shall be: constructed in the location shown on the approved, recorded Plat; constructed to comply with the International Fire Code, as adopted by County Council, from their point of connection to an existing publicly owned and maintained Right-of-Way to Lot(s) proposed for Development; and inspected pursuant to Sec. A.2.5, *County Inspection*, of this Ordinance.

   2. The Zoning and Planning Director may allow use of a portion of an ingress/egress Easement or private Right-of-Way that was constructed prior to July 18, 2017 that cannot comply with the width clearance requirements of the International Fire Code when:

      a. The Zoning and Planning Director determines that moving the ingress/egress Easement or private Right-of-Way to a different location is not possible due to site constraints, property size, Grand Trees, wetlands, etc.;

      b. The Applicant submits letters from the providers of emergency services for the Subject Properties stating they can access all properties utilizing the ingress/egress Easement or private Right-of-Way; and

      c. All future portions of the ingress/egress Easement or private Right-of-Way comply with the International Fire Code.

   3. The landowner/Developer shall submit construction plans to the Public Works Department demonstrating compliance with the requirements of this Ordinance.

   4. If any portion of an ingress/egress Easement or private Right-of-Way was constructed prior to submittal of Zoning Permit applications for Development of any Parcel(s) that use the ingress/egress Easement or private Right-of-Way for access, the landowner/Developer shall submit documentation to the Public Works Department to verify

that the previously constructed ingress/egress Easement or private Right-of-Way exists in the location shown on the approved, recorded Plat and shall coordinate with the Public Works Department to have the ingress/egress Easement, private Right-of-Way, and any required Street Signs inspected prior to submittal of applications for Zoning Permits. If any portion of an ingress/egress Easement or private Right-of-Way was not constructed in the location shown on the approved, recorded Plat, a new Plat showing the existing location of the ingress/egress Easement or private Right-of-Way must be submitted to the Zoning and Planning Department for approval and recording pursuant to CHAPTER 8, *Subdivision Regulations*, of this Ordinance, and the inspection process described above shall apply. Alternatively, the ingress/egress Easement or private Right-of-Way may be constructed in the location shown on the approved, recorded Plat that exists at the time of Development plan submittal. Any portion(s) of the ingress/egress Easement or private Right-of-Way that has not been constructed as required by this Ordinance must comply with the applicable sections of this Ordinance.

5. Upon approval of Roadway and/or drainage construction plans by the Public Works Department, the landowner/Developer may submit a Zoning Permit application for construction of the ingress/egress Easement, private Right-of-Way, and/or drainage, as well as installation of required Street Signs, if applicable, to the Zoning and Planning Department. The landowner/Developer must submit written documentation of the approval of the Roadway construction plans by the Public Works Department as part of the Zoning Permit application submittal.
6. Upon issuance of a Zoning Permit for construction of the ingress/egress Easement, private Right-of-Way, and/or drainage, as well as for installation of required Street Signs, such work may commence. Upon completion, the landowner/Developer must coordinate with the Public Works Department to have the Roadway and/or drainage construction inspected pursuant to Sec. A.2.5, *County Inspection*, of this Ordinance.
7. No other Zoning Permits shall be issued for the property until the ingress/egress Easement, private Right-of-Way, and/or drainage, and any required street Signs, have been inspected and approved by the Public Works Department pursuant to Sec. A.2.5, *County Inspection*, of this Ordinance. After the County inspection and approval, the landowner/Developer may submit a Zoning Permit application(s) for subsequent land Development activities to the Zoning and Planning Department. The landowner/Developer must submit written documentation of the approval of the Roadway and/or drainage inspection by the Public Works Department as part of the first Zoning Permit application submittal, following approval of the Roadway construction inspection.

I. A Building Safety Inspection shall be carried out by the Building Inspection Services Department and the Building deemed safe for the proposed use, before a Zoning Permit is issued for a change in Building use.

Sec. 3.8.4 Zoning and Planning Director Review and Action

A. When acomplete application, pursuant to this Ordinance, is made for a Zoning Permit for improvements and uses that comply with all requirements of this Ordinance, the Zoning and Planning Director shall issue a Zoning Permit to the Applicant within 15 days of receipt of the application.

B. When the Zoning and Planning Director receives a Zoning Permit application for improvements or uses that do not comply with all requirements of this Ordinance, the Zoning and Planning Director shall disapprove the Zoning Permit application, and notify the Applicant of the deficiencies within 15 days of receipt of the application.

Sec. 3.8.5 Effect of Permit Issuance

A. After a Zoning Permit is issued for construction requiring a Building Permit, the Building Inspection Services Director shall issue a Building Permit when the requirements of the Building Codes have been met.

B. After a Zoning Permit is issued for a use or construction not requiring a Building Permit, the Applicant may proceed to carry out the improvement described in the approved Zoning Permit application.

Sec. 3.8.6 Lapse of Approval

A. A Zoning Permit issued for construction that requires a Building Permit shall lapse and be of no further effect if a Building Permit is not issued within six months of the date of issuance of the Zoning Permit.

B. A Zoning Permit issued for use or construction that does not require a Building Permit shall lapse and be of no further effect if the authorized Development has not commenced within six months, or if after the Development has commenced, the work is suspended or abandoned for a period of more than one year.

C. Zoning Permit extensions, for periods of up to six months, shall be approved by the Zoning and Planning Director. No more than three additional six month extensions will be allowed. An application for a Zoning Permit extension shall be submitted to the Zoning and Planning Director prior to the expiration of the Zoning Permit.

Sec. 3.8.7 Administrative Permits

A. **Temporary Zoning Permits.** The Zoning and Planning Director may issue a Temporary Zoning Permit not to exceed a one-year period, provided such uses are in compliance with and are authorized by this Ordinance. Permits for permanent installation shall be obtained simultaneously with the Temporary Zoning Permit.

1. Temporary Zoning Permits may be issued for temporary installation of the following if located on the same Zoning Lot as the permanent installation:
   a. Manufactured Housing Unit installation to be used as a residence while the permanent Dwelling is being built, renovated, or remodeled;
   b. Temporary office for construction office or security guard quarters;
   c. Temporary Structure for commercial use while construction of the permanent structure is in progress; and
   d. Temporary power permits for construction of permitted uses.
2. A Temporary Zoning Permit may be issued by the Zoning and Planning Director to move a Single-Family Detached Dwelling, Modular Home, or Manufactured Housing Unit to a Lot of record, subject to the following:
   a. The Lot on which the home is placed must be zoned for Residential Use;
   b. The Lot on which the home is placed must comply with all requirements for the applicable Zoning District;
   c. An application for a Temporary Zoning Permit shall be completed by the owner of the property on a form established by the Zoning and Planning Director prior to movement of the home;
   d. The home will not be occupied until a Certificate of Occupancy is issued after a complete Zoning and Building permit application has been approved and is in compliance with all of the requirements of this Ordinance ; and
   e. The Temporary Zoning Permit is valid for a period not to exceed 30 days from the date the permit is issued.
3. The Temporary Zoning Permit may be renewed by the Zoning and Planning Director if the Applicant provides documentation indicating they have submitted a Complete Application for a Zoning Permit and Building Permit.
4. The use or Structure must be removed within 15 days after the Temporary Zoning Permit expires. Failure to comply is a violation of this Ordinance and is subject to the provisions of CHAPTER 11, *Violations, Penalties and Enforcement.*
5. All regulatory agencies may inspect at any time for safety and non-movement of the temporary placement and require further installation safeguards in compliance with these regulations.

B. **Renewal of Temporary Zoning Permits**

1. Renewal of Temporary Zoning Permits may be granted for one additional year when construction is being diligently pursued, and it is evident that progress is being made in construction. Extensions beyond the renewal shall be processed as a Special Exception.
2. The temporary use of a Manufactured Housing Unit as an Accessory Dwelling Unit as per CHAPTER 6, *Use Regulations*, of this Ordinance may be renewed annually subject to the criteria listed in Sec. 6.6.1, *Accessory Uses and Structures Allowed.*
3. Administrative review and renewal of a Special Exception for an Accessory Dwelling Unit shall occur every five years and will be contingent upon confirmation by the Zoning and Planning Director that the Structure complies with the Accessory Dwelling Unit provisions of this Ordinance.

C. **Minor Repair Permits.** If an application for a Zoning Permit is to effect only Minor Repairs, the Zoning and Planning Director shall be authorized to waive the requirement for an approved Plat, site plan, and/or septic tank approval. The work to be performed shall be clearly defined in the Zoning Permit.

D. **Emergency Permits.**

1. *Individual.* When a use, Structure, or Building has been damaged or destroyed by fire, flood, wind or other act of God, and strict compliance with Zoning Permit requirements will impair the health and safety of the affected individuals or the security of the premises, the Zoning and Planning Director may declare an emergency condition and grant a Temporary Administrative Permit in accordance with the following requirements:

a. If the use, Structure, or Building complies with all applicable requirements of this Ordinance, a nonrenewable, Temporary Administrative Permit shall be issued for a period not to exceed one year;

b. If the use, Structure or Building is a legal nonconformity, and less than 50 percent of the appraised value has been damaged or destroyed, a nonrenewable, Temporary Administrative Permit shall be issued for a period not to exceed one year; or

c. If the use, Structure or Building is a legal nonconformity, and 50 percent or more of the appraised value has been damaged or destroyed, only emergency housing or the use of a Manufactured Housing Units for the conduct of emergency business operations while relocation efforts are in progress shall be allowed. The nonrenewable, Temporary Administrative Permit shall be issued for a period not to exceed six months.

2. *Community.* Where a major disaster affects the health, safety, or welfare of the general public and compliance with Zoning Permit requirements will delay remedial action, the Zoning and Planning Director shall be authorized, upon approval of the County Administrator, to waive Zoning Permit requirements for a specified period of time.

ARTICLE 3.9 CERTIFICATES OF OCCUPANCY

Sec. 3.9.1 Applicability

No Structure or Zoning Lot or part thereof for which a Zoning Permit has been issued shall be used or occupied until the Building Inspection Services Director has, after final inspection, issued a Certificate of Occupancy indicating that the use or Structure complies with all applicable requirements of the Zoning Permit and this Ordinance. This Certificate of Occupancy may be combined with or made a part of the Certificate of Occupancy required under the Building Code. The issuance of a Certificate of Occupancy shall not be construed as waiving any provision of this Ordinance or the applicable Zoning Permit.

Sec. 3.9.2 Utility Connections

A. Electric or gas Utility companies or cooperatives shall not provide their respective utility until receipt of an approved Certificate of Occupancy.

B. Temporary electrical power permits shall require authorization from the Zoning and Planning Director prior to such services being provided by the Utility companies.

ARTICLE 3.10 ZONING VARIANCES

Sec. 3.10.1 Applicability; Limitations

The Board of Zoning Appeals shall be authorized to approve Zoning Variances to any zoning-related dimensional, design, or performance standard set forth in this Ordinance, provided that the Approval Criteria of Sec. 3.10.6, *Approval Criteria*, are met and provided that such Zoning Variance does not have the effect of:

A. Permitting a use, activity, business, or operation that is not otherwise allowed by the Use Regulations of the Zoning District in which the property is located;

B. Allowing the physical extension of a Nonconforming Use, except as expressly allowed in CHAPTER 10, *Nonconformities*, of this Ordinance;

C. Increasing the Density of a Residential Use above that permitted by the Zoning District in which the property is located;

D. Varying the Sign regulations of this Ordinance;

E. Varying or waiving the Subdivision Regulations contained in CHAPTER 8, *Subdivision Regulations*, of this Ordinance; or

F. Varying from the requirements of Sec. 6.8.3.A, *Use Limitations and Standards*, of this Ordinance.

Applications for Zoning Variances to exceed the applicable maximum Impervious Surface Coverage requirements must include documentation showing how the proposed increase in Impervious Surface Coverage beyond the maximum allowed will be mitigated and documentation that the proposed mitigation has been approved by the Stormwater Division of the Charleston County Public Works Department. Mitigation may include, but shall not be limited to, green infrastructure and low impact design techniques. In no case shall the maximum Impervious Surface Coverage be increased beyond 70 percent of the Lot.

Sec. 3.10.2 Application Filing

A. Applications for Zoning Variances shall be submitted to the Zoning and Planning Director on forms available in the Zoning and Planning Department.

B. Zoning Variance applications shall comply with Sec. 3.1.4, *Application Completeness and Submission Deadlines*, of this Ordinance.

C. No Application for a Zoning Variance shall be accepted as complete unless it includes the required fee and the following information:

1. Completed Zoning Variance Application signed by the current Property Owner(s);
2. Applicant's letter of intent explaining the requested Zoning Variance and how it meets all of requirements of Sec. 3.10.6, *Approval Criteria;*
3. Site plan drawn to engineer's scale showing the property dimensions, dimensions and locations of existing and proposed Structures and improvements, driveways, parking areas, Grand Trees, wetlands (properties containing DHEC-OCRM Critical Line areas must contain an up to date DHEC-OCRM signature on the site plan or Plat), holding basins, and buffers when applicable. At least one copy drawn to an engineer's scale and 18 reduced (8 1/2" x 11" or 11" x 17") legible copies shall be submitted;
4. A copy of a legible Approved and Recorded Plat showing the current boundaries of the property;
5. Copy of the current recorded deed of the property.
6. Restrictive Covenants Affidavit(s) signed by the Applicant or current Property Owner(s) in compliance with State law;
7. Posted Notice Affidavit(s) signed by the Applicant or current Property Owner(s) in compliance with State law; and
8. Any other information that the Zoning and Planning Director determines is necessary to make an informed decision as to whether the application complies with the standards required by Art. 3.10, *Zoning Variances.*

D. All proposed Zoning Variances, except Single-Family Dwellings, shall satisfy the Site Plan Review process. Applicants shall attend at least one Site Plan Review meeting (not including a pre-application meeting). Variance applications shall only be reviewed after the Site Plan Review application is in an approvable state, as determined by the Zoning and Planning Director.

E. Separate applications and fees shall be filed for more than one Variance request to each requirement of this Ordinance. If an Applicant requests a Variance for removal of more than one Protected/Grand Tree, each additional Protected/Grand Tree shall require an additional fee.

F. When decisions from both the Board of Zoning Appeals and the Historic Preservation Commission are required, the Board of Zoning Appeals decision must occur prior to the Historic Preservation Commission decision.

Effective on: 5/7/2024, as amended

Sec. 3.10.3 Public Hearing Notice

Newspaper, Neighbor, Parties in Interest, and Posted notice of the Board of Zoning Appeals' public hearing shall be provided in accordance with the requirements of Sec. 3.1.6, *Notices*, of this Chapter.

Sec. 3.10.4 Zoning and Planning Director Review and Report

The Zoning and Planning Director shall review each proposed Zoning Variance in light of the requirements of Sec. 3.10.6, *Approval Criteria*, and if deemed necessary, distribute the application to other agencies and reviewers. The Zoning and Planning Director shall provide a report on the proposed Zoning Variance to the Board of Zoning Appeals.

Sec. 3.10.5 Board of Zoning Appeals Hearing and Decision

A. The Board of Zoning Appeals shall hold at least one public hearing on the proposed Zoning Variance. Within a reasonable time after the close of the public hearing, the Board of Zoning Appeals shall approve, approve with conditions, or disapprove the proposed Zoning Variance based on Sec. 3.10.6, *Approval Criteria*. The Board of Zoning Appeals may defer action for up to 90 calendar days.

B. A majority of the Board of Zoning Appeals constitutes a quorum.

C. A majority of the members present and voting are required to approve a Zoning Variance.

Sec. 3.10.6 Approval Criteria

A. The Board of Zoning Appeals has the authority to hear and decide appeals for a Zoning Variance, when strict application of the provisions of this Ordinance would result in unnecessary hardship.

B. A Zoning Variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;
4. The authorization of a Variance will not be of substantial detriment to adjacent property, or to the public good, and the character of the Zoning District will not be harmed by the granting of the Variance;
5. The Board of Zoning Appeals shall not grant a Variance the effect of which would be to allow the establishment of a use not otherwise permitted in a Zoning District, to extend physically a Nonconforming Use of land, or to change the Zoning District boundaries shown on the Official Zoning Map. The fact that property may be utilized more profitably if a Zoning Variance is granted shall not be considered grounds for granting a Zoning Variance;
6. The need for the Variance is not the result of the Applicant's own actions; and
7. Granting of the Variance does not substantially conflict with the *Comprehensive Plan* or the purposes of this Ordinance.

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

Sec. 3.10.7 Final Decisions and Orders

Final decisions and orders of the Board must be in writing and be filed in the Office of the Zoning and Planning Director as a public record. Final decisions shall be available for public inspection during regular office hours. All findings of fact and conclusions of law must be separately stated in final decisions or orders of the Board, which must be delivered to Parties in Interest by certified mail. As a courtesy notice, the orders of the Board may be sent via U.S. mail to neighborhood notice lists.

Sec. 3.10.8 Notice Of Decision

The written final decision shall be mailed to all Parties in Interest by certified mail and published once in a newspaper of general circulation in the County.

Sec. 3.10.9 Appeals

Any Person with a substantial interest in a decision of the Board of Zoning Appeals or any officer, board, or bureau of the county may appeal a final decision of the Board of Zoning Appeals to the Circuit Court of Charleston County. Appellants shall file with the Court Clerk a written petition plainly and fully setting forth how such decision is contrary to law. Such appeal shall be filed within 30 calendar days after the decision of the Board of Zoning Appeals is mailed.

Sec. 3.10.10 Lapse of Approval

An approved Zoning Variance shall lapse and be of no further effect 12 months after the date that the Zoning Variance was approved by the Board of Zoning Appeals unless a Complete Application of a Zoning Permit utilizing the approved Variance is submitted in accordance with Art. 3.8, *Zoning Permits*, of this Ordinance.

A one-time one-year extension of a Zoning Variance approval may be granted by the Zoning and Planning Director if the Applicant/Property Owner can demonstrate that a Complete Application for a Zoning Permit is being diligently pursued. Applications for extensions of Zoning Variance approvals shall be submitted to the Zoning and Planning Director on forms available in the Zoning and Planning Department at least 15 days prior to the expiration of the Zoning Variance approval.

ARTICLE 3.11 WRITTEN INTERPRETATIONS

Sec. 3.11.1 Application Filing

Applications for Written Interpretations of this Ordinance shall be submitted to the Zoning and Planning Director on forms available in the Zoning and Planning Department.

Sec. 3.11.2 Zoning and Planning Director Review and Decision

Within 30 days of receipt of a Complete Application for a Written Interpretation, the Zoning and Planning Director shall:

A. Review and evaluate the application in light of this Ordinance, the *Comprehensive Plan,* and any other relevant documents;

B. Consult with other staff as necessary; and

C. Render a Written Interpretation.

Sec. 3.11.3 Form

The Written Interpretation shall be provided to the Applicant in writing and shall be filed in the official record of Written Interpretations.

Sec. 3.11.4 Official Record of Interpretations

An official record of Written Interpretations shall be kept on file in the Zoning and Planning Department. The record of Written Interpretations shall be available for public inspection in the Zoning and Planning Department during normal business hours.

Sec. 3.11.5 Appeals

Appeals of the Zoning and Planning Director's Written Interpretation shall be taken to the Board of Zoning Appeals in accordance with procedures of Article 3.13, *Appeals of Zoning-Related Administrative Decisions,* of this Ordinance. If the appeal results in a change of interpretation, the new interpretation shall be filed in the official record of Written Interpretations.

ARTICLE 3.12 PUBLIC PROJECT REVIEW

Sec. 3.12.1 Applicability

Public Project Review shall apply to all Public Projects except those expressly exempt under S. C. Code Sec. 6-29-540.

Sec. 3.12.2 Application Filing

A. Applications for Public Project Review shall be submitted to the Zoning and Planning Director on forms available in the Zoning and Planning Department.

B. No application for a Public Project Review shall be accepted as complete unless it includes the required fee and the following information:

1. Completed Public Project Review application signed by the current Property Owner(s);
2. A copy of a legible Approved and Recorded Plat showing current property boundaries;
3. A copy of the current, recorded deed;
4. Posted Notice Affidavit(s) signed by the Applicant or current Property Owner(s) in compliance with State law, as applicable;
5. Restrictive Covenants Affidavit(s) signed by the Applicant or current Property Owner(s) in compliance with State law; and
6. Any other information that the Planning Commission determines is reasonably necessary to make an informed decision as to whether the application complies with the standards of this Article.

C. Applications for Public Project Reviews shall comply with Sec. 3.1.4, *Application Completeness and Submission Deadlines,* of this Ordinance.

Sec. 3.12.3 Public Hearing Notice

Newspaper and Parties in Interest notice of the Planning Commission meeting shall be provided in accordance with the requirements of Sec. 3.1.6, *Notices*, of this Chapter.

Sec. 3.12.4 Zoning and Planning Director Review and Report

The Zoning and Planning Director shall review each proposed Public Project in light of the *Comprehensive Plan*. Based on the results of that review, the Zoning and Planning Director shall provide a report on the proposed Public Project to the Planning Commission.

Sec. 3.12.5 Planning Commission Review and Decision

A. The Planning Commission shall review the Public Project to determine whether it is consistent with the *Comprehensive Plan*. This determination shall include written findings. The Planning Commission may hold one or more public hearings in accordance with the requirements of Sec. 3.1.6, *Notices*, prior to completing their review.

B. If the Planning Commission finds the proposal conflicts with the *Comprehensive Plan*, it shall forward its written findings and an explanation of its reasoning to the public entity proposing the project.

C. If the public entity proposes to proceed with its Public Project in conflict with the *Comprehensive Plan*, then the entity must publicly state its intention to proceed and its reasons for proceeding. The public entity must provide Written Notice of its intention to proceed and its reasons to the Planning Commission, as well as public notice in a publication of general circulation at least 30 calendar days in advance of award of a contract or beginning construction of the proposed Public Project.

ARTICLE 3.13 APPEALS OF ZONING-RELATED ADMINISTRATIVE DECISIONS

Sec. 3.13.1 Authority

The Board of Zoning Appeals shall be authorized to hear and decide appeals only on zoning-related matters where it is alleged there is an error in any order, requirement, decision, or determination made by an administrative official in the administration of any of the zoning-related regulations of this Ordinance. The Board of Zoning Appeals shall have no authority to hear or decide appeals from Administrative Decisions made pursuant to CHAPTER 8, *Subdivision Regulations*, or from enforcement-related decisions and actions made pursuant to CHAPTER 11, *Violations, Penalties, and Enforcement*, of this Ordinance.

Sec. 3.13.2 Right to Appeal

Appeals of Administrative Decisions on zoning-related matters may be filed by any officer, board, or bureau of the County, or by any Person with a substantial interest in a decision of an administrative official.

Sec. 3.13.3 Application Filing; Timing

Applications for Appeals of Administrative Decisions on zoning-related matters shall be submitted to the Zoning and Planning Director on forms available in the Zoning and Planning Department. Appeals of Administrative Decisions shall be filed within 30 calendar days from the date of the Administrative Decision.

Sec. 3.13.4 Effect of Filing

Upon filing a Complete Application for an appeal of an Administrative Decision on a zoning-related matter, any permits, decisions, or determinations that are the subject of the appeal shall be temporarily suspended. Any work or performance of any activity that has been undertaken pursuant to an appealed permit, decision or determination, shall be subject to CHAPTER 11, *Violations, Penalties, and Enforcement*, of this Ordinance.

After a Complete Application for an appeal has been filed, an appeal stays all legal proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board of Zoning Appeals, after the notice of appeal has been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life and property. In such case, proceedings may not be stayed other than by a restraining order which may be granted by a court of record, with notice to the officer from whom the appeal is taken, and with due cause shown.

Sec. 3.13.5 Record of Administrative Decision

The official whose decision is being appealed shall transmit to the Board of Zoning Appeals all papers constituting the record upon which the action appealed is taken.

Sec. 3.13.6 Public Hearing Notice

Newspaper and Parties in Interest Notice of the Board of Zoning Appeals' public hearing shall be provided in accordance with the requirements of Sec. 3.1.6, *Notices*, of this Chapter. Neighbor and Posted Notice of the Board of Zoning Appeals Public Hearing shall be provided in accordance with the requirements of Section 3.1.6, *Notices*, if applicable.

Sec. 3.13.7 Board of Zoning Appeals Review and Action

A. The Board of Zoning Appeals shall hold at least one public hearing on the appeal, and within a reasonable time following the close of the public hearing, take final action based on the procedures and requirements of this Section.

B. In exercising the appeal power, the Board of Zoning Appeals shall have all the powers of the official from whom the appeal is taken, and the Board of Zoning Appeals may reverse or affirm, wholly or in part, or may modify the decision being appealed.

C. If the Board of Zoning Appeals determines that it is necessary to obtain additional evidence in order to resolve the matter, it shall remand the appeal to the official from whom the appeal is taken, with directions to obtain such evidence and to reconsider the decision in light of such evidence, and to that end shall have all the powers of the officer from whom the appeal is taken and may issue or direct issuance of a permit. The Board of Zoning Appeals in execution of the duties specified in this Chapter may subpoena witnesses and in case of contempt may certify this fact to the circuit court having jurisdiction. The Board of Zoning Appeals may defer action for a period of time not to exceed 90 days from the date of deferral.

D. A quorum of the Board of Zoning Appeals shall be achieved when the number of members in attendance equals more than one-half of the total membership of the Board of Zoning Appeals. At least two-thirds of the members present and voting shall be required to reverse any order, requirement, decision, or determination of any administrative officer or agency.

Sec. 3.13.8 Approval Criteria; Findings Of Fact

An appeal shall be sustained only if the Board of Zoning Appeals finds that the administrative official erred. The decision of the Board of Zoning Appeals shall be accompanied by specific, written findings of fact and conclusions of law clearly stating the reason for the decision. Those written findings shall be delivered to Parties in Interest by certified mail, published once in a newspaper of general circulation in the county, and permanently filed in the Zoning and Planning Department.

Sec. 3.13.9 Appeals

Any Person with a substantial interest in a decision of the Board of Zoning Appeals or any officer, board, or bureau of the County may appeal a final decision of the Board of Zoning Appeals to the Circuit Court of Charleston County. Appellants shall file with the Court Clerk a written petition plainly and fully setting forth how such decision is contrary to law. Such appeal shall be filed within 30 calendar days after the decision of the Board of Zoning Appeals is mailed.

ARTICLE 3.14 APPEALS OF SUBDIVISION-RELATED ADMINISTRATIVE DECISIONS

Sec. 3.14.1 Authority

The Planning Commission shall be authorized to hear and decide appeals only on subdivision-related matters (including determinations of Subdivision application incompleteness) where it is alleged there is an error in any order, requirement, decision, or determination made by an administrative official in the administration or enforcement of any requirement of CHAPTER 8, *Subdivision Regulations*, of this Ordinance.

Sec. 3.14.2 Right to Appeal

Appeals of Administrative Decisions on subdivision-related matters may be filed by any officer, board, or bureau of the County, or by any Person with a substantial interest in a decision of an administrative official.

Sec. 3.14.3 Application Filing: Timing

Applications for Appeals of Administrative Decisions on subdivision-related matters shall be submitted to the Zoning and Planning Director on forms available in the Zoning and Planning Department. Appeals of Administrative Decisions on Subdivision matters shall be filed within 30 calendar days of the date of Written Notice of the decision being appealed.

Sec. 3.14.4 Effect of Filing

Upon filing a Complete Application for an appeal of an Administrative Decision on a subdivision-related matter, any permits, decisions, or determinations that are the subject of the appeal shall be temporarily suspended. Any work or performance of any activity that has been undertaken pursuant to an appealed permit, decision or determination, shall be subject to Chapter 11, *Violations, Penalties, and Enforcement*, of this Ordinance.

After a Complete Application for an appeal has been filed, an appeal stays all legal proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Planning Commission, after the notice of appeal has been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life and property. In such case, proceedings may not be stayed other than by a restraining order which may be granted by a court of record, with notice to the officer from whom the appeal is taken, and with due cause shown.

Sec. 3.14.5 Record of Administrative Decision

The official whose decision is being appealed shall transmit to the Planning Commission all papers constituting the record upon which the action appealed is taken.

Sec. 3.14.6, Public Hearing Notice

Newspaper Notice of the Planning Commission's public hearing shall be provided in accordance with the requirements of Sec. 3.1.6, *Notices*, of this Chapter.

Sec. 3.14.7 Planning Commission Review and Action

A. The Planning Commission shall hold at least one public hearing on the appeal and, within a reasonable time following the close of the public hearing, take final action based on the procedures and requirements of this Section. When the appeal relates to a determination of application incompleteness, the Planning Commission shall hear and take action on the appeal within 15 calendar days of the date of the appeal.

B. In exercising the appeal power, the Planning Commission shall have all the powers of the official from whom the appeal is taken, and the Planning Commission may reverse or affirm, wholly or in part, or may modify the decision being appealed.

C. If the Planning Commission determines that it is necessary to obtain additional evidence in order to resolve the matter, it shall remand the appeal to the official from whom the appeal is taken, with directions to obtain such evidence and to reconsider the decision in light of such evidence, and to that end shall have all the powers of the officer from whom the appeal is taken.

D. A quorum of the Planning Commission shall be achieved when the number of members in attendance equals more than one-half of the total membership of the Planning Commission.

E. At least two-thirds of the members present and voting shall be required to reverse any order, requirement, decision, or determination of any administrative officer or agency.

Sec. 3.14.8 Approval Criteria: Findings of Fact

An appeal shall be sustained only if the Planning Commission finds that the administrative official erred. The decision of the Planning Commission shall be accompanied by specific, written findings of fact and conclusions of law clearly stating the reason for the decision. Those written findings shall be delivered to Parties in Interest by certified mail and permanently filed in the Zoning and Planning Department.

Sec. 3.14.9 Appeals

Any Person with a substantial interest in a decision of the Planning Commission or any officer, board, or bureau of the County may appeal a final decision of the Planning Commission to the Circuit Court of Charleston County. Appellants shall file with the Court Clerk a written petition plainly and fully setting forth how such decision is contrary to law. Such appeal shall be filed within 30 calendar days after the decision of the Planning Commission is mailed.

ARTICLE 3.15 ADDRESSING AND STREET NAMES

Sec. 3.15.1 Authority

The Zoning and Planning Director shall be authorized to assign and change physical addresses as provided for in Chapter 4; Art. VII of the Charleston County Code of Ordinances, as amended, and Sec. 23-47-60 et. seq. of the Code of Laws of South Carolina (1976), as amended.

The Planning Commission shall be authorized to approve the name of a new Street or road within the jurisdiction of Charleston County, as provided for in the Code of Laws of South Carolina Sec. 6-29-1200 and Sec. 23-47-60 et. seq. of the Code of Laws of South Carolina (1976), as amended. The Planning Commission may delegate this authority to the Zoning and Planning Director.

Sec. 3.15.2 Application Filing

Applications for Street name changes shall be submitted to the Zoning and Planning Director on forms available in the Zoning and Planning Department.

Sec. 3.15.3 Street Names

A. **Reservations of Street Names.** All Street names shall comply with Chapter 4; Art. VII of the Charleston County Code of Ordinances, as amended, and Sec. 23-47-60 et. seq. of the Code of Laws of South Carolina (1976), as amended. Street names proposed by the Applicant shall be approved by the Charleston County Consolidated 9-1-1 Center.

B. **Requests for Street Name Changes.** The Planning Commission shall be authorized to approve requests for Street name changes within the jurisdiction of Charleston County, including, but not limited to, the naming of existing unnamed Easements, Rights-of-Way, and other access types where there is no Street name or the current Street name poses a threat to the efficient provision of emergency services. Requests for Street name changes shall be in accordance with the Code of Laws of South Carolina Sec. 6-29-1200 and Sec. 23-47-60 et. seq. of the Code of Laws of South Carolina (1976), as amended, and Chapter 4; Art. VII of the Charleston County Code of Ordinances, as amended.

ARTICLE 3.16 DEVELOPMENT AGREEMENTS

Development Agreements are hereby authorized for land Development in Charleston County, subject to and in accordance with the South Carolina Local Government Development Agreement Act in Sec. 6-31-10 et seq., Code of South Carolina (1976), as amended. Requests for Development Agreements shall be processed pursuant to Sec. 6-31-10 et seq., Code of Laws of South Carolina (1976), as amended.

ARTICLE 3.17 DEVELOPMENTS OF COUNTY SIGNIFICANCE

Sec. 3.17.1 Purpose and Intent

The *Comprehensive Plan* contains four Major Implementation Initiatives for the County to implement some of the strategies recommended in the *Comprehensive Plan*. The purpose and intent of this Article is to implement one such initiative, Developments of County Significance, in order to ensure that planning in the Rural Area, as defined in the Charleston County *Comprehensive Plan*, is compatible with the surrounding rural and agricultural character and is coordinated with the provision of public facilities and transportation initiatives as well as with adjacent jurisdictions. This Article establishes the procedures for submission requirements and review of requests for Developments of County Significance, as defined in the Charleston County *Comprehensive Plan* and the *Zoning and Land Development Regulations Ordinance*, and includes the application, process, and criteria as outlined in the Charleston County Comprehensive Plan.

Sec. 3.17.2 Applicability

This Article applies to Developments of County Significance, which are defined as proposed Developments that: (1) Have a gross acreage equal to or exceeding 1,000 acres; (2) Are located in the Rural Area of the County; and (3) May be considered consistent with the recommendations of the *Comprehensive Plan* if they comply with the criteria and requirements of the Developments of County Significance provisions contained in the *Comprehensive Plan* and *Zoning and Land Development Regulations Ordinance*. Upon approval, the Development of County Significance will be considered consistent with the *Comprehensive Plan*.

Sec. 3.17.3 Application and Process

A. Development of County Significance Applications ("Application") may be submitted on forms available in the Zoning and Planning Department once the Zoning and Planning Director has determined that the Application complies with the requirements of this Ordinance and all other applicable regulations.

B. Developments of County Significance Applications shall require:

1. A *Comprehensive Plan* Amendment application(s) that complies with the requirements of Article 3.2, *Comprehensive Plan Amendments*, of this Ordinance, and a narrative description of how the application at the time of submission may not be in full compliance with the *Comprehensive Plan*, however upon approval, the application will be consistent with the *Comprehensive Plan*. *Comprehensive Plan* Amendment applications and narrative descriptions of consistency shall include documentation addressing each element of the *Comprehensive Plan*. *Comprehensive Plan* Amendment application(s) shall be submitted when a rezoning application is included as part of the Developments of County Significance application;
2. A Development Agreement application submitted to Charleston County;
3. Zoning Map Amendment [Rezoning] applications, including but not limited to applications for Planned Development Zoning Districts and Form-Based Zoning Districts, which comply with the applicable sections of this Ordinance, may be submitted in conjunction with a Development of County Significance Application, where applicable; and
4. Payment of all required application fees for Development Agreements, Zoning Map Amendments [Rezonings], and *Comprehensive Plan* Amendments and submission of 35 copies and one digital version.
5. All information required by this Article.

C. *Comprehensive Plan* Amendment applications, Development Agreement applications, and any Zoning Map Amendment [Rezoning] applications, including but not limited to applications for Planned Development Zoning Districts and Form-Based Zoning Districts, submitted in conjunction with a Developments of County Significance Application shall be considered concurrently and shall comply with the applicable processes contained in County Ordinances.

Sec. 3.17.4 Criteria and Required Information

At the time of submittal, the Application shall include the information addressing the *Comprehensive Plan* criteria for Developments of County Significance in the Zoning Map Amendment [Rezoning] application and the Development Agreement application as set forth in Sec. 3.17.4.A.(1-9). The approval of a Zoning Map Amendment [Rezoning] application and a Development Agreement application pursuant to the provisions of this Article 3.17, *Criteria and Required Information*, shall conclusively establish compliance by the applications so approved with the Developments of County Significance criteria of the *Comprehensive Plan* and this Ordinance, and no subsequent Development of the property shall be subject to any provision of the *Comprehensive Plan* or this Ordinance regarding Developments of County Significance during the term of the approved Development Agreement.

A. The Zoning Map Amendment [Rezoning] application for any Zoning District other than a Form-Based Zoning District shall include the information required in the following Sec. 3.17.4(1-9):

1. Documentation demonstrating that 75 percent of the acreage included in the Application shall be in the form of Common Open Space, as defined in this *Ordinance*, that complies with the requirements of Sec. 4.25.7, *Common Open Space;*
2. An analysis of how the proposed form and character of Development is compatible with the intent of the Rural Area guidelines;
3. An analysis of how proposed residential land use patterns are coordinated with employment and service opportunities in the area of the proposed Development and adjacent areas of the County or other jurisdictions;

4. A historic and archeological resource study including documentation demonstrating the preservation, mitigation, and/or management of resources pursuant to the findings of the study;
5. A traffic impact study;
6. Documentation that the proposed Development includes an interconnected and complete transportation network;
7. An analysis of public transit alternatives;
8. Documentation that the proposed Development provides feasible transportation alternatives; and
9. Emergency evacuation plans.

B. The Zoning Map Amendment [Rezoning] application to Form-Based Zoning District shall include Sec. 3.17.4.B(1-3).

1. Documentation demonstrating that 75 percent of the acreage included in the Application shall be either private land permanently restricted by deed restriction or conservation Easement to unclustered rural densities, or other areas proposed for private and/or public ownership (e.g., parks, lakes, greenways, parkways, buffer zones, agricultural and silvicultural areas, recreational areas, Preserved historic and/or cultural areas, Preserved areas of biological significance), or areas to be purchased by the County's Green Belt Bank or other Open Space preservation organizations. The number of unclustered rural Dwelling Units allowed in the 75 percent acreage is determined by multiplying the base zoning Density at the time of the application times the number of acres in the 75 percent acreage. The 75 percent acreage is not required to be contiguous and will be developed in accordance with the Form-Based Zoning District regulations submitted with this application for unclustered growth. Areas of clustered growth will be developed in accordance with the Form-Based Zoning District regulations submitted with this application and can be surrounded by the 75 percent acreage;
2. An analysis of how the proposed form and character of Development is compatible with the intent of the Rural Area guidelines;
3. An analysis of how proposed residential land use patterns are coordinated with employment and service opportunities in the area of the proposed Development and adjacent areas of the County or other jurisdictions;

Information required in Sec. 3.17.4.B(4-9) shall be addressed in the procedures and regulations submitted as part of the Form-Based Zoning District regulations submitted as part of this application for approval, as entitled in the Development Agreement, of the land development applications within the specific Form-Based Zoning District. Such procedures and regulations approved as part of the Form-Based Zoning District Rezoning shall be applicable to all development within such Form-Based Zoning District, and compliance with such procedures and regulations shall constitute compliance with the Developments of County Significance requirements.

4. A historic and archaeological resource study including documentation demonstrating the preservation, mitigation, and/or management of resources pursuant to the findings of the study;
5. A traffic impact study;
6. Documentation that the proposed Development includes an interconnected and complete transportation network;
7. An analysis of public transit alternatives;
8. Documentation that the proposed Development provides feasible transportation alternatives; and
9. Emergency evacuation plans.

C. The Development Agreement application shall include the information required in the following Sec. 3.17.4.C(1-6); provided, however that at its sole discretion, County Council may forward the information submitted pursuant to this Sec. 3.17.4.C to Planning Commission for informational purposes only.

1. Inclusion of a variety of housing ownership types and affordability;
2. Documentation demonstrating strategy for preservation, mitigation, and/or management of significant cultural, historic, and archaeological sites, resources, and landscapes;
3. Information regarding the location, Density, and intensity of proposed land uses for the first five years of the proposed project and projections for each subsequent five year time period until buildout;
4. Economic Development information such as an economic analysis (e.g., estimates of average annual ad valorem tax yields and economic development analysis) of the impact of the proposed Development on the local economy and employment market;
5. A fiscal impact analysis of the infrastructure needs; and
6. A list of needed and/or required public improvements including, but not limited to, transportation improvements, educational facilities, public Safety Services, and government facilities.

D. The Planning Commission may require additional information on the items submitted pursuant to Sec. 3.17.4.A.(1-2) as reasonably necessary to determine whether the application complies with the requirements of County Ordinances.

Sec. 3.17.5 Notice of Decision And Mapping of Approved Developments of County Significance

Following final action by the County Council, the Zoning and Planning Director shall be responsible for providing the Applicant with Written Notice of the County Council final decision(s) and for revising *Comprehensive Plan* text and/or maps and the Official Zoning Map, where applicable. Upon approval, the Development of County Significance will be considered consistent with the *Comprehensive Plan*.

CHAPTER 4 | BASE ZONING DISTRICTS

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(Ord. No. 2177, 10/26/2021)

ARTICLE 4.1 GENERAL

Sec. 4.1.1 Establishment of Zoning Districts

The following base Zoning Districts are hereby established:

Table 4.1.1, Establishment of Zoning Districts

District Name		Comprehensive Plan Land Use Designation
NR	Natural Resource Management	Conservation Management
OS	Parks, Recreation, and Open Space	Parks, Recreation, and Open Space
RM	Resource Management	Resource Management
AG-15	Agricultural Preservation	Wadmalaw Agricultural Preservation
AG-10	Agricultural Preservation	Agricultural Preservation
AG-8	Rural Agricultural	Rural Agriculture
AGR	Agricultural Residential	Agricultural Residential
RR	Rural Residential	Rural Residential
S-3	Special Management	Urban/Suburban Cultural Community Protection

Table 4.1.1, Establishment of Zoning Districts		
	District Name	**Comprehensive Plan Land Use Designation**
R-4	Low Density Residential	Urban/Suburban Mixed Use
UR	Urban Residential	Urban/Suburban Mixed Use
MHS	Low-Density Manufactured Housing Subdivision	Urban/Suburban Mixed Use
MHP	Manufactured Housing Park	Urban/Suburban Mixed Use
RO	Residential Office	Urban/Suburban Mixed Use and Office
CI	Civic / Institutional	Civic / Institutional
GO	General Office	Urban/Suburban Mixed Use and Office
NC	Neighborhood Commercial	Urban/Suburban Mixed Use and Commercial
RC	Rural Commercial	Rural Commercial
CC	Community Commercial	Commercial
RI	Rural Industrial	Rural Industrial and Rural Economic Development Area
IN	Industrial	Industrial
PD	Planned Development	Planned Development

Sec. 4.1.2 Zoning District References

A. References in this Ordinance to "nonresidential", "office," "residential", and "agricultural" Zoning Districts shall be construed as follows:

1. Nonresidential.
   a. CI, Civic / Institutional;
   b. NC, Neighborhood Commercial;
   c. RC, Rural Commercial;
   d. CC, Community Commercial;
   e. RI, Rural Industrial; and
   f. IN, Industrial.
2. Office.
   a. GO, General Office; and
   b. RO, Residential Office.
3. Residential.
   a. RR, Rural Residential;
   b. S-3, Special Management;
   c. R-4, Low Density Residential;
   d. MHS, Mobile Home Subdivision;
   e. MHP, Manufactured Housing Park; and
   f. UR, Urban Residential.
4. Agricultural.
   a. NR, Natural Resource Management;
   b. OS, Parks, Recreation and Open Space;
   c. RM, Resource Management;
   d. AG-15, Wadmalaw Agricultural Preservation;
   e. AG-10, Agricultural Preservation;
   f. AG-8, Rural Agricultural; and
   g. AGR, Agricultural Residential.

Sec. 4.1.3 Zoning District Hierarchy

Under the hierarchy established by this Ordinance, the NR, Natural Resource Management District is the most restrictive Zoning

District, while the IN, Industrial District is the least restrictive Zoning District. Table 4.1.1, *Establishment of Zoning Districts*, presents the districts in order, from most to least restrictive. The Planned Development, Overlay and Special Purpose Zoning Districts are not included in the Zoning District hierarchy (see Chapter 5, *Overlay and Special Purpose Zoning Districts*).

Sec. 4.1.4 Existing and Proposed Parcels Containing Split Zoning Districts

A. **Existing Lots of Record with Split Zoning Districts.**

1. Uses and Development standards for existing Lots of record with split Zoning Districts shall be limited to the most restrictive Zoning District within the Parcel per Article 1.9, *Con/licting Provisions*, and Article 4.1.3, *Zoning District Hierarchy*.
2. No new Parcels with split Zoning Districts shall be created. A property boundary line may be created to eliminate the existing split Zoning Districts, provided the proposed parcels meet the minimum Lot Area requirements for the Zoning District each parcel is to be located.

B. This Section does not apply to Mixed Use Developments such as parcels zoned UR, PD, or the Overlay and Special Purpose Zoning Districts.

[Commentary—Planning Staff recommends that Property Owner(s) with existing split Zoning Districts apply for a Zoning Map Amendment (Rezoning) in order to eliminate split Zoning Districts if the *Comprehensive Plan* supports the proposed future land use or file a *Comprehensive Plan* Amendment.]

ARTICLE 4.2 MEASUREMENTS, COMPUTATIONS AND EXCEPTIONS

Sec. 4.2.1 Density

Density refers to the number of Principal Dwelling Units per unit of land area. Density is calculated by dividing the number of Principal Dwelling Units on a site by the gross area (in acres) of Highland of the site on which the Dwelling Units are located. Freshwater Wetlands and OCRM Critical Line Area shall not be used to calculate Density. The number of Principal Dwelling Units allowed on a site is based on the presumption that all other applicable standards of this Ordinance shall be met. The maximum Density established for a District is not a guarantee that such densities may be obtained, nor shall the inability of a Development to achieve the stated maximum Density be considered sufficient justification for varying or otherwise adjusting other Density, Intensity or Dimensional Standards of this Ordinance.

In the Rural Area, as defined in the Charleston County Comprehensive Plan, Density is calculated from the acreage of the parent tract as it existed on or prior to April 21, 1999.

Sec. 4.2.2 Lot Area

A. **Measurement.** Lot Area refers to the horizontal land area within Lot Lines, unless otherwise stated.

B. **Exceptions.** No Zoning Permit, Building Permit or Development approval may be issued for a Lot that does not meet the minimum Lot Area requirements of this Ordinance except in the following cases:

1. Nonconforming Lots may be used in accordance with the provisions contained in CHAPTER 10, *Nonconformities*, of this Ordinance.
2. Utilities using land or an unoccupied Building covering less than 1,000 square feet of site area shall be exempt from minimum Lot Area standards.

C. **Absence of Sewer or Water.** In the absence of public water or public sewer, no Zoning Permit or Building Permit shall be issued until the Lot meets all applicable requirements of this Ordinance and the South Carolina Department of Health and Environmental Control (DHEC).

Sec. 4.2.3 Setbacks

Setbacks refer to the unobstructed, unoccupied open area between the furthermost projection of a Structure and the property line of the Lot on which the structure is located, except as modified by the standards of this Section. The terms "unobstructed" and "unoccupied open area" in this section shall refer to anything that is constructed or erected within the setback that is determined to have a permanent location on the ground.

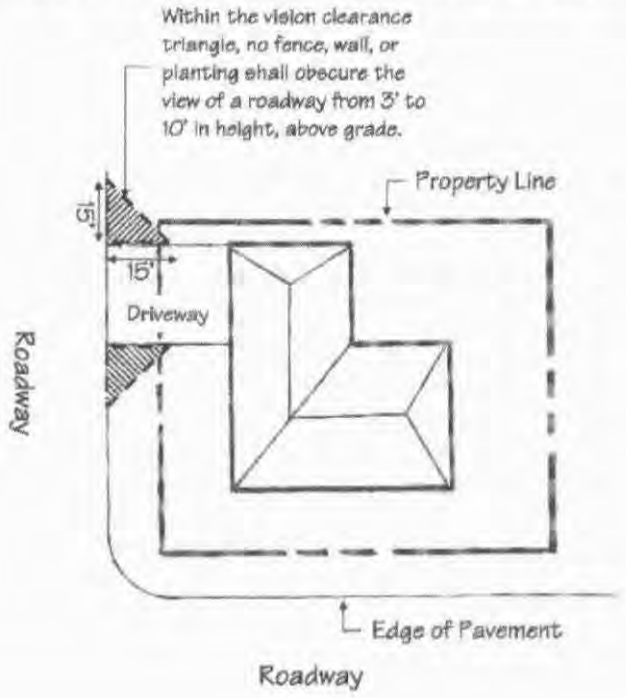
A. **Exceptions to Setbacks.** Every part of a required Setback must be open and unobstructed from the ground to the sky except as set out in this Section.

1. Trees, shrubbery, or other landscape features may be located within any required Setback; however, they shall be selected for site specific conditions. Plant material to be located adjacent to public Drainage Easements and Right-of-Ways shall be selected and placed not to impede future access. Additionally, vegetation planted within Utility Easements shall be

selected and sited to minimize pruning for future maintenance and clearance of such utilities. The Zoning and Planning Director may require modifications (substitutions and relocation) of plant material on proposed landscape plans when necessary to assure access and ease of maintenance to any Easements and Right-of-Ways and to preserve the public health, safety, and welfare.

2. In all Zoning Districts, fences, hedges and walls may be located within any required setback, provided that no fence, wall or hedge shall obstruct the view of vehicular access to any Roadway between three and 10 feet in height above grade. For the safety of pedestrian and vehicular traffic, in residential Zoning Districts, an unobstructed vision clearance triangle shall be maintained along intersections of residential driveways with adjacent Roadways. The vision clearance triangle shall be formed by the connection of a perpendicular line measuring 15 feet from the point of intersection at the edge of the travelway into the driveway and a 15 foot parallel line away from the point of intersection along the Roadway (see Figure 4.1, Residential vision clearance triangle). Residential driveways along Roadways with a classification of collector or higher may be subject to a greater distance of measurement.
3. In all Zoning Districts, elements that are not designed or intended to have a permanent location on the ground as determined by the Zoning and Planning Director including, but not limited to, vehicles, boats, RV's, lawn and garden furniture and equipment, and similar items.

Figure 4.2.3 – Residential Vision Clearance Triangle



Note: Not to Scale

4. Driveways may be located in front and Street Side Setbacks.
5. Sidewalks may be located within any required Setback.
6. Utility lines, wires and associated structures, such as power poles, may be located within any required Setback.
7. Uncovered porches, uncovered steps to Building entrances, uncovered patio decks and uncovered balconies may extend up to five feet into any required Front, Rear or Street Side Setback.
8. Openwork fire balconies and fire escapes may extend up to five feet into any required Side Setback.
9. Sills, belt courses, cornices, buttresses, eaves, and other architectural features may extend up to two feet into any required Setback.
10. Chimneys and flues may extend up to two feet into any required Setback.
11. Satellite dish antennas may be placed in required Rear Setbacks.
12. Mechanical equipment, including Heating Ventilation and Air Conditioning (HVAC) equipment, may be extended up to five feet into required Side or Rear Setbacks in all Zoning Districts.
13. A Variance may not be required when a Structure encroaches less than 12 inches into any required Setback as shown on an as-built survey or site plan drawn to an engineer's scale. Such administrative Setback reductions shall be determined

by the Zoning and Planning Director on a case by case basis.

B. **Contextual Setbacks.** Notwithstanding the Front Setback requirements of the applicable Zoning District, the front Building line of any Structure or Addition to a Structure may be as close to the Street as the front Building line of a Structure located on any Lot that is immediately adjacent to the subject Lot. If the subject Lot is located between two developed Lots, the front Building line of the Structure that is set back further from the Street shall apply to the subject Lot.

C. **Setback Reductions.** Where the Front, interior Side and Rear Setbacks of the applicable Zoning District reduces the buildable width of a Lot to less than 20 feet, the Zoning and Planning Director shall be authorized to reduce the required Setbacks as much as necessary, up to a 15-foot setback. For Lots created prior to October 26, 2021, where the Front, Interior Side, and Rear Setbacks of the applicable Zoning District reduces the buildable width of a Lot to less than 40 feet, the Zoning and Planning Director shall be authorized to reduce the required Setbacks as much as necessary, up to a 15-foot Setback.

D. **Front Setbacks on Narrow Rights-of-Way.** Where a Lot abuts a Right-of-Way with a width of less than 50 feet, the required Front Setback shall be measured from the centerline of the Right-of-Way, provided all Building Code and fire/safety requirements are met. On Lots where the Front Setback is 50 feet or greater, the Front Setback on the secondary Street may be reduced to 25 feet.

E. **Front Setbacks on Narrow Ingress/Egress Easements.** Where a Lot abuts an ingress/egress Easement with a width of less than 50 feet, and is used as a primary access point to the Lot as indicated on an approved Plat recorded prior to April 21, 1999, the required Front Setback shall be measured from the centerline of the Easement, provided all Building Code and fire/safety requirements are met. There shall be a minimum 25 foot Setback between the edge of the Easement to the front of any Structure.

F. **Setbacks on Corner and Double-Frontage Lots.** On Corner and Double-Frontage Lots, Front Setback standards will apply to each Lot Line that borders a street. The remaining Lot Lines will be subject to Side Setback standards. There is no Rear Lot Line.

G. **Reduction for Public Purpose.** When an existing Setback is reduced because of conveyance to a federal, state or local government for a public purpose and the remaining Setback is at least 50 percent of the required minimum Setback for the district in which it is located, then that remaining Setback will be deemed to satisfy the minimum Setback standards of this Ordinance.

H. **One Time Subdivision of a Nonconforming Lot of Record Existing Prior to April 21, 1999.** A one time subdivision creating one Lot from a Nonconforming Lot of record (Lot existing prior to April 21, 1999) shall be allowed if each Lot resulting from the Subdivision meets the minimum Lot Area of the Zoning District. An Ingress/Egress Easement may be utilized to access a proposed Lot (singular) to the rear of the property. The setback from the edge of the Easement will be the Side Setback required for the Zoning District. The Side Setback from the edge of the Easement will only be utilized to create one proposed Lot from the provision of a One Time Subdivision of a Nonconforming Lot of Record Existing Prior to April 21, 1999

I. Setbacks for Waterfront Lots. Setbacks for Waterfront Lots shall be in accordance with the standards contained in Article 4.24, *Waterfront Development Standards*, of this Ordinance.

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

Sec. 4.2.4 Building Height and Structure Height

A. Fences or Walls.

1. In the case of Fences or Walls, height shall be measured from ground level on the higher side of the Fence or Wall.
2. Fences and Walls shall not limit or obstruct the flow of water in natural drainage courses or Drainage Easements. Fences built within an Easement may be removed for Utility purposes with all costs for removal and restoration borne by the Property Owner. Fences across or through overland drainage areas shall not inhibit the flow of overland surface water.

B. **Exceptions to Height Limits.** Unless otherwise expressly stated, the height limitations of this Ordinance shall not apply to any of the following:

1. Farm Buildings in any Agricultural Zoning District (see Sec. 4.1.3, *Zoning District Hierarchy*);
2. Electrical power transmission lines;
3. Roof-mounted Solar Collectors;
4. Belfries, cupolas, spires, domes, monuments, flagpoles, chimneys, radio/television receiving antennas, or chimney flues; or
5. Bulkhead, elevator, water tank, or any other similar Structure or necessary mechanical appurtenance extending above the roof of any building, if such structure does not occupy more than 33 1/3 percent of the area of the roof.

The area under Buildings that is used for parking is exempt from maximum Building Height calculations, up to one Story, if the area dedicated to parking under the building equals 51 percent or more of the building footprint. This applies only to Multi-

Family Dwellings and nonresidential Development.

Sec. 4.2.5 Building and Impervious Surface Coverage

A. Building Coverage is the proportion, expressed as a percentage of a Lot covered by Buildings (principal and accessory) or roofed areas, as measured along the outside wall at ground level, and including all projections, other than fire escapes, canopies and the first two feet of a roof overhang. Swimming Pools (excluding the pool decking) shall be included in Building Coverage.

B. Impervious Surface Coverage is a surface which has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. This term includes, but is not limited to, most conventionally surfaced streets, roofs, sidewalks, parking lots, and other similar structures.

Sec. 4.2.6 One-Time Subdivision of Nonconforming Lot of Record Existing Prior to April 21, 1999

A one-time subdivision creating one Lot from a Nonconforming Lot of record (Lot existing prior to April 21, 1999) shall be allowed, if each Lot resulting from the Subdivision meets the minimum Lot Area requirement of the applicable RM, AG-15, AG-10, AG-8, AGR, RR, S-3, R-4, or MHS Zoning District. An ingress/egress Easement may be utilized to access a proposed Lot (singular) to the rear of the property. The Setback from the edge of the Easement will be the required Side Setback required for the Zoning District. The Side Setback from the edge of the Easement will only be utilized to create one proposed Lot from the provision of a One Time Subdivision of a Non-Conforming Lot of Record Existing Prior to April 21, 1999.

ARTICLE 4.3 NR, NATURAL RESOURCE MANAGEMENT DISTRICT

Sec. 4.3.1 Purpose and Intent

The NR, Natural Resource Management Zoning District implements the Conservation Management policies of the *Comprehensive Plan*.

Sec. 4.3.2 Use Regulations

Uses allowed for properties in the NR Zoning District that are not located on Dewees Island or Goat Island shall be in accordance with the Use Regulations of CHAPTER 6. Uses allowed for properties in the NR Zoning District that are located on Dewees Island or Goat Island are contained in Art. 5.16, Natural Resource Management Special Purpose Zoning District.

(Ord. No. 2316, 10/29/2024)

Effective on: 10/29/2024, as amended

Sec. 4.3.3 Development Standards

Development on properties in the NR Zoning District that are not located on Dewees Island or Goat Island shall be subject to the Density/Intensity and Dimensional Standards included in Table 4.3.3 below. The Density/Intensity and Dimensional Standards for properties located on Dewees Island and Goat Island are contained in Art. 5.16, Natural Resource Management Special Purpose Zoning District.

Table 4.3.3, NR Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	1 Principal Dwelling Unit per 25 acres	
MINIMUM LOT AREA	1 acre	
MINIMUM LOT WIDTH	135 feet	200 feet
MINIMUM LOT WIDTH AVERAGE	N/A	250 feet
MINIMUM SETBACKS		
Front/Street Side	50 feet	
Interior Side	15 feet	
Rear	30 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet

ARTICLE 4.4 OS, PARKS, RECREATION, AND OPEN SPACE DISTRICT

Sec. 4.4.1 Purpose and Intent

The OS, Parks, Recreation, and Open Space Zoning District implements the Parks, Recreation and Open Space policies of the Comprehensive Plan.

Sec. 4.4.2 Use Regulations

Uses are allowed in the OS district in accordance with the Use Regulations of CHAPTER 6, *Use Regulations*.

Sec. 4.4.3 Density, Intensity and Dimensional Standards

All Development in the OS Zoning District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.4.3, OS Density, Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	**Waterfront Development Standards**
MAXIMUM DENSITY	1 Principal Dwelling Unit per 25 acres	
MINIMUM LOT AREA	1 acre	
MINIMUM LOT WIDTH	135 feet	200 feet
MINIMUM LOT WIDTH AVERAGE	N/A	250 feet
MINIMUM SETBACKS		
Front/Street Side	50 feet	
Interior Side	15 feet	
Rear	30 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVERAGE [1]	30% of the Lot	
MAXIMUM IMPERVIOUS SURFACE COVERAGE [1]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	35 feet	
[1] Maximum Impervious Surface Coverage applies only to Residential Development on Parcels less than 30,000 square feet in size. When the Maximum Impervious Surface Coverage requirement applies, the Maximum Building Coverage requirement shall not apply.		

(Ord. No. 2316, 10/29/2024)

Effective on: 10/29/2024, as amended

Sec. 4.4.4 Other Regulations

Development in the OS Zoning District shall comply with all other applicable regulations of this Ordinance, including the standards of CHAPTER 9, *Development Standards*.

ARTICLE 4.5 RM, RESOURCE MANAGEMENT DISTRICT

Sec. 4.5.1 Purpose and Intent

The RM, Resource Management Zoning District implements the Resource Management policies of the *Comprehensive Plan*.

Sec. 4.5.2 Use Regulations

Uses are allowed in the RM District in accordance with the Use Regulations of CHAPTER 6, *Use Regulations*.

Sec. 4.5.3 Density/Intensity and Dimensional Standards

All Development in the RM District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.5.3, RM Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY [1]	1 Principal Dwelling Unit per 25 acres	
MINIMUM LOT AREA	1 acre	
MINIMUM LOT WIDTH	135 feet	200 feet
MINIMUM LOT WIDTH AVERAGE	N/A	250 feet
MINIMUM SETBACKS		
Front/Street Side	50 feet	
Interior Side	15 feet	
Rear	30 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVERAGE [2]	30% of Lot	
MAXIMUM IMPERVIOUS SURFACE COVERAGE [2]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	35 feet	
[1] On tracts of 100 or more acres, where lots ranging from one to three acres are created, a bonus of one Principal Dwelling Unit shall be allowed on the residual area of the parent tract. [2] Maximum Impervious Surface Coverage applies only to Residential Development on Parcels less than 30,000 square feet in size. When the Maximum Impervious Surface Coverage requirement applies, the Maximum Building Coverage requirement shall not apply.		

Effective on: 9/10/2017, as amended

Sec. 4.5.4 Other Regulations

Development in the RM District shall comply with all other applicable regulations of this ordinance, including the Development standards of CHAPTER 9, *Development Standards*.

ARTICLE 4.6 AG-15, AGRICULTURAL PRESERVATION DISTRICT

Sec. 4.6.1 Purpose and Intent

The AG-15, Agricultural Preservation Zoning District implements the Wadmalaw Agricultural Preservation policies of the *Comprehensive Plan*.

Sec. 4.6.2 Use Regulations

Uses are allowed in the AG-15 District in accordance with the Use Regulations of CHAPTER 6, *Use Regulations*.

Sec. 4.6.3 Density/Intensity and Dimensional Standards

A. **Density/Intensity and Dimensional Standards Table.** All Development in the AG-15 District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.6.3, AG-15 Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	1 Principal Dwelling Unit per 15 acres	
MINIMUM LOT AREA	3 acres	
MINIMUM LOT WIDTH	135 feet	200 feet
MINIMUM LOT WIDTH AVERAGE	N/A	250 feet
MINIMUM SETBACKS		
Front/Street Side	50 feet	
Interior Side	15 feet	
Rear	30 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet

Table 4.6.3, AG-15 Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVERAGE [1]	30% of Lot	
MAXIMUM IMPERVIOUS SURFACE COVERAGE [1]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	35 feet	
[1] Maximum Impervious Surface Coverage applies only to Residential Development on Parcels less than 30,000 square feet in size. When the Maximum Impervious Surface Coverage requirement applies, the Maximum Building Coverage requirement shall not apply.		

B. **Development Along Critical Line.** The area of a Parcel in the AG-15 District within 1,000 feet of the OCRM Critical Line has a Maximum Density of one Principal Dwelling Unit per three acres with a minimum Lot Area of three acres, only if the Parcel abuts or contains the OCRM Critical Line and the newly created Lots are completely contained within 1,000 feet of the OCRM Critical Line and abut the OCRM Critical Line. The remaining Acreage of the Parcel (more than 1,000 feet from the OCRM Critical Line) maintains a Density of one Principal Dwelling Unit per 15 acres.

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

Sec. 4.6.4 Other Regulations

Development in the AG-15 District shall comply with all other applicable regulations of this Ordinance, including the standards of CHAPTER 9, *Development Standards*.

ARTICLE 4.7 AG-10, AGRICULTURAL PRESERVATION DISTRICT

Sec. 4.7.1 Purpose and Intent

The AG-10, Agricultural Preservation Zoning District implements the Agricultural Preservation policies of the *Comprehensive Plan*.

Sec. 4.7.2 Use Regulations

Uses are allowed in the AG-10 District in accordance with the Use Regulations of Chapter 6, *Use Regulations*.

Sec. 4.7.3 Density/Intensity and Dimensional Standards

All Development in the AG-10 District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.7.3, AG-10 Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	1 Principal Dwelling Unit per 10 acres	
MINIMUM LOT AREA	1 acre	
MINIMUM LOT WIDTH	135 feet	175 feet
MINIMUM LOT WIDTH AVERAGE	N/A	200 feet
MINIMUM SETBACKS		
Front/Street Side	50 feet	
Interior Side	15 feet	
Rear	30 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVERAGE [1]	30% of Lot	
MAXIMUM IMPERVIOUS SURFACE COVERAGE [1]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	35 feet	

Table 4.7.3, AG-10 Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
[1] Maximum Impervious Surface Coverage applies only to Residential Development on Parcels less than 30,000 square feet in size. When the Maximum Impervious Surface Coverage requirement applies, the Maximum Building Coverage requirement shall not apply.		

Effective on: 9/10/2017, as amended

Sec. 4.7.4 Other Regulations

Development in the AG-10 District shall comply with all other applicable regulations of this Ordinance, including the development standards of CHAPTER 9, *Development Standards.*

ARTICLE 4.8 AG-8, RURAL AGRICULTURAL DISTRICT

Sec. 4.8.1 Purpose and Intent

The AG-8, Rural Agricultural Zoning District implements the Agricultural Preservation and Rural Agriculture policies of the *Comprehensive Plan.*

Sec. 4.8.2 Use Regulations

Uses are allowed in the AG-8 District in accordance with the Use Regulations of CHAPTER 6, *Use Regulations.*

Sec. 4.8.3 Density/Intensity and Dimensional Standards

All Development in the AG-8 District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.8.3, AG-8 Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	1 Principal Dwelling Unit per 8 acres	
MINIMUM LOT AREA	1 acre	
MINIMUM LOT WIDTH	135 feet	175 feet
MINIMUM LOT WIDTH AVERAGE	N/A	200 feet
MINIMUM SETBACKS		
Front/Street Side	50 feet	
Interior Side	15 feet	
Rear	30 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVERAGE [1]	30% of Lot	
MAXIMUM IMPERVIOUS SURFACE COVERAGE [1]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	35 feet	
Note: Refer to ARTICLE 8.14, *Conservation Subdivisions*, for alternative Development standards, where applicable. [1] Maximum Impervious Surface Coverage applies only to Residential Development on Parcels less than 30,000 square feet in size. When the Maximum Impervious Surface Coverage requirement applies, the Maximum Building Coverage requirement shall not apply.		

Effective on: 9/10/2017, as amended

Sec. 4.8.4 Other Regulations

Development in the AG-8 District shall comply with all other applicable regulations of this Ordinance, including the standards of CHAPTER 9, *Development Standards.*

ARTICLE 4.9 AGR, AGRICULTURAL/RESIDENTIAL DISTRICT

Sec. 4.9.1 Purpose and intent

The AGR, Agricultural Residential Zoning District implements the Agricultural Residential policies of the *Comprehensive Plan.* The district is intended for application in all Settlement Areas.

Sec. 4.9.2 Use Regulations

Uses are allowed in the AGR District in accordance with the Use Regulations of CHAPTER 6, *Use Regulations.*

Sec. 4.9.3 Density/Intensity and Dimensional Standards

All Development in the AGR District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.9.3, AGR Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	1 Principal Dwelling Unit per Acre	
MINIMUM LOT AREA	30,000 square feet	1 acre
MINIMUM LOT WIDTH	100 feet	125 feet
MINIMUM LOT WIDTH AVERAGE	N/A	150 feet
MINIMUM SETBACKS		
Front/Street Side	50 feet	
Interior Side	15 feet	
Rear	30 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVERAGE [1]	30% of Lot	
MAXIMUM IMPERVIOUS SURFACE COVERAGE [1]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	35 feet	
[1] Maximum Impervious Surface Coverage applies only to Residential Development on Parcels less than 30,000 square feet in size. When the Maximum Impervious Surface Coverage requirement applies, the Maximum Building Coverage requirement shall not apply.		

Effective on: 9/10/2017, as amended

Sec. 4.9.4 Other Regulations

Development in the AGR District shall comply with all other applicable regulations of this Ordinance, including the standards of CHAPTER 9, *Development Standards.*

Sec. 4.9.5 Settlement Areas

Settlement Areas include small older Crossroads communities, Family lands, typical suburban-style Subdivisions, Frontage Lots along local roads, waterfront Developments, and vacant land that has been subdivided for residential Use but not yet built upon. The criteria for additional Parcels to qualify for inclusion into a "Settlement Area" are as follows:

A. Parcel size of 30 acres or less (including highland areas and Freshwater Wetlands) on Parcels existing prior to April 21, 1999; and

B. Parcel must be located in an AG-8, AG-10, or RM Zoning Districts or adjacent to lands currently zoned AGR; and

C. Parcel must be either within 1,000 feet of an existing AGR Zoning District or show the same obvious spatial characteristics of other existing AGR Zoning Districts in the agricultural area; and

D. Parcels are not located on Wadmalaw Island or Edisto Island.

ARTICLE 4.10 RR, RURAL RESIDENTIAL DISTRICT

Sec. 4.10.1 Purpose and Intent

The RR, Rural Residential Zoning District implements the Rural Residential policies of the *Comprehensive Plan.*

Sec. 4.10.2 Use Regulations

Uses are allowed in the RR District in accordance with the Use Regulations of CHAPTER 6, *Use Regulations.*

Sec. 4.10.3 Density/Intensity and Dimensional Standards

All Development in the RR District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.10.3, RR Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	1 Principal Dwelling Unit per 3 Acres	
MINIMUM LOT AREA	30,000 sq. ft.	1 acre
MINIMUM LOT WIDTH	100 feet	125 feet
MINIMUM LOT WIDTH AVERAGE	N/A	135 feet
MINIMUM SETBACKS		
Front/Street Side	50 feet	
Interior Side	15 feet	
Rear	30 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVERAGE [1]	30% of Lot	
MAXIMUM IMPERVIOUS SURFACE COVERAGE [1]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	35 feet	
Note: Refer to ARTICLE 8.14, *Conservation Subdivisions*, for alternative Development standards, where applicable. [1] Maximum Impervious Surface Coverage applies only to Residential Development on Parcels less than 30,000 square feet in size. When the Maximum Impervious Surface Coverage requirement applies, the Maximum Building Coverage requirement shall not apply.		

Effective on: 9/10/2017, as amended

Sec. 4.10.4 Other Regulations

Development in the RR District shall comply with all other applicable regulations of this Ordinance, including the standards of CHAPTER 9, *Development Standards.*

ARTICLE 4.11 S-3, SPECIAL MANAGEMENT DISTRICT

Sec. 4.11.1 Purpose and Intent

The S-3, Special Management Residential Zoning District implements the Urban/Suburban Cultural Community Protection policies of the *Comprehensive Plan.*

Sec. 4.11.2 Use Regulations

Uses are allowed in the S-3 District in accordance with the Use Regulations of CHAPTER 6, *Use Regulations.*

Sec. 4.11.3 Density/Intensity and Dimensional Standards

All Development in the S-3 District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.11.3, S-3 Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	3 Principal Dwelling Units per acre	

Table 4.11.3, S-3 Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MINIMUM LOT AREA	14,500 square feet if no water or sewer is available 12,500 square feet if water or sewer is available	0.5 acre
MINIMUM LOT WIDTH	70 feet with public water and public sewer 80 feet without public water and/or public sewer	100 feet
MINIMUM LOT WIDTH AVERAGE	N/A	125 feet
MINIMUM SETBACKS		
Front/Street Side	25 feet	
Interior Side	15 feet	
Rear	25 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	35 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	15 feet
MAXIMUM IMPERVIOUS SURFACE COVERAGE	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	35 feet	

Effective on: 9/10/2017, as amended

Sec. 4.11.4 Other Regulations

Development in the S-3 District shall comply with all other applicable regulations of this Ordinance, including the standards of CHAPTER 9, *Development Standards*.

ARTICLE 4.12 R-4, LOW DENSITY RESIDENTIAL DISTRICT

Sec. 4.12.1 Purpose and intent

The R-4, Low Density Residential Zoning District implements the Urban/Suburban Mixed Use policies of the *Comprehensive Plan*.

Sec. 4.12.2 Use Regulations

Uses are allowed in the R-4 Zoning District in accordance with the Use Regulations of CHAPTER 6, *Use Regulations*.

Sec. 4.12.3 Density/Intensity and Dimensional Standards

All development in the R-4 District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.12.3, R-4 Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	4 Principal Dwelling Units per acre	
MINIMUM LOT AREA	5,000 square feet with public water and sewer 10,000 square feet with public water or sewer 14,500 without public water and sewer	12,000 square feet
MINIMUM LOT WIDTH	50 feet	90 feet
MINIMUM LOT WIDTH AVERAGE	N/A	100 feet
MINIMUM SETBACKS		
Front/Street Side	20 feet	
Interior Side	5 feet	
Rear	10 feet	

Table 4.12.3, R-4 Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	35 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	15 feet
MAXIMUM IMPERVIOUS SURFACE COVERAGE	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	35 feet	

Effective on: 9/10/2017, as amended

Sec. 4.12.4 Other Regulations

Development in the R-4 District shall comply with all other applicable regulations of this Ordinance, including CHAPTER 9, *Development Standards.*

ARTICLE 4.13 MHS, LOW-DENSITY MANUFACTURED HOUSING SUBDIVISION DISTRICT

Sec. 4.13.1 Purpose and Intent

The MHS, Low-Density Manufactured Home Subdivision district implements the Urban/Suburban Mixed Use policies and the housing policies of the Comprehensive Plan.

Sec. 4.13.2Use Regulations

Uses are allowed in the MHS district in accordance with the Use Regulations of Chapter 6, *Use Regulations.*

Sec. 4.13.3 Density/Intensity and Dimensional Standards

Table 4.13.3, MHS Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	6 Principal Dwelling Units per acre	
MINIMUM LOT AREA	5,000 square feet	12,000 square feet
MINIMUM LOT WIDTH	50 feet	90 feet
MINIMUM LOT WIDTH AVERAGE	N/A	100 feet
MINIMUM SETBACKS		
FRONT/STREET SIDE	25 feet	
INTERIOR SIDE	5 feet	
REAR	15 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	35 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	15 feet
MAXIMUM IMPERVIOUS SURFACE COVERAGE	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	35 feet	

Sec. 4.13.4 Other Regulations

Development in the MHS District shall comply with all other applicable regulations of this Ordinance, including the standards of CHAPTER 9, *Development Standards.* For properties abutting an OCRM Critical Line, all applicable Waterfront Development Standards of the R-4 Zoning District shall apply, with the following exception:

A. Where a current lot of record (existing prior to April 21, 1999) zoned MHS has resulted from the combination of two previously platted and recorded Lots, the current Lot of Record may be subdivided into the configuration of the originally platted Lots as shown on the corresponding approved, recorded Plat of record. The Subdivision resulting in the original

configuration of the previously recorded Lots may occur even if the originally platted Lots do not meet the minimum Lot Width requirement of this Section and/or the minimum Lot Area, minimum Lot Width and minimum Lot Width average requirements of Article 4.22, *Waterfront Development Standards*, provided that the Subdivision meets all other requirements of this Ordinance.

ARTICLE 4.14 UR, URBAN RESIDENTIAL DISTRICT

Sec. 4.14.1 Purpose and intent

The UR, Urban Residential Zoning District implements the Urban/Suburban Mixed Use policies of the *Comprehensive Plan*.

Sec. 4.14.2 Use Regulations

Uses are allowed in the UR District in accordance with the Use Regulations of CHAPTER 6, *Use Regulations*.

Sec. 4.14.3 Density/Intensity and Dimensional Standards

All Development in the UR District shall be subject to the following Density/Intensity and Dimensional Standards and shall provide proof to the Zoning and Planning Director that the property will be served by public water and sewer:

Tabl4.14.3, UR Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	16 Principal Dwelling Units per acre	
MINIMUM LOT WIDTH	12 feet	
MINIMUM SETBACKS		
Front/Street Side	15 feet	
Interior Side	0/5 feet [1]	
Rear	10 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	35 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	15 feet
MAXIMUM IMPERVIOUS SURFACE COVERAGE	50% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	4 stories/50 feet, whichever is less	
[1] Zero Lot Line homes may be built with no Setback on one side of the property, but must have at least 10 feet of separation between Buildings.		

Effective on: 9/10/2017, as amended

Sec. 4.14.4 Other Regulations

Development in the UR District shall comply with all other applicable regulations of this Ordinance, including CHAPTER 9, *Development Standards*.

ARTICLE 4.15 RO, RESIDENTIAL OFFICE DISTRICT

Sec. 4.15.1 Purpose and Intent

The RO, Residential Office Zoning District implements the Urban/Suburban Mixed Use and Office policies of the *Comprehensive Plan*.

Sec. 4.15.2 Use Regulations

Uses are allowed in the RO District in accordance with the Use Regulations of CHAPTER 6, *Use Regulations*.

Sec. 4.15.3 Density/Intensity and Dimensional Standards

All Development in the RO District shall be subject to the following Density/Intensity and Dimensional Standards:

Tabl4.15.3, RO Density/Intensity and Dimensional Standards

	Non-Waterfront Development Standards	Waterfront Development Standards
MINIMUM LOT AREA	6,000 square feet	
MINIMUM LOT WIDTH	50 feet	
MINIMUM SETBACKS		
Front/Street Side	20 feet	
Interior Side	5 feet	
Rear	5 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVERAGE	35% of Lot	
MAXIMUM HEIGHT	35 feet	

Effective on: 9/10/2017, as amended

Sec. 4.15.4 Other Regulations

Development in the RO District shall comply with all other applicable regulations of this Ordinance, including CHAPTER 9, *Development Standards*.

Sec. 4.15.5 Supplemental District Standards

In addition to all other applicable provisions of this Ordinance, Structures within the RO District shall be subject to the following standards:

A. **Architectural Character.** Structures in the RO District shall be compatible with the established architectural character of the neighborhood in which they are located by using a design that is complementary in terms of:

1. Consistency of roof lines, roof material,s and roof colors;
2. Use of similar proportions in Building mass and outdoor spaces;
3. Similar relationships to the Street;
4. Similar window and door patterns; and
5. Similar streetscapes including landscaping, light fixtures, and other site amenities.

B. **Building Orientation.** Primary Facades and entries shall face the adjacent Street.

C. **Building Materials.** Building materials shall either be similar to the materials already being used in the neighborhood or, if dissimilar materials are being proposed, other characteristics such as scale and proportions, form architectural detailing, and color and texture shall be utilized to ensure that enough similarity exists for the Building to be compatible despite the differences in materials.

D. **Building Colors.** Color shades shall be used to facilitate blending into the neighborhood and unifying the Development with its surroundings. The color shades of Building materials shall draw from the range of color shades found in structures in the immediate area.

Sec. 4.15.6 Residential Uses

Single-Family Detached Dwellings in the RO District shall be subject to Sec. 6.4.25, *Single-Family Detached Dwelling Units*, of this Ordinance. .

ARTICLE 4.16 MHP, MANUFACTURED HOUSING PARK DISTRICT

Sec. 4.16.1 Purpose and intent

The MHP, Manufactured Housing Park Zoning District implements the Urban/Suburban Mixed Use policies of the *Comprehensive Plan*. It is primarily intended to accommodate manufactured housing park developments.

Sec. 4.16.2 Use Regulations

Uses are allowed in the MHP District in accordance with the Use Regulations of CHAPTER 6, *Use Regulations*.

lSec. 4.16.3 Density/Intensity and Dimensional Standards

All Development in the MHP District shall be subject to the following Density/ Intensity and Dimensional Standards:

Table 4.16.3, MHP Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	10 Principal Dwelling Units per acre	
MINIMUM PARK AREA	1 acre	
MINIMUM SETBACKS		
Front/Street Side	25 feet	
Interior Side	5 feet	
Rear	10 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	35 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	15 feet
MAXIMUM IMPERVIOUS SURFACE COVERAGE	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	35 feet	

Effective on: 9/10/2017, as amended

Sec. 4.16.4 Other Regulations

Development in the MHP District shall comply with all other applicable regulations of this Ordinance, including CHAPTER 9, *Development Standards*.

Sec. 4.16.5 Supplemental District Standards

In addition to all other applicable provisions of this ordinance, Manufactured Housing Parks within the MHP District shall be subject to the following standards.

A. **Area per Manufactured Housing Unit Space.** The Manufactured Housing Unit space shall be no less than 4,000 square feet and shall require provision of the Required Parking space for the Manufactured Housing Unit.

B. Separation of Service Buildings.

1. Every Accessory Structure in a manufactured housing park shall be at least 25 feet from the boundary of any other property in any Residential or Office Zoning District.
2. There shall be a separation of at least 10 feet between each Manufactured Housing Unit and Manufactured Housing Units and other Buildings.

C. **Access Road.** Each Manufactured Housing Unit space shall abut an access road that is constructed under the Charleston County Road Construction Standards and is not less than 20 feet wide.

D. **Drainage Plan.** A drainage plan shall be approved by the Public Works Department prior to the processing of a Manufactured Housing Park Development.

E. **Temporary, Accessory Manufactured Housing Park.** A temporary, accessory Manufactured Housing Park shall be established only in connection with a construction project and shall be discontinued within 60 days after such project is completed. Written approval from the South Carolina Department of Health and Environmental Control (DHEC) shall be obtained prior to the issuance of a Zoning Permit.

ARTICLE 4.17 CI, CIVIC / INSTITUTIONAL DISTRICT

Sec. 4.17.1 Purpose and Intent

The CI, Civic/Institutional Zoning District implements the Civic/Institutional policies of the *Comprehensive Plan*.

Sec. 4.17.2 Use Regulations

Uses are allowed in the CI District in accordance with the Use Regulations of CHAPTER 6, *Use Regulations*.

Sec. 4.17.3 Density/Intensity and Dimensional Standards

All Development in the CI District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.17.3 , CI Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MINIMUM LOT AREA	6,000 square feet	
MINIMUM LOT WIDTH	50 feet	
MINIMUM SETBACKS	Minimum Setbacks shall be the vegetated buffers as required in CHAPTER 9, *Development Standards*, of this Ordinance.	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVERAGE	30% of Lot	
MAXIMUM HEIGHT	35 feet/2.5 stories, whichever is less	

Sec. 4.17.4 Other Regulations

Development in the CI District shall comply with all other applicable regulations of this Ordinance, including CHAPTER 9, *Development Standards*.

ARTICLE 4.18 GO, GENERAL OFFICE DISTRICT

Sec. 4.18.1 Purpose and intent

The GO, General Office Zoning District implements the Urban/Suburban Mixed Use and Office policies of the *Comprehensive Plan*.

Sec. 4.18.2 Use Regulations

Uses are allowed in the GO District in accordance with the Use Regulations of CHAPTER 6, *Use Regulations*.

Sec. 4.18.3 Density/Intensity and Dimensional Standards

All Development in the GO District shall be subject to the following Density/Intensity and Dimensional Standards:

Tab4.18.3, GO Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MINIMUM LOT AREA	2,000 square feet	
MINIMUM LOT WIDTH	50 feet	
MINIMUM SETBACKS	Minimum Setbacks shall be the vegetated buffers as required in CHAPTER 9, *Development Standards* of this Ordinance.	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVERAGE	40% of Lot	
MAXIMUM HEIGHT	35 feet/2.5 stories, whichever is less	

Effective on: 9/10/2017, as amended

Sec. 4.18.4 Other Regulations

Development in the GO District shall comply with all other applicable regulations of this Ordinance, including CHAPTER 9, *Development Standards*.

Sec. 4.18.5 Residential Uses

Single-Family Detached Dwellings in the GO District shall be subject to Sec. 6.4.25, *Single-Family Detached Dwelling Units*, of this Ordinance.

ARTICLE 4.19 NC, NEIGHBORHOOD COMMERCIAL DISTRICT

Sec. 4.19.1 Purpose and intent

The NC, Neighborhood Commercial Zoning District implements the Urban/Suburban Mixed Use and Commercial policies of the *Comprehensive Plan*.

Sec. 4.19.2 Use Regulations

Uses are allowed in the NC District in accordance with the Use Regulations of CHAPTER 6, *Use Regulations*.

Sec. 4.19.3 Density/Intensity and Dimensional Standards

All Development in the NC district shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.19.3, NC Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MINIMUM LOT AREA	4,000 square feet	
MINIMUM LOT WIDTH	15 feet	
MINIMUM SETBACKS	Minimum Setbacks shall be the vegetated buffers as required in CHAPTER 9, *Development Standards*, of this Ordinance.	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVERAGE	25% of Lot	
MAXIMUM HEIGHT	35 feet/2.5 stories, whichever is less	

Effective on: 9/10/2017, as amended

Sec. 4.19.4 Other Regulations

Development in the NC District shall comply with all other applicable regulations of this Ordinance, including CHAPTER 9, *Development Standards*.

Sec. 4.19.5 Residential Uses

Single-Family Detached Dwellings in the NC District shall be subject to Sec. 6.4.25, *Single-Family Detached Dwelling Units*, of this Ordinance.

ARTICLE 4.20 RC, RURAL COMMERCIAL DISTRICT

Sec. 4.20.1 Purpose and intent

The RC, Rural Commercial Zoning District implements the Rural Commercial policies of the *Comprehensive Plan*.

Sec. 4.20.2 Use Regulations

Uses are allowed in the RC District in accordance with the Use Regulations of CHAPTER 6, *Use Regulations*.

Sec. 4.20.3 Density/Intensity and Dimensional Standards

All Development in the RC District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.20.3, RC Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MINIMUM LOT AREA	40,000 square feet	
MINIMUM LOT WIDTH	125 feet	
MINIMUM SETBACKS	Minimum Setbacks shall be the vegetated buffers as required in CHAPTER 9, *Development Standards*, of this Ordinance.	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVERAGE	40% of Lot	
MAXIMUM HEIGHT	35 feet	

Effective on: 9/10/2017, as amended

Sec. 4.20.4 Other Regulations

Development in the RC District shall comply with all other applicable regulations of this Ordinance, including CHAPTER 9, *Development Standards*.

Sec. 4.20.5 Residential Uses

Single-Family Detached Dwellings in the RC District shall be subject to Sec. 6.4.25, *Single-Family Detached Dwelling Units*, of this Ordinance.

ARTICLE 4.21 CC, COMMUNITY COMMERCIAL DISTRICT

Sec. 4.21.1 Purpose and intent

The CC, Community Commercial Zoning District implements the Commercial policies of the *Comprehensive Plan*.

Sec. 4.21.2 Use Regulations

Uses are allowed in the CC District in accordance with the Use Regulations of CHAPTER 6, *Use Regulations*.

Sec. 4.21.3 Density/Intensity and Dimensional Standards

All Development in the CC District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.21.3, CC Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MINIMUM LOT AREA	4,000 square feet	
MINIMUM LOT WIDTH	15 feet	
MINIMUM SETBACKS	Minimum Setbacks shall be the vegetated buffers as required in CHAPTER 9, *Development Standards*, of this Ordinance.	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVERAGE	35% of Lot	
MAXIMUM HEIGHT	55 feet/3.5 stories, whichever is less, in the Urban/Suburban Area, as defined by the Charleston County *Comprehensive Plan*. 35 feet in the Rural Area, as defined by the Charleston County *Comprehensive Plan*.	

Effective on: 9/10/2017, as amended

Sec. 4.21.4 Other Regulations

Development in the CC District shall comply with all other applicable regulations of this Ordinance, including CHAPTER 9, *Development Standards.*

Sec. 4.21.5 Residential Uses

A. Single-Family Detached Dwellings in the CC Zoning District shall be subject to Sec. 6.4.25, *Single-Family Detached Dwelling Units,* of this Ordinance .

B. Multi-Family Dwellings, Single-Family Attached Dwellings, Duplexes, Triplexes, and Fourplexes in the CC Zoning District shall comply with the Density/Intensity and Dimensional Standards of the UR Zoning District.

(Ord. No. 2239, 12/06/2022)

Effective on: 6/1/2023, as amended

ARTICLE 4.22 RI, RURAL INDUSTRIAL DISTRICT

Sec. 4.22.1 Purpose and Intent

The RI, Rural Industrial Zoning District, implements the Rural Industrial and Rural Economic Development Area policies of the *Comprehensive Plan.*

Sec. 4.22.2 Use Regulations

Uses are allowed in the RI District in accordance with the Use Regulations of CHAPTER 6, *Use Regulations.*

Sec. 4.22.3 Density/Intensity and Dimensional Standards

All Development in the RI District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.22.3 RI Density/Intensity and Dimensional Standards

	Non-Waterfront Development Standards	Waterfront Development Standards
MINIMUM LOT AREA	40,000 square feet	
MINIMUM LOT WIDTH	125 feet	
MINIMUM SETBACKS	Minimum Setbacks shall be the vegetated buffers as required in CHAPTER 9, *Development Standards*, of this Ordinance.	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVERAGE	30% of Lot	
MAXIMUM HEIGHT	35 feet	

Sec. 4.22.4 Other Regulations

Development in the RI District shall comply with all other applicable regulations of this Ordinance, including CHAPTER 9, *Development Standards.*

Sec. 4.22.5 Residential Uses

Single-Family Detached Dwellings in the RI District shall be subject to Sec. 6.4.25, *Single-Family Detached Dwelling Units,* of this Ordinance.

ARTICLE 4.23 IN, INDUSTRIAL DISTRICT

Sec. 4.23.1 Purpose and Intent

The IN, Industrial Zoning District implements the Industrial policies of the *Comprehensive Plan.*

Sec. 4.23.2 Use Regulations

Uses are allowed in the IN District in accordance with the Use Regulations of CHAPTER 6, *Use Regulations*.

Sec. 4.23.3 Density/Intensity and Dimensional Standards

All Development in the IN District shall be subject to the following Density/Intensity and Dimensional Standards:

Tabl4.23.3, IN Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MINIMUM LOT AREA	15,000 square feet	
MINIMUM LOT WIDTH	70 feet	
MINIMUM SETBACKS	Minimum Setbacks shall be the vegetated buffers as required in CHAPTER 9, *Development Standards*, of this Ordinance.	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVERAGE	No Maximum	
MAXIMUM HEIGHT	55 feet/3.5 stories, whichever is less, in the Urban/Suburban Area as defined in the Charleston County *Comprehensive Plan.* 35 feet in the Rural Area, as defined by the Charleston County *Comprehensive Plan.*	

Effective on: 9/10/2017, as amended

Sec. 4.23.4 Other Regulations

Development in the IN District shall comply with all other applicable regulations of this Ordinance, including CHAPTER 9, *Development Standards*.

Sec. 4.23.5 Residential Uses

A. Single-Family Detached Dwellings in the IN Zoning District shall be subject to Sec. 6.4.25, *Single-Family Detached Dwelling Units*, of this Ordinance.

B. Multi-Family Dwellings, Single-Family Attached Dwellings, Duplexes, Triplexes, and Fourplexes in the IN Zoning District shall comply with the Density/Intensity and Dimensional Standards of the UR Zoning District.

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

ARTICLE 4.24 WATERFRONT DEVELOPMENT STANDARDS

Sec. 4.24.1 Minimum Lot Width (ft)

The minimum Lot Width (ft) is measured and maintained from the Front Lot Line through the entire depth of the parcel to the OCRM Critical Line. All Lots within a Subdivision must meet the minimum Lot Width average. (Exception: Flag Lots and Lots served by Cul-de-Sacs). Lots fronting on cul-de-sacs shall meet the minimum Lot Width at the required minimum Front Setback. Flag Lots are designed with a "flag pole" area with a minimum width of 20'. The flag pole area is not required to meet the minimum Lot Width nor does this area count towards the minimum Lot size or area. Flag lots must meet the minimum Lot Width at the end of the flag pole area/base of Lot. All Lots within a Subdivision must meet the required minimum Lot Width average for the applicable Zoning District.

Reductions from minimum Lot Width average requirements for Parcels which contain or abut an OCRM Critical Line may be permitted if the Zoning and Planning Director determines that one of the following criteria has been met:

A. No more than three waterfront Lots are being created from the original Parcel and that a reduction of no more than 10 percent of Lot Width average is required for any resulting Lot; or

B. Where two Lots of record (Lots existing prior to April 21, 1999) have been combined, the resulting Lot may be subdivided into the original configuration shown on the previously approved, recorded plat of record, even if the original Lots do not meet the minimum Lot Width requirement of this Section, provided that the Subdivision meets all other requirements of this Ordinance.

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

Sec. 4.24.2 Minimum Lot Standards for Accessory Dwelling Units on Parcels Which Contain or Abut an OCRM Critical Line

In order to establish an Accessory Dwelling Unit on a parcel that contains or abuts an OCRM Critical Line the following standards shall apply:

A. When an Accessory Dwelling Unit is to be located in front of the Principal Dwelling Unit (between the street and the front of Principal Dwelling Unit) the minimum Lot Area shall be 50% larger than the minimum Lot Area requirement for waterfront Lots of the base Zoning District.

B. When the Accessory Dwelling Unit is to be located to the side or rear of the Principal Dwelling Unit (between the OCRM critical line and the Principal Dwelling Unit) the minimum Lot Width shall be two times the minimum Lot Width required for waterfront Lots in the applicable base Zoning District.

C. The Accessory Dwelling Unit shall meet the minimum Setbacks of the Zoning District where it will be located. The distance between the Accessory Dwelling Unit and the Principal Dwelling Unit shall not be less than the sum of the minimum setbacks as required for the Zoning District. If the Accessory Dwelling Unit is to be placed to the side of the Principal Dwelling Unit, the sum of the two side setbacks shall be applied. If the Accessory Dwelling Unit is to the rear of the Principal Dwelling Unit, the sum of the front and rear setbacks shall be applied.

D. The Zoning Lot and Accessory Dwelling Unit shall comply with all other requirements of this Ordinance, including but not limited to the requirements of Sec. 6.5.9, *Accessory Dwelling Units*.

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

Sec. 4.24.3 Minimum Lot Standards for Dwelling Groups on Parcels Which Contain or Abut an OCRM Critical Line

The number of Dwelling Units shall not exceed the maximum number permitted by the Density/Intensity and Dimensional Standards of the base Zoning District. In addition, the Dwelling Groups shall comply with the requirements of Article 4.24, *Waterfront Development Standards*, of this Ordinance, and shall comply with the minimum Lot Area and Lot Width requirements of waterfront Lots in the applicable Zoning District.

Sec. 4.24.4 Reduction, Modifications, and Waivers of OCRM Critical Line Setbacks and Buffers

A. The Zoning and Planning Director shall be authorized to reduce OCRM Critical Line Setbacks to a distance not less than the buffer depth, when deemed necessary by the Director to accommodate reasonable Development of the Parcel when it is determined by the Director that the Setback reduction will not have a significant adverse impact on public health or safety.

B. The Zoning and Planning Director shall be authorized to modify the OCRM Critical Line Setbacks and buffers when DHEC- OCRM has granted approval to modify or alter OCRM jurisdictional wetlands within public or private Rights-of-Way and drainage easements.

C. The Zoning and Planning Director shall be authorized to waive or modify the existing OCRM Critical Line Setback and Buffer requirements when there is an alteration that results in an overall expansion of the OCRM Critical Line into existing highland and freshwater wetland areas for the creation of a Mitigation Bank and the following conditions are met:

1. DHEC-OCRM, U.S. Army Corps of Engineers and any other state or federal agency having jurisdiction has granted approval to alter the jurisdictional wetlands; and
2. The OCRM Critical Line Setback and Buffer of the relocated OCRM Critical Line shall at minimum be that of the corresponding zoning district; and
3. An OCRM Critical Line Buffer planting plan is submitted for review and approval by the Zoning and Planning Director and planted within one year of the completion of the alteration.

Effective on: 11/16/2022, as amended

Sec. 4.24.5 Reduction of Buffers and Setbacks on Parcels Created Prior to April 21, 1999

When the application of buffer/Setback requirements contained within this Ordinance render a parcel that existed prior to April 21, 1999, unbuildable, the Zoning and Planning Director shall be authorized to reduce front, side, and rear yard buffers/ Setbacks as necessary to make a Parcel buildable. The Zoning and Planning Director cannot reduce any front and/or rear yard buffer in an amount which would result in the placement of a Structure closer to either the front or rear property line than any Structure on an adjacent property. Any further reduction in any required buffer shall be made by appeal to the Board of Zoning Appeals.

Sec. 4.24.6 Measurement

Required OCRM Critical Line buffers and setbacks shall be measured from the OCRM Critical Line, whether the Critical Line or wetland/waterway is located on, adjacent to, or near the subject Parcel.

Sec. 4.24.7 Prohibited Activities

The following activities are specifically prohibited in a buffer area:

A. Removal, excavation, or disturbance of the soil, except for minimal disturbance associated with the planting of shrubs or trees for landscaping;

B. Grassed lawns requiring regular maintenance such as herbicides, pesticides, fertilizers, and frequent mowing;

C. Gardens, fences, or Structures, except for permitted crossings;

D. Paved or other impervious surfaces;

E. Destruction or addition of plant life that would alter the existing pattern of vegetation; and

F. Driveways of any surface type.

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

Sec. 4.24.8 Restoration of Buffer

When the Buffer has been disturbed or destroyed, the Buffer shall be replaced utilizing native species plant material suitable for saltwater tolerance and in compliance with the Buffer Depth and Landscaping Standards of Table 9.4.4-3 and Landscape Material Standards of Sec. 9.4.6. A landscape plan shall be submitted to the Zoning and Planning Director for review and approval prior installation.

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

ARTICLE 4.25 PD, PLANNED DEVELOPMENT ZONING DISTRICT

Sec. 4.25.1 Authority

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended (Planning Act) authorizes local governments to utilize zoning and planning techniques (not limited to those found in the Planning Act) for implementation of the goals specified in S.C. Code Ann. Sec. 6-29-720 (2007). Charleston County Council hereby establishes a zoning and planning technique called a "Planned Development" Zoning District. The "Planned Development" Zoning District incorporates provisions of the planning technique called "Planned Development District" referred to in the Planning Act and identified in this ordinance and the additional provisions found in this Article that expands, varies and/or differs from the provisions found in the references to Planned Development districts in the Planning Act. A "Planned Development," as applied herein, is a type of Zoning District (PD) and a type of Development plan. PD Zoning Districts are inextricably linked to Planned Development plans, in that no rights of development apply to a PD zoning designation other than those of the approved Planned Development plan.

Planned Development provisions are intended to encourage innovative site planning for residential, commercial, institutional, and/or industrial Developments within Planned Developments. Planned Developments may provide for variations from other ordinances and the regulations of other established Zoning Districts concerning use, Setbacks, Lot size, Density, bulk, and other requirements to accommodate flexibility in the arrangement of uses for the general purpose of promoting and protecting the public health, safety, and general welfare. A Planned Development as used in this ordinance is intended to apply the flexibility and variation provisions of the Planning Act provided in the Planned Development Zoning District provision, along with the additional regulatory and procedural provisions of this Article.

Sec. 4.25.2 Purpose

The purpose of the Planned Development Zoning District is to allow flexible development standards that implement the *Comprehensive Plan* strategies.

Sec. 4.25.3 Intent and Results

The PD, Planned Development, Zoning District regulations of this Article are intended to encourage achievement of the goals of the Charleston County *Comprehensive Plan* and to allow flexibility in Development of property that proposes a single or multiple use(s) that will result in improved design, character, and quality of new or redesigned Developments and preserve natural and scenic features of Open Spaces.

Sec. 4.25.4 Applicability and Terminology

There is no minimum site area requirement to qualify for a Planned Development as long as the Planned Development meets all requirements of Article 4.25, *Planned Development Zoning District (PD)*, of this Ordinance.

Planned Development (PD) applications are comprised of PD Guidelines and Sketch Plans, collectively referred to as the PD Development Plan. Approval of the PD Development Plan creates a new Planned Development Zoning District (Planned Development).

Sec. 4.25.5 Development Standards

The Development standards listed in this Section, those in the approved PD Guidelines, and any in the approved PD Sketch Plan(s) apply.

A. Maximum Density.

1. The maximum allowed Density in a Planned Development Zoning District may not exceed the maximum Density as stated in Tables 3.1.1 and of the Charleston County *Comprehensive Plan*, as amended, except as provided in CHAPTER 3.1.7 of the Charleston County *Comprehensive Plan*, as amended, and this Article.
2. Density and Lot Area calculations shall comply with the requirements contained in Article 4.2, *Measurements, Computations, and Exceptions*.
3. In order to achieve the maximum density recommendation for the Rural Residential Future Land Use category as stated in Table 3.1.1 of the Charleston County *Comprehensive Plan*, as amended, through a Planned Development Zoning District, a minimum of 50 percent of the total acreage of the project must be dedicated as Conservation Area pursuant to the requirements of Sec. 8.14.8, Conservation Area Standards, of this Ordinance, in addition to the requirements of Sec. 4.25.6, Common Open Space, of this Ordinance. Where in conflict, the requirements of Sec. 8.14.8 shall control;
4. If the parcel is located in the Urban/Suburban Area, the following standards shall apply:
   a. Where the Zoning District is Low Density Residential (R-4) and all requirements of this Ordinance are met, a maximum density of eight Principal Dwelling Units per acre may be permitted when 0.05 acres of common Open Space per dwelling unit plus ten percent of the land area designated for office, commercial, and/or industrial uses is provided; and
   b. Where the Zoning District is UR, Urban Residential and all requirements of this Ordinance are met, a maximum Density of not more than 24 Principal Dwelling Units per acre may be permitted when 0.05 acres of common Open Space per Principal Dwelling Unit plus ten percent of the land area designated for office, commercial, and/or industrial uses is provided.

5. Planned Developments that include a Parcel or Parcels of land that have varying future land use designations and/or varying zoning classifications categories may be deemed consistent with the Comprehensive Plan if the total density proposed does not exceed the maximum combined density permitted in the future land use designations pursuant to the Comprehensive Plan and/or Zoning Districts pursuant to this Ordinance.

B. Development standards pertaining to Density, Lot size, location, and arrangement of Buildings and Structures, Lot dimensions, and landscaping shall be defined in the PD Development Plan. The Development standards of the Zoning District in which the Subject Property(ies) was located at the time of submission of the application to rezone to the PD Zoning District may be altered, pursuant to this Article, only if County Council determines that the Development will serve an overriding public interest and/or public safety concern. Applicants shall not propose alteration of the following standards:

1. Chapters 1, 2, 3, 10, 11, 12, and APPENDIX A of this Ordinance;
2. Waterfront Development Standards of the Zoning District in which the subject property(ies) was located at the time of

submission, as set forth in Article 4.24;

3. Architectural Design Guidelines of Article 9.5, *Landscaping, Screening, and Buffers*, except where the Zoning and Planning Director determines that the proposed architectural design of the development is compatible with the architectural design of development on adjacent properties;
4. Sign Regulations of Article 9.9, *Signs*, provided, however, that the minimum distance from a Billboard/Digital or Electronic Billboard proposed as part of a Planned Development to the nearest On-Premises Sign(s) may be less restrictive than the standards set forth in this Ordinance;
5. The Dimensional Standards for the S-3 Zoning District, as stated in CHAPTER 4, *Base Zoning Districts*; and
6. Parking standards of ARTICLE 9.2, *Off-Street Parking and Loading*, except where the Zoning and Planning Director determines that the amount of parking requested and its location is sufficient, based on a generally-accepted planning source or authority, for the use proposed; and
7. Maximum Impervious Surface Coverage of the Zoning District in which the subject property(ies) was located at the time of submission of the application to rezone to the PD Zoning District, unless the Applicant provides documentation showing how the proposed increase in Impervious Surface Coverage beyond the maximum allowed will be mitigated and documentation that the proposed mitigation has been approved by the Stormwater Division of the Charleston County Public Works Department. Mitigation may include, but shall not be limited to, green infrastructure and low impact design techniques. In no case shall the maximum Impervious Surface Coverage be increased beyond 70 percent of the Lot.

C. There shall be a minimum Type A, 10- foot vegetated buffer, around the perimeter of the property, which may be located on private Lots. In cases of conflict between the perimeter buffer requirement and other buffer and/or Setback requirements stated in this Ordinance or the Planned Development Guidelines, the more restrictive will apply.

D. **Lots to Abut Upon Common Open Space.** Residential Parcels shall maximize orientation towards common Open Space or similar areas.

E. Access

1. Streets within Planned Developments shall connect to adjoining neighborhoods/Developments. In cases where adjoining properties are not developed, Planned Developments shall include stub outs for connections to future development on adjacent parcels. Cul-de-sacs, T-turnarounds, and dead-end streets shall only be allowed at the discretion of the Zoning and Planning Director.
2. Areas between Structures shall be covered by Easements where necessary for access and to provide for maintenance and utility service.
3. Primary vehicular access to office, commercial, or industrial development shall be through limited access roads.
4. Sidewalks and/or multi-use paths shall be provided, as required by this Ordinance.

F. Commercial Areas

1. Commercial areas and adjacent residential, office, and industrial areas shall be directly connected through paved sidewalks, trails, or other pedestrian Infrastructure.
2. Commercial areas shall be planned as groups having common parking areas and common ingress and egress points.

G. **Industrial Areas.** A minimum 40-foot Type D vegetated buffer shall be required where industrial uses abut residential uses within the development.

H. **Areas Designated for Future Use.** A statement specifying that 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 must be included in the PD Guidelines.

I. Resource Areas.

1. Planned Developments shall protect any resources determined significant by the Zoning and Planning Director including, but not limited to: agricultural soils and active farmland, buffer areas between active farmland and existing/planned future non-farm Development, wetlands, mature trees, land adjacent to preserved farmland on neighboring properties, scenic views, Water access and shoreline buffers, and habitat of species designated as of federal, state and local concern.
2. Planned Developments shall comply with all provisions of Article 9.4, *Tree Protection and Preservation*, of this Ordinance.

(Ord. No. 2317, 10/29/2024)

Effective on: 10/29/2024, as amended

Sec. 4.25.6 Common Open Space

A. Purpose.

1. The purpose of Common Open Space is to permit areas that could otherwise be developed into buildable Lots or otherwise

sold individually to provide a significant amenity to the residents who will interact with the Open Space on a daily basis.

2. It is not the purpose of Common Open Space to permit Open Space for land that is otherwise unusable on a daily basis by residents.

B. Where Common Open Space is designated, the following standards shall apply:

1. Common Open Space areas shall be:
   a. Located so as to preserve any significant resources,
   b. Appropriate to the size of the development, and
   c. Usable by the new residents of the Planned Development.
2. Common Open Space may include, but is not limited to:
   a. Unimproved land,
   b. Landscaped areas,
   c. Improved recreation areas,
   d. Recreational Buildings and Structures that are totally accessory to recreational uses, and
   e. Freshwater Wetland areas, and water surfaces, all located within the Development. Natural landscapes, such as wetlands, may also be considered as Open Space if preserved and meet the requirements of this Section. "Usable" means that the Open Space includes uses or facilities that are adaptable to recreational or leisure use and are accessible to the residents of the proposed Development or the general public, such as seating areas, picnic shelter, Community Garden, pedestrian and Bicycle Trail access to a designated greenway, public square, Swimming Pools, playing fields, or a new playground. The use or facility must be approved by County Council in accordance with the approval and conveyance procedures below.
   f. The total combined acreage of Freshwater Wetlands, detention ponds, and buffers to be used as Open Space shall not comprise more than 30% of the open space requirement as stated in this Section.
3. Common Open Space shall not include:
   a. Streets;
   b. Drives;
   c. Parking areas; or
   d. Structures, other than recreational Structures.
4. All Property Owners in the Planned Development shall have access to the open space by means of a public or private Street or a walkway in an Easement with a minimum width of 20 feet.
5. Common Open Space shall be provided within each phase of the Planned Development in sufficient amounts to serve the expected population of that phase.

C. The approval and conveyance procedures listed below apply to Common Open Space:

1. The Common Open Space area shall be detailed on each PD Sketch Plan and recorded with the final Plat (as approved under Article 8.5, *Final Plat*, of this Ordinance).
2. The Common Open Space shall be conveyed prior to recording the final Plat, in accordance with one of the methods listed below. The applicant must have proof of commitment from the entity that will be responsible for the Common Open Space prior to the Planning Commission Meeting for which the case is scheduled.
   a. By Dedication to the County as publicly-owned Open Space. Parks, Open Space, and recreation facilities proposed for Dedication to the County must be acceptable to the Parks and Recreation Commission, Planning Commission, County Council, and other governmental entities with regard to the size, shape, location, improvement, environmental condition (i.e., the applicant may be required to provide an environmental assessment), and budgetary and maintenance terms; or
   b. By leasing, conveying, or retaining title (including beneficial ownership) to a corporation, homeowner's association or other legal entity. The terms of such lease or other instrument of conveyance must restrict the use of the area to Open Space/recreational uses.

Sec. 4.25.7 Affordable and Workforce Dwelling Units

Pursuant to Section 3.1.7, *Future Land Use Recommendations*, of the Charleston County *Comprehensive Plan*, as amended, County Council may approve Planned Developments with Density bonuses above the maximum allowable Densities provided for in CHAPTER 4, *Base Zoning Districts*, of this Ordinance for Developments that are located in the Urban/Suburban Area, as defined by Map 3.1.2, *Growth Management Areas*, of the Charleston County *Comprehensive Plan*, as amended, and in which at least 30 percent of the total number of Dwelling Units qualify as Affordable and/or Workforce Dwelling Units, as defined in this Ordinance.

Applicants wishing to utilize such Density bonuses shall submit a Planned Development Zoning District application that

complies with the requirements of this Article, in addition to the requirements of Sec. 6.4.19 of this Ordinance, with the exception of the minimum percentages of Affordable and Workforce Dwelling Units required and maximum Densities contained in Table 6.4.19.D.2, *Density, Intensity, and Dimensional Standards: Urban/Suburban Area*, of Sec. 6.4.19.

Sec. 4.25.8 Planned Development Procedure

The procedure and criteria for PD applications are outlined below. All Sketch Plan(s) shall be drawn to scale.

A. **Pre-Application Conference.** Before submitting a PD Development Plan, the applicant shall confer with the Zoning and Planning Director and any other officials designated by the Zoning and Planning Director. The purpose of this pre- application conference is to discuss the proposal and the applicable Development review and approval procedures.

B. Conceptual PD Development Plan Presentation

1. At least one time prior to submitting a formal application, Planned Development applicants shall present their Conceptual PD Development Plan to the Charleston County Planning Commission at a Planning Commission workshop. This presentation shall be for discussion and feedback purposes only and no action shall be taken on the Conceptual PD Development Plan at the workshop. At least 20 days prior to the Planning Commission workshop, the applicant shall submit a memo and presentation describing the proposed PD Development Plan.
2. This requirement applies to Planned Developments that contain 50 or more dwelling units and/or 5 or more acres of nonresidential development.
3. The Planning Commission or Zoning and Planning Director may require applicants for Planned Developments that do not meet the thresholds in sub-section 2, above, to present the proposed Development at a Planning Commission workshop prior to submitting a formal application.

C. Community Workshop

1. After the pre-application conference, it is recommended that the applicant hold one or more community workshops.
2. The purpose of a community workshop is to:
   a. Ensure early citizen participation in an informal forum, in conjunction with the development applications; and
   b. Provide an applicant the opportunity to understand and try to mitigate any impacts an application may have on an affected community.
3. A community workshop is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors.
4. It shall be the responsibility of the applicant to provide Neighbor and Parties in Interest Notice of the community workshop in accordance with Sec. 3.1.6 of this Ordinance.

D. Draft PD Development Plan Submittal

1. After the required pre-application conference, and prior to submitting a formal application, the applicant shall submit one digital version of a draft of the requested PD Development Plan for staff review. Staff will not review the proposed PD Development Plan until all required information has been submitted.
2. The draft PD Development Plan must comply with all requirements of this Ordinance and all other applicable regulations.
3. Additionally, the Article 4.25, *PD Checklist*, available in the Zoning and Planning Department, must be filled out and submitted with the draft PD Development Plan, indicating the page number and section of the PD for each of the required information.

E. **PD Development Plan Application.** Complete Applications for Planned Developments may be submitted on forms available in the Zoning and Planning Department once the Zoning and Planning Director has determined that the requested PD Development Plan complies with the requirements of this Ordinance and all other applicable regulations.

1. No application for a PD Development Plan shall be accepted as complete unless it includes one required paper copy and one Digital copy of the PD Development Plan, the required fee, and the following information:
   a. One completed Zoning Map Amendment application signed by the current Property Owner(s), and for property(ies) owned by corporations or partnerships, a resolution of the corporation or partnership authorizing and granting the applicant signing and authority to act and conduct business on behalf of and bind the corporation or partnership must be submitted;
   b. One copy of a legible Approved and Recorded Plat showing the current property lines of the property(ies) to be included in the Planned Development;
   c. One copy of the current, recorded deed;
   d. One Restrictive Covenants Affidavit(s) signed by the Applicant or current Property Owner(s) in compliance with state law;
   e. One copy of the completed Article 4.25, *PD Checklist*;

f. Documentation of any community workshops held and outreach made regarding the proposed PD Development Plan application;

g. A digital version of all text, charts, tables, exhibits and graphics used in the PD;

h. A current aerial overlaid with the proposed Sketch Plan; and

i. Any other information that the Planning Commission determines is reasonably necessary to make an informed decision as to whether the application complies with the standards of this Article.

2. Applications for PD Development Plans shall comply with Sec. 3.1.4, *Application Completeness and Submission Deadlines*, of this Ordinance.

3. County Council may waive the fees at its discretion.

F. **Public Hearing Notice.** Newspaper, Neighbor, Parties in Interest, and Posted notice of the County Council's public hearing shall be provided in accordance with the requirements of Sec. 3.1.6 of this Ordinance.

G. Zoning and Planning Director Review and Report.

1. Once an application is deemed complete and to contain all information required herein by the Zoning and Planning Director, the application will be scheduled for a Planning Commission meeting and the Applicant and other interested parties will be notified in accordance with this Ordinance.

2. The Zoning and Planning Director shall prepare a staff report that reviews the PD Development Plan application.

H. The Planning Commission shall:

1. Review the proposed PD Development Plan and adopt a resolution, by majority vote of the entire membership, recommending that the County Council approve, approve with conditions, or deny the proposed Development plan;

2. Base its recommendation on the Approval Criteria set forth in Sec. 4.25.8(J); and

3. Submit its recommendation to the County Council within 30 calendar days of the Planning Commission meeting at which the PD Development Plan was introduced. Deferrals approved by the Planning Commission, whether requested by the Planning Commission or the Property Owner, and delays in action due to an official declaration of a state of emergency, shall not be subject to this requirement.

I. County Council Hearing and Decision.

1. After receiving the recommendation of the Planning Commission, the County Council shall:

a. Hold a Public Hearing prior to giving second reading to the Planned Development/zoning map amendment application; and

b. Take action to approve, approve with conditions, or deny the proposed PD Development Plan based on the Approval Criteria set forth in Sec. 4.25.8(J).

2. If the County Council takes action to approve the PD Development Plan, it may require time-frames for Development of the entire Planned Development and its individual phases, if any.

3. The approval of a Planned Development shall deem it to be a new Zoning District with its own zoning designation.

4. Within 10 working days of approval by County Council of a Planned Development Zoning District, the Applicant shall submit each of the following to the Zoning and Planning Department:

a. One digital copy of the approved Planned Development Guidelines and Sketch Plan, clearly showing all changes and conditions approved by Council as redlines for staff review; and.

b. One digital copy of the approved Planned Development Guidelines and Sketch Plan, incorporating all changes and conditions approved by Council.

J. **Approval Criteria.** Applications for Planned Developments may be approved only if the County Council determines that the following criteria are met:

1. The PD Development Plan complies with the standards contained in this Article;

2. The Development is consistent with the intent of the *Comprehensive Plan* and other adopted policy documents; and

3. The County and other agencies will be able to provide necessary public services, facilities, and programs to serve the Development proposed, at the time the property is developed.

Sec. 4.25.9 Planned Development Guidelines and Sketch Plan Requirements

A. The following shall be included in the proposed PD Guidelines:

1. The name of the Planned Development, not duplicating the name of any other Planned Development or Subdivision, the Final Plat of which has been recorded in Charleston County, South Carolina;

2. A statement of objectives of the proposed Development;

3. The total acreage of the Planned Development, broken down into total acreage, total Highland acreage, total Freshwater

Wetland acreage, and total Critical Line wetland, or marsh acreage;

4. A table of proposed land uses including:
   a. A table of proposed maximum and average residential Densities for each residential use (The applicant shall refer to the Density ranges listed in the Charleston County *Comprehensive Plan* for residential densities);
   b. The maximum total acreage of each residential use;
   c. The maximum allowable number of each type of residential Dwelling Unit requested (Single-Family Detached, Single- Family Attached, etc.); and;
   d. Planned Developments that request increased Density for the inclusion of Affordable and Workforce Dwelling Units shall include the Affordable/Workforce Dwelling Unit Plan that complies with the requirements of Sec. 6.4.19.G.3 of this Ordinance.
5. A statement that the requirements of the Zoning District in which the property is located prior to rezoning will apply, if the property is not developed in accordance with the approved PD Development Plan;
6. The maximum proposed Floor Area ratios (% of lot in relation to building floor area), maximum number of Buildings, maximum size of each Building, and maximum Building Coverage for each non-residential use;
7. All dimensional and lot standards proposed, for each land use type designated including Building/Impervious Surface Coverage, as applicable;
8. For Planned Developments that are requesting Density bonuses pursuant to Sec. 4.25.7, *Affordable and Workforce Dwelling Units*, all information required by Sec. 6.4.19 of this Ordinance shall be submitted as part of the PD Development Plan;
9. An analysis of the impact of the proposed Development on existing public facilities and services (e.g. roads and Streets, Water, Sewer, stormwater, etc.). Any proposed future improvements to these facilities and services to be made as part of the Planned Development shall also be included;
10. A traffic study as required by Article 9.6, *Traffic Impact Studies*, of this Ordinance. On-site improvements recommended by the traffic study shall be included in the PD Development Plan;
11. A Development schedule with a generalized phasing schedule, if appropriate. The phasing schedule shall include the number of Dwelling Units, total acreage of each residential use, total gross Floor Area of each non-residential use, and percentage and acreage of Common Open Space to be included in each phase;
12. A statement indicating how any Common Open Space/recreation areas will be owned or managed;
13. A statement indicating how all roads and Alleys will be owned and maintained;
14. A narrative statement defining proposed Stormwater system design approach and system integration within proposed plan. Statement should include conceptual stormwater system design configuration including: site specific natural and man-made features (e.g. wetland, ditches, canals, rivers, Water bodies) incorporated within the Stormwater management system; system components; component purpose/function; stormwater system ownership; party(ies) responsible for maintenance. A compliance statement is required referencing applicable South Carolina Department of Health and Environmental Control (SCDHEC) and Charleston County Stormwater Program criteria;
15. A statement of inclusion and compliance with processes included in the Charleston County Zoning and Land Development Regulations that are not mentioned in the Planned Development Guidelines;
16. A statement of agreement to proceed with proposed Development in accordance with the provisions of these zoning regulations, applicable provisions of the Charleston County *Comprehensive Plan*, and with such conditions as may be attached to any rezoning to the applicable PD district;
17. A statement that proposed modifications to the approved PD Development Plan shall be processed in accordance with Section 4.25.10, as modified herein;
18. A description of how the proposed development complies with the approval criteria contained in Sec. 4.25.8(J), in a list format, addressing each criterion separately;
19. A historic and archeological survey identifying all historic and cultural sites, structures and landscapes on the subject property, consistent with Article 9.7, *Historic Preservation*, of this Ordinance. If there are no resources, a map from SCDAH indicating such must be included. Any required on-site mitigation must be detailed in the Planned Development Guidelines and proof of coordination with OCRM and/or the South Carolina State Historic Preservation Office must be included;
20. Letters of coordination from all agencies from which the Applicant must:
   a. Obtain permits; or
   b. Obtain services and/or facilities; and
   c. Any other information that the Zoning and Planning Director determines is necessary to determine whether or not an application complies with the standards established in this Article.

B. The following shall be included on the proposed Sketch Plan. Multiple Sketch Plans may be submitted. Sketch Plans shall be drawn to scale.

1. The general location and amount of land proposed for each land use including single family residential, multi-family residential, institutional, office, commercial, industrial, common Open Space/recreation, Street use, etc.;
2. Conceptual Lot Lines;
3. Pedestrian and motor traffic circulation;
4. Location, acreage, and type (freshwater or Critical Line/marsh) of all wetlands as they exist prior to Development. The location and acreage of all Freshwater Wetlands to be developed upon shall be indicated;
5. A tree survey to include all Grand Trees (24 inches or greater) on residential Lots of one acre or less and in road Rights-of-Way and Easements. Tree surveys for non-residential uses shall conform with the standards of Sec. 9.2.3 of this Ordinance;
6. 6. Illustrative examples of the residential architectural genre for residential buildings within the Orange Hill Project; exact ~~A~~architectural elevations for each type of residential and nonresidential unit shall not be required;
7. The general location, size, and capacity of all existing and proposed Water and Sewer lines;
8. Areas to be included in each phase of Development, including the location of all Recreational and Natural Areas ~~common Open Space areas and/or Affordable/Workforce Dwelling Units~~ to be included in each phase;
9. The location of all construction entrances;
10. A Landscaping Sketch Plan for the Type I scenic road right-of-way buffer and Types A and D perimeter buffers ~~including the location and composition of all screening and buffering materials~~
11. Stormwater Sketch Plan to provide graphic representation of existing and proposed stormwater system components, as defined within Planned Development Guidelines Stormwater narrative;
12. A Utility Sketch Plan with the location of any on-site natural areas, buffers, Trees, and sidewalks that may be impacted by Utility facilities including existing and proposed location of any Easements or Rights-of-Way; and
13. Any other information that the Zoning and Planning Director determines is necessary to determine whether the application complies with the standards established in this Article.

Sec. 4.25.10 Variances and Other Modifications to Approved PD Development Plans

The Zoning and Planning Director shall determine whether a proposed modification affecting one or more Parcels in a previously approved PD Development Plan is considered a minor or major modification, or requires a Variance, pursuant to the criteria in this section. Modifications of approved PD Development Plans are categorized as major or minor depending on the type and extent of proposed changes, as described below:

A. **Minor Modifications.**

1. Increase in Common Open Space area;
2. Decrease in residential Density or number of Dwelling Units;
3. Increase in Setbacks;
4. Increase in the area, dimensions, and/or Density of Landscape Buffers;
5. Decrease in Building Floor Area;
6. Decrease in the number or size of Signs;
7. Minor shifts in the layout of the land uses in the Sketch Plan; and
8. Minor shifts in the location of access points or internal Roadways necessary to resolve regulatory (e.g., SCDOT) permitting issues.

The Zoning and Planning Director is authorized to approve minor modifications to an approved PD Development Plan.

B. Major Modifications.

1. Any modification not considered "minor" pursuant to paragraph A, above, is considered a major modification.
2. Major modifications require an amendment to the PD Development Plan, in accordance with the procedure specified in this Article.
3. Any PD Amendment must comply with all requirements of this Article.

C. **Variances.**

1. Upon adoption of this Ordinance, the provisions of Article 3.10 of the ZLDR, relating to Variances, shall apply to all approved PD Development Plans with respect to zoning-related dimensional, design, or performance standards on individual Lots. Variance applications for Trees, Setbacks, Buffers, height, and maximum Impervious Surface/Building Coverage on individual Lots shall be processed pursuant to Article 3.10, *Zoning Variances*, of this Ordinance and all requirements of Art. 3.10, *Zoning Variances*, shall apply. All other proposed modifications, except minor modifications as described above, require an amendment to the PD Development Plan, in accordance with the procedure specified in this

Article.

2. The Director's determination does not bind the Board of Zoning Appeals to a particular decision.

Sec. 4.25.11 Identification on Zoning Maps

Approved PDs shall be indicated on the official Zoning Map.

Sec. 4.25.12 Compliance with Other Regulations

A. Unless expressly stated in this Section or approved at the time of a PD Development Plan approval, all applicable standards of this Ordinance and other law shall apply to Development within a Planned Development Zoning District.

B. As described in this Article, Planned Development Zoning Districts may provide for variations from this Ordinance or other ordinances and the regulations of established Zoning Districts concerning use, Setbacks, Lot Area, Density, bulk and other requirements to accommodate flexibility in the arrangement of uses for the general purpose of promoting and protecting the public health, safety, and general welfare.

C. All Development, other than Single-Family Detached Dwelling Units, shall comply with Article 3.7, *Site Plan Review*.

CHAPTER 5 | OVERLAY AND SPECIAL PURPOSE ZONING DISTRICTS

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ARTICLE 5.1 GENERAL

Sec. 5.1.1 Establishment of Districts

The following Overlay and Special Purpose Zoning Districts are hereby established:

	DISTRICT NAME	TYPE
WDU	Water-Dependent Use	Special Purpose
JO-MHC-O	Johns Island Maybank Highway Corridor Overlay Zoning District	Overlay Zoning District
MP-O	Mount Pleasant Overlay Zoning District	Overlay Zoning District
FRC-O	Folly Road Corridor Overlay Zoning District	Overlay Zoning District
DRC-O	Dorchester Road Corridor Overlay Zoning District	Overlay Zoning District
UB-O	University Boulevard Overlay Zoning District	Overlay Zoning District
STA-O	St. Andrews Area Overlay Zoning District	Overlay Zoning District
ARRC-O	Ashley River Road Corridor Overlay Zoning District	Overlay Zoning District
DUWAP-O	DuPont-Wappoo Area Overlay Zoning District	Overlay Zoning District
PF-O	Parkers Ferry Community Overlay Zoning District	Overlay Zoning District
SL-O	Sol Legare Community Overlay Zoning District	Overlay Zoning District
JA-MHC-O	James Island Maybank Highway Corridor Overlay Zoning District	Overlay Zoning District

	DISTRICT NAME	TYPE
MRC-O	Main Road Corridor Overlay Zoning District	Overlay Zoning District
NRM	Natural Resource Management Special Purpose Zoning District	Special Purpose

(Ord. No. 2316, 10/29/2024)

Effective on: 10/29/2024, as amended

Sec. 5.1.2 Procedure for Establishment

Overlay and Special Purpose Zoning Districts shall be established, changed or modified in accordance with the procedures applicable to all Zoning Districts as described in CHAPTER 3, *Development Review Procedures*, of this Ordinance.

Sec. 5.1.3 Overlay Zoning District Applicability

The Overlay Zoning District regulations only apply to parcels indicated on the corresponding Overlay Zoning District Maps.

Sec. 5.1.4 Overlay Zoning District Effect

A. Development of parcels within the Overlay Zoning Districts shall comply with the applicable Overlay Zoning District requirements and all other applicable requirements and processes of this Ordinance, including but not limited to the Site Plan Review process, the Zoning Permit process, and the Subdivision process.

B. The provisions of this Section do not apply to Special Purpose Districts , where compliance with Article 3.4, *Zoning Map Amendments (Rezonings)*, and all other applicable sections of this Ordinance, may be required.

ARTICLE 5.2 WDU, WATER-DEPENDENT USE OVERLAY DISTRICT

Sec. 5.2.1 Purpose and Intent

The WDU, Water-Dependent Use Overlay District is intended to accommodate Community Docks, Boat Ramps, Marinas, and Commercial Docks and other nonresidential uses that require locations near water bodies. The below Water-Dependent Uses are exempt as follows:

A. Private Docks intended for the private use of one Family shall be exempt from the requirements of this Ordinance.

B. Joint Use Docks intended for the private use of two to four Families shall be exempt from the requirements of this Article.

Sec. 5.2.2 Uses

Community Docks, Boat Ramps, Marinas, and Commercial Docks and other uses that require locations near water bodies may be allowed in the WDU District, if approved in accordance with the procedures of this Ordinance.

Sec. 5.2.3 Community Docks

Community Dock(s) shall be subject to the following standards:

A. All proposed Community Docks shall comply with the Site Plan Review procedures contained within this Ordinance;

B. All proposed Community Docks shall comply with all applicable regulatory requirements of State and Federal agencies including, but not limited to, the South Carolina Department of Health and Environmental Control (SCDHEC) and U.S. Army Corps of Engineers;

C. All proposed Community Docks shall require review and approval in accordance with the Special Exception procedures of this Ordinance;

D. All proposed Community Docks must have a minimum of 75 feet of Lot Frontage at the marsh edge (OCRM Critical Line) and a minimum of 75 feet between its extended property lines at the location in the waterbody of the proposed dock;

E. No leasing or other transfer of space to individuals who do not reside in the residential community or other commercial uses are allowed at Community Docks;

F. Project proposals shall include facilities for the proper handling of litter, waste, refuse, and petroleum products in accordance with SCDHEC regulations;

G. A Boat Ramp may be allowed at a Community Dock subject to Sec. 5.2.4, *Standards for Boat Ramps*;

H. Approval of this particular use by Charleston County shall not relieve the recipient (use) of responsibility for complying with all other applicable requirements of any other Local, County, State or Federal Agency. In addition, approval by Charleston County does not guarantee nor recommend approval from any other legal entity or governmental agency; and

I. Off-street parking shall be provided in accordance with the requirements contained in CHAPTER 9, *Development Standards*, of this Ordinance. Any parking associated with the use of the Community Dock and other marine activities must be accommodated on-site. Parking surfaces and off-street roads or driveways within the facility shall be graded and covered with a permanent dust proof surface.

Sec. 5.2.4 Standards for Boat Ramps

Boat Ramps provide access to the water for the launching and retrieving of watercraft. Boat Ramps providing launching and retrieving of watercraft in excess of 12,000 pounds gross weight shall follow the Special Exception provisions of this Ordinance, in addition to the following requirements, which shall apply to all Boat Ramps.

A. Filling or excavating of vegetated wetlands for Boat Ramp construction is prohibited, unless no feasible alternatives exist in non-vegetated wetland areas. In addition, the area to be filled or excavated must be limited to that which is reasonable for the intended use;

B. Boat ramps must consist of environmentally acceptable materials, demonstrate sound design and construction so that they could reasonably be expected to be safe and effective, and minimize adverse effects;

C. Justification for Boat Ramp construction in environmentally sensitive areas shall be considered using the following priorities:

1. Public use – open to all citizens;
2. Restricted use – open to citizens of a particular area or organization only;
3. Private use – use for one citizen or family.

D. In cases where private use is necessary, siting of ramps must, wherever feasible, be located in areas where the least environmental impact will accrue to the area and be limited to 12 feet in width;

E. Boat Ramp location requiring dredging or filling of wetlands to provide deep water access to the ramp, parking areas for the ramp, or other associated facilities are prohibited, unless no feasible alternatives exist and environmental impacts can be minimized;

F. The siting of "public use" Boat Ramps is encouraged in easily accessible areas such as Bridges and existing, abandoned Causeways, provided that these sites comply with other applicable regulations;

G. All proposed Boat Ramps shall comply with the Site Plan Review procedures contained within this Ordinance;

H. All proposed Boat Ramps shall comply with all applicable regulatory requirements of State and Federal agencies including, but not limited to, the South Carolina Department of Health and Environmental Control (SCDHEC) and U.S. Army Corps of Engineers;

I. All proposed "public use" Boat Ramps shall require review and approval in accordance with the Special Exception procedures of this Ordinance;

J. Approval of this particular use by Charleston County shall not relieve the recipient (use) of responsibility for complying with all other applicable requirements of any other Local, County, State, or Federal agency. In addition, approval by Charleston County does not guarantee nor recommend approval from any other legal entity or governmental agency; and

K. Off-street parking shall be provided in accordance with the requirements contained in CHAPTER 9, *Development Standards*, of this Ordinance. Any parking associated with the use of the Boat Ramp and other marine activities must be accommodated on-site. Parking surfaces and off-street roads or driveways within the facility shall be graded and covered with a permanent dust proof surface.

Sec. 5.2.5 Standards for Marinas

A. **Uses.** The following uses and activities shall be allowed in association with a Marina:

1. Marinas may provide the following services if specifically authorized by a Special Exception approval:
   a. Launching ramps and small hoists (to accommodate primarily the launching of watercraft not exceeding 12,000 pounds in Residential and Agricultural Residential Zoning Districts);
   b. Piers, wharfs, and other facilities for the berthing and securing of recreational watercraft;
   c. Dockside maintenance and repair necessary to keep watercraft in operable condition;
   d. Wet storage and mooring of seaworthy pleasure craft in operable condition;
   e. Dispensing of fuel, subject to all applicable Ordinance requirements;
   f. Shower and laundry facilities for Marina clientele only;
   g. Vending machines; and
   h. Dry stack storage of watercraft.
2. Excluding Marinas in Agricultural and Residential Zoning Districts, Marinas providing 25 or more boat slips may provide the following additional services:
   a. Bait and tackle retail sales;
   b. Retail sales of basic marine supplies and accessories necessary for boat operation, maintenance and upkeep (not to include the sale of boats and/or motors); and
   c. Snack bars and retail groceries.

B. **Performance Standards.** In addition to any other applicable provisions of the Ordinance, Marinas shall be subject to the following performance standards.

1. **Lot Area and Location.** The property shall have Frontage on a publicly-owned road or a privately owned and maintained road and meet the following Density/Intensity and Dimensional Standards unless more restrictive standards are imposed at the time of Special Exception approval:

MARINA DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MINIMUM LOT AREA	1 Acre
MINIMUM LOT WIDTH	250 feet
MINIMUM SETBACKS [1]	
Front/Street Side	25 feet
Interior Side	15 feet
Rear	25 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVERAGE	35% of Lot
MAXIMUM HEIGHT	35 feet [2]

[1] Landscape buffer standards and Wetlands buffer standards of CHAPTER 9, *Development Standards*, of this Ordinance also apply.
[2] Properties located within the Water-Dependent Use district that have a Zoning District designation of Industrial (IN) or Community Commercial (CC) are allowed a maximum height of 60 feet.

2. **Services.** All Services provided by the Marina shall be located on the same Lot or on the piers associated therewith.
3. **Structures.** All retail sales and services shall be enclosed. The maximum Structure size or bulk shall be limited to 10 square feet of net Floor Area for each Boat Slip.
4. **Setbacks.** All Structures shall be Setback a minimum of 100 feet from abutting Agricultural and Residential Zoning Districts except where the property line is the street Right-of-Way line, in which case the Front Setback established for the Zoning Lot shall apply.
5. **Parking.** Off-street parking shall be provided in accordance with the requirements contained in CHAPTER 9, *Development Standards,* of this Ordinance. Any parking associated with the use of the launching ramp and other marine activities must be accommodated on-site. Parking surfaces and off-street roads or driveways within the facility shall be graded and covered with a permanent dust proof surface.

6. **Storage.** Areas for boat trailer storage and open field boat Storage shall be designated and screened in accordance with the Landscaping, Screening and Buffer requirements of CHAPTER 9, *Development Standards*, of this Ordinance. Open field boat Storage on trailers may be provided at a ratio of one (10-foot x 20-foot space) for each two Boat Slips.
7. **Screening.** Marina Developments, including areas for boat trailer Storage and open field boat Storage, shall be screened from adjacent uses in accordance with the Landscaping, Screening and Buffer requirements of CHAPTER 9, *Development Standards*, of this Ordinance.
8. **Signs. Compliance with the requirements of Article 9.11, Signs, of this Ordinance is required.**
9. **Wastewater Disposal Facilities.** Wastewater disposal facilities shall meet the requirements of the regulatory agencies having jurisdiction.
10. **Fire Prevention.** Firefighting or fire prevention equipment shall be as specified by the local fire district in which the marina is located.
11. **Siting Standards.** Marinas shall meet all of the following requirements:
    a. All proposed Marinas shall comply with the Site Plan Review procedures contained within this Ordinance;
    b. All proposed Marinas shall comply with all applicable regulatory requirements of State and Federal agencies including but not limited to, the South Carolina Department of Health and Environmental Control (SCDHEC) and U.S. Army Corps of Engineers;
    c. All proposed Marinas shall require review and approval in accordance with the Special Exception procedures of this Ordinance;
    d. New Marinas are not allowed in Waters classified for shellfish harvesting, except for any lock harbor, dry stack, or expanded existing Marina that does not close any additional Waters for shellfish harvesting, as provided by SCDHEC;
    e. Marinas should be located in areas that will have minimal adverse impact on wetlands, Water quality, wildlife and marine resources, or other critical habitats; and
    f. Approval of this particular use by Charleston County shall not relieve the recipient (use) of responsibility for complying with all other applicable requirements of any other Local, County, State or Federal Agency. In addition, approval by Charleston County does not guarantee nor recommend approval from any other legal entity or governmental agency.

Sec. 5.2.6 Standards for Commercial Docks That Are Not Marinas

A Commercial Dock shall be subject to the following standards:

A. All proposed Commercial Docks shall comply with the Site Plan Review procedures contained within this Ordinance;
B. All proposed Commercial Docks shall comply with all applicable regulatory requirements of State and Federal agencies including but not limited to the South Carolina Department of Health and Environmental Control (SCDHEC) and U.S. Army Corps of Engineers;
C. All proposed Commercial Docks shall require review and approval in accordance with the Special Exception procedures of this Ordinance;
D. All proposed Commercial Docks must meet the Density/Intensity and Dimensional standards of Sec. 5.2.5.B.1, *Lot Area and Location*.
E. Project proposals shall include facilities for the proper handling of litter, waste, refuse, and petroleum products in accordance with SCDHEC regulations;
F. New Commercial Docks are not allowed in Waters classified for shellfish harvesting if their proposed uses would result in closure of additional Waters for shellfish harvesting, as provided by SCDHEC;
G. Commercial Docks should be located in areas that will have minimal adverse impact on wetlands, wildlife and marine resources, or other critical habitats;
H. A Boat Ramp may be allowed at a Commercial Dock subject to Sec. 5.2.4, *Standards for Boat Ramps*; and
I. Approval of this particular use by Charleston County shall not relieve the recipient (use) of responsibility for complying with all other applicable requirements of any other Local, County, State or Federal Agency. In addition, approval by Charleston County does not guarantee nor recommend approval from any other legal entity or governmental agency.

J. Off-street parking shall be provided in accordance with the requirements contained in CHAPTER 9, *Development Standards*, of this Ordinance. Any parking associated with the use of Commercial Docks that are not Marinas and other marine activities must be accommodated on-site. Parking surfaces and off-street roads or driveways within the facility shall be graded and covered with a permanent dust proof surface.

Sec. 5.2.7 Legal Nonconforming Water-Dependent Uses

Any Water-Dependent Use, as defined by this Article, that is a legal Nonconforming Use, has been permitted or application has been made for permitting to the State existing prior to June 17, 2008, shall be considered an existing Water-Dependent Use for the purposes of this Article. Any expansion of the existing use that is more intense or increases by 25 percent or more of the use shall be subject to all provisions contained within this Article.

ARTICLE 5.3 JO-MHC-O, JOHNS ISLAND MAYBANK HIGHWAY CORRIDOR OVERLAY ZONING DISTRICT

Sec. 5.3.1 Statement of Findings

The MHC-O, Maybank Highway Corridor Overlay Zoning District, was first established as part of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) when it was adopted on November 20, 2001. The MHC-O only included unincorporated properties along Maybank Highway located on Johns Island. In 2006, the MHC-O district was amended to implement the recommendations of the 2003 Charleston County Comprehensive Plan Five-Year Review, but still only included unincorporated properties along Maybank Highway on Johns Island. In 2018, the 10-Year Comprehensive Plan Update was adopted, and includes the priority recommendation to coordinate with the City of Charleston to review the MHC-O District and extend the overlay boundary onto James Island. The JO-MHC-O, Johns Island Maybank Highway Corridor Overlay Zoning District, implements that recommendation.

This Article replaces the original MHC-O District, and is renamed as JO-MHC-O, Johns Island Maybank Highway Corridor Overlay Zoning District. The corridor is a primary gateway to Johns Island and acts as one of the main thoroughfares for destinations such as Kiawah Island, Seabrook Island, and Wadmalaw Island. Maybank Highway on Johns Island carries a high volume of vehicular traffic each day. Moreover, some of the properties within this corridor are located within the jurisdictional limits of the City of Charleston, while some are located within unincorporated Charleston County. The revised JO-MHC-O District was adopted to implement traffic safety measures, address Infrastructure deficiencies, improve the visual character of the corridor, and create consistency between the County of Charleston and the City of Charleston concerning Land Development regulations.

Sec. 5.3.2 Purpose and Intent

The purpose of the JO-MHC-O District is to create a corridor that is well-planned, attractive, and preserves and improves existing development patterns where appropriate through the implementation of traffic safety measures and land use and design standards. It is also intended to be consistent with similar regulations adopted by the City of Charleston, ensure safe and efficient vehicle, pedestrian, and bicycle movement through traffic safety measures and access management standards, and to address stormwater runoff, drainage, and flooding issues along the corridor.

A separate regional planning effort involving numerous public and private stakeholders was conducted concurrent with the preparation of the JO-MHC-O District. This planning effort, named Dutch Dialogues Charleston, culminated in a final report released in September 2019. The report addresses "long-term planning to manage the risks and the opportunities provided by the Lowcountry's dynamic Water systems." It should be noted that implementation of recommendations included in the Dutch Dialogues Charleston Final Report may result in future amendments to the JO-MHC-O District.

Sec. 5.3.3 Applicability and Effect of the Overlay Zoning District

A. **Applicability.** The standards of this Article shall apply to all development of unincorporated properties within the JO-MHC-O District, as shown on the map titled "Johns Island Maybank Highway Corridor Overlay Zoning District," except Single-Family Detached Dwelling Units.

B. **Effect of Overlay Zoning District.** In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control.

C. **Variances.** The following requirements are ineligible for Zoning Variances in addition to those listed in Sec. 3.10.1, *Applicability; Limitations*, of this Ordinance:

1. Sec. 5.3.7.B, *Vehicle Access*;
2. Sec. 5.3.7.D, *Pedestrian Access and Sidewalks/Multi-Use Path*;
3. Sec. 5.3.8.A.2, *MU District Right-of-Way Buffers*; and
4. Sec. 5.3.9.A.2, *LC District Right-of-Way Buffers*.

Sec. 5.3.4 Coordination with Adjacent Jurisdictions

A letter of coordination from the City of Charleston shall be required as part of all land development applications in the JO-MHC-O District with the exception of applications for Single-Family Detached Dwelling Units. The purpose of this coordination is to ensure that development is consistent with similar requirements adopted for the JO-MHC-O District by the City of Charleston.

Sec. 5.3.5 Use Regulations

A. **Table 5.3-1, Johns Island Maybank Highway Overlay Zoning District Use Table.** Table 5.3-1 lists the Principal Uses permitted in the districts as identified and described in this Overlay Zoning District and as shown on the map entitled "Johns Island Maybank Highway Corridor Overlay Zoning District." The following is a description of the codes used in the table:

1. *Uses Allowed by Right.* "A" indicates uses allowed by right.
2. *Uses Subject to Conditions.* "C" indicates uses subject to conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."
3. *Uses Subject to Special Exception.* "S" indicates uses allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."
4. *Prohibited Uses.* Blank cells indicate uses that are not permitted.

B. **New or Unlisted Uses and Interpretation.** The Zoning and Planning Director shall be authorized to make use determinations whenever there is a question regarding the category of use based on the definitions contained in CHAPTER 12, *Definitions*, of this Ordinance.

C. **Nonconforming Uses.** The requirements of Article 10.2, *Nonconforming Uses*, of this Ordinance apply to all development subject to the JO-MHC-O District, provided, however, that the following requirement shall apply in place of those contained in Sec. 10.2.4, *Loss of Legal Nonconformity Status*, sub-section A:

1. *Abandonment.* If a Nonconforming Use is replaced with another use or is discontinued for any reason for a period of more than 36 consecutive months, the use shall be considered abandoned. Once abandoned, the legal nonconforming status of the use shall be lost and re-establishment of a Nonconforming Use shall be prohibited. Any subsequent use of the property shall comply with the regulations of the JO-MHC-O District.

D. **Accessory Uses.** Accessory Uses shall be allowed pursuant to Article. 6.5, *Accessory Uses*, of this Ordinance.

Table 5.3-1, Johns Island Maybank Highway Overlay	Table		
Uses	Mixed-Use (MU) District	Limited Commercial (LC) District	Conditions
AGRICULTURAL			
AGRICULTURAL AND ANIMAL PRODUCTION, PROCESSING, AND SUPPORT			
Aquaculture			
Mariculture			
Apiculture (Bee Keeping)			
Animal and Insect Production			
Concentrated Animal Feeding Operation			
Horticultural Production	A	A	
Hemp Crop Production and/or Processing	C	C	Sec. 5.3.6.A

Winery			
Agricultural Processing	A	A	
Agricultural Sale or Service	C	C	Sec. 5.3.6.B
Roadside Stand; Sweetgrass Basket Stand	A	A	
Farmers Market	A	A	
Community Garden	A	A	
FORESTRY AND LOGGING			
Bona Fide Forestry Operation			
Lumber Mill, Planing, or Saw Mill			
RESIDENTIAL			
ASSISTED LIVING			
Assisted Living	A	A	
MANUFACTURED HOUSING			
Manufactured Housing Unit	C	C	Sec. 5.3.6.S
Manufactured Housing Park			
MULTI-FAMILY DWELLING			
Dwelling, Multi-Family	A		
Triplex and Fourplex	A	A	
Duplex	A	A	
Dwelling Group			
Dwelling Unit, Single-Family, Attached	C	C	Sec. 5.3.6.C
SHORT-TERM RENTAL			
Short-Term Rental Property: Limited Home Rental (LHR)			
Short-Term Rental Property: Extended Home Rental (EHR)			
SINGLE-FAMILY DWELLING			
Dwelling, Single-Family Detached	A	A	
OTHER RESIDENTIAL USES			
Transitional Housing	A	S	
Child Caring Institution			
Emergency Shelter	A	A	
Affordable and Workforce Dwelling Unit	C	C	Sec. 5.3.6.E
Group Residential	A	A	
Farm Labor Housing			
CIVIC/INSTITUTIONAL			
COURTS AND PUBLIC SAFETY			
Court of Law	A	A	
Correctional Institution			
Parole Office or Probation Office			
Safety Services	A	A	
DAY CARE SERVICES			
Adult Day Care Service	A	A	
Family Home	C	C	Sec. 5.3.6.F
Group Home	A	A	
Child Care Center	A	A	

Day Camp	A	A	
DEATH CARE SERVICES			
Cemetery	A	A	
Funeral Service	A	A	
EDUCATIONAL SERVICES			
Pre-School or Educational Nursery	A	A	
School, Primary	A	A	
School, Secondary	A	A	
Higher Education Facility	A	A	
Personal Improvement Education	A	A	
HEALTH CARE SERVICES			
Medical Office	A	A	
Community Residential Care Facility	C	C	Sec. 5.3.6.G
Counseling Service	A	A	
Intermediate Care Facility for Individuals with Intellectual Disabilities	A	A	
Health Care Laboratory	A	A	
Home Health Agency	A	A	
Hospital; Hospice Facility	A	A	
Outpatient Facility for Chemically Dependent or Addicted Persons	A	A	
Rehabilitation Facility	A	A	
Residential Treatment Facility for Children or Adolescents (mental health treatment)	A	A	
MUSEUM, HISTORIC SITE, AND SIMILAR INSTITUTIONS			
Historic Site	A	A	
Library or Archives	A	A	
Museum	A	A	
Nature Exhibition	A		
Botanical Garden	A		
Zoo	S		
POSTAL SERVICE			
Postal Service, United States	A	A	
RECREATION AND ENTERTAINMENT			
Community Recreation	A	A	
Fishing, Hunting, or Recreational Guide Service	A	A	
Golf Course or Country Club			
Parks and Recreation	A	A	
Recreation and Entertainment, Indoor	A	A	
Recreation and Entertainment, Outdoor	C	C	Sec. 5.3.6.H
Drive-In Theater			
Golf Driving Range			
Outdoor Shooting Range			
Special Events	C	C	Sec. 5.3.6.I
RELIGIOUS, CIVIC, PROFESSIONAL, AND SIMILAR ORGANIZATIONS			
Business, Professional, Labor, Political Organization; Social or Civic Organization; Social Club or Lodge	A	A	
Religious Assembly	A	A	
UTILITIES AND WASTE-RELATED USES			

Utility Service, Major	C	C	Sec. 5.3.6.J
Utility Service, Minor	A	A	
Septic Tank Installation, Cleaning, or Related Services	A	A	
Solid Waste Disposal Facility (Public or Private)			
COMMERCIAL			
ACCOMMODATIONS			
Short-Term Rental Property: Commercial Guest House (CGH)	C	C	Sec. 5.3.6.D
Hotel or Motel	A		
RV (Recreational Vehicle) Park			
Campground			
ANIMAL SERVICES			
Stable, Commercial			
Stable, Private			
Kennel	A	A	
Pet Store or Grooming Salon	A	A	
Small Animal Boarding	A	A	
Veterinary Service	A	A	
FINANCIAL SERVICES			
Banks or Financial Services	A	A	
Short-Term Lender			
FOOD SERVICES AND DRINKING PLACES			
Bar or Lounge	S	S	
Catering Service	A	A	
Restaurant, Fast Food	C	C	Sec. 5.3.6.K
Restaurant, General	C	C	Sec. 5.3.6.K
Sexually Oriented Business			
INFORMATION INDUSTRIES			
Communication Service; Data Processing Service; and Publishing Industry	A	A	
Communications Tower	C	C	Sec. 6.4.5
OFFICES			
Administrative or Business Office; Government Office; Professional Office	A	A	
OTHER NONRESIDENTIAL DEVELOPMENT			
Convention Center or Visitors Bureau	A	A	
Heavy Construction Service or General Contractor	C	C	Sec. 5.3.6.L
Billboard			
Special Trade Contractor (Office/Storage)	C	C	Sec. 5.3.6.L
PARKING, COMMERCIAL			
Parking Lot	A	A	
Parking Garage	A		
RENTAL AND LEASING SERVICES			
Charter Boat or other Recreational Watercraft Rental Service			
Commercial or Industrial Machinery or Equipment, Construction Tools or Equipment, Heavy Duty Truck or Commercial Vehicle Rental or Leasing	C	C	Sec. 5.3.6.M
Consumer Goods Rental Center	A	A	
Self-Service Storage Facility	C	C	Sec. 5.3.6.N

Vehicle Rental or Leasing	C	C	Sec. 5.3.6.M
REPAIR AND MAINTENANCE SERVICES			
Boat Yard	A	A	
Repair Service, Consumer	C	C	Sec. 5.3.6.L
Repair Service, Commercial	C	C	Sec. 5.3.6.L
Vehicle and Boat Repair or Service	A	C	Sec. 5.3.6.L
RETAIL SERVICES			
Non-store Retailer	A	A	
Fuel Dealer; Heating Oil Dealer; Liquefied Petroleum Gas (Bottled Gas) Dealer	C	C	Sec. 5.3.6.O
Home Improvement Center	A		
Food Sales	A	A	
Food Truck	A	A	
Liquor, Beer, or Wine Sales	S	S	
Retail Sales or Services, General; Building Materials or Garden Equipment and Supplies Retailer	A	A	
Convenience Store	A		
Duplicating or Quick Printing Service; Private Postal or Mailing Service	A	A	
Pawn Shop			
Service Station, Gasoline	C		Sec. 5.3.6.R
Truck Stop			
Vehicle Sales	C	C	Sec. 5.3.6.M
Heavy Duty Truck or Commercial Vehicle Dealer; Manufactured Home Dealer	C	C	Sec. 5.3.6.M
Vehicle Parts, Accessories, or Tire Store	A	A	
RETAIL OR PERSONAL SERVICES			
Consumer Convenience Service	A	A	
Hair, Nail, or Skin Care Service	A	A	
Job Training or Placement Service	A	A	
Personal Improvement Service	A	A	
Physical Fitness or Health Club	A	A	
Tattoo Facility			
Services to Buildings or Dwellings	A	A	
Landscaping and Horticultural Service	A	A	
VEHICLE AND WATERCRAFT STORAGE			
Vehicle Storage	C	C	Sec. 5.3.6.P
Impound Yard			
Towing Facility			
Boat Ramp			
Community Dock			
Commercial Dock			
Marina			
WHOLESALE SALES			
Wholesale Sales	A		
Clay or Related Products and Construction Material Wholesaler	A		
Flower, Nursery Stock, or Florists' Supplies Wholesaler	A		

Petroleum Wholesaler			
INDUSTRIAL			
INDUSTRIAL SERVICES			
Laundry, Dry Cleaning, or Carpet Cleaning Plant			
Photo Finishing Laboratory			
Research and Development Laboratory	A	A	
Scrap and Salvage Service			
MANUFACTURING AND PRODUCTION, GENERAL			
Artisan and Craftsman	A	A	
Manufacturing and Production	C		Sec. 6.4.57
Microbrewery and Distillery	C	C	Sec. 5.3.6.Q
Pulp Mill or Paper Mill, Rendering Plant			
Slaughter House and Meat Packing			
WAREHOUSE AND FREIGHT MOVEMENT			
Warehouse and Distribution Facility			
Container Storage Facility			
Freight Forwarding Facility			
Fuel Storage Facility			
Grain Terminal and Elevator			
Stockpiling of Sand, Gravel, or other Aggregate Materials			
Storage or Manufacturing of Weapons or Ammunition			
OTHER USES			
RECYCLING SERVICES			
Recycling Center			
Recycling Collection Facility	A	A	
RESOURCE EXTRACTION/MINING			
Resource Extraction/Mining			
TRANSPORTATION			
Aviation			
Private Air Strip			
Railroad Facility			
Sightseeing Transportation, Land or Water	A		
Taxi or Limousine Service	A		
Urban Transit System	A	A	
Water Transportation			

Sec. 5.3.6 Use Conditions

A. **Hemp Production and Processing.**

1. *Industrial Hemp License.* Evidence of the appropriate South Carolina Department of Agriculture Industrial Hemp License (Grower or Processor) shall be submitted with all Site Plan Review applications.
2. *Approval from South Carolina Department of Agriculture.* Evidence of the appropriate South Carolina Department of Agriculture Hemp Grower or Processor application approval shall be submitted with any Site Plan Review Application.

B. **Agricultural Sales or Service, Retail Sales or Service, General, and Building Materials or Garden Equipment and Supplies Retailer.** Tractor-trailer containers are prohibited in outside storage areas.

C. **Single-Family Attached Dwelling Units.** Single-Family Attached Dwelling Units shall be subject to the following standards:

1. *Number of Attached Units in a Single Structure.* No single structure may contain more than eight Single-Family Attached Dwelling Units.
2. *Density/Intensity and Dimensional Standards.* Single-Family Attached Dwellings shall comply with the applicable Density/Intensity and Dimensional Standards of this Article.
3. *Accessory Structures.* All Accessory Structures shall be located on the same Lot as the associated principal Single-Family Attached Dwelling Unit and shall be for the private use of the property occupant(s). A minimum Interior Setback of three feet is required between an Accessory Structure and the Interior Lot Lines, provided that an Accessory Structure may be located on one of the zero Lot Lines when constructed of a material finish matching the Dwelling Unit exterior or when the Accessory Structure is the same height and materially a part of a fence or wall.
4. *Design Standards.*
    a. Front Façade. The front façade of a Single-Family Attached Dwelling may not include more than 40 percent garage wall area.
    b. Roof. The roof of each Single-Family Attached Dwelling must be distinct from the other through either separation of roof pitches or direction, or other variation in roof design.
    c. Windows. At least 10 percent of the area of each façade that faces a Street must be comprised of windows.

D. **Short-Term Rentals, Commercial Guest House (CGH).** Short-Term Rentals, Commercial Guest House (CGH) use shall comply with the requirements of ARTICLE 6.8, *Short-Term Rentals*, of this Ordinance as regulated for the Community Commercial (CC) Zoning District.

E. **Affordable Dwelling Units.**

1. Affordable Dwelling Units in the Mixed-Use (MU) District shall comply with the requirements of Article 6.4.19, *Affordable and Workforce Dwelling Units*, of this Ordinance as regulated for the Community Commercial (CC) Zoning District.
2. Affordable Dwelling Units in the Limited Commercial (LC) District shall comply with the requirements of Article 6.4.19, *Affordable and Workforce Dwelling Units*, of this Ordinance as regulated for the Neighborhood Commercial (NC) Zoning District.

F. **Family Home.** A Family Home, as defined in this Ordinance, does not require compliance with the Site Plan Review procedures contained within this Ordinance.

G. **Community Residential Care Facility.** A Community Residential Care Facility that provides care for nine or less persons shall be considered a Family, and is an allowed use in all Zoning Districts pursuant to the Fair Housing Act, Section 800 [42 U.S.C. 3601].

H. **Outdoor Recreation and Entertainment.** Any Structure or activity use area established in connection with Outdoor Recreation and Entertainment uses shall have a vegetated land use buffer of not less than 50 feet from any property that contains a residential use or is located in an agricultural, residential or Office Zoning District, except where such property line abuts a Street, in which case the Front Setback established for the Zoning District shall apply.

I. **Special Events.** Special Events established as a principle use in the MU and LC Districts shall comply with the requirements of ARTICLE 6.7 of this Ordinance as regulated for the Community Commercial (CC) Zoning District.

J. **Utility Service, Major.**

1. *Sewage Disposal Facility, Water and Sewage Treatment Facility, Water Storage Tank, and Electric or Gas Power Generation Facility.* Vegetated Buffers. Any Structure established in connection with a Water Storage Tank, Water and Sewage Treatment Facility, Sewage Disposal Facility, or Electric or Gas Power Generation Facility shall have a vegetated buffer of not less than 50 feet from any property line, in compliance with the CHAPTER 9, *Development Standards*, buffer standards of this Ordinance.
2. *Utility Substation, Electrical or Telephone Switching Facility, Sewage Collector or Trunk Line, Utility Pumping Station, and Water Main.*
    a. Above ground Structures that have a cumulative area of 120 square feet or less, associated with underground Utilities such as meters, which are necessary for maintenance and monitoring, shall have a vegetated buffer of 10 feet from all property boundaries, in compliance with CHAPTER 9, *Development Standards*, buffer standards of this Ordinance;

b. Above ground Structures that have a cumulative area of greater than 120 square feet established in connection with a Utility Substation, Electrical or Telephone Switching Facility, Sewage Collector or Trunk Line, or Utility Pumping Station shall have a vegetated buffer of 25 feet from all property boundaries, or the minimum Setback of the overlay district, whichever is greater; and

c. The accessory storage of vehicles and equipment on the premises shall be prohibited in the LC District.

K. **Restaurants.** All proposed Restaurants serving beer or alcoholic beverages located within 500 feet of the property line of a lot in a residential Zoning District or a Lot containing a Residential Use shall require review and approval in accordance with the Special Exception procedures of this Ordinance. Distances shall be measured from the nearest property line of the subject Parcel to the nearest property line of a Lot containing a Residential Use or located in a residential Zoning District.

L. **Heavy Construction Service or General Contractor, Special Trade Contractor, Consumer and Commercial Repair Service, and Vehicle and Boat Repair or Service.** All materials and equipment associated with this use shall be entirely screened from view of adjacent properties, and public or private Right-of-Ways, by the use of solid fencing or appropriate landscaping.

M. **Commercial or Industrial Machinery or Equipment, Construction Tools or Equipment, Heavy Duty Truck or Commercial Vehicle Rental or Leasing, Vehicle Rental or Leasing, and Vehicle Sales and Heavy Duty Truck or Commercial Vehicle Dealer; Manufactured Home Dealer.**

1. Vehicles must be located behind a commercial or Office Building as viewed from the facing Street Frontage.
2. In the LC District, Vehicle Sales, Dealers, Rental, and Leasing uses, including all associated Vehicle Storage areas, must not exceed one acre in size; otherwise, these uses are prohibited.

N. **Self-Service Storage Facility**.

1. *Performance Standards.*
   a. Street Frontages and Mixed-Use Development.
      1. In the MU District, a Self-Service Storage Facility shall be part of a mixed-use Development where the ground floor use facing Street Frontages (entire Street Frontage) are commercial or office space independent of the Self-Service Storage Facility business.
      2. In the LC District, a Self-Service Storage Facility shall be either:
         a. Part of a mixed-use Development where the ground floor use facing Street Frontages (entire Street Frontage) are commercial or Office space independent of the Self-Service Storage Facility business, or
         b. Part of a mixed-use Development where the Self-Service Storage Facility business is contained within a separate Building or Buildings located behind a commercial or Office space business as viewed from the facing Street Frontage.
   b. All Structures, including the accessory manager's office/residence must be set back a minimum of 25 feet from the Right-of-Way or the district minimum Setback, whichever is greater.
   c. Side and Rear Buffers/Screening.
      1. Where projects abut Lots zoned Office, commercial, or industrial, no Side and Rear Setbacks are required.
      2. Where sites abut residentially zoned properties, Buildings adjacent to the perimeter must face inward with their doors away from such areas.
   d. To ensure ease of access for emergency vehicles, no Building shall exceed 300 feet in length. Spaces between ends of Buildings shall be at least 30 feet.
   e. One management Office and/or Accessory Dwelling Unit residence shall be permitted.
   f. Parking and Circulation.
      1. Project entrances shall be 30 feet in width.
      2. Roadway widths on interior drives shall be at least 24 feet in width where buildings face and open onto such drives on only one side. Where buildings face and open onto drives on both sides, widths of such drives shall be at least 34 feet.

3. Turning radii, whether provided at the terminus of interior drives or at points between buildings, shall be at least 30 feet to provide for the maneuverability of emergency vehicles.

g. Signs shall comply with the requirements contained in this Article and CHAPTER 9, *Development Standards*, of this Ordinance.

2. *Operating Conditions.*

a. The manufacture or sale of any commercial commodity or the provision of any service from the premises is prohibited

b. Commercial repairs of vehicles autos, boats, motors, furniture, or other items on the premises are prohibited.

c. Storage of flammable chemical substances within the complex is prohibited.

d. Open Storage of automobiles vehicles and boats is permitted only where such areas are screened to comply with Landscaping, Screening, and Buffer requirements contained in CHAPTER 9, *Development Standards*, of this Ordinance.

O. **Liquefied Petroleum Gas Dealers.** The amount of Storage for Liquid Petroleum Gas Dealers shall be limited to 40,000 gallons per site.

P. **Vehicle Storage.** Open Storage of vehicles and boats shall be entirely screened from view of adjacent properties, and public or private Rights-of-Way, by the use of solid fencing or appropriate landscaping.

Q. **Microbrewery and Distillery.**

1. *Barrel Capacity.* A Microbrewery shall have a maximum capacity of 5,000 barrels per year; otherwise, this use shall comply with the Special Exception procedures contained in this Ordinance.

2. *On-Site Consumption.* A Microbrewery and Distillery shall require review and approval in accordance with the Special Exception procedures of this Ordinance if they allow on-site consumption of beer or alcoholic beverages in conjunction with the Microbrewery and Distillery use or an Accessory Use.

3. *Proximity to Residential District or Use.* A Microbrewery and Distillery shall require review and approval in accordance with the Special Exception procedures of this Ordinance if they are located within 500 feet of the property line of a lot in a residential Zoning District or a Lot containing a residential use. Distances shall be measured from the nearest property line of the subject Parcel to the nearest property line of a lot containing a residential use or located in a residential Zoning District.

4. *Accessory Uses and Structures.* All Accessory Uses and Structures shall comply with the requirements of Article 6.5, *Accessory Uses and Structures*, of this Ordinance.

5. *Special Events.* All Special Events uses shall comply with the requirements of Article 6.7, *Special Events Use*, of this Ordinance.

6. *Third Party Vendors.* The Site Plan shall demonstrate that all Required Parking is maintained and remains unencumbered when third party vendors or Structures are onsite.

R. **Gasoline Service Stations.** Gasoline Service Stations shall have a maximum of four fuel dispensing stations and a maximum of eight vehicle fueling positions (VFP). VFP's are the number of vehicles that can be fueled simultaneously at a gasoline service station.

S. **Manufactured Housing Units.**

1. Manufactured Housing Units in the LC District must comply with the requirements of Sec. 6.4.24, *Manufactured Housing Units*, of this Ordinance as they apply to the R-4 Zoning District.

2. Manufactured Housing units in the MU District must comply with the requirements of Sec. 6.4.24, *Manufactured Housing Units*, of this Ordinance as they apply to the UR Zoning District.

Sec. 5.3.7 General Development Standards and Requirements (All Districts)

A. **Residential Density.**

1. *Maximum Residential Density.* The Density/Intensity and Dimensional Standards listed in Table 5.3-3 of this Article shall apply to all properties in the MU District, and the Density/Intensity and Dimensional Standards listed in Table 5.4-5 of this Article shall apply to all properties in the LC District.

2. *Calculation of Residential Density.* Residential density shall be calculated by dividing the number of Lots/Dwelling Units on a site by the net area (in acres) of Highland of the site on which the Lots/Dwelling Units are located. Net Highland acres includes all acreage that is not below the Office of Coastal Resource Management Critical Line or identified as Freshwater Wetlands. Site Plan Review and Subdivision applications shall include all Freshwater Wetland metes and bounds, and total Freshwater Wetland acreage based on a wetland delineation prepared by an environmental consultant utilizing the 1987 Army Corps of Engineers Wetland Delineation Manual and the appropriate Regional Supplement(s) for Wetland Delineation, which must be reviewed and approved by the Charleston County Public Works Department (Stormwater Division), or a United States Army Corps of Engineers (USACE) Approved Jurisdiction Determination (AJD). Accessory Dwelling Units (ADUs) are not included in the calculation of residential density.

B. **Vehicle Access.** Site Plan Review and Subdivision Plat applications shall include suitable access management plans demonstrating compliance with the requirements below:

1. *Driveway Separation.* For driveways directly accessing Maybank Highway, driveway separation shall be a minimum distance of 150 feet from the intersection of the Right-of-Way lines to the closest edge of driveways. Where the driveway separation is less than 150 feet the proposed driveway shall be designed as a right-in, right-out (RIRO) driveway and conform to the SCDOT standards for a Typical Right-in, Right-out Driveway Design.

2. *Driveway Width.* Vehicular access from Maybank Highway and side (secondary) streets to properties shall be confined to access drives not exceeding 30 feet in width at the street line. Driveways which include a median strip to separate traffic flow in opposite directions shall not exceed 60 feet in width at the street line.

3. *Distance between Driveways.* The distance between the proposed driveway and an existing adjacent driveway shall be the greatest distance feasible.

4. *Limitation to Number of Driveways.* For Parcels with a Right-of-Way Frontage equal to or less than 150 feet in length, the development is limited to one driveway, unless single lane driveways are provided in accordance with Sec. 5.3.7.B.5.; for Parcels with a Frontage greater than 150 feet and less than 300 feet in length, the Development is limited to two driveways; for Parcels with a Frontage equal to or greater than 300 feet the Development may have up to three driveways.

5. *Single Lane Driveways.* For Parcels with a Right-of-Way Frontage equal to or less than 150 feet in length, two single lane driveways may be allowed. Each single lane drive shall not exceed 15 feet in width at the Street Line, and the single lane driveway separation shall be a minimum distance of 100 feet from the intersection of the Right-of-Way lines to the closest edge of driveways.

6. *Corner Lots.* Notwithstanding the above stated requirements, access drives on Corner Lots shall be located only on the side (secondary) Street and such driveways shall be a minimum distance of 50 feet from the Street intersection as measured from the edge of the intersecting Roadway to the beginning of the driveway radius. However, the Zoning and Planning Director may require the access to be located on the primary Street to avoid undue interference with, or hazard to, traffic on the Roadways.

7. *Shared Access Requirements.* Shared access is encouraged between adjoining Parcels. Driveways for all uses except Single-Family Detached Dwellings should be located in a manner where they can be shared between adjacent Parcels as described below:

   a. The applicant must request a shared access with the adjacent property if the adjacent property does not contain a Single-Family Detached Dwelling Unit.

   b. Shared access should be located along a common property boundary, if feasible.

   c. If the owner of the adjacent Parcel does not agree to share access, the applicant shall provide one of the following to the Zoning and Planning Department:

      1. A letter from the adjacent Property Owner denying access; or

2. If the adjacent Property Owner refuses to provide a letter, an affidavit that documents attempts that the applicant made to request shared access and that the neighboring Property Owner refused to provide a letter. If this subsection applies, a new or relocated Curb Cut is permitted on the subject Parcel only with a recorded agreement that the Property Owner will allow adjacent properties to share access when developed and/or redeveloped, provided that Parcels with 250 feet or more of Frontage along the road on which the access is proposed or located are exempt from having to record such Easement.

d. Shared access agreements shall be recorded with the Register of Deeds (ROD) Office.

e. Increases in Maximum Residential Density, Maximum Individual Building Footprint, Maximum Impervious Surface Coverage, and/or Maximum Building Height may be allowed, as applicable, pursuant to the provisions of Table 5.3-3, *Mixed-Use (MU) District*, and Table 5.3-5, *Limited Commercial (LC) District*, when Right-of-Way is dedicated pursuant to the map titled "Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity" as determined by the Zoning and Planning Director and/or the Parcel is involved in a shared access agreement, the maximum Building Coverage shall be 60 percent. When Right-of-Way is not dedicated, but the Parcel is involved in a shared access agreement, the maximum Building Coverage shall be 40 percent.

8. *Transportation Coordination.* Prior to the issuance of a Building Permit, the applicant must show conformance with all requirements included in Letters of Coordination from the South Carolina Department of Transportation (SCDOT), Charleston County Public Works Department, and the Charleston Area Regional Transportation Authority (CARTA).

9. *Infrastructure Connectivity Dedication Incentives.* The map titled "Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity" identifies the approximate location of a future connector road and drainage system intended to support improved vehicular circulation and stormwater drainage within the JO-MHC-O District. Property Owners may be eligible for certain incentives (as listed in Tables 5.4-3 and 5.4-5 below) in exchange for dedicating 50-foot Rights-of-Way for one or more segments of the planned connector road and drainage system as shown on the map titled "Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity" to the City of Charleston. These incentives shall only apply upon submittal of documentation that such rights-of-way have been dedicated to and accepted by the City of Charleston. If the 50-foot Right-of-Way is dedicated and accepted, it does not have to be constructed by the Property Owner unless it is used as access to the Development.

C. **Traffic Impact Studies.** All Site Plan Review applications for properties within the JO-MHC-O District shall comply with the requirements of Article 9.6, *Traffic Impact Studies*. Compliance with Article. 9.6, *Traffic Impact Studies*, is also required for Subdivision Plat applications that meet the thresholds contained in Article. 9.6, *Traffic Impact Studies*.

D. **Pedestrian Access and Sidewalks/Multi-Use Paths.**

1. *On-Site Pedestrian Access.* On-site pedestrian access shall comply with the requirements of this Ordinance and shall be included in site design illustrating access linkage to existing sidewalks, adjacent Parcels, and within the Development area. At-grade and grade-separated pedestrian walkways shall provide direct connections from the Street to the main entrance and to abutting properties. Pedestrian walkways shall be designed and located in a manner that does not require pedestrians to walk through Parking Lots or within driveways and shall be separated from parking and other vehicular use areas by a minimum five-foot landscaped or sodded area.

2. *Maybank Highway Sidewalk and Multi-use Path Requirements.* A minimum 10-foot wide concrete sidewalk shall be required for properties in the Mixed Use (MU) District and a minimum 10-foot concrete multi-use path shall be required for properties in the Limited Commercial (LC) District. Sidewalks and multi-use paths must comply with the requirements listed below and the Right-of-Way buffer requirements contained in this Article. This Section applies when properties are developed or redeveloped in accordance with Sec. 3.7.1, *Applicability*, of this Ordinance.

a. The minimum 10-foot wide concrete sidewalk or multi-use path, located as shown in Figures 1 and 2, as applicable, shall extend the length of the entire property Frontage and shall be separated from parking and other vehicular use areas by a minimum five-foot landscaped or sodded area;

b. Where applicable as determined by the Zoning and Planning Director, asphalt surface material may be used in place of concrete to mitigate damage to existing trees that are to remain;

c. The Property Owner shall obtain and submit all required encroachment permits as part of the Site Plan Review application;

d. The Property Owner shall provide written documentation from the City of Charleston that the City will maintain the sidewalk or multi-use path upon approval of Certificates of Occupancy. This requirement is applicable regardless of whether the sidewalk or multi-use path is located in a Right-of-Way or within an Easement. Such documentation shall be submitted as part of the Site Plan Review application;

e. If the sidewalk or multi-use path is located on private property, the Property Owner shall record an Easement for the safe movement of pedestrians and the maintenance of the sidewalk; and

f. Sidewalks/multi-use path shall be installed and inspected prior to issuance of Certificate(s) of Occupancy.

3. *All Other Roads Sidewalk Requirements.* Sidewalk requirements for all roads other than Maybank Highway in the Overlay Zoning District shall comply with the sidewalk requirements of CHAPTER 9, *Development Standards*, of this Ordinance.

E. **Signs.** All signage must comply with the requirements of this Section in addition to the applicable requirements of Article 9.8, *Signs*, of this Ordinance.

1. *Free-Standing Signs.*

a. All new Free-Standing Signs are to be designed as Monument Signs.

1. Signs shall have a maximum height of 10 feet and a maximum size of 40 square feet.

2. Shared Free-Standing Signs shall be allowed with a maximum height of 12 feet and a maximum size of 60 square feet.

b. All Sign illumination:

1. Illuminated Signs located adjacent to any residential area shall be controlled so as not to create excessive glare to properties within adjacent residential areas.

2. Electronic Copy Readerboard Signs and Billboards are prohibited.

3. No illumination that simulates traffic control devices or emergency vehicles shall be used.

4. All illumination must be from a steady, stationary light source.

5. Internal Illumination:

a. Internally Illuminated Signs must be constructed of routed aluminum or similar opaque material so that only letters, numbers, and/or logos are illuminated.

b. Signs shall not have light reflecting backgrounds or letters.

c. All finishes shall be a matte finish.

6. External Illumination:

a. Illumination shall be from a steady stationary light source, shielded and directed solely at the Sign.

b. Light sources to illuminate signs shall be shielded as to not cause glare hazardous to pedestrians or vehicle drivers or so as to create a nuisance to adjacent properties.

c. The intensity of light shall not exceed twenty footcandles at any point on the Sign face.

d. The color of light sources to illuminate signs shall be white.

e. Signs shall not have light-reflecting backgrounds or letters.

c. Nonconforming Signs.

1. Any Nonconforming Sign located on property within this Overlay Zoning District that was legally permitted on or before March 9, 2021, that does not comply with the standards set forth in this Article must come into compliance with the requirements of this Article prior to the issuance of a Zoning Permit for: (1) a new business on the property; and/or (2) all changes other than re-facing and the required addition of Pole Covers as described in subsection ii below.

2. A Nonconforming Sign may be re-faced without complying with the requirements of this Article provided a Pole Cover is added to the existing poles pursuant to the following requirements:

   a. The Pole Cover shall be at least one-third the width of the Sign cabinet; and

   b. The Pole Cover shall be at least one-third the overall height of the Pole Sign, however the Pole Cover shall not exceed eight feet in height.

2. *Wall Signs.*

   a. The maximum size of a Wall Sign shall be in accordance with Table 9.7.4, *Wall/Façade Signs*, of this Ordinance;

   b. In new multi-tenant Developments, such as shopping centers and Office parks, all tenant Signs are to be similar in type, color, font size, font style, and method of illumination; and

   c. New tenant Signs in existing multi-tenant developments shall be consistent with the type and method of illumination of existing tenant Signs.

F. **Special Stormwater Requirements.** All construction activities occurring on properties within the JO-MHC-O District may be subject to Special Protection Area stormwater design criteria as described in the most recent edition of the Charleston County Stormwater Program Permitting Standards and Procedures Manual.

Sec. 5.3.8 Mixed-Use (MU) District

The MU District includes JO-MHC-O Overlay Zoning District properties grouped in three noncontiguous mixed-use nodes, as shown on the map titled "Johns Island Maybank Highway Corridor Overlay Zoning District." These mixed-use nodes currently consist of high and medium intensity commercial and residential uses such as shopping centers, restaurants, pharmacies, Multi-Family Dwellings, and various small retail and Professional Offices, along with a mix of vacant and undeveloped parcels. Two of the three mixed-use nodes are located at major crossroads that currently serve as established and recognized Johns Island commercial centers.

The MU District is intended for higher intensity commercial development and higher Density residential uses than those allowed in the LC District of this JO-MHC-O District. Future development in this district should offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and Services to the surrounding neighborhoods. The MU District accommodates different types of compatible land uses close together in appropriate locations to shorten trips and facilitate alternative modes of transportation such as walking, biking, and public transportation. Mixed-use Buildings with retail, Service, and other uses on the ground floor and residential units above the nonresidential space should be encouraged. The following regulations apply in addition to the requirements of Sec. 5.3.7, *General Development Standards and Requirements (All Districts)*, of this Article to unincorporated Parcels within the MU District as indicated on the map titled "Johns Island Maybank Highway Overlay Zoning District":

A. **Buffers**.

1. *Land Use Buffer.* The land use buffer and landscape requirements of CHAPTER 9, *Development Standards*, shall apply.

2. *MU District Right-of-Way Buffers.*

a. For properties with Frontage on Maybank Highway, the Right-of-Way buffer shown in Figure 1 shall be required when such properties are developed or redeveloped in accordance with Sec. 3.7.1, *Applicability*, of this Ordinance.

b. The Maybank Highway Right-of-Way buffer shall be a minimum of 15 feet in depth, and include the following:

1. A five-foot planting strip including:

a. Street trees and additional required plantings meeting the requirements of Table 5.4-2. All Required Trees and plantings shall be planted prior to the issuance of Certificate(s) of Occupancy; and

b. Street lights subject to the following street light requirements:

1. Street lights shall be provided as shown in Figure 1 and shall be spaced approximately 150 feet apart or as determined appropriate by the Zoning and Planning Director, provided that Property Owners shall only be responsible for the Street lights located in front of their properties;

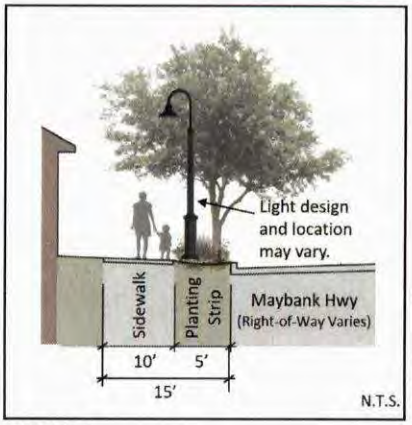


FIGURE 1
RIGHT-OF-WAY BUFFER, MAYBANK HIGHWAY

2. All required Encroachment permits from the SC Department of Transportation shall be included as part of the Site Plan Review application;

3. Property Owners/Applicants shall provide documentation stating that they shall be responsible for bearing the costs of the conduit(s) for the required street light(s) and coordinating with the applicable electricity provider to erect the lights prior to the issuance of Certificate(s) of Occupancy;

4. Street lights shall be acorn-style and shall be placed on 12-foot tall, fully fluted poles. Should these designs/light types no longer be in existence at the time of Land Development application, the Zoning and Planning Director shall determine the appropriate pedestrian scale fixture to be used;

5. Street lights shall be installed prior to issuance of Certificate(s) of Occupancy; and

6. The Property Owner shall provide written documentation that the Development/redevelopment will comply with the above stated requirements. Such documentation shall be submitted as part of the Site Plan Review application.

2. A 10-foot sidewalk shall be installed subject to the requirements of Sec. 5.3.7.D.2, *Sidewalks/Multi-use Paths.*

Table 5.3-2, Mixed-Use (MU) District
Buffer Depth and Planting Schedule [1]

STANDARD	MAYBANK HIGHWAY (JOHNS ISLAND)
MIN. BUFFER DEPTH [2] [3]	15 feet [4]
MINIMUM BUFFER LANDSCAPING (Plants per 100 linear feet) [5]	
Canopy Trees [6] [7]	3
Understory Trees (at least 50 percent evergreen)	3
Shrubs	25
Street Trees (may be counted toward Canopy Tree req.) [8]	2

All trees with a diameter breast height (DBH) of six inches or greater within buffers shall be preserved.

[1] All landscape and plant material shall comply with the minimum standards of Section 9.5.6 of this Ordinance.

[2] Buffers may be traversed by permitted driveways and pedestrian ways.

[3] As measured from existing back of curb, where applicable.

[4] Consisting of a five foot planting strip and ten foot sidewalk as illustrated in Figure 1.

[5] The Planning Director may waive/modify minimum buffer planting requirements when an undisturbed natural buffer exists that is the same depth and amount of plant material as that which is required.

[6] Bradford Pears cannot be used to fulfill any of the tree requirements of this Ordinance. Any exotic species which are proposed by the designer are subject to approval of the Zoning and Planning Director.

[7] Only Live Oak trees can be used to fulfill Canopy Tree requirements.

[8] Street trees are trees planted in Rights-of-Way for the purpose of fulfilling these requirements. Any planting in Rights-of-Way must be approved by party(ies) authorized to grant encroachment.

3. If property is dedicated pursuant to Sec. 5.3.7.B.9, the connector road Right-of-Way buffer shall be eight feet.
4. Right-of-Way buffer and sidewalk requirements for all other roads in the MU District shall comply CHAPTER 9, *Development Standards*, of this Ordinance.

B. **Density, Intensity, Dimensional, and Design Standards.** The Density/Intensity and Dimensional Standards contained in Table 5.3-3 shall apply to properties in the MU District:

Table 5.3-3, Mixed-Use (MU District)
Density/Intensity and Dimensional Standards

STANDARD	WITHOUT 50' RIGHT-OF-WAY DEDICATION [7]	WITH 50' RIGHT-OF-WAY DEDICATION [8]
MAXIMUM RESIDENTIAL DENSITY [1]	8 Dwelling Units per acre	19 Dwelling Units per acre
MINIMUM LOT WIDTH	12 feet	
MINIMUM SETBACKS [2] [9]	Equivalent to required buffers	
MAYBANK HIGHWAY RIGHT-OF-WAY BUFFER	15 feet	
OCRM CRITICAL LINE BUFFER	50 feet	
MAXIMUM BUILDING COVERAGE-NONRESIDENTIAL AND OFFICE DEVELOPMENT [3]	30%	50%
MAXIMUM INDIVIDUAL BUILDING FOOTPRINT	15,000 square feet	20,000 square feet [5]
MAXIMUM IMPERVIOUS SURFACE COVERAGE-RESIDENTIAL DEVELOPMENT [4]	50% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	60% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual
MAXIMUM BUILDING HEIGHT	35 feet/ 2.5 stories	55 feet/ 5 stories [6]

[1] To promote ownership or occupancy of affordable, quality housing, increased Densities may be allowed pursuant to Sec. 5.3.6.E.

[2] No Building Setback shall be less than eight feet except as provided for in footnote 8.

[3] When Right-of-Way is dedicated pursuant to the map titled "Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity" as determined by the Zoning and Planning Director and the Parcel is involved in a shared access agreement pursuant to Sec. 5.3.7.B.7, the maximum Building Coverage shall be 60 percent . When Right-of-Way is not dedicated, but the Parcel is involved in a shared access agreement, the maximum Building Coverage shall be 40 percent .

[4] When Right-of-Way is dedicated pursuant to the map titled "Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity" as determined by the Zoning and Planning Director and the Parcel is involved in a shared access agreement pursuant to Sec. 5.3.7.B.7, the maximum Impervious Surface Coverage shall be 70 percent or as allowed by the current edition of the Charleston County Stormwater Manual. When Right-of-Way is not dedicated, but the parcel is involved in a shared access agreement, the maximum Impervious Surface Coverage shall be 60 percent or as allowed by the current edition of the Charleston County Stormwater Manual.

[5] When Right-of-Way is dedicated pursuant to the map titled "Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity" as determined by the Zoning and Planning Director, Building footprints of up to 50,000 square feet may be allowed if approved pursuant to the Special Exception procedures of this Ordinance.

[6] When Right-of-Way is dedicated pursuant to the map titled "Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity" as determined by the Zoning and Planning Director, Building Heights of up to 55 feet and five Stories may be approved by the Zoning and Planning Director when the Building meets all applicable setback and buffer requirements and the following conditions:

The portion of the Building exceeding 35 feet in height is stepped back at least 30 feet from the portion(s) of the Building that meets the 35 foot height requirement; and

The stepped portion is measured from the outside edge of the Building that is parallel to Maybank Highway and, if applicable, from the outside edge of the Building that is parallel to an adjacent parcel which contains or is zoned for Single-Family Detached Dwelling Units.

[7] Vertical improvements shall not occur in the area identified for infrastructure connectivity as shown on the map titled "Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity" as determined by the Zoning and Planning Director.

[8] These incentives shall only apply upon submittal of documentation that the 50-foot Right-of-Way has been dedicated to and accepted by the City of Charleston.

[9] The Setback requirements of the UR Zoning District shall apply to Single-Family Detached Dwelling Units and Manufactured Housing Units.

Sec. 5.3.9 Limited Commercial (LC) District

The LC District includes JO-MHC-O Overlay Zoning District properties outside of the mixed-use nodes as shown on the map titled "Johns Island Maybank Highway Corridor Overlay Zoning District." Existing uses in this district are primarily a mixture of light commercial, and vacant and undeveloped properties surrounded by established residential Development.

The LC District is intended for lower intensity commercial development and lower Density residential uses than those allowed in the MU District. This district should serve as a transition from the more intense mixed-use node and provide convenience goods and Services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and Services offered should be varied and include specialty retail stores, restaurants, and neighborhood-serving offices. Residential Development most appropriate for this district includes small Lot Single-Family Dwellings and Single-Family Attached Dwellings, such as Duplexes and Townhouses, and Triplexes and fourplexes/quadplexes. The following regulations apply in addition to the requirements of Sec. 5.3.7, *General Development Standards and Requirements (All Areas)*, of this Article to unincorporated parcels within the LC District as indicated on the map titled "Johns Island Maybank Highway Overlay Zoning District":

A. **Buffers.**

1. *Land Use Buffer.* The land use buffer and landscape material requirements of CHAPTER 9, *Development Standards*, of this Ordinance shall apply.
2. *LC District Right-of-Way Buffers.*
    a. Maybank Highway LC District Right-of-Way Buffer.

i. *Buffer Requirement.* For properties with frontage on Maybank Highway, the Right-of-Way buffer shown in Figure 2 shall be required when such properties are developed or redeveloped in accordance with Sec. 3.7.1, *Applicability*, of this Ordinance.

ii. *Buffer Description.* The Maybank Highway Right-of-Way buffer shall be 75 feet in depth and include the following:

1. 0 – 25 feet from the property line at the Right-of-Way: a minimum 10-foot concrete multi-use path meeting the requirements of Sec. 5.3.7.D.2 and Street lighting meeting the requirements of Sec. 5.3.9.A.3. This area is also reserved for future road widening.
2. 25 – 50 feet from the property line at the Right-of-Way: Street trees and additional required plantings meeting the requirements of Table 5.3-4. All Required Trees and plantings shall be planted prior to the issuance of Certificate(s) of Occupancy.
3. 50 - 75 feet from the property line at the Right-of-Way: This area is reserved for stormwater infrastructure; however, other temporary activities may occur in this area as approved by the Zoning and Planning Director. When stormwater Detention ponds are located within the Right-of-Way buffer, they are only allowed in this portion of the buffer and they shall not occupy more than 25% of the entire Right-of-Way buffer area.

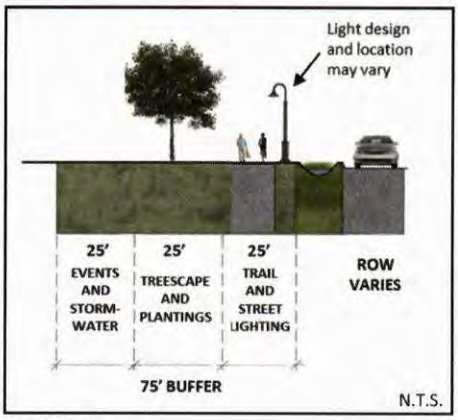


FIGURE 2
RIGHT-OF-WAY BUFFER, MAYBANK HIGHWAY

Table 5.3-4, Limited Commercial (LC) District
ROW Buffer Depth and Planting Schedule [1]

STANDARD	MAYBANK HIGHWAY (JOHNS ISLAND)
MIN. BUFFER DEPTH [2] [3]	75 feet [4]
MINIMUM BUFFER LANDSCAPING (Plants per 100 linear feet) [5]	
Canopy Trees [6] [7]	3
Understory Trees	4
Shrubs	30
Street Trees (may be counted toward Canopy Tree req.) [8]	2

All trees with a Diameter Breast Height (DBH) of 6 inches or greater within buffers shall be preserved.

[1] All landscape and plant material shall comply with the minimum standards of Sec. 9.4.6, *Landscape Material Standards*, of this Ordinance.

[2] Buffers may be traversed by permitted driveways and pedestrian ways.

[3] As measured from existing back of Curb, where applicable.

[4] Consisting of a minimum 10-foot multi-use path as illustrated in Figure 2.

[5] The Zoning and Planning Director may waive/modify minimum buffer planting requirements when an undisturbed natural buffer exists that is the same depth and amount of plant material as that which is required.

[6] Bradford Pears cannot be used to fulfill any of the tree requirements of this Ordinance. Any exotic species which are proposed by the designer are subject to approval of the Zoning and Planning Director.

[7] Only Live Oak Trees can be used to fulfill the Canopy Tree requirements.

[8] Street Trees are trees planted in Rights-of-Way for the purpose of fulfilling these requirements. Any planting in Rights-of-Way must be approved by party(ies) authorized to grant Encroachment.

A.

2.

b. If property is dedicated pursuant to Sec. 5.3.7.B.9, the connector road Right-of-Way buffer shall be eight feet.

c. Right-of-Way buffer and sidewalk requirements for all other roads in the LC District shall comply with CHAPTER 9, *Development Standards*, of this Ordinance.

3. *Street Lights.* Property owners shall install street lights, as shown in Figure 2, in accordance with the following standards:

a. Street lights shall be placed in the first 25 feet of the Right-of-Way buffer spaced approximately 150 feet apart or as determined by the Zoning and Planning Director, provided that Property Owners shall only be responsible for the Street lights located in front of their properties;

b. All required Encroachment permits from the SC Department of Transportation shall be included as part of the Site Plan Review application;

c. Property Owners/Applicants shall provide documentation stating that they shall be responsible for bearing the costs of the conduit(s) for the required Street light(s) and coordinating with the applicable electricity provider to erect the lights prior to the issuance of Certificate(s) of Occupancy;

d. Street lights shall be acorn-style and shall be placed on 12-foot tall, fully fluted poles. Should these designs/light types no longer be in existence at the time of Land Development application, the Zoning and Planning Director shall determine the appropriate pedestrian scale fixture to be used;

e. Street lights shall be installed prior to issuance of Certificate(s) of Occupancy; and

f. The Property Owner shall provide written documentation that the Development/redevelopment will comply with the above stated requirements. Such documentation shall be submitted as part of the Site Plan Review application.

B. **Density, Intensity, Dimensional, and Design Standards.** The Density/Intensity and Dimensional Standards contained in Table 5.3-5 shall apply to properties in the LC District:

Table 5.3-5, Limited Commercial (LC) District
Density/Intensity and Dimensional Standards

STANDARD	WITHOUT 50' RIGHT-OF-WAY DEDICATION [6]	WITH 50' RIGHT-OF-WAY DEDICATION [7]
MAXIMUM RESIDENTIAL DENSITY [1]	6 Dwelling Units per acre	12 Dwelling Units per acre
MINIMUM LOT WIDTH	12 feet	
MINIMUM SETBACKS [2] [8]	Equivalent to required buffers	
MAYBANK HIGHWAY RIGHT-OF-WAY BUFFER	75 feet	
OCRM CRITICAL LINE BUFFER	50 feet	
MAXIMUM BUILDING COVERAGE-NONRESIDENTIAL AND OFFICE DEVELOPMENT [3]	30%	50%
MAXIMUM INDIVIDUAL BUILDING FOOTPRINT	5,000 square feet	10,000 square feet [5]
MAXIMUM IMPERVIOUS SURFACE COVERAGE- RESIDENTIAL DEVELOPMENT [4]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	50% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual
MAXIMUM BUILDING HEIGHT	35 feet/ 2.5 stories	45 feet/ 3.5 stories

[1] To promote ownership or occupancy of affordable, quality housing, increased densities may be allowed pursuant to Sec. 5.3.6.E.

[2] No Building Setback shall be less than eight feet, except as provided for in footnote 7.

[3] When Right-of-Way is dedicated pursuant to the map titled "Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity" as determined by the Zoning and Planning Director and the Parcel is involved in a shared access agreement, the maximum Building Coverage shall be 60 percent . When Right-of-Way is not dedicated, but the Parcel is involved in a shared access agreement pursuant to Sec. 5.3.7.B.7, the maximum Building Coverage shall be 40 percent .

[4] When Right-of-Way is dedicated pursuant to the map titled "Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity" as determined by the Zoning and Planning Director and the parcel is involved in a shared access agreement, the maximum Impervious Surface Coverage shall be 60 percent or as allowed by the current edition of the Charleston County Stormwater Manual. Where Right-of-Way is not dedicated, but the Parcel is involved in a shared access agreement pursuant to Sec. 5.3.7.B.7, the maximum Impervious Surface Coverage shall be 50 percent or as allowed by the current edition of the Charleston County Stormwater Manual.

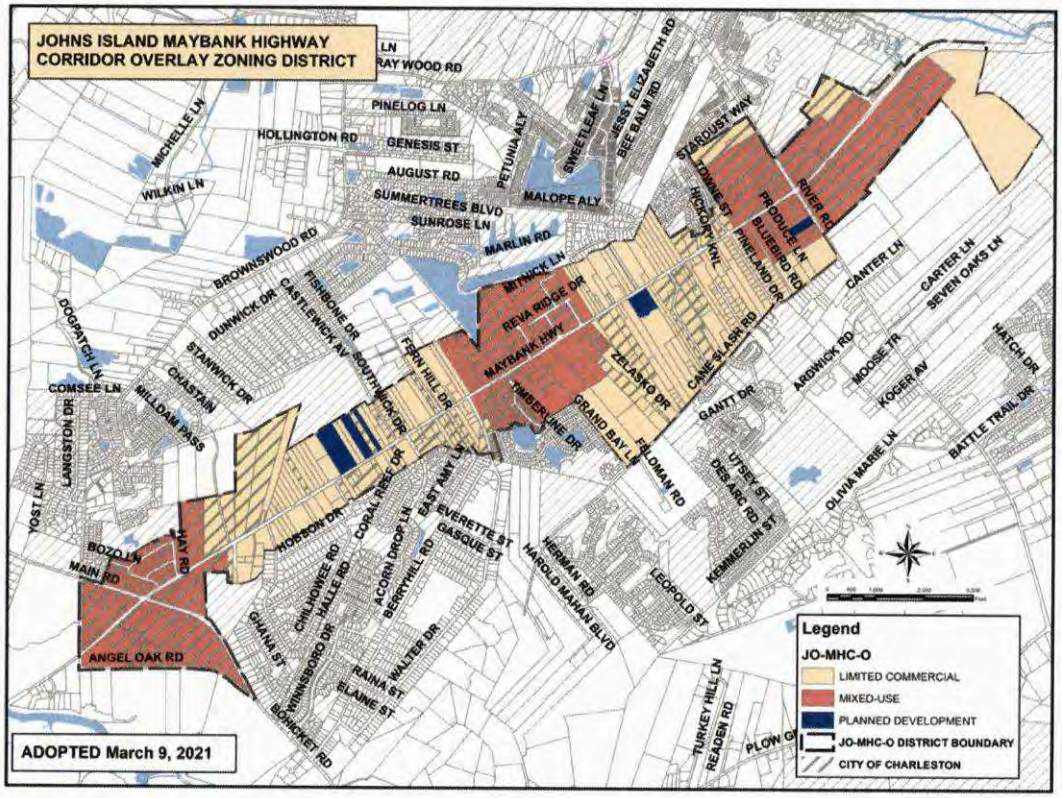
[5] When Right-of-Way is dedicated pursuant to the map titled "Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity" as determined by the Zoning and Planning Director, Building footprints of up to 20,000 square feet may be allowed if approved pursuant to the Special Exception procedures of this Ordinance.

[6] Vertical improvements shall not occur in the area identified for Infrastructure connectivity as shown on the map titled "Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity" as determined by the Zoning and Planning Director.

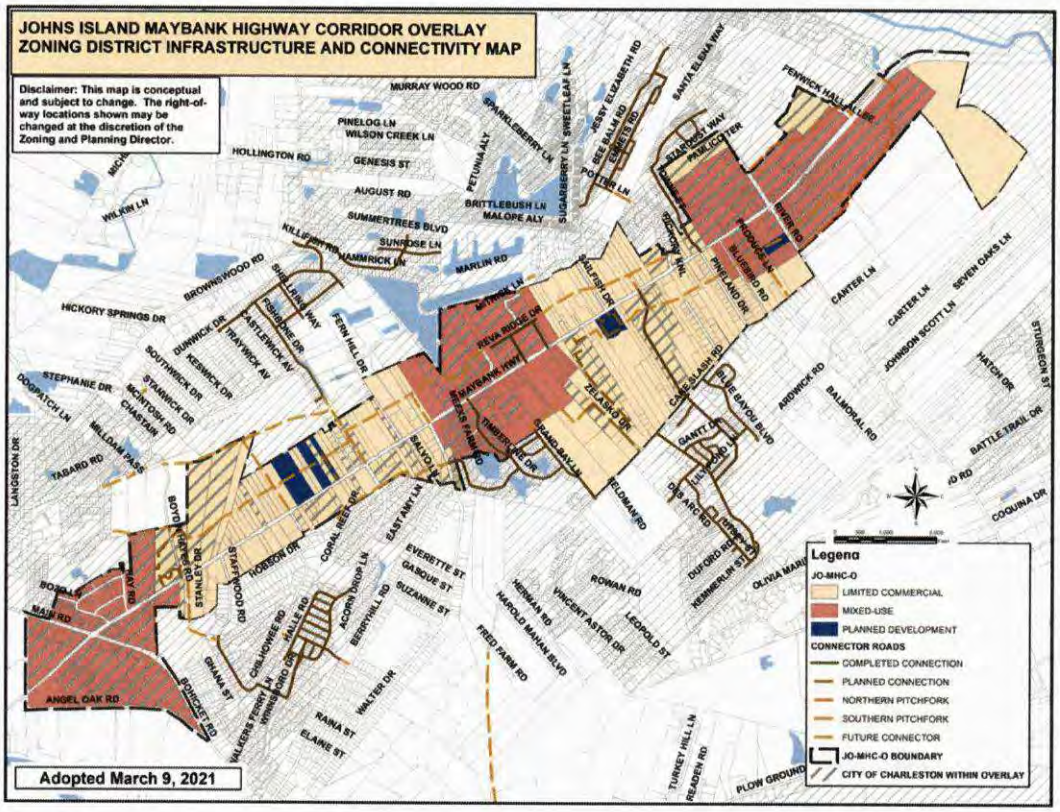
[7] These incentives shall only apply upon submittal of documentation that the 50-foot Right-of-Way has been dedicated to and accepted by the City of Charleston.

[8] The Setback requirements of the R-4 Zoning District shall apply to Single-Family Detached Dwelling Units and Manufactured Housing Units when Right-of-Way is not dedicated pursuant to the map titled "Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity" as determined by the Zoning and Planning Director. When Right-of-way is dedicated pursuant to the map titled "Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity" as determined by the Zoning and Planning Director, the Setback requirements of the UR Zoning District shall apply to Single-Family Detached Dwelling Units and Manufactured Housing Units.

Map 5.3



Map 5.3.A



ARTICLE 5.4 MP-O, MOUNT PLEASANT OVERLAY ZONING DISTRICT

Sec. 5.4.1 Statement of Findings

The MP-O, Mount Pleasant Overlay Zoning District, is comprised of the unincorporated areas along Long Point Road, Coleman Boulevard, Chuck Dawley Boulevard, Highway 17 North, and other areas as shown on the map entitled "Mount Pleasant Overlay Zoning District." Highway 17 North is a major Thoroughfare for travel in the Mount Pleasant/East Cooper Area. Both commercial and residential land uses exist along this corridor. This Overlay District has been created in cooperation with the Town of Mount Pleasant in recognition that there are properties located within the Town which are adjacent to similarly situated properties located within unincorporated Charleston County.

The Sweetgrass Basket Stand Special Consideration Area is located within the Mount Pleasant Overlay Zoning District, as depicted on the map entitled "Sweetgrass Basket Stand Special Consideration Area." The purpose of this special consideration area is to protect the tradition of selling Sweetgrass Baskets, to preserve the rural Residential Character of the community, to create a rural village appearance along Highway 17 North allowing only low intensity Office and commercial uses, and to encourage Affordable and Workforce Dwelling Units that are consistent with the single owner-occupied housing that currently exists. The land use recommendations and design requirements contained within this Article are the result of a community-wide effort. There is a desire of the residents to pursue a Historic District designation for the area fronting on Highway 17 North from Venning Road to White Hall Terrace. Any zoning-related recommendations that come from a Historic District designation will be considered for incorporation into the Mount Pleasant Overlay Zoning District.

Sec. 5.4.2 Intent

The regulations of this Article are intended to promote traffic safety, improved visual appearance and quality Development. The intent of the MP-O Overlay Zoning District is to implement traffic safety measures, to improve the visual character of the corridor, and to create consistency between the County of Charleston and the Town of Mount Pleasant concerning Land Development regulations.

Sec. 5.4.3 Effect of Overlay Zoning District

In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. Where no special MP-O Overlay Zoning District regulation is stated in this Article, the applicable regulations of this Ordinance shall apply.

Sec. 5.4.4 Applicability

The standards of this Article shall apply to all development within the MP-O district except Single-Family Residential Dwelling Units and Manufactured Housing Units that are not part of a Manufactured Housing Park. Exceptions to this include the regulations of Sec. 5.4.15, *Sweetgrass Basket Special Consideration Area*. The MP-O boundaries are depicted on the maps titled "Mount Pleasant Overlay Zoning District," "Sweetgrass Basket Stand Special Consideration Area," and Hungryneck Boulevard – Venning Road Overlay Area."

Sec. 5.4.5 Buffers

Buffers are required in accordance with the requirements of the Landscape Buffers Section contained in CHAPTER 9, *Development Standards*, of this Ordinance or as otherwise stated in Sec. 5.4.15, *Sweetgrass Basket Stand Special Consideration Area*, and Sec. 5.4.16, *Hungryneck Boulevard-Venning Road Area*.

A. Right-of-Way buffers are required in accordance with the requirements of the Landscape Buffers Section contained in CHAPTER 9, *Development Standards*, of this Ordinance.

Sec. 5.4.6 Curb Cuts

A. All Parcels in this Overlay are allowed one Curb Cut per 250 feet of road Frontage, with the exception of residentially zoned Parcels, Parcels containing Single-Family Detached Dwelling Units or Manufactured Housing Units that are not part of a Manufactured Housing Park, Parcels in the Old Georgetown Loop Office Area and Parcels in the Hungryneck Boulevard Area. Parcels in the Hungryneck Boulevard Area shall comply with the access requirements contained in Sec. 5.4.16(C), *Hungryneck Boulevard Area*, and Parcels in the Old Georgetown Loop Office Area shall comply with the access requirements contained in Sec. 5.4.15(G)(2), *Access*.

B. The minimum distance from a Street intersection for new residential or commercial use access is 75 feet measured from the edge of the intersecting Roadway to the beginning of the driveway radius. These minimum spacing requirements will be increased if a right-turn deceleration lane is required and shall equal the length of the turn lane and taper plus an additional distance of 50 feet.

C. As a condition of non-residential use zoning/rezoning, a suitable access management plan must be submitted demonstrating that the 250 foot driveway separation requirement can be met. The following techniques may be employed to achieve this result, but the burden of accomplishing the desired effect remains with the Developer of the property.

   1. Aggregation of Parcels;
   2. Parallel Frontage or "backage" roads;
   3. Shared Curb cuts between adjoining properties; and/or
   4. Shared access Easements between Parcels.

D. Corner Lot Parcels shall provide access from the side Street and not US Highway 17 North.

Sec. 5.4.7 Signs

A. **Free-Standing Signs.**

1. A maximum of one Free-Standing Sign shall be permitted. If the Parcel abuts more than one road, only one Sign shall be allowed.
2. Free-Standing Signs shall not exceed 50 square feet per Sign face. A maximum of two Sign faces shall be allowed per Sign.
3. The maximum total height of a Sign and Sign structure shall not exceed 10 feet.
4. All Free-Standing Signs shall be "Monument" or "Pedestal" type.
5. Internal illumination shall be permitted in required 15-foot buffer areas. Internal illumination shall not be allowed in 50-foot buffer areas.
6. Flashing or moving Signs shall be prohibited.

B. **Shopping Center Free-Standing Signs**

1. A maximum of one Monument or Pedestal-type Free-Standing Sign shall be permitted, provided that the center has vehicular access to that Street Frontage.
2. Shopping center Free-Standing Signs shall not exceed one square foot of Sign face area per each linear foot of Street Frontage, up to a maximum of 150 square feet of Sign face. A maximum of two Sign faces shall be allowed per Sign.

C. **Wall Signs.** One square foot of Wall signage shall be permitted per each linear foot of Building Frontage, up to a maximum of 100 square feet of Wall signage.

D. **Shopping Center Wall Signs.** Each individual store unit is allowed one square foot of Wall signage per each linear foot of shop frontage, up to a maximum of 100 square feet.

E. **Off-Premises Signs.** Off Premises Signs are prohibited within the MP-O Overlay Zoning District.

F. **Master Signage Plan.**

1. The Applicant must provide a Master Signage Plan.
2. The Master Signage Plan must establish uniform specifications for each Wall Sign that includes:
   a. Sign facing and cabinet materials, illumination, and painting;
   b. Style and color palette for all Signs (e.g., letter colors, background colors, and text font);
   c. Borders and similar embellishments;
   d. Appearance/location of logos or icons; and
   e. The location, shape and proportion of the Sign.
3. The Master Signage Plan shall include proposed Sign locations and computations of the maximum total Sign area permitted for the site.
4. The Master Signage Plan must be approved as part of the underlying permit application. A Master Signage Plan shall not be approved unless the Zoning and Planning Director finds that:
   a. The plan provides the specifications required by subsections 1 and 2, above; and
   b. The plan provides for Signs that meet the size limitations, location requirements, and other applicable requirements of this Chapter.
5. The Master Signage Plan may be amended by following the procedures for amending the underlying permit application.
6. After approval of a Master Signage Plan, no permanent Sign shall be erected, placed, painted, or maintained, except in accordance with the plan. The Master Signage Plan may be enforced in the same way as any provision of this Ordinance.

G. **Illumination.**

1. Illuminated Signs located adjacent to any residential area shall be controlled so as not to create excessive glare to properties within adjacent residential areas. Footcandles shall be reduced by one-half the allowable footcandle after hours of operation.
2. No illumination that simulates traffic control devices or emergency vehicles shall be used.
3. All illumination must be from a steady, stationary light source.
   a. Internal Illumination.

1. Internally Illuminated Signs must be constructed of routed aluminum or similar opaque material so that only letters, numbers, and/or logos are illuminated.
2. Signs shall not have light reflecting backgrounds nor letters.
3. All finishes shall be a matte finish.

b. External Illumination.

1. Illumination shall be from a steady stationary light source, shielded and directed solely at the Sign.
2. Light sources to illuminate signs shall be shielded as to not cause glare hazardous to pedestrians or vehicle drivers or so as to create a nuisance to adjacent properties.
3. The intensity of light shall not exceed 20 footcandles at any point on the Sign face.
4. The color of light sources to illuminate Signs shall be white.
5. Signs shall not have light-reflecting backgrounds nor letters.

Sec. 5.4.8 Architectural and Building Design Standards

In addition to the Architectural and Landscape Design Guidelines contained in CHAPTER 9, *Development Standards*, of this Ordinance, no Building elevation shall be constructed of unadorned concrete masonry units or corrugated and/or sheet metal, except as permitted for Parcels in the Sweetgrass Basket Stand Special Consideration Area, which shall comply with the requirements of Sec. 5.4.15, *Sweetgrass Basket Stand Special Consideration Area*. Additionally, the architectural standards of Sec. 5.4.15(E), *Architectural Standards*, shall apply to all nonresidential properties in the Sweetgrass Basket Stand Special Consideration Area.

Sec. 5.4.9 Dimensional and Development Standards

The dimensional and Development standards of this Section shall apply to all Parcels in the MP-O Overlay Zoning District, with the exception of Parcels in the Sweetgrass Basket Stand Special Consideration Area and parcels in the Hungryneck Boulevard Area. Parcels in the Sweetgrass Basket Stand Special Consideration Area shall comply with the regulations of Sec. 5.4.15, *Sweetgrass Basket Stand Special Consideration Area*, and Parcels in the Hungryneck Boulevard Area shall comply with the regulations of Sec. 5.4.16(C), *Hungryneck Boulevard Area*.

A. Maximum Building Cover shall not exceed 30 percent of the Lot, with the exception of Parcels involved in shared access agreements which are allowed a maximum building cover of 40 percent of the Lot, per Sec. 5.4.6, *Curb Cuts*.
B. Flag Lots are prohibited.
C. Building Heights are limited to 45 feet in the UR, CC, and IN Zoning Districts. All other Zoning Districts shall be limited to a maximum Building Height of 35 feet. All Building Heights are measured from the base flood elevation to the highest point of the roof.
D. All other Development standards of CHAPTER 9, *Development Standards*, of this Ordinance shall apply.

Sec. 5.4.10 Loading Areas

Structures shall be oriented so that loading areas are not visible from Residential Zoning Districts, from existing public Rights-of-Way or from planned future public Rights-of-Way.

Loading areas may be oriented toward adjoining developed properties which are commercially zoned or toward adjoining properties eligible for future commercial Development if they are entirely screened from view by the use of solid fencing or landscaping that conforms to Sec. 9.4.3, *Parking, Loading, and Vehicular Use Area Landscaping*, of this Ordinance.

Sec. 5.4.11 Utility Lines

All Utility lines such as electric, telephone, CATV, or other similar lines serving individual sites as well as all Utility lines necessary within the property shall be placed underground. All junction and access boxes shall be screened with appropriate landscaping. All Utility pad fixtures and meters shall be shown on the site plan.

Sec. 5.4.12 Lighting

Site lighting shall be from a concealed light source fixture and will not spill over into adjoining properties, Roadways, or in any way interfere with the vision of oncoming motorists. Lighting fixtures shall be limited in height to 18 feet. Lighting will be of a directional type, capable of shielding the light source from direct view from any adjoining residential or agricultural Parcel and public Right-of-Way. Security lighting shall be provided, particularly at pedestrian walkways. All site lighting shall meet the requirements of CHAPTER 9, *Development Standards*, of this Ordinance.

Sec. 5.4.13 Pedestrian Access

A. Grade-separated pedestrian walkways must provide a direct connection from the street to the main entrance, and to abutting properties.

B. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through Parking Lots or cross driveways.

C. All pedestrian access and pedestrian walkways shall meet the standards of CHAPTER 9, *Development Standards*, of this Ordinance.

Sec. 5.4.14 Uses

A. The following uses shall be prohibited on parcels included in the Mount Pleasant Overlay Zoning District:

1. Vehicle Sales (new or used);
2. Vehicle Storage excluding Boat/RV Storage;
3. Sexually Oriented Businesses; and
4. Billboard.

B. The following uses are subject to the Special Exception procedures of this Ordinance:

1. Bar or Lounge;
2. Liquor, Beer, or Wine Sales;
3. Firearm Sales;
4. Indoor/Outdoor Shooting Ranges; and
5. Boat/RV Storage.

C. The following uses are allowed on any Industrial (IN) zoned parcel located west of (inside) Interstate 526 if a Special Exception is granted by the Board of Zoning Appeals. Otherwise, these uses shall be prohibited.

1. Warehouse and Distribution Facility;
2. Freight Forwarding Facility;
3. Container Storage Facility;
4. Fuel Storage Facility; and
5. Stockpiling of Sand, Gravel or other Aggregate Materials.

Sec. 5.4.15 Sweetgrass Basket Stand Special Consideration Area

The Sweetgrass Basket Stand Special Consideration Area encompasses the area bounded by Highway 17 North, Porchers Bluff Road, Rifle Range Road, and the Isle of Palms Connector as shown on the maps entitled "Mount Pleasant Overlay Zoning District" and "Sweetgrass Basket Stand Special Consideration Area." These maps also indicate the zoning for each property within the MP-O.

A. **Sweetgrass Basket Stands within the Special Consideration Area.** Charleston County and the Town of Mount Pleasant recognize the importance of Sweetgrass Basket Stands. It is the intent of this Special Consideration Area to preserve and enhance their existence. All Development shall encourage this use along Highway 17 North. The following standards shall apply to Sweetgrass Basket Stands within the special consideration area:

1. Sweetgrass Basket Stands shall be allowed within all buffers and Rights-of-Way (to the extent the entity having jurisdiction over Encroachments to the Right-of-Way extends permission);
2. All Sweetgrass Basket Stands shall utilize safe ingress/egress; and
3. Parking for Sweetgrass Basket Stands shall be located beyond the side of the stand that is furthest from the Roadway.

B. **Stormwater Drainage.** A Stormwater Management Plan shall be required. The Stormwater Management Plan shall address the following stormwater drainage issues, including, but not limited to:

1. A shared system;
2. The recommendations from the Isaac German Watershed study;
3. Piped systems; and
4. Incorporation of access along stormwater drainage areas for maintenance and pedestrian access.

C. All requirements of Article 4.24, *Waterfront Development Standards*, of this Ordinance shall apply.

D. **Residential Area.** The Residential Area, as shown on the map entitled "Sweetgrass Basket Stand Special Consideration Area," is intended to promote development consistent with the rural residential character of the Special Consideration Area. All properties within the Residential Area shall comply with the following standards:

1. Permitted uses shall include those allowed in the Special Management (S-3) Zoning District, as described in Table 6.1.1, *Use Table*.
2. The Density/Intensity and Dimensional Standards in the following table shall apply to all properties in the Residential Area.

RESIDENTIAL AREA Density/Intensity and DIMENSIONAL STANDARDS [1]	
MAXIMUM DENSITY	3 Principal Dwelling Units per acre
MINIMUM LOT AREA	12,500 square feet
MINIMUM LOT WIDTH	70 feet [2]
MINIMUM SETBACKS	
Front/Street Side [3]	25 feet
Interior Side	15 feet
Rear	25 feet
OCRM CRITICAL LINE	50 feet
MAXIMUM BUILDING COVERAGE	30% of Lot
MAXIMUM BUILDING HEIGHT	35 feet as measured from base flood elevation to the peak of the roof

[1] The Waterfront Development Standards of Article 4.24, of this Ordinance, as they apply to the S-3 Zoning District, shall be met.
[2] 80 feet without public Water and/or public Sewer.
[3] Front/Street Side Setback reductions of up to 15 feet may be approved by the Zoning and Planning Director when deemed compatible with existing Development patterns or setbacks shown on approved Plats.

3. **Accessory Dwelling Units.**
   a. Lots of 12,500 square feet or greater shall be permitted a maximum of one Accessory Dwelling Unit;
   b. Accessory Dwelling Units shall have a maximum of 1,200 square feet of heated gross Floor Area; and
   c. All other applicable requirements of Sec. 6.5.9, *Accessory Dwelling Units*, shall apply.
4. **Dwelling Groups.** Where two or more principal Single-Family Dwelling Units are located on the same Zoning Lot, the following criteria shall apply:
   a. Density/Intensity and Dimensional Standards of Sec. 5.4.15.D(2), *Density, Intensity, and Dimensional Standards*, shall apply. In each case, the distance between Structures shall not be less than the sum of the minimum Interior Setbacks required. This distance shall be measured from the closest protrusion of each Structure. Where no Building footprint is indicated, a minimum 1,600 square-foot Building envelop with a minimum width of 20 feet shall be shown for each Dwelling Unit to indicate the area where each Dwelling is to be constructed.
   b. Each Dwelling Unit shall face (front) either a Street, Courtyard, or living space.
   c. Each Dwelling Group shall provide an access consistent with the Road Construction Standards in APPENDIX A, *Road and Drainage Construction Standards*, of this Ordinance.
   d. Unless specifically modified by this Section, Dwelling Groups shall comply with all other requirements of this Ordinance for the district in which located.

5. All Major Subdivisions, as defined in CHAPTER 8, *Subdivision Regulations*, of this Ordinance shall:
   a. Incorporate linkages within the proposed Development and to adjacent Developments through the provision of sidewalks and/or pedestrian/bike pathways; and
   b. Provide street lighting along all roads. Lighting shall have a maximum average of five footcandles.
6. The purpose of this Section is to promote ownership or occupancy of affordable, quality housing by low-moderate income households. Property within the Sweetgrass Basket Stand Special Consideration Area may be approved for subdivision and development in accordance with the requirements of this Section and those of Sec. 6.4.19, *Afforable and Workforce Dwelling Units*, when at least 50 percent of the Dwelling Units proposed are Affordable and/or Workforce Dwelling Units as defined in this Ordinance. Only Single-Family Detached Dwelling Units shall be allowed. In case of conflict between these regulations and those of Sec. 6.4.19, *Affordable and Workforce Dwelling Units*, the regulations of this Section shall control.
   b. The Density/Intensity and Dimensional Standards listed in the following table shall apply :

RESIDENTIAL AREA – Single-Family Detached Affordable Dwelling Units: Density/Intensity and DIMENSIONAL STANDARDS [1]	
MAXIMUM DENSITY	5 Principal Dwelling Units per acre
MINIMUM LOT AREA	8,000 square feet
MINIMUM LOT WIDTH	60 feet
MINIMUM SETBACKS	
Front/Street Side [2]	25 feet
Interior Side	5 feet
Rear	15 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVERAGE	30% of Lot
MAXIMUM BUILDING HEIGHT	35 feet as measured from base flood elevation to the peak of the roof

[1] The Waterfront Development Standards of Article 4.24, *Waterfront Development Standards*, of this Ordinance as they apply to the R-4 Zoning District, shall be met.

[2] Front/Street Side Setback reductions of up to 15 feet may be approved by the Zoning and Planning Director when deemed compatible with existing Development patterns or Setbacks shown on approved Plats.

7. **Planned Development - Conservation Design (PD-CD).** The following requirements are in addition to the requirements of Article 4.25, *Planned Developments*, of this Ordinance. The Planned Development-Conservation Design District is intended to perpetuate low-Density rural character, preserve and protect natural resources and sensitive areas, promote agricultural pursuits, and balance the urban environment. In order to qualify as a PD-CD District, a project shall meet each of the following requirements:
   a. The maximum Density shall not exceed three Principal Dwelling Units per acre. No wetlands over one acre in size shall be used in calculating Density on the site.
   b. The property shall be located within the Sweetgrass Basket Stand Special Consideration Area.
   c. Development Standards for a proposed PD-CD District shall:
      i. Incorporate cluster development patterns.
         1. This is a development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive areas.
         2. There is no minimum Lot Area requirement.
      ii. Provide contiguous open space and dimensional standards for that space.
      iii. Install a pedestrian circulation system.
      iv. Provide public access to open space.
      v. Provide for design that preserves the character of historic, archeological, and/or cultural sites.
         1. These areas are not to be included in Lots.

2. Design should include provisions for buffering or passive park design.

vi. Protect in perpetuity at least 40 percent of the entire site area.

vii. Protect all trees with eight-inch DBH or greater that are not located in the footprint of a house.

viii. Leave scenic views unblocked, as seen from public thoroughfares.

ix. Incorporate Roadway design and stormwater standards that adhere to environmentally and aesthetically sensitive best management practices and development standards.

x. Provide buffers as follows:

1. Buffers around wetlands and wildlife areas shall remain in an undisturbed natural state.
2. Buffers shall in every case conform to these guidelines:
   A. Select clearing shall be allowed in these buffers of trees measuring less than three inches DBH. Select clearing shall not include trimming limbs more than eight feet above ground level. All trees three inches DBH or greater shall be indicated on a tree survey.
   B. Any plantings allowed or required within this buffer shall be native species;
   C. No cross penetrations of utilities within the buffer will be allowed;
   D. The boundaries of the natural roadside buffer shall be clearly delineated and identified on all development plans and plats submitted for approval;
   E. Protected buffer areas shall be staked out in the field prior to construction activities;
   F. Buffers along waterfront, marsh, minor arterials or collector streets will be 50 feet in depth, and all Waterfront Development requirements of this Ordinance shall apply; and
   G. Buffers along major arterials shall be 100 feet in depth.

E. **Architectural Standards.** The intent of the design requirements for this area is to reflect a more rural visual context rather than a suburban or urban character. The following regulations apply to all development other than Single-Family Detached Dwelling Units and Manufactured Housing Units not part of a Manufactured Housing Park:

1. All Principal and Accessory Structures shall use a uniform rural village architectural theme applied through appropriate use of scale, proportion, detail, materials, color, and landscape treatment.
2. Pitch roofs are preferred over flat roofs; and the use of porches are encouraged. Corrugated metal and unadorned masonry may be acceptable as siding material in the proper context.
3. Unfinished metal facades shall be prohibited on all sides of the structure.
4. Glass facades shall not exceed 30 percent of the building face/elevation.
5. A minimum of one-third of the front street-side façade shall either be a covered porch, overhang, or other similar architectural feature.
6. Buildings shall have wooden, brick, or shell stone exterior appearance.
7. Buildings shall have an earth tone color scheme.
8. Building designs shall not utilize long monotonous facades, including, but not limited to, those characterized by unrelieved repetition of shape or form, or by unbroken extension of line. All sides of any building shall have the same attention to detail and appearance.
9. All proposed development shall be sited and configured in a manner that preserves existing natural features. New construction shall be clustered to preserve Grand Trees, groups of trees and other significant landscape features.
10. Bike and pedestrian ways shall be included in site design and shall link access to adjacent parcels, as well within the development area.
11. Loose aggregate in the form of shell, small rock, and crushed stone are encouraged. When loose aggregates are used, they shall be placed over a compacted base material with containment for the aggregate on the edges. The edging may be of a variety of rigid products including metal edging brick, concrete curb, landscape timbers and similar sturdy products.
12. All signage shall comply with Sec. 5.4.7, *Signs*.

F. **Roads**

1. All nonresidential Development shall incorporate linkages within the proposed Development and to adjacent Developments through the provision of sidewalks and/or pedestrian/bike pathways.

2. Internal access roads, whether public or private, and all Right-of-Way Frontages shall require street lighting, as required in CHAPTER 8, *Subdivision Regulations*, of this Ordinance. Lighting shall have a maximum average of five footcandles.

G. **Old Georgetown Loop Office Area.** Properties within the Old Georgetown Loop Office Area have frontage on both Highway 17 North and Old Georgetown Road, as illustrated on the map entitled "Sweetgrass Basket Stand Special Consideration Area." This area is intended solely for office/professional uses that will be designed to have as little impact on adjacent residential uses as practicable. Retail Sales and Service uses and Industrial uses that do not already exist in this area are not permitted. All development applications shall, at the time application is made, demonstrate how the following requirements will be met:

1. Permitted uses shall include those allowed in the Residential Office (RO) and General Office (GO) Zoning Districts, as described in Table 6.1.1, Use Table, with the exception of Retail Sales and Service uses and Industrial uses. Refer to Sec. 5.4.14, *Uses*, for the list of prohibited or restricted uses.
2. *Access.*
   a. The property or properties shall have a minimum combined frontage of 200 feet along Highway 17 North;
   b. The property or properties shall have a single shared access from Highway 17 North or, if appropriate, shared access shall be provided from Old Georgetown Road; and
   c. Shared access locations shall be separated by a minimum of 200 feet.
3. The following Density/Intensity and Dimensional Standards shall apply to properties in the Old Georgetown Loop Office Area

OLD GEORGETOWN LOOP OFFICE AREA Density/Intensity and Dimensional Standards	
MINIMUM LOT AREA	None
MINIMUM SETBACKS	Equivalent to required buffers
MAXIMUM BUILDING COVERAGE	30% of the buildable area
MAXIMUM BUILDING SIZE	No single Building shall exceed 3,000 gross square feet of Floor Area
MAXIMUM BUILDING HEIGHT	35 feet as measured from base flood elevation to the peak of the roof, with a maximum of one Story

4. Development shall comply with all other applicable regulations of this Ordinance, including the Development Standards of CHAPTER 9, *Development Standards*.
5. Hours of operation shall be limited to 7 AM to 7 PM.
6. *Buffers.*
   a. A minimum 15-foot vegetated Right-of-Way buffer shall be required along Highway 17 North;
   b. A minimum 20-foot vegetated buffer shall be required at the rear or adjacent to residential uses; and
   c. Where appropriate, fencing may be required to screen adjacent or surrounding residential uses.
7. Residential Development shall meet the requirements of Sec. 5.4.15(D), *Residential Area*.

H. **Village Commercial Area from Isle of Palms Connector to Hamlin Road.** The Village Commercial Area, as illustrated on the map entitled "Sweetgrass Basket Stand Special Consideration Area," is intended for low-intensity commercial uses. The low-intensity commercial zoning of this district applies to 500 feet in depth from the edge of the Right-of-Way for properties fronting on Highway 17 North, as shown on the map entitled "Sweetgrass Basket Stand Special Consideration Area." All Development applications shall, at the time application is made, provide proof that the following requirements will be met:

1. Permitted uses shall include those allowed in the Neighborhood Commercial (NC) Zoning District, as described in Table 6.1.1, *Use Table*. Refer to Sec. 5.4.14, *Uses*, for the list of prohibited or restricted uses.
2. The following Density/Intensity and Dimensional Standards shall apply to properties in the Village Commercial Area:

VILLAGE COMMERCIAL AREA Density/Intensity and Dimensional Standards	
MINIMUM LOT AREA	None
MINIMUM LOT WIDTH	75 feet

VILLAGE COMMERCIAL AREA Density/Intensity and Dimensional Standards	
MINIMUM SETBACKS	Equivalent to required buffers
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVERAGE	30% of the buildable area
MAXIMUM BUILDING SIZE	No single Building shall exceed 10,000 square feet of gross Floor Area
MAXIMUM BUILDING HEIGHT	35 feet as measured from base flood elevation to the peak of the roof, with a maximum of one Story

3. Development shall comply with all other applicable regulations of this Ordinance, including CHAPTER 9, *Development Standards.*
4. *Buffers.*
   a. A minimum 50-foot vegetated Right-of-Way buffer shall be required along Highway 17 North;
   b. A minimum 25-foot vegetated buffer shall be required at the rear or adjacent to residential uses; and
   c. Where appropriate, fencing may be required to screen adjacent or surrounding residential uses.
5. Residential development shall meet the requirements of Sec. 5.4.15(D), *Residential Area.*

I. **Village Commercial Area from Hamlin Road to Porcher's Bluff Road.** The Village Commercial Area, as illustrated on the map entitled "Sweetgrass Basket Stand Special Consideration Area," is intended for higher intensity commercial uses than the Village Commercial area located between the Isle of Palms Connector and Hamlin Road. This part of the Overlay Zoning District is intended to ensure safe, convenient, and efficient traffic movement by implementing an appropriate access management plan, thereby reducing the need for vehicle trips onto Highway 17. The commercial zoning of this district applies to 500 feet in depth from the edge of the Right-of-Way for properties fronting on Highway 17 North, as shown on the map entitled "Sweetgrass Basket Stand Special Consideration Area."

1. A Letter of Coordination from the Town of Mount Pleasant shall be required as part of all Land Development applications with the exception of applications for Single- Family Detached Dwelling Units and Manufactured Housing Units not part of a Manufactured Housing Park. The purpose of the Letter of Coordination is to ensure that the proposed Development is consistent with the land uses, Density/Intensity and Dimensional Standards, and design and Development standards adopted by the Town of Mount Pleasant. Coordination with applicable Town Council, Planning Commission, Staff, Design Review Board, or other review, recommendation, or Decision-Making Bodies may be required.
2. The minimum site area for a Planned Development shall be five acres.
3. All Development applications shall, at the time application is made, demonstrate how the following requirements will be met:
   a. Permitted uses shall include the following:
      i. Uses allowed by right include:

ACCOMMODATIONS Hotel/Motel Short-Term Rentals: Commercial Guest House (CGH), pursuant to the requirements and conditions of Art. 6.8, *Short-Term Rentals* **COURTS AND PUBLIC SAFETY** Court of Law Safety Services **DAY CARE SERVICES** **DEATH CARE SERVICES** Funeral Services **EDUCATIONAL SERVICES** **FINANCIAL SERVICES** **FOOD SERVICES AND DRINKING PLACES** Restaurant, General **HEALTH CARE SERVICES** Counseling Services Health Care Laboratory Home Health Agency Hospital Medical Office Outpatient Facility for Chemically Dependent or Addicted Persons Rehabilitation Facility Residential Treatment Facility for Children or Adolescents (mental health treatment) **INFORMATION INDUSTRIES** Communication Services **MUSEUMS, HISTORICAL SITES AND SIMILAR INSTITUTIONS** Botanical Garden Historic Site Libraries or Archive Museums Nature Exhibition **OFFICES**	**OTHER NONRESIDENTIAL DEVELOPMENT** Convention Center or Visitors Bureau Special Trade Contractor **POSTAL SERVICE** **RECREATION AND ENTERTAINMENT** Community Recreation Parks and Recreation **RELIGIOUS, CIVIC, PROFESSIONAL AND SIMILAR ORGANIZATIONS** Religious Assembly Business, Professional, Labor, Political Organizations; Social/Civic Organization Social Club or Lodge **RENTAL AND LEASING SERVICES** Consumer Goods Rental Center **REPAIR AND MAINTENANCE SERVICES** Consumer Repair Service **RESIDENTIAL** Multi-Family Dwelling Short-Term Rental: Limited Home Rental (LHR) pursuant to the requirements and conditions of Article 6.8, *Short-Term Rentals* **RETAIL OR PERSONAL SERVICES** Consumer Convenience Service Hair, Nail, or Skin Care Services Landscaping and Horticultural Services Personal Improvement Service Services to Buildings or Dwellings **RETAIL SALES** Retail Sales and Service, General Convenience Store Duplicating or Quick Printing Services, Private Postal or Mailing Service Food Sales Home Improvement Center Warehouse Club or Superstore **WHOLESALE SALES** Flower, Nursery Stock, or Florists' Supplies Wholesaler

ii. Uses subject to conditions include:

   a. Communications Towers (Sec. 6.4.5)
   b. Pet Stores, Grooming Salons, and Veterinary Services (Sec. 6.4.32)
   c. Self-Service Storage Facility (Sec. 6.4.16)
   d. Utility, Major (Sec. 6.4.17)

The following uses are subject to the Special Exception procedures of this Ordinance:

i. Bar or Lounge
ii. Vehicle and Boat Repair or Service (Note: Outdoor Storage of vehicles is prohibited)
iii. Restaurant, Fast Food
iv. Service Station, Gasoline
v. Recreation and Entertainment, Indoor
vi. Vehicle Rental or Leasing

vii. Short-Term Rental: Extended Home Rental (EHR) pursuant to the requirements and conditions of Art. 6.8, *Short-Term Rentals*, of this Ordinance

Refer to Sec. 5.4.14, *Uses*, for the list of prohibited or restricted uses.

4. The following Density/Intensity and Dimensional Standards shall apply to properties in the Village Commercial Area:

Village Commercial Area Density/Intensity and DIMENSIONAL STANDARDS	
MINIMUM LOT AREA	None
MINIMUM LOT WIDTH	75 feet
MINIMUM SETBACKS	Equivalent to required buffers
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVERAGE	30% of the buildable area
MAXIMUM BUILDING SIZE	No single Building shall exceed 15,000 square feet of gross Floor Area
MAXIMUM BUILDING HEIGHT	35 feet as measured from base flood elevation to the peak of the roof, with a maximum of two Stories

5. Development shall comply with all other applicable regulations of this Ordinance, including the Waterfront Development Standards of the applicable Zoning District and the requirements of CHAPTER 9, *Development Standards.*

6. Buffers.

   a. A minimum of a 35-foot vegetated Right-of-Way buffer shall be required along Highway 17 North. This buffer will generally correspond with the Utility Easement and an additional five feet of width. For each 100 linear feet of Frontage, six Canopy Trees, 10 Understory Trees, and 40 Shrubs are required. Also required, where allowed by the SC DOT, are two Street Trees with a minimum Caliper of six inches, to be planted within the adjoining road Right-of-Way. A minimum vegetated buffer of 10 feet will be required along secondary roads (for commercial uses).

   b. A minimum of a 25-foot vegetated buffer shall be required at the rear or adjacent to residential uses. Where appropriate, fencing may be required to screen adjacent or surrounding residential uses. A reduction of the buffer to 10 feet may be allowed with the addition of a 6-foot privacy fence.

   c. If the area of all required buffers exceeds 30 percent of the area of the site, then buffers may be reduced by a maximum of one-third of the required width.

   d. Structures shall be oriented so that loading areas are in no manner visible from residential districts, from existing public or private Right-of-Ways, or from planned future public Right-of-Ways. Loading areas may be oriented toward adjoining developed properties, which are commercially zoned, or toward adjoining properties eligible for future commercial Development if and only if they are entirely screened from view by the use of solid fencing or appropriate landscaping.

   e. Structures located on a Corner Lot may be set back from Highway 17 North and designed to establish the side Street as the primary Street, provided that continuous, interconnecting access is provided through the adjoining Parcels of the block between side Streets. Additionally, permanent open-air roofed Structures must be sited on the Parcel at the corner of Hwy 17 for the exclusive use of local residents to sell crafts and produce, including Sweetgrass Basket Stands. In such cases, the size and number of Structures will be commensurate with the size and intensity of the proposed commercial use as determined by the Zoning and Planning Director and documentation that addresses the Structure(s), use(s), and parking to be located on the Subject Property shall be provided.

7. Residential Development shall meet the requirements of Sec. 5.4.15(D), *Residential Area*.

Effective on: 10/27/2017, as amended

Sec. 5.4.16 Hungryneck Boulevard-Venning Road Area

The Hungryneck Boulevard - Venning Road Area is comprised of the unincorporated areas along Hungryneck Boulevard and Venning Road as depicted on the map entitled, "Hungryneck Boulevard-Venning Road Area." Hungryneck Boulevard is a developing light commercial corridor. The Hungryneck Boulevard - Venning Road Area applies to: Parcels with frontage on Hungryneck Boulevard beginning on the southern end of Hungryneck Boulevard at a point of 550 feet from its intersection with Highway 17 North and extending the northern length of Hungryneck Boulevard to the lots immediately across from Hazan Court; also, extending the southern length of Hungryneck Boulevard and ending at Venning Road; Parcels with Frontage on Venning Road between Highway 17 North and Volunteer Lane. This area has been created in cooperation with the Town of Mount Pleasant in recognition that there are properties located within the Town which are adjacent to similarly situated properties located within unincorporated Charleston County. All Development applications shall, at the time application is made, demonstrate how the following requirements of this Section will be met.

A. **Venning Road Area (Parcels with frontage on Venning Road from Highway 17 North to Volunteer Lane).**

1. Permitted uses shall include those allowed in the Residential Office (RO) and General Office (GO) Zoning Districts, as described in Table 6.1.1, Use Table. Refer to Sec. 5.4.14, *Uses*, for the list of prohibited or restricted uses.
2. Architectural character shall be in compliance with Sec. 4.15.5 *Supplemental District Standards*, and Sec. 5.4.8, *Architectural and Building Design Standards*, of the ZLDR.
3. All Mt. Pleasant Overlay Zoning District standards except the Sweetgrass Basket Stand Special Consideration Area standards shall apply to properties in the Venning Road Area, including but not limited to requirements for buffers, access, signage, architecture, and dimensional and Development standards.

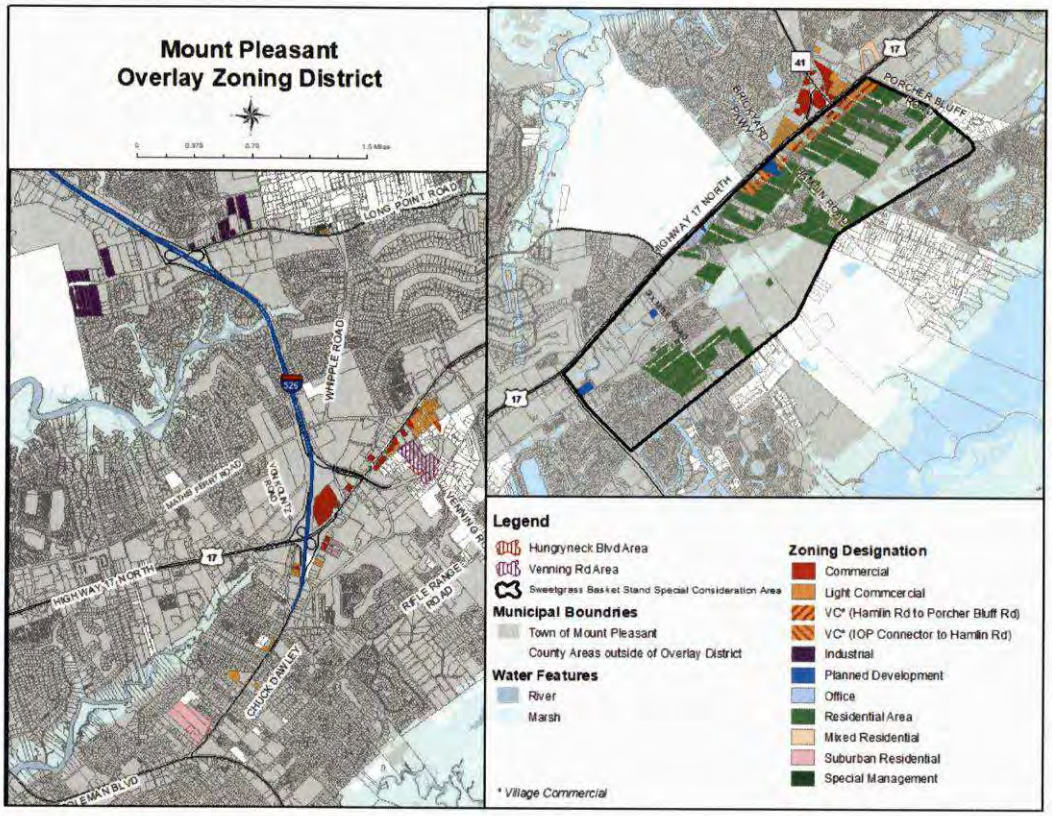
B. **Hungryneck Boulevard Area (Parcels with frontage on Hungryneck Boulevard from Country Lane Road to Hazan Court).**

1. Permitted uses shall include those allowed in the Neighborhood Commercial (NC) Zoning District, as described in Table 6.1.1, *Use Table*. Refer to Sec. 5.4.14, *Uses*, for the list of prohibited or restricted uses.
2. The access management recommendations herein serve to maintain the functional integrity of Hungryneck Boulevard as a throughstreet, while allowing limited and controlled access for commercial development. Access management will be achieved by promoting inter-parcel access to channel full access to signalized intersections and limiting new access points on Hungryneck Boulevard to right-turn-only movements. Furthermore, ingress/egress within a Development must be consistent with the Town of Mt. Pleasant Access Management Plan.
3. The architectural standards of Sec. 5.4.15(E), *Architectural Standards*, shall apply to all commercial Development.
4. The Density/Intensity and Dimensional Standards in the table below shall apply to properties in the Hungryneck Boulevard Area. The Waterfront Development Standards of the applicable Zoning District shall apply.

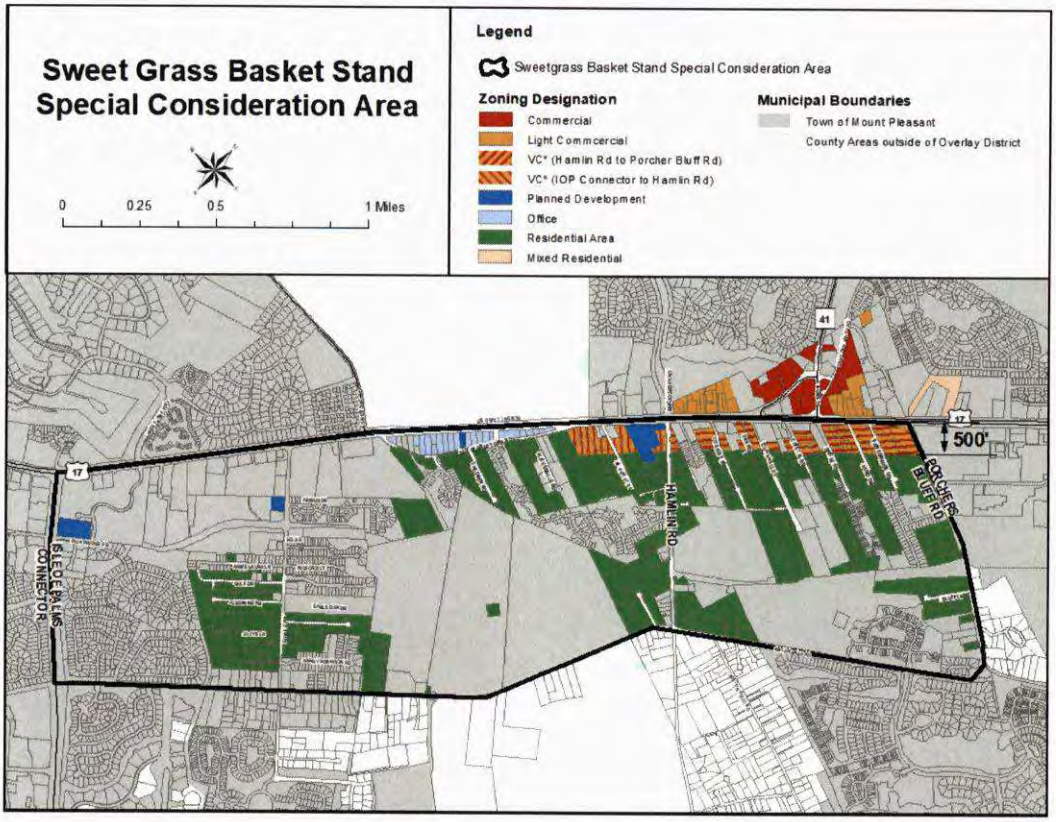
HUNGRYNECK BOULEVARD Area Density/Intensity and DIMENSIONAL STANDARDS	
MINIMUM LOT AREA	4,000 square feet
MINIMUM LOT WIDTH	15 feet
MINIMUM SETBACKS	Equivalent to required buffers
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVERAGE	35% of the buildable area
MAXIMUM BUILDING SIZE	5,000 gross square feet (footprint)
MAXIMUM BUILDING HEIGHT	35 feet as measured from base flood elevation to the peak of the roof, with a maximum of two Stories

5. All Structures, including Accessory Structures shall be limited to a maximum of 5,000 square feet gross Floor Area, provided that Structures between 5,000 and 15,000 square feet, gross floor area, may be approved in accordance with the Special Exception procedures of Article 3.6, *Special Exceptions*, of this Ordinance.
6. Buffers.
   a. Buffers along Hungryneck Boulevard shall comply with the Type C Land Use Buffer standards found in CHAPTER 9, *Development Standards*, of this Ordinance.
   b. All other buffers shall comply with the requirements of CHAPTER 9, *Development Standards*, of this Ordinance.

Map 5.4

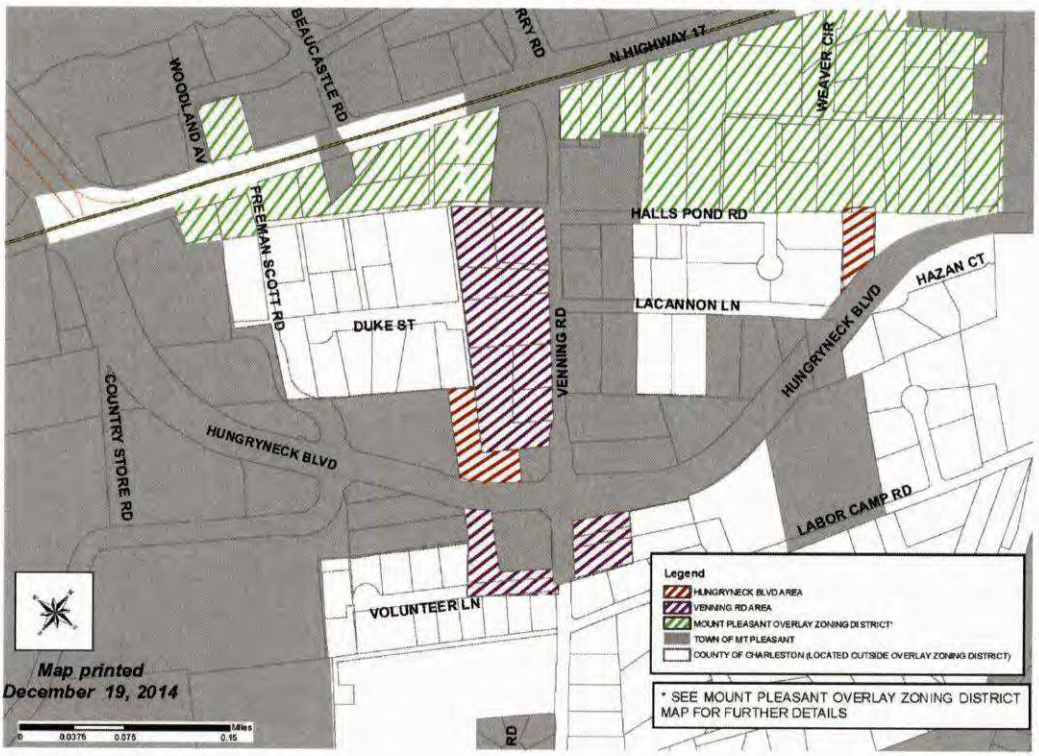

Mount Pleasant
Overlay Zoning District
LONG POINT ROAD
WHIPPLE ROAD
HIGHWAY 17 NORTH
RIFLE RANGE ROAD
CHUCK DAWLEY
BRIDGE VIEW DRIVE
PORCHER BLUFF ROAD
HAMLIN ROAD
Legend
Hungryneck Blvd Area
Venning Rd Area
Sweetgrass Basket Stand Special Consideration Area
Municipal Boundries
Town of Mount Pleasant
County Areas outside of Overlay District
Water Features
River
Marsh
Zoning Designation
Commercial
Light Commercial
VC* (Hamlin Rd to Porcher Bluff Rd)
VC* (IOP Connector to Hamlin Rd)
Industrial
Planned Development
Office
Residential Area
Mixed Residential
Suburban Residential
Special Management
* Village Commercial

Map 5.4.A


Sweet Grass Basket Stand
Special Consideration Area
0
0.25
0.5
1 Miles
Legend
Sweetgrass Basket Stand Special Consideration Area
Zoning Designation
Commercial
Light Commercial
VC* (Hamlin Rd to Porcher Bluff Rd)
VC* (IOP Connector to Hamlin Rd)
Planned Development
Office
Residential Area
Mixed Residential
Municipal Boundaries
Town of Mount Pleasant
County Areas outside of Overlay District
41
17
500'
HAMLIN RD
PORCHER BLUFF RD
SLEEPY ELIS CONNECTOR

Map 5.4.B

HUNGRYNECK BOULEVARD-VENNING ROAD OVERLAY AREA



ARTICLE 5.5 FRC-O, FOLLY ROAD CORRIDOR OVERLAY ZONING DISTRICT

Sec. 5.5.1 Statement of Findings

The Folly Road Corridor Overlay Zoning District (FRC-O) fronts on the east and west sides of Folly Road from its intersection with Tatum Road south to Folly River, as shown on the map titled "Folly Road Corridor Overlay Zoning District." Folly Road is the main Thoroughfare on James Island and the only route leading to Folly Beach. As such, it carries a large number of vehicles each day. Moreover, some of the properties along Folly Road are located within the jurisdictional limits of the Town of James Island, the City of Folly Beach, the City of Charleston, and unincorporated Charleston County. The FRC-O Overlay Zoning District was adopted to implement traffic safety measures, to improve the visual character of the corridor, and to create consistency between the Town of James Island, the City of Folly Beach, the City of Charleston, and unincorporated Charleston County concerning land use and design standards.

Sec. 5.5.2 Purpose and Intent

The purpose of the FRC-O, Folly Road Corridor Overlay Zoning District, is to create a corridor that is well-planned and attractive through the implementation of consistent land use and design standards with adjacent jurisdictions and the utilization of traffic safety measures and access management for vehicles and pedestrians to ensure safe and efficient traffic movement.

Sec. 5.5.3 Effect of Overlay Zoning District

In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. Legally established existing Development that does not meet the requirements as described in this Article shall be considered legal nonconforming and shall be subject to the legal nonconforming requirements of this Ordinance.

Sec. 5.5.4 Applicability

The standards of this Article shall apply to all Development within the FRC-O Overlay Zoning District, as shown on the maps titled "Folly Road Corridor Overlay Zoning District," "North Village Area," "Commercial Core Area," "South Village Area," "Neighborhood Preservation Area," and "Conservation Area," except Single- Family Dwelling Units and Manufactured Housing Units that are not part of a Manufactured Housing Park.

Sec. 5.5.5 Coordination with Adjacent Jurisdictions

A letter of notification to the Town of James Island, City of Charleston, and/or City of Folly Beach shall be required as part of all land Development applications, dependent upon Overlay Zoning District area. The purpose of the notification is to ensure that each jurisdiction is aware of proposed Development.

Sec. 5.5.6 Development Standards and Requirements (All Areas)

The following development standards and requirements apply to all Parcels within the Folly Road Corridor Overlay Zoning District in addition to the requirements described below for each of the five areas. Where no special Folly Road Corridor Overlay Zoning District development standard is stated in this Article, the development standards for the Zoning District that corresponds with the Zoning designation as shown on the applicable Folly Road Corridor Overlay Zoning District map shall apply. All applications shall, at the time application is made, provide proof that the following requirements will be met prior to the issuance of any approvals or Zoning Permits:

A. **Vehicle Access.**

1. All parcels in this Overlay Zoning District with a Zoning designation of RO are allowed one curb cut per 150 feet of road frontage; all other commercial uses are allowed one curb cut every 250 feet.
2. Proposed new access drives shall be a minimum distance of 75 feet from a street intersection measured from the edge of the intersecting Roadway to the beginning of the driveway radius. These minimum spacing requirements shall be increased if a right-turn deceleration lane is required and shall equal the length of the turn lane and taper plus an additional distance of 50 feet.
3. A suitable access management plan demonstrating that the driveway separation requirements can be met shall be submitted. The following techniques may be employed to achieve this result, but the burden of accomplishing the desired effect remains with the Developer of the property:
    a. Aggregation of Parcel;
    b. Parallel frontage or "backage" roads;
    c. Shared Curb Cuts between adjoining properties; and
    d. Shared access Easements between Parcels.

B. **Traffic Study.** A Traffic Impact Study shall be required in accordance with Sec. 9.6, *Traffic Impact Studies*. and shall be provided to the County for review simultaneous with submission of the preliminary site plan for consideration.

C. **Pedestrian Access and Multi-Use Path.** Bike and pedestrian ways shall be included in site design and shall provide a continual link access to adjacent parcels, as well as within the Development area. Grade-separated pedestrian walkways must provide a direct connection from the Street to the main entrance, and to abutting properties. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through Parking Lots or cross driveways and sidewalks may be allowed in Right-of-Way-buffers.

When properties are developed or redeveloped in accordance with Sec. 3.7.1 of this Ordinance, a minimum 12-foot wide multi-use path separated by a landscaped/sodded area from the Folly Road Frontage of each parcel shall be included in the site design. The multi-use path shall also be separated from parking and other vehicular use areas by a minimum five-foot landscaped or sodded area. The multi-use path shall extend the entire length of the property Frontage and may be located fully in the Right-of-Way or on private property with a recorded Easement for the safe movement of pedestrians and maintenance. If the Zoning and Planning Director establishes that the required minimum width of the multi-use path is not feasible based on site conditions, the Zoning and Planning Director may: (1) allow a reduction in the required Right-of-Way buffer to accommodate the minimum required width of the multi-use path; and/or (2) allow a reduction in the required width of the multi-use path. The multi-use path shall have a concrete or asphalt surface as determined by the Zoning and Planning Director. As part of the Site Plan Review application, the Property Owner shall submit all required Encroachment permits and provide written documentation from the City of Charleston that the City will maintain the multi-use path upon approval of Certificates of Occupancy regardless of whether the path is located in a Right-of-Way or Easement. The multi-use path shall be installed and inspected prior to issuance of Certificates of Occupancy.

D. **Bicycle Parking.**

1. One bicycle parking space shall be required per every 10 off-street Required Parking spaces, rounding bicycle parking spaces up when the number is not a of multiple of 10. (six automobile parking spots required = one bicycle parking space; 12 automobile parking spots required = two bicycle parking spaces).
2. Required bicycle parking must meet the following standards:
    a. Bicycle parking must be:
        1. Outside a Building and within 50 feet of the main entrance to the Building as measured along the most direct pedestrian access route, or no further from the Building's main entrance than the closest automobile parking space, whichever is closer;
        2. At the same Grade as the sidewalk or at a location that can be reached by an accessible route; and
        3. If required bicycle parking is not visible from the street or main Building entrance, a sign must be posted at the main Building entrance or in a highly visible and used location indicating the location of the parking.
    b. Bicycle parking must meet the following standards:
        1. Where required bicycle parking is provided in lockers, the lockers must be securely anchored.
        2. Required bicycle parking may be provided in floor, wall, or ceiling racks. Where required bicycle parking is provided in racks, the racks must meet the following standards:
            a. The bicycle frame and one wheel can be locked to the rack with a high security, U-shaped shackle lock if both wheels are left on the bicycle;
            b. A space 2 feet by 6 feet must be provided for each required bicycle parking space, so that a bicycle six feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components;
            c. The rack must be securely anchored and coated in a material that will not damage the bicycle;
            d. Each required bicycle parking space must be accessible without moving another bicycle; and
            e. There must be an aisle at least five feet wide in front and behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the Right-of-Way.
        3. Covered bicycle parking, as required by this Section, can be provided inside Buildings, under roof overhangs or awnings, in bicycle lockers, or within or under other Structures. Where required covered bicycle parking is not within a Building or locker, the cover must be:
            a. Permanent;
            b. Designed to protect the bicycle from rainfall; and
            c. At least seven feet above the floor or ground.
        4. Lighting shall be provided for bicycle parking facilities so that the bicycle parking area is thoroughly visible and illuminated.

E. **Building Height.** Building Height is limited to a maximum of 35 feet as defined in this Ordinance, excluding previously approved Planned Development Zoning Districts.

F. **Signs.** In addition to the requirements in Article 9.8, *Signs*, of this Ordinance all Free-Standing Signs shall meet the following requirements:

1. All Signs shall be Monument style.
2. Signs in the North Village, South Village, Neighborhood Preservation, and Conservation Areas shall not exceed six feet in height and 40 square feet in size.
3. Signs in the Commercial Core Area shall not exceed eight feet in height and 50 square feet in size.
4. Shared shopping center signs shall be allowed with a maximum height of 10 feet and a maximum size of 100 square feet.
5. Internal illumination shall be allowed for Signs in all areas except the Neighborhood Preservation and Conservation Area, where Signs may only be externally illuminated.
6. Electronic Readerboard Signs shall be prohibited.

G. **Uses.** Permitted uses, Prohibited uses, and uses requiring Special Exception are described in each of the five areas below. Firearm Sales shall be permitted only on Parcels in this Overlay Zoning District with a zoning designation of Community Commercial (CC).

H. **Noise.** All Activity must comply with the Charleston County Livability Ordinance. There shall be no pick-up or delivery of trash or merchandise scheduled for businesses in these areas between the hours of 11:00 pm and 7:00 am. Any proposed outdoor use that provides live or amplified music shall comply with the Special Exception provisions contained in this Ordinance.

Sec. 5.5.7 North Village Area (City of Charleston and Charleston County)

The North Village Area extends from Crosscreek/Tatum Street to Oakpoint Road (Ellis Creek area) as illustrated on the FRC-O map entitled "North Village Area." Parcels in this area are within the jurisdiction of the City of Charleston and unincorporated Charleston County. This area currently consists of mixed medium and low intensity commercial uses such as shopping centers, Professional Offices, and vehicle services. Higher intensity residential uses, such as apartment complexes, also exist in this area. This area is intended to have commercial uses that are less intense than those found in the Commercial Core Area, particularly along the north side of Central Park Road and west side of Folly Road. This area is not intended for large scale commercial development such as big box stores or mega-shopping centers. Future development in this area is to be a mix of medium to lower intensity commercial, Office, and residential uses with increased buffers along Folly Road for more intensive commercial uses. The following regulations apply in addition to the requirements of Sec. 5.5.6, *Development Standards and Requirements (All Areas)*, of this Article to unincorporated Parcels along Folly Road as indicated on the map titled "North Village Area":

A. **Permitted Uses.** Permitted uses shall include those uses allowed in the Zoning District that corresponds with the "RO," "GO," "NC," and "CC" Zoning and Future Land Use designation as shown on the Overlay Zoning District Map and as described in Table 6.1-1, *Use Table.*

B. **Prohibited Uses.** Vehicle Sales (new or used); Billboards; Indoor/Outdoor Shooting Ranges; Liquor, Beer or Wine Sales; Hotel or Motel (greater than 10 rooms); and Tattoo Facility uses shall be prohibited in this area.

C. **Uses Requiring Special Exception.** Vehicle Storage; Bar or Lounge; Vehicle and Boat Repair or Service; Restaurant, Fast Food; Service Stations, Gasoline (with or without Convenience Stores); Recreation and Entertainment, Indoor; uses shall require Special Exception approval in compliance with the procedures contained in this Ordinance.

D. **Buffers.**

1. A minimum 25-foot vegetated Right-of-Way buffer shall be required for parcels along Folly Road with a Zoning of CC, NC and GO;
2. A minimum 15-foot vegetated right of way buffer shall be required for parcels along Folly Road with a Zoning of RO;
3. Properties with a Zoning of CC, NC and GO shall be required to have a minimum 20-foot rear vegetated buffer adjacent to residential uses;
4. Properties with a Zoning of RO shall be required to have a minimum 15-foot vegetated rear buffer adjacent to residential uses; and

5. Where appropriate, fencing may be required to screen adjacent or surrounding residential uses. When a minimum six-foot high opaque fence or wall is utilized, the Zoning and Planning Director may reduce the land use buffer by up to one-half its required depth when deemed appropriate; however, no required vegetated buffer shall be less than 10 feet in depth.

Sec. 5.5.8 Commercial Core Area (Town of James Island and City of Charleston)

This Area is the gateway and commercial center to the Town of James Island and extends from Oak Point Road (Ellis Creek Area) to Prescott Street as shown on the FRC-O map entitled "Commercial Core Area." Parcels in this area are primarily within the Town of James Island with a few parcels within the City of Charleston. This area consists of higher intensity commercial uses such as chain-type restaurants, vehicle service and repair, drug stores, and shopping centers with minimal buffering along Folly Road. Future Development in this area is intended for higher intensity commercial uses than those found in the other areas of the corridor. Future Development in this area should place high priority on pedestrian connectivity between businesses and neighborhoods with attractive planted streetscapes and Building architecture. The following regulations apply in addition to the requirements of Sec. 5.5.6, *Development Standards and Requirements (All Areas)*, of this Article to unincorporated Parcels along Folly Road as indicated on the map titled "Commercial Core Area":

A. **Permitted Uses.** Permitted uses shall include those uses allowed in the Zoning District that corresponds with the "CC" Future Land Use designation as shown on the Overlay Zoning District map and as described in Table 6.1.1, *Use Table.*

B. **Prohibited Uses.** Vehicle Sales; Vehicle Storage; Billboards; Indoor/Outdoor Shooting Ranges; Hotel or Motel; and Tattoo Facility uses shall be prohibited in this area.

C. **Uses Requiring Special Exception.** Liquor, Beer, or Wine Sales; Bar or Lounge; Vehicle and Boat Repair or Service; Restaurant, Fast Food; Service Stations, Gasoline; and Recreation and Entertainment, Indoor uses shall require Special Exception approval in compliance with the procedures contained in this Ordinance.

D. **Buffers.**

1. A minimum of a 15-foot vegetated Right-of-Way buffer shall be required along Folly Road.
2. A minimum of a 25-foot rear vegetated buffer shall be required adjacent to residential uses; and
3. Fencing may be required to screen adjacent or surrounding residential uses. When a minimum six-foot high opaque fence or wall is utilized, the Zoning and Planning Director may reduce the land use buffer by up to one-half its required depth when deemed appropriate; however, no required vegetated buffer shall be less than 10 feet in depth.

Sec. 5.5.9 South Village Area (City of Charleston, Town of James Island, and Charleston County)

The South Village area extends from Prescott Street to South Grimball Rd / Grimball Rd. Ext. as illustrated on the FRC-O map entitled "South Village Area." Parcels in this area are within the jurisdiction of the Town of James Island, the City of Charleston, and unincorporated Charleston County. This area currently consists of mixed medium to high intensity commercial Development, such as shopping centers, big box stores, and consumer services along the west side of Folly Road and primarily small scale Office and residential uses along the east side of Folly Road. This area is intended for Development similar to the North Village Area, with less intense commercial Development than the Commercial Core Area, a mix of medium to high intensity uses along the west side of Folly Road, and lower intensity Development on the east side of Folly Road. Future development in this area is to be a mix of commercial and residential uses, with increased Right-of-Way buffers along the west side of Folly Road and increased land use buffers on both sides of Folly Road, when commercial Development occurs adjacent to Single- Family Detached Dwelling Units. The following regulations apply in addition to the requirements of Sec. 5.5.6 , *Development Standards and Requirements (All Areas)*, of this Article to unincorporated parcels along Folly Road as indicated on the map titled "South Village Area":

A. **Permitted Uses.** Permitted uses shall include those uses allowed in the Zoning District(s) that corresponds with the "R-4-", "RO", "NC," and "CC" Zoning and Future Land Use designation as shown on the Overlay Zoning District map and as described in Table 6.1-1, *Use Table.* Civic/Institutional uses as described in Table 6.1-1, *Use Table*, shall be permitted for properties shown in the Civic/Institutional Zoning/Future Land Use designation.

B. **Prohibited Uses.** Vehicle Sales; Billboards; Indoor/Outdoor Shooting Range; Liquor, Beer or Wine Sales; Hotel or Motel (greater than ten rooms), and Tattoo Facility uses shall be prohibited in this Area.

C. **Uses Requiring Special Exception.** Vehicle Storage; Bar or Lounge; Vehicle and Boat Repair or Service; Restaurant, Fast Food; Service Stations, Gasoline; and Recreation and Entertainment, Indoor uses shall require Special Exception approval in compliance with the procedures contained in this Ordinance.

D. **Buffers.**

1. A minimum 15-foot vegetated Right-of-Way buffer shall be required along the east side of Folly Road and a minimum 35-foot vegetated Right-of-Way buffer shall be required along the west side of Folly Road;
2. A minimum 20-foot vegetated rear buffer shall be required adjacent to residential uses; and
3. Fencing may be required to screen adjacent or surrounding residential uses. When a minimum six-foot high opaque fence or wall is utilized, the Zoning and Planning Director may reduce the land use buffer by up to one-half its required depth when deemed appropriate; however, no required vegetated buffer shall be less than 10 feet in depth.

Sec. 5.5.10 Neighborhood Preservation Area (Charleston County and City of Charleston)

The Neighborhood Preservation Area extends from Rafael Lane to Battery Island Drive as illustrated on the FRC-O map entitled "Neighborhood Preservation Area." This area consists primarily of low-intensity residential uses with some commercial development primarily along the northwest area of Folly Road. This portion of the Overlay Zoning District is intended to provide an appropriate transition from the more intense commercial development in the North Village, Commercial Core, and South Village Areas before entering the Conservation Area and the City of Folly Beach The following regulations apply in addition to the requirements of Sec. 5.5.6, *Development Standards and Requirements (All Areas)*, of this Article to unincorporated parcels along Folly Road as indicated on the map titled "Neighborhood Preservation Area":

A. **Permitted Uses.** Permitted uses shall include those uses allowed in the Zoning District that corresponds with the "NC" and "CC" Future Land Use designation as shown on the Overlay Zoning District map and as described in Table 6.1-1, *Use Table*, provided, however that Hotel and Motel uses shall be allowed with a maximum of 10 guest rooms.

B. **Prohibited Uses.** Vehicle Sales; Vehicle Storage; Billboard; Indoor/Outdoor Shooting Range; Restaurant, Fast Food; Service Station, Gasoline; Recreation and Entertainment, Indoor; Vehicle and Boat Repair or Service; and Tattoo Facility uses shall be prohibited in this area.

C. **Uses Requiring Special Exception in the Commercial Area.** Liquor, Beer, or Wine Sales and Bar or Lounge uses shall require Special Exception approval in compliance with the procedures contained in this Ordinance.

D. **Building Size.** No single Building Structure shall exceed 5,000 square feet gross Floor Area.

E. **Buffers.**

1. A minimum of a 25-foot vegetated Right-of-Way buffer shall be required along Folly Road in the commercial area. This buffer may be reduced to 15 feet when there is no parking or vehicular use area between Buildings and Right-of-Way.
2. A minimum of a 20-foot vegetated rear buffer shall be required adjacent to residential uses.
3. Fencing may be required to screen adjacent or surrounding residential uses. When a minimum six foot high opaque fence or wall is utilized, the Zoning and Planning Director may reduce the land use buffer by up to one-half its required depth when deemed appropriate; however, no required vegetated buffer shall be less than 10 feet in depth.

Sec. 5.5.11 Conservation Area (Charleston County and City of Folly Beach)

The Conservation Area extends from Battery Island Drive to the Folly River as illustrated on the FRC-O map entitled "Conservation Area." This Area is intended to be the least intensely developed area of the Overlay Zoning District and is to provide a natural scenic open space before entering the City of Folly Beach, by preserving the marsh views and vistas of this area. This portion of the Overlay Zoning District is intended to provide an appropriate transition from the more intense commercial Development in the North Village, Commercial Core, and South Village Areas, before entering the Conservation Area and the City of Folly Beach, by preserving the existing low Density Residential Character. The following regulations apply in addition to the requirements of Sec. 5.5.6, *Development Standards and Requirements (All Areas)*, of this Article to unincorporated Parcels along Folly Road as indicated on the map titled "Conservation Area":

A. **Permitted Uses.**

1. **Residential, Neighborhood Commercial, and Conservation Zoning Designation**. Permitted uses include those uses allowed in the Zoning District that corresponds with the "R-4" and "NC" Zoning and Future Land Use designation as shown on the Overlay Zoning District Map and as described in Table 6.1-1, *Use Table.*
2. **Water Dependent Commercial Zoning Designation.** Permitted uses include: Seafood-Related Retail Sales; Restaurant, General; Special Event ; Fishing, Hunting, or Recreational Guide Service ; Boat Ramp; Commercial

Dock; and other Accessory Uses, such as accessory Roadside Stands and Sweetgrass Basket Stand uses, as determined appropriate by the Zoning and Planning Director. All uses shall comply with the requirements of this Ordinance including but not limited to the Site Plan Review requirements contained in CHAPTER 3, *Development Review Procedures.*

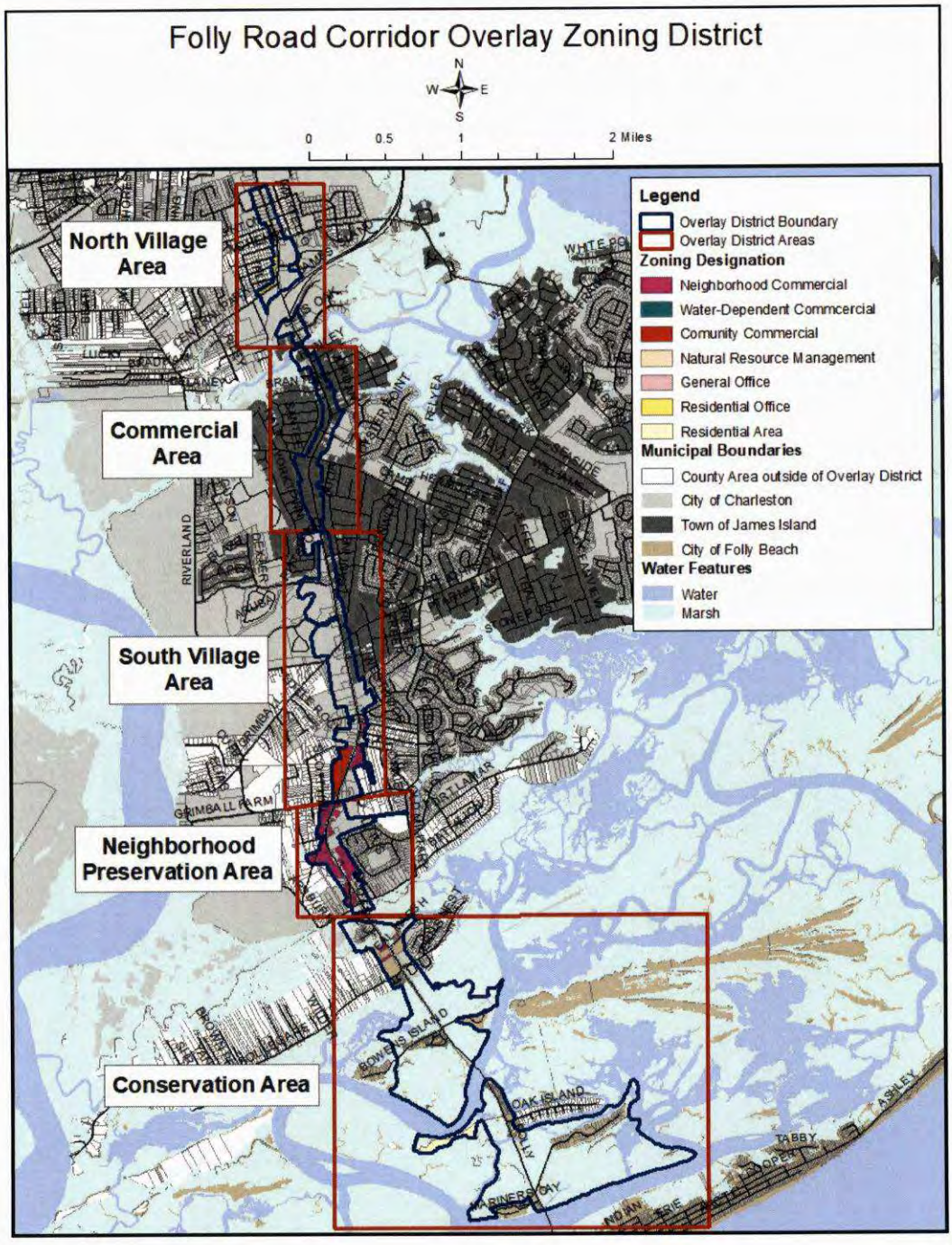
B. **Prohibited Uses.** Vehicle Sales; Vehicle Storage; Billboard; Indoor/Outdoor Shooting Range; Hotel or Motel; and Tattoo Facility uses shall be prohibited in this Area.

C. **Uses Requiring Special Exception in the Commercial Area.** Liquor, Beer, or Wine Sales; Bar or Lounge; Vehicle and Boat Repair or Service; Restaurant, Fast Food; Service Station, Gasoline; and Recreation and Entertainment, Indoor uses shall require Special Exception approval in compliance with the procedures contained in this Ordinance.

D. **Buffers.**

1. A minimum of a 25-foot vegetated Right-of-Way buffer shall be required along Folly Road in the commercial area which may be reduced to 15 feet when there is no parking or vehicular use area between Buildings and Right-of-Way;
2. A minimum of a 20-foot vegetated rear buffer shall be required adjacent to residential uses; and
3. Fencing may be required to screen adjacent or surrounding residential uses. When a minimum six foot high opaque fence or wall is utilized, the Zoning and Planning Director may reduce the land use buffer by up to one-half its required depth, when deemed appropriate; however, no required vegetated buffer shall be less than 10 feet in depth.

Map 5.5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South Village Area
Neighborhood Preservation Area
Conservation Area
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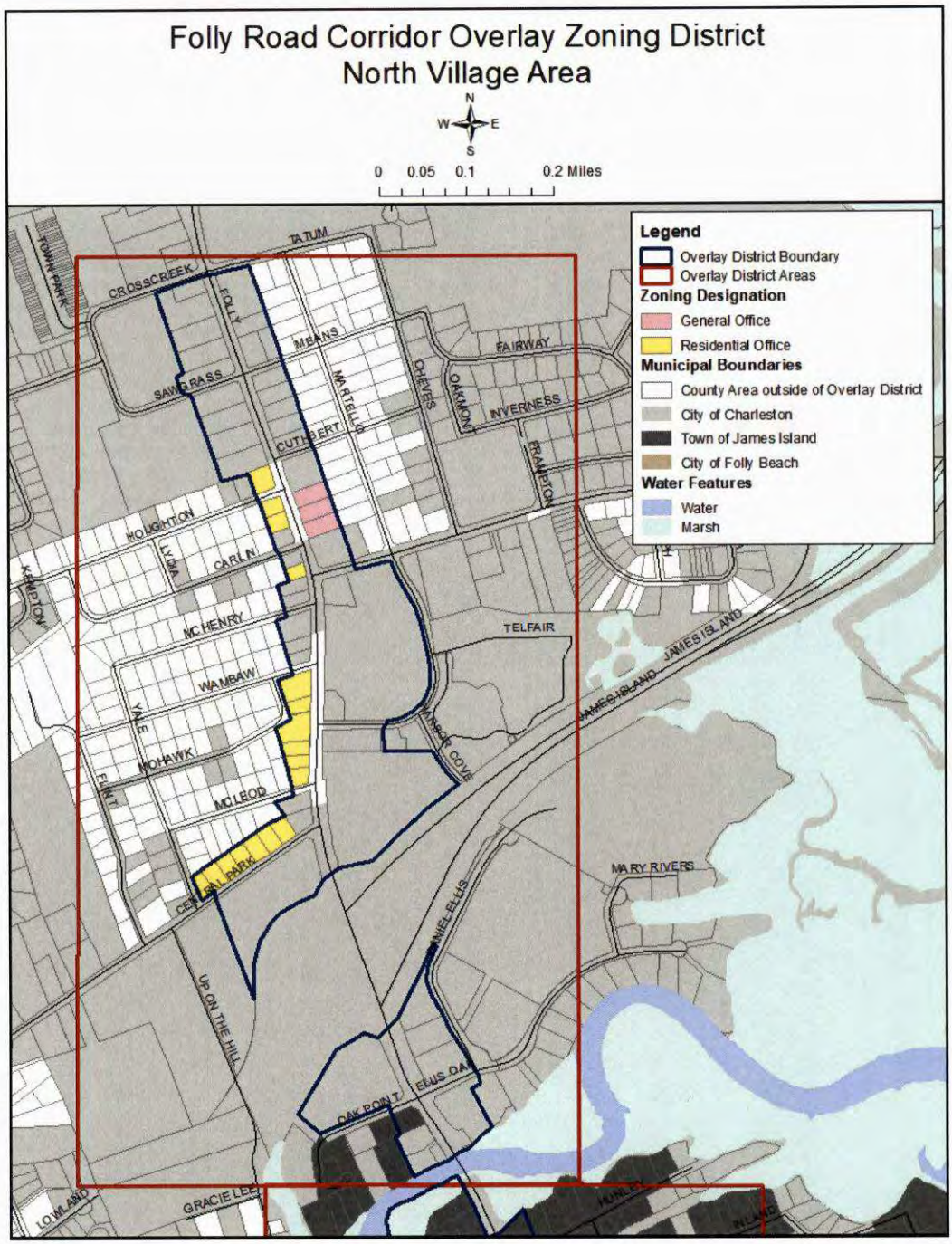
Overlay District Areas
Zoning Designation
Neighborhood Commercial
Water-Dependent Commcercial
Comunity Commercial
Natural Resource Management
General Office
Residential Office
Residential Area
Municipal Boundaries
County Area outside of Overlay District
City of Charleston
Town of James Island
City of Folly Beach
Water Features
Water
Marsh

Map 5.5.A


Folly Road Corridor Overlay Zoning District
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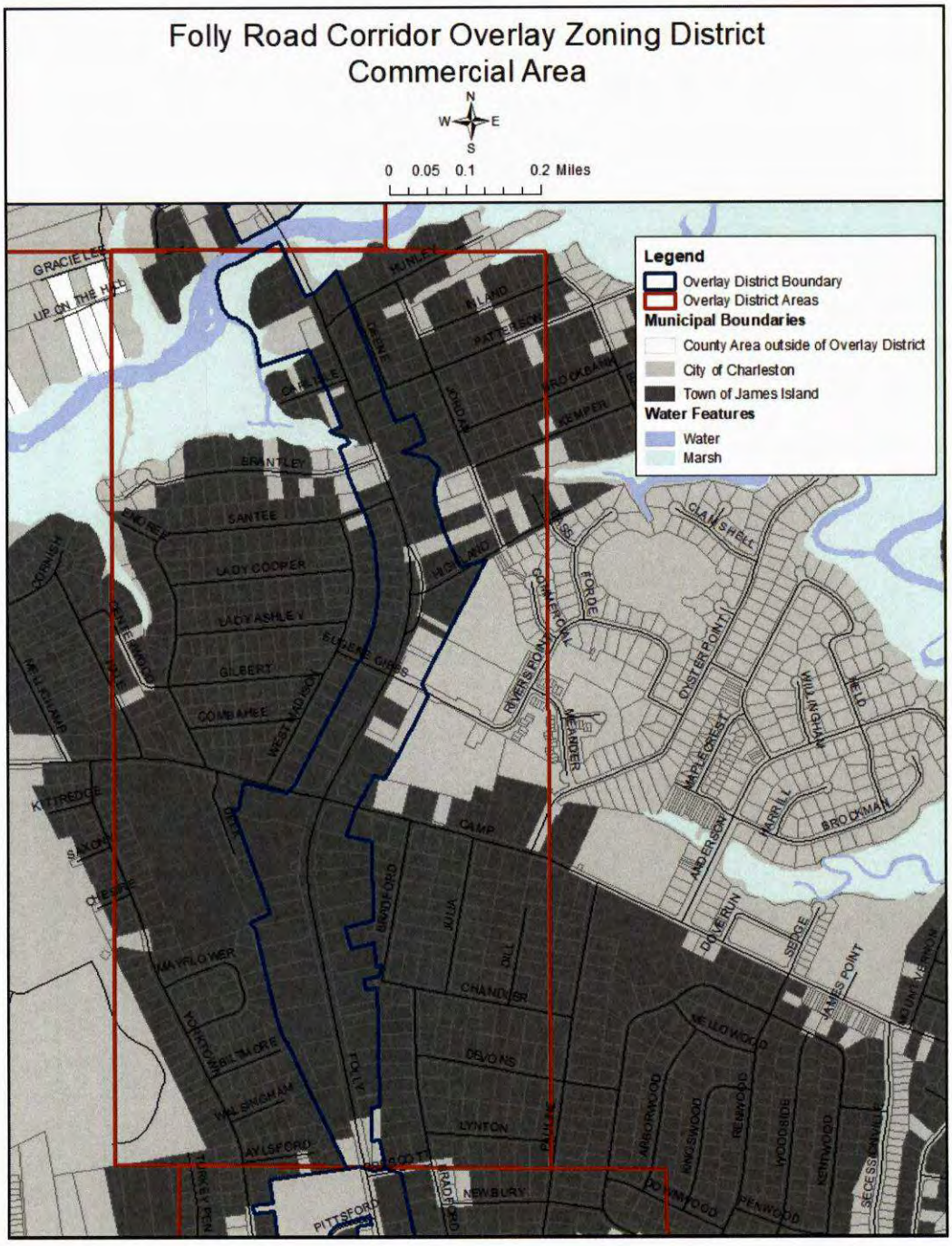
Overlay District Boundary
Overlay District Areas
Zoning Designation
General Office
Residential Office
Municipal Boundaries
County Area outside of Overlay District
City of Charleston
Town of James Island
City of Folly Beach
Water Features
Water
Marsh
TATUM
CROSSCREEK
FOLLY
MEANS
FAIRWAY
SAWGRASS
MARTELLO
CHEVES
OAKMONT
INVERNESS
CUTHBERT
FRAMPTON
HOUGHTON
LYDIA
CARLIN
KRIPTON
MCHENRY
TELFAIR
JAMES ISLAND
WAMBAW
YALE
MOHAWK
ANCHOR COVE
FLINT
MCLEOD
MARY RIVERS
DANIEL ELLIS
UP ON THE HILL
ELLIS OAK
OAK POINT
LOWLAND
GRACIE LEE

Map 5.5.B


Folly Road Corridor Overlay Zoning District
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Municipal Boundaries
County Area outside of Overlay District
City of Charleston
Town of James Island
Water Features
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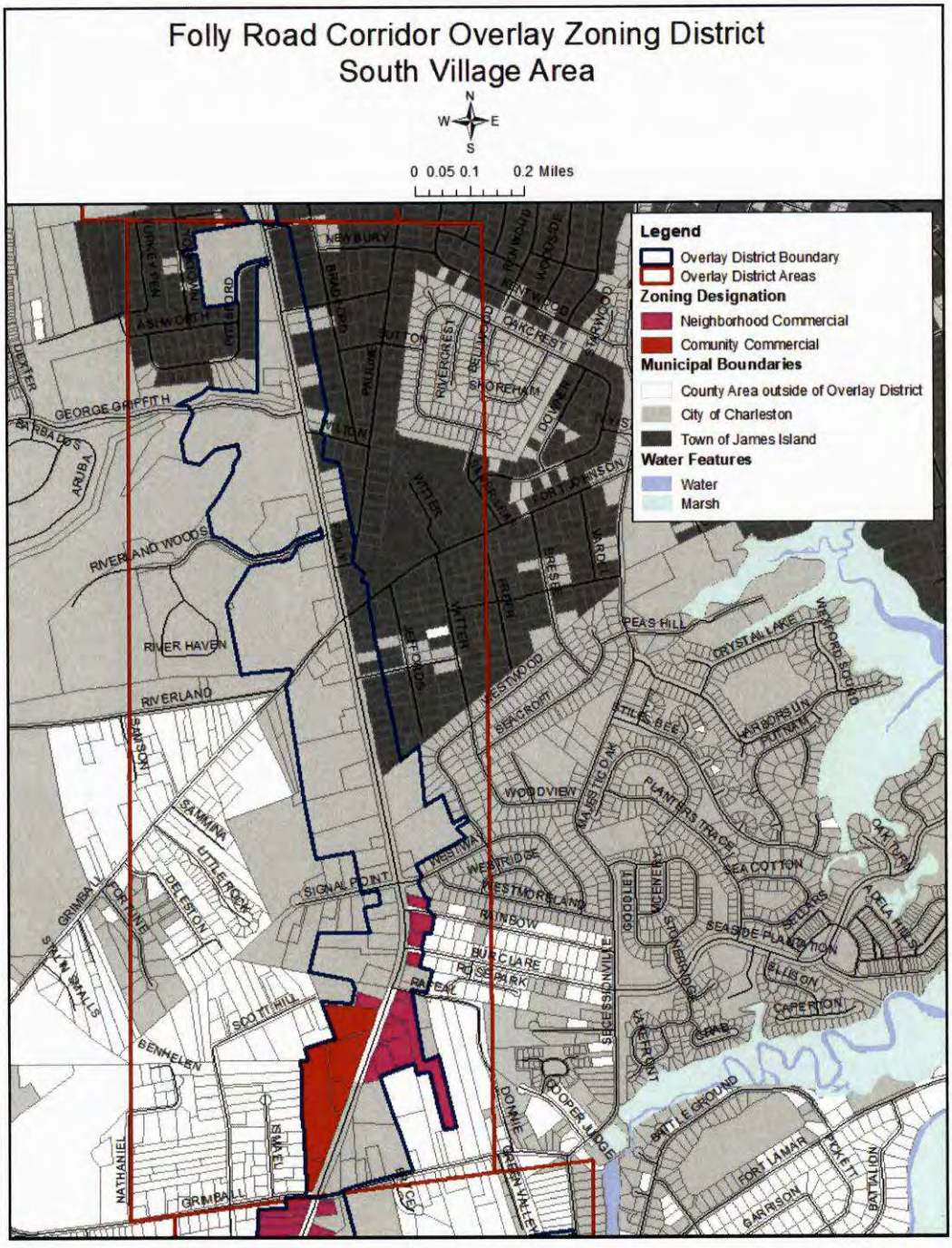
Marsh
GRACIE LEE
UP ON THE HILL
HUNLEY
BLAND
PATTERSON
BROOKDALE
KEMPER
BRANTLEY
SANTEE
LADY COOPER
LADY ASHLEY
GILBERT
COMBAHEE
EUGENE GIESS
WESTMORELAND
KITTREDGE
SAXON
CHESTER
MAYFLOWER
YORKTOWN
WILLIAMSBURG
WILLINGHAM
AYLSFORD
TURKEY PEN
PITTSFORD
NEWBURY
RADFORD
FOLLY
BROADFORD
JULIA
DILL
CHANDLER
DEVONS
LYNTON
PAULINE
CAMP
DELL
CLAM SHELL
FORDE
COMMERCIAL
RIVERS POINT
MEANDER
OYSTER POINT
MAPLE FOREST
WILLINGHAM
HELD
HARRILL
BRODKMAN
ANDERSON
DOVE RUN
SEDGE
JAMES POINT
MELLOWOOD
ARBORWOOD
KINGSWOOD
RENWOOD
WOODSIDE
KENTWOOD
SECESSIONVILLE
POINTWOOD
PENWOOD

Map 5.5.C


Folly Road Corridor Overlay Zoning District
South Village Area
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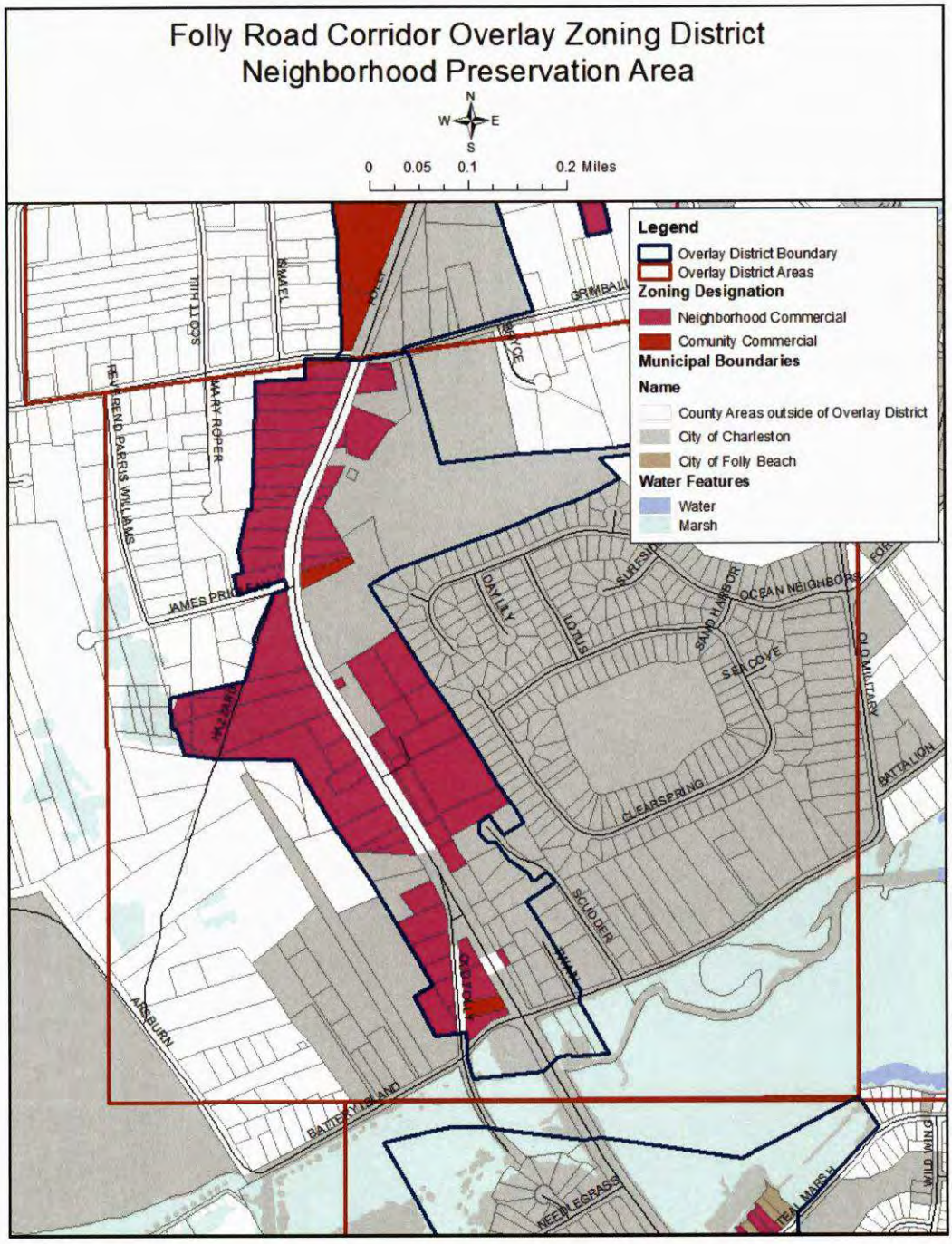
Overlay District Boundary
Overlay District Areas
Zoning Designation
Neighborhood Commercial
Comunity Commercial
Municipal Boundaries
County Area outside of Overlay District
City of Charleston
Town of James Island
Water Features
Water
Marsh
NEWBURY
BRADFORD
ASHWORTH
HUTCHINSON
GEORGE GRIFFITH
BARBADOS
ARUBA
RIVERLAND WOODS
RIVER HAVEN
RIVERLAND
SAMSON
SAMMINA
LITTLE ROCK
DELESTON
GRIMBALL
FORTUNE
SIMMONS WALLS
SCOTT HILL
BENHELEN
NATHANIEL
ISMAEL
GRIMBALL
SIGNAL POINT
WESTMAN
WESTRIDGE
WESTMORELAND
RAINBOW
BUCCLARE
ROSE PARK
RAFFAEL
SECESSIONVILLE
DONNIE
GREEN VALLEY
RACCE
COOPER RIDGE
BATTLE GROUND
FORT LAMAR
GARRISON
FOLLETT
BATTALION
CRAB
KEEFORT
SEASIDE PLANTATION
ELLISON
CAPERTON
SELDERS
ADELA HILLS
OAKHURST
SEA COTTON
PLANTERS TRACE
WOODVIEW
MAJESTIC OAK
STILES BEE
HARBORSLIN
PLANTATION
SEAGROVE
WESTWOOD
PEAS HILL
CRYSTAL LAKE
WEXFORD SQUARE
WITTER
FOLLY
ARCADIA
RESERVE
VARDELL
FORTUNE
DOWNEY
SHOREHAM
OAKCREST
RIVERCREST
SUTTON
PAULINE
MILTON
DEXTER
TURKEY FARM
CHARLESTOWN
HUTCHFORD

Map 5.5.D


Folly Road Corridor Overlay Zoning District
Neighborhood Preservation Area
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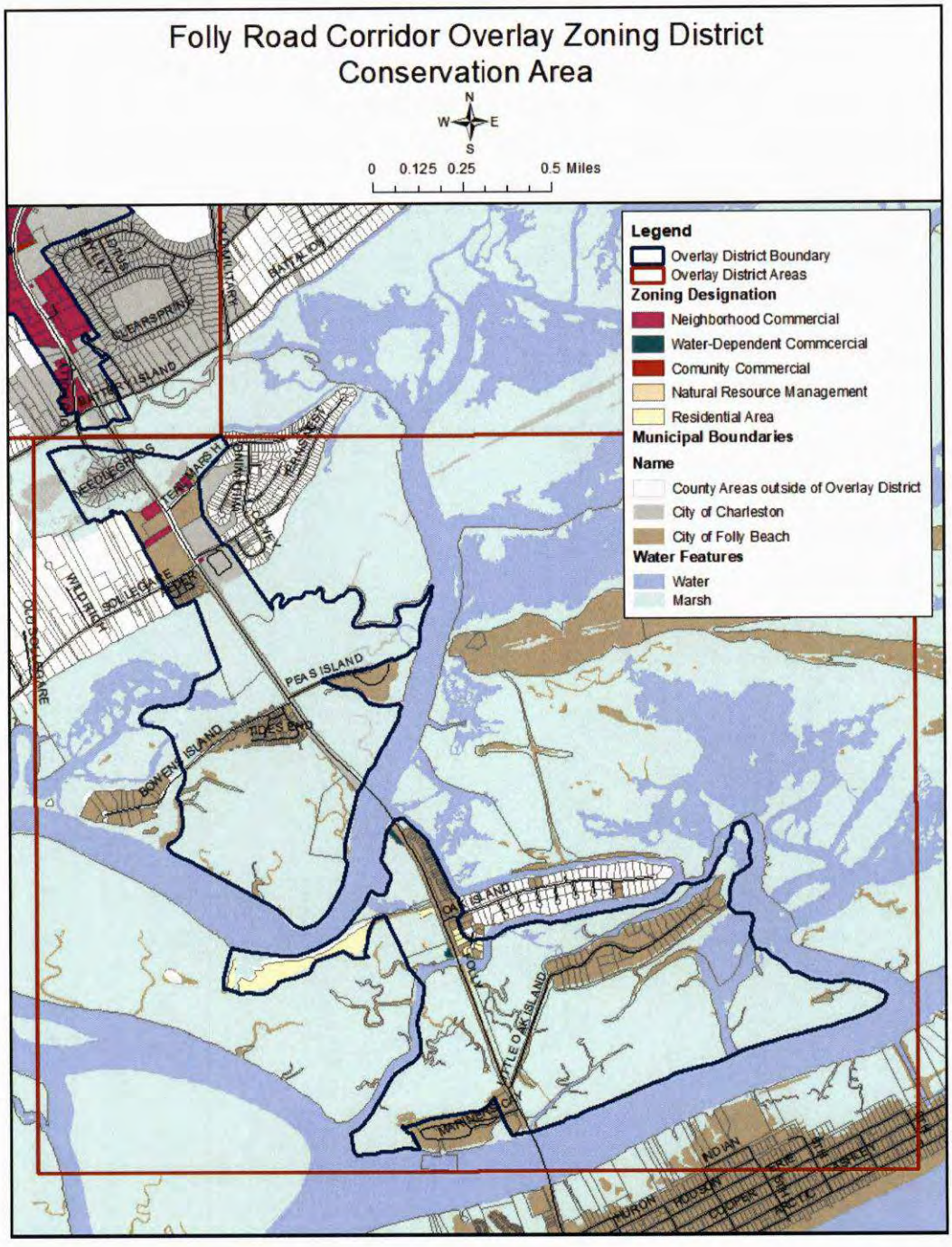
Legend
Overlay District Boundary
Overlay District Areas
Zoning Designation
Neighborhood Commercial
Comunity Commercial
Municipal Boundaries
Name
County Areas outside of Overlay District
City of Charleston
City of Folly Beach
Water Features
Water
Marsh
REVEREND PARRIS WILLIAMS
MARY ROPER
DAYLILY
LOTUS
SAND HARBOR
SEA COVE
OCEAN NEIGHBORS
CLEARSPRING
SCUDDER
ARSBURN
BATTERY ISLAND
NEEDLEGRASS
TEAL MARSH
WILD WING

Map 5.5.E



ARTICLE 5.6 DRC-O, DORCHESTER ROAD CORRIDOR AND ASHLEY SCENIC RIVER CORRIDOR OVERLAY ZONING DISTRICTS

Sec. 5.6.1 Statement of Findings

The DRC-O, Dorchester Road Corridor Overlay Zoning District, straddles Dorchester Road, one of the major thoroughfares in the North Area. This road carries a large number of vehicles each day. Much of the property within the DRC-O Overlay Zoning District is located within the jurisdictional limits of the City of North Charleston, while some property remains within unincorporated Charleston County. The DRC-O Overlay Zoning District was adopted to improve the visual character of the corridor and to create consistency between the County of Charleston and the City of North Charleston concerning land Development regulations.

Sec. 5.6.2 Purpose

The purpose of the DRC-O, Dorchester Road Corridor Overlay Zoning District, is to create a commercial corridor that is well-planned and attractive, through the implementation of consistent design standards.

Sec. 5.6.3 Effect of Overlay Zoning District

In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. Where no special Dorchester Road Corridor Overlay Zoning District regulation is stated in this Article, the applicable regulations of this Ordinance shall apply.

Sec. 5.6.4 Applicability

The DRC-O Overlay Zoning District shall include all parcels of land, any part of which is located within 1,000 feet of Dorchester Road between the Mark Clark Expressway and the north side of North Constellation Drive, as illustrated on the Map titled "Dorchester Road Corridor and Ashley River Corridor Overlay Zoning District." Where no special Dorchester Road Corridor Overlay Zoning District development standard is stated in this Article, the development standards for the Zoning District that corresponds with the Zoning designation as shown on the map titled "Dorchester Road Corridor and Ashley River Corridor Overlay Zoning District" shall apply.

Sec. 5.6.5 Buffers and Screening

A. **Commercial Front Buffers.** The front buffer for commercial and office establishments shall be 15 feet along corridor Rights-of-Way, both public and private. This buffer is intended for aesthetic, rather than screening purposes. The buffer shall contain the following minimum ornamental plantings per 100 linear feet of Frontage:
   1. Three Canopy Trees and two and one-half inches caliper minimum;
   2. Three Understory Trees six to eight feet height minimum; and
   3. 25 Shrubs, three gallon minimum.

B. **Commercial Side and Rear Buffers.** Side and rear buffers shall be provided per the requirements of CHAPTER 9, *Development Standards*, of this Ordinance.

C. **All Buffer Areas.**
   1. All buffer areas must accommodate required plant material within the buffer.
   2. Drainage swales and stormwater detention ponds may be placed in the buffer only when trees are not endangered and only when they meander through the buffer in an unobtrusive manner.
   3. Stormwater detention ponds may not occupy more than 25 percent of the buffer area.
   4. Driveways may pass through a buffer to gain access to parking.
   5. Structures other than permitted Free-Standing Signs may not be placed within the buffer.

D. **Required Screening. The following shall be required:**
   1. **Loading Zones.** Structures shall be oriented so that loading areas are in no manner visible from Residential Zoning Districts, from existing public or private Rights-of-Way, or from planned future public Rights-of-Way. Loading areas may be oriented toward adjoining developed properties, which are commercially zoned, or toward adjoining properties eligible for future commercial Development if they are entirely screened from view by the use of solid fencing or appropriate landscaping.
   2. **Dumpster Screens.** Garbage dumpsters shall be screened and buffered with an eight foot high opaque fence or walls on four sides.

Sec. 5.6.6 Trees

Article 9.2, *Tree Protection and Preservation*, of this Ordinance shall apply to properties within the DRC-O Overlay Zoning District.

Sec. 5.6.7 Signs

A. **Free-Standing Signs.** Must be Monument, Pedestal, or gateway style entrance Sign pair, not to exceed 50 square feet per Sign face and 10 feet in height of the Sign Structure. One sign or gateway style entrance Sign pair shall be permitted per Major Road Frontage.

1. A shopping center may erect one Monument or Pedestal Free-Standing Sign per Street Frontage, up to a maximum of two Signs per center. One square foot of free-standing signage will be permitted per linear foot of shopping center Building Frontage, up to a maximum of 150 square feet per Sign.
2. Internal illumination shall be permitted in areas of 15-foot buffers. No internal illumination shall be permitted for residential Subdivision entrance Signs. In all areas, no flashing or moving Signs shall be permitted.

B. **Wall Signs (Commercial).** One square foot of Wall Signage shall be permitted per each linear foot of Building Frontage, up to and not exceeding 15 percent of the area of the wall on which the Sign is to be displayed.

C. **Material.** Signs shall be fabricated of solid materials such as brick, wood or concrete.

D. **Prohibited Signs.** Off-Premise Signs, Portable Signs, and Temporary Signs shall be prohibited within the DRC-O Overlay Zoning District.

Sec. 5.6.8 Building Materials

No Building elevation constructed of unadorned concrete masonry units or corrugated and/or sheet metal shall front upon any existing public or private Rights-of-Way. Mechanical equipment, whether ground level, raised, or rooftop shall be shielded and screened from public view.

Sec. 5.6.9 Utilities

All Utility lines such as electric, telephone, CATV, or other similar lines serving individual sites as well as all Utility lines necessary within the property shall be placed underground at the time when other requirements of this Ordinance would initiate site plan review. All junction and access boxes shall be screened with appropriate landscaping. All Utility pad fixtures and meters shall be shown on the site plan.

Sec. 5.6.10 Lighting

A. Site lighting shall be from a concealed light source fixture and with effective provisions made to avoid spill-over into adjoining properties, Roadways, or in any way interfere with the vision of oncoming motorists.

B. Lighting fixtures shall be limited in height to 18 feet.

C. Lighting shall be of a directional type, capable of shielding the light source from direct view from any adjoining residential or agricultural parcel and public Right-of-Way.

D. Security lighting shall be provided, particularly at pedestrian walkways.

E. A lighting plan shall be submitted as part of the Site Plan Review Process.

F. All site lighting shall meet the requirements of CHAPTER 9, *Development Standards*, of this Ordinance.

Sec. 5.6.11 Traffic Study

A Traffic Impact Study shall be required in all instances in which the proposed developmental area exceeds five acres. Such Traffic Impact Studies shall be prepared by an independent planning or engineering firm and shall be provided to the County's Zoning and Planning Department for review simultaneous with submission of the preliminary site plan for consideration.

Sec. 5.6.12 Pedestrian Access

A. Grade-separated pedestrian walkways must provide a direct connection from the street to the main entrance, and to abutting properties.

B. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through Parking Lots or cross driveways.

C. All pedestrian access and pedestrian walkways shall meet the standards of CHAPTER 9, *Development Standards*, of this Ordinance.

Sec. 5.6.13 ARSC-O, Ashley River Scenic Corridor Overlay District Statement of Findings

The ARSC-O, Ashley River Scenic Corridor Overlay District includes all unincorporated Charleston County Parcels that border the Ashley River in the North Area of Charleston County. The remaining properties within the ARSC-O Overlay Zoning District are located within the jurisdictional limits of the City of North Charleston. The ARSC-O Overlay Zoning District was adopted to safeguard the historic heritage and scenic beauty of the Ashley River corridor.

A. **Purpose.** The purpose of the ARSC-O, Ashley River Scenic Corridor Overlay Zoning District is to preserve the scenic Ashley River and to create consistency between the County of Charleston and the City of North Charleston concerning land Development regulations by:

1. Safeguarding the historic heritage and scenic beauty of the unincorporated Charleston County Parcels surrounded by the City of North Charleston, by preserving the view shed of National Historic Landmarks & Properties on the National Register of Historic Places, which have been confirmed by the South Carolina Department of Archives and History;
2. Promoting conservation and providing protection by promoting stabilization of the banks of the Ashley River, which are tidally influenced and subject to periodic flooding;
3. Preserving Water quality by protecting the natural environmental qualities of the land and Water;
4. Stabilizing and improving property values in the Ashley River Scenic Corridor Overlay District;
5. Fostering civic beauty;
6. Preserving scenic areas; and
7. Promoting the use and preservation of the Ashley River Scenic Corridor for the education, welfare and pleasure of existing and future residents of Charleston County and the City of North Charleston, along with the general public.

B. **Effect of Overlay Zoning District.** In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. Where no special Ashley River Scenic Corridor Overlay Zoning District regulation is stated in this Article, the applicable regulations of this Ordinance shall apply.

C. **Applicability.** The ARSC-O Overlay Zoning District shall include all unincorporated Charleston County Parcels that border the Ashley River. This district is illustrated on the attached map. The standards of this Article shall apply to all Development within the ARSC-O District including Single-Family Dwelling Units; any proposed use or alteration of an existing use; and land or vegetation disturbance. Where no special Ashley River Scenic Corridor Overlay Zoning District development standard is stated in this Article, the development standards for the Zoning District that corresponds with the Zoning designation as shown on the map titled "Dorchester Road Corridor and Ashley River Corridor Overlay Zoning District" shall apply.

D. **Permitted Uses.** Permitted uses are determined by the corresponding Zoning Districts, as shown on the map titled "Dorchester Road Corridor and Ashley River Scenic Corridor Overlay Zoning Districts."

E. **Setbacks and Buffers.**

1. 50 feet from the OCRM Critical Line of the Ashley River or adjacent lowlands, which lowlands are hereby defined as areas below mean high Water;
2. 50 feet from an established tree line paralleling the Ashley River; or
3. 50 feet from a bluff or cliff overlooking and visible from the Ashley River, whichever is greater.

F. **Tree Protection.** No trees six DBH inches or greater shall be cut or removed from within 50 feet of the edge of the Ashley River or adjacent lowlands as defined in Sec. 5.6.13(E), *Setbacks and Buffers*. Article 9.2, *Tree Protection and Preservation*, of this Ordinance shall apply to properties within the ARSC-O Overlay Zoning District.

G. **Buildings or Structures.**

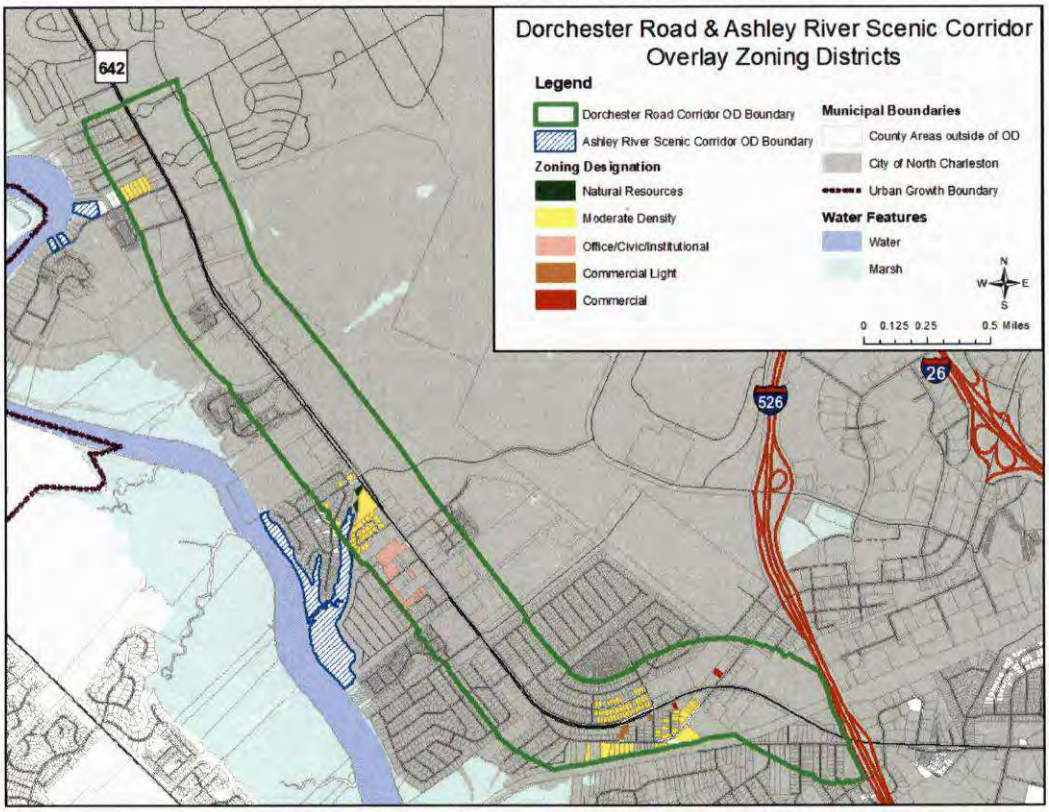
1. No proposed buildings or structures may be erected within 50 feet of the Ashley River and adjacent lowlands as defined in Sec. 5.6.13(E), *Setbacks and Buffers*.
2. No Building or Structure shall extend more than 35 feet above the ground or base flood elevation, whichever is higher.

3. Docks shall be permitted on Lots of record in developed residential areas in accordance with the Ashley River Special Area Management Plan (SAMP), February 1992, or as updated. Docks shall not have roofs or second-story decks. Docks shall be construed of wood and may not be painted. Individual Docks shall be limited in size (pierhead no larger than 100 square feet; a single floating Dock no larger than 128 square feet). No new Marina development or fueling facilities shall be allowed within the ARSC-O Overlay Zoning District.

H. **Other Alterations.**

1. No grading, filing, excavation, or other land-altering activity may be conducted within 50 feet of the ARSC-O Overlay Zoning District and adjacent lowlands, except in accordance with Sec. 5.6.13(H)(3), *Roads and Access.*
2. No impervious surfaces shall be constructed within 50 feet of the ARSC-O District and adjacent lowlands, except in accordance with Sec. 5.6.13(H)(3), *Roads and Access*, herein below.
3. The provisions of the ARSC-O Overlay Zoning District shall not apply to necessary alterations for required roads or for access to the ARSC-O Overlay Zoning District for ingress/egress from any particular tract, provided that no reasonable alternative is available on the tract of land in question and that shoreline alterations are minimized to the greatest extent practicable. The burden of proving that no reasonable alternative is available and that the proposal minimizes shoreline alterations to the greatest extent practicable shall be on the party seeking to make alterations. The party shall submit information to the Zoning and Planning Director for determination of the applicability of this subsection to any particular case.

Map 5.6



ARTICLE 5.7 UB-O, UNIVERSITY BOULEVARD OVERLAY ZONING DISTRICT

Sec. 5.7.1 Statement of Findings

The UB-O, University Boulevard Overlay Zoning District, shall include all parcels of land south of Goose Creek, east of I-26, west of Rivers Avenue/US 52 and generally north of I-26, US 52 and US 78 Connector. Much of the property within the UB-O Overlay Zoning District is located within the jurisdictional limits of the City of North Charleston, while some property remains within unincorporated Charleston County. The UB-O Overlay Zoning District was adopted to improve the visual character of the corridor and to create consistency between the County of Charleston and the City of North Charleston concerning land Development regulations.

Sec. 5.7.2 Purpose

The purpose of the UB-O, University Boulevard Overlay Zoning District, is to create a commercial corridor that is well-planned and attractive through the implementation of consistent design standards.

Sec. 5.7.3 Effect of Overlay Zoning District

In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. Where no special University Boulevard Corridor Overlay Zoning District regulation is stated in this Article, the applicable regulations f this Ordinance shall apply.

Sec. 5.7.4 Applicability

The UB-O Overlay Zoning District shall include all parcels of land south of Goose Creek, east of I-26, west of Rivers Avenue/US 52 and generally north of I-26, US 52, and US 78 Connector. This District is illustrated on the attached map. The standards of this Article shall apply to all Development within the UB-O Overlay Zoning District.

Sec. 5.7.5 Dimensional Standards, Buffers, and Screening

A. **Commercial Front Buffers.** The front buffer for commercial and office establishments shall be 15 feet along corridor Rights-of-Way, both public and private. This buffer is intended for aesthetic, rather than screening purposes. The buffer shall contain the following minimum ornamental plantings per 100 linear feet of frontage:
   1. Three Canopy Trees and two and one-half inches caliper minimum.
   2. Three Understory Trees six to eight feet height minimum.
   3. 25 Shrubs, three gallon minimum.

B. **Commercial Side and Rear Buffers.** Side and rear buffers shall be provided per the requirements of CHAPTER 9, *Development Standards*, of this Ordinance.

C. **All Buffer Areas.**
   1. All buffer areas must accommodate required plant material within the buffer.
   2. Drainage swales and stormwater detention ponds may be placed in the buffer only when Trees are not endangered and only when they meander through the buffer in an unobtrusive manner.
   3. Stormwater detention ponds may not occupy more than 25 percent of the buffer area.
   4. Driveways may pass through a buffer to gain access to parking.
   5. Structures other than permitted Free-Standing Signs may not be placed within the buffer.

D. **Required Screening.**
   1. **Loading Zones.** Structures shall be oriented so that loading areas are in no manner visible from residential districts, from existing public or private Rights-of-Way, or from planned future public Rights-of-Way. Loading areas may be oriented toward adjoining developed properties, which are commercially zoned, or toward adjoining properties eligible for future commercial Development if they are entirely screened from view by the use of solid fencing or appropriate landscaping.
   2. **Dumpster Screens.** Dumpsters shall be screened and buffered with an eight foot high opaque fence or walls on four sides.

E. Where no special University Boulevard Overlay Zoning District development standard is stated in this Article, the development standards for the Zoning District that corresponds with the Zoning designation as shown on the University Boulevard Overlay Zoning District map shall apply.

Sec. 5.7.6 Trees

Article 9.2, *Tree Protection and Preservation*, of this Ordinance shall apply to properties within the UB-O Overlay Zoning District.

Sec. 5.7.7 Signs

A. **Free-Standing Signs.** Must be Monument, Pedestal, or gateway style entrance Sign pair, not to exceed 50 square feet per Sign face and 10 feet in height of the Sign Structure. One Sign or gateway style entrance Sign pair shall be permitted per Major Road Frontage.

   1. **Shopping Center Freestanding Signs.** A shopping center may erect one Monument or Pedestal Free-Standing Sign per Street Frontage, up to a maximum of two Signs per center. One square foot of Free-Standing Signage will be permitted per linear foot of shopping center Building Frontage, up to a maximum of 150 square feet per Sign.
   2. **Illumination of Freestanding Signs.** Internal illumination shall be permitted in areas of 15 foot buffers. No internal illumination shall be permitted for residential Subdivision entrance signs. In all areas, no Flashing or Moving Signs shall be permitted.

B. **Wall Signs (Commercial).** One square foot of wall signage shall be permitted per each linear foot of Building Frontage, up to and not exceeding 15 percent of the area of the wall on which the Sign is to be displayed.

C. **Signage Material.** All Signs shall be fabricated of solid materials such as brick, wood, or concrete.

D. **Prohibited Signs.** Off-Premise Signs, Portable Signs, and Temporary Signs shall be prohibited within the UB-O Overlay Zoning District. Nothing in this section shall be construed to prevent the on-premises display of a single Monument Style for-sale Sign not to exceed 10 square feet in residential areas and 35 square feet in commercial areas.

Sec. 5.7.8 Building Materials

No Building elevation constructed of unadorned concrete masonry units or corrugated and/or sheet metal shall front upon any existing public or private Rights-of-Way. Mechanical equipment, whether ground level, raised, or rooftop shall be shielded and screened from public view.

Sec. 5.7.9 Utilities

All Utility lines such as Electric, telephone, CATV, or other similar lines serving individual sites as well as all Utility lines necessary within the property shall be placed underground at the time when other requirements of this Ordinance would initiate site plan review. All junction and access boxes shall be screened with appropriate landscaping. All Utility pad fixtures and meters shall be shown on the site plan.

Sec. 5.7.10 Lighting

A. Site lighting shall be from a concealed light source fixture and with effective provisions made to avoid spill-over into adjoining properties, Roadways, or in any way interfere with the vision of oncoming motorists.

B. Lighting fixtures shall be limited in height to 18 feet.

C. Lighting shall be of a directional type, capable of shielding the light source from direct view from any adjoining residential or agricultural use or zoned Lot and public Right-of-Way.

D. Security lighting will be provided, particularly at pedestrian walkways.

E. A lighting plan shall be submitted as part of the Site Plan Review Process.

F. All site lighting shall meet the requirements of CHAPTER 9, *Development Standards*, of this Ordinance.

Sec. 5.7.11 Traffic Study

A Traffic Impact Study shall be required in all instances in which the proposed developmental area exceeds five acres. Such Traffic Impact Studies shall be prepared by an independent planning or engineering firm and shall be provided to the County's Zoning and Planning Department for review simultaneous with submission of the preliminary site plan for consideration.

Sec. 5.7.12 Pedestrian Access

A. Grade-separated pedestrian walkways must provide a direct connection from the Street to the main entrance and to abutting properties.

B. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through Parking Lots or cross driveways.

C. All pedestrian access and pedestrian walkways shall meet the standards of CHAPTER 9, *Development Standards*, of this Ordinance.

Sec. 5.7.13 Noise

Businesses utilizing outdoor speaker systems must ensure that noise produced by these systems is not audible beyond the boundaries of the property on which they are located.

Sec. 5.7.14 Residential Uses

A. **Permitted Uses.** The following list of permitted uses are the only uses that shall be permitted in the R-4 Zoning District:

1. Single-Family Dwellings, excluding Manufactured Housing Units.
2. Short-Term Rentals, Limited Home Rental (LHR) subject to the conditions contained in Article 6.8, *Short-Term Rentals.*
3. Short-Term Rentals, Extended Home Rental (EHR) subject to the conditions and Special Exception approval pursuant to Article 6.8, *Short-Term Rentals.*
4. All Development in the R-4 Zoning District shall meet the Density/Intensity and Dimensional Standards of Article 4.12, *R-4, Low Density Residential District*, of this Ordinance.

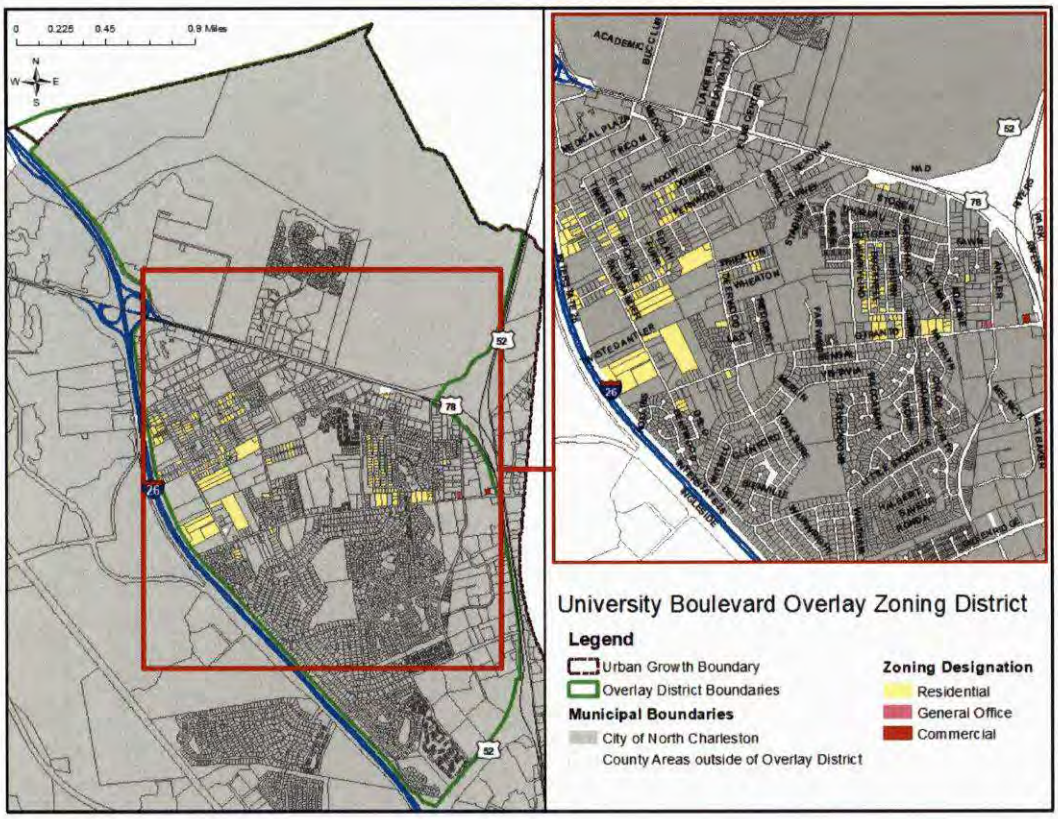
B. **Uses Subject to Conditions.** The following uses shall be permitted in the R-4 Zoning District subject to the stated conditions:

1. Home Occupations that comply with Sec. 6.5.11, *Home Occupations*, shall be permitted.
2. Religious Assemblies and Primary, Secondary, or Pre-Schools, provided the buildings are placed not less than 25 feet from the side and rear property line and that planted buffer strips are created along side and rear property lines.
3. Cemeteries, provided that such use consists of a site of at least one-half acre; such use has a front yard Setback of at least 15 feet; that such use includes no crematorium; and that planted buffer strips are created alongside and rear property lines.
4. Golf Courses or Country Clubs and related facilities, provided that the land area containing the golf course and related facilities is not less than 25 acres. Golf Course or Country Club related facilities include, but are not limited to, clubhouses, Community Recreation facilities, Golf Driving Ranges, Lounges, pro shops, and restaurants.
5. Model homes or real estate community sales centers provided that:
    a. Such uses are constructed as a traditional Single-Family Dwelling or Manufactured Housing Units, however Manufactured Housing Units cannot be used as Single-Family Dwellings;
    b. That no more than one such Structure be established per community or Development;
    c. That no more than three Employees operate at the site;
    d. That commercial use of the Structure shall not occur prior to 8:30 a.m. or after 6:00 p.m.; and
    e. That such commercial retail use of the Structure shall cease upon the later of: (1) expiration of 24 months from the date of its construction; or (2) sale of 90 percent of the marked Lots; and that the Structure shall thereafter be utilized as a Single-Family Dwelling Unit or removed from the site.

C. **Special Exception Uses.** The following use is allowed in the R-4 Zoning District only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance:

1. Community Recreation Center, which for the purpose of this Article shall mean Government owned and operated.

Map 5.7



ARTICLE 5.8 17N-O, HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT

Sec. 5.8.1 Statement of Findings

The 17N-O, Highway 17 North Corridor Overlay Zoning District, is comprised of six Business/Service Nodes located along Highway 17 North in the area between Porcher's Bluff Road/Park West Boulevard and the Charleston County/Georgetown County boundary. The boundaries the Business/Service Nodes are depicted on the maps following this Article. The requirements of this Article do not apply to the areas located outside of the Business/Service Nodes.

The location of the Business/Service Nodes and the requirements of this Article were derived from a community-wide planning effort and intergovernmental coordination between Charleston County and the Towns of Mount Pleasant, Awendaw, and McClellanville. This planning effort originally encompassed the entire area spanning both sides of Highway 17 North between Porcher's Bluff Road/Park West Boulevard and the County boundary, as depicted in the Charleston County *Comprehensive Plan*. The *Comprehensive Plan* identified this area as a priority planning area due to its unique rural and agricultural character, its natural and cultural resources, and the use of Highway 17 North both as a gateway to Charleston County and for everyday access.

The public who participated in this planning effort recognized that commercial uses should be clustered at nodes to prevent strip commercial Development along Highway 17 North and identified the six Business/Service Nodes shown on the Overlay Zoning District maps. The participants also recognized that Development standards are needed to ensure that Development within the Nodes blends in with the surrounding communities, and that an access management plan should be included to ensure properties located within the Nodes have safe access to and from Highway 17 North. Based on these revisions, the geographic area of the 17N-O was limited to six Business/Service Nodes.

This effort resulted in the adoption of the Zoning and Land Development Regulations contained in this Article, as well as additional recommendations to develop a trail system extending the entire length of the District to connect residential areas to business/service areas and historic/cultural areas and to provide connectivity between the Nodes.

Sec. 5.8.2 Purpose and Intent

The purpose and intent of the 17N-O Overlay Zoning District is to implement the Charleston County *Comprehensive Plan,* by creating an overall vision for the future of the Highway 17 North Corridor that is supported by all relevant jurisdictions; developing a plan that coordinates land use and transportation; preserving rural and agricultural landscapes; and encouraging sustainable Development through balanced social, cultural, economic, and environmental considerations. The 17N-O Overlay Zoning District seeks to balance these competing interests by clustering commercial uses at Business/Service Nodes to provide services and employment opportunities to the local population, ensuring development within the Nodes blends in with the surrounding communities, providing access management, and minimizing local traffic on Highway 17 North. The 17N-O Overlay Zoning District also creates the flexibility to develop commercial uses and higher Density residential uses within the identified Nodes, without requiring compliance with Article 3.4, *Zoning Map Amendments (Rezonings),* of this Ordinance, provided that development is in compliance with the regulations of this Article, including the requirements of Table 5.8-1, *Highway 17 North Corridor Overlay Zoning District Use Table,* and all other applicable sections of this Ordinance.

Sec. 5.8.3 Overlay Zoning District Applicability and Effect

A. **Applicability.**

1. The standards of this Article apply to all development within the unincorporated portions of the Business/Service Nodes identified on the maps following this Article.
2. The regulations of this Ordinance do not apply to incorporated properties within Business/Service Nodes; similar regulations have been adopted by the Towns of Awendaw and McClellanville to ensure consistent land use planning in the Nodes.
3. The regulations of this Article do not apply to the properties located outside of the Business/Service Nodes. Instead, the applicable requirements contained in this Ordinance shall apply to properties located outside the Business/Service Nodes.

B. **Effect of Overlay Zoning District.**

1. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control.
2. Development of properties located within the identified Business/Service Nodes shall not require compliance with Article 3.4, *Zoning Map Amendments (Rezonings)* of this Ordinance, provided that such Development is in compliance with the regulations of this Article, including the requirements of Table 5.8-1, *Highway 17 North Corridor Overlay Zoning District Use Table,* and all other applicable sections of this Ordinance.

C. **Developments of Five Acres or Greater.** Developments of five acres or greater in cumulative size located within the Business/Service Nodes that propose Density/Intensity and Dimensional Standards other than those included herein must obtain approval as a Planned Development District under this Article and Article 4.25, *PD, Planned Development Zoning District,* of this Ordinance. As a condition of approval for such Developments, County Council may require demonstrated conformance with the intent of the design guidelines contained herein.

Sec. 5.8.4 Required Coordination with Adjacent Jurisdictions

A Letter of Coordination from adjacent jurisdictions shall be required as part of all land Development applications in the Business/Service Nodes, with the exception of applications for agricultural and Single-Family Detached Dwelling uses. The purpose of the Letter of Coordination is to ensure that the proposed development is consistent with the land uses, Density/Intensity and Dimensional Standards, and design and Development standards adopted by adjacent jurisdictions. Coordination with applicable municipalities will be required.

Sec. 5.8.5 Description of Business/Service Nodes

The Business/Service Nodes identified on the maps following this Article are described below. The uses permitted in each Node are described in Table 5.8-1, contained in Sec. 5.8.7, *Use Regulations.* All Development in these Nodes shall comply with the Density/Intensity and Dimensional Standards and the Development requirements contained in this Article.

A. **10-Mile Neighborhood Business/Service Node.** The 10-Mile Neighborhood Business/Service node is located on the southern side of the intersection of Highway 17 North and Theodore Road, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: 10-Mile Neighborhood Business/Service Node." Gated communities are not permitted within this Node.

B. **Seewee Road Business/Service Node.** The Seewee Road Business/Service Node is located at the intersection of Highway 17 North with Seewee Road and Fifteen Mile Landing Road, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: Seewee Road Business/Service Node."

C. **Awendaw Town Center Business/Service Node.** The Awendaw Town Center Business/Service Node is located on the southern side of the Doar Road/Highway 17 North intersection, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: Awendaw Town Center Business/Service Node."

D. **Northern Doar Road Utilities/Convenience Center Node.** The Northern Doar Road Utilities/Convenience Center Node is located near the northernmost intersection of Doar Road and Highway 17 North, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: Northern Doar Road Utilities/Convenience Center Node and Steed Creek Road Transit Node." This node is located entirely within the Town of Awendaw.

E. **Steed Creek Road Transit Node.** The Steed Creek Road Transit Node is located on the northern side of Highway 17 North where it intersects with Steed Creek Road, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: Northern Doar Road Utilities/Convenience Center Node and Steed Creek Road Transit Node."

F. **McClellanville Highway Commercial District.** The McClellanville Highway Commercial District parallels Highway 17 North in the vicinity of the Town of McClellanville, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District."

Sec. 5.8.6 McClellanville Historic Area

The McClellanville Historic Area is located within the heart of the Town of McClellanville and extends to the east, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: McClellanville Highway Commercial District." Development of the unincorporated Parcels located in this Node shall comply with the uses, Density/Intensity and Dimensional Standards, and development standards contained in this Ordinance .

Sec. 5.8.7 Use Regulations

A. The Highway 17 North Corridor Overlay Zoning District is intended to cluster office and commercial uses in the Business/Service Nodes identified on the maps following this Article. Table 5.8-1 lists the uses permitted in the Business/Service Nodes located in this overlay Zoning District. These use regulations apply only to the unincorporated Parcels located within the Business/Service Nodes. Mixing of permitted uses within the nodes is encouraged.

B. **Table 5.8-1: Highway 17 North Corridor Overlay Zoning District Use Table**. Table 5.8-1 lists the uses permitted in the Business/Service Nodes located within the Highway 17 North Corridor Overlay Zoning District. The following is a description of the codes used in the table:

C.

1. "S" indicates uses permitted only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."
   a. "A" indicates uses permitted by right.
   b. "C" indicates Uses Subject to Conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."
   c. Blank cells indicate uses that are not permitted.

Table 5.8.7-1: Highway 17 North Corridor Overlay Zoning District Use Table

USES	BUSINESS/SERVICE NODES						Conditions
	10-Mile Neighborhood Node	Sewee Road Node	Awendaw Town Center Node	Northern Doar Road Node	Steed Creek Road Node	McClellanville Highway Commercial District Node	
AGRICULTURAL USES							
Horticultural Production	A	A			A	A	Sec. 6.4.1
Agricultural Sales or Services		A				A	Sec. 6.4.44
RESIDENTIAL							
Manufactured Housing Unit	S	S	S	S	S	S	Sec. 6.4.24.B

Table 5.8.7-1: Highway 17 North Corridor Overlay Zoning District Use Table							
USES	BUSINESS/SERVICE NODES						Conditions
	10-Mile Neighborhood Node	Sewee Road Node	Awendaw Town Center Node	Northern Doar Road Node	Steed Creek Road Node	McClellanville Highway Commercial District Node	
Single-Family Detached Dwelling Unit	A	A	A	A	A	A	
Short-Term Rental Property: Limited Home Rental			C	C	C		Art. 6.8
Short-Term Rental Property: Extended Home Rental			S	S	S		Art. 6.8
Mixed Use/Occupancy	C	C	C			C	Sec. 5.8.8(I)
CIVIC/ INSTITUTIONAL							
Court of Law						A	
Adult Day Care Services; Child Care Center; Group Home	A					A	
Historical Sites, Libraries or Archives, Museums, and Fine Arts Centers	A		A			A	
Parks and Recreation; Community Recreation	A	A	A			A	
Pre-schools or Educational Nursery	A					A	
Personal Improvement Education	C					A	Sec. 5.8.8(E)
Postal Service, United States	A		A			A	
Religious Assembly; Business, Professional, Labor, Political, Social or Civic Organization	A	A	A	A	A	A	
Funeral Services						A	
Safety Services	A	A	A	A	A	A	
Utility Service, Major	S	S	S	C	S	S	Sec. 6.4.17
Utility Service, Minor	A	A	A	A	A	A	
HEALTH CARE SERVICES							
Medical Office; Counseling Services	S	A	A			A	Sec. 5.8.8(G)
Health Care Laboratory		A	A			A	
Home Health Agency	A	A	A			A	
Rehabilitation Facility	A	A	A			A	
COMMERCIAL							
USES	BUSINESS/SERVICE NODES						Conditions
	10-Mile Neighborhood Node	Sewee Road Node	Awendaw Town Center Node	Northern Doar Road Node	Steed Creek Road Node	McClellanville Highway Commercial District Node	
ACCOMMODATIONS							
Short-Term Rental Property: Commercial Guest House (CGH)	C	C				C	Art. 6.8
RECREATION AND ENTERTAINMENT							
Eco-Tourism	A	A	A	A	A	A	

Table 5.8.7-1: Highway 17 North Corridor Overlay Zoning District Use Table							
USES	BUSINESS/SERVICE NODES						Conditions
	10-Mile Neighborhood Node	Sewee Road Node	Awendaw Town Center Node	Northern Doar Road Node	Steed Creek Road Node	McClellanville Highway Commercial District Node	
Recreation and Entertainment, Indoor (excluding Outdoor Shooting Ranges)		C	C			C	Sec. 5.8.8(C)
ANIMAL SERVICES							
Veterinary Services	S					A	Sec. 5.8.8(G)
FINANCIAL SERVICES							
Banks and Financial Services	C	C				C	Sec. 5.8.8(A)
FOOD SERVICES & DRINKING PLACES							
Bar or Lounge	C		C			C	Sec. 6.4.15
Catering Service	A		A			A	
Restaurant, General	C	C	C			C	Sec. 6.4.15
OFFICES AND OTHER NONRESIDENTIAL DEVELOPMENT							
Administrative or Business Office; Government Office; Professional Office	A	A				A	
Special Trade Contractor (Office/Storage)	C						Sec. 5.8.8(F)
USES	BUSINESS/SERVICE NODES						Conditions
	10-Mile Neighborhood Node	Sewee Road Node	Awendaw Town Center Node	Northern Doar Road Node	Steed Creek Road Node	McClellanville Highway Commercial District Node	
RETAIL SALES & RETAIL OR PERSONAL SERVICES							
Retail Sales or Services, General	A					A	
Consumer Goods Rental Service						A	
Consumer Convenience Service	A					A	
Convenience Stores	C		A				Sec. 5.8.8(E)
Farmers Market	A	A	A	A	A	A	
Food Sales		A	A			A	Sec. 6.4.43
Funeral Services						A	
Hair, Nail, or Skin Care Services	A					A	
Hardware and Similar Stores, excluding Home Improvement Centers	A					A	
Landscaping and Horticultural Services	C					A	Sec. 5.8.8(H)
Liquor, Beer, or Wine Sales	S					S	
Personal Improvement Service	A					A	
Repair Service, Consumer						A	
Services to Buildings or Dwellings	A					A	
Roadside Stand; Sweetgrass Baskets Stand	C	C	C	C	C	C	Sec. 6.4.58

Table 5.8.7-1: Highway 17 North Corridor Overlay Zoning District Use Table							
USES	BUSINESS/SERVICE NODES						Conditions
	10-Mile Neighborhood Node	Sewee Road Node	Awendaw Town Center Node	Northern Doar Road Node	Steed Creek Road Node	McClellanville Highway Commercial District Node	
Service Station, Gasoline (with or without convenience stores)	S	S			C	S	Sec. 5.8.8(B)
Vehicle and Boat Repair or Service						C	Sec. 5.8.8(B)
ARTISAN AND CRAFTSMAN							
Artisan and Craftsman	C	C	C			C	Sec. 5.8.8(D)
VEHICLE AND WATERCRAFT STORAGE							
Boat Ramp	C					C	Sec. 5.2.4
Community Dock; Commercial Dock; Marina	S					S	Art. 5.2 Sec. 5.2.3 Sec. 5.2.5 Sec. 5.2.6

C. Accessory Uses and Structures customarily incidental and subordinate to any of the uses listed in Table 5.8-1 are permitted, with the exception of accessory drive-through facilities, which are prohibited except as permitted in Sec. 5.8.8(A), *Retail Sales or Services, General and Banks or Financial Services*. All Accessory Uses and Structures shall comply with the requirements contained in this Ordinance.

D. Outdoor, open or field Storage, when accessory to a permitted use, is permitted, provided that:

1. The use conditions contained in Table 5.8-1 do not prohibit outdoor, open or field storage.
2. No such Storage is located within a required Front Setback, or yard fronting on a public Right-of-Way.
3. No proposed Parking Lot spaces are used for the storage of goods or merchandise.
4. No Storage or outdoor sales is proposed which will occupy greater than 30 percent of the Lot Area.
5. Outdoor Storage of waste materials, equipment, supplies, and vehicles are buffered and screened from view of adjacent properties.
6. No burning of material or products is conducted on the premises.
7. No tractor trailer containers are located in outdoor Storage areas.

Effective on: 10/27/2017, as amended

Sec. 5.8.8 Use Conditions

A. **Retail Sales or Services, General; and Banks or Financial Services.** These uses may include drive-through facilities, provided that:

1. No more than two drive-through lanes with 60 feet or less of stacking space per lane shall be permitted for Bank or Financial Service uses. ATM drive-up facilities shall count as one lane.
2. No more than one drive-through lane with 60 feet or less of stacking space per lane shall be permitted for Drug Store and Pharmacy uses.
3. All drive-through facilities and access ways are integrally designed with the Building and do not dominate its design.
4. Drive-through facilities do not face Highway 17 North.

B. **Vehicle and Boat Repair and Service and Service Stations, Gasoline.** These uses are permitted provided that:

1. All Service and repair is conducted within 30feet of the Principal Building.
2. There shall be no access towards or through adjoining residential districts.
3. No junked, salvaged, or abandoned vehicles, or parts thereof, shall be stored on the premises.

4. Such uses shall be so arranged as to require all servicing on the premises and outside the public Rights-of-Way and no gasoline pump or air outlet shall be placed closer than 20 feet to any property line.

C. **Recreation and Entertainment, Indoor.** These uses are permitted provided that:
   1. Such use is not located within 150 feet of residentially zoned or used property.
   2. There shall be no access to adjoining residential districts.
   3. Such use shall not operate between the hours of 12:00 a.m. and 11:00 a.m.
   4. Indoor Shooting Ranges are prohibited.

D. **Artisan and Craftsman.** These uses are permitted provided that:
   1. Such uses shall not cause injurious or obnoxious noise, Vibrations, smoke, gas, fumes, odors, dust, fire hazards, radiation, or other conditions harmful or objectionable to adjacent or nearby properties are prohibited.
   2. All truck parking or loading facilities are located to the side or rear of the Building, outside required landscaped yards, and screened from public Rights-of-Way and/or adjacent property zoned or used for residential purposes.
   3. Outdoor Storage of materials is prohibited.
   4. Operation of this use does not create noise in excess of 80 dB, as measured at the property boundary of the noise source using the fast meter response of a sound level meter, reduced to 70 dB maximum between the hours of 7 p.m. and 7 a.m.
   5. Artisan and Craftsman uses shall comply with the requirements listed above and shall be limited to a maximum Floor Area of 2,000 square feet, and five non-resident Employees.

E. **Personal Improvement Education and Convenience Stores.** In Zoning Districts subject to conditions (C), these uses shall have a maximum Floor Area of 5,000 square feet.

F. **Special Trade Contractors (Offices/Storage).**
   1. This use shall have a maximum Floor Area of 5,000 square feet; and
   2. Outdoor Storage of vehicles, materials, and equipment shall be prohibited.

G. **Veterinary Services and Medical Office, and Counseling Service.** In Business/Service Nodes where these uses are subject to Special Exception (S) requirements, such uses shall have a maximum Floor Area of 5,000 square feet and shall require review and approval through the Special Exception procedures contained in this Ordinance.

H. **Landscaping and Horticultural Service.** In Business/Service Nodes where this use is subject to conditions (C), the following requirements shall apply:
   1. A Structure or Structures used for Landscaping and Horticultural Services shall have a maximum combined Floor Area of 2,000 square feet;
   2. Large vehicles, equipment and machinery shall be housed inside a Building or sufficiently screened from view of adjoining properties or public roads by way of fencing or landscaping;
   3. Aggregate materials such as mulch, sand, gravel, or similar materials shall be kept in bins or sufficiently screened from view of adjoining properties or public roads by way of fencing or landscaping;
   4. Plants and other merchandise or materials shall be kept in a neat and orderly fashion on the premises; and
   5. All of the preceding shall be indicated on an approved site plan for the property.

I. **Mixed Use/Occupancy**
   1. A maximum of 50 percent of the total combined Floor Area (including all floors in all Buildings) may be dedicated to residential uses.
   2. All other applicable requirements of this Article shall apply.

Sec. 5.8.9 Density/Intensity and Dimensional Standards

The Density/Intensity and Dimensional Standards listed in Table 5.8.9, below, shall apply to all properties in the Business/Service Nodes:

TABLE 5.8.9: HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT DENSITY/INTENSITY AND DIMENSIONAL STANDARDS [1]	
MINIMUM LOT AREA	1 acre
MINIMUM LOT WIDTH	150 feet
MINIMUM SETBACKS	
Adjacent to Highway 17 North	100 feet [2]
Front (other than frontage on Hwy 17 N)	50 feet
Side and Rear (double frontage Setback requirements apply to Corner Lots)	20 feet
OCRM CRITICAL LINE	50 feet
MINIMUM DISTANCE BETWEEN STRUCTURES LOCATED ON AN INDIVIDUAL LOT OR BUILDING SPACE	20 feet, provided that covered walkways connecting Buildings or connecting Buildings with parking areas may traverse such space.
MAXIMUM BUILDING HEIGHT	40 feet
MAXIMUM NET RESIDENTIAL DENSITY – MIXED OCCUPANCY (Developments containing commercial/office and residential uses)	Two Principal Dwelling Units per acre in all Nodes with the exception of the 10-Mile Neighborhood Node, where six Principal Dwelling Units per acre are permitted.
MAXIMUM IMPERVIOUS SURFACE COVERAGE (excludes marsh or natural water areas)	25 percent
MAXIMUM BUILDING SIZE	a. No single Building shall exceed 5,000 square feet of gross Floor Area. b. Where in conflict, the Building size provisions listed in Sec. 5.8.8, *Use Conditions*, shall take precedence. c. Structures of up to 15,000 square feet in size may be approved in accordance with the Special Exception procedures contained in Article 3.6 of this Ordinance.
MINIMUM LANDSCAPED OPEN SPACE [3]	20 percent

1. The Waterfront Development Standards contained in Chapters 4, *Base Zoning Districts*, and 9, *Development Standards*, of this Ordinance apply.
2. Setback adjacent to Highway 17 North may be reduced to no less than 50 feet, provided that:
   a. No Structures or uses are proposed to be located between the Principal Building and the road Right-of-Way.
   b. The Principal Structure(s) is designed with two principal Facades; one facing Highway 17 North, the other facing the Principal Building entrance or other public Right-of-Way.
   c. All other proposed Development activity is physically designed, landscaped, and oriented such that it is compatible with surrounding Structures built in accord with the design guidelines included within this Ordinance.
3. Open Space areas shall be provided on all sites, including landscaped areas or courtyards. Wherever possible, outdoor "spaces" or gathering areas should be created within these Open Space areas of the project, through the use of appropriate Street furniture strategically placed for the benefit of non-motorists.

Sec. 5.8.10 Development Standards

The following development standards apply to all development in the Business/Service Nodes with the exception of agricultural uses and Single- Family Dwelling Units.

A. Developments of five acres or greater in cumulative size, proposing Density/Intensity and Dimensional Standards other than those listed above, must obtain approval as a Planned Development District under this Article and Article 4.25, P*D, Planned Development Zoning District*, of this Ordinance. As a condition of approval for such Developments, County Council may require demonstrated conformance with the intent of the design guidelines contained herein.

B. All proposed Developments shall have a means of water provision and wastewater disposal in accordance with this Ordinance.

C. All buffers and landscaping shall comply with CHAPTER 9, *Development Standards*, of this Ordinance with the exception of the following:

1. A minimum 50-foot vegetated Right-of-Way buffer shall be required along Highway 17 North.
2. A minimum 25-foot vegetated buffer shall be required at the rear or adjacent to residential uses.
3. All vegetation within required buffers must be retained.
4. Where appropriate, fencing may be required to screen adjacent or surrounding residential uses.
5. Sweetgrass Baskets Stands are permitted within required buffers provided that they comply with Sec. 6.4.58, *Roadside Stand or Sweetgrass Basket Stand*, of this Ordinance.

Right-of-Way Buffers

D. **Building Orientation.** Building orientation shall comply with the standards contained in this Article and CHAPTER 9, *Development Standards*, of this Ordinance.

E. **Access.**

1. The property or properties shall have a minimum combined Frontage of 250 feet along Highway 17 North.
2. Properties in all Business/Service Nodes shall have a single shared access from Highway 17 North or, if located on a Corner Lot, shared access shall be provided from the secondary road.
3. Shared access locations on Highway 17 North shall be separated by a minimum of 250 feet.
4. Vehicular access from Streets and highways to properties shall be confined to access drives not exceeding 30 feet in width at the Street Line.
5. Inter-Parcel connections between sites fronting on Highway 17 North shall be required for each proposed Development to facilitate use of these shared access points.

Shared Access

F. **Open Spaces.** Open Space areas shall be provided on all sites, including landscaped areas or Courtyards. Wherever possible, outdoor "spaces" or gathering areas should be created within these Open Space areas of the project, through the use of appropriate Street furniture strategically placed for the benefit of non-motorists.

G. **Walls of Continuity.** Physical components such as brick walls, wrought iron or wood fences, tabby, evergreen landscape masses, Building Facades, or a combination of these should provide cohesiveness between Parcels within the Node. Walls and Fences shall harmonize with the site and Building(s) on it in scale and materials. They shall respect existing natural features of the site, shall not dominate the Buildings or landscape, and shall be integrated with plantings.

H. **Architectural Standards and Building Materials.** All Structures shall comply with the Development standards contained in CHAPTER 9, *Development Standards*, of this Ordinance provided that:

1. The roofs of all Structures shall be pitched.
2. All Structures, both principal and accessory, shall use a uniform rural village architectural theme applied through appropriate use of scale, proportion, detail, materials, color, and landscape treatment.
3. Unfinished metal and concrete Facades shall be prohibited on all sides of the Structure.
4. Glass Facades shall not exceed 30percent of the Building face/elevation.
5. A minimum of one-third of the front street-side Façade shall either be a covered porch, overhang, or other similar architectural feature.
6. Buildings shall have wooden, brick, finished architectural grade metal, or shell Stone exterior appearance.
7. The following shall apply regarding Building colors:
   a. Color shades shall be used to unify the Development;
   b. Color combinations of paints shall be complementary;
   c. In no case shall garish colors be permitted; and
   d. In general, no more than three different colors per Building shall be allowed.
8. Building designs shall not utilize long monotonous Facades, including, but not limited to, those characterized by unrelieved repetition of shape or form, or by unbroken extension of line. All sides of any Building shall have the same attention to detail and appearance.
9. All proposed Development shall be sited and configured in a manner that preserves existing natural features. New construction shall be clustered to preserve Grand Trees, groups of Trees and other significant landscape features.

Architectural Standards & Building Materials

I. **Pedestrian Access.**

1. Bike and pedestrian ways shall be included in site design and shall link access to adjacent Parcels, as well as within the Development area;
2. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through Parking Lots or cross driveways; and
3. All pedestrian access and pedestrian walkways shall meet the standards of Chapter 9, *Development Standards*, of this Ordinance; however, pervious surface walkways are encouraged when deemed appropriate to surrounding Development characteristics by the Zoning and Planning Director.

Pedestrian Access

J. **Signage.**

1. All Free-Standing Signs shall be Monument style;
2. Shared Free-Standing Signs shall be allowed in accordance with Chapter 9, *Development Standards*, of this Ordinance.
3. Free-Standing Signs shall not exceed 10 feet in height and 50 square feet of sign area.
4. Sign Illumination.
   a. Illuminated Signs located adjacent to any residential area shall be controlled so as not to create excessive glare to properties within adjacent residential areas. Footcandles shall be reduced by one-half the allowable footcandle after hours of operation.
   b. LED Signs are prohibited;
   c. No illumination that simulates traffic control devices or emergency vehicles shall be used.
   d. All illumination must be from a steady, stationary light source.
   e. Internal Illumination.
      i. Internally Illuminated Signs must be constructed of routed aluminum or similar opaque material so that only letters, numbers, and/or logos are illuminated.
      ii. Signs shall not have light reflecting backgrounds or letters.
      iii. All finishes shall be a matte finish.
   f. External Illumination.
      i. Illumination shall be from a steady stationary light source, shielded, and directed solely at the Sign.
      ii. Light sources to illuminate Signs shall be shielded as to not cause glare hazardous to pedestrians or vehicle drivers or so as to create a nuisance to adjacent properties.
      iii. The intensity of light shall not exceed 20 footcandles at any point on the Sign face.
      iv. The color of light sources to illuminate Signs shall be white.
      v. Signs shall not have light-reflecting backgrounds or letters.
5. All other Sign requirements, including requirements for Wall Signs, shall comply with the requirements contained in CHAPTER 9, *Development Standards*, of this Ordinance.

K. **Lighting.** All site lighting shall comply with the Development standards contained in CHAPTER 9, *Development Standards*, of this Ordinance, provided that all site lighting must match the architectural theme of the Buildings and Development and poles shall not exceed 19 feet in height.

L. **Parking and Loading Design.**

1. All parking and loading areas shall comply with the Development standards contained in Chapter 9, *Development Standards*, of this Ordinance, provided that all off-street parking spaces shall be located behind or beside the Principal Use.
2. Impervious materials shall comprise no more than 15 percent of the total Parking Lot area. Pervious materials such as gravel, earth, pavers, or sandshell shall be used for the remainder of the Parking Lot area. The amount of impervious Parking Lot coverage may be increased to no more than 25percent, if reviewed and approved through the Special Exception procedures contained in this Ordinance.

3. Loose aggregate in the form of shell, small rock, and crushed stone are encouraged. When loose aggregates are used, they shall be placed over a compacted base material with containment for the aggregate on the edges. The edging may be of a variety of rigid products including metal edging brick, concrete Curb, landscape timbers, and similar sturdy products.

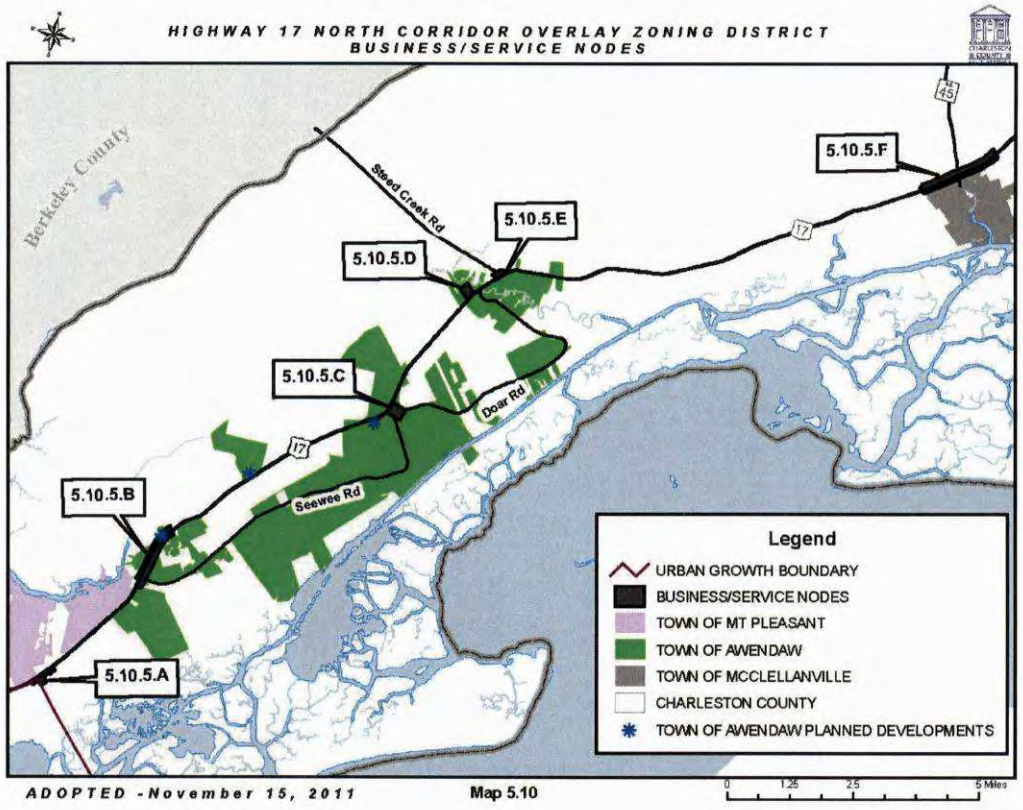
Parking Design

M. **Service Areas.** Site design shall consider the placement and screening of service areas and auxiliary Structures. Structures shall be oriented so that loading areas are in no manner visible from residential districts or existing or planned public Rights-of-Way. Loading areas may be oriented towards adjoining developed properties within the Node, only if they are entirely screened from view by the use of fencing which is compatible with the overall architectural design of the project and are appropriately landscaped. Mechanical equipment, service areas and means of access (i.e. delivery areas) shall not be on the primary Facades of Buildings, in front yard areas, or otherwise visible from public Right-of-Ways. Mechanical equipment shall be shielded and screened from public view and designed to be an integral part of the Building it serves.

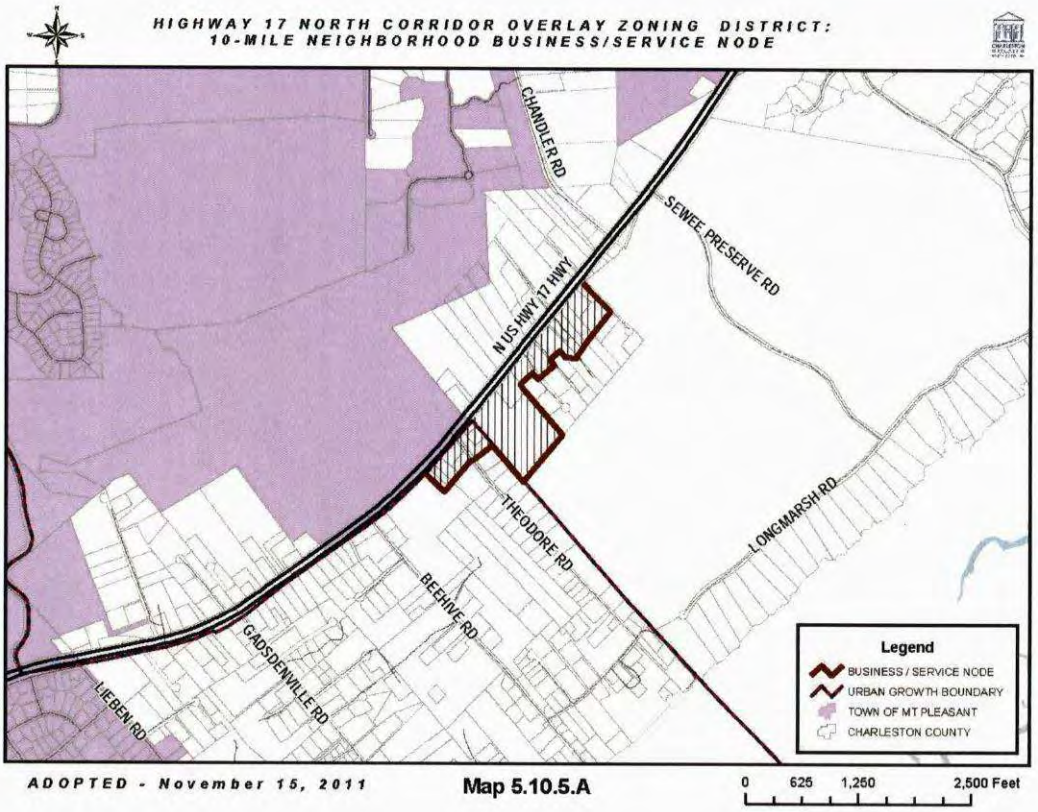
N. **Utility Lines.** All new or relocated electrical, telephone, cable television, and similar distribution lines providing service to a Development site shall be installed underground.

O. **Tree Preservation.** Article 9.2, *Tree Protection and Preservation*, of this Ordinance shall apply to all Development with the Business/Service Nodes, provided that all vegetation within all required buffers shall be retained.

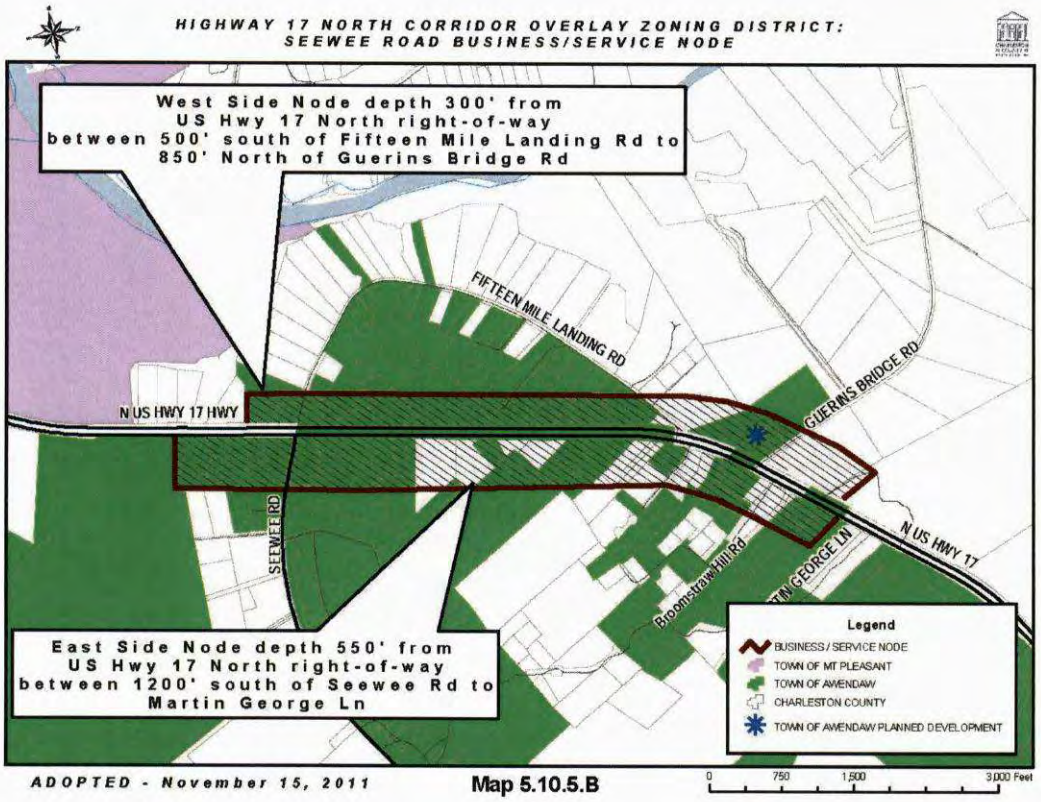
Map 5.8


HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT
BUSINESS/SERVICE NODES
Berkeley County
Steed Creek Rd
5.10.5.F
5.10.5.E
5.10.5.D
5.10.5.C
Doar Rd
17
Seewee Rd
5.10.5.B
5.10.5.A
Legend
URBAN GROWTH BOUNDARY
BUSINESS/SERVICE NODES
TOWN OF MT PLEASANT
TOWN OF AWENDAW
TOWN OF MCCLELLANVILLE
CHARLESTON COUNTY
TOWN OF AWENDAW PLANNED DEVELOPMENTS
ADOPTED -November 15, 2011
Map 5.10
0 1.25 2.5 5 Miles

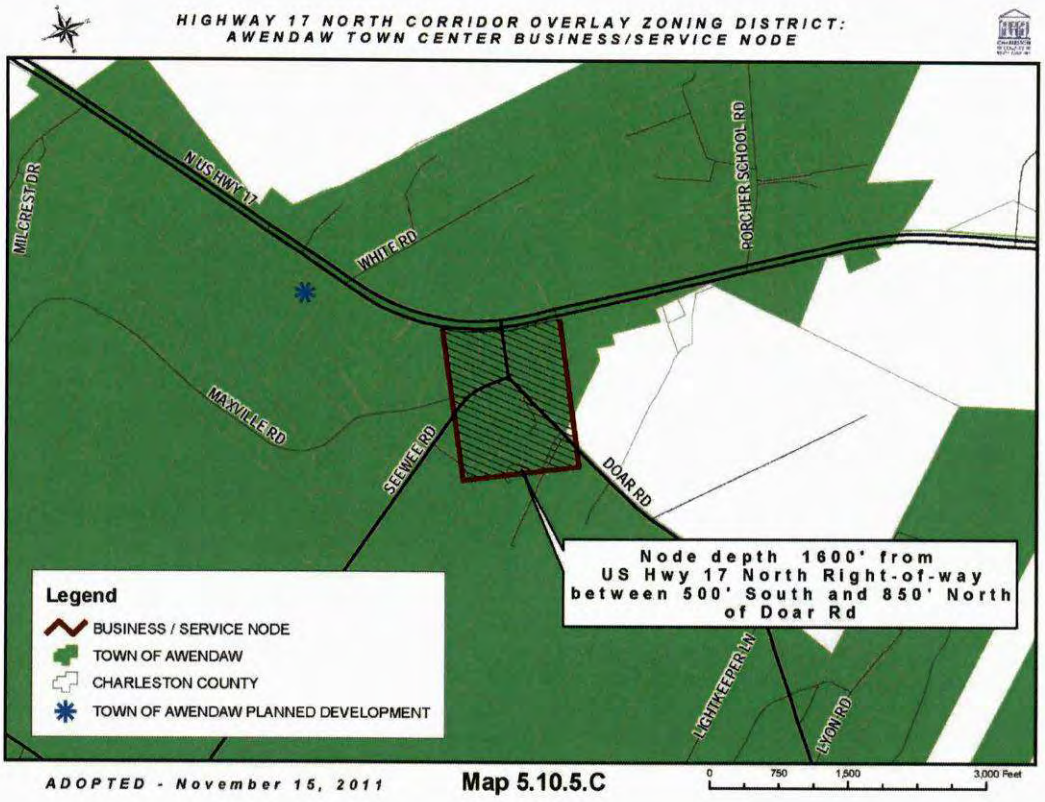
Map 5.8.A


HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT:
10-MILE NEIGHBORHOOD BUSINESS/SERVICE NODE
CHANDLER RD
SEWEE PRESERVE RD
N US HWY 17 HWY
THEODORE RD
LONGMARSH RD
BEEHIVE RD
GADSDENVILLE RD
LIEBEN RD
Legend
BUSINESS / SERVICE NODE
URBAN GROWTH BOUNDARY
TOWN OF MT PLEASANT
CHARLESTON COUNTY
ADOPTED - November 15, 2011
Map 5.10.5.A
0 625 1,250 2,500 Feet

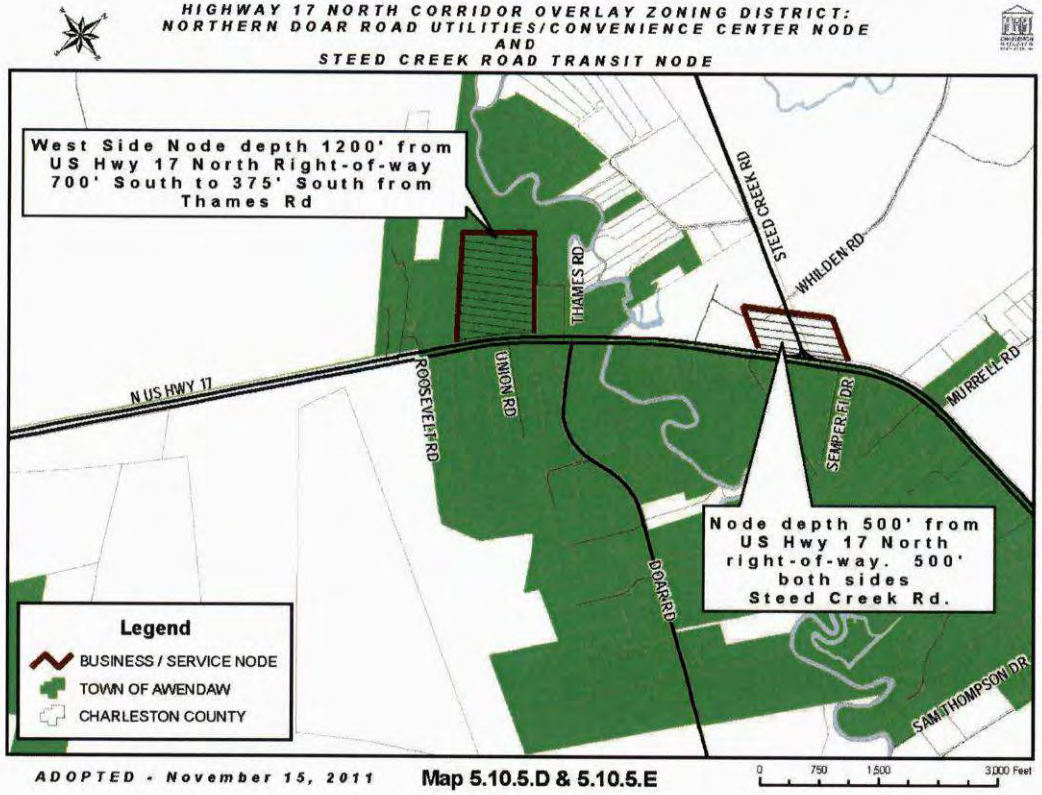
Map 5.8.B


HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT:
SEEWEE ROAD BUSINESS/SERVICE NODE
West Side Node depth 300' from
US Hwy 17 North right-of-way
between 500' south of Fifteen Mile Landing Rd to
850' North of Guerins Bridge Rd
FIFTEEN MILE LANDING RD
N US HWY 17 HWY
GUERINS BRIDGE RD
SEEWEE RD
N US HWY 17
Broomstraw Hill Rd
East Side Node depth 550' from
US Hwy 17 North right-of-way
between 1200' south of Seewee Rd to
Martin George Ln
Legend
BUSINESS / SERVICE NODE
TOWN OF MT PLEASANT
TOWN OF AMENDAW
CHARLESTON COUNTY
TOWN OF AMENDAW PLANNED DEVELOPMENT
0
750
1,500
3,000 Feet
ADOPTED - November 15, 2011
Map 5.10.5.B

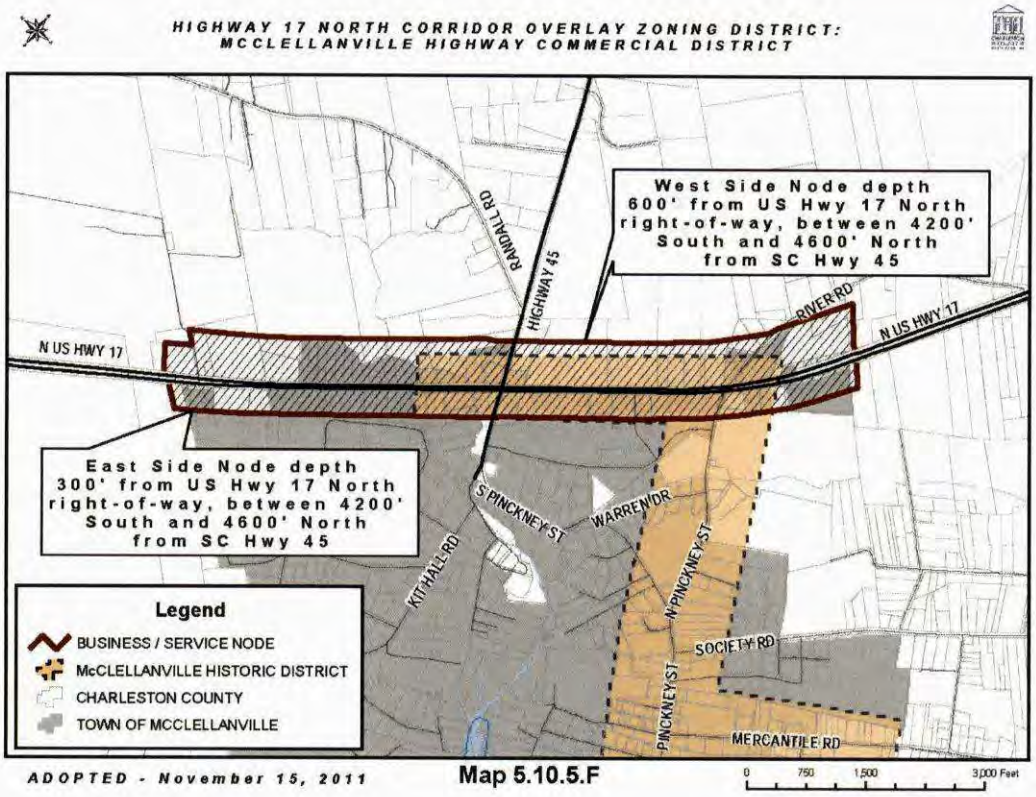
Map 5.8.C


HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT:
AWENDAW TOWN CENTER BUSINESS/SERVICE NODE
N US HWY 17
MILCREST DR
WHITE RD
PORCHER SCHOOL RD
MAXVILLE RD
SEEWEE RD
DOAR RD
Node depth 1600' from US Hwy 17 North Right-of-way between 500' South and 850' North of Doar Rd
LIGHTKEEPER LN
LYON RD
Legend
BUSINESS / SERVICE NODE
TOWN OF AWENDAW
CHARLESTON COUNTY
TOWN OF AWENDAW PLANNED DEVELOPMENT
ADOPTED - November 15, 2011
Map 5.10.5.C
0
750
1,500
3,000 Feet

Map 5.8.D


HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT:
NORTHERN DOAR ROAD UTILITIES/CONVENIENCE CENTER NODE
AND
STEED CREEK ROAD TRANSIT NODE
West Side Node depth 1200' from US Hwy 17 North Right-of-way 700' South to 375' South from Thames Rd
Node depth 500' from US Hwy 17 North right-of-way. 500' both sides Steed Creek Rd.
N US HWY 17
ROOSEVELT RD
UNION RD
THAMES RD
STEED CREEK RD
WHILDEN RD
SEMPER FI DR
MURRELL RD
DOAR RD
SAM THOMPSON DR
Legend
BUSINESS / SERVICE NODE
TOWN OF AWENDAW
CHARLESTON COUNTY
ADOPTED - November 15, 2011
Map 5.10.5.D & 5.10.5.E
0 750 1,500 3,000 Feet

Map 5.8.E



ARTICLE 5.9 ST. ANDREWS AREA OVERLAY ZONING DISTRICT

Sec. 5.9.1 Statement of Findings

The St. Andrews Area Overlay Zoning District includes unincorporated properties that front on the east and west sides of Highways 61 and 17 from its intersection with Wesley Drive to Ashley Hall Road and Wantoot Boulevard respectively, as shown on the map titled "St. Andrews Area Overlay Zoning District". This area contains major Thoroughfares in West Ashley that carry a large number of vehicles each day to Charleston through Rural Areas, commercial areas, and established neighborhoods. Moreover, some of the properties along Highways 61 and 17 in this area are located within the jurisdictional limits of the City of Charleston and others are located in unincorporated Charleston County.

Sec. 5.9.2 Purpose and Intent

The purpose of the St. Andrews Area Overlay Zoning District is to create a corridor that is well-planned and attractive through the implementation of consistent land use and design standards with adjacent jurisdictions and the utilization of traffic safety measures and access management for vehicles and pedestrians to ensure safe and efficient traffic movement. Additionally, this Overlay Zoning District is intended to provide appropriate services to well-established neighborhoods and provide a transition from the more intense commercial Development along the corridor.

Sec. 5.9.3 Effect of Overlay Zoning District

In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. These district regulations are intended to be consistent with similar regulations adopted by the City of Charleston. Legally established, existing Development that does not meet the requirements as described in this Article shall be considered legal nonconforming and shall be subject to the legal nonconforming requirements of this Ordinance.

Sec. 5.9.4 Applicability

The standards of this Article shall apply to all Development within the St. Andrews Area Overlay Zoning District, as shown on the map titled "St. Andrews Area Overlay Zoning District," except for Single- Family Detached Dwelling Units.

Sec. 5.9.5 Coordination with Adjacent Jurisdictions

A letter of notification to the City of Charleston shall be required as part of all land Development applications with the exception of applications for Single- Family Detached Dwelling Units. The purpose of the notification is to ensure that the City of Charleston is aware of proposed Development and that there is consistency in land use, Density/Intensity and Dimensional Standards, and design and Development standards adopted by the County and City of Charleston.

Sec. 5.9.6 Development Standards and Requirements

The following Development standards and requirements apply to all parcels within the St. Andrews Area Overlay Zoning District. Where no special St. Andrews Area Overlay Zoning District development standard is stated in this Article, the development standards for the Zoning District that corresponds with the Zoning designation as shown on the St. Andrews Area Overlay Zoning District map shall apply. All Development applications shall, at the time of application, include documentation that the following requirements will be met prior to the issuance of any approvals or Zoning Permits:

A. **Vehicle Access.**
   1. All Parcels in this Overlay Zoning District with a Zoning designation of Residential Office (RO) are allowed one Curb cut per 75 feet of road Frontage; all other commercial or multi-family uses are allowed one curb cut every 150 feet.
   2. Proposed new access drives shall be located a minimum distance of 75 feet from any existing street intersection as measured from the edge of the intersecting Roadway to the beginning of the driveway radius.
   3. All applications for Development of nonresidential uses shall include suitable access management plans demonstrating that the driveway separation requirements will be met. The following techniques may be employed to achieve this result, but the burden of accomplishing the desired effect remains with the developer of the property:
      a. Aggregation of Parcels;
      b. Parallel Frontage or "backage" roads;
      c. Shared Curb cuts between adjoining properties; and
      d. Shared access Easements between Parcels.

B. **Traffic Impact Study.** A Traffic Impact Study shall be required in all instances in which the proposed Development area exceeds five acres or if the proposed Development includes one or more of the below.
   1. 50 or more Dwelling Units;
   2. One or more drive through service windows;
   3. Six or more fuel dispensing units;
   4. More than 10,000 square feet of Floor Area;
   5. Requires a Variance from the driveway (curb-cut) spacing requirements;
   6. A Restaurant with more than 4,000 square feet of gross Floor Area; or
   7. Where the number of peak hour vehicle trips is projected to exceed 100, per the latest edition of the Institute of Transportation Engineers Trip Generation Manual.

Such Traffic Impact Studies shall comply with the requirements of Sec. 9.6, *Traffic Impact Studies*. Traffic Impact Studies shall be provided to the County for review simultaneous with submission of the preliminary site plan for consideration.

C. **Pedestrian Access.** Bike and pedestrian ways shall be included in site design and shall link access to adjacent Parcels, as well as within the Development area. Grade-separated pedestrian walkways shall provide direct connections from the Street to the main entrance and to abutting properties. Pedestrian walkways shall be designed and located in a manner that does not require pedestrians to walk through Parking Lots or within driveways.

D. **Building Height.** Building Height is limited to a maximum of 35 feet and two and a half stories as defined by this Ordinance. However, the height may be a maximum of 55 feet and four Stories when the Building meets all applicable Setback and buffer requirements, and the following conditions:

1. The portion of the Building exceeding 35 feet in height is stepped back at least 30 feet from the portion(s) of the Building that meets the 35 foot height requirement; and
2. The stepped portion is measured from the outside edge of the Building that is parallel to a Right-of-Way and from the outside edge of the Building that is parallel to an adjacent Parcel which contains or is zoned for Single- Family Detached Dwelling Units.

E. **Signs.** In addition to the requirements in Article 9.8, *Signs*, of this Ordinance all Free- Standing Signs shall meet the following requirements:
1. All Signs shall be Monument style.
2. Signs shall have a maximum height of eight feet and a maximum size of 40 square feet.
3. Shared shopping center Signs shall be allowed with a maximum height of 10 feet and maximum size of 60 square feet.
4. Internal illumination shall be allowed for Signs.
5. Electronic Message Board Signs and Billboards shall be prohibited.

F. **Building Coverage and Maximum Impervious Surface Coverage.** The Building Coverage and Impervious Surface Coverage requirements for the Zoning District that corresponds with the Zoning designation as shown on the St. Andrews Area Overlay Zoning District map shall apply.

G. **Residential Area.** Parcels intended for non-residential uses are indicated on the St. Andrews Area Overlay Zoning District Map and may be developed in accordance the regulations of this ordinance. Unless shown otherwise, Parcels in the following specific areas of the Overlay Zoning District are to remain residential:
1. The area between Legare Bridge and Colony Drive/Riverdale Drive on St. Andrews Boulevard; and
2. The area between Wesley Drive and Nicholson Street on Savannah Highway.

H. **Permitted Uses.** Permitted uses shall include those uses allowed in the Zoning District that corresponds with the Zoning designation as shown on the Overlay Zoning District map and as described in Table 6.1-1, *Use Table*, with the exception of the prohibited uses and uses that require Special Exception approval, as described in this Article.

I. **Prohibited Uses**. Vehicle Sales (new or used); Vehicle Storage; Indoor/Outdoor Shooting Range; Hotel or Motel; Tattoo Facility; and Self-Service Storage uses shall be prohibited in this Area.

J. **Uses Requiring Special Exception.** Restaurants, General and Fast Food; Recreation and Entertainment, Indoor; Service Stations, Gasoline; Convenience Store; Liquor, Beer, or Wine Sales; Bar or Lounge; Vehicle and Boat Repair or Service; Commercial Office/Warehouse Complex; Transitional Housing; Pawn Shop; and Warehouse and Distribution Facility uses shall require Special Exception approval in compliance with the procedures contained in this Ordinance. Additionally, applications for Liquor, Beer or Wine Sales must include a Letter of Coordination from both the City of Charleston Police Department and the Charleston County Sheriff's Department.

K. **Parking.** Applications for Restaurant, Bar or Lounge uses shall include parking plans that indicate the locations of both the required On-Site Parking and possible overflow parking associated with the business to be located on the Subject Property or on adjacent commercially zoned property in accordance with Sec. 9.3.5, *Location*, of the Ordinance.

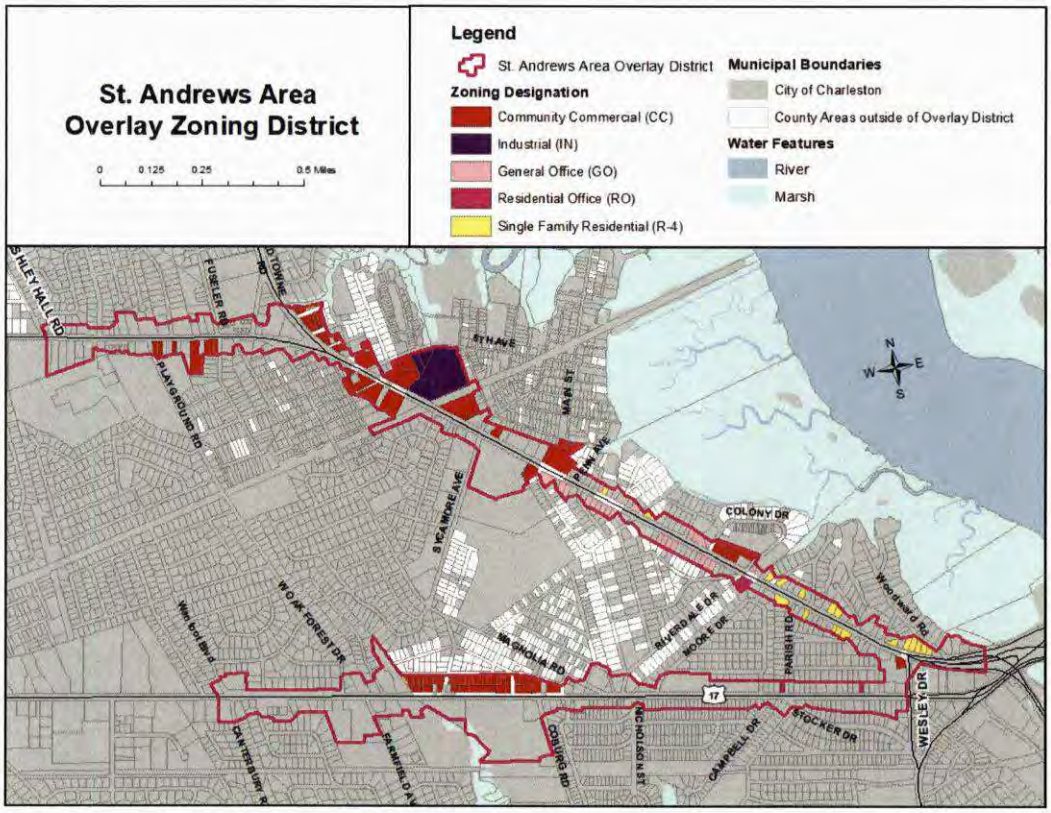
All Restaurant, Bar and Lounge uses shall provide one parking space per 75 square feet of gross Floor Area of the business. All other uses shall provide parking spaces in compliance with this section and CHAPTER 9, *Development Standards*, of this Ordinance.

L. **Building Size.** Building size will be determined by the Building Height, Lot coverage, Setback, and buffer requirements as defined by this Ordinance.

M. **Buffers.**
1. A minimum of a 25 foot deep vegetated Right-of-Way buffer shall be required along St. Andrews Boulevard and Savannah Highway, which may be reduced to eight feet when there is no parking or vehicular use area between the Buildings and Rights-of-Way;
2. A minimum of a 25 foot vegetated rear buffer shall be required adjacent to Residential Uses; and
3. Fencing may be required to screen adjacent or surrounding Residential Uses. When a minimum six foot high opaque Fence or Wall is utilized, the Zoning and Planning Director may reduce the land use buffer by up to one-half its required depth when deemed appropriate; however, no required vegetated buffer shall be less than 10 feet in depth.

N. **Noise.** All activity must comply with the Charleston County Livability Ordinance. There shall be no pick-up or delivery of trash or merchandise scheduled for businesses in this area between the hours of 11:00 pm and 7:00 am. Any proposed outdoor use that provides live or amplified music shall comply with the Special Exception provisions contained in this Ordinance.

Map 5.9



ARTICLE 5.10 ASHLEY RIVER ROAD CORRIDOR, ARRC-O, OVERLAY ZONING DISTRICT

Sec. 5.10.1 Statement of Findings

The Ashley River Road Corridor Overlay Zoning District (ARRC-O) includes unincorporated Parcels of Charleston County that front on Highway 61 from its intersection with Ashley Hall Road to Church Creek as shown on the map titled "Ashley River Road Overlay Zoning District". Highway 61 is a major thoroughfare in West Ashley and carries a large number of vehicles each day through rural areas, commercial areas, and established neighborhoods. Moreover, some of the properties along Highway 61 are located within the jurisdictional limits of the City of Charleston and others are located in unincorporated Charleston County. The ARRC-O was adopted to implement traffic safety measures, improve the visual character, and preserve the scenic quality of the corridor. The Overlay Zoning District also creates consistency and coordination between the City of Charleston and unincorporated Charleston County concerning land use, design standards, and code enforcement.

Sec. 5.10.2 Purpose and Intent

The purpose of the ARRC-O is to create a corridor that is well-planned and attractive, through the implementation of land use and design standards, and utilizes traffic safety measures and access management for vehicles and pedestrians to ensure safe and efficient traffic movement.

Sec. 5.10.3 Effect of Overlay District

In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. These Overlay Zoning District regulations are intended to be consistent with similar regulations adopted by the City of Charleston. Legally established existing Development that does not meet the requirements as described in this Article shall be considered legal nonconforming and shall be subject to the legal nonconforming requirements of this Ordinance unless otherwise stated.

Sec. 5.10.4 Applicability

The standards of this Article shall apply to all Development within the ARRC-O, as shown on the map titled "Ashley River Road Corridor Overlay Zoning District," except Single-Family Dwellings, existing Multi-Family Dwellings, and Planned Developments.

Sec. 5.10.5 Coordination with Adjacent Jurisdictions

Charleston County will notify the City of Charleston of all land Development applications submitted for unincorporated properties located within the ARRC-O, with the exception of applications for Single- Family Detached Dwellings. The purpose of the notification is to ensure that the City of Charleston is aware of proposed Development.

Sec. 5.10.6 General Development Standards and Requirements

The following Development standards and requirements apply to all Parcels within the ARRC-O as described below. Where no special Ashley River Road Corridor Overlay Zoning District development standard is stated in this Article, the development standards for the Zoning District that corresponds with the Zoning designation as shown on the applicable Ashley River Road Corridor Overlay Zoning District map shall apply. All Development applications shall, at the time of application, include documentation that the following requirements will be met prior to the issuance of any approvals or Zoning Permits:

A. **Vehicle Access, General.**

1. All Parcels in this Overlay Zoning District with a Zoning District designation of Residential Office (RO) are allowed one Curb cut per 75 feet of road Frontage; all other commercial or multifamily uses are allowed one Curb cut every 150 feet.
2. Access drives on Corner Lots shall be located only on the side Street, not on Highway 61, and there shall also be a minimum distance of 75 feet from the Street intersection as measured from the edge of the intersecting Roadway to the beginning of the driveway radius.
3. All applications for Development of nonresidential uses shall include suitable access management plans demonstrating that the driveway separation requirements will be met. The following techniques may be employed to achieve this result, but the burden of accomplishing the desired effect remains with the Developer or owner of the property:
    a. Aggregation of Parcels;
    b. Parallel Frontage or "backage" roads;
    c. Shared Curb cuts between adjoining properties; and
    d. Shared access Easements between Parcels.

B. **Shared Access.**

1. Parcels involved in shared access agreements shall be allowed an increase in Impervious Surface or Building Coverage, as applicable, as follows:
    a. Duplex, Single-Family Attached, Triplex, Quadplex, and Multi-Family Development are allowed up to a maximum Impervious Surface Coverage of 60 percent of the Lot, or as allowed by the current edition of the Charleston County Stormwater Manual;
    b. Single-Family Detached Dwelling Units on Parcels less than 30,000 square feet in size are allowed a maximum Impervious Surface Coverage of up to 50 percent of the Lot, or as allowed by the current edition of the Charleston County Stormwater Manual; and
    c. Single-Family Detached Dwelling Units on Parcels 30,000 square feet and larger are allowed a maximum Building Coverage of 40 percent of the Lot.

2. The Applicant must request a shared access with the adjacent property if Frontage along Highway 61 is less than 250 feet and the adjacent property does not contain a Single-Family Detached Dwelling and/or is not located in a Residential Zoning District . If the owner of the adjacent Parcel does not agree to share access, the Applicant shall provide one of the following to the Planning Department:
    a. A letter from the adjacent Property Owner denying access; or
    b. If the adjacent Property Owner refuses to provide a letter, an affidavit that documents attempts that the Applicant made to request shared access and that the neighboring Property Owner refused to provide a letter.
3. If subsection b applies, a new or recloated Curb Cut is permitted on the subject Parcel only with a recorded agreement that the Property Owner will allow adjacent properties to share access when developed or redeveloped or when rezoned, provided that Parcels with 250 feet or more of frontage along the road on which the access is proposed or located are exempt from having to record such Easement.
4. Shared access should be located along a common property boundary.

C. **Traffic Study**. A Traffic Impact Study shall be required in all instances in which the proposed Development area exceeds five acres or if the proposed Development includes one or more of the following:
1. Fifty or more Dwelling Units;
2. One or more drive-through service windows;
3. Six or more fuel dispensing units;
4. More than 10,000 square feet of Floor Area;
5. Requires a Variance from the driveway (Curb Cut) spacing requirements;
6. A restaurant with more than 4,000 square feet of gross Floor Area; or
7. Where the number of peak hour vehicle trips is projected to exceed 100 per the latest edition of the Institute of Transportation Engineers Trip Generation Manual.

Such Traffic Impact Studies shall comply with the requirements of Sec. 9.6.2 , *General*, and Sec. 9.6.3, *Requirements*, shall be prepared by a qualified professional. Traffic impact studies shall be provided to the County for review simultaneous with submission of the preliminary site plan for consideration.

D. **Pedestrian Access.** Bike and pedestrian ways shall be included in site design and shall link access to adjacent parcels, as well as within the Development area. Grade-separated pedestrian walkways shall provide direct connections from the street to the main entrance and to abutting properties. Pedestrian walkways shall be designed and located in a manner that does not require pedestrians to walk through Parking Lots or within driveways.

E. **Signs.** All new signage must comply with the requirements of this section in addition to the applicable requirements in Article 9.8, *Signs*, of this Ordinance.
1. *Legal Nonconforming Signs and Amortization.*
    a. Any existing legal Nonconforming Sign in this Overlay Zoning District permitted before March 10, 2015 that does not meet the standards set forth in this Article must be removed prior to establishing a new business or no later than January 1, 2020, whichever may occur first.
    b. Any existing legal Nonconforming Sign that is abandoned, as defined in CHAPTER 12, *Definitions*, of this Ordinance, or requires repair, must meet the requirements of this Article.
2. *Freestanding Signs.* The standards below apply to all Freestanding Signs, including all Real Estate Signs.
    a. All Signs shall be Monument style.
    b. Signs shall have a maximum height eight feet and a maximum size of 40 square feet.
    c. Shared shopping center Signs shall be allowed with a maximum height of 10 feet and maximum size of 60 square feet.
    d. Electronic Message Board Signs and Billboards are prohibited.
3. *Illumination.*
    a. Illuminated Signs located adjacent to any Parcel containing a residential use shall be controlled so as not to create excessive glare onto the property, and footcandles shall be reduced by one-half the maximum allowable footcandle after hours of operation.
    b. Illumination that simulates traffic control devices or emergency vehicles is prohibited.

c. All illumination must be from a steady, stationary light source.

d. Internal Illumination.

1. Internally illuminated Signs must be constructed of routed aluminum or similar opaque material or channel lit so that only letters, numbers, and/or logos are illuminated.
2. All finishes shall be a matte finish.

e. External Illumination.

1. Illumination shall be from a steady stationary light source, shielded and directed solely at the Sign.
2. Light sources to illuminate Signs shall be shielded so as to not cause glare hazardous to pedestrians or vehicle drivers and to not create a nuisance to adjacent properties.
3. The intensity of light shall not exceed 20 footcandles at any point on the Sign face.
4. The color of light sources to illuminate Signs shall be white.

f. Signs shall not have light reflecting backgrounds or letters.

F. **Land Use Buffers.**

1. A minimum of a 25 foot vegetated buffer shall be required when adjacent to any Parcel containing a Residential Use; and
2. Fencing may be required to screen adjacent or surrounding residential uses. When a minimum six foot high opaque fence or wall is utilized, the Zoning and Planning Director may reduce the land use buffer by up to one-half its required depth when deemed appropriate; however, no required vegetated buffer shall be less than 10 feet in depth.

G. **Building Coverage and Impervious Surface Coverage.** The Building Coverage and Impervious Surface Coverage requirements in the Zoning District that corresponds with the Zoning designation as shown on the applicable Ashley River Road Corridor Overlay Zoning District map shall apply.

H. **Parking.** Applications for Restaurant, Bar or Lounge uses shall include parking plans that indicate the locations of both the Required On-Site Parking and possible overflow parking associated with the business. All parking shall be located on the Subject Property or on adjacent commercially zoned property in accordance with Table 6.1.6-1, *Use Table*, and Sec. 9.3.5, *Location*, of the Ordinance.

I. **Livability Ordinance.** All activity must comply with the Charleston County Livability Ordinance. There shall be no pick-up or delivery of trash or merchandise scheduled for businesses in this area between the hours of 11:00 pm and 7:00 am. Any proposed outdoor use that provides live or amplified music shall comply with the Special Exception provisions of this Ordinance.

Sec. 5.10.7 Light Commercial Area (Ashley Hall Road to Wappoo Road)

The Light Commercial Area extends from Ashley Hall Road to Savage Road as illustrated on the ARRC-O map entitled "Light Commercial Area". This area consists primarily of mixed lighter commercial and Multi-Family Development surrounded by established Residential Uses. This portion of the Overlay Zoning District is intended to provide appropriate services to the established neighborhoods and a transition from the more intense commercial Development in the Commercial Core Area. The requirements of this Section apply to Parcels in the Light Commercial Area of the ARRC-O as indicated on the map. All Development applications shall, at the time application is made, provide documentation that the following requirements will be met:

A. **Permitted Uses**. Permitted uses include uses as allowed in the Residential Office (RO), Neighborhood Commercial (NC), General Office (GO), and Community Commercial (CC) Zoning Districts as indicated on the ARRC-O map and as described in Table 6.1.6-1, *Use Table*.

B. **Prohibited Uses**. Vehicle Sales (new or used); Vehicle Storage; Indoor/Outdoor Shooting Range; Hotel or Motel; Outdoor Displays of Goods; Tattoo Facility, Short-term Lender; Pawn Shop; and Self-Service Storage uses.

C. **Uses Requiring Special Exception.** Restaurants, General and Fast Food; Vehicle and Boat Repair or Service; Service Stations, Gasoline ; Liquor, Beer, or Wine Sales ; and Bar or Lounge uses.

D. **Building Size.** No single Building footprint shall exceed 7,500 square feet unless approved under the Special Exception procedures of this Ordinance. The Building Coverage and Impervious Surface Coverage requirements of this Article apply in addition to the requirements of this Section.

E. **Building Height.** Building Height in these areas is limited to a maximum of 35 feet and two and a half Stories. However, a height of a maximum of 55 feet and four Stories may be approved by the Zoning and Planning Director when the Building meets all applicable Setback and buffer requirements and the following conditions:

1. The portion of the Building exceeding 35 feet in height is stepped back at least 30 feet from the portion(s) of the Building that meets the 35 foot height requirement; and
2. The stepped portion is measured from the outside edge of the Building that is parallel to a Right-of-Way and, if applicable, from the outside edge of the Building that is parallel to an adjacent Parcel which contains or is zoned for Single-Family Detached Dwellings.

F. **Right of Way Buffer.** A minimum of a 25-foot vegetated Right-of-Way buffer shall be required along Highway 61, which may be reduced to eight feet when there is no parking or vehicular use area between the Buildings and Rights-of-Way.

Sec. 5.10.8 Commercial Core Area (Wappoo Road to William Kennerty Drive)

The Commercial Core Area is a major commercial node in this part of West Ashley and extends from Wappoo Road to William Kennerty Drive as shown on the ARRC-O map entitled "Commercial Core Area". This area consists of higher intensity commercial uses such as chain-type restaurants, Vehicle Repair or Service, drug stores, shopping centers, and Service Stations, Gasoline with minimal buffering along Ashley River Road. Future Development in this area is intended for higher intensity commercial uses than those found in the other areas of the corridor. The requirements of this Section apply to Parcels within the Commercial Core Area. All Development applications shall, at the time application is made, provide documentation that the following requirements will be met:

A. **Permitted Uses.** Permitted uses shall include those uses as allowed in the Neighborhood Commercial (NC) and Community Commercial (CC) Zoning Districts as indicated on the ARRC-O map and as described in Table 6.1.6-1, *Use Table.*

B. **Prohibited Uses.** Indoor/Outdoor Shooting Ranges and Self-Service Storage are prohibited.

C. **Uses Requiring Special Exception.** Liquor, Beer, or Wine Sales; Vehicle Storage, including Bus Barns, Boat, or RV Storage; and Bar or Lounge uses require Special Exception approval pursuant to the requirements of this Ordinance.

D. **Building Height.** Building Height is limited to a maximum of 35 feet and two and a half Stories. Building Heights of up to 55 feet and four Stories may be approved by the Zoning and Planning Director when the Building meets all applicable Setback and buffer requirements and the conditions listed below; however, Vehicle Storage, including Bus Barns, Boat or RV Storage, uses shall not exceed 35 feet in height.

1. The portion of the Building exceeding 35 feet in height is stepped back at least 30 feet from the portion(s) of the Building that meets the 35 foot height requirement; and
2. The stepped portion is measured from the outside edge of the Building that is parallel to a Right-of-Way and, if applicable, from the outside edge of the Building that is parallel to an adjacent Parcel which contains or is zoned for Single-Family Detached Dwellings.

E. **Right of Way Buffer.** A minimum of a 25-foot deep vegetated Right-of-Way buffer shall be required along Ashley River Road which may be reduced to eight feet when there is no parking or vehicular use area between the Buildings and Rights-of-Way.

Sec. 5.10.9 Village Commercial Area (William Kennerty Drive to Church Creek)

The Village Commercial Area extends from William Kennerty Drive to Church Creek as illustrated on the ARRC-O map entitled "Village Commercial Area". This area currently consists of mixed scale high to medium intensity commercial Development such as shopping centers and consumer services, small scale offices, restaurants, and some multi-family uses. This area is intended to be developed with less intense commercial Development than the Commercial Core area. Future Development in this area should place high priority on pedestrian connectivity between businesses and neighborhoods with attractive planted streetscapes and Building architecture. The requirements of this Section apply to Parcels within the Village Commercial Area as indicated on the map. All Development applications shall, at the time application is made, provide documentation that the following requirements will be met:

A. **Permitted Uses.** Permitted uses include those uses as allowed in the Low-Density Residential (R-4), Residential Office (RO), Neighborhood Commercial (NC), and Community Commercial (CC) Zoning Districts as indicated on the Overlay map and as described in Table 6.1.6-1, *Use Table.*

B. **Prohibited Uses.** Multi-Family Development not part of a Mixed Use Development; Towing Facility; Vehicle Sales on property greater than 0.75 acres; Exterior Display of Goods; Indoor/Outdoor Shooting Ranges; Fire Works Stand (permanent and temporary); Self-Service Storage; and Tattoo Facility uses shall be prohibited uses.

C. **Uses Requiring Special Exception.** Vehicle Storage, including Bus Barns, Boat, and RV Storage; Vehicle Sales on property equal to or less than 0.75 acres; Bar or Lounge; Vehicle and Boat Repair or Service; Restaurant, Fast Food; Service Station, Gasoline; Recreation and Entertainment, Indoor; and Liquor, Beer, or Wine Sale uses require Special Exception approval pursuant to the requirements of this Ordinance.

D. **Building Height**. Building Height in these areas is limited to a maximum of 35 feet and two and a half Stories.

E. **Building Size.** No single Building footprint shall exceed 10,000 square feet unless approved under the Special Exception procedures of this Ordinance. The requirements of this Section are in addition to the Building Coverage and Impervious Surface Coverage requirements of this Article.

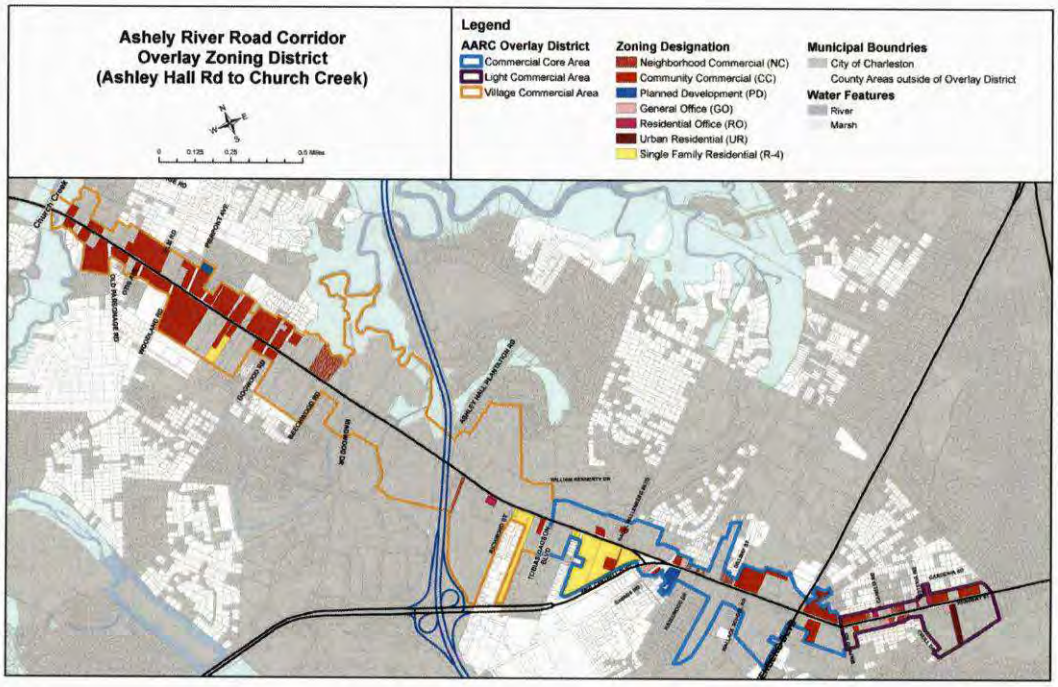
F. **Lighting.** Lighting shall be required and comply with Sec. 9.5.3(C), *Site Lighting*, of this Ordinance. In addition, architectural style lighting shall be required along all sidewalks every 50 feet on center with a maximum height of 20 feet.

G. **Pedestrian Access.** Bike and pedestrian ways shall be included in site design and shall link access to adjacent Parcels, as well as within the Development area. Pedestrian walkways shall be separated from the travel ways and may be located within Right-of-Ways or within buffers and shall provide direct connections from the Street to the main entrance and to abutting properties. Pedestrian walkways shall also be designed and located in a manner that does not require pedestrians to walk through Parking Lots or within driveways.

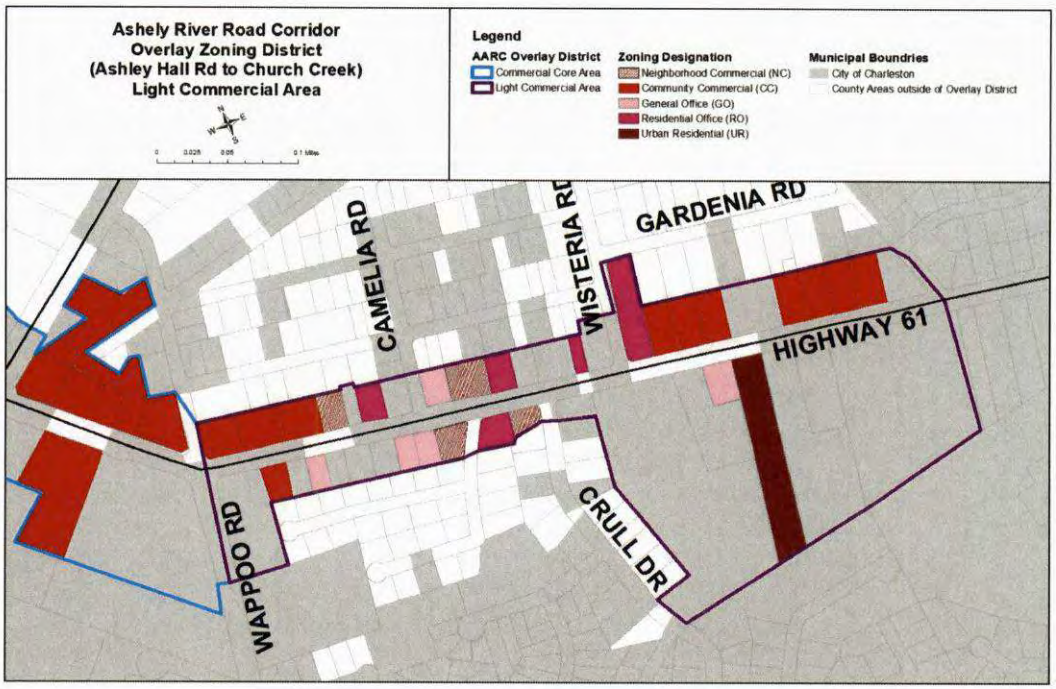
H. **Right of Way Buffer.** A minimum of a 35-foot deep vegetated Right-of-Way buffer shall be required along Highway 61, which may be reduced to 20 feet when there is no parking or vehicular use area between the Buildings and Rights-of-Way.

Effective on: 12/6/2022, as amended

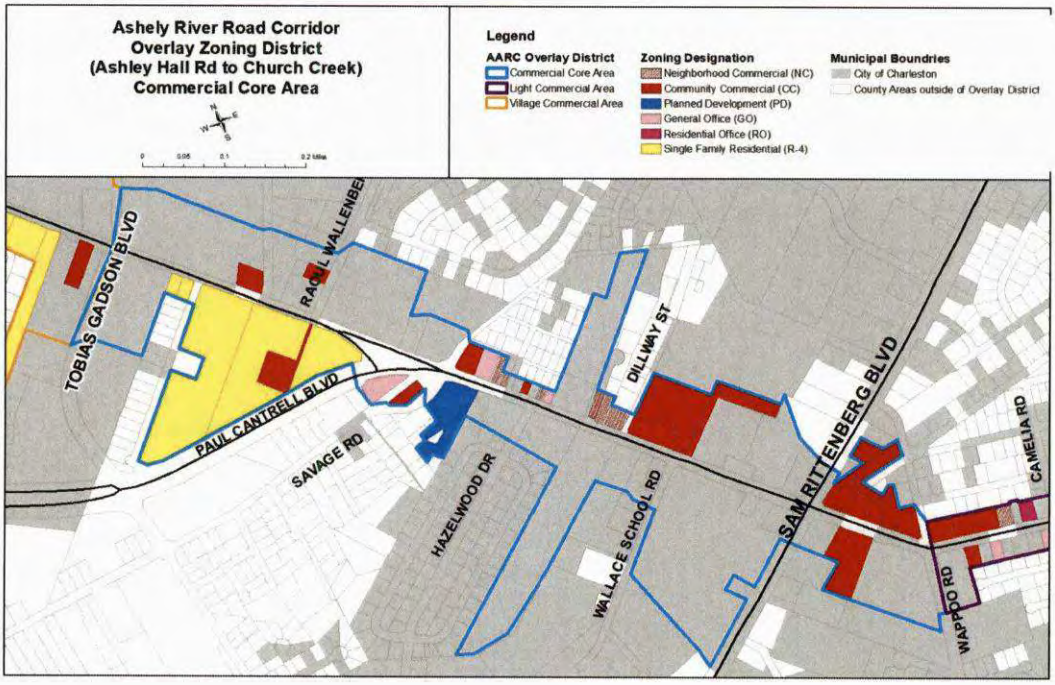
Map 5.10



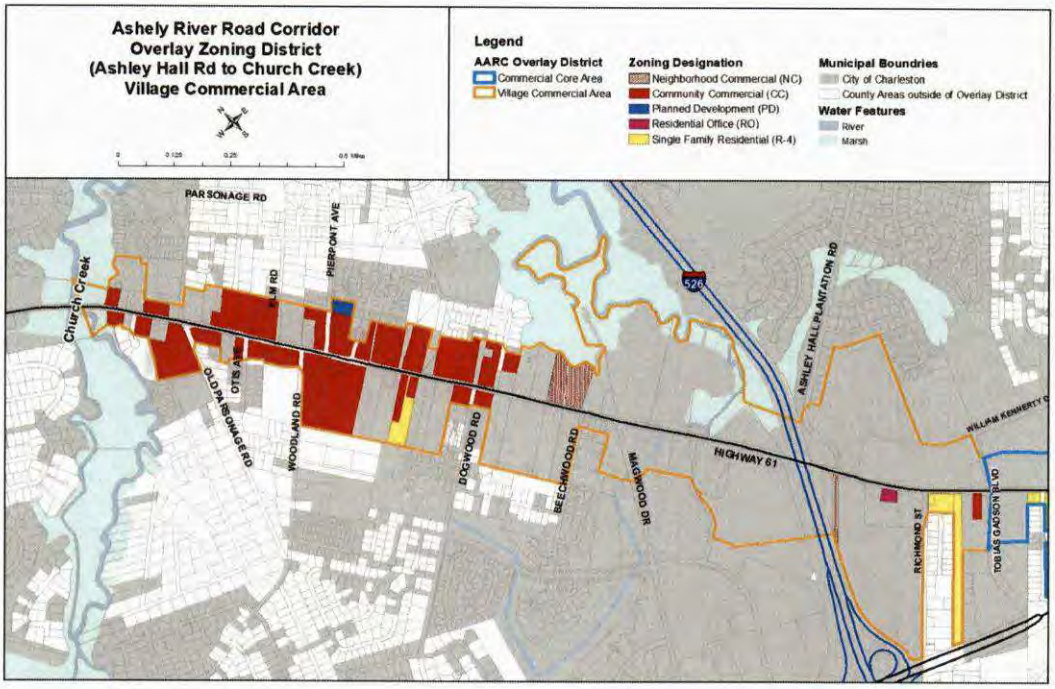
Map 5.10.A



Map 5.10.B



Map 5.10.C



ARTICLE 5.11 DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT (DuWap-O)

Sec. 5.11.1 Statement of Findings

The DuPont-Wappoo Area Overlay Zoning District (DuWap-O) includes unincorporated Parcels of Charleston County that are generally bound by Sam Rittenberg Boulevard, Wappoo Road, and the Charleston "Greenway" as shown on the map titled "DuPont-Wappoo Area Overlay Zoning District." The DuPont-Wappoo Area is in a well-established area of West Ashley that consists of a variety of residential, commercial, and light industrial uses that have evolved over time. This Overlay Zoning District was developed to preserve the existing Development patterns while providing standards that enable continued Development appropriate to, and in scale with, the community. It builds upon the existing entrepreneurial uses and other existing commercial, Office, retail, and Residential Uses in the area. This area is also important due to its proximity to I-526, Savannah Highway, the Charleston Greenway and Bikeway, and the Tiger Swamp Watershed. The Dupont-Wappoo Area Overlay Zoning District was also adopted to: improve the general visual character and quality of the area; implement traffic safety measures (vehicular, pedestrian and bicycle); and improve stormwater runoff attenuation. The DuWap-O also creates consistency and coordination between the City of Charleston and Charleston County regarding land use requirements, design standards, stormwater management, transportation, and code enforcement.

Sec. 5.11.2 Purpose and Intent

The purpose of the DuWap-O is to create an area that is well-planned, attractive, and preserves and improves existing Development patterns through the implementation of land use and design standards. It is also intended to ensure safe and efficient vehicle, pedestrian, and bicycle movement through traffic safety measures and access management standards and to address stormwater runoff, drainage, and flooding issues in the area.

Sec. 5.11.3 Effect of Overlay District

In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. These Overlay Zoning District regulations are intended to be consistent with similar regulations adopted by the City of Charleston. Legally established Development existing as of the date of adoption of the DuWap-O [November 1, 2016] that does not meet the requirements as described in this Article shall be considered legal nonconforming and shall be subject to the legal nonconforming requirements of this Ordinance unless otherwise stated.

Sec. 5.11.4 Applicability

The standards of this Article shall apply to all Development within the DuWap-O, as shown on the map titled "DuPont-Wappoo Area Overlay Zoning District." Single-Family Detached Dwellings, as defined in this Ordinance shall only be subject to the applicable use provisions of this Article.

Sec. 5.11.5 Coordination with Adjacent Jurisdictions

Charleston County will notify the City of Charleston Planning staff of regarding all Rezoning, Special Exception, Variance, and Site Plan Review applications submitted for unincorporated properties located within the DuWap-O. The purpose of this coordination is to ensure that Development is consistent with similar requirements adopted for this area by the City of Charleston.

Sec. 5.11.6 Use Regulations

A. **Table 5.11.6, DuPont-Wappoo Area Overlay Zoning District Use Table.** Table 5.11.6 lists the principal uses permitted in the districts/areas as identified and described in this Overlay Zoning District. The following is a description of the codes used in the table:

1. "A" indicates uses allowed by right.
2. "C" indicates Uses Subject to Conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."
3. "S" indicates uses allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."
4. Blank cells indicate uses that are not permitted.

B. **Prohibited uses.**

1. General Prohibited Uses. Vehicle Sales (new or used), Vehicle Rental and Leasing Service, including associated vehicle storage areas, that encompass more than one acre; Manufactured Home Dealer; Indoor/ Outdoor Shooting Range; Pawn Shop; Convenience Store; Warehouse Club or Superstore; Billboard; Sexually Oriented Business; Restaurant, Fast Food; Restaurant with drive-through lanes/windows; Vehicle Storage; Towing Facility; Impound Yard; Car Wash; Service Station, Gasoline; Truck Stop; Short-Term Lender; and single use Multi-Family Dwelling Units with individual Building footprints greater than 10,000 square feet, provided, however, that this limitation shall not apply to Affordable and Workforce Dwelling Units developed in compliance with Sec. 6.4.19 of this Ordinance.
2. In the CC Zoning District, Self-Service Storage is prohibited unless it is part of a multi-story mixed use Development where the ground floor use along all Street Frontages (entire Street Frontage) is separately leased commercial or Office space independent of the Self-Service Storage. In the JC Zoning District, Self-Service Storage is allowed only within existing Structures when all applicable requirements of this Ordinance are met. Development of new Structures for the purpose of Self-Service Storage in the JC Zoning District is prohibited.

C. **New or Unlisted Uses and Interpretation.** The Zoning and Planning Director shall be authorized to make use determinations whenever there is a question regarding the category of use based on the definitions contained in CHAPTER 12, *Definitions*, of this Ordinance.

D. **Nonconforming Uses.** The requirements of Article 10.2, *Nonconforming Uses*, of this Ordinance apply to all Development except Single-Family Detached Dwellings within the DuWap-O, provided, however, that the following requirements shall apply in place of those contained in Sec. 10.2.4, *Loss of Legal Nonconformity Status*, sub-section A:

1. If a Nonconforming Use is replaced with another use or is discontinued for any reason for a period of more than 36 consecutive months, the use shall be considered abandoned. Once abandoned, the use's legal nonconforming status shall be lost and re-establishment of a Nonconforming Use shall be prohibited. Any subsequent use of the property shall comply with the regulations of the DuWap-O.

Table 5.11.6, DuPont-Wappoo Area Overlay Zoning District Use Table

"A" indicates uses allowed by right.
"C" indicates uses subject to conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."
"S" indicates uses allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."
***Blank cells* indicate uses that are not permitted.**

USES	Job Center District	Community Commercial District	Light Commercial District		Residential Areas		Conditions
			RO	GO	R4	UR	
AGRICULTURAL USES							
Horticultural Production	A	A					
Stable, Private					S		Sec. 6.4.20
Agricultural Processing	A						
Roadside Stand; Sweetgrass Baskets Stand	C	C	C	C	C	C	Sec. 6.4.58
RESIDENTIAL							
Assisted Living					S	S	
Duplex					S	A	
Dwelling Group					C	C	Sec. 6.4.7
Child Caring Institution					S	S	
Group Home					S	S	
Group Residential					S	S	
Manufactured Housing Unit					C	C	Sec. 6.4.24
Multi-Family Dwelling	C	C				A	Sec. 5.11.7.F
Single Family Attached Dwelling Unit		C			S	C	Sec. 6.4.2
Single- Family Detached Dwelling Unit	A	C	C	C	A	A	Sec. 6.4.25
Affordable and Workforce Dwelling Unit					C	A	Sec. 6.4.19
Transitional Housing						S	
Short-Term Rental Property, Limited Home Rental (LHR)					C	C	Art. 6.8
Short-Term Rental Property, Extended Home Rental (EHR)					S	S	Art. 6.8
CIVIC/ INSTITUTIONAL							
Court of Law		A	A	A			
Safety Services	A	A	S	A	S	S	
Postal Service, United States		A	A	A	C	C	Sec. 6.4.26
Adult Day Care Services	A	A	S	S	S	S	
Child Care Center	A	A	S	S	S	S	
Family Home	A	A	A	A	A	A	
Cemetery		A	A	A	C	C	Sec. 6.4.53
Funeral Services		A	A	A			
Pre-school or Educational Nursery		A	S	S	S	S	
School, Primary		A	A	A	A	A	
School, Secondary		A	A	A	A	A	
Higher Education Facility		A	S	S	S	S	
Personal Improvement Education	A	A	S	S			Sec. 6.4.26
USES	Job Center District	Community Commercial District	Light Commercial District		Residential Areas		Conditions
			RO	GO	R4	UR	

Table 5.11.6, DuPont-Wappoo Area Overlay Zoning District Use Table

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"C" indicates uses subject to conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."
"S" indicates uses allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."
***Blank cells* indicate uses that are not permitted.**

USES	Job Center District	Community Commercial District	Light Commercial District		Residential Areas		Conditions
			RO	GO	R4	UR	
HEALTH CARE SERVICES							
Medical Office		A	A	A			
Community Residential Care Facility	S	A		S		S	Sec. 6.4.42
Counseling Services	A	A	A	A			
Intermediate Care Facility for Individuals with Intellectual Disabilities	S	A		S		S	
Health Care Laboratory	A	A	A	A			
Home Health Agency	A	A	A	A			
Hospital; Hospice Facility		A	S	A			
Outpatient Facility for Chemically Dependent or Addicted Persons		A		S			
Rehabilitation Facility	S	A	S	A			
Residential Treatment Facility for Children or Adolescents (mental health treatment)	S	A		S			
MUSEUMS, HISTORIC SITES, AND SIMILAR INSTITUTIONS							
Historic Site		A	A	A	A	A	
Library or Archive		A	A	A	A	A	
Museum		A	A	A	A	A	
Nature Exhibition		A					Sec. 6.4.10
Botanical Garden		A					
Zoo		S					
RECREATION AND ENTERTAINMENT							
Community Recreation		A	A	A	A	A	
Fishing, Hunting, or Recreational Guide Service		A	A	A			
Parks and Recreation	A	C	C	C	C	C	Sec. 6.4.11
Recreation and Entertainment, Indoor		A					Sec. 6.4.30
Recreation and Entertainment, Outdoor		C					Sec. 6.4.11
Drive-in Theater		C					Sec. 6.4.6 Sec. 6.4.11
Special Events		C	C	C	C	C	Art. 6.7
RELIGIOUS, CIVIC, PROFESSIONAL, AND SIMILAR ORGANIZATIONS							
Business, Professional, Labor, or Political Organization	A	A	A	A			
Social or Civic Organization; Social Club or Lodge	A	A	S	S	S	S	Sec. 6.4.4
Religious Assembly	A	A	A	A	A	A	

USES	Job Center District	Community Commercial District	Light Commercial District		Residential Areas		Conditions
			RO	GO	R4	UR	
UTILITIES AND WASTE-RELATED USES							
Utility Service, Major	C	C	C	C	C	C	Sec. 6.4.17

Table 5.11.6, DuPont-Wappoo Area Overlay Zoning District Use Table

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"S" indicates uses allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."
***Blank cells* indicate uses that are not permitted.**

USES	Job Center District	Community Commercial District	Light Commercial District		Residential Areas		Conditions
			RO	GO	R4	UR	
Utility Service, Minor	A	A	A	A	A	A	
Septic Tank Installation, Cleaning, or Related Services	A	S					
COMMERCIAL							
ACCOMMODATIONS							
Hotel or Motel		A					
Short-Term Rental Property, Commercial Guest House (CGH)		C	C	C			Art. 6.8
ANIMAL SERVICES							
Pet Store or Grooming Salon	A	A					Sec. 6.4.32
Small Animal Boarding	A	A					Sec. 6.4.32
Veterinary Services	A	A		C			Sec. 6.4.32
FINANCIAL SERVICES							
Banks and Financial Services		A	C	C			Sec. 6.4.26
FOOD SERVICES AND DRINKING PLACES							
Bar or Lounge	S	S					Sec. 6.4.15
Catering Service	A	A	C	C	S	S	Sec. 6.4.34
Restaurant, General	C	C		C			Sec. 6.4.15

USES	Job Center District	Community Commercial District	Light Commercial District		Residential Areas		Conditions
			RO	GO	R4	UR	
INFORMATION INDUSTRIES							
Communication Services	A	A		S			
Communications Towers	C	C		C			Sec. 6.4.45
OFFICES							
Administrative or Business Office; Government Office; Professional Office	A	A	C	C			Sec. 6.4.26
OTHER NONRESIDENTIAL DEVELOPMENT							
Convention Center or Visitors Bureau		A	S	S			Sec. 6.4.31
Heavy Construction Services or General Contractors	A						
Special Trade Contractors (Offices/Storage)	A	C					Sec. 5.11.7.A
PARKING, COMMERCIAL							
Parking Lot		A					
Parking Garage		A					

USES	Job Center District	Community Commercial District	Light Commercial District		Residential Areas		Conditions
			RO	GO	R4	UR	
RENTAL AND LEASING SERVICES							
Charter Boat or other Recreational Watercraft Rental Services		C					Sec. 5.11.7.E

Table 5.11.6, DuPont-Wappoo Area Overlay Zoning District Use Table
"A" indicates uses allowed by right. **"C" indicates uses subject to conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."** **"S" indicates uses allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."** ***Blank cells* indicate uses that are not permitted.**

USES	Job Center District	Community Commercial District	Light Commercial District		Residential Areas		Conditions
			RO	GO	R4	UR	
Commercial or Industrial Machinery or Equipment; Heavy Duty Truck or Commercial Vehicle Rental or Leasing		C					Sec. 5.11.7.E
Construction Tools or Equipment Rental or Leasing	A	A					
Consumer Goods Rental Center	A	A					
Self-Service Storage	C	C					Sec. 5.11.7.D
Vehicle Rental or Leasing		C					Sec. 5.11.7.E
REPAIR AND MAINTENANCE SERVICES							
Boat Yard	C	C					Sec. 5.11.7.E Sec. 6.4.39 Art. 5.3
Repair Service, Consumer	A	A					
Repair Service, Commercial	A	A					
Vehicle and Boat Repair or Service	A						
RETAIL SALES							
Nonstore Retailers		A					
Liquefied Petroleum Gas (Bottled Gas) Dealers	A	A					
Home Improvement Centers	A	A					
Food Sales	A	A					
Liquor, Beer, or Wine Sales		S					
Retail Sales or Services, General		A					
Duplicating or Quick Printing Services; Private Postal or Mailing Service	A	A		C			Sec. 6.4.26
Vehicle Sales (new or used)		C					Sec. 5.11.7.E
Heavy Duty Truck or Commercial Vehicle Dealers		C					Sec. 5.11.7.E
Vehicle Parts, Accessories, or Tire Stores	A	A					

USES	Job Center District	Community Commercial District	Light Commercial District		Residential Areas		Conditions
			RO	GO	R4	UR	
RETAIL OR PERSONAL SERVICES							
Consumer Convenience Service		A					
Hair, Nail, or Skin Care Services	A	A	C	C	C	C	Sec. 6.4.3
Personal Improvement Service	A	A	C	C			Sec. 6.4.26
Physical Fitness or Health Club	A	A		A			
Tattoo Facility	S	S					Sec. 6.4.13
Services to Buildings or Dwellings	A	A	C	C			Sec. 6.4.48
Landscaping and Horticultural Services	A	A	C	C			Sec. 6.4.48
VEHICLE AND WATERCRAFT STORAGE							
Boat Ramp		C	C	C	C	C	Sec. 5.2.4

Table 5.11.6, DuPont-Wappoo Area Overlay Zoning District Use Table "A" indicates uses allowed by right. "C" indicates uses subject to conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions." "S" indicates uses allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions." *Blank cells* indicate uses that are not permitted.							
USES	Job Center District	Community Commercial District	Light Commercial District		Residential Areas		Conditions
			RO	GO	R4	UR	
Community Dock		S	S	S	S	S	Art. 5.2 Sec. 5.2.3
Commercial Dock		S	S	S	S	S	Art. 5.2 Sec. 5.2.6
Marina		S	S	S	S	S	Art. 5.2 Sec. 5.2.5
WHOLESALE SALES							
Aircraft Wholesaler; Wholesale Sales	A	A					
Clay or Related Products and Construction Material Wholesaler	A	A					
Flower, Nursery Stock, or Florists Supplies Wholesaler	A	A					
Petroleum Wholesaler	A	A					
USES	Job Center District	Community Commercial District	Light Commercial District		Residential Areas		Conditions
			RO	GO	R4	UR	
INDUSTRIAL							
INDUSTRIAL SERVICES							
Laundry, Dry Cleaning, or Carpet Cleaning Plants	A	A					
Photo Finishing Laboratory	A	A					
Research and Development Laboratory	A						
MANUFACTURING AND PRODUCTION							
Manufacturing and Production	C	C					Sec. 6.4.57
Microbrewery and Distillery	C	C					Sec. 5.11.7.B
OTHER USES							
RECYCLING SERVICES							
Recycling Collection Facility, Drop-Off	A	A	A	A	A	A	
TRANSPORTATION							
Sightseeing Transportation, Land or Water	A	C					Sec. 5.11.7.C
Taxi or Limousine Service	A	C					Sec. 5.11.7.C
Water Transportation		C					Sec. 5.11.7.C

Effective on: 10/27/2017, as amended

Sec. 5.11.7 Use Conditions

A. Special Trade Contractors (Offices/Storage) and Office/Warehouse Complexes are prohibited on properties with Frontage on Savannah Highway and/or Wappoo Road.

B. Microbreweries and Distilleries shall be subject to the conditions of Sec. 6.4.33 of this Ordinance.

C. In Zoning Districts subject to this condition, the specified uses shall not be located on Parcels with Frontage on Savannah Highway.

D. In the CC Zoning District, Self-Service Storage/Mini-Warehouses must be part of a multi-story Mixed Use Development where the ground floor use along all/entire Street Frontages is separately leased commercial or Office space independent of the Self-Service Storage facility; otherwise, this use is prohibited. In the JC Zoning District, Self-Service Storage/Mini-Warehouses are allowed only within existing Structures when all applicable requirements of this Ordinance are met. Development of new Structures for the purpose of Self-Service Storage/Mini-Warehouses in the JC Zoning District is prohibited.

E. In Zoning Districts subject this condition, Vehicle Sales, and Vehicle Rental or Leasing uses, including all associated Vehicle Storage areas, must not exceed one acre in size; otherwise, these uses are prohibited.

F. Multi-Family Dwelling Developments must comply with the following requirements:

1. Individual Building footprints shall not exceed 10,000 square feet; and
2. The Development shall contain a mixture of residential and non-residential uses with at least 25 percent of the square footage of the proposed Structures dedicated to nonresidential uses.
3. The limitations described in sub-sections 1 and 2 above shall not apply to Affordable and Workforce Dwelling Units developed pursuant to Sec. 6.4.19, *Affordable and Workforce Dwelling Units*, of this Ordinance.

Sec. 5.11.8 General Development Requirements

A. **Vehicle Access.** All applications for Development and/or redevelopment of properties shall include suitable access management plans demonstrating compliance with the driveway separation requirements described below:

1. The maximum width of driveways shall be based upon the speed limit of the street to which the driveway is to be connected, and shall be as shown on Table 5.11.8, *Minimum Driveway Width Requirements*.
2. Driveway separation shall be a minimum distance of 50 feet from the intersection of the Right-of-Way lines to the edge of driveways.
3. The distance between the proposed driveway and an existing adjacent driveway shall be the greatest distance feasible.
4. For Parcels with a Right-of-Way Frontage equal to or less than 130 feet in length, the Development is limited to one driveway; for Parcels with a Frontage greater than 130 feet in length, the Development may have up to three driveways.
5. For Parcels with a Right-of-Way Frontage equal to or less than 130 feet in length, two single lane driveways may be allowed if the inbound drive is located upstream from the outbound drive.
6. Notwithstanding the above stated requirements, access drives on Corner Lots shall be located only on the side (secondary) Street and such driveways shall be a minimum distance of 50 feet from the Street intersection as measured from the edge of the intersecting Roadway to the beginning of the driveway radius, provided, however, that the Zoning and Planning Director may approve the access on the primary Street.
7. Shared access is encouraged between adjoining Parcels. Driveways for all uses except Single-Family Dwelling Units should be located in a manner where they can be shared between adjacent Parcels as described below.
   a. Shared access should be located along a common property boundary, if feasible.
   b. If the owner of the adjacent Parcel does not agree to share access, the Applicant shall provide one of the following to the Zoning and Planning Department:
      i. A letter from the adjacent Property Owner denying access; or
      ii. If the adjacent Property Owner refuses to provide a letter, an affidavit that documents attempts that the Applicant made to request shared access and that the neighboring Property Owner refused to provide a letter. If this subsection applies, a new or relocated Curb Cut is permitted on the subject Parcel only with a recorded agreement that the Property Owner will allow adjacent properties to share access when developed and/or redeveloped, provided that Parcels with 250 feet or more of Frontage along the Road on which the access is proposed or located are exempt from having to record such Easement.
   c. Shared access agreements shall be recorded with the Register of Deeds (ROD) Office.

Table 5.11.8 Maximum Driveway Width Requirements	
A	B
Street Speed Limit	Max. one-way/two-way driveway width
20	15/30
25	15/30
30	20/40
35	20/40
40	25/50
45	25/50
50	30/60
55 +	30/60

B. **Traffic Study.** A Traffic Impact Study shall be required in accordance with Sec. 9.6, *Traffic Impact Studies*. Traffic impact studies shall be provided to the County for review simultaneous with submission of the preliminary site plan for consideration.

C. **Pedestrian Access and Sidewalks.**

1. On-site pedestrian access shall comply with the requirements of this Ordinance and shall be included in site design and shall link access to existing sidewalks, adjacent Parcels, as well as within the Development area. At-grade and grade-separated pedestrian walkways shall provide direct connections from the Street to the main entrance and to abutting properties. Pedestrian walkways shall be designed and located in a manner that does not require pedestrians to walk through Parking Lots or within driveways and shall be separated from parking and other vehicular use areas by a minimum five-foot landscaped or sodded area.
2. When properties are developed or redeveloped in accordance with Article 3.7, *Site Plan Review*, of this Ordinance, Property Owners shall install paved sidewalks within publicly dedicated Rights-of-Way. This requirement shall only apply in locations where no sidewalk exists within the Rights-of-Way on which property has frontage at the time of Development application, as determined by the Zoning and Planning Director. The following shall apply:
   a. Sidewalks shall extend the length of the entire property at the Right-of-Way Frontage Line and shall be separated from parking and other vehicular use areas by a minimum five-foot landscaped or sodded area;
   b. Sidewalks shall have a minimum width of at least five feet;
   c. The Property Owner shall obtain and submit all required Encroachment permits as part of the Site Plan Review application;
   d. The Property Owner shall provide written documentation from the City of Charleston that they will maintain the sidewalk(s) upon approval of Certificates of Occupancy. Such documentation shall be submitted as part of the site plan review application; and
   e. Sidewalks shall be installed prior to issuance of Certificates of Occupancy.
3. If the appropriate authority denies a request to construct a sidewalk in the public Right-of-Way, the Zoning and Planning Director may approve one of the following:
   a. Sidewalks may be placed outside of a public Right-of-Way; or
   b. Sidewalks may be placed outside of a public Right-of-Way when deemed appropriate for the preservation of a Grand Tree or for the accommodation of Utilities or other necessary Infrastructure provided that the Property Owner voluntarily agrees to record an Easement for the safe movement of pedestrians and the maintenance of the sidewalk.

D. **Street Lights.** The following standards apply to properties with frontage on Savannah Highway when such properties are developed or redeveloped in accordance with Article 3.7, *Site Plan Review*, of this Ordinance:

1. Street lights shall be placed in the Right-of-Way in the grassed strip between the Street and sidewalk and shall be spaced approximately 150 feet apart or as determined appropriate by the Zoning and Planning Director, provided, however, that Property Owners shall only be responsible for the Street lights located in front of their properties as determined by the Zoning and Planning Director;
2. Encroachment permits from the SC Department of Transportation shall be required as part of the Site Plan Review application;

3. Property Owners/Applicants shall provide documentation stating that they shall be responsible for bearing the costs of the conduit(s) for the required Street light(s) and coordinating with the applicale electricity provider to erect the lights prior to the issuance of Certificates of Occupancy;
4. Street lights shall have acorn-style heads and shall be placed on 12-foot tall fully fluted poles. Should these designs/light types no longer be in existence at the time of Land Development application, the Zoning and Planning Director shall determine the appropriate pedestrian scale fixture to be used; and
5. Street lights shall be installed prior to issuance of Certificates of Occupancy.

The Property Owner shall provide written documentation that the Development/redevelopment will comply with the above stated requirements. Such documentation shall be submitted as part of the Site Plan Review application.

E. **Street Trees.** For properties with Frontage on Savannah Highway, trees shall be planted adjacent to the Savannah Highway Right-of-Way to supplement the vegetation located in the Right-of-Way when such properties are developed or redeveloped in accordance with Article 3.7, *Site Plan Review*, of this Ordinance. The numbers, types/species, and locations of these trees shall be determined by the Zoning and Planning Director during the Site Plan Review process. All such Trees shall be planted prior to the issuance of Certificates of Occupancy. This requirement is in addition to the landscaping, buffering, and screening requirements of this Article.

F. **Site Lighting.** All exterior illumination shall comply with the lighting requirements of Article 9.5, *Architectural and Landscape Design Standards*, of this Ordinance.

G. **Parking, Loading and Vehicular Use Area Landscaping.** The parking, loading and vehicular use area landscaping requirements of Article 9.4, *Landscaping, Screening, and Buffers*, of this Ordinance shall apply to Development within this Overlay Zoning District.

H. **Land Use Buffers.** The land use buffer requirements of CHAPTER 9, *Development Standards*, of this Ordinance shall apply, provided, however, that the Zoning and Planning Director may approve the following:
1. The land use buffer may be reduced by up to one-half its required depth to a minimum of 10 feet when a minimum six foot tall opaque Fence or Wall is utilized.
2. If a land use buffer is required for a property located in the Job Center District, a five foot landscaped buffer and masonry Wall may be allowed in place of the land use buffer if the Subject Property is not located next to a property zoned or used for Single-Family Detached Dwellings.

I. **Right-of-Way Buffers.**
1. A minimum 25 foot vegetated Right-of-Way buffer shall be required along Savannah Highway, provided, however, that the Zoning and Planning Director may reduce this buffer to five feet when there is no parking or vehicular use area between the Buildings and Right-of-Way.
2. A minimum 15 foot vegetated Right-of-Way buffer shall be required along Wappoo Road, DuPont Road, Orleans Road, and Skylark Road frontages.
3. A minimum five foot vegetated Right-of-Way buffer shall be required for properties in the Job Center District that do not have frontage on Savannah Highway, Wappoo Road, Dupont Road, Orleans Road, or Skylark Road.
4. Right-of-Way buffers for properties that do not have frontage on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, or Skylark Road and are not located in the Job Center District shall comply with the requirements of Article 9.4, *Landscaping, Screening, and Buffers*, of this Ordinance.
5. The landscape material requirements contained in CHAPTER 9, *Development Standards*, of this Ordinance shall apply to all buffers.

J. **Signs.** All signage must comply with the requirements of this Section in addition to the applicable requirements of Article 9.8, *Signs*, of this Ordinance.
1. All Signs shall be Monument style.
2. The following apply to Signs located on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, and Skylark Drive:
   a. For Development containing three or fewer business units, one Monument style Sign with a maximum height of 12 feet and a maximum size of 40 square feet shall be allowed.
   b. For Development containing more than three business units, one Monument style Sign with a maximum height of 14 feet and a maximum size of 60 square feet shall be allowed.
3. The following apply to Signs located on all other roads in this Overlay Zoning District:

a. For Development containing three or fewer business units, one Monument style Sign with a maximum height of five feet and a maximum size of 16 square feet shall be allowed.

b. For development containing more than three business units, one Monument style Sign with a maximum height of five feet and a maximum size of 20 square feet shall be allowed.

4. Electronic Message Board Signs and Billboards are prohibited.

5. Any legal Nonconforming Sign located on property within this Overlay Zoning District that was legally permitted on or before the date of adoption of this Article [November 1, 2016] that does not comply with the standards set forth in this Article must be removed prior to establishment of a new business on the property and replaced with a Sign that complies with the requirements of this Article.

6. Legal Nonconforming Signs that are abandoned, as defined in this Ordinance, or require repair, must comply with the requirements of this Article.

K. **Noise.** All activity must comply with the Charleston County Livability Ordinance and the applicable regulations of this Ordinance.

L. **Special Stormwater Requirements.** The DuPont-Wappoo Area Overlay Zoning District is located in the Tiger Swamp watershed with outfall into the Stono River and is a Special Protection Area as defined by County Ordinance primarily due to the particularly frequent flooding that occurs in this region. Special Protection Areas are designated areas in the County for which more stringent design standards have been established to address an existing problem, such as flooding or water quality. The Public Works Director has the authority to establish Special Protection Areas, define associated Special Protection Area design criteria, and require compliance with the edition of the Charleston County Stormwater Program Permitting Standards and Procedures Manual in effect at the time of Land Development application submittal. Construction activities occurring within these areas will be required to comply with additional or more stringent design criteria as determined by the Directors of the Public Works Department and Zoning and Planning Department. Due to the dynamic nature and significance of these Special Protection Areas, the Applicant shall meet with the Public Works Director to discuss specific design criteria pursuant to the requirements of the Charleston County Stormwater Program Permitting Standards Manual prior to submitting any Subdivision or Site Plan Review applications. Future stormwater studies of this area may require additional regulations.

M. **Design Standards.** Development shall comply with the architectural design requirements of Article 9.5, *Architectural and Landscape Design Standards*, of this Ordinance in addition to the requirements listed below. Height shall be measured in Stories instead of feet. In case of conflict, the requirements listed below shall apply:

1. *Building Height.*

a. For Parcels with Frontage on Savannah Highway:

i. Parcels located between DuPont Road and I-526 and between Stinson Drive and I-526 shall have a maximum Building Height of seven Stories;

ii. Parcels located east of DuPont Road and Stinson Drive shall have a maximum Building Height of five Stories.

b. The maximum Building Height for Parcels fronting on Wappoo Road, DuPont Road, Orleans Road, and Skylark Drive (without any Frontage on Savannah Highway) shall be three Stories.

c. The maximum Building Height for all other Parcels shall be two and a half Stories.

2. *Architecture.*

a. Building entrances and windows shall be provided along the Street Frontage.

b. Buildings on Corner Lots shall address all applicable Street Frontages with regards to site design and architectural intent.

c. Vehicle and Storage bays shall not face any road Frontage, provided, however, that the Zoning and Planning Director may exempt emergency service facilities from this requirement.

d. Parking shall be located to the side or rear of the Building, provided, however, that this requirement shall not apply to Parcels in the Job Center District that do not have Frontage on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, or Skylark Drive.

e. Quality Building materials such as brick, stucco, and finished masonry products and shingles as approved by the Zoning and Planning Director must be used. Vinyl siding and eifs shall not be permitted, provided, however, that this requirement shall not apply to Parcels in the Job Center District that do not have Frontage on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, or Skylark Drive.

f. Windows shall be inset with sills and headers and vinyl windows shall be prohibited, provided, however, that this requirement shall not apply to Parcels in the Job Center District that do not have Frontage on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, or Skylark Drive.

g. New Buildings shall utilize colors that are complementary, not necessarily homogeneous, to existing Buildings.

h. Residential Buildings on properties located in the Job Center District and along Wappoo Road and 1st Drive that are converted to nonresidential uses shall present the Residential Character (height, scale, material, entrances, windows of roof pitch, etc.) at the Street Frontage.

i. Architecture shall be appropriate to reflect the vision for the area pursuant to the DuPont-Wappoo Community Plan as approved by the Zoning and Planning Director.

Sec. 5.11.9 Job Center District

The Job Center District is intended to promote small entrepreneurial businesses and industries like those that already exist in the area including consumer, special trade, and automotive commercial services with limited business park uses surrounded by established Residential Uses, while controlling large scale commercial Development and more intense, high traffic generating, commercial uses such as restaurants and Bars. The following apply to Parcels in the Job Center District as indicated on the map titled "DuPont-Wappoo Area Overlay Zoning District" in addition to the applicable requirements of this Article:

A. **Density, Intensity, Dimensional, and Design Standards.**

1. The maximum residential Density is 12 Principal Dwelling Units per acre.
2. No single Building shall exceed 12,500 gross square feet.
3. Maximum Impervious Surface and Building Coverage shall be based on the requirements as described in Sec. 5.11.8.L, *Special Stormwater Requirements*, and all the ability to comply with all other applicable requirements of this Ordinance.
4. The minimum Lot Area shall be 4,000 square feet.
5. The minimum Lot Width shall be 15 feet.
6. The OCRM Critical Line Setback shall be a minimum of 50 feet.
7. The OCRM Critical Line Buffer shall be a minimum of 35 feet.

B. **Hours of Operation.** The hours of operation for uses that are open to the public are limited to 7:00 am to 9:00 pm.

Sec. 5.11.10 Community Commercial District

The Community Commercial District within the DuWap-O includes parcels with more intense commercial uses located primarily along Savannah Highway, Wappoo Road, Skylark Drive, and DuPont Road. This district is intended to allow compatible commercial uses while implementing streetscape, design, and access management standards. In addition to the applicable requirements of this Article, the Density/Intensity, Dimensional, and design standards contained in Sec. 4.21.3, *Community Commercial District*, of this Ordinance shall apply. In case of conflict, the requirements of this Article shall control.

Sec. 5.11.11 Light Commercial District

The Light Commercial District within the DuWap-O is intended to allow office uses and low intensity neighborhood- oriented commercial uses. These areas are located mainly along Wappoo Road, Elsey Drive, and 1st Drive, as shown on the map titled "DuPont-Wappoo Area Overlay Zoning District," which identifies properties in the Neighborhood Commercial (NC), General Office (GO), and Residential Office (RO) Zoning Districts. In addition to the applicable requirements of this Article, all Parcels indicated as RO, GO, and NC on the map titled "DuPont-Wappoo Area Overlay Zoning District" shall comply with all applicable design and Development standards of the applicable Zoning District as contained in this Ordinance. In case of conflict, the requirements of this Article shall control.

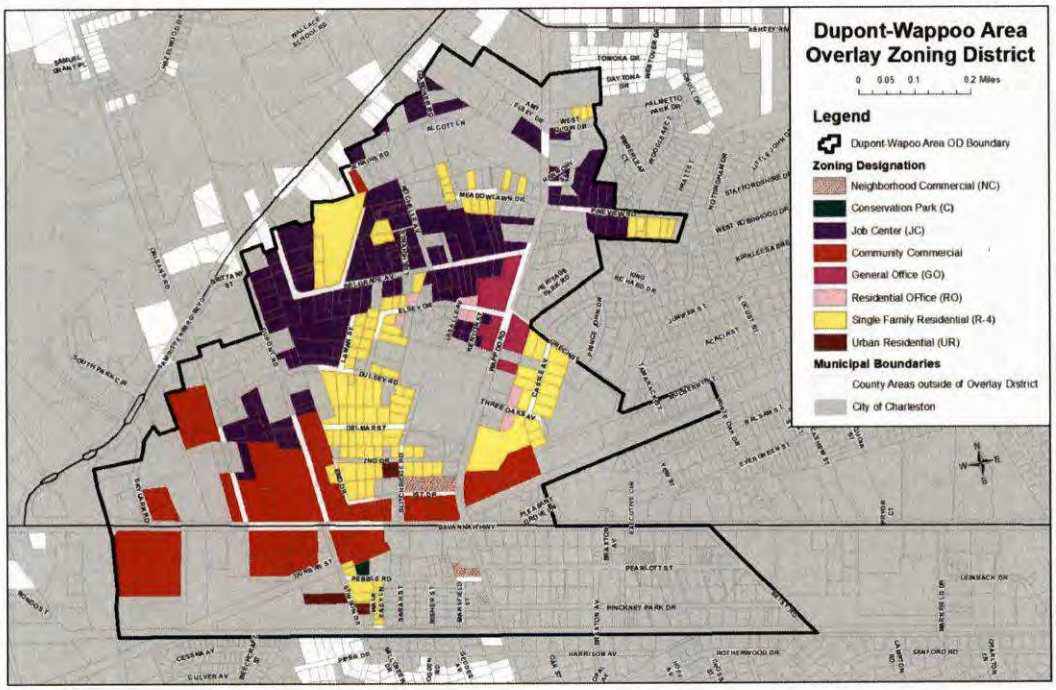
Sec. 5.11.12 Residential Areas

The Residential Areas within the DuWap-O include residential uses located in various places within the Overlay Zoning District, as shown on the map titled "DuPont-Wappoo Area Overlay Zoning District." These areas are intended to retain their current character, consisting of Single-Family Detached Dwellings, Single-Family Attached Dwellings, and Multi-Family Dwellings. The map titled "DuPont-Wappoo Area Overlay Zoning District" identifies the properties in the Low Density Residential (R-4) and Urban Residential (UR) Zoning Districts. All Parcels indicated as R-4 and UR shall comply with the use regulations of this Article and all applicable Density/Intensity and Dimensional Standards for the applicable Zoning District as contained in this Ordinance. The requirements of Sec. 5.11.8, *General Development Requirements*, also apply, with the exception of Single-Family Detached Dwellings. In case of conflict, the requirements of Sec. 5.11.8, *General Development Requirements*, shall control for Development that is not Single-Family Detached Dwellings.

Sec. 5.11.13 Conservation/Park District

As shown on the DuWap-O map, only one unincorporated Parcel located within the DuWap-O is in the Conservation/Park District. The subject Parcel is located along Pebble Road and contains a Cemetery. The intent of this district is to protect the Cemetery from Development and retain its historic character and significance for the community. The only uses allowed within this district are Cemeteries, Farmers Markets, Parks and Recreation uses (with the exception of Indoor and Outdoor Recreation Uses as defined in this Ordinance), and stormwater Infrastructure uses that are not detrimental to the existing Cemetery. The only Development standards that apply are the land use and Right-of-Way buffer requirements.

Map 5.11



5.12 PARKERS FERRY COMMUNITY OVERLAY ZONING DISTRICT (PF-O)

Sec. 5.12.1 Statement of Findings

The PF-O, Parkers Ferry Community Overlay Zoning District, is generally located in the westernmost portion of Charleston County, an area characterized by large undeveloped tracts of land and small historic rural communities. The Parkers Ferry Community Overlay Zoning District is composed of unincorporated Parcels identified by residents of the Parkers Ferry Community. Properties in conservation Easements and large forestry and timber company land holdings were purposefully excluded from the PF-O.

These areas were initially identified through a community-wide planning effort, and serve as the first implementation of the Rural Cultural Community Protection Future Land Use designation incorporated into the Charleston County Comprehensive Plan. The public who participated in this Parkers Ferry Community planning effort recognized that future development within their community should be compatible with the existing community. Participants felt that future residential densities should remain low, and that new Development should reflect, and respect, the continuation of existing land uses such as Agriculture, forestry, churches, Cemeteries, schools, and cultural and historic Buildings. The participants also recognized that there is a need to allow a limited selection of appropriate businesses, office services, and employment opportunities for local residents, provided the location, Building scale, and Building and Impervious Surface Coverage is compatible with existing Development and remains consistent with the current Parkers Ferry rural community land patterns.

In conjunction with this planning effort, a supporting document entitled "Parkers Ferry Community Plan" was adopted by Charleston County Council and incorporated by reference into the Charleston County Comprehensive Plan. This community plan documents the Parkers Ferry Community planning effort and includes the results of the community needs assessment survey that forms the basis for both the Community Plan and this Overlay Zoning District. The Community Plan also provides recommended strategies developed in coordination with area residents to address issues identified by the survey and assist the community in achieving its vision for the future. This Overlay Zoning District implements Parkers Ferry Community Plan Implementation Strategy 2.1, which states: "Adopt amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), including but not limited to an Overlay Zoning District, as applicable."

Effective on: 11/14/2017, as amended

Sec. 5.12.2 Purpose and Intent

The purpose and intent of the PF-O is to implement the Charleston County Comprehensive Plan by creating an overall vision for the future of the Parkers Ferry Community that is supported by all relevant jurisdictions and service providers; protects and promotes the culture and unique development patterns of existing historic rural communities; preserves rural and agricultural landscapes; and through balanced social, cultural, economic and environmental considerations, sustains the area's strong sense of community. This vision is a reflection of the needs expressed by the residents of the Parkers Ferry Community, and the PF-O strives to preserve the existing rural, low-Density single-family Residential Character of the area, while allowing additional flexibility to subdivide and develop property. The PF-O also provides for a strategic clustering of a limited number of rural non-residential nodes and uses at prominent rural crossroads and within areas that historically contained these unique land uses. Retail and office uses allowed within these nodes are a direct response to the community's expressed desire for additional services appropriate to the rural character of the Parkers Ferry Community, as well as additional local employment opportunities.

Effective on: 11/14/2017, as amended

Sec. 5.12.3 Effect of the Overlay Zoning District

In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control, except as otherwise noted.

Effective on: 11/14/2017, as amended

Sec. 5.12.4 Applicability

The standards of this Article shall apply to all Development within the PF-O as described in this Article and as shown on the map titled "Parkers Ferry Community Overlay Zoning District."

Effective on: 11/14/2017, as amended

Sec. 5.12.5 Use Regulations

A. **Table 5.12.5, Parkers Ferry Community Overlay Zoning District Use Table.** Table 6.1-1, Use Table, does not apply to properties in the PF-O. Table 5.12.5 lists the uses allowed in the areas as identified and described in this Overlay Zoning District. The following is a description of the codes used in the table:

   1. "A" indicates uses allowed by right.
   2. "C" indicates uses subject to conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."

3. "S" indicates uses allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."

4. Blank cells indicate uses that are not permitted.

B. **Prohibited Uses.** Prohibited uses in the PF-O include: Microbrewery and Distillery, Tattoo Facility, Indoor/Outdoor Shooting Range, Firearm Sales, Billboard, and Liquor, Beer, or Wine Sale uses.

C. **New or Unlisted Uses and Use Interpretation.** The Zoning and Planning Director shall be authorized to make use determinations whenever there is a question regarding the category of use based on the definitions contained in CHAPTER 12, *Definitions*, of this Ordinance or may require that the use be processed in accordance with the Planned Development (PD) procedures of this Ordinance.

TABLE 5.12.5: PARKERS FERRY COMMUNITY OVERLAY ZONING DISTRICT USE TABLE			
	RESIDENTIAL AREA	BUSINESS/SERVICE NODES AND COMMERCIAL PROPERTIES	CONDITION
AGRICULTURAL USES			
AGRICULTURAL AND ANIMAL PRODUCTION, PROCESSING AND SUPPORT			
Animal Aquaculture	C	C	Sec. 6.4.1
Apiculture (Bee Keeping)	A	A	
Animal and Insect Production	A	A	
Horticultural Production	A	A	
Winery	C	C	Sec. 6.4.21
FORESTRY AND LOGGING			
Bona Fide Forestry Operation	C	C	Sec. 6.4.23
Lumber Mill, Planing, or Saw Mill		S	
STABLE			
Stable, Commercial	C	C	Sec. 6.4.20
Stable, Private	A	A	
SUPPORT ACTIVITIES FOR AGRICULTURE USES			
Agricultural Processing	S	S	Sec. 6.4.1
Agricultural Sales or Services	A	A	
Roadside Stand; Sweetgrass Basket Stand	C	C	Sec. 6.4.8
RESIDENTIAL			
Assisted Living	S	S	
Dwelling Group	C	C	Sec. 6.4.7
Farm Labor Housing	C	C	Sec. 6.4.9
Child Caring Institution	S	S	
Group Residential	S	S	
Manufactured Housing Unit	A	A	

TABLE 5.12.5: PARKERS FERRY COMMUNITY OVERLAY ZONING DISTRICT USE TABLE			
	RESIDENTIAL AREA	BUSINESS/SERVICE NODES AND COMMERCIAL PROPERTIES	CONDITION
Short-Term Rental Property, Limited Home Rental (LHR)	C	C	Art. 6.8
Short-Term Rental Property, Extended Home Rental (EHR)		S	Art. 6.8
Dwelling Unit, Single-Family Detached	A	A	
Affordable and Workforce Dwelling Unit	C	C	Sec. 6.4.19
	RESIDENTIAL AREA	BUSINESS/SERVICE NODES AND COMMERCIAL PROPERTIES	CONDITION
CIVIC / INSTITUTIONAL			
COURTS AND PUBLIC SAFETY			
Court of Law	A	A	
Safety Services	A	A	
DAY CARE SERVICES			
Adult Day Care Service	A	A	
Group Home	A	A	
Child Care Center	A	A	
Family Home	C	C	Sec. 6.4.29
DEATH CARE SERVICES			
Cemetery	C	C	Sec. 6.4.53
Funeral Services		A	
EDUCATIONAL SERVICES			
Pre-school or Educational Nursery	A	A	
School, Primary	A	A	
School, Secondary	A	A	
Higher Education Facility	S	S	
Personal Improvement Education	S	A	
HEALTH CARE SERVICES			
Medical Office	S	A	
Community Residential Care Facility	S	A	
Counseling Services	S	A	
Intermediate Care Facility for Individuals with Intellectual Disabilities	S	A	

TABLE 5.12.5: PARKERS FERRY COMMUNITY OVERLAY ZONING DISTRICT USE TABLE			
	RESIDENTIAL AREA	BUSINESS/SERVICE NODES AND COMMERCIAL PROPERTIES	CONDITION
Home Health Agency	S	A	
Hospital		S	
Rehabilitation Facility		A	
Residential Treatment Facility for Children or Adolescents (mental health treatment)	S	S	
MUSEUMS, HISTORIC SITES AND SIMILAR INSTITUTIONS			
Historic Sites	C	A	Sec. 6.4.27
Library or Archive	A	A	
Museum	A	A	
Nature Exhibition	C	A	Sec. 6.4.10
Botanical Garden	A	A	
Zoo		S	
	RESIDENTIAL AREA	BUSINESS/SERVICE NODES AND COMMERCIAL PROPERTIES	CONDITION
POSTAL SERVICE			
Postal Service, United States	C	A	Sec. 6.4.26
RECREATION AND ENTERTAINMENT			
Community Recreation	A	A	
Fishing, Hunting, or Recreational Guide Service	A	A	
Golf Course or Country Club	C	C	Sec. 6.4.50
Parks and Recreation	C	C	Sec. 6.4.11
Recreation and Entertainment, Outdoor	C	C	Sec. 6.4.11
Drive-In Theater		C	Sec. 6.4.6 Sec. 6.4.11
Golf Driving Range	S	S	Sec. 6.4.11
Special Events		C	Sec. 5.12.6(E) Art. 6.7
Eco-Tourism		A	
Recreation and Entertainment, Indoor		C	Sec. 5.12.6(A)
RELIGIOUS, CIVIC, PROFESSIONAL AND SIMILAR ORGANIZATIONS			
Social or Civic Organization	S	S	Sec. 6.4.4
Religious Assembly	A	A	
Social Club or Lodge	S	C	Sec. 6.4.4
UTILITIES AND WASTE-RELATED USES			

TABLE 5.12.5: PARKERS FERRY COMMUNITY OVERLAY ZONING DISTRICT USE TABLE			
	RESIDENTIAL AREA	BUSINESS/SERVICE NODES AND COMMERCIAL PROPERTIES	CONDITION
Utility Service, Major	S	S	Sec. 6.4.17
Utility Service, Minor	A	A	
COMMERCIAL			
ACCOMMODATIONS			
Short-Term Rental Property, Commercial Guest House (CGH)		C	Art. 6.8
Hotel or Motel		S	
RV (Recreational Vehicle) Park or Campground		S	Sec. 6.4.12
ANIMAL SERVICES			
Kennel		A	
Pet Store or Grooming Salon		A	
Small Animal Boarding		A	
Veterinary Services		A	
FINANCIAL SERVICES			
Banks and Financial Services		A	
FOOD SERVICES AND DRINKING PLACES			
Bar or Lounge		S	Sec. 6.4.15
Catering Service	S	C	Sec. 6.4.34
Restaurant, Fast Food		S	Sec. 6.4.15
Restaurant, General		C	Sec. 6.4.15
INFORMATION INDUSTRIES			
Communications Tower	C	C	Sec. 6.4.5
OFFICES			
Administrative or Business Office; Government Office; Professional Office		A	
Special Trade Contractor (Office/Storage)		C	Sec. 5.14.6.B
REPAIR AND MAINTENANCE SERVICES			
Repair Service, Consumer		C	Sec. 6.4.40
Vehicle and Boat Repair and Service		S	Sec. 6.4.22
	RESIDENTIAL AREA	BUSINESS/SERVICE NODES AND COMMERCIAL PROPERTIES	CONDITION

TABLE 5.12.5: PARKERS FERRY COMMUNITY OVERLAY ZONING DISTRICT USE TABLE			
	RESIDENTIAL AREA	BUSINESS/SERVICE NODES AND COMMERCIAL PROPERTIES	CONDITION
RETAIL SALES			
Home Improvement Center		C	Sec. 6.4.26
Food Sales		A	
Retail Sales or Services, General		A	
Convenience Store		A	
Duplicating or Quick Printing Services, Private Postal or Mailing Services		A	
Service Stations, Gasoline		S	
Vehicle Parts, Accessories, or Tire Stores		A	
RETAIL OR PERSONAL SERVICES			
Consumer Convenience Service		A	
Hair, Nail, or Skin Care Services	C	A	Sec. 6.4.3
Personal Improvement Service		A	
Farmers Market		A	
Services to Buildings or Dwellings		C	Sec. 6.4.48
Landscaping and Horticultural Services		C	Sec. 6.4.48
MANUFACTURING AND PRODUCTION, GENERAL			
Artisan and Craftsman	C	C	Sec. 5.12.6(C)
Manufacturing and Production		C	Sec. 5.12.6(D)
	RESIDENTIAL AREA	BUSINESS/SERVICE NODES AND COMMERCIAL PROPERTIES	CONDITION
OTHER USES			
RECYCLING SERVICES			
Recycling Collection Facility, Drop-Off	A	A	
RESOURCE EXTRACTION/MINING			
Resource Extraction/Mining	S	S	Sec. 6.4.14
TRANSPORTATION			
Sightseeing Transportation, Land or Water		S	Art. 5.2

TABLE 5.12.5: PARKERS FERRY COMMUNITY OVERLAY ZONING DISTRICT USE TABLE				
		RESIDENTIAL AREA	BUSINESS/SERVICE NODES AND COMMERCIAL PROPERTIES	CONDITION
	Water Transportation		S	Art. 5.2

Effective on: 11/14/2017, as amended

Sec. 5.12.6 Use Conditions

A. **Recreation and Entertainment, Indoor.**

1. Such use is not located within 150 feet of residentially zoned or used properties.
2. There shall be no access to adjoining residentially zoned or used properties.
3. Such use shall not operate between the hours of 12:00 a.m. and 11:00 a.m.
4. Indoor Shooting Ranges shall be prohibited.

B. **Special Trade Contractors (Offices/Storage).**

1. This use excludes any tractor trailer containers in outside storage areas;
2. This use shall have a maximum floor area of 5,000 square feet including the Building(s); and
3. Outdoor storage of vehicles, materials, and equipment shall be prohibited.

C. **Artisan and Craftsman.**

1. Such uses shall not cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odors, dust, fire hazards, radiation or other conditions harmful or objectionable to adjacent or nearby properties are prohibited.
2. All truck parking or loading facilities are located to the side or rear of the Building, outside required landscaped yards, and screened from public Rights-of-Way and/or adjacent property zoned or used for residential purposes.
3. Outdoor storage of materials is prohibited.
4. Operation of this use does not create noise in excess of 80 dB, as measured at the property boundary of the noise source using the fast meter response of a sound level meter, reduced to 70 dB maximum between the hours of 7 p.m. and 7 a.m.
5. Artisan and Craftsmen uses shall comply with the requirements listed above and shall be limited to a maximum Floor Area of 2,000 square feet, and five non-resident Employees.
6. In Residential Areas, all of the requirements of this Section shall apply in addition to the following:
   a. All activities related to the Artisan and Craftsman use shall be confined to a Structure that is entirely enclosed, and
   b. On-site retail sales are limited to articles of artistic quality or effect or handmade workmanship produced on the premises.

D. **Manufacturing and Production.**

1. In Zoning Districts subject to conditions (C), a Structure or Structures used for specialized manufacturing shall have a maximum Floor Area of 2,000 square feet and shall have no more than five non-resident Employees.
2. All activities related to the Manufacturing and Production use shall be confined to a structure that is entirely enclosed.
3. On-site retail sales are prohibited.
4. If the Zoning and Planning Director finds a proposed Manufacturing and Production use will have a substantially negative impact on a surrounding area or adjoining property, the use shall comply with the Special Exception procedures of this Ordinance.

E. **Special Events Principal Uses in the Business Nodes and Commercial Properties.** Special Events Principal Uses shall be allowed in the Business Nodes and Commercial Properties of the PF-O subject to the requirements for Commercial Zoning Districts contained in Art. 6.7, *Special Events Use*, of this Ordinance.

Effective on: 11/14/2017, as amended

Sec. 5.12.7 Residential Areas

The Residential Areas as shown on the map titled "Parkers Ferry Community Overlay Zoning District" are intended to protect and promote the culture and unique Development patterns of the existing rural residential communities and maintain their strong sense of community. The requirements of the AGR Zoning District shall apply for all matters not addressed in this Overlay Zoning District for the Residential Areas. The following requirements apply to Parcels in the Residential Areas in addition to the applicable requirements of this Ordinance:

A. **Density, Intensity and Dimensional Standards.**

1. All non-residential Development in the Residential Areas shall comply with the Density, Intensity and Dimensional Standards of the Business/Service Nodes and Commercial Properties as contained in this Article.

2. The Density/Intensity and Dimensional Standards listed in Table 5.12.7, below, shall apply to all properties in the Residential Areas:

TABLE 5.12.7: PARKERS FERRY COMMUNITY OVERLAY ZONING DISTRICT RESIDENTIAL AREAS DENSITY/INTENSITY AND DIMENSIONAL STANDARDS [1]

PARKERS FERRY COMMUNITY OVERLAY ZONING DISTRICT RESIDENTIAL AREAS DENSITY/INTENSITY AND DIMENSIONAL STANDARDS [1]	
MAXIMUM DENSITY	1 Principal Dwelling Unit per acre
MINIMUM LOT AREA	Variable [2]
MINIMUM LOT WIDTH:DEPTH RATIO	1:5[3]
MINIMUM SETBACKS	
FRONT/STREET SIDE	25 feet
INTERIOR SIDE	10 feet
REAR	10 feet
OCRM CRITICAL LINE	50 feet
MAXIMUM BUILDING COVERAGE (4)	30% of Lot
MAXIMUM IMPERVIOUS SURFACE COVERAGE (4)	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual
MAXIMUM BUILDING HEIGHT	35 feet

(1) For Lots that contain or abut an OCRM Critical Line, the Waterfront Development Standards of Sec. 4.9.3 and Article 4.24, of this Ordinance as they apply to the AGR Zoning District, shall apply.

(2) The Lot must establish a minimum 1,600 square foot buildable area with a minimum width of 20 feet and meet all Zoning, SCDHEC, Building Services, and Fire Department requirements.

(3) The depth of the Lot shall not exceed five times the width of the Lot (1:5 ratio).

(4) Maximum Impervious Surface Coverage applies only to the residential Development on Parcels less than 30,000 square feet in size. When the Maximum Impervious Surface Coverage requirement applies, the Maximum Building Coverage requirement shall not apply.

B. **One-time Subdivision of Nonconforming Lot of Record Existing Prior to April 21, 1999.** A one-time subdivision creating one Lot from a Nonconforming Lot of record (Lot existing prior to April 21, 1999) shall be allowed, if each Lot resulting from the Subdivision meets the minimum Lot Area requirement of Table 5.12-2. An Ingress/Egress Easement may be utilized to access a proposed Lot (singular) to the rear of the property. The Setback from the edge of the Easement will be the required Side Setback required for Zoning District. The Side Setback from the edge of the Easement will only be utilized to create one proposed Lot from the provision of One-time Subdivision of a Nonconforming Lot of Record Existing Prior to April 21, 1999.

C. **Accessory Dwelling Units.**

1. One Accessory Dwelling Unit per Lot shall be allowed in the Residential Areas of the PF-O if documentation of septic approval by SCDHEC for the Accessory Dwelling Unit is provided and the Lot does not abut or contain an OCRM Critical Line. The requirements of Sec. 4.24.2, *Minimum Lot Standards for Accessory Dwelling Units on Parcels Which Contain or Abut an OCRM Critical Line*, shall apply to Accessory Dwelling Units on Lots that abut or contain an OCRM Critical Line;
2. Accessory Dwelling Units shall have a maximum of 1,500 square feet of heated gross Floor Area;
3. Accessory Dwelling Unit placement shall comply with all dimensional standards of this Article; and
4. Separate Electrical meters shall not be allowed for attached Accessory Dwelling Units.

D. **Temporary Special Events.** Temporary Special Events shall be allowed in the Residential Areas of the PF-O subject to the requirements for Temporary Special Events Permits for the AGR Zoning District as contained in Art. 6.7, *Special Events Use*, of this Ordinance.

E. **Other Regulations.** Development in the Residential Areas shall comply with all other applicable regulations of this Ordinance.

Effective on: 11/14/2017, as amended

Sec. 5.12.8 Business/Service Nodes and Commercial Properties

The Business/Service Nodes and Commercial Properties, as shown on the map titled "Parkers Ferry Community Overlay Zoning District," are intended to re-establish the proportion, location and scale of small neighborhood rural businesses that historically existed in these communities. The requirements of the RC Zoning District shall apply for all matters not addressed in this Overlay Zoning District for the Business/Service Nodes and Commercial Properties. The following requirements apply to Parcels in the Business/Service Nodes and Commercial Properties in addition to the applicable requirements of this Ordinance:

A. **Density, Intensity and Dimensional Standards.**

1. All residential development in the Business/Service Nodes and Commercial Properties shall comply with the Density/Intensity and Dimensional Standards of the Residential Areas as contained in this Article.
2. The Density/Intensity and Dimensional Standards listed in Table 5.12.8, below, shall apply to all properties in the Business/Service Nodes and Commercial Properties.

B. **Accessory Dwelling Units.**

1. One Accessory Dwelling Unit per Lot shall be allowed in the Business/Service Nodes and Commercial Properties of the PF-O if documentation of septic approval by SCDHEC for the Accessory Dwelling Unit is provided and the Lot does not abut or contain an OCRM Critical Line. The requirements of Sec. 4.24.2, *Minimum Lot Standards for Accessory Dwelling Units on Parcels Which Contain or Abut an OCRM Critical Line*, shall apply to Accessory Dwelling Units on Lots that abut or contain an OCRM Critical Line;
2. Accessory Dwelling Units shall have a maximum of 1,500 square feet of heated gross Floor Area;
3. Accessory Dwelling Unit placement shall comply with all dimensional standards of this Article; and
4. Separate electrical meters shall not be allowed for attached Accessory Dwelling Units.

TABLE 5.12.8: BUSINESS/SERVICE NODES AND COMMERCIAL PROPERTIES DENSITY/INTENSITY AND DIMENSIONAL STANDARDS [1]	
PARKERS FERRY COMMUNITY OVERLAY ZONING DISTRICT BUSINESS/SERVICE NODES AND COMMERCIAL PROPERTIES DENSITY/INTENSITY AND DIMENSIONAL STANDARDS [1]	
MINIMUM LOT AREA	30,000 square feet
MINIMUM LOT WIDTH	100 feet
MINIMUM SETBACKS	
Front/Street Side	25 feet[2]
Interior Side	15 feet[3]
Rear	25 feet[3]

OCRM Critical Line	50 feet
MINIMUM DISTANCE BETWEEN STRUCTURES LOCATED ON AN INDIVIDUAL LOT OR BUILDING SPACE	20 feet, provided that covered walkways connecting Buildings or connecting Buildings with parking areas may traverse such space
MAXIMUM BUILDING HEIGHT	35 feet
MAXIMUM RESIDENTIAL DENSITY - MIXED OCCUPANCY (Developments containing commercial/Office and residential uses)	One Principal Dwelling Unit per acre is permitted.
MAXIMUM BUILDING COVERAGE	30% of Lot
MAXIMUM BUILDING SIZE	No single Building shall exceed 5,000 square feet of gross Floor Area(4)

(1) The Waterfront Development Standards contained in CHAPTER 4 of this Ordinance apply.

(2) In instances where the Right-of-Way Buffers contained in Sec. 9.4.4.A of this Ordinance are more restrictive than those of Table 5.12.8, the Right-of-Way Buffer requirements of Sec. 9.4.4.A of this Ordinance shall apply.

(3) In instances where the Land Use Buffers contained in Sec. 9.4.4.B of this Ordinance are more restrictive than those of Table 5.12.8, the Land Use Buffer requirements of Sec. 9.4.4.B of this Ordinance shall apply.

(4) In instances where the building size requirements of this table are in conflict with those contained in Sec. 5.12.6, *Use Conditions*, and/or Art. 6.4, *Use Conditions*, the most restrictive shall apply.

C. **Temporary Special Events.** Temporary Special Events shall be allowed in the Business/Service Nodes and Commercial Properties of the PF-O subject to the requirements for Temporary Special Events Permits for Commercial Zoning Districts as contained in Art. 6.7, *Special Events Use,* of this Ordinance.

D. **Other Regulations.** Development in the Business/Service Nodes and Commercial Properties shall comply with all other applicable regulations of this Ordinance, including Chapter 9, *Development Standards.*

Effective on: 11/14/2017, as amended

Sec. 5.12.9 Home Occupations

All requirements in Sec. 6.5.11, *Home Occupations*, of this Ordinance shall apply with the exception of the following:

A. **Repair Service, Commercial; Vehicle and Boat Repair or Service; and Special Trade Contractor (Offices/Storage).** Repair Service, Commercial; Vehicle and Boat Repair or Service; and Special Trade Contractors (Offices/Storage) are allowed if they take place in an enclosed structure, pose no noise or safety concerns, and comply with all applicable regulations of this Ordinance. This excludes Vehicle Rental or Leasing and Vehicle Sales (new or used), which are prohibited as Home Occupations in this Overlay Zoning District.

B. **Small Animal Boarding.** Small Animal Boarding is prohibited as a Home Occupation in Residential Areas.

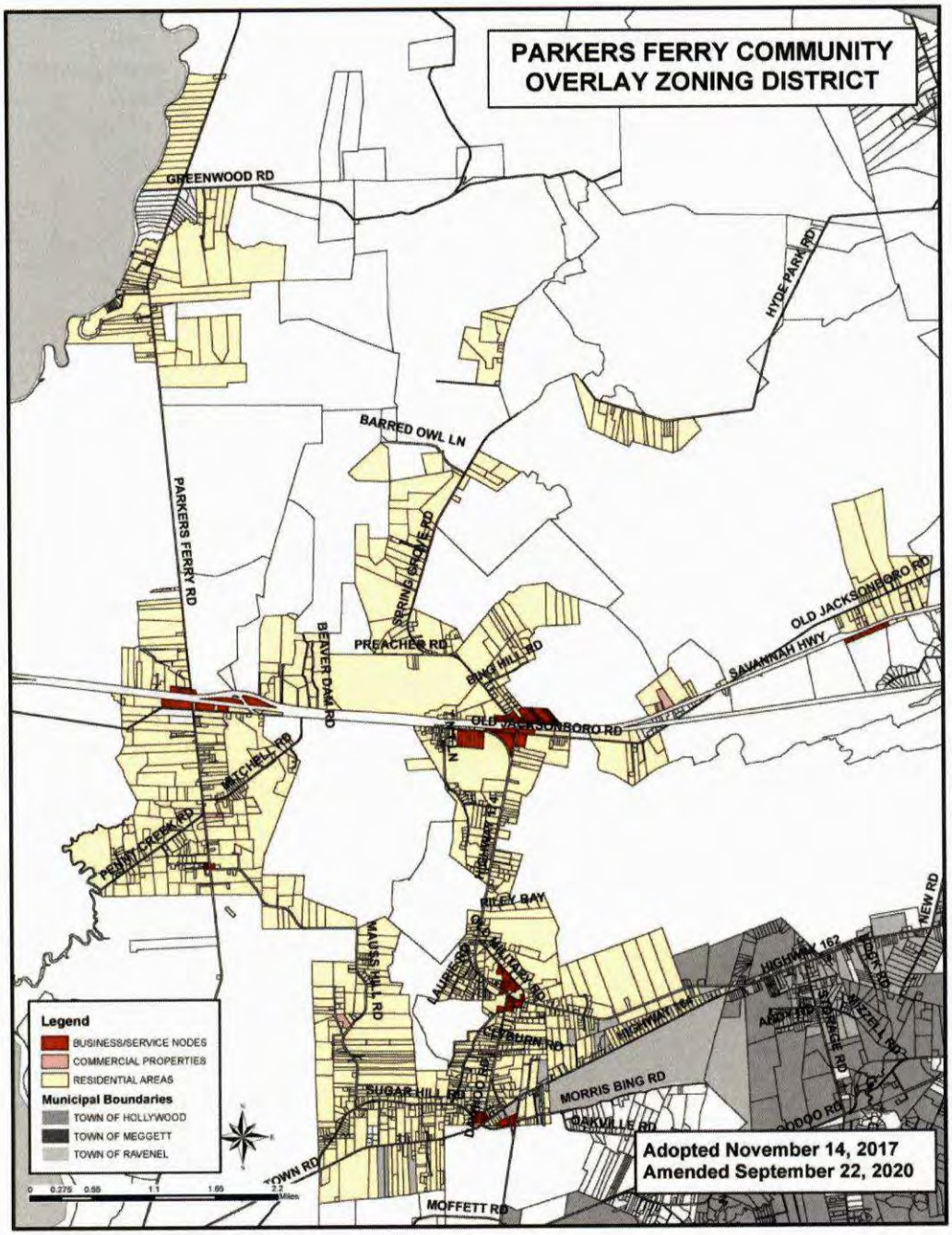
C. **Medical Offices.** Medical Offices are prohibited as a Home Occupation in Residential Areas.

D. **Employees**. The requirements of Sec. 6.5.11.E, *Employees*, of this Ordinance apply, provided, however, that up to five nonresident employees may work at the Home Occupation site if approved through Site Plan Review and Special Exception procedures contained in this Ordinance.

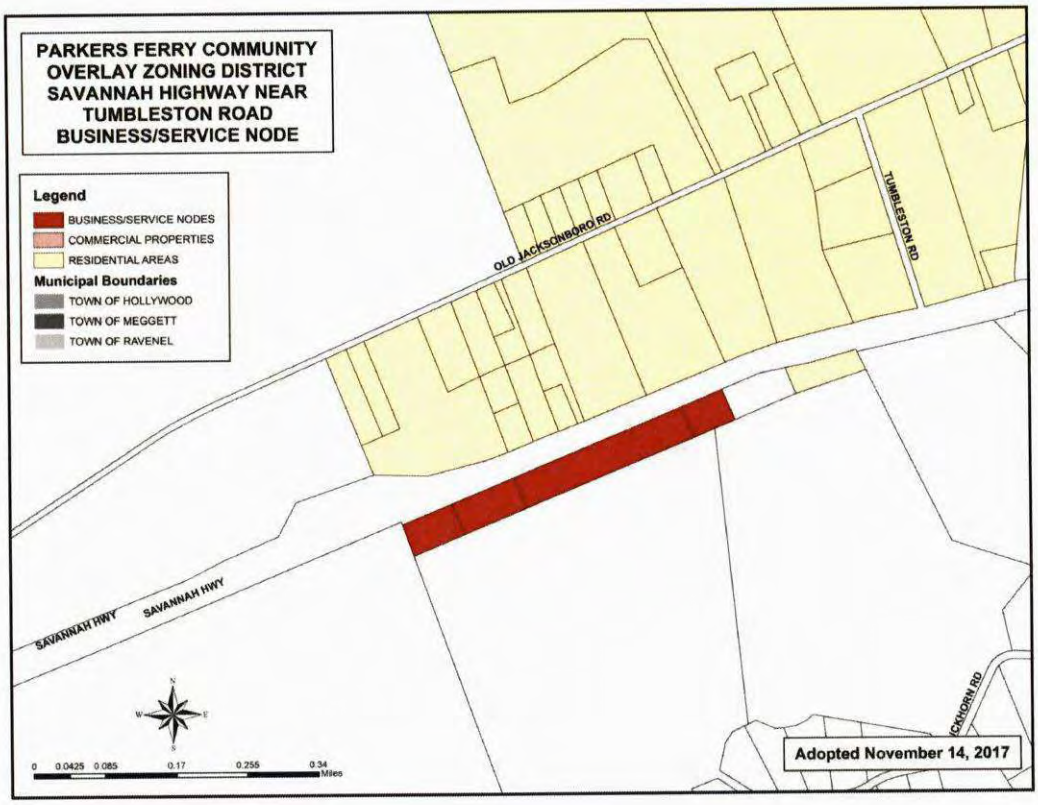
E. **Vehicles.** The requirements of Sec. 6.5.11.L, *Vehicles*, of this Ordinance apply in addition to all other applicable requirements.

Effective on: 11/14/2017, as amended

Map 5.12


PARKERS FERRY COMMUNITY
OVERLAY ZONING DISTRICT
GREENWOOD RD
HYDE PARK RD
BARRED OWL LN
PARKERS FERRY RD
SPRING GROVE RD
PREACHER RD
BEAVER DAM RD
BING HILL RD
OLD JACKSONBORO RD
SAVANNAH HWY
MITCHELL RD
PENNY CREEK RD
RILEY BAY
MAUSS HILL RD
LAURIE RD
SUGAR HILL RD
MORRIS BING RD
OAKVILLE RD
MOFFETT RD
NEW RD
HIGHWAY 162
Legend
BUSINESS/SERVICE NODES
COMMERCIAL PROPERTIES
RESIDENTIAL AREAS
Municipal Boundaries
TOWN OF HOLLYWOOD
TOWN OF MEGGETT
TOWN OF RAVENEL
Adopted November 14, 2017
Amended September 22, 2020

Map 5.12.A


PARKERS FERRY COMMUNITY
OVERLAY ZONING DISTRICT
SAVANNAH HIGHWAY NEAR
TUMBLESTON ROAD
BUSINESS/SERVICE NODE
Legend
BUSINESS/SERVICE NODES
COMMERCIAL PROPERTIES
RESIDENTIAL AREAS
Municipal Boundaries
TOWN OF HOLLYWOOD
TOWN OF MEGGETT
TOWN OF RAVENEL
OLD JACKSONBORO RD
TUMBLESTON RD
SAVANNAH HWY
SAVANNAH HWY
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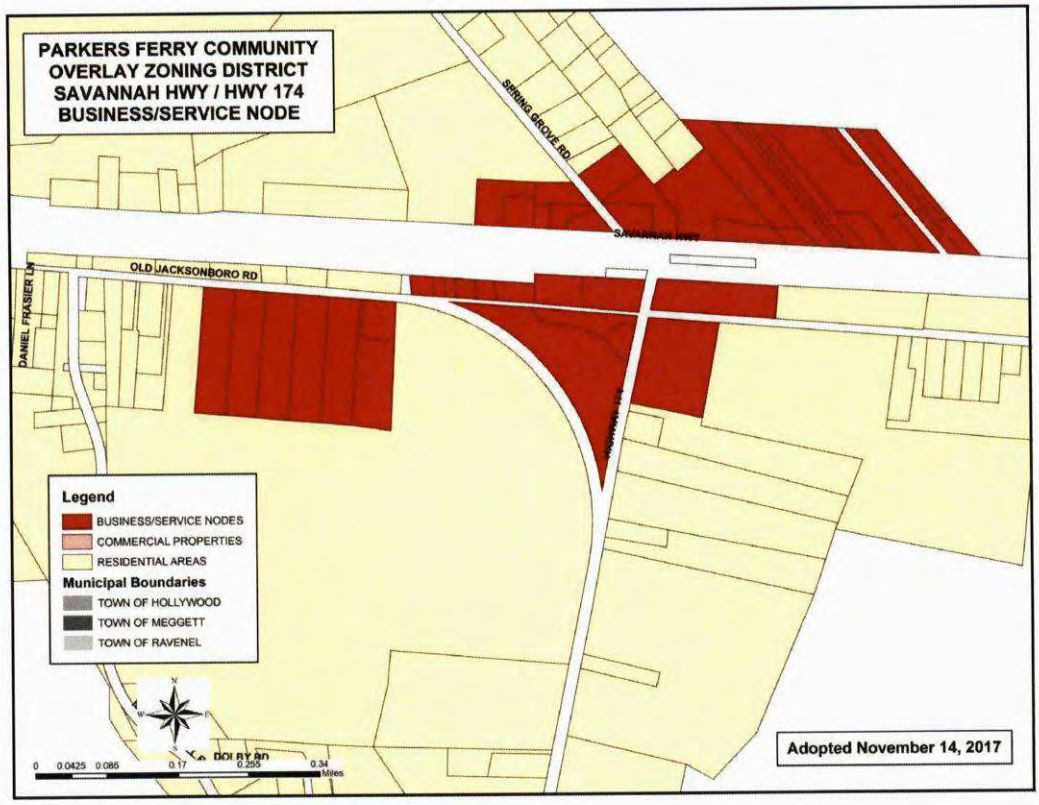
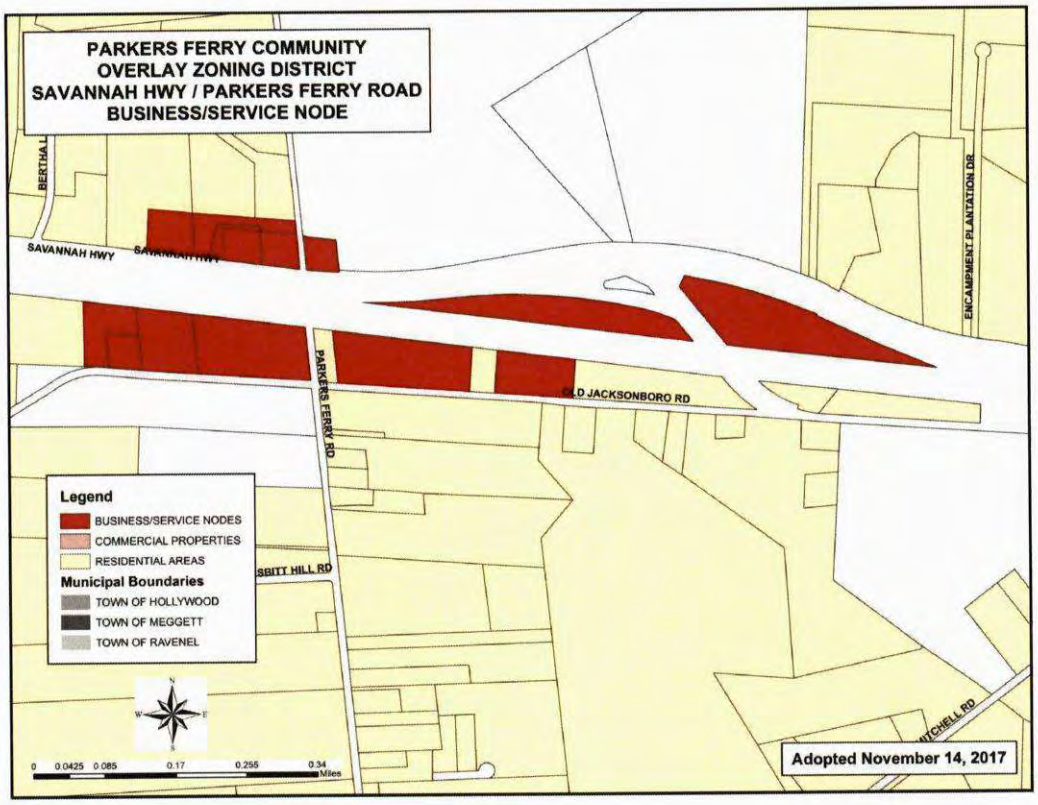
Miles
Adopted November 14, 2017

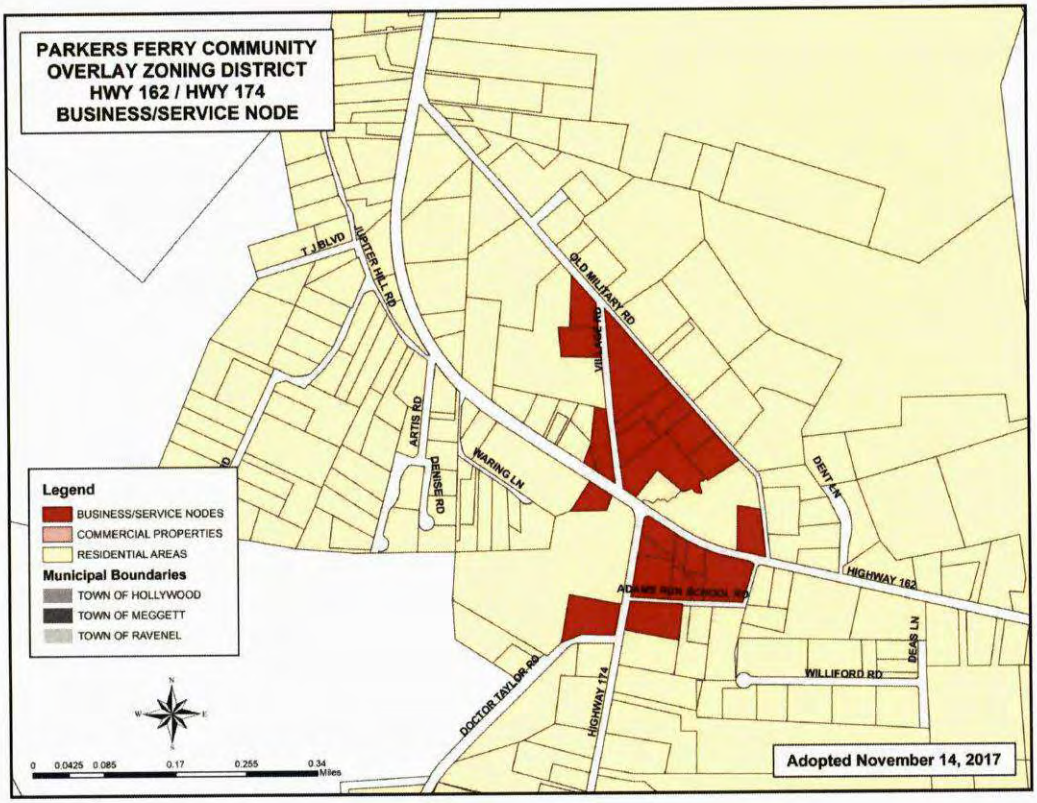
Map 5.12.B


PARKERS FERRY COMMUNITY
OVERLAY ZONING DISTRICT
SAVANNAH HWY / HWY 174
BUSINESS/SERVICE NODE
SERING GROVE RD
OLD JACKSONBORO RD
DANIEL FRASIER LN
Legend
BUSINESS/SERVICE NODES
COMMERCIAL PROPERTIES
RESIDENTIAL AREAS
Municipal Boundaries
TOWN OF HOLLYWOOD
TOWN OF MEGGETT
TOWN OF RAVENEL
0 0.0425 0.085 0.17 0.255 0.34
Miles
Adopted November 14, 2017

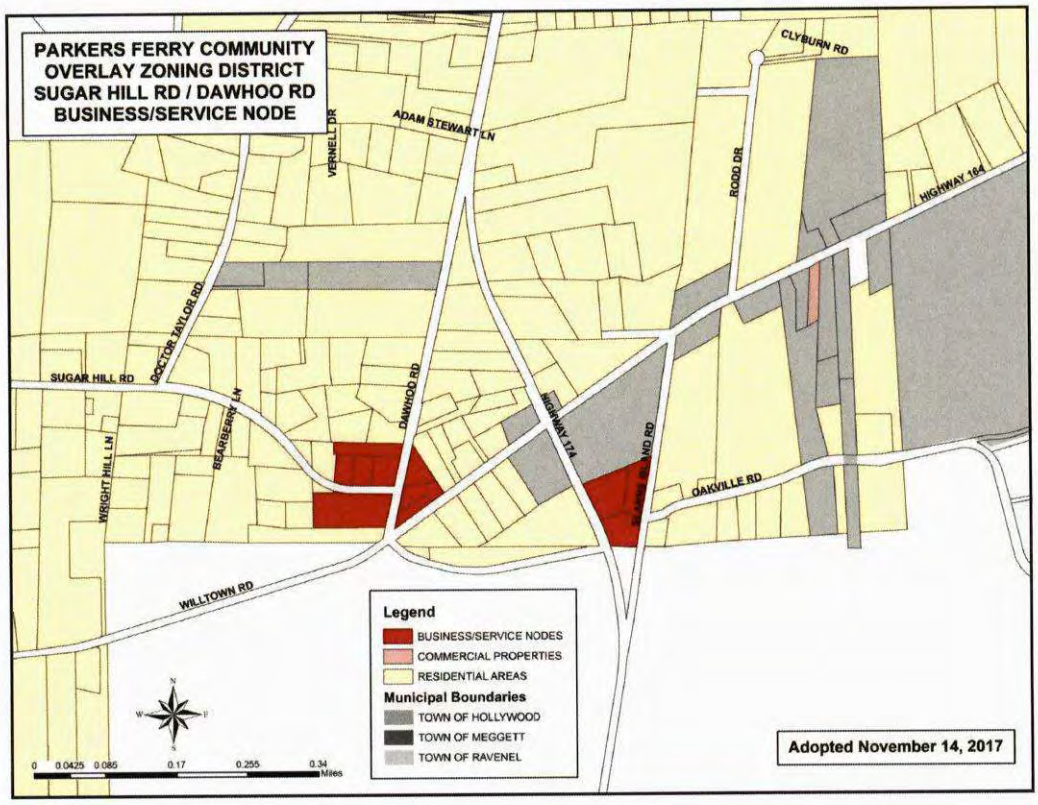
Map 5.12.C


PARKERS FERRY COMMUNITY
OVERLAY ZONING DISTRICT
SAVANNAH HWY / PARKERS FERRY ROAD
BUSINESS/SERVICE NODE
BERTHA L
SAVANNAH HWY
ENCAMPMENT PLANTATION DR
PARKERS FERRY RD
OLD JACKSONBORO RD
SBITT HILL RD
ITCHELL RD
Legend
BUSINESS/SERVICE NODES
COMMERCIAL PROPERTIES
RESIDENTIAL AREAS
Municipal Boundaries
TOWN OF HOLLYWOOD
TOWN OF MEGGETT
TOWN OF RAVENEL
0 0.0425 0.085 0.17 0.255 0.34
Miles
Adopted November 14, 2017

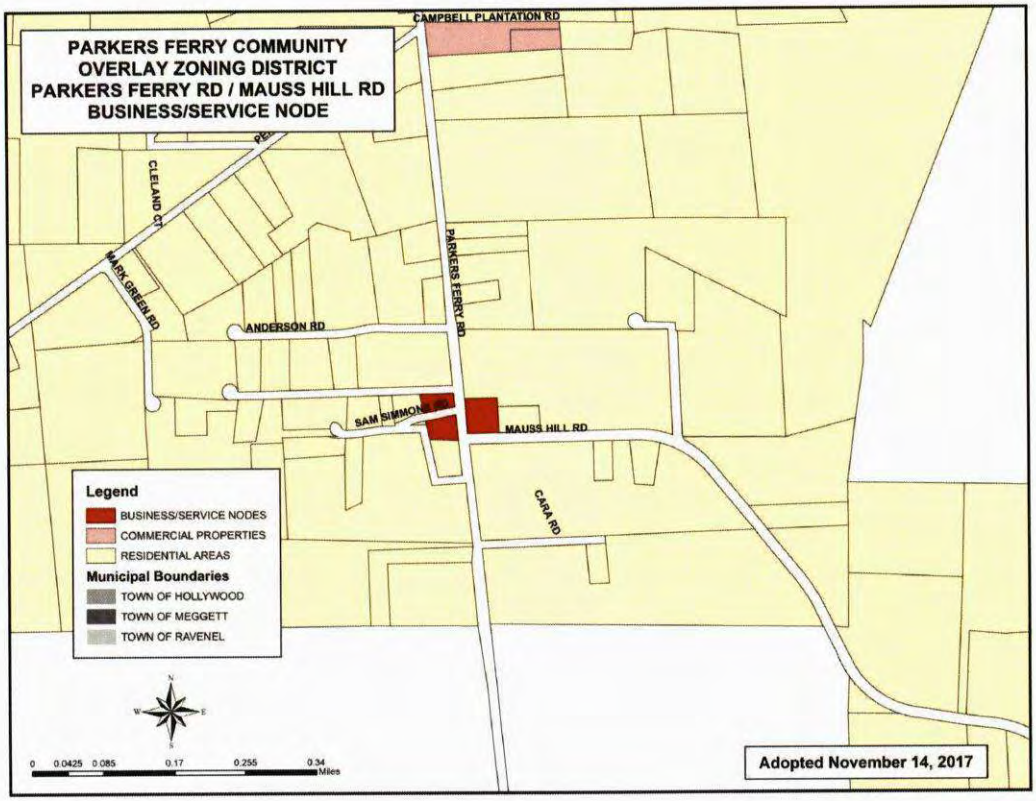
Map 5.12.D


PARKERS FERRY COMMUNITY
OVERLAY ZONING DISTRICT
HWY 162 / HWY 174
BUSINESS/SERVICE NODE
T J BLVD
JUPITER HILL RD
OLD MILITARY RD
ARTIS RD
DENISE RD
WARING LN
DENT LN
HIGHWAY 162
ADAMS RUN SCHOOL RD
DEAS LN
WILLIFORD RD
DOCTOR TAYLOR RD
HIGHWAY 174
Legend
BUSINESS/SERVICE NODES
COMMERCIAL PROPERTIES
RESIDENTIAL AREAS
Municipal Boundaries
TOWN OF HOLLYWOOD
TOWN OF MEGGETT
TOWN OF RAVENEL
0 0.0425 0.085 0.17 0.255 0.34
Miles
Adopted November 14, 2017

Map 5.12.E


PARKERS FERRY COMMUNITY
OVERLAY ZONING DISTRICT
SUGAR HILL RD / DAWHOO RD
BUSINESS/SERVICE NODE
CLYBURN RD
ADAM STEWART LN
VERNELL DR
ROOD DR
HIGHWAY 164
DOCTOR TAYLOR RD
SUGAR HILL RD
BEARBERRY LN
DAWHOO RD
HIGHWAY 174
OAKVILLE RD
WRIGHT HILL LN
WILLTOWN RD
Legend
BUSINESS/SERVICE NODES
COMMERCIAL PROPERTIES
RESIDENTIAL AREAS
Municipal Boundaries
TOWN OF HOLLYWOOD
TOWN OF MEGGETT
TOWN OF RAVENEL
0 0.0425 0.085 0.17 0.255 0.34
Miles
Adopted November 14, 2017

Map 5.12.F


PARKERS FERRY COMMUNITY
OVERLAY ZONING DISTRICT
PARKERS FERRY RD / MAUSS HILL RD
BUSINESS/SERVICE NODE
CAMPBELL PLANTATION RD
CLELAND CT
MARK GREEN RD
ANDERSON RD
PARKERS FERRY RD
SAM SIMMONS RD
MAUSS HILL RD
CARA RD
Legend
BUSINESS/SERVICE NODES
COMMERCIAL PROPERTIES
RESIDENTIAL AREAS
Municipal Boundaries
TOWN OF HOLLYWOOD
TOWN OF MEGGETT
TOWN OF RAVENEL
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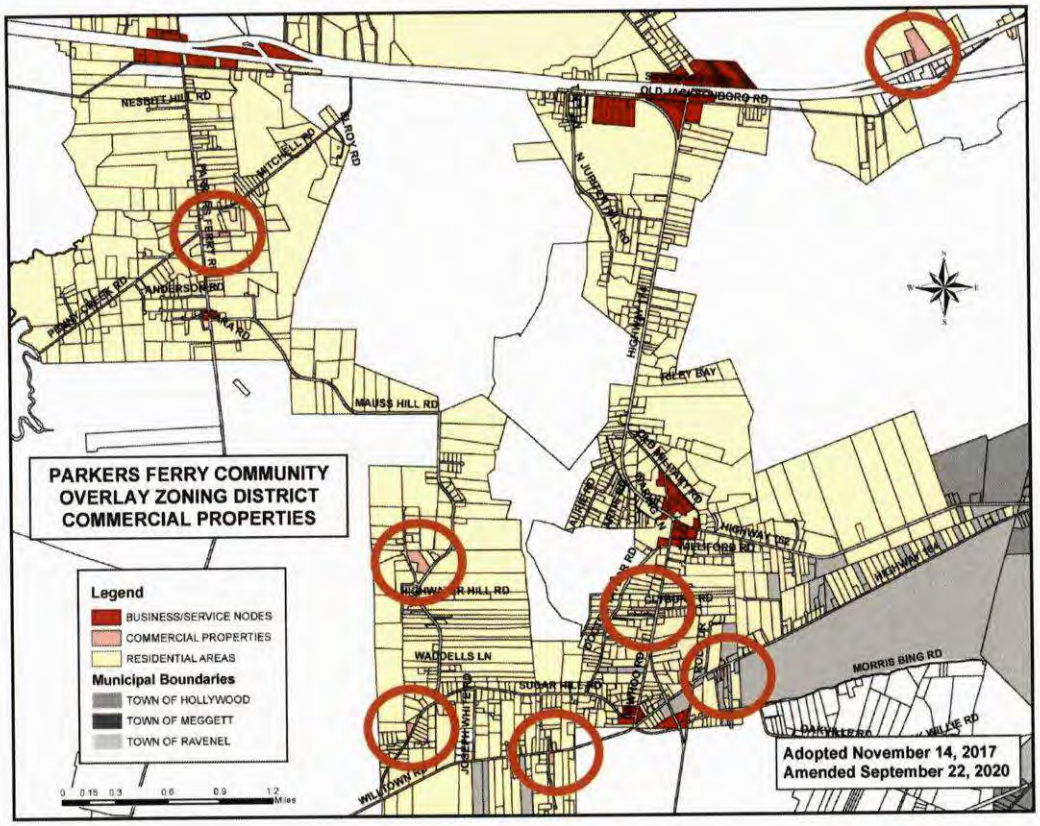
0 0.0425 0.085 0.17 0.255 0.34
Miles
Adopted November 14, 2017

Map 5.12.G



ARTICLE 5.13 SOL LEGARE COMMUNITY OVERLAY ZONING DISTRICT (SL-O)

Sec. 5.13.1 Statement of Findings

The SL-O, Sol Legare Community Overlay Zoning District, is located on the southern end of James Island in the Urban/Suburban Area of the County, just north of Folly Beach. The community is wholly located in unincorporated Charleston County and is bordered by Kings Flat Creek on the south; the Stone River on the west; and Holland Island Creek on the north. The sole access into the community is from Folly Road. The community was established during the Reconstruction Era and prospered in the twentieth century, becoming known as a prominent African-American community with roots in the Gullah Geechee culture. The land use Development is unique in Sol Legare, due to the use of long-lot Farm Parcels which maximize the Frontage along both the Roadway and adjacent waterways. The historic value of the community and associated Development patterns was documented in the *2016 Charleston County Historic Resources Survey Update*, and this overlay intends to preserve and enhance the historical Development patterns.

Beginning in 2013, planning staff worked with community members to identify planning and zoning issues. This input helped form the *Urban/Suburban Cultural Community Protection* Future Land Use designation, which is implemented by this Overlay Zoning District. Furthermore, the feedback gathered from community members at a series of public meetings from 2013 – 2017 led to the creation of the *Sol Legare Community Plan*, which is adopted concurrently with this Overlay Zoning District and supports the provisions of this Article, as Strategy 2.1 of the Plan states, "*Adopt amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), including but not limited to an Overlay Zoning District, as applicable.*" The Plan further explains the community planning process and needs assessment, and includes additional strategies to achieve the community's vision for the future. The Plan also describes the planning and zoning issues addressed by this Overlay Zoning District in greater detail, including the inability to subdivide properties due to inflexible subdivision standards, the lack of flexibility in land uses traditionally seen in the community (such as commercial uses in the historic Mosquito Beach area, community-oriented uses such as Farmers' Markets or Community Gardens, and Home Occupations), and the threat to community character as new Development is often times inconsistent with the scale and design of existing Structures.

Sec. 5.13.2 Purpose and Intent

The purpose and intent of the SL-O is to implement the Charleston County Comprehensive Plan by creating an overall vision for the future of the Sol Legare Community that protects and promotes the culture and unique development patterns of the existing historic community; preserves low Density residential development and traditional commercial uses; and sustains the area's strong sense of community by supporting community-oriented land uses. This vision is a reflection of the needs expressed by the Residents of the Sol Legare Community, and the SL-O strives to preserve the existing character of the area while allowing additional flexibility to subdivide and develop property. The SL-O also provides for the re-establishment of commercial uses in locations traditionally known as commercial hubs in the community, while also expanding opportunities for Home Occupations.

Sec. 5.13.3 Effect of the Overlay Zoning District

In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control except as otherwise noted.

Sec. 5.13.4 Applicability

The standards of this Article shall apply to all Development within the SL-O as described in this Article and as shown on the map titled "Sol Legare Community Overlay Zoning District."

Sec. 5.13.5 Use Regulations

A. Table 5.13.5, Sol Legare Community Overlay Zoning District Use Table. Table 6.1.6-1, *Use Table*, does not apply to properties in the SL-O. Table 5.13.5 lists the uses allowed in the areas as identified and described in this Overlay Zoning District. The following is a description of the codes used in the table:

1. "A" indicates uses allowed by right.

2. "C" indicates uses subject to conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."

3. "S" indicates uses allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."

4. Blank cells indicate uses that are not permitted.

B. Prohibited Uses. The following uses are prohibited on all Parcels in the SL-O include: Transitional Housing; Consumer Goods Rental Centers; Vehicle Sales; Tattoo Facility; Indoor/Outdoor Shooting Range; Firearm Sales; Stable, Commercial; and Billboard uses.

C. New or Unlisted Uses and Use Interpretation. The Zoning and Planning Director shall be authorized to make use determinations whenever there is a question regarding the category of use based on the definitions contained in CHAPTER 12, *Definitions*, of this Ordinance or may require that the use be processed in accordance with the Planned Development (PD) procedures of this Ordinance.

TABLE 5.13.5: Sol Legare Community Overlay Use Table			
	Residential Area	Commercial Area	Condition
AGRICULTURAL USES			
AGRICULTURAL AND ANIMAL PRODUCTION, PROCESSING AND SUPPORT			
Animal Aquaculture		C	Sec. 6.4.1
Apiculture (Bee Keeping)		A	
Animal and Insect Production	C	C	Sec. 6.4.1
Horticultural Production	A	A	
Winery		C	Sec. 6.4.21
FORESTRY AND LOGGING			
Bona Fide Forestry Operation	C	C	Sec. 6.4.23

TABLE 5.13.5: Sol Legare Community Overlay Use Table				
		Residential Area	Commercial Area	Condition
AGRICULTURAL USES				
STABLE				
	Stable, Private	S	C	Sec. 6.4.20
SUPPORT ACTTIVIES FOR AGRICULTURE USES				
	Roadside Stand; Sweetgrass Basket Stand	C	C	Sec. 6.4.8
	Community Garden	A	A	
RESIDENTIAL				
	Assisted Living	S	S	
	Duplex	C	C	Sec.5.13.5.D.4
	Dwelling Group	C	C	Sec.5.13.5.D.5
	Child Caring Institution	S	S	
	Manufactured Housing Unit	S	S	Sec.5.13.5.D.6
	Single-Family Detached Dwelling Unit	A	A	
	Affordable and Workforce Dwelling Unit	C	C	Sec. 6.4.19
	Short-Term Rental Property, Limited Home Rental (LHR)	S	C	Art. 6.8
	Short-Term Rental Property, Extended Home Rental (EHR)	S	C	Art. 6.8
	Mixed Use Development		A	
CIVIC / INSTITUTIONAL				
COURTS AND PUBLIC SAFETY				
	Court of Law	A	A	
	Safety Services	A	A	
DAY CARE SERVICES				
	Adult Day Care Service	S	A	
	Group Home	S	A	
	Child Care Center	S	A	
	Family Home	C	C	Sec. 6.4.29
DEATH CARE SERVICES				
	Cemetery	C	C	Sec. 6.4.53
	Funeral Services		A	
EDUCATIONAL SERVICES				
	Pre-school or Educational Nursery	S		
	School, Primary	S	S	
	School, Secondary	S	S	
	Higher Education Facility	S	S	
	Personal Improvement Education		S	
HEALTHCARE SERVICES				
	Medical Office	S	S	
	Counseling Services		A	
	Home Health Agencies		S	
	Hospital; Hospice Facility		S	
	Rehabilitation Facility		S	
	Residential Treatment Facility for Children or Adolescents		S	
MUSEUMS, HISTORIC SITES, AND SIMILAR INSTITUTIONS				
	Historic Site	C	A	Sec. 6.4.27
	Library or Archive	A	A	

TABLE 5.13.5: Sol Legare Community Overlay Use Table			
	Residential Area	Commercial Area	Condition
AGRICULTURAL USES			
Museum	A	A	
Nature Exhibition		A	Sec. 6.4.10
POSTAL SERVICE			
Postal Service, United States	C	A	Sec. 6.4.26
RECREATION AND ENTERTAINMENT			
Community Recreation	A	A	
Fishing, Hunting, or Recreational Guide Service		A	
Parks and Recreation	C	C	Sec. 6.4.11
Special Events		C	Sec. 5.13.7.E
Eco-Tourism	S	A	
RELIGIOUS, CIVIC, PROFESSIONAL AND SIMILAR ORGANIZATIONS			
Business, Professional, Labor, or Political Organizations		C	Sec. 6.4.4
Social or Civic Organizations; Social Club or Lodge	S	C	Sec. 6.4.4
Religious Assembly	A		
UTILITIES AND WASTE-RELATED USES			
Utility Service, Major	S	S	Sec. 6.4.17
Utility Service, Minor	A	A	
COMMERCIAL 6.4.34			
ACCOMMODATIONS			
Short-Term Rental Property, Commercial Guest House (CGH)		C	Art. 6.8
Hotel or Motel		S	
RV (Recreational Vehicle) Park or Campground		S	Sec. 6.4.12
ANIMAL SERVICES			
Kennel		S	Sec. 6.4.54
Small Animal Building		C	Sec. 6.4.32
Veterinary Services		C	Sec. 6.4.32
FOOD SERVICES AND DRINKING PLACES			
Bar or Lounge		S	Sec. 6.4.15
Catering Service		C	Sec. 6.4.34
Restaurant, Fast Food		C	Sec. 6.4.15 Sec. 5.13.5.D
Restaurant, General		C	Sec. 6.4.15
INFORMATION INDUSTRIES			
Commercial Towers		S	Sec. 6.4.5
OFFICES			
Administrative or Business Office		A	
Government Office		A	
Professional Office		A	
Office/Warehouse Complex		S	
Special Trade Contractors (Offices/Storage)		S	Sec. 5.13.5.D.1
OTHER NONRESIDENTIAL DEVELOPMENT			
Visitors Bureau		C	Sec. 5.13.5.D.9
Parking Lot		S	Sec. 5.13.5.D.7
Charter Boat or Other Recreational Watercraft Rental Services		C	Art. 5.3

TABLE 5.13.5: Sol Legare Community Overlay Use Table			
	Residential Area	Commercial Area	Condition
AGRICULTURAL USES			
Water-Dependent Commercial, including seafood-related Retail Sales; Restaurant, General; Charter Boat or other Recreational Watercraft Rental Services; Boat Ramps; Commercial Docks; and other accessory produce/roadside stands		C	Art. 5.3
REPAIR AND MAINTENANCE SERVICES			
Repair Service, Consumer		S	
RETAIL SALES			
Bicycle Rentals		A	
Food Sales		A	
Retail Sales or Services, General		A	
Convenience Stores		A	
Florist		A	
RETAIL OR PERSONAL SERVICES			
Consumer Convenience Store		A	
Hair, Nail, or Skin Care Services	C	A	Sec. 6.4.3
Personal Improvement Service		A	
Farmers Market		A	
VEHICLE AND WATERCRAFT STORAGE			
Bar Ramp	C	C	Art. 5.2 Sec. 5.2.4
Community Dock	S	S	Art. 5.2 Sec. 5.2.3
Commercial Dock	S	S	Art. 5.2 Sec. 5.2.6
MANUFACTURING AND PRODUCTION			
Artisan and Craftsman		C	Sec. 5.13.5.D.2
Manufacturing and Production		C	Sec. 5.13.5.D.3
OTHER USES			
RECYCLEING SERVICES			
Recycling Collection Facility, Drop-Off	A	A	
RESOURCE EXTRACTION/MINING			
Resource Extraction/Mining	S	S	Sec. 6.4.14
TRANSPORTATION			
Sightseeing Transportation, Land or Water		S	Art. 5.2
Water Transportation		S	Art. 5.2

D. **Use Conditions.**

1. **Special Trade Contractors (Office/Storage).**
   a. This use excludes any tractor trailer containers in outside storage areas;
   b. This use shall have a maximum floor area of 5,000 square feet including the building(s);
   c. Outdoor storage of vehicles, materials, and equipment shall be prohibited; and
   d. The hours of operation shall be limited from 7 am to 7 pm.
2. **Artisan and Craftsman.**
   a. Such uses shall not cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odors, dust, fire hazards, radiation, or other conditions harmful or objectionable to adjacent or nearby properties.

b. All truck parking or loading facilities are located to the side or rear of the Building, outside required landscaped yards, and screened from public Rights-of-Way and/or adjacent property zoned or used for residential purposes.

c. Outdoor storage of materials is prohibited.

d. Operation of this use does not create noise in excess of 80 dB, as measured at the property boundary of the noise source using the fast meter response of a sound level meter, reduced to 70 dB maximum between the hours of 7 p.m. and 7 a.m.

e. Artisan and Craftsman uses shall comply with the requirements listed above and shall be limited to a maximum Floor Area of 2,000 square feet and five non-resident Employees.

f. In Residential Areas, all of the requirements of this Section shall apply in addition to the following:

1. All activities related to the Artisan and Craftsman use shall be confined to a structure that is entirely enclosed, and

2. On-site retail sales are limited to articles of artistic quality or effect or handmade workmanship produced on the premises

3. **Manufacturing and Production.**

a. In Zoning Districts subject to conditions (C), a structure or structures used for specialized manufacturing shall have a maximum floor area of 2,000 square feet and shall have no more than five employees.

b. All activities related to the Manufacturing and Production use shall be confined to a structure that is entirely enclosed.

c. On-site retail sales are prohibited.

d. If the Zoning and Planning Director finds a proposed Manufacturing and Production use will have a substantially negative impact on a surrounding area or adjoining property, the use shall comply with the Special Exception procedures of this Ordinance.

4. **Duplex.**

a. The Zoning Lot must have twice the minimum Lot size required; however, this requirement does not apply to Lots of record that existed prior to March 27, 2018.

b. Duplexes must be designed to architecturally blend with the existing Single-Family Detached Dwellings (see Figures 1 and 2).

c. A Duplex may not exceed a total square footage (for both Dwelling Units) of 2,500 Square Feet.

Figure 1 Example of Duplex maintaining residential character

Figure 2 Example of duplex that does not comply with architectural standards

5. **Dwelling Groups.**

   a. Density/Intensity and Dimensional Standards in Table 5.13-6 shall apply. In each case, the distance between Structures shall not be less than the sum of the minimum Interior Setbacks required. The distance shall be measured from the closest protrusion of each Structure. Where no Building footprint is indicated, a maximum of a 100-foot by 100-foot area shall be shown for each dwelling to indicate the area where each dwelling is to be constructed.

   b. To maintain the traditional situating of residential Structures on single Parcels, Dwelling Units may be placed in rows, with the front of a Dwelling facing the rear of an adjacent Dwelling. Alternatively, Dwelling Units may face (front) either a Street, Courtyard, or living space.

   c. Each Dwelling Group shall provide an access consistent with APPENDIX A, *Road and Drainage Construction Standards*, of this Ordinance.

   d. Unless specifically modified by this Section, Dwelling Groups shall comply with all other requirements of this Ordinance, including Sec. 6.4.8, *Dwelling Groups*, for the S-3 Zoning District.

6. **Manufactured Housing Unit. A** Manufactured Housing Unit shall be skirted by: manufactured skirting, or other materials suitable for exterior use, including corrosion-resistant metal, fiberglass/plastic, wood/wood siding (both must be protected from the elements by water resistant solution/substance), decay resistant wood/pressure treated lumber and masonry concrete. The enclosed crawl space under the Manufactured Housing Unit must be ventilated. Skirting placed on Manufactured Housing Units in any Federal Emergency Management Agency (FEMA) Flood Hazard Boundary Area must comply with any applicable FEMA requirements

7. **Parking Lot.**

   a. Parking Garages are prohibited.

   b. A Parking Lot may only be the Principal Use on a property if it serves as parking for a business located within 1,000 feet of the property containing the Parking Lot.

8. **Restaurant, Fast Food.** Drive-thru windows are prohibited.

E. Accessory Uses and Structures. Accessory Uses and Structures shall be permitted in accordance with Article 6.5, *Accessory Uses and Structures*, of this Ordinance, unless otherwise stated below.

1. **Accessory Dwelling Units.** One Accessory Dwelling Unit may be established on an existing Zoning Lot if the following standards are met:

   a. Proof of wastewater disposal is provided (by SCDHEC or public service provider) for the Accessory Dwelling Unit and the Lot does not abut or contain an OCRM Critical Line. The requirements of Sec. 4.24.2, *Minimum Lot Standards for Accessory Dwelling Units on Parcels Which Contain or Abut an OCRM Critical Line*, shall apply to Accessory Dwelling Units on Lots that abut or contain an OCRM Critical Line.

   b. Accessory Dwelling Units shall have a maximum of 800 square feet of heated gross Floor Area. The size may be increased to 1,500, if a Special Exception is granted by the Board of Zoning Appeals, in accordance with the procedures of this Ordinance.

   c. Accessory Dwelling Unit placement shall comply with all dimensional standards of this Article.

   d. Separate electrical meters are allowed for attached Accessory Dwelling Units.

2. **Home Occupations.** All requirements of Sec. 6.5.11, *Home Occupations*, of this Ordinance shall apply with the exception of the following:

   a. Repair Service, Commercial; Vehicle and Boat Repair or Service; and Special Trade Contractors (Office/Storage) are allowed if they take place in an enclosed structure, pose no noise or safety concerns, and comply with all applicable regulations of this Ordinance. This excludes Vehicle Rental or Leasing and Vehicle Sales (new or used), which are prohibited as a Home Occupation in this Overlay Zoning District.

   b. The requirements of Sec. 6.5.11, *Home Occupations*, of this Ordinance apply, provided, however, that up to five nonresident Employees may work at the Home Occupation, if approved through Site Plan Review and Special Exception procedures contained in this Ordinance.

Sec. 5.13.6 Residential Area

The Residential Area as shown on the map titled "Sol Legare Community Overlay Zoning District" is intended to protect and promote the culture and unique development patterns of the existing low Density residential community. The following requirements apply to Parcels in the Residential Area in addition to the applicable requirements of this Ordinance. For matters not addressed in this Overlay Zoning District, the requirements of the Special Management (S-3) Zoning District shall apply.

A. **Density, Intensity and Dimensional Standards.** The Density/Intensity and Dimensional Standards listed in Table 5.13.6, *Residential Area Density/Intensity and Dimensional Standards*, shall apply to all properties in the Residential Area:

Table 5.13.6: Residential Area Density/Intensity and Dimensional Standards

	S-3 Development Option	SL-O Development Option [1][2]
MAXIMUM DENSITY	3 Principal Dwelling Units per acre	3 Principal Dwelling Units per acre
MINIMUM LOT AREA	14,500 SF; 12,500 SF if public water or sewer is available; 10,00 square feet if water and sewer is available	10,000 SF [3]
MINIMUM LOT WIDTH	70 feet with public water and sewer is available; 80 feet without public water and/or public sewer	50 feet [1]
MINIMUM LOT WIDTH:DEPTH RATIO	None [4]	None [4]
MINIMUM SETBACKS		
Front/Street Side	25 feet	10 feet[5]
Interior Side	15 feet	15 feet
Rear	25 feet	5 feet
OCRM Critical Line	35 feet	30 feet
MAXIMUM IMPERVIOUS SURFACE COVERAGE	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual
MAXIMUM BUILDING HEIGHT	35 feet	35 feet
MAXIMUM BUILDING SIZE	None	2,500 SF

[1] In order to utilize the SL-O Development Option, the width of the property must be less than 110 feet as shown on a Lot of record existing prior to March 27, 2018.

[2] For Lots that contain or abut an OCRM Critical Line, the Waterfront Development Standards of this Ordinance, as they apply to the S-3 Zoning District, shall apply, provided, however, that the Zoning and Planning Director may allow a reduction in the minimum Lot Width and/or minimum Lot Width average required by Sec. 4.11.3 and Art. 4.24 for the S-3 Zoning District when the following criteria are met:

a. The property is a Lot of record existing prior to March 27, 2018;

b. The SL-O development option is being utilized;

c. The width of the property is less than 100 feet as shown on a Lot of record existing prior to March 27, 2018; and

d. No more than one waterfront Lot is proposed to be created.

[3] Lot size of properties containing or abutting an OCRM Critical Line shall follow the SL-O Development Option Standards.

[4] The Lot Width: depth ratio of this ordinance shall not apply.

[5] The setback from a public Right-of-Way, private Right-of-Way, and/or private ingress/egress Easement is 10 feet as measured from the property line. All accesses must comply with the requirements of the International Fire Code. On Corner and Double-Frontage Lots, the Front Setback standards shall apply to each Lot Line that borders a public Right-of-Way, private Right-of-Way, or private ingress/egress Easement; the remaining Lot Lines shall be subject to the Side Setback standards and there is no Rear Lot Line/Setback.

B. **One-time Subdivision of Nonconforming Lot of Record Existing Prior to April 21, 1999.** A one-time Subdivision creating one Lot from a Nonconforming Lot of record (lot existing prior to April 21, 1999) shall be allowed, if each Lot resulting from the Subdivision meets the minimum Lot Area requirement of Table 5.12.6. An Ingress/Egress Easement may be utilized to access a proposed Lot (singular) to the rear of the property. The Setback from the edge of the Easement will be the required Side Setback required for Zoning District. The Side Setback from the edge of the Easement will only be utilized to create one proposed Lot from the provision of One-time Subdivision of a Nonconforming Lot of Record Existing Prior to April 21, 1999.

C. **Gated Communities.** Gated communities shall be prohibited.

D. **Fences/Walls.** The maximum height for residential fences is six feet. Open, transparent fencing is encouraged in the SL-O. Fences made of opaque materials and chain link fences shall not exceed four feet in height.

E. **Temporary Special Events.** A Temporary Special Event shall be allowed in the Residential Areas of the SL-O subject to the requirements for Temporary Special Events Permits for Agricultural and Residential Zoning Districts as contained in Art. 6.7, *Special Events Use*, of this Ordinance.

F. **Other Regulations.** Development in the Residential Area shall comply with all other applicable regulations of this Ordinance.

Sec. 5.13.7 Commercial Areas

The Commercial Areas shown on the map titled "Sol Legare Community Overlay Zoning District" are intended to re-establish the proportion, location, and scale of small neighborhood businesses that historically existed in the community. Some properties historically had commercial uses, but were zoned S-3, resulting in non-conforming Structures and uses. These properties are now zoned "Commercial" in the SL-O, to allow the possible redevelopment of parcels. The requirements of the NC Zoning District shall apply for all matters not addressed in this Overlay Zoning District for the Commercial Areas. The following requirements apply to Parcels in the Commercial Areas in addition to the applicable requirements of this Ordinance:

A. **Density/Intensity and Dimensional Standards.**

1. All residential Development in the Commercial Areas shall comply with the Density/Intensity and Dimensional Standards of the Residential Areas as contained in Sec. 5.13.6, provided, however, that the Commercial Area requirements shall apply when residential Development is included as part of a Mixed Use Development (located within a Mixed Use Building).

2. All non-residential Development in the Commercial Areas shall comply with the Density/Intensity and Dimensional Standards listed in Table 5.13.7, *Commercial Areas Density/Intensity and Dimensional Standards*, below.

Table 5.13.7: Commercial Areas Density/Intensity and Dimensional Standards[1]	
MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	25 feet
MINIMUM SETBACKS	
Front/Street Side	Equivalent to required buffers
Interior Side	Equivalent to required buffers
Rear	Equivalent to required buffers
OCRM Critical Line	15 feet
MAXIMUM BUILDING HEIGHT	35 feet
MAXIMUM NET RESIDENTIAL DENSITY - MIXED OCCUPANCY (Developments containing Commercial/Office and residential uses)	Three Principal Dwelling Units per acre
MAXIMUM BUILDING COVERAGE	30% of Lot
MAXIMUM BUILDING SIZE	No single Building shall exceed 5,000 square feet of gross Floor Area.[2]

(1) In instances where the SL-O standards conflict with Waterfront Development Standards, the SL-O standards shall apply. Where no specific standards are mentioned in the SL-O, the Waterfront Development Standards for the CN Zoning District in CHAPTER 4 of this Ordinance shall apply.

(2) In instances where the building size requirements of this table are in conflict with those contained in Sec. 5.13.5.D, *Use Conditions*, and/or Article 6.4, *Use Conditions*, the most restrictive shall apply. Increases in building size may be granted by the Board of Zoning Appeals pursuant to the Special Exception procedures contained in this Ordinance.

B. **Sign Regulations.** In addition to the Sign regulations contained in ARTICLE 9.11, Signs, of this Ordinance, the following regulations shall apply:

1. All Signs shall be Monument style.
2. Signs shall not exceed 6 feet in height and 40 square feet in size.
3. Internal illumination is prohibited.
4. Electronic Readerboard Signs are prohibited.

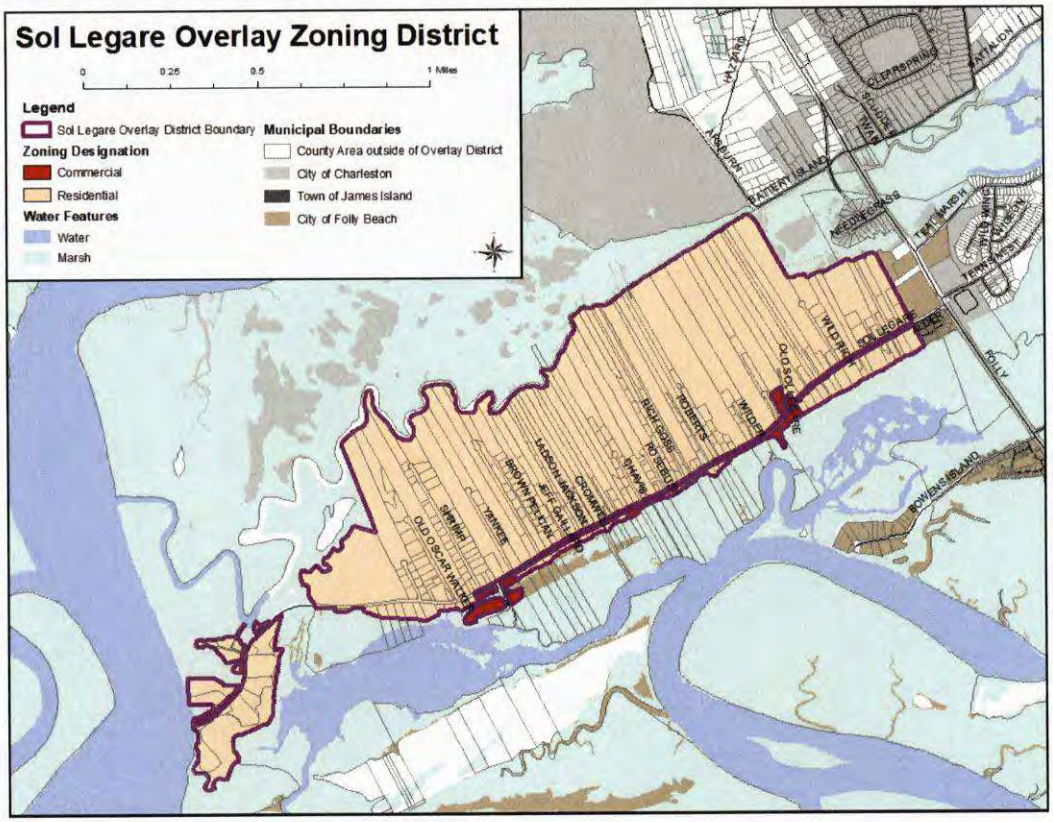
C. **Special Stormwater Requirements.** The Sol Legare Community Overlay Zoning District is located in the Sol Legare watershed and drainage basins, which are highly sensitive and reactive to coastal tidal and flooding conditions. Development within the Sol Legare watershed and drainage basins requires comprehensive stormwater analysis to minimize and mitigate any potential impacts. Construction activities within the Sol Legare watershed and drainage basins will be required to comply with current edition of the Charleston County Stormwater Program Permitting Standards and Procedures Manual in effect at the time of land development application submittal. Due to the watershed and drainage basin potential for flooding conditions, additional requirements may be established by the Public Works Director. The Applicant shall meet with the Public Works Director to discuss specific design criteria pursuant to the requirements of the Charleston County Stormwater Program Permitting Standards Manual prior to submitting any Subdivision or Site Plan Review applications. Future stormwater studies of this area may require additional regulations.

D. **Special Event.** A Temporary Special Event shall be allowed in the Commercial Areas of the SL-O subject to the requirements for Temporary Special Events Permits for Commercial Zoning Districts as contained in Art. 6.7, *Special Events Use*, of this Ordinance.

Special Events established as Principal Uses in the Commercial Areas of the SL-O are subject to the requirements of Art. 6.7, Special Events Use, of this Ordinance, and specifically Sec. 6.7.4, *Special Events Established as Principal Uses in Commercial and Industrial Zoning Districts*, and Sec. 6.7.5, *Outdoor Special Events*.

E. **Other Regulations.** Development in the Commercial Areas shall comply with all other applicable regulations of this Ordinance, including Chapter 9, *Development Standards*.

Map 5.13



ARTICLE 5.14 JA-MHC-O, JAMES ISLAND MAYBANK HIGHWAY CORRIDOR OVERLAY ZONING DISTRICT

Sec. 5.14.1 Statement of Findings

The MHC-O, Maybank Highway Corridor Overlay Zoning District, was first established as part of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) when it was adopted on November 20, 2001. The MHC-O only included unincorporated properties along Maybank Highway on Johns Island. In 2006, the MHC-O was amended to implement the recommendations of the 2003 Charleston County Comprehensive Plan Five-Year Review, but still only included unincorporated properties along Maybank Highway on Johns Island. In 2015, as part of the adoption of the Comprehensive Plan Five-Year Review, County Council included the priority recommendation to coordinate with the City of Charleston to review the MHC-O District and extend the overlay boundary onto James Island. The JA-MHC-O, James Island Maybank Highway Corridor Overlay Zoning District, implements that recommendation.

The original MHC-O is a primary gateway to Johns Island and acts as one of the main Thoroughfares for destinations such as Kiawah Island, Seabrook Island, and Wadmalaw Island. The JA-MHC-O, James Island Maybank Highway Corridor Overlay Zoning District, is a separate overlay Zoning District with a boundary that includes the Maybank Highway segment on James Island, where the corridor traverses a municipal golf course, large-scale Mixed Use Developments, and popular local shopping and entertainment destinations. Maybank Highway on James Island carries a high volume of vehicular traffic each day. Moreover, some of the properties in this corridor are located within the jurisdictional limits of the City of Charleston, while some are located within unincorporated Charleston County. The JA-MHC-O was adopted to implement pedestrian and traffic safety measures, address Infrastructure deficiencies, improve the visual character of the corridor, and create consistency between Charleston County and the City of Charleston regarding zoning Land Development regulations.

Sec. 5.14.2 Purpose and Intent

The purpose of the JA-MHC-O is to create a corridor that is well-planned, attractive, and preserves and improves existing development patterns where appropriate through the implementation of traffic safety measures and land use and design standards. It is also intended to ensure safe and efficient vehicle, pedestrian, and bicycle movement through pedestrian and traffic safety measures and access management standards, and to address stormwater runoff, drainage, and flooding issues along the corridor.

A separate regional planning effort involving numerous public and private stakeholders was conducted concurrent with the preparation of this JA-MHC-O. This planning effort, named Dutch Dialogues Charleston, culminated in a final report released in September 2019. The report addresses "long-term planning to manage the risks and the opportunities provided by the Lowcountry's dynamic water systems." It should be noted that implementation of recommendations included in the Dutch Dialogues Charleston Final Report may result in future amendments to the JA-MHC-O.

Sec. 5.14.3Applicability of the Overlay Zoning District

A. **Standards.** The standards of this Article shall apply to all Development of unincorporated properties within the JA-MHC-O, as shown on the map titled "James Island Maybank Highway Corridor Overlay Zoning District," except Single-Family Detached Dwelling Units. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control.

B. **Variances.** The following requirements are ineligible for Zoning Variances in addition to those listed in Sec. 3.10.1, *Applicability; Limitations*, of this Ordinance:

   1. Sec. 5.14.6.B, *Vehicle Access*;
   2. Sec. 5.14.6.D, *Pedestrian Access and Sidewalks*; and
   3. Sec. 5.14.6.E, *Right-of-Way Buffer Requirements*.

Sec. 5.14.4 Coordination with Adjacent Jurisdictions

A Letter of Coordination from the City of Charleston shall be required as part of all Land Development applications in the JA-MHC-O with the exception of applications for Single-Family Detached Dwellings. The purpose of this coordination is to ensure that Development is consistent with similar requirements adopted for the JA-MHC-O by the City of Charleston.

Sec. 5.14.5 Uses

A. **Permitted Uses.** Permitted uses shall include those uses allowed in the applicable Zoning District as shown on the Overlay Zoning District map titled "James Island Maybank Highway Corridor Overlay Zoning District," and as described in Table 6.1-1, *Use Table*, with the exceptions described in this Section.

B. **Prohibited Uses.** The following uses shall be prohibited on all Parcels included in the JA-MHC-O: Vehicle Sales (new or used), Vehicle Rental and Leasing Service, including associated vehicle storage areas; Manufactured Home Dealers; Indoor/Outdoor Shooting Range; Pawn Shop; Convenience Store; Warehouse Club or Superstore; Billboard; Sexually Oriented Business; Restaurant, Fast Food; Restaurant with drive-through lanes/windows; Vehicle Storage; Towing Facility; Impound Yard; Car Wash; Truck Stop; Short-term Lender; Self-Service Storage; and Service Station, Gasoline containing more than four fuel dispensing stations.

C. **New or Unlisted Uses and Interpretations.** The Zoning and Planning Director shall be authorized to make use determinations whenever there is a question regarding the category of use based on the definitions contained in Chapter 12, *Definitions*, of this Ordinance.

D. **Nonconforming Uses.** The requirements of Article 10.2, *Nonconforming Uses*, of this Ordinance apply to all development subject to the JA-MHC-O, provided, however, that the following requirements shall apply in place of those contained in Sec. 10.2.4, *Loss of Legal Nonconformity Status*, subsection A:

1. *Abandonment.* If a Nonconforming Use is replaced with another use or is discontinued for any reason for a period of more than 36 consecutive months, the use shall be considered abandoned. Once abandoned, the legal nonconforming status of the use shall be lost and re-establishment of a Nonconforming Use shall be prohibited. Any subsequent use of the property shall comply with the regulations of the JA-MHC-O.

E. **Accessory Uses.** Accessory Uses shall be allowed pursuant to Art. 6.5, *Accessory Uses*, of this Ordinance.

Sec. 5.14.6 Development Standards and Requirements

A. **Residential Density.**

1. *Maximum Residential Density.* The Density/Intensity and Dimensional Standards listed in Table 5.14-1 of this Article shall apply to all properties in the JA-MHC-O.
2. *Calculation of Residential Density.* Residential Density shall be calculated by dividing the number of Lots on a site by the net area (in acres) of Highland of the site on which the Lots are located. Net Highland acres includes all acreage that is not below the Office of Coastal Resource Management Critical Line or identified as Freshwater Wetlands. Site Plan Review and Subdivision applications shall include all Freshwater Wetland metes and bounds, and total Freshwater Wetland acreage based on a wetland delineation prepared by an environmental consultant utilizing the 1987 Army Corps of Engineers Wetland Delineation Manual and the appropriate Regional Supplement(s) for Wetland Delineation, which must be reviewed and approved by the Charleston County Public Works Department (Stormwater Division), or a United States Army Corps of Engineers (USACE) Approved Jurisdiction Determination (AJD). Accessory Dwelling Units (ADUs) are not included in the calculation of residential density.

B. **Vehicle Access.** All Site Plan Review and Subdivision applications shall include access management plans demonstrating compliance with the driveway separation requirements described below:

1. *Driveway Separation.* For driveways directly accessing Maybank Highway, driveway separation shall be a minimum distance of 150 feet from the intersection of the Right-of-Way lines to the closest edge of driveways. Where the driveway separation is less than 150 feet the proposed driveway shall be designed as a right-in, right-out (RIRO) driveway and conform to the SCDOT standards for a Typical Right-in Right-out Driveway Design.
2. *Driveway Width.* Vehicular access from Maybank Highway and side (secondary) Streets to properties shall be confined to access drives not exceeding 30 feet in width at the Street Line. Driveways which include a median strip to separate traffic flow in opposite directions shall not exceed 60 feet in width at the Street Line.
3. *Distance between Driveways.* The distance between the proposed driveway and an existing adjacent driveway shall be the greatest distance feasible.
4. *Limitation to Number of Driveways.* For Parcels with a Right-of-Way Frontage equal to or less than 150 feet in length, the Development is limited to one driveway; for Parcels with a Frontage greater than 150 feet and less than 300 feet in length, the Development is limited to two driveways; for Parcels with a Frontage equal to or greater than 300 feet, the Development may have up to three driveways.
5. *Corner Lots.* Notwithstanding the above stated requirements, access drives on Corner Lots shall be located only on the side (secondary) Street and such driveways shall be a minimum distance of 50 feet from the street intersection as measured from the edge of the intersecting Roadway to the beginning of the driveway radius. However, the Zoning and Planning Director may require the access to be located on the primary street to avoid undue interference with, or hazard to, traffic on the Roadways.
6. *Shared Access Requirements.* Shared access is encouraged between adjoining Parcels. Driveways for all uses except Single-Family Detached Dwellings shall be located in a manner where they can be shared between adjacent Parcels as described below:
   a. The Applicant must request a shared access with the adjacent property if the adjacent property does not contain a Single-Family Detached Dwelling.
   b. Shared access should be located along a common property boundary, if feasible.

c. If the owner of the adjacent parcel does not agree to share access, the Applicant shall provide one of the following to the Zoning and Planning Department:

1. A letter from the adjacent Property Owner denying access; or
2. If the adjacent Property Owner refuses to provide a letter, an affidavit that documents attempts that the applicant made to request shared access and that the neighboring Property Owner refused to provide a letter. If this subsection applies, a new or relocated Curb Cut is permitted on the subject Parcel only with a recorded agreement that the Property Owner will allow adjacent properties to share access when developed and/or redeveloped, provided that Parcels with 250 feet or more of Frontage along the road on which the access is proposed or located are exempt from having to record such Easement.

d. Shared access agreements shall be recorded with the Register of Deeds (ROD) Office.

e. Parcels involved in shared access agreements shall be allowed an increase in Impervious Surface or Building Coverage, as applicable, as follows:

1. Duplex, Single-Family Attached, Triplex, Quadplex, and Multi-Family Development are allowed a maximum Impervious Surface Coverage of 60 percent of the Lot, or as allowed by the current edition of the Charleston County Stormwater Manual;
2. Single-Family Detached Dwelling Units on Parcels less than 30,000 square feet in size are allowed a maximum Impervious Surface Coverage of up to 50 percent of the Lot, or as allowed by the current edition of the Charleston County Stormwater Manual; and
3. Single-Family Detached Dwelling Units on Parcels 30,000 square feet and larger are allowed a maximum Building Coverage of 40 percent of the Lot.

7. *Transportation Coordination.* Prior to the issuance of a Certificate of Occupancy, the applicant must show conformance with all requirements included in Letters of Coordination from the South Carolina Department of Transportation (SCDOT), Charleston County Public Works Department, and the Charleston Area Regional Transportation Authority (CARTA).

C. **Traffic Impact Studies.** All development applications requiring Site Plan Review shall be subject to the requirements of Article 9.6, *Traffic Impact Studies.*

D. **Pedestrian Access and Sidewalks.**

1. *On-Site Pedestrian Access.* On-site pedestrian access shall comply with the requirements of this Ordinance and shall be included in site design illustrating access linkage to existing sidewalks, adjacent parcels, and within the Development area. At-grade and grade-separated pedestrian walkways shall provide direct connections from the street to the main entrance and to abutting properties. Pedestrian walkways shall be designed and located in a manner that does not require pedestrians to walk through parking lots or within driveways and shall be separated from parking and other vehicular use areas by a minimum five-foot landscaped or sodded area

2. *Maybank Highway Sidewalk Requirements.* When properties are developed or redeveloped in accordance with Sec. 3.7.1 of this Ordinance, a 10-foot sidewalk shall be constructed in accordance with the Right-of-Way buffer requirements of this Article and shall be separated from parking and other vehicular use area by a minimum five - foot landscaped or sodded area. If the appropriate authority denies a request to construct a sidewalk in the public Right-of-Way, if the required sidewalk will not fit within the existing Right-of-Way, or if the location of a sidewalk within the public Right-of-Way would threaten the health of a Grand Tree or is compromised by the location of utilities or other necessary infrastructure, sidewalks shall be placed on private property and the Property Owner shall record an Easement for the safe movement of pedestrians and the maintenance of the sidewalk. The following shall apply:

a. Ten-foot sidewalks located as shown in Figure 1 shall extend the length of the entire Maybank Highway Frontage and shall be separated from parking and other vehicular use areas by a minimum five-foot landscaped or sodded area;;

b. The Property Owner shall obtain and submit all required Encroachment permits as part of the Site Plan Review application;

c. The Property Owner shall provide written documentation from the City of Charleston that the City will maintain the sidewalk(s)upon approval of Certificate(s) of Occupancy. This requirement is applicable regardless of whether the sidewalk is located in a Right-of-Way or within an Easement. Such documentation shall be submitted as part of the Site Plan Review application; and

d. Sidewalks shall be installed and inspected prior to issuance of Certificate(s) of Occupancy.

3. *All Other Roads.* Sidewalk requirements for all roads in the Overlay Zoning District other than Maybank Highway shall comply with the sidewalk and pedestrian access requirements contained in this Ordinance.

E. **Right-of-Way Buffer Requirements.**

1. *Maybank Highway Right-of-Way Buffer.*

a. Buffer Requirement. For properties with Frontage on Maybank Highway, the right-of-way buffer shown in Figure 1 shall be required when such properties are developed or redeveloped in accordance with Sec. 3.7.1 of this Ordinance.

b. Buffer Description. The Maybank Highway Right-of-Way buffer shall be a minimum of 15 feet in depth, and include the following:

1. A five-foot planting strip including:

a. Two Canopy Trees or three Understory Trees per 100 linear feet compliant with the minimum standards of Sec. 9.4.6, *Landscape Material Standards*; and

b. All required Encroachment permits from the SC Department of Transportation shall be included as part of the Site Plan Review application;

c. Property owners/applicants shall provide written documentation stating that they shall be responsible for bearing the costs of the conduit(s) for the required street light(s) and coordinating with Dominion Energy to erect the lights prior to the issuance of Certificate(s) of Occupancy;

d. Street lights shall have octagonal heads as defined by the Dominion Energy's light palette and shall be placed on seventeen-foot tall fluted poles. Should these designs/light types no longer be in existence at the time of Land Development application, the Zoning and Planning Director shall determine the appropriate pedestrian scale fixture to be used;

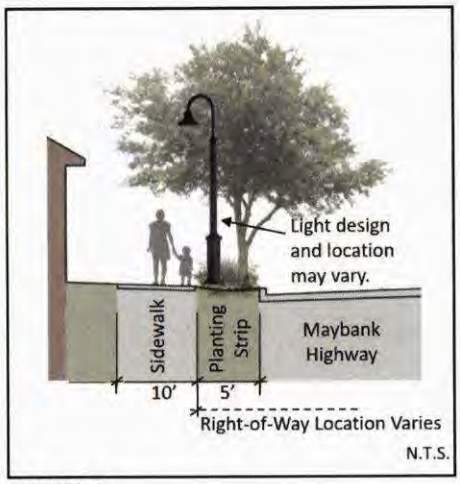


FIGURE 1
RIGHT-OF-WAY BUFFER, MAYBANK HIGHWAY

e. Street lights shall be installed prior to issuance of Certificate(s) of Occupancy; and

f. The Property Owner shall provide written documentation that the Development/redevelopment will comply with the above-stated requirements. Such documentation shall be submitted as part of the Site Plan Review application.

2. A 10-foot sidewalk shall be installed subject to the requirements of Sec. 5.14.5.D.2, *Sidewalk Requirements*.

2. *Other Right-of-Way Buffer and Sidewalk Requirements.* Right-of-way buffer and sidewalk requirements for all roads in the Overlay Zoning District other than Maybank Highway shall comply with CHAPTER 9, *Development Standards*, of this Ordinance.

F. **Signs.** All signage must comply with the requirements of this Section in addition to the applicable requirements of Art. 9.6, *Signs*, of this Ordinance.

1. *Free-standing Signs.*

a. All new Free-Standing Signs must be designed as Monument Signs.

b. All Sign illumination:

1. Illuminated Signs located adjacent to any residential area shall be controlled so as not to create excessive glare to properties within adjacent residential areas.

2. Electronic Copy Readerboard signs and Billboards are prohibited.

3. No illumination that simulates traffic control devices or emergency vehicles shall be used.

4. All illumination must be from a steady, stationary light source.

5. Internal Illumination:

a. Internally Illuminated Signs must be constructed of routed aluminum or similar opaque material so that only letters, numbers, and/or logos are illuminated.

b. Signs shall not have light reflecting backgrounds or letters.

c. Only matte finishes shall be used.

6. External Illumination:

a. Illumination shall be from a steady stationary light source, shielded and directed solely at the Sign.

b. Light sources to illuminate Signs shall be shielded as to not cause glare hazardous to pedestrians or vehicle drivers or so as to create a nuisance to adjacent properties.

c. The intensity of light shall not exceed 20 footcandles at any point on the Sign face.

d. The color of the light sources to illuminate signs shall be white.

e. Signs shall not have light-reflecting backgrounds or letters.

c. Nonconforming Signs.

1. All Signs made nonconforming by the adoption of this Article on November 19, 2020 pursuant to Art. 10.5, *Nonconforming Signs*, of this Ordinance, must come into compliance with the requirements of this Article prior to the issuance of a Zoning Permit for: (1) a new business on the property; and/or (2) all changes other than re-facing and/or the required addition of Pole Covers as described in subsection ii below.

2. A Nonconforming Sign may be re-faced without complying with the Sign requirements of this Article provided a Pole Cover is added to the existing poles in compliance with the following requirements:

a. The Pole Cover shall be at least one-third the width of the sign cabinet; and

b. The Pole Cover shall be at least one-third the overall height of the Pole Sign, provided the Pole Cover shall not exceed 8 feet in height.

2. *Wall Signs.*

a. The maximum size of a Wall Sign shall be in accordance with Table 9.11.4, *Wall/Façade Signs*, of this Ordinance.

b. In new multi-tenant Developments, such as shopping centers and office parks, all tenant Signs are to be similar in type, color, font size, font style, and method of illumination.

c. New tenant Signs in existing multi-tenant Developments shall be consistent with the type and method of illumination of existing tenant Signs.

G. **Density, Intensity, and Dimensional Standards.** The following Density/Intensity and Dimensional Standards shall apply to properties in the JA-MHC-O:

Maximum

Table 5.14-1	
Density/Intensity and Dimensional Standards	
MAXIMUM RESIDENTIAL DENSITY	8 Dwelling Units per acre [1]
MINIMUM LOT WIDTH	12 feet
MINIMUM SETBACKS	Equivalent to required buffers
OCRM CRITICAL LINE	50 feet
MAXIMUM BUILDING COVERAGE - NONRESIDENTIAL AND OFFICE DEVELOPMENT	30% [2]
MAXIMUM IMPERVIOUS SURFACE COVERAGE - RESIDENTIAL DEVELOPMENT [2]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual
MAXIMUM INDIVIDUAL BUILDING FOOTPRINT	7,500 square feet
MAXIMUM BUILDING HEIGHT	35 feet and 2-1/2 Stories

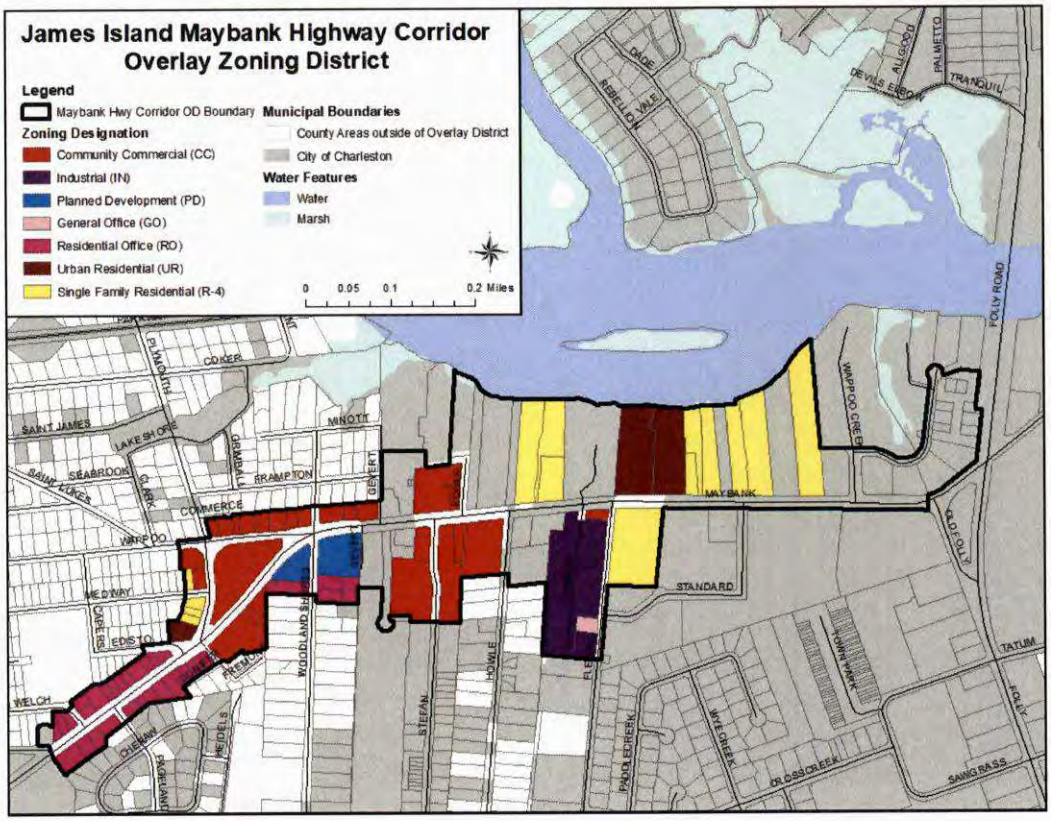
[1] Increased Densities may be allowed pursuant to the requirements of Article 6.4.19 of this Ordinance.

[2] For Residential Development, Parcels involved in shared access agreements are allowed a maximum Impervious Surface Coverage of 60 percent or as allowed by the current edition of the Charleston County Stormwater Manual per Sec. 5.14.6.B, *Vehicle Access*. For Nonresidential and Office Development, Parcels involved in shared access agreements are allowed a maximum Building Coverage of 40 percent.

[3] No individual Building footprint shall exceed 7,500 square feet unless approved pursuant to the Special Exception procedures of this Ordinance.

H. **Special Stormwater Requirements.** Construction activities occurring on properties within the JA-MHC-O may be subject to Special Protection Area stormwater design criteria as described in the most recent edition of the Charleston County Stormwater Program Permitting Standards and Procedures Manual.

Map 5.14



ARTICLE 5.15 MRC-O, MAIN ROAD CORRIDOR OVERLAY ZONING DISTRICT

Sec. 5.15.1 Statement of Findings

Main Road is a major thoroughfare on Johns Island and carries a large number of vehicles each day. Development along Main Road lacks a cohesive land use pattern, varying from rural and agricultural residential uses to intensive commercial and industrial Development. Moreover, the corridor has minimal Infrastructure supporting safe bicycle and pedestrian circulation. In 2015, as part of the adoption of the Comprehensive Plan Five-Year Review, County Council included the priority recommendation to work with the public and the City of Charleston to create an overlay zoning district along Road from its intersection with River Road southward to Maybank Highway, including Kitford Road. The MRC-O, Main Road Corridor Overlay Zoning District implements that recommendation. While some of the properties within the Main Road corridor are located within the jurisdictional limits of the City of Charleston, the MRC-O Overlay Zoning District regulations only apply to unincorporated Parcels that either front on, or are in close proximity to, Main Road from the Stono River southward to the intersection of Main Road and Humbert Road, and Parcels fronting on Kitford Road, as shown on the map titled "Main Road Corridor Overlay Zoning District."

The MRC-O is comprised of four districts: the Belvedere-Main Commercial (BMC) District, the Rural Commercial (RC) District, the Kitford Community Industrial (KCI) District, and the Kitford Community Residential (KCR) District. The BMC and RC Districts have been established to strike a balance between the ongoing development pressure that exists along the corridor and the need for future development and redevelopment to remain compatible with the existing community. The KCI and KCR Districts have been established to preserve and protect the Kitford Road rural residential community. The KCI District both acknowledges the few existing industrial developments and prohibits an expansion in use that would be incompatible with the community. The remaining Kitford Road properties are within the KCR District and subject to rural residential Densities, and limited to uses compatible with the rural residential community.

Sec. 5.15.2 Purpose and Intent

The primary purpose of the MRC-O is to create a corridor that is well-planned, attractive, and preserves and improves existing development patterns where appropriate through the implementation of traffic safety measures and land use and design standards. A secondary purpose of the MRC-O is to preserve and protect the unique residential area identified as the Kitford Road Community.

A separate regional planning effort involving numerous public and private stakeholders was conducted concurrent with the preparation of this Overlay Zoning District. This planning effort, named Dutch Dialogues Charleston, culminated in a final report released in September 2019. The report addresses "long-term planning to manage the risks and the opportunities provided by the Lowcountry's dynamic water systems." It should be noted that implementation of recommendations included in the Dutch Dialogues Charleston Final Report may result in future amendments to the MRC-O.

Sec. 5.15.3 Applicability of the Overlay Zoning District

A. **Standards.** The standards of this Article shall apply to all development of unincorporated properties within the MRC-O Overlay Zoning District, as shown on the map titled "Main Road Corridor Overlay Zoning District," except Single-Family Detached Dwellings. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control.

B. **Variances.** The following requirements are ineligible for Zoning Variances in addition to those listed in Sec. 3.10.1, *Applicability; Limitations*, of this Ordinance:

   1. Sec. 5.15.7.B, *Vehicle Access*;
   2. Sec. 5.15.7.D, *Pedestrian Access and Multi-Use Path*; and
   3. Sec. 5.15.8.A.2, *Right-of-Way Buffers.*

Sec. 5.15.4 Coordination with Adjacent Jurisdictions

A letter of coordination from the City of Charleston shall be required as part of all land development applications in the MRC-O that are located adjacent to properties in the City of Charleston. Applications for single-family detached residential uses are exempt from this requirement.

Sec. 5.15.5 Use Regulations

A. **Use Table.** Table 5.15.5, *Main Road Corridor Overlay Zoning District Use Table*, lists the Principal Uses permitted in the four districts included in this Overlay Zoning District and as shown in the map entitled "Main Road Corridor Overlay Zoning District." The following is a description of the codes used in the table:

1. *Uses Allowed by Right.* "A" indicates uses allowed by right.
2. *Uses Subject to Conditions.* "C" indicates uses subject to conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."
3. *Uses Subject to Special Exception.* "S" indicates uses allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."
4. *Prohibited Uses.* Blank cells indicate uses that are not permitted.

B. **New or Unlisted Uses and Interpretation.** The Zoning and Planning Director shall be authorized to make use determinations whenever there is a question regarding the category of use based on the definitions contained in CHAPTER 12, *Definitions.*

C. **Nonconforming Uses.** The requirements of Art. 10.2, *Nonconforming Uses*, of this Ordinance apply to all development subject to the MRC-O, provided, however, that the following requirements shall apply in place of those contained in Sec. 10.2.4, *Loss of Legal Nonconformity Status*, subsection A:

1. *Abandonment.* If a Nonconforming Use is replaced with another use or is discontinued for any reason for a period of more than 36 consecutive months, the use shall be considered abandoned. Once abandoned, the legal nonconforming status of the use shall be lost and re-establishment of a Nonconforming Use shall be prohibited. Any subsequent use of the property shall comply with the regulations of the MRC-O.

D. **Accessory Uses.** Accessory Uses shall be allowed pursuant to Art. 6.5, *Accessory Uses*, of this Ordinance.

Table 5.15.5, Main Road Corridor Overlay Zoning District Use Table

Uses	Belvedere-Main Commercial (BMC) District	Rural Commercial (RC) District	Kitford Community Industrial (KCI) District	Kitford Community Residential (KCR) District	Conditions
AGRICULTURAL					
AGRICULTURAL AND ANIMAL PRODUCTION, PROCESSING, AND SUPPORT					
Aquaculture					
Mariculture					
Apiculture (Bee Keeping)					
Animal and Insect Production					
Concentrated Animal Feeding Operations					
Horticultural, Greenhouse, Nursery, Crop and Floriculture Production	A	A		A	
Hemp Crop Production and/or Processing	C	C	C		§5.15.6.A
Winery					
Agricultural Processing	A	S	S		
Agricultural Sales or Service	C	C	C		§5.15.6.B
Roadside Stand	A	A	A		
Farmers Market	A	A	A		
Roadside Stand; Sweetgrass Basket Stand	A	A	A	A	
Community Garden	A	A	A	A	
FORESTRY AND LOGGING					
Bona Fide Forestry Operation				C	§5.15.6.C
Lumber Mill, Planing, or Saw Mill					
RESIDENTIAL					
ASSISTED LIVING					
Assisted Living	S				
MANUFACTURED HOUSING					

Manufactured Housing Unit	C	C	C	C	§5.15.6.D
Manufactured Housing Park					
MULTI-FAMILY DWELLING					
Dwelling Unit, Multi-Family					
Triplex and Fourplex					
Duplex					
Dwelling Group					
Dwelling Unit, Single-Family, Attached					
SHORT-TERM RENTAL					
Short-Term Rental Property, Limited Home Rental (LHR) (LHR)	C	C	C	C	Art. 6.8
Short-Term Rental Property, Extended Home Rental (EHR) (EHR)	S	S	S		Art. 6.8
SINGLE-FAMILY DWELLING					
Dwelling, Single-Family Detached	A	A	A	A	
OTHER RESIDENTIAL USES					
Transitional Housing					
Child Caring Institution					
Emergency Shelter	A	A	A		
Affordable and Workforce Dwelling Unit	C	C	C	C	§5.15.6.E
Group Residential					
Farm Labor Housing					
CIVIC/INSTITUTIONAL					
COURTS AND PUBLIC SAFETY					
Court of Law	A	A	A		
Correctional Institutions					
Parole Office or Probation Office					
Safety Service	A	A	A	A	
DAY CARE SERVICES					
Adult Day Care Service	A	A	A	A	
Family Home	C	C	C	C	§5.15.6.F
Group Home	A				
Child Care Center	A	A	A		
Day Camp	A	A	A		
DEATH CARE SERVICES					
Cemetery	A	A			
Funeral Services	A				
EDUCATIONAL SERVICES					
Pre-School or Educational Nursery	A	A	A		
School, Primary	A	A	A		
School, Secondary	A	A	A		
Higher Education Facility	S	S	S		
Personal Improvement Education	A	A	A		
HEALTH CARE SERVICES					
Medical Office	A	S	S		
Community Residential Care Facility	S	S	S		§5.15.6.G
Counseling Service	A	S	S		
Intermediate Care Facility for Individuals with Intellectual Disabilities	S	S	S		
Health Care Laboratory	A	A	A		

Home Health Agency	A	S	S		
Hospital; Hospice Facility	S	S	S		
Outpatient Facility for Chemically Dependent or Addicted Persons	S				
Rehabilitation Facility	A				
Residential Treatment Facility for Children or Adolescents (mental health treatment)	S	S	S		
MUSEUM, HISTORIC SITE, AND SIMILIAR INSTITUTIONS					
Historic Site	A	A			
Library or Archives	A	A			
Museum	A	A			
Nature Exhibition	A	A			
Botanical Garden	A	A			
Zoo					
POSTAL SERVICE					
Postal Service, United States	A	A			
RECREATION AND ENTERTAINMENT					
Community Recreation	A	A	A	A	
Fishing, Hunting, or Recreational Guide Service	A	A	A		
Golf Course or Country Club					
Parks and Recreation	A	A	A	A	
Recreation and Entertainment, Indoor	A				
Recreation and Entertainment, Outdoor	C	C	C		§5.15.6.H
Drive-In Theater					
Golf Driving Range					
Outdoor Shooting Range					
Special Events	C	C	C		§5.15.6.I
RELIGIOUS, CIVIC, PROFESSIONAL, AND SIMILIAR ORGANIZATIONS					
Business, Professional, Labor, Political Organizations; Social or Civic Organization; Social Club or Lodge	A	A			
Religious Assembly	A	A		A	
UTILITIES AND WASTE-RELATED USE					
Utility Service, Major	C	C	C		§5.15.6.J
Utility Service, Minor	A	A	A	A	
Waste-Related Use					
Septic Tank Installation, Cleaning, or Related Services					
Solid Waste Disposal Facility (Public or Private)					
COMMERCIAL					
ACCOMODATIONS					
Short-Term Rental Property, Commercial Guest House (CGH) (CGH)					
Hotel or Motel					
RV (Recreational Vehicle) Park					
Campground					
ANIMAL SERVICES					
Stable, Commercial	A	C	C		§5.15.6.K
Stable, Private	A	A	A		
Kennel	A	C	C		§5.15.6.L
Pet Store or Grooming Salon	A	A	A		

Small Animal Boarding	A	A	A		
Veterinary Service	A	A	A		
FINANCIAL SERVICES					
Bank and Financial Services	A				
Short-Term Lender					
FOOD SERVICES AND DRINKING PLACES					
Bar or Lounge	S				
Catering Service	A	A	A		
Restaurant, Fast Food					
Restaurant, General	C	C			§5.15.6.M
Sexually-Oriented Business					
INFORMATION INDUSTRIES					
Communication Service; Data Processing Service; and Publishing Industry	A				
Communications Tower	C	C			§6.4.5
OFFICES					
Administrative or Business Office; Government Office; Professional Office	A	A	A		
OTHER NONRESIDENTIAL DEVELOPMENT					
Convention Center or Visitors Bureau	A				
Heavy Construction Service or General Contractor	A	C	C		§5.15.6.N
Billboard					
Special Trade Contractor (Offices/Storage)	A	C	C		§5.15.6.N
PARKING, COMMERCIAL					
Parking Lot	A				
Parking Garage					
RENTAL AND LEASING SERVICES					
Charter Boat or other Recreational Watercraft Rental Service					
Commercial or Industrial Machinery or Equipment, Construction Tools or Equipment, Heavy Duty Truck or Commercial Vehicle Rental or Leasing	A				
Consumer Goods Rental Center	A	A	A		
Self-Service Storage	C	C	C		§5.15.6.O
Vehicle Rental or Leasing	A				
REPAIR AND MAINTENANCE SERVICES					
Boat Yard	A				
Repair Service, Consumer	A	C	C		§5.15.6.N
Repair Service, Commercial	A				
Vehicle and Boat Repair or Service	A	S	S		§5.15.6.N
RETAIL SALES					
Non-store Retailer	A				
Fuel Dealer; Heating Oil Dealer; Liquefied Petroleum Gas (Bottled Gas) Dealer	A				
Home Improvement Center					
Food Sales	A	A	A		
Food Truck	A	A	A		
Liquor, Beer, or Wine Sales	S				
Building Materials or Garden Equipment and Supplies Retailer	A				
Retail Sales or Services, General	A	A	A		

Convenience Store	A				
Duplicating or Quick Printing Service; Private Postal or Mailing Service	A	A	A		
Pawn Shop					
Warehouse Club or Superstore					
Service Station, Gasoline	C				§5.15.6.Q
Truck Stop					
Vehicle Sales	A				
Heavy Duty Truck or Commercial Vehicle Dealer; Manufactured Home Dealer					
Vehicle Parts, Accessories or Tire Store	A	A	A		
RETAIL OR PERSONAL SERVICES					
Consumer Convenience Service	A				
Hair, Nail, or Skin Care Service	A	A	A	C	§6.4.3
Job Training or Placement Service	A	A	A		
Personal Improvement Service	A	A	A		
Physical Fitness or Health Club	A	A	A		
Tattoo Facility					
Services to Buildings or Dwellings	A				
Landscaping and Horticultural Service	A	A	A		
VEHICLE AND WATERCRAFT STORAGE					
Vehicle Storage	A	C	C		§5.15.6.P
Impound Yard					
Towing Facility					
Boat Ramp		A			Art. 5.2
Community Dock		A			Art. 5.2
Commercial Dock					
Marina					
WHOLESALE SALES					
Wholesale Sales	A		A		
Clay or Related Products, Construction Material Wholesaler	A		A		
Flower, Nursery Stock or Florists' Supplies Wholesaler	A		A		
Petroleum Wholesaler					
INDUSTRIAL					
INDUSTRIAL SERVICES					
Laundry, Dry Cleaning, or Carpet Cleaning Plant	A				
Photo Finishing Laboratory	A				
Research and Development Laboratory	A	A	A		
Scrap and Salvage Service					
MANUFACTURING AND PRODUCTION, GENERAL					
Artisan and Craftsman	A	A	A		
Manufacturing and Production	A		A		
Microbrewery and Distillery	S	S	S		
Pulp Mill or Paper Mill, Rendering Plant					
Slaughter House and Meat Packing					
WAREHOUSE AND FREIGHT MOVEMENT					
Warehouse and Distribution Facility	A				
Container Storage Facility					

Freight Forwarding Facility	A				
Fuel Storage Facility					
Grain Terminal and Elevator	A				
Stockpiling of Sand, Gravel, or other Aggregate Materials	A				
Storage or Manufacturing of Weapons or Ammunition					
OTHER USES					
RECYCLING SERVICES					
Recycling Center					
Recycling Collection Facility	A	A			
RESOURCE EXTRACTION/MINING					
Resource Extraction/Mining					
TRANSPORTATION					
Aviation					
Private Air Strip					
Railroad Facility					
Sightseeing Transportation, Land or Water	A				
Taxi or Limousine Service	A				
Urban Transit Systems	A				
Water Transportation					

.Sec. 5.15.6 Use Conditions

A. **Hemp Production and Processing.**

1. *Industrial Hemp License.* Evidence of the appropriate South Carolina Department of Agriculture Industrial Hemp License (Grower or Processor) shall be submitted with all Site Plan Review applications.
2. *Approval from South Carolina Department of Agriculture.* Evidence of the appropriate South Carolina Department of Agriculture Hemp Grower or Processor application approval shall be submitted with all Site Plan Review applications.

B. **Agricultural Sales or Service, Retail Sales or Service, General, and Building Materials or Garden Equipment and Supplies Retailer.** Tractor-trailer containers are prohibited in outside storage areas.

C. **Bona Fide Forestry Operations.** Charleston County hereby adopts the processes and procedures outlined in S.C Code Sec. 48-23-205 et. seq. (1976, as amended).

D. **Manufactured Housing Units.** A Manufactured Housing Unit placed in the BMC, RC, KCI and KCR Districts shall be skirted by: manufactured skirting, or other materials suitable for exterior use, including corrosion-resistant metal, fiberglass/plastic, wood/wood siding (both must be protected from the elements by water resistant solution/substance), decay resistant wood/pressure treated lumber, and masonry concrete. The enclosed crawl space under the Manufactured Housing Unit must be ventilated. Skirting placed on Manufactured Housing Units in any Federal Emergency Management Agency (FEMA) Flood Hazard Boundary Area must comply with any applicable FEMA requirements.

E. **Affordable Dwelling Units.** Affordable Dwelling Units in the BMC, RC, KCI and KCR Districts shall comply with the requirements of Sec. 6.4.19 of this Ordinance as regulated for the Agriculture/Residential (AGR) Zoning District.

F. **Family Home.** A Family Home, as defined in this Ordinance, does not require compliance with the Site Plan Review procedures contained within this Ordinance.

G. **Community Residential Care Facility.** A Community Residential Care Facility that provides care for nine or less persons shall be considered a Family and is an allowed use in all Zoning Districts pursuant to the Fair Housing Act, Sec. 800. [42 U.S.C. 3601].

H. **Outdoor Recreation and Entertainment.** Any structure or activity use area established in connection with Outdoor Recreation and Entertainment uses shall have a vegetated land use buffer of not less than 50 feet from any property that contains a residential use and any property in an agricultural, residential or office Zoning District, except where such property line abuts a street, in which case the front setback established for the Zoning District shall apply.

I. **Special Events.** Special Events established as a principle use in the Belvedere-Main Commercial (BMC) and Rural Commercial (RC) Districts shall comply with the requirements of ARTICLE 6.7 of this Ordinance as regulated for the Rural Commercial (CR) Zoning District.

J. **Utility Service, Major.**

1. *Sewage Disposal Facility, Water and Sewage Treatment Facility, Water Storage Tank, and Electric or Gas Power Generation Facility.* Any structure established in connection with a Water Storage Tank, Water and Sewage Treatment Facility, Sewage Disposal Facility, or Electric or Gas Power Generation Facility shall have a vegetated buffer of not less than 50 feet from any property line, in compliance with the CHAPTER 9 buffer standards of this Ordinance.
2. *Utility Substation, Electrical or Telephone Switching Facility, Sewage Collector or Trunk Line, Utility Pumping Station, and Water Main.*
   a. *Vegetated Buffers for Structures Less than 120 Square Feet.* Above ground structures that have a cumulative area of 120 square feet or less, associated with underground utilities such as meters, which are necessary for maintenance and monitoring, shall have a vegetated buffer of 10 feet from all property boundaries, in compliance with Chapter 9 buffer standards of this Ordinance;
   b. *Vegetated Buffers for Structures Greater than 120 Square Feet.* Above ground structures that have a cumulative area of greater than 120 square feet established in connection with a Utility Substation, Electrical or Telephone Switching Facility, Sewage Collector or Trunk Line, or Utility Pumping Station shall have a vegetated buffer of 25 feet from all property boundaries, or the minimum setback of the overlay district, whichever is greater.
   c. *Storage of Vehicles and Equipment.* The accessory storage of vehicles and equipment on the premises shall be prohibited in the RC District.

K. **Stable, Commercial.** Commercial Stables may be established as primary or accessory uses provided they meet all applicable standards of this Ordinance and the following requirements.

1. *Riding Areas and Trails.* Riding areas and trails shall be limited to the subject Parcel upon which the stable is located unless documentation is provided granting access onto other lands. Such documentation shall be provided through written and recorded documents.
2. *Vegetated Buffers for Lots Less than Five Acres.* If the subject site is less than five acres, a 25-foot vegetated buffer from any equestrian activity areas is required to adjoining Parcels. In lieu of a 25-foot vegetated buffer, a 75-foot setback to equestrian activity areas from the side and rear property boundaries shall be provided.
3. *Vegetated Buffers for Lots Five Acres or Greater.* If the subject site is five acres or greater, a 50-foot vegetated buffer from any equestrian activity areas is required to adjoining Parcels. In lieu of a 50-foot vegetated buffer, a 150-foot setback to equestrian activity areas from the side and rear property boundaries shall be provided.

L. **Kennel.** Kennels shall be subject to the following standards:

1. *Required Screening and Landscape Buffer.*
   a. *Vegetated Buffer.* A minimum 100-foot landscaped buffer is required from all adjacent properties in agricultural, residential or office Zoning Districts, and from adjacent properties containing residential uses.
   b. *Outdoor Activities.* Outdoor activities shall not be located within or have access to the required landscaped buffers.

M. **Restaurants.** All proposed Restaurants serving beer or alcoholic beverages located within 500 feet of the property line of a lot in a residential Zoning District or a Lot containing a residential use shall require review and approval in accordance with the Special Exception procedures of this Ordinance. Distances shall be measured from the nearest property line of the subject Parcel to the nearest property line of a Lot containing a residential use or located in a residential Zoning District.

N. **Heavy Construction Service or General Contractor, Special Trade Contractor, Consumer and Commercial Repair Service.** All materials and equipment shall be entirely screened from view of adjacent properties, and public or private Rights-of-Way, by the use of fencing in compliance with Sec. 9.4.6.B.1 or comparable landscaping.

O. **Self-Service Storage Facility.**

1. *Performance Standards.*
   a. *Front Setback.* All structures, including the accessory manager's office/residence shall be set back a minimum of 75 feet in compliance with the Main Road Right-of-Way buffer requirement contained in this Article.
   b. *Side and Rear Buffers/Screening.*
      1. Where projects abut Lots in office, commercial, or industrial Zoning Districts, no Building Setback shall be less than eight feet.
      2. Where sites abut Lots containing residential uses or are located in residential or agricultural Zoning Districts, Buildings adjacent to the perimeter must face inward with their doors away from such areas.
   c. *Building Lengths and Access.* To ensure ease of access for emergency vehicles, no Building shall exceed 300 feet in length. Spaces between ends of Buildings shall be at least 30 feet.

d. *Accessory Office/Apartment.* One management office and/or Accessory Dwelling Unit shall be permitted.

e. *Parking and Circulation.*

1. *Entrance.* Project entrances shall be 30 feet in width.

2. *Roadway Widths.* Roadway widths on interior drives shall be at least 24 feet in width where Buildings face and open onto such drives on only one side. Where Buildings face and open onto drives on both sides, widths of such drives shall be at least 34 feet.

3. *Turning Radii.* Turning radii, whether provided at the terminus of interior drives or at points between buildings, shall be at least 30 feet to provide for the maneuverability of emergency vehicles.

f. *Signs.* Signs shall comply with the requirements contained in this Article and CHAPTER 9 of this Ordinance.

2. *Operating Conditions.*

a. *Commercial Activities.* The manufacture or sale of any commercial commodity or the provision of any service from the premises is prohibited.

b. *Commercial Repair Activities.* Commercial repairs of vehicles autos, boats, motors, furniture, or other items on the premises are prohibited.

c. *Storage of Flammable Substances.* Storage of flammable chemical substances within the complex is prohibited.

d. *Open Storage.* Open storage of vehicles and boats is permitted only where such areas are screened to comply with Landscaping, Screening, and Buffer requirements contained in CHAPTER 9 of this Ordinance.

P. **Vehicle Storage.** Open storage of vehicles and boats shall be entirely screened from view of adjacent properties, and public or private Rights-of-Way, by the use of fencing in compliance with Sec. 9.4.6.B.1 or comparable landscaping.

Q. **Gasoline Service Stations.** Gasoline Service Stations shall have a maximum of four fuel dispensing stations and a maximum of eight vehicle fueling positions (VFP). VFP's are the number of vehicles that can be fueled simultaneously at a gasoline service station.

Effective on: 12/6/2022, as amended

Sec. 5.15.7 General Development Standards and Requirements (All Districts)

A. **Residential Density.**

1. *Maximum Residential Density.*

a. The Density/Intensity and Dimensional Standards listed in Table 5.15.8-2 of this Article shall apply to all properties in the BMC and RC Districts.

b. The Kitford Community Industrial (KCI) District shall be subject to the Density/Intensity and Dimensional Standards of the Industrial (IN) Zoning District; and

c. The Kitford Community Residential (KCR) District shall be subject to the Density/Intensity and Dimensional Standards of the Rural Residential (RR-3) Zoning District.

d. The Density/Intensity and Dimensional Standards of the Zoning District in which the Parcel was located prior to the adoption of the MRC-O on December 17, 2020 shall apply for Single-Family Detached Dwelling Units.

2. *Calculation of Residential Density.* Residential density shall be calculated by dividing the number of Lots/Dwelling Units on a site by the net area (in acres) of Highland of the site on which the Lots/Dwelling Units are located. Net Highland acres includes all acreage that is not below the Office of Coastal Resource Management Critical Line or identified as Freshwater Wetlands. Site Plan Review and Subdivision applications shall include all freshwater wetland metes and bounds, and total Freshwater Wetland acreage based on a wetland delineation prepared by an environmental consultant utilizing the 1987 Army Corps of Engineers Wetland Delineation Manual and the appropriate Regional Supplement(s) for Wetland Delineation, which must be reviewed and approved by the Charleston County Public Works Department (Stormwater Division), or a United States Army Corps of Engineers (USACE) Approved Jurisdiction Determination (AJD). Accessory Dwelling Units (ADUs) are not included in the calculation of residential density.

B. **Vehicle Access.** All Site Plan Review and Subdivision applications shall include suitable access management plans demonstrating compliance with the driveway separation requirements described below:

1. *Driveway Width.* Vehicular access from Main Road and side (secondary) streets to properties shall be confined to access drives not exceeding 30 feet in width at the street line. Driveways which include a median strip to separate traffic flow in opposite directions shall not exceed 60 feet in width at the street line.

2. *Driveway Separation.* Driveway separation shall be a minimum distance of 150 feet from the intersection of the Right-of-Way lines to the closest edge of driveways.
3. *Distance between Driveways.* The distance between the proposed driveway and an existing adjacent driveway shall be the greatest distance feasible.
4. *Limitation to Number of Driveways.* For Parcels with a Right-of-Way Frontage equal to or less than 150 feet in length, the Development is limited to one driveway, unless single lane driveways are provided in accordance with Sec. 5.15.7.B.6; for Parcels with a Frontage greater than 150 feet and less than 300 feet in length, the Development is limited to two driveways; for Parcels with a Frontage equal to or greater than 300 feet, the Development may have up to three driveways.
5. *Single Lane Driveways.* For Parcels with a Right-of-Way Frontage equal to or less than 150 feet in length, two single lane driveways may be allowed. Each single lane drive shall not exceed 15 feet in width at the street line and the single lane driveway separation shall be a minimum distance of 100 feet from the intersection of the Right-of-Way lines to the closest edge of driveways.
6. *Corner Lots.* Notwithstanding the above stated requirements, access drives on Corner Lots shall be located only on the side (secondary) street and such driveways shall be a minimum distance of 50 feet from the Street intersection as measured from the edge of the intersecting Roadway to the beginning of the driveway radius. However, the Zoning and Planning Director may require the access to be located on the primary Street to avoid undue interference with, or hazard to, traffic on the Roadways.
7. *Shared Access Requirements.* Shared access is encouraged between adjoining Parcels. Driveways for all uses except Single-Family Detached Dwellings shall be located in a manner where they can be shared between adjacent Parcels as described below:
   a. The applicant must request a shared access with the adjacent property if the adjacent property does not contain a Single-Family Detached Dwelling Unit.
   b. Shared access should be located along a common property boundary, if feasible.
   c. If the owner of the adjacent parcel does not agree to share access, the applicant shall provide one of the following to the Zoning and Planning Department:
      1. A letter from the adjacent property owner denying access; or
      2. If the adjacent Property Owner refuses to provide a letter, an affidavit that documents attempts that the applicant made to request shared access and that the neighboring Property Owner refused to provide a letter. If this subsection applies, a new or relocated Curb Cut is permitted on the subject Parcel only with a recorded agreement that the Property Owner will allow adjacent properties to share access when developed and/or redeveloped, provided that Parcels with 250 feet or more of Frontage of along the road on which the access is proposed or located are exempt from having to record such Easement.
   d. Shared access agreements shall be recorded with the Register of Deeds (ROD) Office.
   e. Parcels involved in shared access agreements shall be allowed Building or Impervious Surface Coverage increases as applicable, pursuant to Table 5.15.8-2.
8. *Transportation Coordination.* Prior to the issuance of a Certificate of Occupancy, the applicant must show conformance with all requirements included in Letters of Coordination from South Carolina Department of Transportation (SCDOT), Charleston County Public Works Department, and the Charleston Area Regional Transportation Authority (CARTA).

C. **Traffic Impact Studies.** All development applications requiring Site Plan Review shall be subject to the requirements of ARTICLE 9.6, *Traffic Impact Studies.*

D. **Pedestrian Access and Multi-Use Path.**

1. *On-Site Pedestrian Access.* On-site pedestrian access shall comply with the requirements of this Ordinance and shall be included in site design illustrating access linkage to existing sidewalks, adjacent Parcels, and within the Development area. At-grade and grade-separated pedestrian walkways shall provide direct connections from the street to the main entrance and to abutting properties. Pedestrian walkways shall be designed and located in a manner that does not require pedestrians to walk through parking lots or within driveways and shall be separated from parking and other vehicular use areas by a minimum five foot landscaped or sodded area.
2. *Main Road Multi-Use Path Requirements.* When properties are developed or redeveloped in accordance with Section 3.7.1 of this Ordinance, a multi-use path shall be constructed in accordance with the Right-of-Way buffer requirements of this Article. The following shall apply:

a. A minimum 10-foot wide concrete multi-use path, located as shown in Figure 1, shall extend the length of the entire property Frontage and shall be separated from parking and other vehicular use areas by a minimum five foot landscaped or sodded area;

b. Where applicable as determined by the Zoning and Planning Director, asphalt surface material may be used in place of concrete to mitigate damage to existing trees that are to remain;

c. The multi-use path shall have a minimum width of at least 10 feet;

d. The property owner shall obtain and submit all required encroachment permits as part of the Site Plan Review application;

e. The property owner shall record an easement for the safe movement of pedestrians;

f. The property owner shall be responsible for the maintenance of the multi-use path; and

g. The multi-use path shall be installed and inspected prior to issuance of Certificate(s) of Occupancy.

E. **Signs.** All signage must comply with the requirements of this Section in addition to the applicable requirements of Art. 9.8, *Signs*, of this Ordinance.

1. *Freestanding Signs.*

a. All new Freestanding Signs must be designed as Monument Signs.

1. Signs shall have a maximum height of 8 feet and a maximum size of 40 square feet.

2. Shared Freestanding Signs shall be allowed with a maximum height of 10 feet and a maximum size of 60 square feet.

b. All Sign illumination:

1. Illuminated Signs located adjacent to any residential area shall be controlled so as not to create excessive glare to properties within adjacent residential areas.

2. Electronic Copy Readerboard signs and Billboards are prohibited.

3. No illumination that simulates traffic control devices or emergency vehicles shall be used.

4. All illumination must be from a steady, stationary light source.

5. Internally Illuminated signs are prohibited.

6. External Illumination:

a. Illumination shall be from a steady stationary light source, shielded and directed solely at the Sign.

b. Light sources to illuminate Signs shall be shielded as to not cause glare hazardous to pedestrians or vehicle drivers or so as to create a nuisance to adjacent properties.

c. The intensity of light shall not exceed 20 footcandles at any point on the Sign face.

d. The color of light sources to illuminate Signs shall be white.

e. Signs shall not have light-reflecting backgrounds or letters.

c. Nonconforming Signs.

1. All Signs made nonconforming by the adoption of this Article on December 17, 2020 pursuant to Art. 10.5, *Nonconforming Signs*, of this Ordinance must come into compliance with the requirements of this Article prior to the issuance of a Zoning Permit for: (1) a new business on the property; and/or (2) all changes other than re-facing and/or the required addition of Pole Covers as described in subsection ii below.

2. A Nonconforming Sign may be re-faced without complying with the Sign requirements of this Article provided a Pole Cover is added to the existing poles in compliance with the following requirements:

a. The Pole Cover shall be at least one-third the width of the Sign cabinet; and

b. The Pole Cover shall be at least one-third the overall height of the Pole Sign, provided the Pole Cover shall not exceed 8 feet in height.

2. *Wall Signs.*

a. The maximum size of a Wall Sign shall be in accordance with Table 9.8.5, *Wall/Façade Signs*, of this Ordinance.

b. In new multi-tenant Developments, such as shopping centers and office parks, all tenant signs are to be similar in type, color, font size, font style, and method of illumination.

c. New tenant Signs in existing multi-tenant Developments shall be consistent with the type and method of illumination of existing tenant Signs.

F. **Special Stormwater Requirements.** All construction activities occurring on properties within the MRC-O may be subject to Special Protection Area stormwater design criteria as described in the most recent edition of the Charleston County Stormwater Program Permitting Standards and Procedures Manual.

Effective on: 12/6/2022, as amended

Sec. 5.15.8 Belvedere-Main Commercial (BMC) and Rural Commercial (RC) Districts

The BMC and RC Districts primarily consist of properties with Frontage on, or within close proximity to, Main Road north of Herbert Road, as shown on the map titled "Main Road Corridor Overlay Zoning District." All of these properties are within the Rural Area, defined by the Charleston County Comprehensive Plan as the area located outside of Charleston County's Urban Growth Boundary. The Comprehensive Plan states that the Rural Area is characterized by low levels of infrastructure and services and low intensity development. Strategies in the Comprehensive Plan designed to foster the character of Rural Areas include encouraging the continuation of low-density development, and maintaining rural and agriculturally-oriented commercial uses in a dispersed pattern to support and contribute to the rural quality of life.

The BMC and RC Districts are intended to provide opportunities for rural economic development through the designation of limited areas of more intense development where infill development, expansion, or redevelopment of existing commercial and industrial uses may occur. New commercial businesses, or the expansion of existing commercial businesses, can occur within the BMC and RC Districts if the uses are compatible with the existing community, can be served by existing infrastructure, and are principally designed to serve the surrounding rural area. The following regulations apply in addition to the requirements of Sec. 5.15.7, *General Development Standards and Requirements (All Areas)*, of this Article to unincorporated Parcels within the BMC and RC Districts as indicated on the map titled "Main Road Corridor Overlay Zoning District":

A. **Buffers.**

1. *Land Use Buffer.* The land use buffer and landscape requirements of CHAPTER 9, *Development Standards,* shall apply.
2. *Right-of-Way Buffer.*
   a. *Main Road Right-of-Way Buffer.*
      1. Buffer Requirement. For properties with frontage on Main Road, the Right-of-Way buffer shown in Figure 1 shall be required when such properties are developed or redeveloped in accordance with Section 3.7.1 of this Ordinance.
      2. Buffer Description. The Main Road right-of-way buffer shall be 75 feet in depth and include the following:
         a. 0 – 25 feet from the property line at the Right-of-Way: A minimum 10-foot multi-use path meeting the requirements of Sec. 5.15.7.D.2. This area is also reserved for future road widening.
         b. 25 – 75 feet from the property line at the Right-of-Way: Street Trees and additional required plantings per Table 5.15.8-1. All Required Trees and plantings shall be installed and inspected prior to the issuance of Certificate(s) of Occupancy.

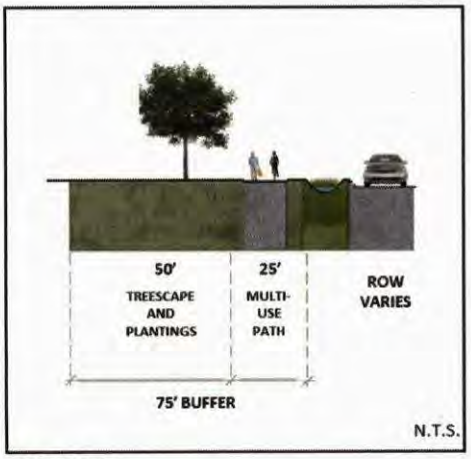


FIGURE 1
RIGHT-OF-WAY BUFFER, MAYBANK HIGHWAY

3. Property Owners shall be responsible for the long-term maintenance of all buffer requirements.
4. Right-of-Way Buffers shall be provided in accordance with the following minimums standards:

Table 5.15.8-1, Main Road
ROW Buffer Depth and Planting Schedule [1]

STANDARD	MAIN ROAD
MIN. BUFFER DEPTH [2]	75 feet [3]

MINIMUM BUFFER LANDSCAPING (Plants per 100 linear feet) [4]	
Canopy Trees [5][6]	6
Understory Trees (at least 50 percent evergreen)	9
Shrubs	50
Street Trees (may be counted toward canopy tree req.)	2

All trees with a diameter breast height (DBH) of 6 inches or greater within buffers shall be preserved.

[1] All landscape and plant material shall comply with the minimum standards of Section 9.5.6 of this Ordinance.

[2] Buffers may be traversed by permitted driveways and pedestrian ways.

[3] Consisting of a minimum ten-foot multi-use path as illustrated in Figure 1.

[4] The Zoning and Planning Director may waive/modify minimum buffer planting requirements when an undisturbed natural buffer exists that is the same depth and amount of plant material as that which is required.

[5] Bradford Pears cannot be used to fulfill any of the tree requirements of this Ordinance. Any exotic species which are proposed by the designer are subject to approval of the Planning Director.

[6] Only Live Oak trees may be used to fulfill the canopy tree requirements.

b. Right-of-Way buffer requirements for all roads in the BMC and RC Districts other than Main Road shall comply with the requirements of CHAPTER 9, *Development Standards*, of this Ordinance.

A. **Density, Intensity, Dimensional, and Design Standards.** The following Density/Intensity and Dimensional Standards shall apply to properties in the BMC and RC Districts:

Table 5.15.8-2
Density/Intensity and Dimensional Standards

MAXIMUM RESIDENTIAL DENSITY	1 Dwelling Unit per acre [1]
MINIMUM LOT AREA	40,000 square feet
MINIMUM LOT WIDTH	125 feet
MINIMUM SETBACKS	Equivalent to required buffers [2]
OCRM CRITICAL LINE	50 feet
MAXIMUM BUILDING COVERAGE NONRESIDENTIAL AND OFFICE DEVELOPMENT [3]	30% [3]
MAXIMUM IMPERVIOUS SURFACE COVERAGE- RESIDENTIAL DEVELOPMENT [4][6]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual
MAXIMUM BUILDING HEIGHT	35 feet and 2-1/2 stories [5]

[1] To promote ownership or occupancy of affordable, quality housing, increased densities may be allowed pursuant to Sec. 5.15.6.F.

[2] No Building Setback shall be less than eight feet.

[3] Parcels involved in a shared access agreement are allowed a maximum Building Coverage of 40 percent.

[4] Parcels involved in a shared access agreement are allowed a maximum Impervious Surface Coverage of 60 percent or as allowed by the current edition of the Charleston County Stormwater Manual.

[5] Building height may be a maximum of 50 feet and 3 stories when the Building meets all applicable Setback and buffer requirements, and the following conditions:

a. The entire Building, or the portion of the Building exceeding 35 feet in height, is set back at least 300 feet from the Main Road Right-of-Way; and

b. The entire Building, or the portion of the Building exceeding 35 feet in height is set back at least 50 feet from any adjacent Parcel which contains or is zoned for Single-Family Detached Dwelling Units.

[6] Maximum Impervious Surface Coverage applies only to Residential Development on Parcels less than 30,000 square feet in size. When the Maximum Impervious Surface Coverage requirement applies, the Maximum Building Coverage requirement shall not apply.

Sec. 5.15.9 Kitford Community (KC) Districts

The Kitford Community consists of properties on or adjacent to Kitford Road as shown on the map titled "Main Road Corridor Overlay Zoning District." When County Council adopted the first zoning map on January 19, 1970, many of these properties were placed in the Light Industrial Zoning District due to the mixture of commercial and industrial uses occurring nearby along Main Road and the potential for tomato packing sheds to expand in the area. While the expansion of tomato packing sheds did not occur over time, the industrial zoning remained, resulting in land uses that conflicted with the existing rural residential community. The MRC-O creates two Kitford Community Districts to address issues related to expansion of incompatible land uses and the resulting negative impacts of traffic and noise.

The KCI District is designated for the properties that were in the Industrial Zoning District at the time of adoption of this Article, with the exception of split-zoned properties. Table 5.15.5, *Main Road Corridor Overlay Zoning District Use Table*, identifies the permitted uses within the KCI District, allowing Rural Commercial District uses instead of Industrial uses along with some manufacturing/production and wholesale sales uses on these properties.

The KCR District is designated for the remaining Kitford Community properties identified in the MRC-O, the majority of which were previously located in the RR Zoning District. These properties contain Single-Family Detached Dwelling Units or are vacant. Two of the properties contain commercial Developments. Table 5.15.5, *Main Road Corridor Overlay Zoning District Use Table*, identifies the permitted uses within the KCR District. These uses are compatible with the intent of the MRC-O to preserve and protect this rural residential community.

The following regulations apply in addition to the requirements of Sec. 5.15.7, *General Development Standards and Requirements (All Areas)*, of this Article to Parcels within the KCI and KCR Districts as indicated on the map titled "Main Road Corridor Overlay Zoning District":

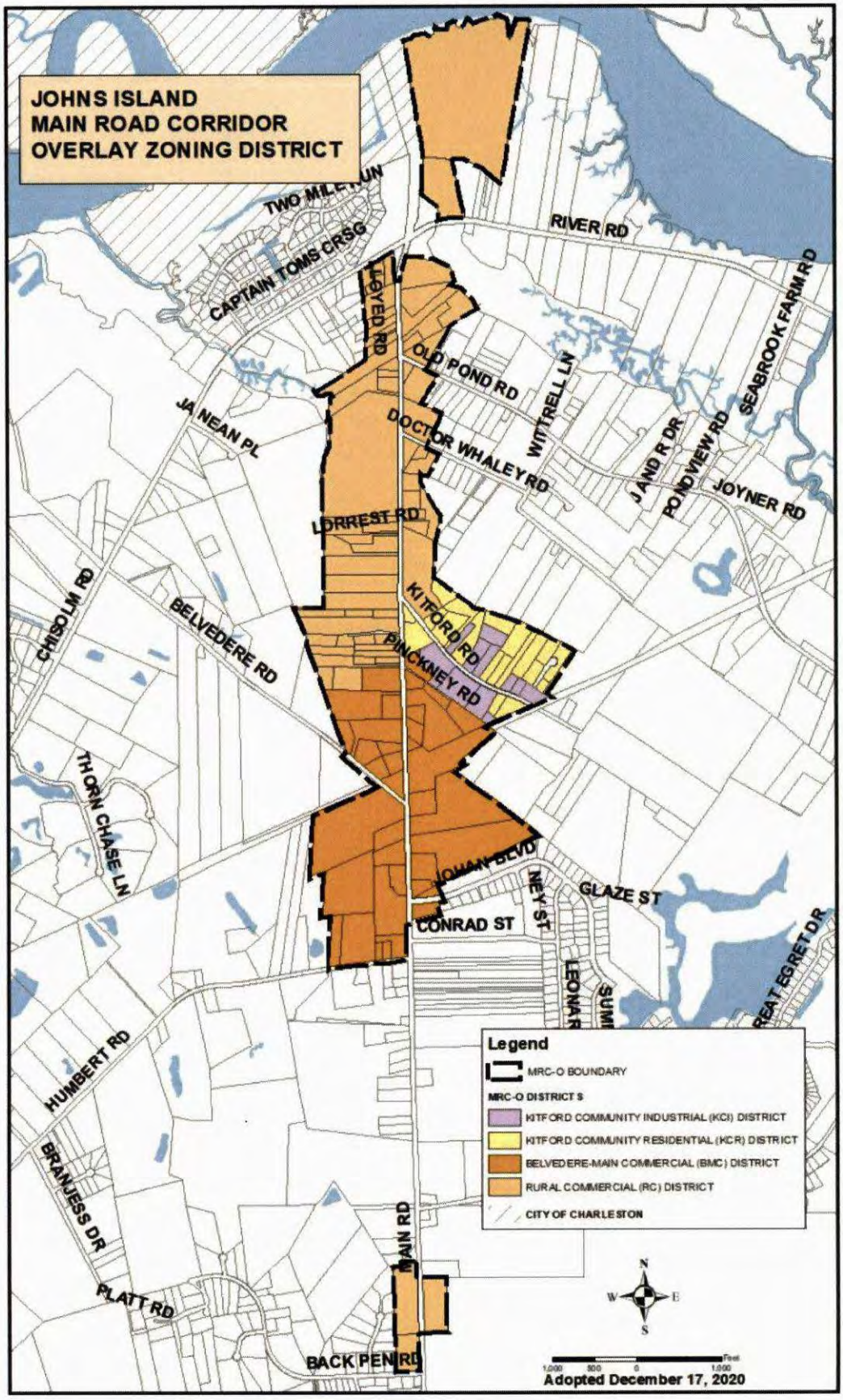
A. **Buffers.**

1. *Land Use Buffers.* The land use buffer and landscape material requirements of CHAPTER 9, *Development Standards,* shall apply.
2. *Right-of-Way Buffer Requirements.*
   a. *Main Road Right-of-way Buffer Requirements.* Right-of-Way buffer requirements for all properties with frontage on Main Road in the KCI and KCR Districts shall be subject to the requirements of Sec. 5.15.8.A.2.a of this Article.
   b. *Other Right-of-way Buffer Requirements.* Right-of-Way buffer requirements for all roads in the KCI and KCR Districts other than Main Road shall comply with the requirements of CHAPTER 9, *Development Standards,* of this Ordinance.

B. **Density, Intensity, Dimensional, and Design Standards.**

1. All properties within the KCI District shall be subject to the Density/Intensity and Dimensional Standards of the Industrial (IN) Zoning District.
2. All properties within the KCR District shall be subject to the Density/Intensity and Dimensional Standards of the RR Zoning District.

Map 5.15


JOHNS ISLAND
MAIN ROAD CORRIDOR
OVERLAY ZONING DISTRICT
RIVER RD
CAPTAIN TOMS CRSG
LOYED RD
OLD POND RD
WITTRELL LN
SEABROOK FARM RD
JA NEAN PL
DOCTOR WHALEY RD
POND VIEW RD
JOYNER RD
LORREST RD
CHISOLM RD
BELVEDERE RD
KITFORD RD
PINCKNEY RD
THORN CHASE LN
GLAZE ST
CONRAD ST
HUMBERT RD
BRANJESS DR
PLATT RD
MAIN RD
BACK PEN RD
Legend
MRC-O BOUNDARY
MRC-O DISTRICTS
KITFORD COMMUNITY INDUSTRIAL (KCI) DISTRICT
KITFORD COMMUNITY RESIDENTIAL (KCR) DISTRICT
BELVEDERE-MAIN COMMERCIAL (BMC) DISTRICT
RURAL COMMERCIAL (RC) DISTRICT
CITY OF CHARLESTON
N
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E
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Adopted December 17, 2020

A. A.**Dewees Island.** The uses listed below shall be the only uses allowed on Dewees Island. All uses included below are Uses Allowed by Right as defined in CHAPTER 12, Definitions, of this Ordinance. Accessory Uses and Structures shall be allowed pursuant to ARTICLE 6.5, Accessory Uses and Structures. The Density/Intensity and Development requirements for such uses shall comply with the Dewees Island Architectural and Environmental Design Guidelines in effect at the time of development application submittal. Written documentation of the Dewees Island Architectural Review Board and/or Property Owners Association approval shall be submitted as part of each permit, approval, and development application, as applicable, provided, however, that written documentation of the Dewees Island Property Owners Association approval is required as part of each short-term rental permit application. The following uses are allowed by right on Dewees Island:

1. All community, administrative, utility, and other structures or uses existing at the time of enactment of this amendment [10/29/2024];
2. Single-Family Detached Dwellings;
3. Short-Term Rental use of Single-Family Detached Dwellings.
   a. For the purposes of this Section, short-term rental use shall mean rentals for intervals of 29 days or less, provided, however, no occupancy status or residency condition is required and provided further, the maximum number of days for a dwelling that may be so rented is 56 days in the aggregate per calendar year, not including short-term rentals between the dwelling owner and a Dewees Island property owner; and
   b. Each dwelling used as a short-term rental shall comply with the requirements of Art. 6.8, Short-Term Rentals, as they apply for Limited Home Rentals with the exception of the occupancy status requirements, parking requirements, and maximum number of rental days as described above.
4. Clubhouse or community buildings, including the Huyler House. Short-Term Rental use of the Huyler House shall be allowed as described below. The requirements of Art. 6.8, Short-Term Rentals, of this Ordinance shall not apply; however, the use shall comply with all other applicable sections of this Ordinance and other County Ordinances. For the purposes of this Section, Short-Term Rental use shall mean rentals for intervals of 29 days or less regardless of: (1) the occupancy status of the property; and (2) whether rental fees are charged or other forms of compensation are offered or required.
   a. The Huyler House shall only be rented to Dewees Island property owners and their guests and guests of the Dewees Island Property Owners Association (POA);
   b. Rental of the Huyler House shall only be advertised through the POA intranet site and shall not be marketed or advertised through any other means including, but not limited to, online advertisements or advertisements through rental agencies, realtors, brokers, or other third party entities;
   c. There is no cap on the number of days the Huyler House can be rented per calendar year;
   d. A STRP Zoning Permit shall be required to establish the Short-Term Rental use of the property. Administrative review shall be required to establish the use and the following requirements apply:
      1. The Building Inspection Services Department may require a building safety inspection and/or Building Permit;
      2. A minimum of four parking spaces are required. The location of the required parking shall be indicated and parking agreements necessary to facilitate off-site parking shall be submitted with the STRP Zoning Permit application; and
      3. Each room where tenants may lodge shall contain a notice providing the following information:
         a. Contact information for the owner of the property;
         b. Zoning Permit Number and Business License Number for the Short-Term Rental use of the property for the current year;
         c. Trash collection location and schedule; and
         d. Fire and emergency evacuation routes.
   e. Once the STRP Zoning Permit is issued, a Business License must be obtained;
   f. The STRP Zoning Permit must be renewed by December 31st of each year or the existing STRP Zoning Permit will expire. The STRP Zoning Permit will terminate on December 31st of each year regardless of whether or not the applicant receives notice from the Zoning and Planning Director. The STRP Zoning Permit annual renewal application must include:
      1. The STRP Zoning Permit renewal application fee; and

2. A notarized affidavit signed by the property owner stating that the STRP use and the information submitted as part of the application for the previous year's STRP Zoning Permit has not changed in any manner whatsoever and that the STRP use complies with the requirements of this Section.

g. A new STRP Zoning Permit application must be filed if the aforementioned requirements are not met.

h. Notwithstanding the provisions of CHAPTER 11 of this Ordinance, the STRP Zoning Permit may be administratively revoked by the Zoning and Planning Director or his designee if the STRP has violated the provisions of this Article on three or more occasions within a 12-month period. Provided however, the STRP Zoning Permit may be immediately revoked if the Zoning and Planning Director determines the STRP has Building Code violations, there is no Business License for the property, the STRP is being advertised or marketed on the POA intranet site in a manner not consistent with this Section, the advertisement of the STRP does not include the County issued Zoning Permit Number and Business License Number, the STRP is being advertised on a platform other than the POA intranet site, or the property is being used in a manner not consistent with the Zoning Permit issued for the STRP use.

i. If the STRP Zoning Permit is administratively revoked, the STRP owner (or authorized agent) may appeal the Zoning and Planning Department Director's administrative decision revoking the STRP Zoning Permit to the Board of Zoning Appeals within 30 calendar days from the date of the denial or revocation. All appeals shall be addressed in accordance with the appeal procedures of CHAPTER 3, ARTICLE 3.13, of this Ordinance.

Once the STRP Zoning Permit and/or Business License has been revoked, no new STRP Zoning Permit and/or Business License shall be issued to the applicant for the same property for a period of one year from the date of revocation. Upon expiration of the revocation period, a new STRP Zoning Permit application must be submitted in accordance with this Section.

5. Nature Exhibition, including but not limited to the use of the Landings Building for multiple purposes;
6. Major Utility Service and related operations limited to that owned and operated by Dewees Utility Corporation and/or its successors;
7. Administrative or Business Offices for the Dewees Island Property Owners Association and Dewees Utility Corporation;
8. Helicopter pad for emergency services;
9. Communications Tower that is not leased for commercial purposes;
10. Water Transportation;
11. Community Dock;
12. Dockage spaces for boats of owners staying on the island;
13. Maintenance, repair or other operational services for boats of owners or guests staying on the Island; and
14. Fire station, fire prevention, and safety.

B.

Goat Island.
For property located on Goat Island, the Zoning and Planning Director shall be expressly authorized to issue permits for development
that complies with the R
-
4 Zoning District standards, provided that only one
Principal Dwelling
Unit shall be allowed per
Lot
and the following requirements shall apply:

1. The dimensional standards listed in Table 5.16, *Dimensional Standards*, below shall be met:

Table 5.16 Dimensional Standards		
Minimum Lot Area	Minimum Front/Street Side Setback	Minimum Interior Side Setback
18,000 sq. ft.	10 Feet	15 Feet

2. One Accessory Dwelling Unit shall be allowed per Zoning Lot;
3. The combined heated square footage of the principal Dwelling Unit and the Accessory Dwelling Unit shall not exceed 3,300 square feet; and
4. The combined square footage dedicated to unheated areas (decks, porches, steps) of the principal Dwelling Unit and the Accessory Dwelling Unit shall not exceed 2,000 square feet.

(Ord. No. 2316, 10/29/2024)

Effective on: 10/29/2024, as amended

CHAPTER 6 | USE REGULATIONS

Contents:

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ARTICLE 6.7 SPECIAL EVENTS USE

ARTICLE 6.8 SHORT-TERM RENTALS

(Ord. No. 2177, 10/26/2021)

ARTICLE 6.1 USE TYPES AND USE TABLE

This Article explains how to interpret Table 6.1-1, *Use Table*. The top of Table 6.1-1, *Use Table*, contains the Zoning Districts and left side of the table contains the use types. Under the hierarchy established by this Ordinance, the NR district is the least intensive base Zoning District, while the IN Zoning District is the most intensive base Zoning District. The uses listed in Table 6.1-1, *Use Table*, are permitted or not permitted in each Zoning District according to the letter coding described in Sections 6.1.1 through 6.1.5 below.

Sec. 6.1.1 A Uses Allowed by Right

An "A" indicates that a use type is allowed by right in the respective Zoning District, subject to compliance with all other applicable regulations of this Ordinance. A Use Allowed by Right is defined in CHAPTER 12, *Definitions*, of this Ordinance as a Principal Use allowed without the requirement of a Special Exception.

Sec. 6.1.2 C Uses Subject to Conditions

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

Sec. 6.1.3 S Special Exception Uses

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

Any use that was legally established before April 21, 1999 without Special Exception approval and which after April 21, 1999 is located in a Zoning District that requires Special Exception approval for the subject use and which presently continues as an allowable use, shall not be considered a nonconforming use and shall not require a Special Exception. Such uses shall be deemed Uses Permitted by Right, as defined in CHAPTER 12, *Definitions*, of this Ordinance.

Any use that was legally established before April 21, 1999 with a Conditional Use Permit and which after April 21, 1999 is located in a Zoning District that requires Special Exception approval for the subject use and which presently continues as an allowable use, shall not be considered a nonconforming use and shall not require a Special Exception. Such uses shall be deemed Uses Permitted by Right, as defined in CHAPTER 12, *Definitions*, of this Ordinance.

Sec. 6.1.4 Uses Not Allowed

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

Sec. 6.1.5 New or Unlisted Uses and Use Interpretation

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

Sec. 6.1.6 Table 6.1-1, *Use Table*

Principal uses shall be allowed within the Orange Hill Planned Development District ~~Zoning Districts of this Ordinance in~~ shall be in accordance with Exhibit 11.2 to the Orange Hill Development Agreement~~Table 6.1-1, *Use Table*~~.

~~Table 6.1-1 Use Table~~

~~A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses~~

~~Land Uses~~	~~ZONING DISTRICTS~~																				~~Condition~~
	~~NR~~	~~OS~~	~~RM~~	~~AG-15~~	~~AG-10~~	~~AG-8~~	~~AGR~~	~~RR~~	~~S-3~~	~~R-4~~	~~UR~~	~~MHS~~	~~MHP~~	~~CI~~	~~RO~~	~~GO~~	~~NC~~	~~RC~~	~~CC~~	~~RI~~	~~IN~~	
~~AGRICULTURAL~~																					
~~AGRICULTURAL AND ANIMAL PRODUCTION, PROCESSING, AND SUPPORT~~																					
~~Aquaculture~~			~~A~~	~~A~~	~~A~~	~~A~~	~~C~~	~~C~~													~~Sec. 6.4.1~~
~~Mariculture~~			~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~													~~Sec. 6.4.1~~
~~Apiculture (Bee Keeping)~~			~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~													
~~Animal and Insect Production~~			~~A~~	~~A~~	~~A~~	~~A~~	~~C~~	~~C~~	~~C~~												~~Sec. 6.4.1~~
~~Concentrated Animal Feeding Operation~~			~~S~~	~~S~~	~~S~~	~~S~~															
~~Horticultural Production~~			~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~C~~				~~A~~			~~C~~	~~A~~	~~A~~	~~A~~	~~A~~	~~Sec. 6.4.1~~
~~Hemp Crop Production and/or Processing~~			~~S~~	~~S~~	~~S~~	~~S~~	~~S~~														~~Sec. 6.4.1~~
~~Winery~~			~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~										~~C~~	~~A~~	~~C~~	~~A~~	~~Sec. 6.4.21~~
~~Agricultural Processing~~			~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~S~~									~~A~~	~~A~~	~~A~~	~~A~~	~~Sec. 6.4.1~~
~~Agricultural Sales or Service~~			~~A~~	~~A~~	~~A~~	~~A~~	~~C~~											~~A~~	~~A~~	~~A~~	~~A~~	~~Sec. 6.4.44~~
~~Roadside Stand; Sweetgrass Basket Stand~~		~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~Sec. 6.4.8~~
~~Community Garden~~		~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	
~~Farmers Market~~			~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~		~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~Sec. 6.4.47~~
~~FORESTRY AND LOGGING~~																					
~~Bona Fide Forestry Operation~~		~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~Sec. 6.4.23~~
~~Lumber Mill, Planing, or Saw Mill~~			~~A~~	~~A~~	~~A~~	~~A~~	~~S~~													~~A~~	~~A~~	
~~RESIDENTIAL~~																					
~~ASSISTED LIVING~~																					
~~Assisted Living~~			~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~S~~	~~A~~	~~S~~		~~S~~	~~S~~	~~A~~	~~A~~	~~S~~	~~A~~	~~S~~	~~A~~	
~~MANUFACTURED HOUSING~~																					
~~Manufactured Housing Unit~~			~~A~~	~~A~~	~~A~~	~~A~~	~~A~~	~~C~~	~~C~~	~~C~~	~~C~~	~~A~~	~~A~~									~~Sec. 6.4.24~~
~~Manufactured Housing Park~~													~~A~~								
~~MULTI-FAMILY DWELLING~~																					
~~Dwelling, Multi-Family~~											~~A~~								~~C~~		~~Sec. 6.4.31~~
~~Triplex and Fourplex~~									~~S~~	~~S~~	~~C~~	~~C~~		~~C~~	~~C~~	~~C~~	~~C~~		~~C~~		~~Sec. 6.4.35~~

Table 6.1-1 Use Table

A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses

Land Uses	ZONING DISTRICTS																				Condition
	NR	OS	RM	AG-15	AG-10	AG-8	AGR	RR	S-3	R-4	UR	MHS	MHP	CI	RO	GO	NC	RC	CC	RI	IN	
Duplex									S	S	C	C		C	C	C	C		C		C	Sec. 6.4.35
Dwelling Group			C	C	C	C	C	C	C	C	C	C										Sec. 6.4.7
Dwelling, Single-Family Attached									S	S	C	C		C	C	C	C		C		C	Sec. 6.4.2 Sec. 6.4.31
SHORT-TERM RENTAL																						
Short-Term Rental Property: Limited Home Rental (LHR)			C	C	C	C	C	C	C	C	C	C										Art. 6.8
Short-Term Rental Property: Extended Home Rental (EHR)						S	S		S	S		S										Art. 6.8
SINGLE-FAMILY DWELLING																						
Dwelling Unit, Single-Family Detached	C	A	A	A	A	A	A	A	A	A	A	A	C		C	C	C	C	C	C	C	Sec. 6.4.25
OTHER RESIDENTIAL USES																						
Transitional Housing											S			A	S	S	S		A			
Child Caring Institution			S	S	S	S	S	S	S	S	S	S										
Emergency Shelter										C	A	C			C	A	A		A	C	A	Sec. 6.4.38
Affordable and Workforce Dwelling Unit					C	C	C	C	C	C	C	C		C	C	C	C	C	C		C	Sec. 6.4.19
Group Residential			S	S	S	S	S	S		S	S											
Farm Labor Housing			S	S	S	S	S															Sec. 6.4.9
CIVIC/INSTITUTIONAL																						
COURTS AND PUBLIC SAFETY																						
Courts of Law			A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	
Correctional Institution																					A	
Parole Office or Probation Office														A							A	
Safety Service			A	A	A	A	A	A	A	A	A	S	A	A	A	A	A	A	A	A	A	
DAY CARE SERVICES																						
Adult Day Care Services				S	S	S	S	S	S	S	S	S		A	S	S	A	A	A	A	A	
Family Home				C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 6.4.29
Group Home				A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Child Care Center									S	S	S	S		A	A	A	A	A	A	A	A	
Day Camp														A		A	A	A	A		A	
DEATH CARE SERVICES																						
Cemetery		A	A	A	A	A	C	C	C	C	C	S		A	A	A	A	A	A	A	A	Sec. 6.4.53
Funeral Services														A	A	A	A	A	A	A	A	
EDUCATIONAL SERVICES																						
Pre-school or Educational Nursery				S	S	S	S	S	S	S	S	S		A	A	A	A	A	A	A	A	
School, Primary				S	S	S	A	A	A	A	A	S		A	A	A	A	A	A	A	A	
School, Secondary				S	S	S	A	A	A	A	A	S		A	A	A	A	A	A	A	A	

Table 6.1-1 Use Table

A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses

Land Uses	ZONING DISTRICTS																					Condition
	NR	OS	RM	AG-15	AG-10	AG-8	AGR	RR	S-3	R-4	UR	MHS	MHP	CI	RO	GO	NC	RC	CC	RI	IN	
Higher Education Facility				S	S	S	S	S	S	S	S	S		A	S	S	S	S	A	A	A	
Personal Improvement Education				S	S	S	S	S						A	C	A	A	C	A	A	A	Sec. 6.4.26
HEALTH CARE SERVICES																						
Medical Office							S	S	S					A	A	A	A	A	A	A	A	
Community Residential Care Facility							S	S		S	S	S		C	S	S	S	S	C	S	C	Sec. 6.4.42
Counseling Services							S	S						A	A	A	A	A	A	A	A	
Intermediate Care Facility for Individuals with Intellectual Disabilities							S	S		S	S	S		A	S	S	S	S	A	S	A	
Health Care Laboratory														A	A	A	A	A	A	A	A	
Home Health Agency							S	S						A	A	A	A	A	A	A	A	
Hospital; Hospice Facility														A		S	S	S	A	S	A	
Outpatient Facility for Chemically Dependent or Addicted Persons														A	S	S	S	S	A	S	A	
Rehabilitation Facility														A	A	A	A	A	A	A	A	
Residential Treatment Facility for Children or Adolescents (mental health treatment)							S	S			S			A	S	S	S	S	A	S	A	
MUSEUM, HISTORIC SITE, AND SIMILAR INSTITUTIONS																						
Historic Site		C	C	C	C	C	C	C	C	A	A	A		A	A	A	A	A	A	A	A	Sec. 6.4.27
Library or Archive				A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	
Museum		C	C	C	C	C	A	A	A	A	A	A		A	A	A	A	A	A	A	A	Sec. 6.4.27
Nature Exhibition		C	C	C	C	C	C							A					A	A	A	Sec. 6.4.10
Botanical Garden		A	A	A	A	A	A							A					A	A	A	
Zoo		S	S	S	S	S	S							S				S	S	S	S	
POSTAL SERVICE																						
Postal Service, United States			C	C	C	C	C	C	C	C	C	C		A	A	A	A	A	A	A	A	Sec. 6.4.26
RECREATION AND ENTERTAINMENT																						
Community Recreation		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Fishing, Hunting, or Recreational Guide Service		C	A	C	C	A	A								A	A	A	C	C	C	C	Sec. 6.4.55
Golf Course or Country Club		C			C	C	C	C	C	C			C									Sec. 6.4.50

Table 6.1-1 Use Table

A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses

Land Uses	ZONING DISTRICTS																					Condition
	NR	OS	RM	AG-15	AG-10	AG-8	AGR	RR	S-3	R-4	UR	MHS	MHP	CI	RO	GO	NC	RC	CC	RI	IN	
Parks and Recreation		C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	Sec. 6.4.11
Recreation and Entertainment, Indoor																	C	A	A	A	A	Sec. 6.4.30
Recreation and Entertainment, Outdoor					C	C												C	C	C	C	Sec. 6.4.11
Drive-In Theater																		C	C	C	C	Sec. 6.4.6 Sec. 6.4.11
Golf Driving Range					S	S	S	S	S										C		C	Sec. 6.4.11
Outdoor Shooting Range		S	S	S	S	S													S		S	Sec. 6.4.11
Special Events																	C	C	C		C	Art. 6.7
RELIGIOUS, CIVIC, PROFESSIONAL, AND SIMILAR ORGANIZATIONS																						
Business, Professional, Labor, Political Organization; Social or Civic Organization; Social Club or Lodge					S	S	S	S	S	S	S			A	A	A	A	A	A	A	A	Sec. 6.4.4
Religious Assembly		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
UTILITIES AND WASTE-RELATED USES																						
Utility Service, Major			S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 6.4.17
Utility Service, Minor	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Solar Farm		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 6.4.46
Waste-Related Uses																					S	
Septic Tank Installation, Cleaning, or Related Service																			S	S	S	
Solid Waste Disposal Facility (Public or Private)			C																		C	Sec. 6.4.51
COMMERCIAL																						
ACCOMMODATIONS																						
Short-Term Rental Property: Commercial Guest House (CGH)															C	C	C	C	C			Art. 6.8
Hotel or Motel																S	S		C		C	Sec. 6.4.31
RV (Recreational Vehicle) Park			S	S	S	S	S															Sec. 6.4.12
Campground			S	S	S	S	S															
ANIMAL SERVICES																						
Stable, Commercial			C	C	C	C	C											C	A	A	A	Sec. 6.4.20

Table 6.1-1 Use Table

A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses

Land Uses	ZONING DISTRICTS																					Condition
	NR	OS	RM	AG-15	AG-10	AG-8	AGR	RR	S-3	R-4	UR	MHS	MHP	CI	RO	GO	NC	RC	CC	RI	IN	
Stable, Private			A	A	A	A	C	C	S									C	A	A	A	Sec. 6.4.20
Stable, Boarding			C	C	C	C	C	C										C	A	A	A	Sec. 6.4.20
Kennel			C	C	C	C	S	S										S	A	A	A	Sec. 6.4.54
Pet Store or Grooming Salon																	C	C	A	A	A	Sec. 6.4.32
Small Animal Boarding			A	A	A	A	C	C	S									C	A	A	A	Sec. 6.4.32
Veterinary Service			A	A	A	A	S	S								C	C	C	A	A	A	Sec. 6.4.32
FINANCIAL SERVICES																						
Banks and Financial Services														C	C	C	C	C	A	A	A	Sec. 6.4.26
Short-Term Lender																			C		C	Sec. 6.4.28 Sec. 6.4.31
FOOD SERVICES AND DRINKING PLACES																						
Bar or Lounge																	S	S	S	S	S	Sec. 6.4.15
Catering Service				S	S	S	S	S	S	S	S	S			C	C	C	C	A	A	A	Sec. 6.4.34
Restaurant, Fast Food																	C	C	C		C	Sec. 6.4.15 Sec. 6.4.31
Restaurant, General																C	C	C	C	C	C	Sec. 6.4.15
Sexually Oriented Business																					C	Sec. 6.4.18 Sec. 6.4.31
INFORMATION INDUSTRIES																						
Communication Services; Data Processing Services; Publishing Industries																A	A	A	A	A	A	
Communications Tower			C	C	C	C								C		C	C	C	C	C	C	Sec. 6.4.5
OFFICES																						
Administrative or Business Office; Government Office; Professional Office														C	C	C	C	C	A	A	A	Sec. 6.4.26
OTHER NONRESIDENTIAL DEVELOPMENT																						
Convention Center or Visitors Bureau														S		S	S	A	C		C	Sec. 6.4.31
Heavy Construction Services or General Contractor																			A	A	A	
Billboard																					C	Sec. 9.8.6

Table 6.1-1 Use Table

A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses

Land Uses	ZONING DISTRICTS																					Condition
	NR	OS	RM	AG-15	AG-10	AG-8	AGR	RR	S-3	R-4	UR	MHS	MHP	CI	RO	GO	NC	RC	CC	RI	IN	
Special Trade Contractor																		C	A	A	A	Sec. 6.4.36
PARKING, COMMERCIAL																						
Parking Lot														C		A	C	A	A	A	A	Sec. 6.4.37
Parking Garage														A		A			C		C	Sec. 6.4.31
RENTAL AND LEASING SERVICES																						
Charter Boat or other Recreational Watercraf t Rental Service					C	C	C											A	A	A	A	Art. 5.2 Sec. 6.4.39
Commercial or Industrial Machinery or Equipment, Construction Tools or Equipment, Heavy Duty Truck or Commercial Vehicle Rental or Leasing																		A	A	A	A	
Consumer Goods Rental Center																	C	C	A	A	A	Sec. 6.4.26
Self-Service Storage																		S	C	C	C	Sec. 6.4.16
Vehicle Rental or Leasing																		A	A	A	A	
REPAIR AND MAINTENANCE SERVICES																						
Boat Yard				C	C	C	C	C	S									C	C	C	C	Sec. 6.4.39 Art. 5.2
Repair Service, Consumer																	C	C	A		A	Sec. 6.4.40
Repair Service, Commercial																	S	S	A	A	A	
Vehicle and Boat Repair or Service																	C	S	A	A	A	Sec. 6.4.22
RETAIL SALES																						
Nonstore Retailer																			A		A	
Fuel Heating Oil Dealer; Liquefied Petroleum Gas (Bottled Gas) Dealer																		C	C	C	C	Sec. 6.4.41
Home Improvement Center																			A		A	
Food Sales																	C	C	A		A	Sec. 6.4.26
Food Truck																A	A	A	A	A	A	
Liquor, Beer, or Wine Sales																	S	S	S		S	
Retail Sales or Services, General; Building Materials or Garden Equipment and Supplies Retailer																	C	C	A	S	A	Sec. 6.4.26

Table 6.1-1 Use Table

A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses

Land Uses	ZONING DISTRICTS																					Condition
	NR	OS	RM	AG-15	AG-10	AG-8	AGR	RR	S-3	R-4	UR	MHS	MHP	CI	RO	GO	NC	RC	CC	RI	IN	
Convenience Store																	S	S	A	A	A	
Duplicating or Quick Printing Service; Private Postal or Mailing Service																C	C	C	A	A	A	Sec. 6.4.26
Pawn Shop																			A		A	
Warehouse Club or Superstore																			C		C	Sec. 6.4.31
Service Station, Gasoline																	C	C	A	S	A	Sec. 6.4.45
Truck Stop																			A	A	A	
Vehicle Sales																			A		A	
Heavy Duty Truck or Commercial Vehicle Dealer; Manufactured Home Dealer																		S	A	S	A	
Vehicle Parts, Accessories, or Tire Store																		S	A	A	A	
RETAIL OR PERSONAL SERVICES																						
Consumer Convenience Services																	C	C	A		A	Sec. 6.4.26
Hair, Nail, or Skin Care Services			C	C	C	C	C	C	C	C	C	C	C	A	A	A	A	A	A	A	A	Sec. 6.4.3
Job Training or Placement Services														A	A	A	A	A	A	A	A	
Personal Improvement Services															C	C	C	C	A		A	Sec. 6.4.26
Physical Fitness or Health Club																A	A	A	A		A	
Tattoo Facility																			S		C	Sec. 6.4.13
Services to Buildings or Dwellings															C	C	C	C	A	A	A	Sec. 6.4.48
Landscaping and Horticultural Services			C	C	C	C											S	C	A	A	A	Sec. 6.4.48
VEHICLE AND WATERCRAFT STORAGE																						
Vehicle Storage																		S	A	A	A	
Impound Yard																					A	
Towing Facility																					A	
Boat Ramp			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	S	C	Art. 5.2 Sec. 5.2.4
Community Dock			S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	Art. 5.2 Sec. 5.2.3
Commercial Dock					S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Art. 5.2 Sec. 5.2.6
Marina						S	S	S	S	S	S				S	S	S	S	S	S	S	Art. 5.2 Sec. 5.2.5
WHOLESALE SALES																						
Wholesale Sales																			A	A	A	

Table 6.1-1 Use Table

A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses

Land Uses	ZONING DISTRICTS																					Condition
	NR	OS	RM	AG-15	AG-10	AG-8	AGR	RR	S-3	R-4	UR	MHS	MHP	CI	RO	GO	NC	RC	CC	RI	IN	
Clay or Related Products and Construction Material Wholesaler																		S	A	A	A	
Flower, Nursery Stock, or Florists' Supplies Wholesaler			A	A	A	A												S	A	A	A	
Petroleum Wholesaler																		S	A	A	A	
Pharmaceutical, Fertilizer and Pesticide Wholesaler																			S	S	S	
INDUSTRIAL																						
INDUSTRIAL SERVICES																						
Laundry, Dry Cleaning, or Carpet Cleaning Plant																				A	A	
Photo Finishing Laboratory																				A	A	
Research and Development Laboratory																				A	A	
Scrap and Salvage Service																				S	S	
MANUFACTURING AND PRODUCTION, GENERAL																						
Artisan and Craftsman					C	C	C	C								C	C	C	A	A	A	Sec. 6.4.43
Manufacturing and Production																		C	C	A	A	Sec. 6.4.57
Aircraft Manufacturing and Production, including Related Parts																					A	
Chemical Manufacturing and Production																				S	S	
Clay or Related Products, Furniture, Cabinets, or Related Products, Toy or Artwork, or Wood Products Manufacturing and Production																		C	C	A	A	Sec. 6.4.57
Microbrewery and Distillery																			C	C	C	Sec. 6.4.33
Pulp Mill or Paper Mill; Rendering Plant																					S	
Slaughter House and Meat Packing																				S	S	

Table 6.1-1 Use Table

A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses

Land Uses	ZONING DISTRICTS																					Condition
	NR	OS	RM	AG-15	AG-10	AG-8	AGR	RR	S-3	R-4	UR	MHS	MHP	CI	RO	GO	NC	RC	CC	RI	IN	
Stone or Shell Products Manufacturing and Production																			C	S	S	Sec. 6.4.57
WAREHOUSE AND FREIGHT MOVEMENT																						
Warehouse and Distribution Facility																				A	A	
Container Storage Facility																				C	C	Sec. 6.4.52
Freight Forwarding Facility																			C	C	C	Sec. 6.4.49
Fuel Storage Facility																				A	A	
Grain Terminals and Elevators																				A	A	
Stockpiling of Sand, Gravel, or other Aggregate Materials																				A	A	
Storage or Manufacturing of Weapons or Ammunition																				S	S	
OTHER USES																						
RECYCLING USES																						
Recycling Center																				A	A	
Recycling Collection, Drop-Off			A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Sec. 6.4.58
RESOURCE EXTRACTION/MINING																						
Resource Extraction/Mining			S	S	S	S	S	S												S	S	Sec. 6.4.14
TRANSPORTATION																						
Aviation			C	C	C	C														C	C	Sec. 6.4.56
Private Air Strip			C	C	C	C																Sec. 6.4.56
Railroad Facility																				A	A	
Sightseeing Transportation, Land or Water			S	S	S	S												A	A	A	A	Art. 5.2
Taxi or Limousine Service																		S	A	A	A	
Urban Transit System														A		A	A		C	A	C	Sec. 6.4.31
Water Transportation					S	S	S	S										A	A	A	A	Art. 5.2

(Ord. No. 2239, 12/06/2022)

Effective on: 12/21/2023, as amended

ARTICLE 6.2 DEFINITIONS

All of the types of uses listed in theExhibit 11.2 to the Orange Hill Development Agreement Table 6.1-1, *Use Table,* are defined in Chapter 12, *Definitions* as may be modified by Exhibit 1.1 and Appendix B to the Orange Hill Development Agreement .

ARTICLE 6.3 RESERVED

ARTICLE 6.4 USE CONDITIONS

The following use conditions shall apply to Principal Uses in any Zoning District where these uses are allowed as "Conditional Uses" or "Special Exceptions" as shown in Exhibit 11.2 to the Orange Hill Development Agreement, subject to any modifications, thereinTable 6.1-1, *Use Table*.

Sec. 6.4.1 Aquaculture, Mariculture, Animal and Insect Production, Horticultural Production, Hemp Production and Processing, and Agricultural Processing Uses

A. Aquaculture, Mariculture, Animal and Insect Production, Horticultural Production, Hemp Production and Processing, and Agricultural Processing uses shall be subject to the following standards.

1. Such uses must be located on a Lot with a minimum area of five highland acres. On Lots with an area of less than five highland acres, such uses are allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance.
2. If the subject Lot is less than five acres in size, a 25-foot vegetated buffer is required to adjoining Parcels. In lieu of a planted 25-foot vegetated buffer, a 75-foot Setback to the operation, from the side and rear property boundaries shall be provided.
3. If the subject Lot is five acres or large in size, a 50-foot vegetated buffer is required to adjoining Parcels. In lieu of a 50- foot vegetated buffer, a 150-foot Setback to the operation, from the side and rear property boundaries shall be provided.
4. Mariculture uses shall comply with the Commercial Dock requirements of this Ordinance in addition to the requirements of this Section.
5. Onsite sales are permitted as an Accessory Use, subject to the provisions of this Ordinance.

B. Hemp Production and Processing.

1. Evidence of the appropriate South Carolina Department of Agriculture Industrial Hemp License (Grower or Processor) shall be submitted with any Site Plan Review Application.
2. Evidence of the appropriate South Carolina Department of Agriculture Hemp Grower or Processor application approval shall be submitted with any Site Plan Review Application.

Sec. 6.4.2 Single-Family Attached Dwelling

Single- Family Attached Dwellings shall be subject to the following standards.

A. **Number of Attached Units in a Single Structure.** No single Structure may contain more than eight Single-Family Attached Dwellings.

B. Lot Area and Dimensional Standards.

1. In the S-3 Zoning District, the dimensional standards of the UR Zoning District shall apply provided:
   a. The Density shall not exceed three Principal Dwelling Units per acre;
   b. The Waterfront Development Standards of the S-3 Zoning District shall apply to Development abutting the OCRM Critical Line;
   c. The Building Height requirements of the S-3 Zoning District shall apply; and
   d. The architecture of the Dwellings is consistent with the character of the existing neighborhood as determined by the Zoning and Planning Director.
2. In the RO and R-4 Zoning Districts, the dimensional standards of the UR Zoning District shall apply provided:
   a. The density shall not exceed four Principal Dwelling Units per acre;
   b. The Waterfront Development Standards of the R-4 Zoning District shall apply to Development abutting the OCRM Critical Line;
   c. The Building Height requirements of the R-4 Zoning District shall apply; and
   d. The architecture of the Dwellings is consistent with the character of the existing neighborhood as determined by the Zoning and Planning Director.
3. In the GO, CI, and NC Zoning Districts, the dimensional standards of the UR Zoning District shall apply provided:
   a. The Density shall not exceed four Principal Dwelling Units per acre.
   b. The Waterfront Development Standards of the R-4 Zoning District shall apply to Development abutting the OCRM Critical Line; and

c. The Building Height requirements of the R-4 Zoning District shall apply.

4. In the MHS Zoning District, the dimensional standards of the UR Zoning District shall apply provided:
   a. The Density shall not exceed six Principal Dwelling Units per acre;
   b. The Waterfront Development Standards of the MHS Zoning District shall apply to Development abutting the OCRM Critical Line; and
   c. The Building Height requirements of the MHS Zoning District shall apply.
5. In the UR Zoning District, the Density, Intensity, and Dimensional Standards of the UR Zoning District shall apply.
6. In the CC and IN Zoning Districts located in the Urban/Suburban Area as defined in the Charleston County Comprehensive Plan, the density, intensity, and dimensional standards of the UR Zoning District shall apply.
7. Single-Family Attached Dwellings shall not be allowed on properties that are zoned CC or IN in the Rural Area, as defined in the Charleston County Comprehensive Plan.

C. **Accessory Structures.** All Accessory Structures shall be located on the same Lot as the Principal Structure (Single- Family Attached Dwelling) and shall be for the private use of the property occupant(s). A minimum Interior Setback of three feet is required between an Accessory Structure and the Interior Lot Lines, provided that an Accessory Structure may be located on one of the zero Lot Lines when constructed of a material finish matching the Principal Dwelling Unit exterior or when the Accessory Structure is the same height and materially a part of a Fence or Wall.

D. Design Standards.

1. The front Facade of a Single-Family Attached Dwelling may not include more than 40 percent Garage Wall area.
2. The roof of each Single-Family Attached Dwelling must be distinct from the other through either separation of roof pitches or direction, or other variation in roof design.
3. At least 10 percent of the area of each Facade that faces a Street must be comprised of windows.

Sec. 6.4.3 Hair, Nail or Skin Care Services

Hair, Nail or Skin Care Services shall be subject to the following standards:

A. Hair, Nail or Skin Care Services shall be limited to a maximum of one chair in those Zoning Districts in which they are allowed as a use subject to conditions, otherwise this use shall comply with the Special Exception procedures of this Ordinance.

B. Where Hair, Nail, or Skin Care Services are allowed as a use subject to conditions , this use shall have a maximum Floor Area of 5,000 square feet, otherwise this use shall comply with the Special Exception procedures of this Ordinance.

C. Hair, Nail, or Skin Care Services are allowed as Home Occupations in all residential and agricultural Zoning Districts with a maximum of one chair.

Sec. 6.4.4 Business, Professional, Labor, Political Organization, Social or Civic Organization, Social Club or Lodge

If accommodations are offered in conjunction with this use, the requirements of Article 6.8, *Short-Term Rentals*, of this Ordinance for the Zoning District in which the Parcel is located shall apply; otherwise, a Planned Development Zoning District application must be processed pursuant to the requirements of this Ordinance.

Effective on: 10/10/2017, as amended

Sec. 6.4.5 Communications Towers

A. **Purpose and Legislative Intent.** The Federal Telecommunications Act of 1996 affirmed Charleston County's authority concerning the placement, construction and modification of Wireless Telecommunications Facilities. The regulations of this Section are designed to site Communications Towers in Charleston County. It is the intent of these regulations to allow for the harmonious coexistence of Communications Towers and other land uses. It is also the intent of these regulations to reduce the overall negative impact of Communications Towers by:

1. Reducing the number of towers needed through a policy of encouraging co-location; and
2. If co-location is not feasible, encouraging the following:
   a. The use of Antennae Concealment Tower Design, as defined in Sec. 6.4.5.C.1;
   b. The clustering of towers ("tower farms");
   c. The placement of towers away from Roadways;
   d. The provision of effective screening; and

e. The location of communications equipment on existing Structures or within existing Utility substations or uses.

B. **Co-Location Exemption.** Proposed communications equipment co-locating on existing towers and Structures without adding to their height shall require only a Zoning Permit and shall not be subject to the requirements of this Section.

C. Antennae Concealment Tower Provision.

1. For the purposes of this Section, the term "Antennae Concealment Tower" shall mean a Communications Tower designed to unobtrusively blend into its existing surrounding so as not to have the appearance of a Communications Tower. Examples of Antennae Concealment Towers include, but are not limited to, antenna tower alternative Structures, architecturally screened roof-mounted antennas, building-mounted antennas painted to match the existing or proposed Trees and landscaping, and antenna Structures designed to look like light poles.
2. All proposed Antennae Concealment Tower designs must be approved by the Zoning and Planning Director.
3. A complete Zoning Permit application for an Antennae Concealment Tower that meets all requirements of this Ordinance shall be approved.

D. **Tower Abandonment.** A Communication Tower that is not used for communication purposes for more than 120 days (with no new application on file for any communication user) is presumed to be out of service and the owner of such Communication Tower must notify the staff and remove the tower within 50 days. Communication Towers which are not maintained by the owner according to the County Building Code shall be removed by the owner within 60 days. To assure the removal of towers which do not meet requirements for continued use or proper maintenance, a statement of financial responsibility shall be submitted for each Communication Tower over 100 feet and a performance bond for the amount of anticipated removal costs shall be posted for each tower over 150 feet. Removal costs shall be charged to the tower owner. The bond must be renewed as necessary to ensure that it is maintained at all times during the existence of the Communication Tower.

E. **Pre-Application Meeting.** Prior to submitting a formal application for a Zoning Permit for a Communication Tower, the Applicant is required to attend one or more pre-application meetings. The purpose of the pre-application meeting is to address key issues which will help to expedite the review and permitting process. The Zoning and Planning Director may conduct a site visit at the pre-application meeting.

F. **Zoning Permit Submittal Requirements.** Prior to Zoning Permit approval, all applications for Communications Towers shall complete the Site Plan Review process as provided in Chapter 3, *Development Review Procedures,* of this Ordinance. In addition to any Site Plan Review requirements, the application must contain the following items:

1. A site plan, drawn to engineer's scale, showing the location of the tower guy anchors (if any), existing or proposed Buildings and Structures or improvements, including parking, driveways or access roads, fences, and protected and Grand Trees affected by the proposed construction. If there are no Grand Trees affected, a surveyor's statement on the Site Plan must be shown. Adjacent land uses shall also be noted on the site plan, with precise measurements noted between the proposed tower and any residential Structures on surrounding properties.
2. The Site Plan must show a vegetated buffer, either existing or installed, that provides an effective screen from public Rights-of-Way and adjacent Property Owners. If a buffer is to be installed, its placement on the site will vary in order to provide the most effective screening from public view. Required materials will be based on installation of a 25 foot buffer around the fenced area.
3. The height and typical design of the tower, typical materials to be used, color, and lighting shall be shown on elevation drawings. The Applicant shall submit documentation justifying the total height of any Communications Towers, facility and/or antenna and the basis therefore. Additionally, color and material samples shall be provided.
4. The tower must be located no closer to a residential structure than a distance equal to 1 ½ feet for each 1 foot in height of the proposed tower plus 50 feet as measured from the center of the proposed tower. At a minimum, there must be a 150- foot distance between the proposed tower and a residential Structure.
5. A six foot non-climbable Fence must be placed around the tower (except for those designed in a manner compatible with Sec. 6.4.5.A.2, *Antennae Concealment Exemption*) and any associated building. Guy wires may be fenced separately.
6. The proposed tower shall only be illuminated as required by the Federal Communications Commission or Federal Aviation Administration. Nighttime strobe lighting shall not be incorporated unless required by the Federal Communications Commission or Federal Aviation Administration. If lighting is required, the Applicant shall provide a detailed plan for sufficient lighting that shall be as unobtrusive and inoffensive as permissible under State and Federal regulations, and an artist's rendering or other visual representation showing the effect of light emanating from the site on neighboring habitable structures within 1,500 feet of all property lines of the parcel on which the Communications Towers are located.
7. Communications Towers shall contain a Sign no larger than four square feet to provide adequate notification to Persons in the immediate area of the presence of an antenna that has transmission capabilities. The Sign shall contain the name(s) of the owner(s) and operator(s) of the antenna(s) as well as emergency phone number(s). The Sign shall be located so as to be visible from the access point of the site. No other signage, including advertising, shall be permitted on any facilities,

antennas, antenna supporting structures or antenna towers, unless required by law.

8. The proposed tower must be located such that adequate Setbacks are provided on all sides to prevent the tower's Fall Zone from encroaching onto adjoining properties. The Fall Zone shall be determined by an engineer certified by the State of South Carolina in a letter which includes the engineer's signature and seal.
9. Proposed towers may not be located within 1,000 feet of the center of an existing tower unless the Applicant certifies that the existing tower does not meet the Applicant's structural specifications and the Applicant's technical design requirements, or that a co-location agreement could not be obtained at a reasonable market rate. In the event of the above situation, the clustering of new towers on the same Parcel near existing towers is permitted.
10. A copy of the tower's search ring.
11. The Applicant shall supply the FAA study number for the proposed tower.
12. For the purposes of co-location review and review of efforts at siting a tower on the same Lot near an existing tower, the Applicant shall submit satisfactory written evidence such as correspondence, agreements, contracts, etc., that alternative towers, Buildings, or other Structures are not available or suitable for use within the Applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the Applicant's necessary height criteria, providing a location free of interference from other Communication Towers, or available at the prevailing market rate (as determined by staff communication with Persons doing business within the industry). Additionally, the Applicant shall build the proposed tower in such a manner as may allow other telecommunication users to co-locate.
13. The tower shall be designed with excess capacity for future needs.
14. A statement of financial responsibility shall be submitted for each tower over 100 feet and a performance bond for the amount of anticipated removal costs shall be posted for each tower over 150 feet. The bond must be renewed as necessary to ensure that it is maintained at all times during the existence of the tower.
15. The Applicant shall furnish a Visual Impact Assessment which shall include:
    a. A "Zone Visibility Map" which shall be provided in order to determine locations where the Tower may be seen.
    b. Pictorial representations of "before and after" view from key viewpoints both inside and outside the County, including but not limited to major highways and roads; state and local parks; Historic Districts; preserves and Historic Sites normally open to the public; and from any other location where the site is visible to a large number of visitors, travelers or residents.
    c. An assessment of the visual impact of the tower base, guy wires and accessory buildings from abutting and adjacent properties and Streets.

G. Retention of Expert Assistance and Reimbursement by Applicant.

1. The County may hire any consultant and/or expert necessary to assist the County in reviewing and evaluating the application, including the construction and modification of the site, once permitted, and any requests for recertification.
2. For towers proposed to be 100 feet or higher, the Applicant shall deposit with the County funds sufficient to reimburse the County for all reasonable costs of the consultant and expert evaluation and consultation to the County in connection with the review of any application including the construction and modification of the site, once permitted. The initial deposit shall be $5,000.00. The application will not be processed until receipt of this initial deposit. The County will maintain a separate account for all such funds. The County's consultants/experts shall invoice the County for all its services in reviewing the application, including the construction and modification the site, once permitted. If at any time during the process this account has a balance less than $1,000.00, the Applicant shall immediately, upon notification by the County, replenish said account so that it has a balance of at least $5,000.00. Such additional account funds shall be deposited with the County before any further action or consideration is taken on the application. In the event that the amount held in the account by the County is more than the amount of the actual invoicing at the conclusion of the project, the remaining balance shall be promptly refunded to the Applicant. The Applicant shall not be entitled to receive any interest earnings on unused funds.
3. The total amount of the funds needed as set forth in subsection 2 of this Section may vary with the scope and complexity of the project, the completeness of the application and other information as may be needed to complete the necessary review, analysis, and inspection of any construction or modification.
4. Additional fees may be required if additional hearings before the Board of Zoning Appeals are caused by or requested by the applicant.

H. Surrounding Property Owner Notification.

1. In order to better inform the public, in the case of a new Communications Towers, the Applicant shall hold a "balloon test" as follows: the Applicant shall arrange to fly, or raise upon a temporary mast, a minimum of three foot diameter brightly colored balloon at the maximum height of the proposed new tower. The dates (including a second date, in case of poor visibility on the initial date) shall be provided to the Zoning and Planning Director 10 days after receipt of the Complete Application notice. The dates shall be set a minimum of 15 days prior to the Zoning and Planning Director making a final

decision on the Zoning Permit. The balloons shall be flown for 10 consecutive hours between 8:00 a.m. and 6:00 p.m.

2. Once the application is deemed complete by the Zoning and Planning Director for a Communications Tower Zoning Permit, the Zoning and Planning Department shall provide Parties in Interest, Neighbor, Posted and Newspaper Notice in accordance with the requirements of Sec. 3.1.6 of this Ordinance. The public notice shall include the dates of the balloon tests as provided by the Applicant and the date the Zoning and Planning Director must make a final decision on the Zoning Permit.

I. **Time Limit for Staff Review.** Upon receipt of an application deemed complete by the Zoning and Planning Director for a Communications Tower Zoning Permit, the Zoning and Planning Director shall have a maximum of 45 days to act on the application. The 45 days begins from the date the Applicant is sent Written Notice of a Complete Application from the Zoning and Planning Director. Failure to act on the application within 45 days will result in the applicant being granted a Zoning Permit.

J. **Zoning Permit Approval Criteria.**

1. A complete Zoning Permit application for an Antennae Concealment Tower that meets all requirements of this Ordinance shall be approved.
2. Upon review of a Complete Application, no Zoning Permit shall be issued for a Communications Tower until the Zoning and Planning Director determines that the proposed tower complies with the following criteria and standards:
   a. That the location and height of the proposed tower will not substantially impact the character of property listed in or eligible for the National Register of Historic Places, other significant environmental, cultural or historical sites, officially designated scenic roads or rivers, and that the tower is designed to blend into the environment and minimize visual impact.
   b. If a completely new tower is necessary, the Applicant must provide written proof of attempts at co-location and siting a tower on the same Lot near an existing tower were proven not feasible or practical.
   c. That the Applicant has pursued any available publicly owned sites and privately owned sites occupied by a compatible use, and if not utilized, that these sites are unsuitable for operation of the facility under applicable communications regulations and the Applicant's technical design requirements.
   d. Staff shall review and approve the color and materials to be used for the proposed tower.
3. If the Zoning and Planning Director finds a proposed Communications Tower will have a substantially negative impact on a surrounding area or adjoining property, the use shall fall under the Special Exception provisions of this Ordinance. In determining whether the use shall fall under the Special Exception provisions, the Zoning and Planning Director may consider one or more of the following items:
   a. The proposed use will be detrimental to adjacent land uses including Historical Sites;
   b. The proposed use will have a negative aesthetic visual impact;
   c. The proposed use will have an adverse affect on the environment (not including radio frequency emissions); and
   d. The proposed use is contrary to the public health, safety, or welfare.

Sec. 6.4.6 Drive-In Theaters

Drive-in Theaters shall be subject to the following standards:

A. A use for this purpose shall have a Setback 200 feet from any Agricultural, Residential or Office Zoning District. Adult drive-in theaters are subject to Sec. 6.4.18 of this Chapter.

B. Such use shall be located as to draw a minimum of vehicular traffic to and through local Streets in nearby residential areas.

C. The principal vehicular access for such use shall be on a major thoroughfare or Collector Street having a Right-of-Way at least 60 feet wide.

D. Vehicular entrances and exits shall be provided separately and not less than 100 feet apart.

E. Between the Street entrance and the ticket gate there shall be an area for vehicles waiting to pass the gate. Said area shall have such capacity as will make it ordinarily unnecessary for entering vehicles to wait in the street.

Sec. 6.4.7 Dwelling Group

The original purpose of Dwelling Groups was to allow Dwelling Units to be constructed on Heirs Property. The Zoning and Planning Director shall be authorized to allow the use of a Dwelling Group to facilitate random grouping of Buildings to preserve Trees and other natural features, mitigate Development constraints due to irregular shaped Parcels or for the conversion of condominium Buildings to fee simple ownership. Dwelling Groups are required to complete the Site Plan Review process and the Subdivision process for fee simple ownership as provided by S.C. Code of Laws 6-29-110.

A. **Density/Intensity and Dimensional Standards.** Density/Intensity and Dimensional Standards of the Zoning District in which the property or properties are located shall apply including all applicable Waterfront Development Standards of this Ordinance. In each case, the distance between Structures shall not be less than the sum of the minimum Interior Setbacks required for the applicable Zoning District. This distance shall be measured from the closest protrusion of each Structure. A minimum buildable area of 1,600 square feet with a minimum width of 20 feet) shall be shown for each Dwelling Unit to indicate the area where each Dwelling Unit is to be constructed. The application shall indicate how access and parking requirements will be addressed (may be located on common area) and how Utilities such as water and Sewer will be provided (may also be located on common area). The application shall also demonstrate how the proposed Development complies with the Density/Intensity and Dimensional Standards of the applicable Zoning District and the Lot and access requirements of CHAPTER 8, *Subdivision Regulations*, of this Ordinance.

B. **Site Plan Review.** Compliance with the Site Plan Review procedures of this Ordinance is required. In addition to any other applicable provisions of this Ordinance, the following information shall be shown on all site plans:

1. Each Dwelling Unit shall face (front) a Street, Courtyard, or Outdoor Living Space.
2. Building envelopes shall be depicted on site plans indicating the location of all proposed or existing Building and Dwelling Unit footprints or Building area as dashed lines.
3. Proposed Accessory Structures must be shown on the site plans and meet the Accessory Structure requirements of this Ordinance.
4. If the Required Parking is not located within the Dwelling Unit or Building to be constructed, shared or Off-Site Parking that complies with the requirements of this Ordinance shall be provided within the common area. Each Dwelling Group shall provide an access consistent with the Road Construction Standards in Appendix A, *Road and Drainage Construction Standards,* of this Ordinance.

C. **Subdivision.** Attached and Detached Dwelling Units or Buildings may be located on their own fee-simple Lot provided the Subdivision meets the following requirements:

1. Completion of Site Plan Review as described in Article 6.4.7.B is required prior to submitting for subdivision of a Dwelling Group.
2. Except as described in Article 6.4.7.A. & B, Lots created in a Dwelling Group for fee simple ownership shall comply with the requirements of CHAPTER 8, *Subdivision Regulations*, and Appendix A, *Road and Drainage Construction Standards*, of this Ordinance as well as the Horizontal Property Act. S.C. Code Ann. Sec. 27-31-130 et. seq.
3. Building envelopes shall be depicted on Subdivision Plats indicating the location of the proposed or existing Dwelling Unit footprint or Building area as a solid line.
4. A Property Owners' association shall be created and shall own and maintain all common areas. Documentation of compliance with this requirement shall be included on all Plats and recorded deed to ensure responsibility for and maintenance of common areas and access, parking, and Utilities.

D. **Other Zoning Requirements.** Unless specifically modified by this Section, a Dwelling Group shall comply with all other requirements of this Ordinance for the Zoning District in which located.

Sec. 6.4.8 Roadside Stand; Sweetgrass Basket Stand

Roadside Stands and Sweetgrass Basket Stands shall be subject to the following standards:

A. Vehicle parking for Sweetgrass Basket Stands shall be located entirely out of all travel lanes with a minimum of two feet of clearance between the edge of the travel lane and any parked vehicle and the Stand.

B. The following requirements shall apply to Roadside Stands in addition to all other applicable requirements of this Ordinance:

1. Maximum covered area of 500 square feet; and
2. Roadside Stands are not required to be located on the same Lot as the Farm on which the produce being sold is grown when the following requirements are met: (a) the Lot where the stand is located is owned by the Person, entity, etc. that owns the Farm on which the produce being sold is grown; and (b) the stand is located within one mile of the Farm on which the produce being sold is grown;
3. The parking and Stand shall be setback at least 5 feet from the Right-of-Way;
4. The location and layout shall not cause traffic safety problems;
5. at least two cars can be parked safely; and
6. the permission of the Property Owner has been obtained in writing.

C. Zoning Permits are not required for Roadside Stand or Sweetgrass Basket Stands.

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

Sec. 6.4.9 Farm Labor Housing

Farm Labor Housing shall be subject to the following standards:

A. Such use shall be set back 100 feet from road Rights-of-Way and property lines bordering undeveloped Parcels. A minimum 200-foot Setback shall be required from property lines abutting developed Parcels.

B. A minimum 50-foot buffer shall be maintained and planted within the Setback area along all Interior Lot Lines.

C. Farm Labor Housing shall be used on a seasonal basis only, not as year-round housing, and shall not be used for Short-Term Rental Property purposes.

Sec. 6.4.10 Nature Exhibition

A. Where a Nature Exhibition use is of public ownership or listed in the National Registry of Natural Landmarks or registered as a Heritage Site with the South Carolina Heritage Trust in accordance with the provisions of Act #600 of the 1976 Acts and Joint Resolutions, either in public or private ownership, Accessory Uses to acquire maintenance revenue are permitted.

B. Accessory Uses are limited to the retail sale of gifts, novelties, souvenirs, food services, and bicycle, horse, or boat rental for on-premises use.

C. Accessory Structures shall not exceed ten percent in size of the Principal Structures where the Nature Exhibit is housed, or 1,200 square feet for each acre when the Nature Exhibit is not enclosed.

D. Parking requirements for each Accessory Use, in addition to the parking requirements for the Principal Use, shall comply with the parking requirements for the type of use as specified in the Off-Street Parking Schedule of CHAPTER 9, *Development Standards*, of this Ordinance.

E. Signs advertising Accessory Uses shall be located on the premises and not visible from a public road.

Sec. 6.4.11 Parks and Recreation, Outdoor Recreation and Entertainment; Drive-In Theaters; Golf Driving Ranges; and Outdoor Shooting Ranges

A. Any Structure or activity use area established in connection with Parks and Recreation, Outdoor Recreation and Entertainment, Drive-In Theaters, or Golf Driving Ranges uses shall have a vegetated land use buffer of not less than 50 feet from any property in an agricultural, residential or Office Zoning District, except where such property line abuts a Street, in which case the Front Setback established for the Zoning District shall apply.

B. Any Structure or activity use area established in connection with an Outdoor Shooting Range shall have a Setback of not less than 100 feet from any property in an agricultural, residential or Office use or Zoning District.

Sec. 6.4.12 Recreational Vehicle Park

A. Recreational Vehicles shall not be used as Short-Term Rental Properties.

B. **Location and Access.** Recreational Vehicle Parks shall be located in a public park or with direct access to a state or federal numbered highway or an approved County road. No entrance to or exit from a Recreational Vehicle Park shall be through an agricultural, residential, or Office Zoning District.

C. **Site Conditions.** Condition of soil, groundwater level, drainage, and topography shall not create hazards to the property or the health or safety of the occupants. No portion of the site that is subject to unpredictable and/or sudden flooding, subsidence, or erosion shall be used for any purpose that would expose Persons or property to hazards.

D. **Spaces for Occupancy; Uses Permitted; Lengths Of Stay.** Spaces in a Recreational Vehicle Park may be used by Recreation Vehicles, as defined herein. Spaces shall be rented by the day, week, or month only, and no Recreational Vehicle shall remain in the same park for more than six months. The Recreational Vehicle Park owner shall be responsible for maintaining records of all Recreational Vehicles and their lengths of stay and shall make these records available to the Zoning and Planning Director for review upon request.

E. **Site Planning and Required Improvements.** Site Planning and Improvements shall provide for:

1. Facilities and amenities appropriate to the needs of the occupants;
2. Safe, comfortable, convenient and sanitary use by occupants under all weather conditions to be expected during periods of occupancy; and
3. Protection of occupants from adverse environmental influences, and where appropriate, protection of the neighborhood from potential adverse influences within the Recreational Vehicle Park.

F. **Relation of Spaces to Public Streets.** No space shall be located so that any part intended for occupancy for sleeping purposes shall be within 50 feet of the Right-of-Way line of any major thoroughfare or Collector Street, or within 25 feet of

the Right-of-Way line of any other Street.

Sec. 6.4.13 Tattoo Facility

A. Tattoo Facilities shall be prohibited within 1,000 feet of a church, school, or playground. This distance shall be the shortest route of the ordinary pedestrian or vehicular travel along the public thoroughfare from the nearest point of the grounds in use as part of the church, school, or playground;

B. All proposed Tattoo Facilities located within 1,000 feet of a property line of a Lot in a residential Zoning District, or a Lot containing a Residential Use shall require review and approval in accordance with the Special Exception procedures of this Ordinance. The distance shall be measured from the nearest property line of the subject Parcel to the nearest property line of a Lot containing a Residential Use or located in a residential Zoning District;

C. All proposed Tattoo Facilities may only provide Tattooing and may not engage in any other retail business including, but not limited to, the sale of goods or performing any form of body piercing other than tattooing;

D. Tattoo Facility uses shall comply with the Site Plan Review requirements of this Ordinance and all other applicable provisions of this Ordinance, and all other applicable State laws, rules, and regulations; and

E. When the provisions of this Ordinance require that Neighbor Notice be provided, the requirements of Sec. 3.1.6.B.3 of this Ordinance shall apply with the exception that all Property Owners within 1,000 feet of the Subject Property shall be included in the Neighbor Notice.

Sec. 6.4.14 Resource Extraction

A. **Applications.** All uses involving Resource Extraction shall complete the Site Plan Review process and obtain a Zoning Permit. Prior to Site Plan Review approval, the applicant shall receive approval or written documentation of exemption from the South Carolina Department of Health and Environmental Control (SCDHEC).

B. Requirements.

1. A Resource Extraction use shall not be allowed on a Lot located within 2.5 miles of another Lot for which a Site Plan Review or Zoning Permit application for a Resource Extraction use has been submitted or approved, or for which a Resource Extraction use has been permitted or is currently in operation, whether located in the unincorporated County or within a municipality. Distances shall be measured as a radius from the nearest property line of the subject Lot to the nearest property line of a Lot containing another Resource Extraction use as described above. Subdivision-related Resource Extraction uses required for compliance with Charleston County Stormwater regulations shall be exempt from this requirement provided that only the minimum amount of material required for compliance with the County's Stormwater regulations is removed. Removal of material beyond the minimum amount required for compliance with the County's Stormwater regulations shall be subject to the 2.5-mile radius requirement described above and all other applicable requirements of this Ordinance.
2. There shall be direct access to a public Arterial Street.
3. A Sign listing the name and phone number of a local contact for the Resource Extraction use shall be posted at the haul road entrance.
4. The Resource Extraction operation shall not be located within 50 feet of any property boundary, within 250 feet of a public Street, and/or within 250 feet of any Building intended for human occupancy existing at the time of permit application.
5. A Berm located within the required buffer may be required to mitigate noise at the discretion of the Zoning and Planning Director.
6. The hours of operation for Resource Extraction operations shall be limited to Mondays through Saturdays from 7:00 am to 6:00 pm. The Board of Zoning Appeals shall have the authority to modify the days and hours of operation to make them either more or less restrictive on a case-by-case basis.

C. **Special Exceptions.** Resource Extraction uses that do not meet the conditions of Sec. 6.4.14.D below shall comply with the Special Exception procedures of this Ordinance and all requirements of sub-sections A and B above. The Applicant shall receive Special Exception approval and approval from SCDHEC, prior to Site Plan Review approval. The Board of Zoning Appeals may, on a case-by-case basis, also require conditions of approval, including but not limited to: restricting days and hours of operation; requiring documentation from a South Carolina Registered Professional Geologist regarding potential impacts on wells, groundwater, and surface water; and requiring that the excavation area be screened and that a drainage plan be submitted and approved for the restoration of the site when excavation has been completed. All owners of property located within 500 feet of the Subject Property shall be notified of Special Exception applications in accordance with the "Neighbor Notice" requirements of Sec. 3.1.6.B of this Ordinance.

D. **Special Exception Exemptions for Residential and Bona Fide Agricultural Uses.** Excavation or grading activities solely for residential use, recreational use, or Bona Fide Agricultural Use shall be exempt from the Special Exception procedures

and Sec. 6.4.14.B of this Ordinance if the use complies with all of the following conditions:

1. The Resource Extraction operation shall be limited to one year;
2. The Resource Extraction operation shall not be located within 50 feet of any property boundary and/or within 250 feet of any Building intended for human occupancy existing at the time of permit application. No vegetated buffers are required;
3. The Resource Extraction operation shall be two acres or less, provided that the total accumulated area(s) dedicated to Resource Extraction uses on a Parcel is less than five acres. The Special Exception procedures and Sec. 6.4.14.B of this Ordinance shall apply if the total accumulated Resource Extraction area is greater than five acres;
4. No more than one Resource Extraction use shall be permitted on the same property within one year from the date of Zoning Permit approval for a previous Resource Extraction use;
5. A Sign listing the name and phone number of a local contact for the Resource Extraction use shall be posted at the haul road entrance; and
6. The hours of operation for Resource Extraction operations shall be limited to Mondays through Saturdays from 7:00 am to 6:00 pm.

E. **Plat Alternative for Bona Fide Agricultural Uses.** The Zoning and Planning Director may waive the requirement that an Approved and Recorded Plat of the Subject Property be submitted as part of a Resource Extraction application for a Bona Fide Agricultural Use when the proposed use complies with all of the conditions of sub-section C, above, and a scaled survey, scaled aerial photograph, or print of equal quality is submitted.

F. **Special Exception Exemption for Solid Waste Disposal Facility.** Excavation or grading activities required to prepare, operate, or close a permitted Solid Waste Disposal Facility site shall be exempt from the Special Exception procedures of this Ordinance and the requirements included in sub-section B above.

Effective on: 12/21/2023, as amended

Sec. 6.4.15 Restaurant; Bar or Lounge

All proposed Bars, Lounges and Restaurants serving beer or alcoholic beverages located within 500 feet of the property line of a Lot in a residential Zoning District or a Lot containing a residential use shall require review and approval in accordance with the Special Exception procedures of this Ordinance. Distances shall be measured from the nearest property line of the subject Parcel to the nearest property line of a lot containing a residential use or located in a residential Zoning District.

Sec. 6.4.16 Self-Service Storage Facility

A. Performance Standards.

1. *Street Frontages and Mixed Use Development.* A Self-Service Storage Facility shall be part of a mixed-use development where the ground floor use facing street frontages (entire street frontage) are separately leased commercial or office space independent of the Self-Service Storage Facility business, within the Urban/Suburban Areas of the County, as defined by the Charleston County Comprehensive Plan.
2. *Front Setback.* All structures, including the accessory manager's office/residence, must be set back a minimum of 25 feet from the Right-of-Way or the district minimum Setback, whichever is greater.
3. *Side and Rear Buffers/Screening.*
   a. Where projects abut Lots zoned office, commercial, or industrial, no Side and Rear Setbacks are required.
   b. Where sites abut residentially zoned properties, Buildings adjacent to the perimeter must face inward with their doors away from such areas.
4. *Building Lengths and Access.* To ensure ease of access for emergency vehicles, no Building shall exceed 300 feet in length. Spaces between ends of Buildings shall be at least 30 feet.
5. *Accessory Office/Apartment.* One management office and/or accessory residence shall be permitted.
6. *Parking and Circulation.*
   a. Project entrances shall be 30 feet in width.
   b. Roadway widths on interior drives shall be at least 24 feet in width where Buildings face and open onto such drives on only one side. Where buildings face and open onto drives on both sides, widths of such drives shall be at least 34 feet.
   c. Turning radii, whether provided at the terminus of interior drives or at points between Buildings, shall be at least 30 feet to provide for the maneuverability of emergency vehicles.
7. *Signs.* Signs shall comply with the requirements contained in CHAPTER 9, *Development Standards*, of this Ordinance. Signs shall not be attached to or displayed on walls or fences used as required screening.

8. *Street Frontages and Mixed Use Development.* Self-Service Storage Facilities shall be part of a mixed-use development where the ground floor use facing street frontages (entire street frontage) are separately leased commercial or office space independent of the Self-Storage Facility business.

B. Operating Conditions.

1. *Commercial Activities.* The manufacture or sale of any commercial commodity or the provision of any service from the premises is prohibited.
2. *Commercial Repair Activities.* Commercial repairs of vehicles, boats, motors, furniture, or other items on the premises are prohibited.
3. *Storage of Flammable Substances.* Storage of flammable chemical substances within the complex is prohibited.
4. *Open Storage.* Open storage of vehicles and boats is permitted only where such areas are screened to comply with Landscaping, Screening and Buffer requirements contained in CHAPTER 9, *Development Standards*, of this Ordinance.

Sec. 6.4.17 Utility Service, Major

A. Sewage Disposal Facilities, Water and Sewage Treatment Facilities, Water Storage Tanks, Electric or Gas Power Generation Facility.

1. Any Structure established in connection with Water Storage Tanks, Water and Sewage Treatment Facilities, Sewage Disposal Facilities or Electric or Gas Power Generation Facilities shall have a vegetated buffer of not less than 50 feet from any property line, in compliance with Chapter 9, Development Standards, buffer standards.

B. Utility Substations, Electrical or Telephone Switching Facility, Sewage Collector or Trunk Lines, Utility Pumping Station, and Water Mains.

1. Above ground Structures that have a cumulative area of 100 square feet or less, associated with underground Utilities such as meters, necessary for maintenance and monitoring shall have a vegetated buffer of 10 feet from all property lines, in compliance with CHAPTER 9, *Development Standards*, buffer standards;
2. Above ground Structures that have a cumulative area of greater than 100 square feet established in connection with Utility Substations, Electrical or Telephone Switching Facility, Sewage Collector or Trunk Lines, or Utility Pumping Station shall have a vegetated buffer of 25 feet from all property lines, or the minimum Setback of the base Zoning District, whichever is greater; and
3. The accessory storage of vehicles and equipment on the premises shall be prohibited except in the Rural Commercial (RC), Community Commercial (CC), Rural Industrial (RI) or Industrial (IN) Zoning Districts.

Sec. 6.4.18 Sexually Oriented Businesses

A. **Purpose and Intent.** It is the purpose of the regulations of this Section to regulate sexually oriented businesses in order to promote the health, safety and general welfare of the citizens of the county, and to establish reasonable and uniform regulations to prevent the continued deleterious locating and concentration of sexually oriented businesses within the county. The provisions of this Section have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials including sexually oriented materials. Similarly, it is not the intent or effect of this Section to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent or effect of this Section to condone or legitimize any use or act which is otherwise prohibited or punishable by law.

B. Findings of Fact.

1. There are a number of sexually oriented businesses in Charleston County and it is in the interests of the health, safety, and welfare of the patrons of such businesses, as well as the citizens of Charleston County, to provide certain minimum standards and regulations for sexually oriented businesses, as well as the operators and employees of such businesses.
2. Sexually oriented businesses generate secondary effects that are detrimental to the public health, safety and welfare. Additionally, sexually oriented businesses are frequently used for unlawful sexual activities, including public sexual indecency, prostitution and sexual encounters of a casual nature. Such businesses are of particular concern to the community when they are located in close proximity to each other, or close to schools, churches or parks and playgrounds.
3. The concern over sexually transmitted diseases is a legitimate health concern of the county which demands reasonable regulation of sexually oriented businesses in order to protect the health and well-being of our citizens.
4. Live entertainment presented by some sexually oriented businesses involves a considerable amount of bodily contact between patrons and semi-nude and nude employees and dancers, including physical contact, such as hugging, kissing and sexual fondling of employees and patrons. Many sexually oriented businesses have "couch" or "straddle" dancing, and in these "dances," employees sometimes do such things as sit in a patron's lap, place their breasts against the patron's face while physical contact is maintained, and gyrate in such a manner as to simulate sexual intercourse. Such behavior can lead

to prostitution. The County Council recognizes that preventing prostitution and the spread of sexually transmitted diseases are clearly within its police powers: Southeastern Promotions, Inc. v. Conrad, 341 F. Supp. 465, 477 (E.D. Tenn. 1972), rev'd on other grounds, 420 U.S. 546 (1975). The County Council believes that prohibiting physical contact between performers and patrons at a sexually oriented business establishment is a reasonable and effective means of addressing these legitimate governmental interests.

5. Licensing is a legitimate and reasonable means of accountability to ensure that operators of sexually oriented businesses comply with reasonable regulations, to facilitate the enforcement of legitimate location and distancing requirements, and to ensure that operators do not knowingly allow their establishments to be used as places of illegal sexual activity or solicitation.
6. The location of sexually oriented businesses close to residential areas diminishes property values and leads to conditions that give rise to crime in residential neighborhoods. Many studies performed in other communities indicate conclusively that property crimes and sexual crimes increase significantly in neighborhoods in which a sexually oriented business is located.
7. It is not the intent of this Section to suppress any speech activities protected by the First Amendment or to place any impermissible burden on any constitutionally-protected expression or expressive conduct by the enactment or enforcement of this Ordinance. Rather, it is the intent of the County Council to enact a "content neutral regulation" that addresses the secondary effects of sexually oriented businesses.

C. Definitions

For the purposes of this Section, the following terms shall have the following meanings:

Adult arcade means any place to which the public is permitted or invited wherein coin-operated, slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors or other image-producing devices are maintained to show images to one or more persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of "specified sexual activities" or "specified anatomical areas."

Adult bookstore, Adult retail store or Adult video store means a commercial establishment which excludes any person by virtue of age from all or part of the premises generally held opened to the public where products or equipment distinguished or characterized by a predominant emphasis or simulation of "specified sexual activities" or "specified anatomical areas" are sold, rented or displayed therein, (unless the business complies with the requirements of Sec. 6.4.18C.2.c. herein) or, which has as one of its principal business purposes, the sale or rental of any form, for consideration, one or more of the following:

a. Books, magazines, periodicals or other printed matter, or photographs, films, motion picture, video cassettes or video reproductions, slides, or other visual representations which depict or describe "specified sexual activities" or "specified anatomical areas."
b. Instruments, devices, paraphernalia or clothing which are designed for use in connection with "specified sexual activities," excluding condoms and other birth control and disease prevention products. A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing "specified sexual activities" or "specified anatomical areas" and still be categorized as an adult bookstore or adult video store. Such other business purposes will not serve to exempt such commercial establishment from being categorized as an adult bookstore or adult video store so long as one of its principal business purposes is the offering for sale or rental, the specified materials which depict or describe "specified sexual activities or "specified anatomical areas."
c. "Adult bookstore," "Adult retail store" or "Adult video store" does not mean any establishment which displays, rents or sells sexually-explicit materials in an enclosed room equal to less than ten percent of the business's total square footage, and which prohibits anyone under 18 years of age from entering the room.
d. "Principal business purpose," as used in this Section, means that more than 25 percent of the "stock in trade" of the business is devoted to the display, rent or sale of items, products or equipment distinguished or characterized by a predominant emphasis on, or simulation of, "specified sexual activities" or "specified anatomical areas."
e. "Stock in trade" for purposes of this subsection shall mean the greater of:
   i. The retail dollar value of all items, products or equipment readily available for purchase, rental, viewing or use by patrons of the establishment, excluding material located in any storeroom or other portion of the premises not regularly open to patrons; or
   ii. The total volume of shelf space and display area.

Adult cabaret means a nightclub, bar, restaurant or similar commercial eating or drinking establishment, which regularly features:

a. Persons who appear in a state of nudity.
b. Live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities."

c. Films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

Adult car wash means a car wash where some or all of the employees are semi-nude or nude and/or where "specified sexual activities" occur or "specified anatomical areas" are exhibited.

Adult motel means a hotel, motel or similar commercial establishment which:

a. Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas;" and which may have a Sign visible from the public Right-of-Way which advertises the availability of these types of photographic reproductions, or

b. Routinely offers a sleeping room for rent for a period of time that is less than eight hours, or

c. Routinely allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than eight hours, or

d. Evidence that a sleeping room in a hotel, motel, or a similar commercial establishment has been rented and vacated two or more times in a period of time that is less than eight hours creates a rebuttable presumption that the establishment is an adult motel as that term is defined in this Section.

Adult motion picture theater means a commercial motion picture theater, one of whose principal business purposes is, for any form of consideration, to regularly show films, motion pictures, video cassettes, slides or similar photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

Adult theater means a commercial theater, concert hall, auditorium, or similar commercial establishment, one of whose principal business purposes is to regularly feature persons who appear in a state of nudity, or which features live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities."

Certificate of Nonconformity means a certificate issued by the Charleston County Zoning and Planning Department to any sexually oriented business which is operating at the time of the enactment of this Chapter, and is not in compliance with one or more of its provisions.

Dancer means an employee of a sexually oriented business who entertains patrons through expressive forms of dance and/or movement.

Employee means an individual working and performing services for any sexually oriented business, including any independent contractor who provides services on behalf of any sexually oriented business to the patrons of such business.

Established or establishment, as used in this Chapter, means and includes any of the following:

a. The opening or commencement of any sexually oriented business as a new business.

b. The conversion of an existing business, whether or not a sexually oriented business, to a sexually oriented business.

c. The addition of any sexually oriented business to any other existing sexually oriented business.

d. The relocation of any sexually oriented business.

Health club, as used in this Chapter, means a health club where some or all of the employees are nude or semi-nude, or in which "specified sexual activities" occur or "specified anatomical activities" are exhibited.

Licensee means a person in whose name a Sexually Oriented Business Regulatory License to operate a sexually oriented business has been issued, as well as the individual listed as an Applicant on the application for a Sexually Oriented Business Regulatory License.

Live entertainment, for purposes of this Chapter, means a person who appears nude, semi-nude, or a performance which is characterized by the exposure of "specified anatomical areas" or "specified sexual activities."

Nude model studio means any place where a person appears in a state of nudity or displays "specified anatomical areas" and is observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any other form of consideration, and such place is not subject to an exemption pursuant to any provision herein.

Nude, Nudity or state of nudity means: (a) the appearance, real or simulated, of a bare human buttock, anus, male genitals, female genitals, or the areola or nipple of the female breast; or (b) a state of dress which fails to completely cover a human buttocks, anus, male or female genitals, pubic region or areola or nipple of the female breast.

Operate or causes to be operated, as used in the Chapter, means to cause to function or to put or keep in operation.

Operator means any person on the premises of a sexually oriented business who is authorized to exercise overall operational

control of the business, or who causes to function or who puts or keeps in operation the business. A person may be found to be operating or causing to be operated a sexually oriented business whether or not the person is an owner, part owner, or licensee of the business.

Patron means any person who pays a sexually oriented business any form of consideration for services provided to him or her by the sexually oriented business.

Person means an individual, proprietorship, partnership, corporation, association, or other legal entity.

Semi-nude or semi-nudity means a state of dress in which clothing covers no more than the genitals of a man, or the pubic region and areolae of the breasts of a woman.

Sexually oriented business includes an adult arcade, adult bookstore, adult retail store or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, nude model studio, or any other business, such as a car wash or a health club, which offers, for consideration, materials or services characterized as depicting "specified sexual activities" or "specified anatomical areas", or whose employees perform services in a state of nudity or semi-nudity.

Sexually Oriented Business Regulatory License means a special annual operating license necessary for a sexually oriented business to do business in Charleston County. Such license is in addition to a Charleston County Business License, and is issued by the Charleston County Zoning and Planning Department.

Specified anatomical areas means the male genitals in a state of sexual arousal and/or the vulva or more intimate parts of the female genitals.

Specified sexual activities means and includes any of the following:

A. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breasts.

B. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy.

C. Masturbation, actual or simulated.

D. Excretory functions as part of or in connection with any of the activities set forth in A. through C. above.

Substantial enlargement of a sexually oriented business means the increase in floor areas occupied by the business by more than 25 percent, as the floor areas exist on the date the original Charleston County Zoning Permit was obtained.

Transfer of ownership or control of a sexually oriented business means and includes any of the following:

A. The sale, lease or sublease of the business.

B. The transfer or securities which constitute a controlling interest in the business, whether by sale, exchange or similar means.

C. The establishment of a trust, gift or other similar legal device which transfers the ownership or control of the business, except for transfer by bequest or other operation of law upon the death of the person possessing the ownership or control.

Viewing Room means the room, booth, or area where a patron of a sexually oriented business would ordinarily be positioned while watching a film, video cassette, video reproduction, or live production.

D. Permits and Licenses; Application.

1. Every Person engaged or intending to engage in a Sexually Oriented Business is required to obtain a Sexually Oriented Business Regulatory License.
2. A Person commits a misdemeanor if he or she operates a Sexually Oriented Business without a valid Zoning Permit and Business License and Sexually Oriented Business Regulatory License issued by Charleston County.
3. An application for a Zoning Permit and/or a Sexually Oriented Business Regulatory License must be made on a form provided by the Zoning and Planning Department. The application must be accompanied by a sketch or diagram showing the configuration of the premises, including a statement of total floor space occupied by the business. The sketch of diagram need not be prepared by an architect, engineer, or surveyor, but must be drawn to a designated scale or drawn with marked dimensions of the interior of the premises to an accuracy of plus or minus six inches.
4. The Applicant must be qualified according to the provisions of this Article and the premises must be inspected and found to be in compliance with applicable State laws by the South Carolina Department of Health and Environmental Control (DHEC) and the Building Official.
5. If an entity wishing to operate a Sexually Oriented Business is an individual, he or she must sign the application for a Sexually Oriented Business Regulatory License as Applicant. If an entity wishing to operate a Sexually Oriented Business is other than an individual, each individual who has a ten percent or greater interest in the business must sign the application for a Sexually Oriented Business Regulatory License as an Applicant.
6. The fact that a person possesses other types of state or county permits and/or licenses does not exempt him or her from the requirements to obtain a Sexually Oriented Business Regulatory License.

7. All licenses granted pursuant to this Chapter shall be for a term of one year. Said term shall commence on January 1 of each year and terminate upon December 31 of the same year. Applications for a license filed at any other time during the year shall be treated the same as if they were filed January 1 of that year and shall terminate on December 31 of that same year, and no proration shall be permitted.
8. The completed application shall contain the following information and shall be accompanied by the following documents:
   a. If the Applicant is:
      i. An individual, the individual shall state his or her legal name and any aliases and shall submit satisfactory proof that he or she is 18 years of age;
      ii. A partnership, the partnership shall state its complete name, and the names of all partners, whether the partnership is general or limited, and a copy of the partnership agreement, if any;
      iii. A corporation, the corporation shall state its complete name, the date of its incorporation, evidence that the corporation is in good standing under the statutes of the state, or in the case of a foreign corporation, evidence that it is currently authorized to do business in the state, the names and capacity of all officers, directors ad principal owners, and the name of the registered corporate agent and the address of the registered office for service of process;
      iv. A limited liability company shall state its complete name, the date of filing of the articles of organization and operating agreement, the names of all managers and members.
   b. Whether the Applicant or any other individual listed under subsection (A) of this Section had worked under or has had a previous Sexually Oriented Business Regulatory License under this Chapter or other adult business or adult entertainment ordinance from another state, city or county denied, suspended or revoked, including the name and location of the adult business for which the permit was denied, suspended or revoked, as well as the date of the denial, suspension or revocation.
   c. Whether the Applicant or any other individual listed under subsection (A) for this Section holds any other licenses under this Chapter or other similar adult business ordinance from another city, county, or state and, if so, the names and locations of such other permitted business.
   d. The location of the proposed sexually oriented business, including a legal description of the property, street address and telephone number(s), if any.
   e. Proof of the Applicant's right to possession of the premises wherein the sexually oriented business is proposed to be conducted.
   f. The Applicant's or any other individual's listed, pursuant to subsection (A) of this Section, mailing address and residential address.
   g. A photocopy of the driver's license or other government issued identification card for the individuals listed in subsection (A) of this Section.
9. If the Applicant is an individual, he/she must sign the application for a license. If the Applicant is a corporation it must be signed by the president or vice president, attested to by the secretary or assistant secretary, and each individual having a 10 percent or greater interest in the corporation. If the Applicant is a general or limited partnership it must be signed by a general partner. If the Applicant is a limited liability company it must be signed by the manager and each individual having a 10 percent or greater interest in the company.
10. If an omission or error is discovered by the Zoning and Planning Director, the application will be returned to the applicant for completion or correction without further action by the Zoning and Planning Director. Any application rejected due to an omission or error shall be re-filed only when the omission or error has been remedied. For the purposes of this Chapter, the date the Zoning and Planning Director accepts an application which is complete shall be the date the application is deemed to be filed with the Zoning and Planning Director.
11. In the event that the Zoning and Planning Director determines that the Applicant has improperly completed the application, he/she shall promptly notify the Applicant of such fact and allow the Applicant 30 days to property complete the application. The time period for granting or denying a license shall be stayed during the period in which the Applicant is allowed an opportunity to properly complete the application.
12. Applicants for a license under this Chapter shall have a continuing duty to promptly supplement application information required by this Section in the event that said information changes in any way from what is stated on the application. The failure to comply with said continuing duty within 30 days from the date of such change, by supplementing the application on file with the Zoning and Planning Director, shall be grounds for suspension or revocation of a Sexually Oriented Business Regulatory License.

E. Approval/Denial of License:

1. The Zoning and Planning Director shall approve or deny the issuance of a Sexually Oriented Business Regulatory License to an applicant within 30 days after receipt of a completed application. The Zoning and Planning Director shall deny a license if:

a. The Applicant (if a natural person) is under the age of 18 years;

b. The Applicant has made a false statement upon the application or has given false information in connection with an application;

c. The Applicant or any holder of any class of stock, or a director, officer, partner, or principal of the Applicant has had an adult business license revoked or suspended anywhere within the state within one year prior to the application;

d. The Applicant has operated an adult business which has determined to be a public nuisance under state law or this code within one year prior to the application;

e. A corporate Applicant is not in good standing or authorized to do business in the state;

f. The Applicant is overdue in the payment to the County of taxes, fees, fines, or penalties assessed against him/her/it or imposed against him/her/it in relation to an adult business;

g. The Applicant has not obtained the required sales tax license; or

h. The Applicant of the sexually oriented business is in violation of, or is not in compliance with, any of the provisions of this Section.

2. In the event that the Zoning and Planning Director denies a license, he/she shall make written findings of fact stating the reasons for the denial, and a copy of such decision shall be sent by first class mail to the address shown in the application. An Applicant shall have the right to a hearing before the Board of Zoning Appeals as set forth in subsection J below. A written request for such hearing shall be made to the Zoning and Planning Director within 10 days of the date of the denial of the license by the Zoning and Planning Director. This hearing shall be held within 60 days from the date a timely request for hearing is received. If no such hearing is held or if no order is issued within the time set forth below following such hearing, the application shall be deemed approved.

   a. At the hearing referred to above, the Board of Zoning Appeals shall hear such statements and consider such evidence as the Planning staff, enforcement officers, the Applicant or other party in interest, or any other witness shall offer which is relevant to the denial of the license application by the Zoning and Planning Director.

   b. If the Board of Zoning Appeals determines that the Applicant is ineligible for a license per subsection (A) of this Section, it shall issue an order sustaining the Zoning and Planning Director's denial of the application, within five days after the hearing is concluded, which shall include findings of fact. A copy of the order shall be mailed to the Applicant at the address supplied on the application.

   c. The order of the Board of Zoning Appeals made pursuant to this Section shall be a final decision and may be appealed to the circuit court pursuant to the provisions of the SC Local Government Planning Act, as may be amended from time to time. Failure of an Applicant to timely follow the limits specified above constitutes a waiver by him/her/it of any right he/she/it may otherwise have to contest denial of his/her/it license application.

3. If any county official or department fails to render a timely decision pursuant to the terms of this Section then said official or department shall be deemed to have approved or consented to the issuance of the requested license.

4. The Sexually Oriented Business Regulatory License, if granted, shall state of its face the names of the persons to whom it is granted, the expiration date, and the address of the Sexually Oriented Business. The Sexually Oriented Business Regulatory License shall be posted in a conspicuous place at or near the entrance of the Sexually Oriented Business so that it may be easily read at any time.

F. Temporary Permits.

1. An Applicant may apply for a temporary permit if a Sexually Oriented Business Regulatory License has been denied by the Zoning and Planning Director, an appeal has been denied by the Board of Zoning Appeals and an appeal or other legal challenge is pending in the circuit court.

2. The temporary permit application shall include all information required by the Sexually Oriented Business Regulatory Ordinance.

3. The temporary permit application shall also include written evidence of the pendency of the appeal to the circuit court.

4. The completeness of the temporary permit application will be determined within five days of its submittal.

5. After submittal of a Complete Application, the Zoning and Planning Director shall issue the temporary permit within five days.

6. Upon issuance, the Applicant may commence its Sexually Oriented Business adult use as set forth in the permit, pending compliance with other applicable non-Sexually Oriented Business laws, rules and regulations.

7. In the event that denial of a Sexually Oriented Business Regulatory License is upheld by the courts, an investment or construction undertaken during the time of temporary permit must be removed and the business ceased. The Applicant shall not have the right to continue with any business or recoup any investment from the County. Revocation of the permit shall not be considered a taking.

G. Inspection.

1. An Applicant or licensee shall permit representatives of the Sheriff's Office, South Carolina Department of Health and Environmental Control (DHEC), local Fire Department, Zoning and Planning Department, Legal Department and/or Building inspections department to inspect the premises of a sexually oriented business for the purpose of ensuring compliance with the law, at any time it is occupied open for business.
2. The licensee (or the licensee's agent or employee) of a sexually oriented business commits a misdemeanor if he or she refuses such lawful inspection of the premises at any time it is occupied or open for business. Such refusal is also grounds for suspension or revocation of a Sexually Oriented Business Regulatory License.

H. Expiration of Sexually Oriented Business Regulatory License.

1. A Sexually Oriented Business Regulatory License must be renewed each year, at least 2 weeks prior to the expiration date.
2. If, after denying the issuance or renewal of a Sexually Oriented Business Regulatory License, the Zoning and Planning Director finds that the basis for denial of the license has been corrected or abated, the Applicant may then be granted a Sexually Oriented Business Regulatory License.

I. **Suspension of Sexually Oriented Business Regulatory License.** The Zoning and Planning Director shall suspend a Sexually Oriented Business Regulatory License for a period not to exceed 30 days if the Zoning and Planning Director determines that a licensee or an employee of a licensee:

1. Has violated or is not in compliance with any provision of this Section.
2. Has refused to allow an inspection of the Sexually Oriented Business premises as authorized by this Section.
3. Has knowingly permitted gambling by any person on the Sexually Oriented Business premises.

J. Revocation of Sexually Oriented Business Regulatory License.

1. The Zoning and Planning Director shall revoke a Sexually Oriented Business Regulatory License if a cause of suspension in Sec. 6.4.18H occurs and the Sexually Oriented Business Regulatory License has previously been suspended within the preceding 12 months.
2. The Zoning and Planning Director shall revoke a Sexually Oriented Business Regulatory License if the Zoning and Planning Director determines that:
   a. The licensee gave false or misleading information in the material submitted to the Zoning or Business License Departments during the application process;
   b. The licensee or an employee knowingly operated the Sexually Oriented Business during a period of time when the licensee's Sexually Oriented Business Regulatory License was suspended; or
   c. A licensee or an employee has knowingly allowed any act of sexually intercourse, sodomy, oral copulation or masturbation to occur in or on the permitted and/or licensed premises.
3. If subsequent to revocation, the Zoning and Planning Director finds that the basis for the revocation of the Sexually Oriented Business Regulatory License has been corrected or abated, the Applicant may be granted a Sexually Oriented Business Regulatory License.

K. **Appeal of Designation, Suspension or Revocation of Sexually Oriented Business Regulatory License.** A Sexually Oriented Business or a Licensee may appeal, in writing, the Zoning and Planning Director's designation of a business as a Sexually Oriented Business, or the suspension or revocation of a Sexually Oriented Business Regulatory License to the Board of Zoning Appeals in accordance with the procedures of Article 3.13.

L. **Transfer of Sexually Oriented Business Regulatory License.** Each Sexually Oriented Business Regulatory License issued hereunder is non-transferable. A licensee shall not transfer a Sexually Oriented Business Regulatory License to another Sexually Oriented Business, nor shall a licensee operate a Sexually Oriented Business under the authority of a Sexually Oriented Business Regulatory License at any place other than the address designated in the application.

M. Location Restriction.

1. A person commits a misdemeanor if he or she operates or causes to be operated a Sexually Oriented Business outside of the Zoning District where the use is allowed. (See Article 6.1).
2. A person commits a misdemeanor if he or she operates or causes to be operated a Sexually Oriented Business within 1,000 feet of:
   a. A facility for Religious Assembly;
   b. A public or private school;
   c. A boundary of any residential Zoning District;
   d. A public park adjacent to any residential Zoning District; and
   e. The property line of a Lot occupied by a residential use.
3. A person commits a misdemeanor if he or she causes or allow the operation, establishment, or maintenance of more than one sexually oriented business in the same Building, Structure, or portion thereof, or the substantial enlargement of floor

areas of any sexually oriented business in any Building, Structure, or portion thereof containing another sexually oriented business without the issuance of Sexually Oriented Business Regulatory License for each use and every expansion.

4. For the purpose of this Section, measurement shall be made in a straight line, without regard to intervening structures or Objects, from the nearest portion of the Building or Structure used as a part of the premises where a Sexually Oriented Business is conducted, to the nearest property line of the premises of a facility for Religious Assembly, a public or private school, to the nearest boundary of any residential Zoning District, a public park adjacent to any residential Zoning District, or the nearest property line of a Lot occupied by a residential use.
5. No expansion of the uses or physical Structure of a Building housing a sexually oriented business shall occur without the issuance of a Sexually Oriented Business Regulatory License for each use and expansion.

N. **Regulation of Adult Car Washes.** Nude or semi-nude employees of adult car washes must not be able to be seen from any public Right-of-Way or adjoining parcels. Necessary fencing and/or buffers, as set forth in the relevant chapters of this Ordinance, must be placed around the establishment in order to ensure that patrons can only view the employees once the patrons are inside the establishment.

O. **No Fondling or Caressing.** It is a misdemeanor for any nude or semi-nude employee or dancer to fondle or caress any patron, and no patron shall fondle or caress any nude or semi-nude employee or dancer.

P.Nonconforming Sexually Oriented Business.

1. Any Sexually Oriented Business operating on the date the original Sexually Oriented Business Regulations were enacted by Charleston County Council (Sec. 6.4.18), that is found to be in violation of any of the location provisions of Article 6.4.18L above, shall be deemed a Nonconforming Use, and upon written notification by the Zoning and Planning Director, must obtain a Certificate of Nonconformity from the Zoning and Planning Department. A certified nonconforming use will be permitted to continue to operate for a period not to exceed one year before being licensed.
2. If the Sexually Oriented Business does not, within six months of notification by the Zoning and Planning Director, obtain a Certificate of Nonconformity, then the business will be deemed in violation of the Ordinance, and will not be permitted to continue to operate more than six months after the date that the regulations of this Section (Article 6.4.18) first became effective.
3. No Nonconforming Use shall be increased, enlarged, extended, or altered except that the use may be changed to a conforming use.
4. If two or more Sexually Oriented Businesses are within 1,000 feet of one another and otherwise in a permissible location, the sexually oriented business which was first established and continually operating at that particular location is the conforming use and the later-established business is the nonconforming use.
5. Any Sexually Oriented Business lawfully operating as a conforming use is not rendered a Nonconforming Use due to the subsequent location of a church, public or private elementary or secondary school, public park, residential district, or a residential Lot within 1,000 feet of the Sexually Oriented Business. This provision applies only to the renewal of a valid Sexually Oriented Business Regulatory License, and does not apply when an application for a Sexually Oriented Business Regulatory License is submitted after a Sexually Oriented Business Regulatory License has expired or has been revoked.

Q. **Adult Motels Prohibited.** A Person in control of a sleeping room in a hotel, motel, or similar commercial establishment, commits a misdemeanor if he or she rents or sub-rents a sleeping room to a person, and then, within 8 hours from the time the room is rented, rents or sub-rents the same sleeping room again, as such creates a rebuttable presumption that the establishment is an adult motel as that term is defined in this Section. For purposes of this Section, "rent" or "sub-rent" means the act of permitting a room to be occupied for any form of consideration.

R. Six-Foot Distance Rule.

1. No nude or semi-nude employee or nude or semi-nude dancer shall perform live entertainment within six feet of any patron, nor shall any patron experience live entertainment within six feet of any nude or semi-nude employee or nude or semi-nude dancer, in a Sexually Oriented Business. In the case of adult car washes, the six-foot distance rule necessitates that patrons get out of their vehicles, and watch the vehicles being washed no less than 6 feet away from the nude or semi- nude employees.
2. Sexually Oriented Businesses with live entertainment shall conspicuously post a sign that advises patrons that they must be at least 6 feet away from nude or semi-nude dancers at all times.

S. Gratuities.

1. No patrons shall personally pay or personally give a gratuity to any nude or semi-nude dancer or nude or semi-nude, employee in a Sexually Oriented Business establishment. Gratuities can be placed in containers at a location away from the nude or semi-nude dancer, or handed to clothed employees. In the alternative Sexually Oriented Businesses could charge a cover charge, and prohibit all gratuities.
2. No nude or semi-nude dancer or nude or semi-nude employee a Sexually Oriented Business shall solicit or accept any pay or gratuity personally from a patron.

3. Sexually Oriented Businesses with nude or semi-nude dancers or nude or semi-nude employees shall conspicuously post a Sign that advises patrons that gratuities to be paid personally to nude or semi-nude dancers and nude or semi-nude employees are prohibited.

T. **Additional Regulations Pertaining to the Exhibition of Sexually Explicit Films and Videos, Adult Arcades and Health Clubs.** A person who operated or causes to e operated a sexually oriented business, as defined in this Section, which exhibits on the premises in a viewing room of less than 150 square feet of floor space, a film, video cassette or other video reproduction which depicts "specified sexual activities" or "specified anatomical areas", or which allows "specified sexual activities" or "specified anatomical areas", or which allows "specified sexual activities" to occur in a separate room in the establishment shall comply with the following requirements:

1. Upon application for a Sexually Oriented Business Regulatory License, the application shall be accompanied by a diagram of the premises showing a plan thereof specifying the location of one or more manager's stations and the location of all overhead lighting fixtures, and designating any portion of the premises in which patrons will not be permitted. A manager's station may not exceed 32 square feet of floor area. The diagram shall also designate the place at which the permit will be conspicuously posted, if granted. A professionally prepared diagram in the nature of an engineer's or architect's blueprint shall not be required; however, each diagram should be oriented to the north or to some designated street or object, and should be drawn to a designated scale or with marked dimensions sufficient to show the various internal dimensions of all areas of the interior of the premises to an accuracy of plus or minus six inches. The Zoning and Planning Director may waive the foregoing diagram for renewal applications if the Applicant adopts a diagram that was previously submitted and certifies that the configuration of the premises has not been altered since it was prepared.
2. The application shall be sworn to be true and correct by the Applicant.
3. No alteration in the configuration or location of a manager's station may be made without the prior approval of the Zoning and Planning Director.
4. It is the duty of the owners and operator of the premises to ensure that at least one employee is on duty and situated in each manager's station at all times that any patron is present inside the premises.
5. The interior of the premises shall be configured in such a manner that there is an unobstructed view from a manager's station of every area of premises to which any patron is permitted access for any purpose, excluding restrooms. Restrooms may not contain video reproduction equipment. If the premises has two or more manager's stations. The view required in this subsection must be by direct line of sight from the manager's station.
6. It shall be the duty of the owners and operator, and also the duty of any agents and employees present in the premises, to ensure that the view area specified in subparagraph "5" remains unobstructed by any doors, walls, merchandise, display racks, or other materials at all times and to ensure that no patron is permitted access to any area oaf the premises which has been designated as an area in which patrons will not be permitted in the application filed pursuant to subparagraph "1" of this Section.
7. No viewing room, nor any room or enclosed area in a health club that cannot be viewed from the manager's station, may be occupied by more than one person at any time.
8. In order to ensure that places to which patrons access are adequately illuminated, the premises shall be equipped with overhead lighting fixtures at an illumination at least one footcandle as measured at the floor level.
9. It shall be the duty of the owners and operator, and also the duty of any agents and employees present in the premises, to ensure that the illumination described above is maintained at all times that any patron is present in the premises.
10. A Person having a duty under subparagraphs 1. through 9. above commits a misdemeanor if he or she knowingly fails to fulfill that duty.

U. **Exemptions.** It is a defense to prosecution under this Section that a person appearing in a state of nudity did so in a modeling class operated:

1. By a proprietary school licensed by the State of South Carolina; a college, junior college, or university supported entirely or partly by taxation.
2. By a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation.
3. In a Structure:
   a. Which has no Sign visible from the exterior of the Structure and no other advertising that indicates a nude person is available for viewing.
   b. Where, in order to participate in a class, a student must enroll at least three days in advance of the class.
   c. Where no more than one nude model is on the premises at any one time.

V. **Violations.** Refer to provisions contained in Chapter 11, *Violations, Penalties and Enforcement.*

W. **Severability.** If any provision of this Chapter or its application to any circumstance is held by a court of competent

jurisdiction to be invalid for any reason, this holding does not affect other provisions or applications of this Chapter which can be given effect without the invalid provision or application, and to this end, the provisions of this Chapter are severable.

Sec. 6.4.19 Affordable and Workforce Dwelling Units

A. To promote ownership or occupancy of affordable, quality housing, increased densities and flexible use and Lot standards are allowed pursuant to Table 6.1, Use Table, and this Section, except that increased densities for Lots on Edisto Island and Wadmalaw Island are not permitted, in accordance with the Charleston County Comprehensive Plan.

B. The purchaser or tenant, at the time of closing or rental agreement, must meet the income requirements contained in this Ordinance for Affordable Dwelling Units or Workforce Dwelling Units, as applicable. It shall be the responsibility of the property owner(s) to ensure that prospective buyers and renters of Affordable and Workforce Dwelling Units are screened and eligible pursuant to the requirements of this Section. The income of all occupants age 18 years and older of an Affordable or Workforce Dwelling Unit who shall be included in the income calculation. All tax documentation shall be from the most recent tax year. Social security numbers and other personal identifying information not required by this Ordinance shall be redacted by the Applicant.

C. Applicability.

1. The standards of this Section apply to all Overlay Zoning Districts that do not specifically address Affordable and Workforce Dwelling Units. In the case of conflict between the requirements of this Section and those of an Overlay Zoning District or any other provision of this Ordinance, the Zoning and Planning Director shall determine which standards apply giving deference to the standards that will result in the creation of the most Affordable and Workforce Dwelling Units.
2. The standards of this Section do not apply to Lots located on Edisto and Wadmalaw Islands.

D. The requirements of this Section apply in addition to all other applicable requirements of the ZLDR. Development of property that contains or abuts an OCRM Critical Line shall comply with the Waterfront Development Standards for the applicable Zoning District.

1. The maximum density and minimum Lot area standards listed in the table below shall apply to developments in the Rural Area, as defined in the Charleston County Comprehensive Plan, that contain the required percentages of Affordable or Workforce Dwelling Units:

Density, Intensity, and Dimensional Standards: Rural Area			
Zoning District	**Maximum density when at least 50% of Principal Dwelling Units qualify as AFUs and/ or WDUs:**	**Maximum density when 100% of Principal Dwelling Units qualify as AFUs and/or WDUs:**	**Minimum Lot Area**
AG-10 (except on Edisto Island) [1] [3]	1 Principal Dwelling Unit per 7 acres	1 Principal Dwelling Unit per 5 acres	1 acre
AG-8 [2][3]	1 Principal Dwelling Unit per 4 acres	1 Principal Dwelling Unit per acre	14,500 square feet
AGR and RR (except properties on Edisto and Wadmalaw Islands) [2][3]	2 Principal Dwelling Units per acre	4 Principal Dwelling Units per acre	14,500 square feet

[1] Development shall comply with the dimensional standards of the AG-10 Zoning District, as contained in Chapter 4, *Base Zoning Districts*, where no standard is listed in the table above.

[2] Development shall comply with the dimensional standards of the R-4 Zoning District, as contained in Chapter 4, *Base Zoning Districts*, where no standard is listed in the tables above.

[3] Only Single-Family Detached Dwelling Units shall be allowed.

Note: "AFU" = Affordable Dwelling Unit | "WDU" = Workforce Dwelling Unit

2. The maximum Density and minimum Lot Area standards listed in the table below shall apply to Developments in the Urban/Suburban Area, as defined in the Charleston County Comprehensive Plan, that contain the required percentages of Affordable or Workforce Dwelling Units:

Density, Intensity, and Dimensional Standards: Urban/ Suburban Area				
Zoning District	**Maximum Density when at least 25% of Principal Dwelling Units qualify as AFUs and/or WDUs:**	**Maximum Density when at least 50% of Principal Dwelling Units qualify as AFUs and/or WDUs:**	**Maximum Density when 100% of Principal Dwelling Units qualify as AFUs and/or WDUs:**	**Minimum Lot Area**

S-3 [1][2][4]	4 Principal Dwelling Units per acre	5 Principal Dwelling Units per acre	7 Principal Dwelling Units per acre	8,000 square feet for Single-Family Detached Dwelling Units; no minimum lot size for Single-Family Attached Dwelling Units, Duplexes, Triplexes, and Fourplexes.
R-4, MHS, CI, RO, GO, NC [1][2][4]	8 Principal Dwelling Units per acre	12 Principal Dwelling Units per acre	18 Principal Dwelling Units per acre	4,000 square feet for Single-Family Detached Dwelling Units; no minimum lot size for Single-Family Attached Dwelling Units, Duplexes, Triplexes and Fourplexes.
UR, CC, IN [1][3]	20 Principal Dwelling Units per acre	24 Principal Dwelling Units per acre	28 Principal Dwelling Units per acre	No minimum lot size

[1] Development shall comply with the dimensional standards of the UR Zoning District where no standard is listed in the table above provided that the Waterfront Development Standards of the Zoning District in which the property is located apply to development abutti ng the OCRM Critical Line and the Building Height requirements of the Zoning District in which the property is located apply. The R- 4 Waterfront Development Standards and Building Height Requirements shall apply to development in the CI, RO, GO, and NC Zoning Districts. The UR Waterfront Development Standards and Building Height Requirements shall apply to development in the CC and IN Zoning Districts.

[2] Single-Family Detached Dwelling Units, Single-Family Attached Dwelling Units, Duplexes, Triplexes, and Fourplexes shall be allowed provided that in the S-3 and R-4 Zoning Districts, Special Exception approval from the Board of Zoning Appeals shall be required for Single- Family Attached Dwelling Units, Duplexes, Triplexes, and Fourplexes.

[3] Single-Family Detached Dwelling Units, Single-Family Attached Dwelling Units, Duplexes, Triplexes, Fourplexes, and Multi-Family Dwelling Units shall be allowed.

[4] Reductions in minimum lot size requirements may be requested pursuant to Art. 3.10, Zoning Variances, of this Ordinance.

Note: "AFU" = Affordable Dwelling Unit | "WDU" = Workforce Dwelling Unit

E. **Off-Street Parking Requirements.** Off-street parking spaces shall be provided for Affordable and Workforce Dwelling Units in accordance with Table 9.2.2, *Off-Street Parking Schedule*.

F. General Development and Design Requirements.

1. The Zoning and Planning Director shall be authorized to administratively reduce right-of-way, easement, and land use buffer requirements as applicable for properties developed in compliance with this Section.
2. Affordable and Workforce Dwelling Units shall be provided within each phase of the development. Subdivision plats and Site Plan Review applications shall include an accounting of the total number and type of Affordable, Workforce, and Market-Rate Dwelling Units included in the current phase as well as the total number and type of those approved in previous phases to ensure compliance with the approved Affordable/Workforce Dwelling Unit Plan.
3. Affordable and Workforce Dwelling UNits shall be integrated throughout the development and not located in a single area of the development.
4. Any Studio Dwelling Unit provided under this Section must be a minimum of 500 square feet in floor area. In no instance shall more than 50 percent of the Affordable or Workforce Dwelling Units be provided in the form of Studio Dwelling Units.
5. In terms of exterior appearance, Affordable and Workforce Dwelling Units shall be indistinguishable from Market- Rate Dwelling Units. External building materials and finishes for Affordable and Workforce Dwelling Units shall be the same in type and quality as the Market-Rate Dwelling Units.
6. Interior features of Affordable and Workforce Dwelling Units shall be functionally equivalent to the Market-Rate Dwelling Units, though the finishes and materials need not be identical.
7. Affordable and Workforce Dwelling Units shall be comparable to the Market-Rate Dwelling Units in terms of improvements related to energy efficiency, which include but are not limited to mechanical equipment and plumbing, insulation, windows, and heating and cooling systems.

G. **Zoning Permit Fees and Application Review.**

1. Zoning Permit, Site Plan Review, and Subdivision Plat application fees for Affordable and Workforce Dwelling Units shall be waived by the Zoning and Planning Director at the request of the developer and provision of certification that the Dwelling Units meet the requirements of this Ordinance.
2. Site Plan Review and Subdivision Plat applications for developments that contain Affordable and/or Workforce Dwelling Units shall be expedited and receive priority over reviews of other applications. Issuance of Zoning Permits for Affordable and/or Workforce Dwelling Units shall also be expedited and receive priority over other applications.

3. The following requirements apply only to developments containing Market-Rate Dwelling Units. An Affordable/Workforce Dwelling Unit Plan must be submitted as part of all Site Plan Review and Subdivision Plat applications. The Affordable/ Workforce Dwelling Unit Plan shall, at a minimum, contain the following information:
   a. The total number and type of Market-Rate Dwelling Units, Affordable Dwelling Units, and Workforce Dwelling Units, as applicable, in the development, including the total number of owner-occupied and renter-occupied Affordable and Workforce Dwelling Units.
   b. The number of bedrooms in each Market-Rate Dwelling Unit, each Affordable Dwelling Unit, and each Workforce Dwelling Unit.
   c. The square footage of each Market-Rate Dwelling Unit, each Affordable Dwelling Unit, and each Workforce Dwelling Unit.
   d. The location of each Affordable Dwelling Unit and Workforce Dwelling Unit within each development including within Duplexes, Triplexes, Fourplexes, and Multi-Family Dwelling Units. The location of each Affordable, Workforce, and Market-Rate Dwelling Unit above any non-residential use shall also be identified.
   e. A detailed description of how the developer will ensure compliance with the provisions of this section throughout the required term of affordability and how the development complies with Sec. 6.4.19(F), General Development and Design Requirements. Developers who partner with other organizations for monitoring and compliance purposes shall designate the organization in the Affordable/Workforce Dwelling Unit Plan.
4. Affordable and Workforce Dwelling Units shall be limited by deed restriction to remain within the parameters of the applicable definition contained in this Ordinance, for a period of not less than 20 years after the issuance of the Certificate of Occupancy. Funding sources and other factors may require a longer term of affordability. A copy of the recorded deed restrictions required by this Section shall be submitted to the Zoning and Planning Department prior to the final Site Plan Review approval or recording of the Final Plat, as applicable.
   a. Resale of Affordable and Workforce Dwelling Units shall be limited by deed restriction to the original sales price, adjusted for inflation, and to a purchaser eligible, as described in this Section, for a period of not less than 20 years after issuance of the Certificate of Occupancy. The increase permitted for inflation shall be based upon the increase in the Consumer Price Index (CPI).
   b. If, while occupying an Affordable or Workforce Dwelling Unit, a household's income increases to an amount beyond that permitted in the definition of "Affordable Dwelling Unit" or "Workforce Dwelling Unit", as applicable, as contained in this Ordinance, the household shall not be required to vacate the unit. Upon vacating the premises, the unit shall be sold to a qualifying household, pursuant to the requirements of this Ordinance, for the period the unit is deed restricted as an Affordable or Workforce Dwelling Unit.
5. The owner(s) of properties containing Affordable and Workforce Dwelling Units must sign and submit the completed Affordable and Workforce Dwelling Unit Affidavit as part of Site Plan Review and Subdivision Plat applications and at the following times:
   a. On an annual basis, by June 30th of each calendar year;
   b. At least 30 days prior to closing on an Affordable or Workforce Dwelling Unit;
   c. At least 30 days prior to a new tenant occupying an Affordable or Workforce Dwelling Unit; and
   d. Anytime a lease for an Affordable or Workforce Dwelling Unit is renewed.

H. **Rent Levels/Fair Market Rents.**
1. The maximum rent level for Affordable and Workforce Dwelling Units shall be based on the schedule of Fair Market Rents for the Charleston-North Charleston MSA, as published annually by the U.S. Department of Housing and Urban Development (HUD).
2. Fair Market Rents include a utility allowance for electricity, gas, water, and sewer, based on a schedule published by the South Carolina State Housing Authority.

I. A minimum lease term of 31 days is required for all Affordable and Workforce Dwelling Units. Any sublease shall comply with the requirements of this section.

J. No Affordable or Workforce Dwelling Unit may be used for Short-Term Rentals, as defined by this Ordinance.

K. Any violation of the requirements of this Section, including, but not limited to, sale or rental of Affordable or Workforce Dwelling Units during the term of affordability to persons that do not meet the eligibility requirements described in this Ordinance, failure to submit changes in ownership and/or tenants, or failure to file the Affordable and Workforce Dwelling Unit affidavit as required by this Section, shall constitute a violation and the provisions of Chapter 11, Violations, Penalties, and Enforcement, of this Ordinance shall apply.

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

Sec. 6.4.20 Stable, Commercial; Stable, Private; Stable, Boarding

Stables (Commercial, Boarding, or Private) may be established as primary or accessory uses provided they meet all applicable standards of this Ordinance and the following requirements. The term horse shall include horse(s) or other members of the horse family. Horses shall be boarded at a maximum ratio of one horse per one-half acre.

A. Commercial Stables:

1. A minimum Lot Area of five acres shall be required; otherwise, this use shall comply with the Special Exception procedures contained in this Ordinance.
2. Riding areas and trails shall be limited to the subject Parcel upon which the stable is located unless documentation is provided granting access onto other lands. Such documentation shall be provided through written and recorded documents.
3. If the subject site is less than or equal to five acres, a 25-foot vegetated buffer from any equestrian activity areas is required to adjoining Parcels. In lieu of a 25-foot vegetated buffer, a 75-foot Setback to equestrian activity areas from the side and rear property boundaries shall be provided.
4. If the subject site is greater than five acres, a 50-foot vegetated buffer from any equestrian activity areas is required to adjoining Parcels. In lieu of a 50-foot vegetated buffer, a 150-foot Setback to equestrian activity areas from the side and rear property boundaries shall be provided.

B. Private Stables in Zoning Districts subject to conditions shall require a minimum Lot Area of one acre; otherwise, this use shall comply with the Special Exception procedures contained in this Ordinance.

C. Boarding Stables:

1. A minimum Lot Area of five acres shall be required; otherwise, this use shall comply with the Special Exception procedures contained in this Ordinance.
2. Riding areas and trails shall be limited to the subject Parcel upon which the stable is located unless documentation is provided granting access onto other lands. Such documentation shall be provided through written and recorded documents.
3. Activities and access shall be limited to horses, their owners and caregivers, residents, and supporting services for maintenance of the property.
4. Boarding Stables shall be exempt from Art. 9.3, Off-Street Parking and Loading, with the exception of Sec. 9.3.6, *Accessible Parking*, and from Article 9.4, *Landscaping, Screening, and Buffers*.
5. The Limited Site Plan Review procedures of this Ordinance shall apply.
6. All Special Events shall follow Article 6.7, *Special Events Use*.

Effective on: 12/21/2023, as amended

Sec. 6.4.21 Winery

A. Special Exception procedures shall apply for Parcel(s) totaling less than five acres in size.

B. Prior to Site Plan Review approval, the Applicant shall provide a copy of an approved permit from the State of South Carolina Department of Revenue, Alcohol Beverage Licensing. All Winery uses shall also comply with applicable agency requirements such as SCDHEC requirements.

C. The following uses and activities are allowed pursuant to the requirements of this Section and all other applicable requirements of this Ordinance, including the requirements of Article 3.7, Site Plan Review:

1. On-premise sale of wine and related promotional items as well as wine consumption (tasting room and accessory retail limited to 1,500 square feet, days and hours of operation limited to Monday thru Saturday from 10:00 a.m. to 7:00 p.m.);
2. Daily tours limited to Monday through Saturday from 10:00 a.m. to 7:00 p.m.; and
3. Special Events must comply with the Special Events Use requirements of this Ordinance.

Sec. 6.4.22 Vehicle and Boat Repair or Service

Vehicle and Boat Repair or Service shall be subject to the following standards:

A. No outdoor storage of boats or vehicles shall be permitted; and

B. This use shall have a maximum Floor Area of 5,000 square feet, otherwise this use shall comply with the Special Exception

procedures of this Ordinance.

Sec. 6.4.23 Bona Fide Forestry Operations

Charleston County hereby adopts the processes and procedures outlined in S.C Code Sec. 48-23-205 et. seq. (1976, as amended).

Sec. 6.4.24 Manufactured Housing Units

A. **Replacement in R-4 and UR Zoning Districts.** The replacement of a Manufactured Housing Unit shall be allowed by right in the R-4 and UR Districts if the Manufactured Housing Unit has been removed within 60 days of the receipt of the application by the Zoning and Planning Director. If the Manufactured Housing Unit was removed prior to 60 days of the receipt of the application, this use must comply with the requirements and procedures of 6.4.25B and C of this Section.

B. **Requirements in RR, S-3, R-4, and UR Zoning Districts.** Manufactured Housing Units placed in the RR S-3, R-4, and UR Zoning Districts shall be skirted by: manufactured skirting, or other materials suitable for exterior use, including corrosion- resistant metal, fiberglass/plastic, wood/wood siding (both must be protected from the elements by water resistant solution/substance), decay resistant wood/pressure treated lumber, and masonry concrete. The enclosed crawl space under the Manufactured Housing Unit must be ventilated. Skirting placed on Manufactured Housing Units in any Federal Emergency Management Agency (FEMA) Flood Hazard Boundary Area must comply with any applicable FEMA requirements.

C. **Placement in R-4, and UR Zoning Districts.** Placement of a Manufactured Housing Unit within the R-4 and UR Zoning Districts is conditional upon determination by the Zoning and Planning Director that:

1. The area within 300 feet of the Parcel proposed for Manufactured Housing Unit placement is characterized either entirely of Manufactured Housing Units or a mix of site built and Manufactured Housing Units. (The mix shall contain a minimum number of Manufactured Housing Units equivalent to 25 percent of the number of existing Principal Dwelling Units located on Parcels within 300 feet of the Subject Property); and
2. If the Zoning and Planning Director determines that the area is not characterized either entirely of Manufactured Housing Units or by a mix of site built and Manufactured Housing Units, the use shall comply with the Special Exception procedures of this Ordinance.

Sec. 6.4.25 Single Family Detached Dwelling Unit

A. Single-Family Detached Dwelling Units in the NR Zoning District are subject to the requirements of Article 4.3, *NR, Natural Resource Management District*, of this Ordinance.

B. Single-Family Detached Dwelling Units in the MHP, RO, GO, and NC Zoning Districts in the Urban/Suburban Area, as defined in the Comprehensive Plan, shall comply with the Density/Intensity and Dimensional Standards of the R-4 Zoning District. Single-Family Detached Dwelling Units in the CC and IN Zoning Districts in the Urban/Suburban Area, as defined in the Comprehensive Plan, shall comply with the Density/Intensity and Dimensional Standards of the UR Zoning District.

C. Single-Family Detached Dwelling Units in the MHP, RO, GO, NC, RC, RI, CC and IN Zoning Districts in the Rural Area, as defined in the Comprehensive Plan, shall comply with the Density/Intensity and Dimensional Standards of the AGR Zoning District.

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

Sec. 6.4.26 Square Foot Limitation

In Zoning Districts subject to which this condition applies, uses shall have a maximum Floor Area of 5,000 square feet or less; otherwise, this use shall comply with the Special Exception procedures of this Ordinance.

Sec. 6.4.27 Historic Site or Museum

The operation of Historic Site or Museum shall be restricted to the hours between 7:00 a.m. and 8:00 p.m., otherwise this use shall comply with the Special Exception procedures of this Ordinance.

Sec. 6.4.28 Short-Term Lender

A. The proposed use shall be at least 3,000 feet, measured from Lot Line to Lot Line, from another Short-Term Lender in the unincorporated area or incorporated area of Charleston County;

B. The proposed use shall be at least 300 feet, measured Lot Line to Lot Line, from any church, school, or Lot in a residential Zoning District or containing a residential use, whether located in the unincorporated area or incorporated area of

Charleston County;

C. The proposed use shall be housed within a nonresidential Building having at least 30,000 square feet.

D. Short-Term Lenders shall not be allowed on properties that are zoned CC or IN in the Rural Area, as defined in the Charleston County Comprehensive Plan.

Sec. 6.4.29 Family Home

A Family Home, as defined by this Ordinance, does not require compliance Site Plan Review procedures contained within this Ordinance.

Sec. 6.4.30 Recreation or Entertainment, Indoor

Indoor Shooting Ranges shall not be allowed in the Neighborhood Commercial (NC) Zoning District.

Sec. 6.4.31 Land Uses in the Rural Area

Uses to which this condition applies shall not be allowed on properties that are zoned CC or IN in the Rural Area, as defined in the Charleston County Comprehensive Plan.

Sec. 6.4.32 Pet Store or Grooming Salon, Small Animal Boarding, and Veterinary Services

A. In the nonresidential Zoning Districts, Pet Stores, grooming salons, Small Animal Boarding and Veterinary Services shall have a maximum Floor Area of 2,000 square feet or less; otherwise these uses shall comply with the Special Exception procedures of this Ordinance

B. In the agricultural and residential Zoning Districts, Pet Stores, grooming salons, Small Animal Boarding and Veterinary Services shall have a maximum Floor Area of 1,500 square feet, otherwise these uses shall comply with the Special Exception procedures of this Ordinance.

C. Small Animal Boarding Outdoor Areas.

1. No more than five animals shall be allowed outdoors at any one time.
2. Outdoor runs/open areas shall be restricted to the hours of 9.00am to 5.00pm .
3. Outdoor areas shall be restricted to a maximum size of 1,000 square feet.
4. Play equipment shall not be provided outdoors.
5. An opaque privacy fence a minimum of six feet in height shall be placed around outdoor play areas.

Sec. 6.4.33 Microbrewery and Distillery

A. Microbreweries located in the Community Commercial (CC) or Rural Industrial (RI) Zoning Districts shall have a maximum capacity of 5,000 barrels per year; otherwise, this use shall comply with the Special Exception procedures contained in this Ordinance.

B. Microbreweries and Distilleries located in the Community Commercial (CC) or Rural Industrial (RI) Zoning District shall require review and approval in accordance with the Special Exception procedures of this Ordinance if: (1) they allow on-site consumption of beer or alcoholic beverages in conjunction with the Microbrewery or Distillery use or an Accessory Use; and
(2) they are located within 500 feet of the property line of a Lot in a residential Zoning District or a Lot containing a residential use. Distances shall be measured from the nearest property line of the Subject Parcel to the nearest property line of a Lot containing a residential use or located in a residential Zoning District.

C. All Accessory Uses and Structures shall comply with the requirements of Article 6.5 of this Ordinance.

D. All Special Events uses shall comply with the requirements of Article 6.7 of this Ordinance.

E. The Site Plan shall demonstrate that all required parking is maintained and remains unencumbered when third party vendors or Structures are onsite.

Sec. 6.4.34 Catering Service

A. In Zoning Districts subject to conditions (C), a Structure or Structures used for a Catering Service shall have a maximum Floor

Area of 5,000 square feet.

B. In Zoning Districts subject to Special Exception provisions (S), a Structure or Structures used for a Catering Service shall have a maximum Floor Area of 2, 000 square feet.

C. On-site retail sales are prohibited.

Sec. 6.4.35 Duplex, Triplex, Fourplex

A. In the S-3 Zoning District, the dimensional standards of the UR Zoning District shall apply provided:

1. The density shall not exceed three Principal Dwelling Units per acre;
2. The Waterfront Development Standards of the S-3 Zoning District shall apply to development abutting the OCRM Critical Line;
3. The Building Height requirements of the S-3 Zoning District shall apply; and
4. The architecture of the Dwellings is consistent with the character of the existing neighborhood as determined by the Zoning and Planning Director.

B. In the RO and R-4 Zoning Districts, the dimensional standards of the UR Zoning District shall apply provided:

1. The density shall not exceed four Principal Dwelling Units per acre;
2. The Waterfront Development Standards of the R-4 Zoning District shall apply to development abutting the OCRM Critical Line;
3. The Building Height requirements of the R-4 Zoning District shall apply; and
4. The architecture of the Dwellings is consistent with the character of the existing neighborhood as determined by the Zoning and Planning Director.

C. In the GO, CI and NC Zoning Districts, the dimensional standards of the UR Zoning District shall apply provided:

1. The density shall not exceed four Principal Dwelling Units per acre.
2. The Waterfront Development Standards of the R-4 Zoning District shall apply to development abutting the OCRM Critical Line; and
3. The Building Height requirements of the R-4 Zoning District shall apply.

D. In the MHS Zoning District, the dimensional standards of the UR Zoning District shall apply provided the density does not exceed six Principal Dwelling Units per acre.

1. The density shall not exceed six Principal Dwelling Units per acre;
2. The Waterfront Development Standards of the MHS Zoning District shall apply to development abutting the OCRM Critical Line; and
3. The Building Height requirements of the MHS Zoning District shall apply.

E. In the UR Zoning District, the density, intensity, and dimensional standards of the UR Zoning District shall apply.

F. In the CC and IN Zoning Districts located in the Urban/Suburban Area, as defined in the Charleston County Comprehensive Plan, the Density/Intensity and Dimensional Standards of the UR Zoning District shall apply.

G. Such uses shall not be allowed on properties that are zoned CC or IN in the Rural Area, as defined in the Charleston County Comprehensive Plan.

Sec. 6.4.36 Special Trade Contractor

Special Trade Contractors shall be subject to the following standards:

A. Tractor trailer containers are prohibited in outside storage areas; and

B. In Zoning Districts subject to conditions (C), this use shall have a maximum area of 5,000 square feet including the Building and any outside storage, otherwise this use shall comply with the Special Exception procedures of this Ordinance.

Sec. 6.4.37 Parking Lot

In the Civic/Institutional (CI) and Neighborhood Commercial (NC) Zoning Districts, all Parking Lots shall have one Canopy Tree per six parking spaces and a maximum of 15 spaces in a row between Trees.

Sec. 6.4.38 Emergency Shelter

Emergency Shelters shall comply with the following standards:

A. The maximum occupancy is six unrelated persons; otherwise, this use shall comply with the Special Exception requirements of this Ordinance.

B. If located in a Residential Zoning District or the Residential Office (RO) Zoning District, Structures shall be residential in character.

Sec. 6.4.39 Boat Yard, Charter Boat, or other Recreational Watercraft Rental Service

If a Boat Yard, Charter Boat, or Recreational Watercraft Rental Service provides dry stack or wet slip storage of watercraft or direct access to the water, this use shall be considered a Water-Dependent Use and subject to the Water-Dependent Use requirements contained in Chapter 5, *Overlay and Special Purpose Zoning Districts*, of this Ordinance.

Sec. 6.4.40 Repair Service, Consumer

Repair Service, Consumer shall be subject to the following standards:

A. In Zoning Districts subject to conditions (C), Repair Service, Consumer shall have a maximum Floor Area of 5,000 square feet or less; otherwise, this use shall comply with the Special Exception procedures of this Ordinance.

B. In the Neighborhood Commercial (NC) Zoning District, no outside storage will be allowed.

Sec. 6.4.41 Liquified Petroleum Gas Dealer

The amount of storage for a Liquid Petroleum Gas Dealer shall be limited to 40,000 gallons per site.

Sec. 6.4.42 Community Residential Care Facility

A Community Residential Care Facility that provides care for nine or fewer Persons is considered a Family and is an allowed use in all Zoning Districts pursuant to the Fair Housing Act, Sec. 800. [42 U.S.C. 3601].

Sec. 6.4.43 Artisan and Craftsman

A. Such use shall not cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odors, dust, fire hazards, radiation, or other conditions harmful or objectionable to adjacent or nearby properties.

B. All truck parking or loading facilities shall be located to the side or rear of the Building housing the use and outside required landscaped yards, and shall be screened from Rights-of-Way, Easements, and/or adjacent property zoned or used for residential or agricultural purposes.

C. Outdoor storage of materials is prohibited.

D. Operation of this use shall not create noise in excess of 80 dB as measured at the property boundary of the noise source using the fast meter response of a sound level meter, reduced to 70 dB maximum between the hours of 7 p.m. and 7 a.m.

E. Structures associated with this use shall be limited to a maximum Floor Area of 2,000 square feet.

F. No more than five non-resident employees shall be allowed.

G. All activities related to the Artisan and Craftsman use shall be confined to a Structure that is entirely enclosed.

H. Onsite retail sales are prohibited.

Sec. 6.4.44 Agricultural Sales or Service; Retail Sales or Service, General; and Building Materials or Garden Equipment and Supplies Retailer

A. Such uses shall have a maximum Floor Area of 5,000 square feet or less; otherwise, the use shall comply with the Special Exception procedures of this Ordinance.

B. Tractor-trailer containers are prohibited in outside storage areas.

Sec. 6.4.45 Service Station, Gasoline

In the NC and CR Zoning Districts, accessory gasoline pumps shall be limited to a maximum of four nozzles, provided that five to eight nozzles may be approved in accordance with the Special Exception procedures of Article 3.6. In no case shall the number of gasoline nozzles exceed eight.

Sec. 6.4.46 Solar Farms

The requirements of this Section shall apply to Solar Farms in addition to all other applicable sections of this Ordinance. These requirements do not apply to accessory Solar Collectors that provide energy to a single Dwelling, Building, or Structure.

A. The Lot proposed for the location of the Solar Farm must be a minimum of five acres in size. A Solar Farm may be located on multiple Lots if they are contiguous and in the same ownership. In such cases, the buffers and setbacks shall be established around the exterior perimeter of the Solar Farm.

B. Any portion of a Solar Farm must be located within two miles of an existing electrical transmission line. The Site Plan Review application must reflect all off-site infrastructure required to connect to the power grid.

C. Setbacks shall be equal to the required buffer.

D. The Solar Farm shall not exceed 16 feet in height, as measured from the ground to the foremost tip of the Solar Collector, provided there is a demonstration that the screening prevents the Solar Farm from being visible from the exterior of the property. Structures that are accessory to the system must comply with the Building Height requirements of the Zoning District in which the property is located provided that such Structures are not visible from the exterior of the property.

E. Documentation that all Solar Panels have the capacity to withstand a maximum coastal windspeed of 150 mph shall be submitted.

F. A security fence shall be required that is a minimum of six feet in height and designed to secure the facility from the public. The security fence shall be located at or near the inside line of the buffer.

G. The table below establishes the buffer requirements. Unless otherwise stated, the buffer is to be located along all Lot Lines. The buffer shall utilize native vegetation if available and shall not be cleared or trees cut as the intention is to completely screen the Solar Farm from view off-site. Buffers may be reduced by half if the site is certified through the South Carolina Department of Natural Resources as a South Carolina Certified Solar Habitat.

Existing Use or Zoning of Adjacent Property	Minimum Buffer Depth	Buffer Type
Agricultural	75 feet	Type I
Single-Family Dwelling	200 feet	Type I
Other Residential	75 feet	Type I
Commercial/Office	50 feet	Type G
Industrial	50 feet	Type G
Churches/Nonprofits	50 feet	Type G
Public Facilities	50 feet	Type G

H. Any disturbed soil on site shall be revegetated with native groundcover vegetation, including areas in the buffers and among the solar panels. Revegetation with plants from the lists of recommended native plants from the South Carolina Department of Natural Resources is strongly encouraged.

I. Gravel shall be limited to access roads only.

J. Solar Collectors shall be designed with anti-reflective coating to minimize glare. Provisions for the use of adequate technology and construction methods such as anti-reflective coating or textured glass used as panel materials shall be required to prevent and deflect bird deaths. Mirrors shall be prohibited.

K. On-site Electrical interconnections and powerlines shall be installed underground. Existing above ground Utility lines shall be allowed to remain in their current location.

L. All components servicing the collector panels shall be concealed, including mechanical piping and conduits.

M. All exposed metal shall be of a color that will blend into its surroundings.

N. A warning sign concerning voltage shall be placed at the main entrance that includes the name of the facility operator and a local telephone number.

O. The entrance Roadway shall include a dogleg or meander to obscure vision from the Street.

P. Access to the site shall be controlled by a security gate.

Q. If lighting is provided at the site, such lighting shall be installed so that light does not shine toward adjacent parcels.

R. The solar panels shall be designed and installed such that glare is not directed toward a Street in order not to create a traffic hazard. Additionally, glare shall not be created that is directed toward adjacent Lots.

S. The applicant shall provide a decommissioning plan signed by both the owner/operator of the facility and the Lot owner, if different. Such plan shall describe the expected life of the Solar Farm and the estimated cost to decommission the site, in current dollars, including restoration of the site to its original condition, and shall identify the party responsible for decommissioning. Decommissioning shall be required following a continuous period of 12 months in which no electricity is generated by the facility other than for mechanical, repair, replacement and/or maintenance purposes. Decommissioning plans shall be recorded in the Charleston County Register of Deeds Office and shall run with the land to successor owners/ Operators. Decommissioning shall be completed within 12 months of the recording of the decommissioning plan. The requirements of the Zoning District in which the property is located shall apply following decommissioning.

The owners of Solar Farms shall be required to post and maintain a Financial Guarantee for the decommissioning plan in the form of a no-contest, irrevocable bank letter of credit or performance and payment bond underwritten by an acceptable South Carolina licensed corporate surety, subject to County attorney approval of the guarantee to determine that the interests of Charleston County are fully protected. The applicant shall submit to the County a detailed itemized unit cost estimate for the Financial Guarantee. The amount of the Financial Guarantee shall be sufficient to guarantee completion of the decommissioning plan (150 percent of the actual cost of the decommissioning plan) within the time period specified in this Section. The amount of the Financial Guarantee shall be verified by the County.

Upon completion of the decommissioning plan as required by this Section, Written Notice thereof shall be given by the applicant to the bond holder, who shall cause an inspection of the site to be made. The bond holder will, within 30 days of the date of notice, authorize in writing the release of the security given, provided the decommissioning plan has been completed in accordance with the required specifications. Should the decommissioning plan not be completed in accordance with the required specifications by the date originally stipulated in writing by the bond holder, the funds derived from said bond will be used by the bond holder to complete the decommissioning plan according to required specifications, at the earliest reasonable time. Where it appears that the bond was insufficient to finance the required decommissioning plan after the Applicant has defaulted, County Council will assess the individual Applicant the cost of the decommissioning plan over and above the surety amount.

In no instance will the bond issuer or bond holder be authorized to extend for the applicant the completion date originally stipulated. Pro-rated refunds based on a percentage of overall completion shall not be authorized, with the exception of an irrevocable bank letter of credit.

Sec. 6.4.47 Farmers Market

Farmers Markets in Residential Zoning Districts are subject to the following conditions:

A. The Lot must be a minimum of three Highland acres in size.

B. Hours of operation must be between 9:00am and 6:00pm.

C. Farmers Markets can operate a maximum of 120 days per calendar year.

Sec. 6.4.48 Services to Building or Dwellings; Landscaping and Horticultural Services

A. **Services to Buildings or Dwellings.** In Zoning Districts subject to conditions (C), Services to Buildings or Dwellings shall have a maximum Floor Area of 5,000 square feet or less; otherwise this use shall comply with the Special Exception procedures of this Ordinance.

B. Landscaping and Horticultural Services.

1. Landscaping and Horticultural Services located in the NC Zoning District shall, in addition to the requirement to comply with the Special Exception (S) provisions contained in the Ordinance, comply with the following conditions:
   a. Any Structure or Structures used for a Landscaping and Horticultural Service use shall have a maximum Floor Area of 5,000 square feet;
   b. The maximum number of employees shall be limited to 15, including employees dispatched from the site and seasonal employees;
   c. The hours of operation shall not exceed Monday through Friday, 7:00am to 7:00pm;
   d. The subject property shall be a minimum of three acres in size;
   e. There shall be direct access to a public Arterial Street;

f. A minimum 25-foot Landscape Buffer and a minimum six-foot high opaque wooden fence within the Landscape Buffer shall be required adjacent to residential uses and Zoning Districts; and

g. The number of parking spaces required shall include the number of employees and the number of company vehicles and trailers to be utilized in conjunction with this use.

2. Landscaping and Horticultural Services located in the RM, AG-15, AG-10, AG-8, and RC Zoning Districts shall comply with the following conditions:

a. Any Structure or Structures used for landscaping services shall have a maximum Floor Area of 5,000 square feet; otherwise, this use shall comply with the Special Exception provisions of this Ordinance.

b. The Subject Property shall be a minimum of five acres in size if zoned RM, AG-15, AG-10, or AG-8 or a minimum of three acres in size if zoned RC;

c. There shall be direct access to a public Arterial Street;

d. A minimum 25 foot Landscape Buffer and a minimum six foot high opaque wooden fence within the Landscape Buffer shall be required adjacent to residential uses and Zoning Districts; and

e. The number of parking spaces required shall include the number of employees and the number of company vehicles and trailers to be utilized in conjunction with this use.

Sec. 6.4.49 Freight Forwarding Facilities

Freight Forwarding Facilities shall have a maximum Floor Area of 10,000 square feet or less; otherwise, this use shall comply with the Special Exception procedures of this Ordinance.

Sec. 6.4.50 Golf Course and Country Club

Golf Courses and Country Clubs shall be subject to the following standards and criteria:

A. An impact analysis must be submitted that indicates the potential number of members, the characteristics of the Golf Course or County Club membership, a traffic impact analysis and a complete site analysis as detailed below:

1. *Required Site Analysis.* The layout of any Golf Course or Country Club shall be determined after preparing the required site analysis. The detailed site analysis will be done in order to identify the site's most significant environmental, historic, cultural, and natural resources. The site analysis will include:

a. Characteristics of a vegetation survey related to land use will describe principal, predominant, and significant vegetation, by type, condition, age, use, and general or specific location. Features in the survey will include Trees and Shrubs, agricultural fields, treelines, native vegetation, orchards, groves, woodlots, pastures, wetlands, forests, and grasslands. The vegetation survey shall indicate any significantly large Trees or endangered plant or Animal species that may reside on the site and is protected by law.

b. Historic resources located within the proposed golf course development must be identified on the Plat. Sources such as the County of Charleston Historical Survey (1991), state registers, and federal registers such as the National Register of Historic Places shall be utilized in identifying these resources. The historical survey is important for noting structures and areas that must be protected as designated landmarks.

c. Land use on adjacent properties shall be identified. Features such as, but not limited to, roads, rice dams, traditional Settlement Areas, Cemeteries, clusters of Structures, parks, Marinas, and logging areas shall be shown.

d. All water features including streams and sensitive areas on the site, such as wetlands and riparian corridors, must be located. The purpose of locating these features is to limit disturbance of soil and vegetation that affect water quality features. Hydrography shall be used to determine where water required Wetland Buffers and other requirements such as Drainage Easements will be located. Wetland Buffers of 50 feet are required on all saltwater marshes, and 35 feet on all protected Freshwater Wetlands. All water bodies - rivers, streams, drainage channels, marshes or wetland, floodplains and aquifers must be inventoried or identified.

e. The purpose of identifying wildlife areas is to assess the ecological conditions of the landscape and to provide continuation of these habitat areas. Features of this survey shall include the presence of any threatened or endangered species, natural areas vital to wildlife species, habitat areas that are connected to larger undisturbed natural habitat (connected habitat system). Through this method the study will develop key points or areas that should be left undeveloped, then define those areas most suitable for development.

B. Within the OS, RM, AG, AGR, RR, S-3, R-4, and MHS Zoning Districts, only Audubon International "Signature Program" Golf Courses will be allowed.

C. Potential sites should be selected which allow the Golf Course or Country Club to be routed in such a way as to minimize the need to alter, create or remove existing native landscapes, Trees, and vegetation, and which provide opportunities for restoration/enhancement of valuable habitat.

D. Sites which have Archaeologically or Geologically significant and sensitive or critical habitat or environmental features shall be identified and either relocated or preserved through careful Golf Course or Country Club design. Permanent Open Space Easements or other techniques may be used, as appropriate, to effect preservation. The site design shall identify areas for restoration, replanting, and enhancement of riparian and littoral habitat to re-establish wildlife migration corridors and lineages between fragmented habitat areas. Protection and planned restoration/enhancements for such areas during construction and ongoing operation must be ensured. Native habitats and communities of special value to threatened/ endangered species shall be preserved to the greatest extent possible, consistent with State and Federal regulation.

E. Each site selected [as a] Golf Course Development will likely have a variety of habitat types present. These habitat types must be identified and provisions made for routing of the course or relocation of the species.

F. The site plan should protect drainage systems that support retained vegetation. Ponds shall be developed which mimic conditions in terms of both aesthetics and habitat.

G. Structures and Buildings should be located such that impacts to habitats and significant natural areas are avoided.

H. Design and Construction Standards.

1. Marshes, Creeks and Wetlands.

a. The Golf Course or Country Club design must attempt to minimize the number of marsh, creek, or wetland crossings. Marsh, creek or wetland crossings must be designed in such a way to minimize erosion and harmful effects of significant habitat and migration corridors.

b. Bridges must minimize alteration of the marsh, creek, or wetland environment.

c. Design must create and restore riparian habitat, especially in previously degraded habitat areas, and must reduce the impact of alterations necessitated by design and construction of the course.

d. The course design must employ vegetated buffer strips of sufficient width to mitigate impacts to riparian corridors and other significant habitat which may result from surface drainage of the Golf Course, cart paths, and other developed areas. In certain circumstances where riparian vegetation has been degraded or does not exist, turf grass, and rough areas may be located in closer proximity to the marshes, creeks, and wetlands.

e. Cart paths must be graded such that runoff from them generally does not flow directly into any marsh, creek or wetland.

f. Construction fencing/siltation barriers must be utilized during the construction phase where needed to protect habitat and marsh, creek, or wetland areas.

2. Trees.

a. The selected site must not be heavily forested (with more than 60 percent tree canopy coverage).

b. The design of the course and related facilities must maximize the preservation of clusters or significant stands of Trees, particularly Grand Trees, and otherwise preserve "interior" habitat areas.

c. Irrigation systems shall be designated to avoid impacting existing oaks or other sensitive vegetation.

d. If required by the Zoning and Planning Director, a certified professional arborist, botanist, or forester shall be employed by the Applicant to evaluate the status of the Trees and related habitats on the site and provide direction for restoration and/or enhancement of impacted Trees.

e. Cart paths within the Drip Lines of Trees slated for preservation must be grated in such a way as to not damage or stress the Tree.

f. Barriers (Curbs, fencing, vegetation, etc.) should be established to discourage cart and pedestrian travel off paths located within or adjacent to sensitive habitat.

3. Water Quality.

a. Lined artificial storage ponds must not be located in prime groundwater recharge areas.

b. Turf grass species and landscaping around Buildings should be selected which are drought resistant or tolerant and which are suited for any special site characteristics or soil conditions.

c. State-of-the-art irrigation systems with site meteorological monitoring capability should be used to minimize water use.

d. If on-site wells or ponds are to be used as the irrigation water source, analysis will be required to determine the safe yield in order to prevent aquifer, off-site wells and/or marsh, creek or wetland depletion. The Developer will be held responsible for any negative impact on water supplies to adjacent or nearby properties.

e. Paved areas should be limited in order to minimize impermeable surfaces, and thereby reduce surface runoff.

f. The project should employ established best management practices pursuant to the Non-Point Source Program guidelines to control non-point source (stormwater) runoff pollution. For example: impervious liners for Detention/ retention ponds and water hazards to protect ground and surface water quality; buffer strips, oil/grease separators or other recommended techniques for parking area drainage systems; grease traps and other recommended technologies for facilities such as golf cart maintenance or wash areas to prevent untreated runoff from entering the natural aquatic

environmental Berms, vegetative strips, grease traps, or other recommended technologies in parking areas for drainage controls to minimize pollution to nearby riparian areas ad surface waters.

g. The overall drainage system should be designed to ensure that there is no increase in the velocity or amount of off-site flows during major storm events.

4. *Archaeology.*

a. The design of the course must preserve significant archaeological areas and/or historic features present on the site.

b. Significant archaeological sites must be staked, flagged, or fenced off to insure their protection.

5. *Noise.*

a. Where possible, clubhouse facilities and other noise-generating uses and facilities should be located away from neighbors who might be impacted.

b. Roads must be sited such that traffic noise is minimized for adjacent areas.

6. *Growth-Inducing Impacts.*

a. The project should not provide infrastructure improvements that would be capable of serving new Development other than the proposed project.

b. The project should not stimulate economic expansion or growth (e.g. major changes in tax revenue base, employment expansion, etc.) other than that necessary to serve the proposed project.

c. The project should not establish a precedent for significant change in current *Comprehensive Plan* policy.

d. In cases where the Golf Course or Country Club Developer owns lands adjacent to the project site, a plan for the potential Development of those adjacent lands should be submitted for evaluation.

e. Deed restrictions, Open Space Easements, or other appropriate techniques must be used to mitigate or prevent growth-inducing impacts inside the Development.

I. **Notification.** Upon the receipt of a Complete Application for a Golf Course or Country Club, the Zoning and Planning Department shall notify neighbors within a 300-foot radius, Parties in Interest and place notification in the newspaper within 10 days. All notifications shall be done in accordance with the provisions contained in Chapter 3, Development Review Procedures, of this Ordinance.

Sec. 6.4.51 Solid Waste Disposal Facility

A. Solid Waste Disposal Facilities located in the Resource Management (RM) Zoning District shall comply with all of the requirements contained in the South Carolina Solid Waste Policy and Management Act of 1991, as amended.

B. The following requirements shall apply to Solid Waste Disposal Facilities located in or proposed to be located in the Rural Industrial (RI) and Industrial (IN) Zoning Districts:

1. Solid Waste Disposal Facilities that were legally established before April 21, 1999 shall be deemed Uses Permitted by Right, as defined in CHAPTER 12, *Definitions*, of this Ordinance.

2. Any proposed Solid Waste Disposal Facilities, except existing Solid Waste Disposal Facilities, shall comply with the Special Exception procedures of this Ordinance.

3. All Solid Waste Disposal Facilities shall comply with all of the requirements contained in the South Carolina Waste Policy and Management Act of 1991, as amended.

Sec. 6.4.52 Container Storage Facility

A. A Container Storage Facility (whether temporary or permanent), shall be subject to the following additional standards:

1. Uses shall be separated from any adjoining uses or public or private Rights-of-Way, excluding points of ingress or egress, by way of one of the following:

a. A suitably landscaped earthen Berm sufficient to screen neighboring or nearby property from the facility; and in no event less than eight feet in height above finished Grade; or

b. A solid concrete, brick, or masonry wall of not less than 10 feet in height above finished grade and completely screened from view from public Rights-of-Way by way of a vegetative buffer; or

c. A minimum vegetative buffer depth of 200 feet along the boundaries adjacent to any property zoned Residential and a minimum vegetative buffer depth of 50 feet otherwise. This buffer shall be located within the required Setback as described in Sec. 6.4.52.3.b.

2. Container Storage Facility light fixtures installed after January 1, 2005, shall be a type that minimizes fugitive light scatter and shall be directed into the Container Storage Facility away from neighborhoods. In addition, yard light fixtures installed after January 1, 2005, shall not be visible above the tree line from adjacent residential neighborhoods.

3. Storage within a Container Storage Facility shall be restricted by the following:
   a. Container stacking may be permitted, where appropriate, pursuant to an approved container stacking plan. Such plan shall, at a minimum, include a site plan showing the location of all abutting Streets and sidewalks, all internal travel- ways, a stagger stacking schedule, and the proposed maximum stacking heights. A suitable stacking plan shall feature a slope not exceeding a rise/run of ½ , shall include a perimeter setback of not less than 30 feet from the nearest stored container, the nearest sidewalk edge, or Right-of-Way edge, and shall indicate how the stacking plan meets all other requirements of this Ordinance; and
   b. Container and chassis storage is not permitted within 350 feet of the boundary adjacent to any property zoned Residential and within50 feet otherwise. In addition, containers stacked in the yard shall not be visible above the tree line from adjacent residential neighborhoods. Structures may be allowed in the area beyond the required buffer where container and chassis storage is prohibited, provided that proposed Structures meet all requirements of this Ordinance and receive Site Plan Review Approval.
4. In those instances which a proposed Container Storage Facility is viewed by the Zoning and Planning Director as having a substantially negative impact on a surrounding area(s) or adjoining property(ies), based on the facility's location, proposed use, permitted use, or actual use of the property, the Zoning and Planning Director shall bring the matter to the next available meeting of the Board of Zoning Appeals for hearing and decision, pursuant to Article 3.13 of this Ordinance.

B. Any facility involved in, or location used for, the purposes provided within Sec. 6.4.52 and not zoned Industrial (IN) as of November 20, 2001 shall cease operations no later than November 20, 2004. Any facilities engaged in stacked storage as of November 20, 2001, shall come into compliance with Sec. 6.4.52 by November 20, 2004, and shall be bound by the three year general amortization schedule provided for herein above.

Sec. 6.4.53 Cemetery

Cemetery uses require a minimum five-acre Lot Area, a minimum 25-foot Landscaped Buffer from adjacent properties, and completion of the Site Plan Review process. Non-commercial, family cemeteries shall be allowed as a use by right and shall not require Site Plan Review approval or a Zoning Permit. A Cemetery use on the same Lot as or on a Lot adjacent to a religious facility shall be allowed as a use by right.

Sec. 6.4.54 Kennel

Kennels shall be subject to the following standards:

A. **Minimum Lot Size.** The Lot size shall contain a minimum of five acres.

B. **Exception to Minimum Lot Size.** This use may be approved for a Lot that is at least two acres in size in accordance with the Special Exception procedures contained in this Ordinance.

C. **Required Screening and Landscaped Buffer.**
   1. A minimum 100-foot Landscaped Buffer from all adjacent properties is required. A Variance for a reduction of this Buffer may be requested from the Board of Zoning Appeals in compliance with the procedures of ARTICLE 3.10, ZONING VARIANCES, of this Ordinance.
   2. Outdoor activities shall not be located within or have access to the required Landscaped Buffers.

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

Sec. 6.4.55 Fishing, Hunting, or Recreational Guide Service

If accommodations are offered in conjunction with a Fishing, Hunting, or Recreational Guide Service use, the requirements of Article 6.8, *Short-Term Rentals*, of this Ordinance for the Zoning District in which the Parcel is located shall apply; otherwise, a Planned Development Zoning District application must be processed pursuant to the requirements of this Ordinance.

Sec. 6.4.56 Aviation and Private Air Strip

A. A Private Air Strip, as defined in this Ordinance, must comply with the Special Exception procedures of this Ordinance.

B. Facilities providing landing and/or takeoff areas, service, hanger, or storage for aircraft, helicopters, lighter than air aircraft, hot-air balloons, or other similar craft, with the exception of a Private Air Strip (as defined in this Ordinance), must comply with the Planned Development Procedures contained within this Ordinance.

Sec. 6.4.57 Manufacturing and Production

A. The following requirements shall apply to all Zoning Districts subject to conditions (C):

1. All activities related to the specialized manufacturing use shall be confined to a Structure that is entirely enclosed.
2. If the Zoning and Planning Director finds a proposed Manufacturing and Production use will have a substantially negative impact on a surrounding area or adjoining property, the use shall comply with the Special Exception procedures of this Ordinance.

A. The following additional conditions shall only apply to the RR, and CC Zoning Districts:

1. A structure or structures used for specialized manufacturing shall have a maximum Floor Area of 5,000 square feet; otherwise, this use shall comply with the Special Exception provisions of this Ordinance;
2. Specialized manufacturing shall have no more than ten employees, otherwise this use shall comply with the Special Exception provisions of this Ordinance; and
3. On-site retail sales are limited to 25 percent of the gross receipts and 15 percent of the floor area.

Sec. 6.4.58 Recycling Collection, Drop-off

Such uses shall not be allowed in areas where curbside pickup is provided.

ARTICLE 6.5 ACCESSORY USES AND STRUCTURES

Sec. 6.5.1 Purpose and General Provisions

A. **Purpose.** The purpose of this Article is to establish minimum standards for Accessory Uses, Buildings, and Structures. For the purposes of this Article, the term "Accessory Structures" shall include "Accessory Buildings," the term "Principal Structures" shall include "Principal Buildings," and the term "Structures" shall include "Buildings" unless the Zoning and Planning Director determines otherwise. Permitted uses and approved Special Exception uses shall be deemed to include Accessory Uses and Structures that are necessarily and customarily associated with, and appropriate, incidental, and subordinate to the allowed Principal Use.

B. General Provisions.

1. An Accessory Use is a use customarily incidental and subordinate to the Principal Use of a Zoning Lot or of a Structure. Accessory Uses shall be subject to the same regulations as apply to Principal Uses in each zoning district, unless otherwise expressly stated.
2. An Accessory Structure is a Structure that is detached from a Principal Structure and customarily incidental and subordinate to the Principal Structure. Accessory Structures include, but are not limited to, Swimming Pools, Fences, Barns, Garages, sheds, gazebos, and detached Accessory Dwelling Units. If any Accessory Building is attached to a Principal Building with a roof supported by columns or walls, it shall be deemed part of the Principal Building provided the attachment is a minimum of four feet in width with a minimum length to width ratio of four to one. In such cases, the Building shall comply with the Setback requirements of the applicable Zoning District.
3. Accessory Uses and Accessory Structures shall be subordinate to and serve a Principal Use or Principal Structure.
4. Non-Agricultural Accessory Structures shall be subordinate to the Principal Structure in terms of height and gross Floor Area.
5. Accessory Structure footprints shall be included in the calculation of Building Coverage and Impervious Surface Coverage.
6. Accessory Uses and Accessory Structures shall be located on the same Lot as the Principal Use or Principal Structure served unless otherwise specified in this Ordinance.

Effective on: 8/29/2019, as amended

Sec. 6.5.2 Establishment

A. Establishment.

1. Unless otherwise expressly permitted in this Ordinance, no Accessory Uses shall be established and no Accessory Structures shall be allowed on the subject Parcel until all required permits and approvals for the Principal Use or activity have been obtained and there are no current zoning and/or Building Code violations on the property.
2. Zoning Permits are required for the establishment of Accessory Uses and the construction of Accessory Structures and when any of the following apply:

a. A legally permitted Accessory Use is expanded to or within an existing Structure or in an outdoor area devoted to the use;

b. The use of a legally permitted Accessory Structure is changed;

c. The size of a legally permitted Accessory Structure is expanded; and/or

d. The impervious surface area related to a legally permitted Accessory Use or Accessory Structure is increased by more than 120 square feet in cumulative total on properties located in the Urban/Suburban Area with the exception of properties located in the S-3 Zoning District.

B. **Unlisted Accessory Uses.** The provisions of Sec. 6.3.5, *New or Unlisted Uses and Use Interpretation*, of this Ordinance shall apply whenever there is a question regarding the category of Accessory Use pursuant to this Ordinance.

Sec. 6.5.3 Residential Accessory Uses and Accessory Structures

The following are allowed as Accessory Uses and Accessory Structures to legally permitted Residential Uses provided they comply with all applicable requirements of this Ordinance:

A. Fences and Walls;

B. Garages, and carports;

C. Gate houses and guard houses;

D. Home Occupations;

E. Playhouses, patios, cabanas, porches, gazebos and incidental household storage buildings;

F. Radio and television receiving antennas or dishes;

G. Recreational and play facilities for the use of residents;

H. Solar Collectors;

I. Tennis courts, Swimming Pools, hot tubs, and related mechanical equipment;

J. Accessory Dwelling Units;

K. Manufactured Housing Units;

L. Barns and farming-related Structures even if the subject Parcel does not contain a Principal Use or Principal Structure;

M. The selling of Sweetgrass Baskets; and

N. Other necessary and customary uses determined by the Zoning and Planning Director to be appropriate, incidental and subordinate to the Principal Use of the Lot, subject to compliance with any standards contained within this Ordinance.

Sec. 6.5.4 Agricultural Accessory Uses and Accessory Structures

Allowed Agricultural Accessory Uses shall include all residential Accessory Uses and those Accessory Uses and activities customarily associated with agricultural operations, as determined by the Zoning and Planning Director. Barns and Farm- related Structures, including Roadside Stands shall be allowed on all Parcels in the Agricultural Zoning Districts, even if the Subject Parcel does not contain a Principal Structure provided that Roadside Stands comply with the requirements of Sec. 6.4.8, *Roadside Stands.*

Manufactured Housing Units, Modular Building Units, and Pre-Manufactured Container Units may be allowed as Accessory Structures for the purposes of Permanent Storage Units in the AGR, AG-8, AG-10, AG-15, RM, CC, RI, and IN Zoning Districts provided they comply with the provisions of Sec. 6.5.17.B, 6.5.17.E, 6.5.17.H, and 6.5.17.I of this Ordinance.

Effective on: 8/29/2019, as amended

Sec. 6.5.5 Commercial and Industrial Accessory Uses and Accessory Structures

The following shall be allowed as Accessory Uses and Accessory Structures to legally permitted Commercial and Industrial uses provided they comply with all applicable requirements of this Ordinance:

A. One Dwelling Unit for security or maintenance personnel;

B. Fences and Walls;

C. Gates and guard houses;

D. Off-street parking;

E. Radio and television receiving antennas or dishes and support structures;

F. Recreation areas and facilities for the use of employees;

G. Cafeterias, dining halls and similar food services when operated exclusively for the convenience of employees, clients, or visitors to the Principal Use;

H. Day care facilities when operated exclusively for the convenience of employees of the Principal Use;

I. Gift shops, newsstands and similar commercial activities operated exclusively for the convenience of employees, clients, or visitors to the Principal Use;

J. Solar Collectors;

K. Recycling Collection, Drop-Off;

L. Permanent Storage Units;

M. Personal Services and Retail Sales;

N. The selling of Sweetgrass Baskets; and

O. Other necessary and customary uses determined by the Zoning and Planning Director to be appropriate, incidental and subordinate to the Principal Use of the Lot, subject to compliance with any standards contained within this Ordinance.

Sec. 6.5.6 Accessory Retail Sales and Personal Services

Personal Services and Retail Sales established with the express purpose of providing a convenience for tenants of residential or Office Development shall be permitted, subject to the following limits:

A. The accessory activity shall be located on the same Zoning Lot as the Principal Use.

Sec. 6.5.7 Civic and Institutional Accessory Uses and Accessory Structures

The following shall be allowed as Accessory Uses and Accessory Structures to legally permitted Civic and Institutional uses provided they comply with all applicable requirements of this Ordinance:

A. Refreshment stands and food and beverage sales located in uses involving public assembly;

B. Cafeterias, dining halls, and similar food services when operated primarily for the convenience of employees, residents, clients, patients, or visitors to the Principal Use;

C. Gift shops, newsstands, and similar commercial activities operated primarily for the convenience of employees, residents, clients, patients, or visitors to the Principal Use;

D. Recreation areas and facilities for the use of employees;

E. The selling of Sweetgrass Baskets;

F. Recycling Collection, Drop-off;

G. Manufactured or Modular Structures;

H. Solar Collectors; and

I. Other necessary and customary uses determined by the Zoning and Planning Director to be appropriate, incidental, and subordinate to the Principal Use of the Lot, subject to compliance with any standards contained within this Ordinance.

Effective on: 8/29/2019, as amended

Sec. 6.5.8 Accessory Structures in Residential and Residential Office (RO) Zoning Districts

Unless otherwise expressly stated and in addition to any other applicable provisions of this Ordinance, Accessory Structures in Residential and Residential Office (RO) Zoning Districts shall be subject to the following requirements:

A. An Accessory Structure erected as an integral part of the Principal Structure shall be made structurally a part thereof, shall have a common wall therewith, and shall comply in all respects with the requirements of these and other regulations applicable to Principal Structures.

B. A detached Accessory Structure shall be located:

1. Wholly to the rear of the Principal Structure, provided that this limitation shall not apply to carports or Garages;
2. At least six feet from any other Dwelling, including those under construction;
3. At least three feet from any interior Lot line in a Residential Zoning District if in an RO Zoning District that abuts a Residential Zoning District, the Accessory Structure in the RO Zoning District shall be located at least 10 feet from the abutting interior Lot line. When an RO Zoning District abuts another Office or Nonresidential Zoning District, setbacks for Accessory Structures are not required;
4. To meet the Principal Structure Front Setback requirements of the Zoning District in which the Lot is located as set forth in Chapter 4, Base Zoning Districts, of this Ordinance.

5. If on a corner Lot, the detached Accessory Structure shall not project in front of the front Building line required or existing on the adjacent Lot.

C. A detached Accessory Structure may be constructed on an adjacent vacant Lot if both Lots are in the same ownership, unless otherwise allowed to be established on a separate Lot pursuant to this Ordinance.

D. Accessory Structures shall be included in Building Coverage and Impervious Surface Coverage.

E. The Accessory Dwelling Unit provisions of this Ordinance apply in addition to the requirements of this Section; and

F. An Accessory Structure that is attached to the Principal Structure pursuant to this Ordinance shall comply with the Principal Structure Setback requirements of the Zoning District in which the Lot is located as set forth in Chapter 4, *Base Zoning Districts*, of this Ordinance.

Sec. 6.5.9 Accessory Dwelling Units

In Agricultural and Residential Zoning Districts, one Accessory Dwelling Unit may be established on an existing Lot subject to the following standards:

A. If located in the Rural Area, the Lot must have a minimum area at least 50 percent larger than the minimum area required for a Principal Structure and the heated gross floor area of the Accessory Dwelling Unit shall not exceed 1,500 square feet.

B. Only one Accessory Dwelling Unit shall be permitted per Lot.

C. Accessory Dwelling Units placement shall comply with all dimensional standards of the applicable Zoning District, as contained in CHAPTER 4, *Base Zoning Districts*, of this Ordinance, including all Setback, buffer, Building Coverage, Impervious Surface Coverage, height requirements, and waterfront development standards. However, Accessory Dwelling Units within Residential and Residential Office (RO) Zoning Districts in the Urban/Suburban Area shall comply with the Setback requirement of Sec. 6.5.8.B.3.

D. Accessory Dwelling Units placed on Parcels that contain or abut an OCRM Critical Line shall comply with the requirements of Article 4.24.2, *Minimum Lot Standards for Accessory Dwelling Units on Parcels which Contain or Abut an OCRM Critical Line*.

E. Separate electrical meters shall not be allowed for attached Accessory Dwellings Units.

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

Sec. 6.5.10 Manufactured Housing Units

A. In Agricultural Zoning Districts, a Manufactured Housing Unit may be used for one caretaker's quarters. It shall not be permitted for other than residential use unless authorized elsewhere in this Ordinance.

B. Applications to use Manufactured Housing Units while construction is in progress on a permanent Structure shall be submitted to the Zoning and Planning Director for a Zoning Permit in accordance with the requirements of this Ordinance. Such a temporary unit shall be removed from the premises within 30 days of issuance of a Certificate of Occupancy for the permanent Structure.

C. Manufactured Housing Units may be utilized for classroom and related uses for a two-year period or as otherwise expressly provided in the approval of a Special Exception. The period of use may be extended upon application and proper findings by the Board of Zoning Appeals.

D. Where needed for the general welfare of the public, governmental entities may utilize Manufactured Housing Units as classrooms, clinics, Offices and caretaker's quarters, provided Special Exception approval has been obtained.

E. Manufactured Housing Units, Modular Building Units and Pre-Manufactured Container Units shall not be allowed as Accessory Uses or Accessory Structures for purposes of Permanent Storage Units unless they are located in an AGR, AG-8, AG-10, AG-15, RM, CC, or RI Zoning District and comply with the provisions of Section 6.5.17.B, 6.5.17.E, 6.5.17.H, and 6.5.17.I of this Ordinance.

Sec. 6.5.11 Home Occupations

A. **General.** The regulations of this Section are intended to permit residents to engage in Home Occupations, while ensuring that Home Occupations will not be a detriment to the character and livability of the surrounding area. Home Occupations must remain subordinate to the principal residential use of the property and the viability of the residential use must be maintained. Zoning Permits shall be required for all Home Occupations.

B. **Where Allowed.** A Home Occupation that complies with the regulations of this Section shall be allowed as an Accessory Use to legally permitted Residential or Agricultural Principal Use.

C. **Allowed Uses.** The Home Occupation regulations of this Section establish performance standards rather than detailed lists of allowed Home Occupations. Uses that comply with all of the standards of this Section will be allowed as Home Occupations

unless they are specifically prohibited.

D. **Prohibited Uses.** The following are prohibited as Home Occupations unless expressly authorized elsewhere in this Ordinance.

1. *Vehicle/Equipment Repair, Rental, or Sales.* Any type of repair, rental, sales or assembly of vehicles or equipment with internal combustion engines (such as autos, motorcycles, scooters, outboard marine engines, lawn mowers, chain saws, and other small engines) or of large appliances (such as washing machines, dryers, and refrigerators) or any other work related to automobiles and their parts is prohibited as a Home Occupation in the RR, S-3, R-4, MHS, UR, and MHP Zoning Districts, unless these types of repairs, rentals, or sales take place in an enclosed Structure and pose no noise or safety concerns.
2. *Restaurants.* Restaurants and food service establishments, with the exception of Catering uses, are not allowed as Home Occupations.
3. *Employee Dispatch Centers.* Dispatch centers, where employees come to the site to be dispatched to other locations, are not allowed as Home Occupations.
4. *Animal Care or Boarding.* Animal care or boarding facilities (including Animal Hospitals, Kennels, Stables, and all other types of Animal boarding and care facilities) are not allowed as Home Occupations in the S-3, R-4, MHS, UR, and MHP Zoning Districts.
5. *Medical Offices or Clinics.* Medical Offices and medical clinics are not allowed as Home Occupations in the R-4, MHS, UR, and MHP Zoning Districts. This includes doctors' Offices, dentists' Offices, psychologists' Offices, Hospitals, and all other medical care facilities. The prohibition shall not be interpreted as preventing medical practitioners from seeing patients in the practitioner's home on an emergency basis. Limited Prosthetic Manufacturing as defined in Chapter 12, *Definitions*, of this Ordinance shall be allowed.
6. *Funeral Homes.* Funeral Services, including Funeral Homes, are not allowed as Home Occupations.
7. *Barber Shops, Beauty Shops, and Nail Salons.* Hair, Nail, and Skin Care Services, including barber shops, beauty shops, nail salons, and similar personal services, with more than one chair, are not allowed as Home Occupations.
8. *Dancing Schools.* Dancing schools are not allowed as Home Occupations.
9. *Short-Term Rental Properties (STRP).* STRPs are not allowed as Home Occupations.
10. *Special Trade Contractors (Offices/Storage).* Special Trade Contractors (Offices/Storage) are prohibited as Home Occupations.
11. *Firearm Sales and Repair.* Firearm Sales and Repair are prohibited as Home Occupations.

E. **Employees.** A maximum of two full-time or two part-time employees, who are not full-time residents of the home where the Home Occupation is located, are is allowed. The Home Occupation may have other employees who are not working at the residence, but work at other off-site locations, if applicable. For the purpose of this provision, the term "nonresident employee" includes an employee, business partner, co-owner, or other person affiliated with the Home Occupation, who does not live at the site, but who visits the site as a part of the Home Occupation.

F. **Resident Operator.** The operator of a Home Occupation shall be a full-time resident of the Dwelling Unit.

G. **Customers.** Customers may visit the site of a Home Occupation only during the hours of 8:00 a.m. to 8:00 p.m., with no more than an average of one customer or client per hour being allowed.

H. **Floor Area.** No more than 25 percent of the total Floor Area of the Dwelling Unit may be used to house a Home Occupation. Up to 1,000 square feet of a legally permitted Accessory Structure, such as a Garage, may be used for a Home Occupation.

I. **Outdoor Activities.** All activities and storage areas associated with Home Occupations must be conducted in completely enclosed Structures, with the exception of Crop Production.

J. **Exterior Appearance.** There shall be no visible evidence of the conduct of a Home Occupation when viewed from the Street or from an adjacent Lot. There shall be no change in the exterior appearance of the Dwelling Unit that houses a Home Occupation or the site upon which it is conducted that will make the Dwelling appear less residential in nature or function.

Examples of prohibited alterations include, but are not limited to, construction of Parking Lots, adding entrances to the Dwelling Unit, erecting signage, and adding commercial-like exterior lighting. The use of Snipe Signs is prohibited.

K. **Operational Impacts.** No Home Occupation or equipment used in conjunction with a Home Occupation may cause odor, Vibration, noise, electrical interference, or fluctuation in voltage that is perceptible beyond the Lot Line of the Lot upon which the Home Occupation is conducted. No hazardous substances may be used or stored in conjunction with a Home Occupation.

L. **Vehicles.** Not more than one pick-up truck, car, sports utility vehicle, or van used in conjunction with a Home Occupation may be parked at the site of the Home Occupation in any RR, S-3, R-4, MHS, UR, or MHP Zoning District. The Heavy Commercial Vehicle requirements of Section 6.5.15, *Storage and Parking of Heavy Commercial Vehicles in Residential Zoning Districts*, shall apply to Home Occupations.

M. **Deliveries.** Deliveries and pick-ups of supplies or products associated with Home Occupations are only allowed between the hours of 8:00 a.m. and 8:00 p.m.

N. **Sales.** No article, product, or service may be sold in connection with a Home Occupation, other than those produced on the premises or comprise 25 percent or less of the gross receipts, provided that online sales are allowed if there are no in-person or walk-in purchases.

Sec. 6.5.12 Animals

A. The keeping of Household Pets shall be allowed as an Accessory Use in all Zoning Districts in which Dwelling Units are allowed.

B. The keeping of Exotic Animals shall not be allowed as an Accessory Uses unless approved as a Special Exception in accordance with the procedures contained in this Ordinance.

Sec. 6.5.13 Accessory Storage of Major Recreational Equipment

Major Recreational Equipment shall not be used for living, sleeping, or housekeeping purposes.

Sec. 6.5.14 Storage and Repair of Inoperable Motor Vehicles

A. The open storage and/ or repair of Inoperable Motor Vehicles is not permitted within the required Front Setback.

B. Inoperable Motor Vehicles must be screened by a Fence, Wall, Building, or vegetative buffer that completely shields the vehicles from view off-site.

C. The storage and/or repair of more than two Inoperable Motor Vehicles is prohibited on all Lots in Suburban Residential Zoning Districts, as well as in all Office, commercial, and industrial Zoning Districts unless legally permitted for use as a salvage yard pursuant to this Ordinance.

D. In all Suburban Residential Zoning Districts, storage of Motor Vehicle parts is allowed only within a completely enclosed Accessory Structure located on the same Lot as the Principal Dwelling Unit.

Sec. 6.5.15 Storage and Parking of Heavy Commercial Vehicles

For the purposes of neighborhood preservation, public safety, and public Right-of-Way maintenance considerations, storage or parking of Heavy Commercial Vehicles, upon any Lot, land, Street, or Right-of-Way in the S-3, R-4, MHS, and UR Zoning Districts is prohibited. This prohibition shall not apply to Heavy Commercial Vehicles that are actively being loaded, unloaded, or used in the process of pick-up or delivery of products, materials, or passengers at a residential location.

Sec. 6.5.16 Vehicle Sales

Not more than two operable or Inoperable Motor Vehicles may be offered for sale upon any Lot unless such sales activities are legally permitted pursuant to this Ordinance. A vehicle for sale upon a Lot in a Residential Zoning District must be owned by the owner of the subject Lot and must comply with Section 6.5.14, *Storage and Repair of Inoperable Motor Vehicles.*

Sec. 6.5.17 Temporary Portable Storage Units

Temporary Portable Storage Units are permitted if located on the same Lot as the Principal Structure subject to the following conditions:

A. If the Temporary Portable Storage Unit is located on a Lot with a Nonresidential or Office use or Zoning District designation for a period exceeding 15 days, the requirements of Sec. 3.7.3, *Limited Site Plan Review*, shall apply;

B. The maximum size of a Temporary Portable Storage Unit shall not exceed 160 square feet of indoor storage;

C. A maximum of 160 square feet of indoor temporary portable storage shall be permitted per Lot in Residential Zoning Districts;

D. Temporary Portable Storage Units are allowed for a period not to exceed a total of six months in one calendar year. Zoning Permits shall be required for Temporary Portable Storage Units that remain on a property for a time period exceeding 15 consecutive days;

E. Temporary Portable Storage Units shall not be placed in any Right-of-Way, Street, retention area, septic field, Easement, or on public property and shall not create a site obstruction for any vehicular or pedestrian traffic;

F. Temporary Portable Storage Units shall conform to the Accessory Structure requirements contained in this Ordinance;

G. The maximum area of a Temporary Portable Storage Unit dedicated to signage shall be limited to 27 square feet per side or 58 square feet total;

H. Temporary Portable Storage Units shall be kept in good condition, free from evidence of deterioration, weathering, mildew, discoloration, rust, ripping, tearing, or other holes or breaks;

I. Temporary Portable Storage Units shall not be used for the storage of hazardous or flammable substances, live Animals, or human habitation;

J. All vendors providing service related to the transportation of household goods and/or rental/delivery of Temporary Portable Storage Units shall be in compliance with the State of South Carolina's Regulatory Laws and licensing requirements through the Public Service Commission. Proof that the liability insurance of the company owning the Temporary Portable Storage Units is equal to the minimum amount required by the Public Service Commission shall be required at the time of permitting; and

K. The regulations of this Section shall not apply to Temporary Portable Storage Units that are:

1. Placed for construction purposes and in conjunction with Building Permits, which may exceed the permitted time period, as long as the Building Permit remains active with continuous construction; and
2. Placed during any period of declared emergency by Federal, State, or Local official action.

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

Sec. 6.5.18 Permanent Storage Units

Permanent Storage Units are permitted subject to the following conditions:

A. **Applicability.** The requirements of this Section apply to any Permanent Storage Unit, as defined in subsection C.

B. Location.

1. Permanent Storage Units may be established as an Accessory Use to any Principal Use in an RR, AGR, AG-8, AG-10, AG-15, RM, CC, RI, or IN Zoning District. Permanent Storage Units are not permitted in any other Zoning District.
2. Permanent Storage Units are permitted only in the rear yard, as defined in subsection C.

C. **Definitions.** For the purposes of this Section, the following definitions apply:

1. "Manufactured Housing Unit", "Modular Building Unit", and "Pre-Manufactured Container Units" are as defined in Chapter 12, Definitions.
2. "Rear Yard" means the area between the rear of the Principal Structure and the Rear Lot Line.
3. "Permanent Storage Unit" means any Manufactured Housing Unit, Modular Building Unit, or Pre- Manufactured Container Unit exceeding 120 square feet in size that is used solely for Nonresidential or Office purposes.

D. **Permitting.** Permanent Storage Units shall not be established or placed on Lots or Parcels unless the Zoning and Planning Director has issued a Zoning Permit authorizing the Permanent Storage Unit pursuant to this Ordinance.

E. **Screening.**

1. Permanent Storage Units shall be completely screened from view from adjacent properties and the Street, all Lot Lines except the Rear Lot Line, and along all Lot Lines abutting a waterway. The screening must conform to subsection 2, below.
2. Screening shall include at least one of the following:
   a. The Principal Structure and any required buffering or screening on the Lot; or
   b. If the methods in subsection a, above, are not sufficient to provide complete screening, a minimum Type A Land Use Buffer pursuant to Sec. 9.4.4, *Landscape Buffers*, or a minimum six foot masonry wall must be provided between the Permanent Storage Unit and the required Lot Lines.

F. **Building Design.** The requirements contained in subsections 1 through 5, below, apply to all Permanent Storage Units, regardless of screening:

1. The Building footprint of the Permanent Storage Unit shall not occupy more than 500 square feet.;
2. The Building Height of the Permanent Storage Unit shall not exceed 12 feet.;
3. Permanent Storage Units must be installed, underskirted, and anchored in the same manner as the Principal Building;
4. All moving or towing apparatus must be removed or concealed with skirting, including hitch, wheels and axles.; and
5. Bare, unfinished metal is prohibited as an exterior building material.

G. **Existing Permanent Storage Units.** Permanent Storage Units in existence prior to July 19, 2006 shall be considered to be existing legal Nonconforming Structures pursuant to the requirements of Art. 10.3, *Nonconforming Structures*, of this Ordinance.

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

Sec. 6.5.19 Solar Collectors

Solar Collectors may be established as Accessory Uses in all Zoning Districts pursuant to the requirements listed below. Solar Farms are not allowed as Accessory Uses or Structures.

A. **General Requirements.**

1. Solar Collectors incorporated into Nonresidential Structures shall be integrated into the basic form and main body of the Structure. If roof-mounted, all collector panels shall fit into the form of the roof; if the roof of the Structure is sloped or if "rack" mounting is used on a flat roof, the mounting must be concealed from view at Street level. Exposed rack supports and free-standing collectors apart from the main Structure shall not be allowed;
2. All components servicing the collector panels shall be concealed, including mechanical piping and conduits; and
3. All exposed metal shall be of a color that will blend into its surroundings.
4. Solar Collectors shall be designed with anti-reflective coating to minimize glare. Provisions for the use of adequate technology and construction methods such as anti-reflective coating or textured glass used as panel materials shall be required to prevent and deflect bird deaths. Mirrors shall be prohibited.

B. Roof-Mounted Solar Collectors.

1. Roof-mounted Solar Collectors located on the front or side of Residential Structure roofs visible from the public Right-of- Way shall not extend above the peak of the roof plane where it is mounted, and no portion of any such Solar Collector shall extend more than 24 inches as measured perpendicularly to the roof at the point where it is mounted.
2. Roof-mounted Solar Collectors located on the rear or interior side of Residential Structure roofs shall not extend above the peak of the roof plane where it is mounted and no portion of any such Solar Collector shall extend more than four feet as measured perpendicularly to the roof at the point where it is mounted.
3. Roof-mounted Solar Collectors are exempt from Building Height requirements.

C. **Ground-Mounted Solar Collectors.** The requirements listed below shall apply to ground-mounted Solar Collectors in addition to the applicable requirements of this Article.

1. All utility service lines serving a ground-mounted Solar Collector shall be located underground;
2. Ground-mounted Solar Collectors shall not exceed 16 feet in height as measured from the ground to the foremost tip of the Solar Collector;
3. Ground-mounted Solar Collectors shall not exceed 5,000 square feet in Residential and Agricultural Zoning Districts; otherwise, the Special Exception procedures of this Ordinance shall apply;
4. Ground-mounted Solar Collectors shall be located to meet all setback requirements of the Principal Structure; and
5. Ground-mounted Solar Collectors shall be screened in a manner that completely shields the Solar Collectors from view off-site.

ARTICLE 6.6 TEMPORARY USES AND STRUCTURES

Sec. 6.6.1 Manufactured Housing Units

The Zoning and Planning Director shall be authorized to approve a Zoning Permit for the temporary placement and use of a Manufactured Housing Unit as an Accessory Dwelling Unit in accordance with the following standards:

A. The Manufactured Housing Unit shall be restricted to residential purposes and shall be located on the same Lot with a Single-Family Detached Dwelling or a Manufactured Housing Unit or on an individual abutting Lot. The following criteria shall be utilized to determine the need for the temporary use:

1. The Person who will occupy the Manufactured Housing Unit is a relative by blood or marriage;
2. The Manufactured Housing Unit proposed is of a temporary nature which can be easily removed after expiration of the Zoning Permit;
3. The physical and/or mental conditions of the Person who will occupy the Manufactured Housing Unit shall be certified by a physician;
4. Written approval of all abutting landowners shall be required; and

5. The proposed Manufactured Housing Unit installation shall meet South Carolina Department of Health and Environmental Control (DHEC) standards and have their written approval.

B. The Zoning and Planning Director may revoke or terminate the Zoning Permit at the request of the initiating applicant or upon finding that Zoning Permit conditions are being violated. The temporary accommodations, together with any associated services, shall be removed from the premises within 30 days after notice of termination.

C. Zoning Permits for such use shall be valid for a maximum of one year, and upon written request of the initiating applicant and Lot owner including demonstration of compliance with the requirements of this Ordinance, the Zoning and Planning Director may approve annual extensions.

Sec. 6.6.2 Temporary Sales

A. Auctions or garage sales of second-hand merchandise which has been used on the premises may be conducted on a Lot where permitted as an Accessory Use pursuant to this Ordinance. Such sales may be conducted only once in a calendar year from the same Lot.

B. Turkey shoots and the sale of Christmas trees and, fireworks are authorized where allowed as an Accessory Use and shall not exceed a total time period of 60 days during a one-year period.

C. Other temporary sales of merchandise shall be permitted as an Accessory Use to legally permitted Principal Use, provided that the maximum term for such Zoning Permit shall not exceed ten consecutive days, and no more than four such Zoning Permits may be issued per Lot, per calendar year.

Sec. 6.6.4 Construction Facilities

A. Accessory construction facilities are~~may be~~ allowed in order to establish an operations base in the Orange Hill Planned Development ~~any Zoning~~ District ~~upon obtaining Special Exception approval pursuant to the requirements of Art. 3.6, *Special Exceptions*, of this Ordinance~~. Included in accessory construction facilities are temporary batching plants for asphaltic or Portland cement concrete, temporary Buildings, field storage of materials and/or equipment.

B. Such construction facilities must be located on the project site or within a three-mile radius of the project site.

C. Each Zoning Permit shall specify the location of the proposed facility and define the area and boundaries to be served.

D. The Zoning Permit shall be granted of a maximum of three~~one~~ years and upon written request of the Property Owner, may be extended for up to one year. Upon termination of the Zoning Permit, all materials used in the construction or installation shall be removed from the premises.

E. Ingress and egress from such facilities shall be only through the access points shown on Exhibit 11.4 to the Orange Hill Development Agreement. ~~from major arterials which give rise to the least traffic through residential areas~~.

ARTICLE 6.7 SPECIAL EVENTS USE

Sec. 6.7.1 Purpose

The intent of this Article is to provide regulations that guide the use of unincorporated properties for the purpose of hosting Special Events of varying sizes and functions, while protecting the surrounding community. The regulations of this Article shall apply in conjunction with any other standards contained within this Ordinance.

Sec. 6.7.2 Private Special Events

The following are exempt from the requirements of this Article and shall not require the issuance of a Zoning Permit:

A. Private parties and gatherings that do not meet the definition of Special Event included in this Ordinance;

B. Auctions of private real estate;

C. Estate auctions;

D. Neighborhood gatherings only for the residents of the applicable neighborhood;

E. Temporary Uses pursuant to Article 6.6, Temporary Uses and Structures, of this Ordinance;

F. Outdoor Special Events which the Zoning and Planning Director determines are accessory uses to legally established businesses in Commercial and Industrial Zoning Districts or legally established public or civic facilities, and for which the entire event, including vendors, patrons, and all parking can be contained onsite. In such cases, the requirements of Sec. 6.7.5.B and Sec. 6.7.5.C apply; and

G. Indoor Special Events held in legally established businesses in Commercial and Industrial Zoning Districts or legally

established public facilities or civic facilities.

The Zoning and Planning Director may exempt other organized activities from the requirements of this Article on a case-by-case basis, if the criteria listed below are met:

A. The activity has less than 100 people in attendance;

B. There are no impacts on public Streets, Rights-of-Way, and/or County owned or managed parks or facilities; and

C. There are no impacts on normal vehicular and pedestrian traffic requiring the use of County services.

Sec. 6.7.3 Temporary Special Events

Temporary public assembly use and Special Events, such as cultural events, outdoor concerts and parking for Special Events, shall require a Temporary Special Events Permit from the Zoning and Planning Director. Such permit shall not be issued for periods in excess of ten consecutive days, and no more than five such permits may be issued per lot, per calendar year, except as otherwise limited by this Article. The requirements of Sec. 6.7.5, *Outdoor Special Events (Principal Uses and Temporary Special Events)*, shall apply in addition to the requirements of this Section. Any Temporary Special Event utilizing 25 acres of land area or more shall require Special Exception approval in accordance with the procedures contained in CHAPTER 3, *Development Review Procedures*, of this Ordinance.

Temporary Special Events Permits may be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity and the site can safely support the proposed activity. The following information is required to be submitted with applications for Temporary Special Events Permits (in addition to the required fee):

A. A detailed Letter of Intent describing the purpose of the event indicating date(s) and time(s), anticipated number of participants, and whether alcohol will be served and if amplified sound (music or other amplified noise) will be utilized;

B. A legible site plan drawn to scale indicating vehicular traffic areas (parking, driveways, circulation etc.), gathering areas, restroom and vendor locations, and locations of existing and planned structures to be used as part of the event;

C. Letters of coordination from Fire, Police, and Emergency Medical Services and Building Inspection Services if applicable;

D. Documentation of Charleston County Business license issuance for the host and participating vendors and copy of valid Department of Revenue license if alcohol will be sold;

E. Documentation from pertinent service providers for restroom facilities and garbage collection; and

F. Other pertinent information as deemed necessary by the Zoning and Planning Director

The following requirements shall, in addition to all other applicable requirements of this Ordinance, apply to property located in the Agricultural and Residential Zoning Districts:

A. A maximum of five Temporary Special Events Permits may be issued per Lot, per calendar year, and each permit shall be valid for a maximum of three consecutive days;

B. Each Temporary Special Events Permit shall only be valid for a single Special Event. Multiple Special Events within the same three day time period shall require separate Temporary Special Events Permits;

C. Daily event attendance in the AG-15, AGR, RR, S-3, R-4, UR, MHS, and MHP Zoning Districts shall be limited to 500;

D. Daily event attendance in the RM, AG-10, and AG-8 Zoning Districts shall be limited to 2,000; and

E. The maximum number of Temporary Special Events Permits allowed per calendar year and/or maximum daily attendance may only be increased if the requirements listed below, as well as all other applicable requirements of this Ordinance, are met and the request is approved in accordance with the Special Exception Procedures contained in this Ordinance. If approved by the Board of Zoning Appeals, the approval is only valid for one calendar year from the date of Zoning Permit issuance.

1. *Application.*

   a. Compliance with Article 3.7, *Site Plan Review*, and Article 3.6, *Special Exceptions*, of this Ordinance is required, provided, however, that the approval criteria contained in this Article shall apply instead of the approval criteria contained in Sec. 3.6.5.

   b. All applications must be signed by the Property Owner or designated agent.

   c. Letters of coordination from the following agencies shall be submitted during Site Plan Review: S.C. Department of Health and Environmental Control (SCDHEC), Charleston County Sheriff's Department, the Charleston County Building Inspections Department, Charleston County Emergency Medical Services (EMS), the appropriate Fire Service provider for the subject property, and a designated solid waste collection/disposal company or a letter indicating a private method of waste collection/disposal.

2. *Requirements.*

a. The Subject Property or properties shall contain a minimum of ten combined acres of Highland area and must border a public Arterial Street, as defined in this Ordinance;

b. There shall be direct access to a public Arterial Street, as defined in this Ordinance;

c. No more than 25 events shall be allowed per calendar year;

d. Daily attendance shall not exceed 5,000;

e. All Structures shall comply with the requirements of this Ordinance, including but not limited to, the Density, Intensity, and Dimensional Standards and Accessory Structure requirements;

f. All parking shall be contained on the Subject Property or on a contiguous property. A recorded, parking agreement shall be required if temporary off-street parking is provided on a parcel other than the Subject Property. At no time shall associated event parking be allowed in a public or private Right-of-Way or access Easement;

g. The maximum occupancy of an individual permanent Structure shall comply with the occupancy standards of the Charleston County Building Code;

h. All events shall adhere to the Charleston County Noise Regulations and all other applicable Charleston County ordinances;

i. All existing or proposed Structures shall retain a residential or agricultural character;

j. A 100-foot Type F Buffer shall be required around the perimeter of the property;

k. Special Events shall not begin before 10 am and shall end by 10 pm; and

l. The Applicant must hold at least one community workshop prior to the submittal of the Special Exception application and written documentation of the community workshop(s) must be submitted. Written documentation may include, but is not limited to, sign-in sheets, meeting summaries, memos and/or letters from the Applicant describing the meeting(s), etc. The purpose of the workshop(s) is to ensure early citizen participation in an informal forum, in conjunction with the Development applications and to provide an Applicant the opportunity to understand and try to mitigate any impacts an application may have on an affected community. A community workshop is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors.

3. *Special Exception Approval Criteria.* The approval criteria contained in this Article shall apply instead of the approval criteria contained in Sec. 3.6.5 of this Ordinance. Applications may be approved only if the Board of Zoning Appeals finds that the proposed use:

a. Is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community;

b. Does not hinder or endanger vehicular traffic and pedestrian movement on adjacent roads;

c. Includes adequate provisions for items such as: Setbacks and buffering (including Fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, Vibration, dust glare, odor, traffic congestion, and similar factors;

d. Where applicable, will be developed in a way that will preserve and incorporate any important natural features;

e. The setup and disassembly of Special Events will not be detrimental to the surrounding community;

f. Includes sufficient safeguards for the use of temporary structures, if applicable;

g. Complies with all applicable rules, regulations, laws, and standards of this Ordinance, including but not limited to any use conditions, Zoning District standards, or Site Plan Review requirements of this Ordinance; and

h. Is consistent with the recommendations contained in the Charleston County Comprehensive Plan and the character of the Zoning District's "Purpose and Intent".

If approved by the Board of Zoning Appeals, the approval is only valid for one calendar year from the date of Zoning Permit issuance. In granting a Special Exception, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. Additionally, the Board of Zoning Appeals may require additional conditions of approval including, but not limited to: event days and hours, the number of events per calendar year, limitations on outdoor activities, parking, buffers, and use and location of temporary structures.

If the proposed use is approved by the BZA, the Zoning and Planning Department shall provide written notification to the following agencies, as applicable: S.C. Department of Health and Environmental Control (SCDHEC), Charleston County Sheriff's Department, the Charleston County Building Inspections Department, Charleston County Emergency Medical Services (EMS), and the appropriate Fire Service provider for the subject property.

Sec. 6.7.4 Special Events Established as Principal Uses in Commercial and Industrial Zoning Districts

Special Events in Commercial and Industrial Zoning Districts shall comply with the requirements of Sec. 6.7.5, Outdoor Special

Events (Principal Uses and Temporary Special Events), and the following:

A. The establishment of a new Special Events principal use in the NC, RC, CC, and IN Zoning Districts shall comply with the requirements of Article 3.7, *Site Plan Review*, of this Ordinance.

Sec. 6.7.5 Outdoor Special Events (Principal Uses and Temporary Special Events)

A. With the exception of Special Events at federal, state, and county parks and legally established fairgrounds, any accessory, outdoor Special Event consistent with the definition of "Special Event," as defined in this Ordinance, must comply with Sec. 6.7.3, *Temporary Special Events*, and a Zoning Permit shall be required.

B. Any outdoor Special Event activity as defined by this Ordinance, whether an accessory to an existing business, or on vacant undeveloped property, which is located within 500 feet of the property line of a residentially developed Parcel, shall cease all music and all loud noise that is above seventy (70) db(A) no later than 11:00 p.m.; otherwise, this use shall require Special Exception approval consistent with this Article. Distances shall be measured from the site of the Special Event activity on the Subject Property to the nearest property line of a Lot containing a residential use. Noise levels shall be measured anywhere within the boundary line of the nearest residentially occupied property.

C. All outdoor Special Event activities will be subject to the County's livability and/or noise ordinance.

Sec. 6.7.6 Indoor Special Events

A Zoning Permit shall not be required when hosting an indoor special event in legally established businesses in commercial and industrial Zoning Districts and public facilities or civic facilities such as: Hotels/Motels, convention centers; Social Lodge; assembly halls; religious facilities; fairgrounds; federal, state, and county parks, and similar facilities legally established and authorized to hold Special Events.

Sec. 6.7.7 Zoning Permit

A Zoning Permit shall be required prior to commencing Special Events and shall be maintained for the duration of the Special Events use, following Site Plan Review and Special Exception approval, as applicable. Additionally, a valid, Charleston County Business License is required following Zoning Permit approval.

Sec. 6.7.8 Lapse of Approval

A valid Charleston County Business License must be maintained for a principal Special Events use. If this Business License is not renewed annually or is discontinued, for any reason, for a period of at least six consecutive months, then the use shall be considered abandoned. Once abandoned, the Special Exception approval and the Zoning Permit for the Special Events use shall be deemed null and void. Renewal of the Special Events use shall require the approval of the Board of Zoning Appeals (BZA) and compliance with the regulations of this Ordinance.

ARTICLE 6.8 SHORT-TERM RENTALS

Sec. 6.8.1 Purpose and Applicability

A. **Purpose.** The County is committed to working to protect the traditional quality of life and character of its residential neighborhoods. The County has concerns about permitted Short-Term Rentals resulting in increased traffic, noise, trash, parking needs, safety and possible adverse impacts and other undesirable changes to the nature of the County's neighborhoods. Therefore, after providing many opportunities for public input and following careful study and consideration, County Council finds it appropriate and in the best interests of its residents, property owners, and visitors to regulate Short- Term Rental Properties (STRPs) within unincorporated Charleston County.

This Article sets out standards for establishing and operating Short-Term Rental Properties. These regulations are intended to provide for an efficient use of Dwellings as STRPs by:

1. Providing for an annual permitting process to regulate STRPs;
2. Balancing the interests of properties that are frequently used in whole or in part by Short-Term Rental Tenants;
3. Allowing homeowners to continue to utilize their residences in the manner permitted by this Ordinance for the Zoning District in which a particular Dwelling is located;
4. Providing alternative accommodation options for lodging in residential Dwelling Units; and
5. Complementing the accommodation options in environments that are desirable and suitable as a means for growing tourism.

B. Applicability.

1. *Short-Term Rental Types.* The following Short-Term Rentals shall be authorized pursuant to this Article:

~~a. STRP, *Limited Home Rental (LHR);*~~

~~b. STRP, *Extended Home Rental (EHR);* and~~

~~c.~~a. STRP, *Commercial Guest House (CGH).*

2. *Applicable Zoning Districts.* STRPs shall be allowed within the Zoning Districts of this Ordinance in accordance with Table 6.1.1, *Use Table*, applicable Overlay Zoning District Regulations, and as approved in Planned Development Zoning Districts. Planned Development Zoning Districts that do not specify STRPs as an allowed use must be amended to allow STRPs.

3. *Application.* Applications for STRPs shall be made in compliance with this Article.

4. *Variances.* Variances from the requirements of Sec. 6.8.3.A, *Use Limitations and Standards,* are prohibited.

C. **Registration.** All STRPs require a Zoning Permit and Business License, which must be renewed annually pursuant to this Article.

D. **Compliance with Other Regulations.** All STRPs, including Nonconforming Uses as allowed for in this Article, shall comply with all applicable local, state, and federal rules and regulations.

Effective on: 10/27/2017, as amended

Sec. 6.8.2 Permitting Processes

A. **Zoning Permit Application.** No application for a STRP shall be accepted as complete unless it includes the required fee and the information listed below.

1. The name, address, email, and telephone number of all property owners of the Short-Term Rental Property (STRP).

2. Completed STRP application signed by all current property owner(s). For properties owned by corporations or partnerships, the applicant must submit a resolution of the corporation or partnership authorizing and granting the applicant signing and authority to act and conduct business on behalf of and bind the corporation or partnership.

3. Restricted Covenants Affidavit(s) signed by the applicant or current property owner(s) in compliance with state law.

4. Address and Property Identification Number of the property on which the STRP is located.

5. The type of STRP that is the subject of the application (LHR, EHR, or CGH);

6. Owner-Occupied STRP affidavit, as applicable;

7. The type of Dwelling(s) that is proposed to be used as a STRP including, but not limited to, Principal Dwelling Unit, 6.5.9, Single Family Detached, Duplex, Single Family Attached, Manufactured Housing Unit not located in a Manufactured Housing Park, Triplex, and/or Fourplex, and documentation of Zoning Permit and Building Permit approvals for the structures, as applicable. Tents, RVs, boats, sheds, garages, and similar structures shall not be used as STRPs; ~~and~~

8. The maximum number of bedrooms available at the STRP; and,

~~8.~~9. .Written documentation from the Orange Hill Architectural Review Board that STRP is allowed for the particular property and that the Orange Hill Architectural Review Board approved the parking plan for the particular property.

B. **Short-Term Rental Property Site Plan Review Categories.** Notwithstanding the provisions of Art. 3.7, *Site Plan Review*, or this Ordinance, STRPs in the Orange Hill Planned Development District must complete Limited Site Plan Review as prescribed in this Section based on the Permitting Process provided in Table 6.8.2 prior to obtaining a STRP Zoning Permit. The Building Inspection Services Department may require a building safety inspection and/or Building Permit as a condition of the STRP Site Plan Review approval.

~~1. *STRP, Administrative Site Plan Review.* Requires a Zoning Permit application, fee, aerial photographs, and photographs of the property. At the discretion of the Zoning and Planning Director, a site plan drawn to engineer's scale depicting existing and proposed conditions, including required parking, shall be submitted, and site visits by Zoning and Planning Staff may be required.~~

~~2.~~1. *STRP, Limited Site Plan Review.* Requires a Limited Site Plan Review application and fee and must include a site plan drawn to engineer's scale depicting existing and proposed conditions, including required parking.

~~3. *STRP, Full Site Plan Review.* Requires compliance with the requirements of Art. 3.7, *Site Plan Review*, of this Ordinance.~~

~~C. **Special Exception.** Notwithstanding the provisions of Art. 3.6, *Special Exceptions*, of this Ordinance, the following approval criteria shall apply to STRPs in place of those contained in Sec. 3.6.5 of this Ordinance if a Special Exception is required to obtain a STRP Zoning Permit based on the Permitting Process provided in Table 6.8.2 of this Article:~~

~~1. Is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community; and~~

~~2. Adequate provision is made and/or exists for such items as: Setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed STRP use, such as noise, traffic congestion, trash, parking, and similar factors; and~~

~~3. Complies with all applicable rules, regulations, laws and standards of this Ordinance, including but not limited to any use conditions, zoning district standards, and applicable STRP Site Plan Review requirements of this Ordinance.~~

~~All other provisions and requirements of Art. 3.6, *Special Exceptions*, shall apply.~~

~~D.~~C. **Zoning Permit Issuance and Business Licenses.** After a STRP Application has been approved, a STRP Zoning Permit and a Business License must be obtained prior to a property owner offering, advertising, or providing Short-Term Rental Properties for lodging as provided for in this Article.

~~E.~~**D. Annual Zoning Permit Renewal.**

1. All STRP Zoning Permits must be renewed annually in compliance with this Article. An application for annual renewal of the Zoning Permit must include:

   a. The application fee;

   b. An ~~notarized~~ affidavit signed by the Property owner stating that the type of STRP use and the information submitted as part of the application for the previous year's STRP Zoning Permit has not changed in any manner whatsoever and that the STRP use complies with the most recently adopted version of this Article (form of Affidavit provided by the County);~~. and~~

   c. Owner-Occupied STRP affidavit, as applicable; and

   ~~c.~~d. A letter from the Orange Hill Architectural Review Board approving the STRP for the location and the parking plan for the location~~.~~

2. The Zoning and Planning Director may request STRP records including days the STRP was rented, STRP advertising records, STRP rental income, and STRP rental receipts. The records shall be provided to the Zoning and Planning Director within 10 working days from the date requested; otherwise, the STRP Zoning Permit will be denied.

3. The applicant shall file an application for a new STRP Zoning Permit if the aforementioned requirements are not met.

4. If the Zoning and Planning Director determines that the STRP use is not consistent with the Special Exception approval that authorizes the use and/or Site Plan Review approval that authorizes the use, the applicant shall file an application for a new STRP Zoning Permit, including applicable Special Exception and/or Site Plan Review applications and fees, and all requirements in effect at the time of STRP Zoning Permit application submittal shall apply.

5. The owners of all registered STRPs must renew the Zoning Permit for the STRP use by December 31st of each year or their existing Zoning Permit will expire. The Zoning Permit for the STRP use will terminate on December 31st of each year regardless of whether or not the applicant receives notice from the Zoning and Planning Director.

~~5.~~6. A maximum of 68 CGHs shall be allowed at any one time in the Orange Hill Planned Development District in the locations delineated in Exhibit 15.1 to the Orange Hill Development Agreement. No CGH shall have more than four (4) bedrooms. All CGHs in the Orange Hill Development District are subject to the provisions of Article 15 of the Orange Hill Development Agreement.

Table 6.8.2, Permitting Process for STRPs [1]			
	~~Limited Home Rental (LHR) [1]~~	~~Extended Home Rental (EHR) [2]~~	Commercial Guest House (CGH) [1]~~[2]~~[4]
Applicable Zoning Districts	~~RM, AG-15, AG-10, AG-8, AGR, RR, S-3, R-4, MHS, and UR (including Goat Island)~~	~~AG-8 [3], AGR [3], S-3, R-4, and MHS (including Goat Island)~~	~~RO, GO, NC, RC, and CC~~The 68 Lots shown on Exhibit 15.1 to the Orange Hill Development Agreement and PD Plan
Owner-Occupancy Requirements	~~Must comply with the Owner-Occupied Short-Term Rental Property definition contained in this Ordinance.~~	~~None~~	None
Maximum Number of Days STRPs May be Rented (note: days apply per Lot and not per Dwelling)	~~72 days in the aggregate per calendar year~~	~~144 days in the aggregate per calendar year~~	No Limit

Zoning Review Type	~~STRP, Administrative Site Plan Review~~	~~STRP, Limited Site Plan Review, and Special Exception~~	STRP, ~~Full~~ - ~~Site~~Limited Site Plan Review ~~[2]~~

Table Notes:

1. The following shall apply to all STRP types:
   a. A STRP Zoning Permit is required and the STRP Zoning Permit Number for the current year must be visible on all advertisements. Zoning Permits must be renewed annually pursuant to this Article.
   b. A Business License is required and the Business License Number for the current year must be visible on all advertisements. Business Licenses must be renewed annually.
   c. Building safety inspection or Building Permit may be required, as determined by the Charleston County Building Inspection Services Department.

~~2. If a proposed STRP is located in an Office or Commercial Zoning District and contains a Residential use, STRP, Limited Site Plan Review shall apply instead of STRP, Full Site Plan Review.~~

~~3. EHRs shall be allowed in the AGR and AG-8 Zoning Districts subject to Special Exception approval if they are Bona Fide Agricultural Uses and the owner of record: (1) has designated the subject property as his/her legal voting address; or (2) has designated the subject property as the address on his/her driver's license or other government issued identification.~~

Sec. 6.8.3 General Standards

A. Use Limitations and Standards.

1. Legally permitted Principal Dwelling Units and Accessory Dwelling Units may be used as STRPs, even when they are located on the same property; however, Accessory Structures shall not be used as STRPs.
2. Parking for Short-Term Rental Tenants shall be in compliance with the parking plan approved by the Orange Hill Architectural Review Board ~~Sec. 9.3.2, *Off-Street Parking Schedule A*, of this Ordinance~~.
3. Signage advertising STRPs is prohibited in Residential Zoning Districts.
4. Dwellings located in Dwelling Groups shall not be used as Short-Term Rental Properties, regardless of the Zoning District in which the Subject Property is located.

B. **Advertising.** Whether by a hosting platform, via Internet or paid advertising, or other postings, advertisements, or announcements, the availability of a STRP shall include the County issued STRP Zoning Permit Number and Business License Number for the current year.

C. **Special Events.** The applicable provisions of the Orange Hill Development Agreement and Orange Hill Planned Development Plan shall govern special events.~~requirements of Article 6.7, *Special Event Use*, of this Ordinance apply.~~

D. **Short-Term Rental Property Tenant Notices.** Each STRP must contain a Short-Term Rental Tenant notice posted in each room where Short-Term Rental Tenants may lodge. The notice must provide the following information:

1. Contact information for the owner of the STRP;
2. STRP Zoning Permit and Business License Numbers for the current year;
3. Trash collection location and schedules, if applicable; and
4. Fire and Emergency evacuation routes.

Effective on: 11/8/2017, as amended

Sec. 6.8.4 Enforcement and Violations

A. Notwithstanding the provisions of CHAPTER 11, *Violations, Penalties, and Enforcement*, of this Ordinance, a STRP Zoning Permit may be administratively revoked by the Zoning and Planning Director or his designee if the STRP has violated the provisions of this Article on three or more occasions within a 12-month period. However, a STRP Zoning Permit may be immediately revoked if the Zoning and Planning Director determines the STRP has Building Code violations, there is no current Business License for the property, the property is being used in a manner not consistent with the Zoning Permit issued for the STRP use, or the advertisement for the STRP does not include the County issued STRP Zoning Permit Number and Business License Number for the current year.

B. If a STRP Zoning Permit is administratively revoked or an application for a STRP Zoning Permit is administratively denied, a STRP owner (or authorized agent) may appeal the Zoning and Planning Director's administrative decision revoking or denying the STRP Zoning Permit to the Board of Zoning Appeals within 30 calendar days from the date of the denial or revocation. All appeals shall be addressed in accordance with the appeal procedures of CHAPTER 3, Article 3.13, of this Ordinance.

C. Once a County-issued STRP Zoning Permit and/or a Business License has been revoked, no new STRP Zoning Permit and/or Business License shall be issued to the applicant for the same property for a period of one year from the date of revocation. Upon expiration of the revocation period, a new STRP Zoning Permit application may be filed and all requirements, processes, and

fees in effect at the time of the STRP Zoning Permit application submittal shall apply.

Effective on: 10/26/2017, as amended

~~Sec. 6.8.5 Amortization of Nonconforming STRPs~~

~~The South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended (Planning Act) authorizes local governments to terminate a nonconformity by specifying the period or periods in which the nonconformity is required to cease or be brought into compliance pursuant to S.C. Code Ann. Section 6-29-730 (2007).~~

~~Therefore, if a Dwelling was legally used as a STRP prior to July 24, 2018, the Dwelling may continue as a Nonconforming Use pursuant to CHAPTER 10, Nonconformities, of this Ordinance until July 24, 2023 to allow for the recovery or amortization of the investment in the Nonconforming Use, after which the Nonconforming Use as a STRP shall terminate.~~

~~During the amortization period, all Nonconforming STRPs must comply with all other requirements of this Article as is reasonably possible, including but not limited to, making an application for a Short-Term Rental Permit. Exceptions will be made for restrictions on maximum number of rental days, special exceptions use conditions, owner occupancy status, or use subject to conditions.~~

~~Not less than 60 days before the end of the amortization period, the owner of the Dwelling may request a special exception to the amortization period. All requests shall be made to Board of Zoning Appeals in writing, and all decisions shall be subject to the provisions of Art. 3.6 of the ZLDR except for Art. 3.6.1 and Art. 3.6.5.~~

~~The Board of Zoning Appeals may grant an extension of the time of the amortization period if the owner of the Nonconforming STRP proves that he is unable to recoup his investment in such property by the conclusion of the amortization period.~~

~~**Criteria and Findings.** In determining whether to grant an extension of the amortization period for a Nonconforming STRP, and in determining the appropriate length of such an extension, the Board of Zoning Appeals shall consider the following factors:~~

~~A. The gross income and expenses from the Nonconforming STRP since the use began;~~

~~B. The amount of the property owner's investment in the Nonconforming STRP prior to July 24, 2018;~~

~~C. The amount of such investment that has been or will have been realized at the conclusion of the five-year amortization period;~~

~~D. The present actual and depreciated value of the property and improvements;~~

~~E. The applicable Internal Revenue Service depreciation schedule;~~

~~F. The total length of time the Nonconforming Use has existed;~~

~~G. The existence or nonexistence of lease obligations, as well as any contingency clauses permitting termination of such lease;~~

~~H. The remaining value and allowed uses of the property after discontinuing the Nonconforming Use;~~

~~I. The ability of the property owner to change the use to a conforming use;~~

~~J. The effects of the Nonconforming Use on the surrounding area;~~

~~K. The extent to which the Nonconforming Use is incompatible with surrounding uses and properties;~~

~~L. The interference with or threat to the public health, safety, and welfare of the community; and~~

~~M. Any other factor the Board of Zoning Appeals reasonably determines is related to determining whether the investment in the Nonconforming Use has been recovered.~~

~~The Board of Zoning Appeals shall receive and consider evidence presented by the Applicant, and shall make findings that the amortization period it establishes is reasonable in view of the evidence and the criteria set forth above.~~

CHAPTER 7 | FORM-BASED ZONING DISTRICT

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ARTICLE 7.1. INTRODUCTION

Sec. 7.1.1 Authority

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended (Planning Act) authorizes local governments to utilize zoning and planning techniques (not limited to those found in the Planning Act) for implementation of the goals specified in S.C. Code Ann. Sec. 6-29-720 (2007). Charleston County Council hereby establishes a zoning and planning technique called a Form-Based Zoning District (FBZD). A FBZD is a zoning district which allows development of lands containing mixed residential, civic, institutional, commercial, and/or industrial uses in development patterns similar to those present in Charleston County and the Lowcountry. Use of the FBZD requires the applicant to submit form-based zoning regulations in the form of a Form District Master Plan that is structured on a Rural to Urban Transect.

Sec. 7.1.2 Applicability

Land may be zoned FBZD only if the definition and requirements of Article 3.17, Developments of County Significance, are met. Developments of County Significance (DCS) allow for the submittal of FBZD applications when such applications are accompanied by applications for Comprehensive Plan Amendments (pursuant to Article 3.2 of this Ordinance) and Development Agreements (pursuant to Article 3.16 of this Ordinance).

With its unique transect patterns, the FBZD facilitates the development of compact communities and at the same time allows the preservation of agricultural patterns and activities, and the maintenance of the character of the Rural Area.

Sec. 7.1.3 Purpose and Intent

The Charleston County Comprehensive Plan contains six overarching themes that serve as the primary guidance for the implementation of recommended strategies. One such theme is the creation of Sustainable Communities through a balancing of social, economic, and environmental considerations such as provision of affordable housing, mixing of uses, and preservation of natural resources. The Comprehensive Plan also emphasizes the form and quality of development in the County and includes guidelines for the character of development in both the Rural Area and the Urban/Suburban Area.

The purpose and intent of this Chapter is to implement the Comprehensive Plan's emphasis on Sustainable Development and development form and quality through the FBZD. As described in Sec. 3.1.7(D) of the Comprehensive Plan (2008, as amended), the FBZD is a zoning district category and a planning tool that guides form and character to create development patterns that coordinate the location of a variety of land uses with a connected transportation network in a manner that accommodates pedestrian mobility and controls sprawl.

The FBZD enables the development of communities in rural areas in a manner that emphasizes their form and development pattern rather than emphasizing a discrete set of land uses. It facilitates planned, sustainable growth patterns, and enables the coordination of transportation, housing, employment, and services to provide communities and neighborhoods where people can live and work.

The Comprehensive Plan recognizes that the projected build-out of any parcel zoned FBZD may far exceed the time frame of the current Comprehensive Plan and that any long-term community planning process may require the consideration of land use planning strategies not currently envisioned. The FBZD enables predictability in the planning process by directing the intended form and character of a place, while allowing it to naturally grow and evolve over time in response to market conditions.

More specifically, the FBZD addresses a variety of planning and development scales, including Sectors, Settlements, Communities, Blocks, Lots and Buildings, as described below:

A. Within Developments of County Significance in the Rural Area, the FBZD:
   1. Encourages the Development of Settlements and Communities which provide a range of complementary land uses, including but not limited to residential, non-residential, and mixed uses.
   2. Promotes flexibility in site planning and structure location that facilitates the provision and use of efficient circulation and utility systems, and preservation of natural and scenic features, resulting in diversity of scale, style, and details that foster a strong sense of community.
   3. Encourages a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.
   4. Promotes growth patterns that accommodate various types of protected open space, rural development, and planned growth, and that provide a tool to proactively manage long-term, planned growth while encouraging long-term land use planning by facilitating predictability and flexibility in the approvals process.
   5. Promotes connectivity of preserved/protected land and Civic Space.

B. Within Town, Village, Corner, and Crossroad Settlements, the FBZD:
   1. Promotes, preserves, and enhances community design that reflects the distinct character of Charleston County and supports a range of vibrant human habitats.
   2. Promotes compact development patterns that consolidate open space, preserve natural and scenic features, and provide access to trails and natural areas.
   3. Promotes development patterns that support safe, walkable, pedestrianoriented, mixed-use places.
   4. Promotes development patterns that support safe, effective, and multimodal transportation options, including but not limited to auto, pedestrian, and bicycle, minimizing vehicle traffic by providing a mix of land uses, walkability, and compact community form.
   5. Promotes development patterns that facilitate the provision and use of efficient circulation and utility systems.
   6. Promotes the health benefits of pedestrian-oriented places, including safe routes for walking, bicycling and other exercise.

C. Within New Communities, the FBZD:
   1. Encourages walkable neighborhoods through networks of well-designed streets that are safe and secure for pedestrians and bicycles.
   2. Encourages appropriately scaled development that places services within a safe, comfortable walking distance of homes.
   3. Encourages and incubates local business activity and economic sustainability through community design.
   4. Promotes neighborhoods with quality housing that encourage a diversity of housing choices and accommodate diverse ages and incomes.
   5. Promotes neighborhood form that facilitates the provision and use of efficient circulation and utility systems.
   6. Integrates civic, institutional, and other services into the fabric of communities. In areas designated for the location of schools, schools should be encouraged to be of size and location to enable children to walk or bicycle to them.

D. Within Blocks and Buildings:
   1. Encourages that each building plays a role in creating a better whole, not just a good building.
   2. Encourages buildings and environments that can adapt to changing economics and demographics.
   3. Encourages that architecture and landscape grow from local climate, history, and building practice.
   4. Promote the placement of civic buildings in important locations and promote a form that reflects their civic stature.
   5. Promote building form that facilitates the provision and use of efficient utility systems.

The FBZD enables the applicant to propose a Form-Based Code unique to the development. Form-Based Codes are an alternative approach to zoning that reinforces walkable, sustainable, mixed-use environments and development, and builds upon the character of a place. The Form-Based Codes Institute defines Form-Based Codes as follows:

"Form-Based Codes foster predictable built results and a high-quality public realm by using physical form (rather than the separation of uses) as the organizing principle for the code. These codes are adopted into city or county law as regulations, not mere guidelines. Form-Based Codes are an alternative to conventional zoning."

The FBZD enables property owners to designate a set of zones utilizing the Rural-to-Urban Transect. The Transect is a tool that considers development character, scale, and intensity, rather than a Euclidean zoning framework in which use, rather than form, is the primary focus. The Form-Based Codes Institute describes the Rural to Urban Transect as follows:

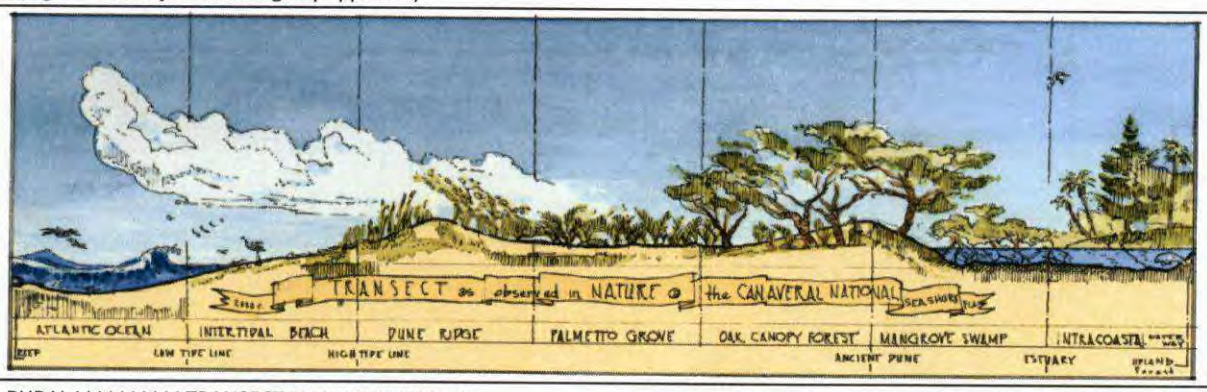
"The Rural-to-Urban Transect is a means for considering and organizing the human habitat in a continuum of intensity that ranges from the most rural condition to the most urban. It provides a standardized method for differentiating between the intentions for urban form in various areas using gradual transitions rather than harsh distinctions. The zones are primarily classified by the physical intensity of the built form, the relationship between nature and the built environment, and the complexity of uses within the zone."

The model transect for American cities is divided into six transect zones or T-Zones: Natural (T1), Rural (T2), Sub-urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6), together with a Special District (SD) designation for areas with specialized purpose (e.g., heavy industrial, transportation, entertainment, or university districts, among other possibilities).

Because the Charleston County FBZD only applies to rural areas of the County, this Ordinance allows the use of T-Zones T1 through T5 as well as Special Districts.

FIGURE 7.1.A: Rural-to-Urban Transect.

The transect is a geological cross-section which reveals a sequence of environments. This range of human environments, from rural to urban, provides a rational basis for organizing the components of the built environment including buildings, lots, land use, civic space, streets, and other elements. (Figure not subject to change by applicant)



E. **Incentives for Utilizing the Form-Based District.** The Form-Based Zoning District provides the following incentives:

1. **Timely Submittal Requirements.** The initial application in the form of a Form District Master Plan requires limited basic information. However, more information must be submitted before each step of the plan is undertaken, as described in Article 7.2, FBZD Procedures.
2. **Density in the Rural Area.** The FBZD designation provides the opportunity for the applicant to cluster density in rural areas utilizing development patterns appropriate to DCS.
3. **Consolidated Review Process.** The applicant is required to establish a local review board (Master Plan Review Board) in compliance with this Chapter to assist with the review and make recommendations to the County regarding compliance of FBZD applications with private covenants and restrictions. Plans for the development, initially and as it progresses, will be reviewed and processed administratively by the County Planning Department when in compliance with the provisions of this Chapter.

Sec. 7.1.4 Relationship to Charleston County Ordinances

A. FBZD Applications shall not propose variations from: the *Building Code of the County of Charleston*, the *Charleston County Stormwater Management Ordinance*, and the *Charleston County 208 Water Quality Management Plan*.

B. FBZD Applications shall comply with all requirements of the Charleston County *Zoning and Land Development Regulations Ordinance* (ZLDR) with the following exceptions:

1. **Chapter 6 (Use Regulations)**. The FBZD generally emphasizes form over land use, allowing applicants to identify a broad range of land uses that promote mixed-use environments, utilizing the principal land use categories and related use definitions of the ZLDR.
2. **Chapter 9 (Development Standards).** The FBZD provides a mechanism for the applicant to develop site-specific development standards through the creation of a Form District Master Plan that supplements the standards found in CHAPTER 9 of the ZLDR. In the event of any conflict between the standards of this chapter and/or the approved Form District Master Plan and the standards in CHAPTER 9, the standards in this Chapter and/or the approved Form District Master Plan shall govern, provided, however, that the Form District Master Plan shall comply with the requirements contained in the following Articles/Sections of the ZLDR: Article 9.2, Tree Protection and Preservation; the architectural design requirements contained in Article 9.5, Architectural and Landscape Design Standards; Sec. 9.5.3.C, Site Lighting; and Article 9.8, Signs.
3. **Chapter 12 (Definitions)**. Article 7.6 of the FBZD supplements the County definitions found in Chapter 12 of the ZLDR. The definitions found in Article 7.6 shall only apply to the terms utilized in this CHAPTER 7.
4. **Appendix A (Road Code).** This Chapter 7 establishes standards for Thoroughfares and complete streets conducive to mixed-use, pedestrian friendly environments. In the event of any conflict between (a) the standards for Thoroughfares of this Chapter 7 and/or the standards in the approved Form District Master Plan and (b) the standards found in APPENDIX A, Road Code, of the ZLDR, the standards in this Chapter 7 and/or the approved Form District Master Plan shall govern.

C. The standards and procedures of an approved Form District Master Plan by Charleston County Council shall supersede the provisions of the following otherwise applicable ZLDR sections: Sec. 7.4.2.B.2.c FBZD Application - Standards (suggesting the organization of the 75% Acreage), Sec. 7.4.4.B.1 Regional Traffic Impact Study Required, Sec. 8.4.2.A.3 and A.5.c. Application, Sec. 8.4.3.B Planning Director - Review and Report, Sec. 8.4.4 Planning Commission - Review and Decision, and Sec. 8.4.6 Lapse of Preliminary Plat Approval, but only if the above-referenced ZLDR provisions are identified in the approved Form District Master Plan and the Development Agreement adopted by Charleston County Council and that Council determines the provisions to be not applicable, required, or as being inconsistent with the approved Form District Master Plan.

Any condition of approval imposed by a Decision-Making or Appeal Body under the ZLDR shall be derived from and limited to conditions authorized by the applicable Form District Master Plan.

Sec. 7.1.5 Relationship to Future Restrictive Covenants

A. The applicant shall record Restrictive Covenants against such portions of the Property (when owned by the applicant). The applicant shall establish a Master Plan Review Board (MPRB) in compliance with Sec. 7.2.7.A(1) of this Ordinance as part of the Restrictive Covenants. At a minimum, all areas outside of the 75% Acreage shall be included within the authority of the MPRB; the authority of the MPRB may include the 75% Acreage. These provisions may be stricter than the FBZD standards in this Chapter or those created by the applicant as part of the Form District Master Plan. The provisions of any such Restrictive Covenants will govern if they are more restrictive.

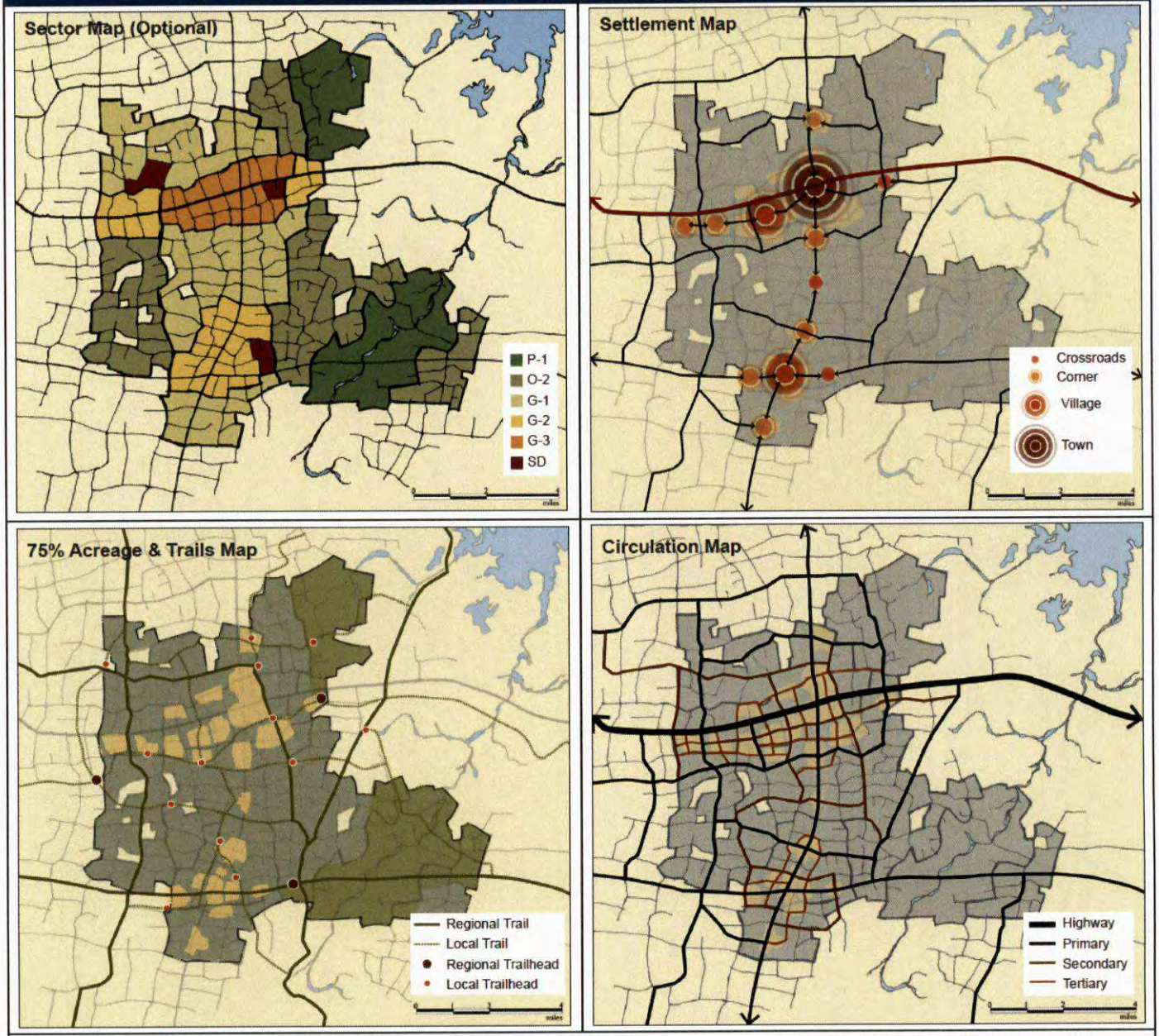
Sec. 7.1.6 FBZD and Land Development Review Process Overview

A. **Rezoning.** Applications for the FBZD require a rezoning following the procedures described in Sec. 7.2.2, FBZD Application [Rezoning].

B. **Subsequent Land Developments.** Following a rezoning to FBZD, individual Settlements and Community Units may be reviewed and approved through the submittal of Community Plans and Lot, Block, and Building Plans as described in Sec. 7.2.3, Land Development Plans.

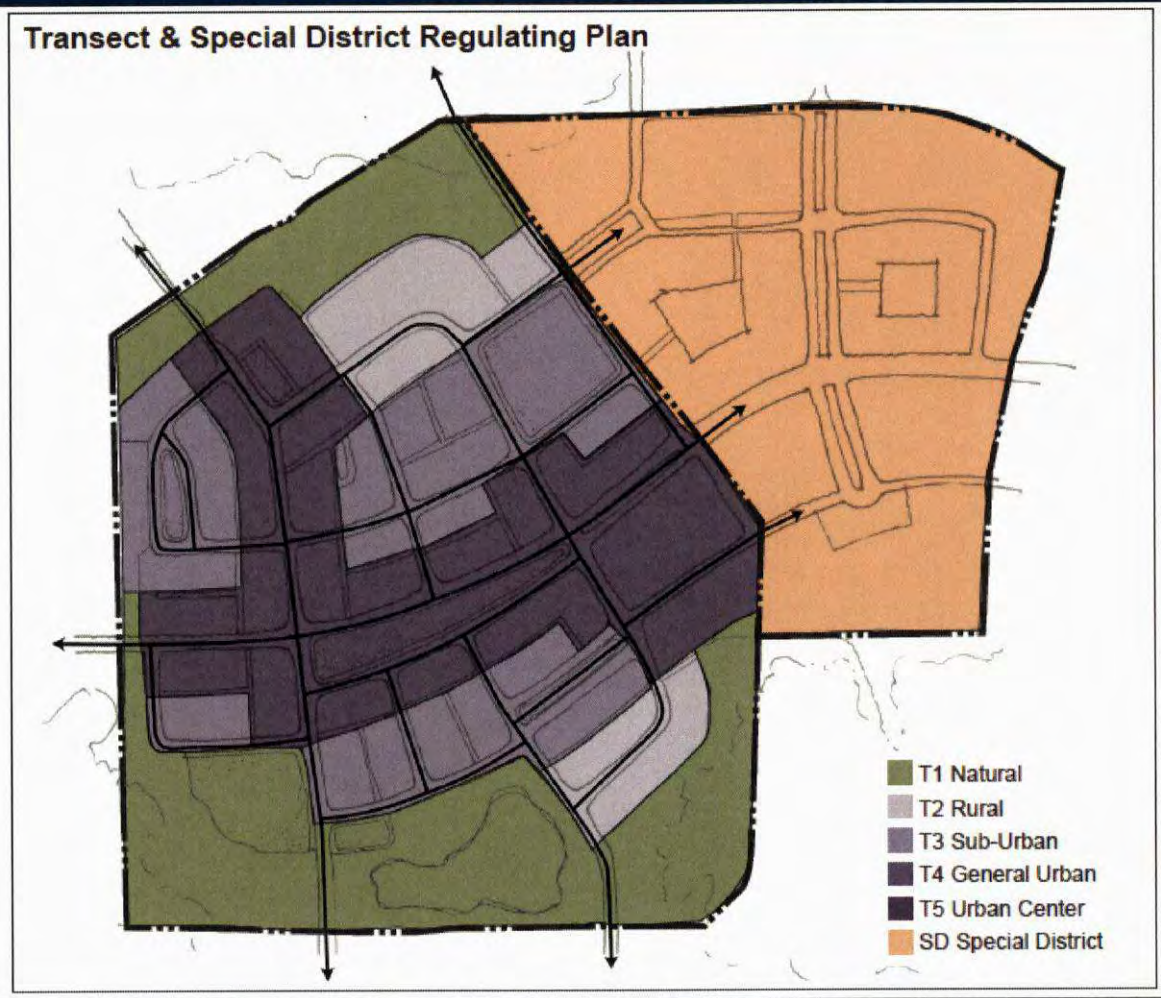
C. **Additional Procedures.** Additional procedures pertaining to the FBZD are described in Article 7.2, FBZD Procedures.

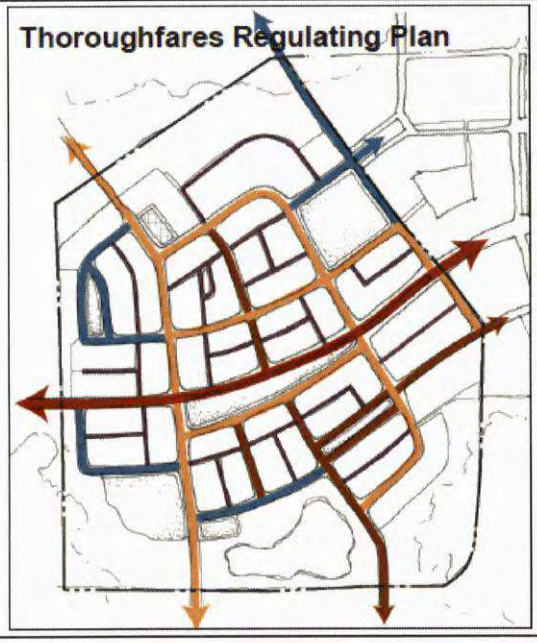
Figure 7.1.B Community Design for Form-Based Zoning District



FBZD Application Submittal Examples: Applicants shall define the general location and intensity of all applicable Sectors, Settlements, 75% Acreage and Thoroughfares on a series of maps that indicate the intended direction of growth within the Form District Master Plan Area.

Figure 7.1.B Community Design for Form-Based Zoning District





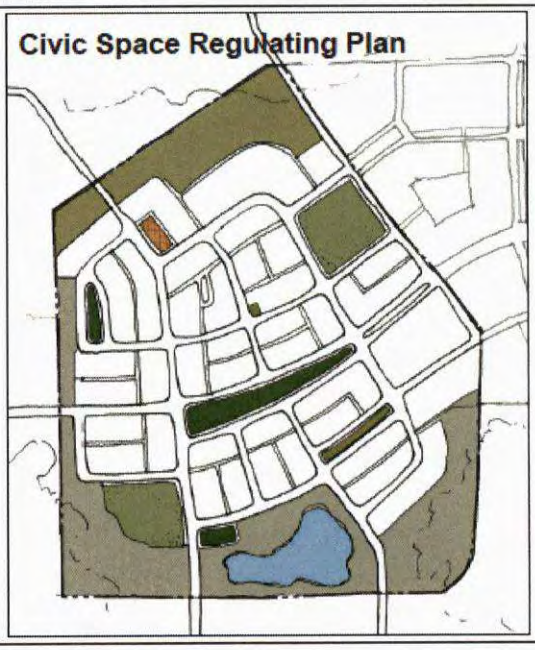


Figure 7.1.B Community Design for Form-Based Zoning District
Community Plan Submittal Examples: Applicants shall describes the physical form of one or more Community Units using Regulating Plans that indicate Transect Zones, Thoroughfares, and Civic Spaces.

ARTICLE 7.2. FBZD PROCEDURES

Sec. 7.2.1 General

A. The general provisions of this Article apply to all development applications within the FBZD. These provisions supplement those provisions found in CHAPTER 3, Development Review Procedures, of the ZLDR. Should any conflict arise between a procedure in CHAPTER 3 and the procedures of this Article, the procedures of this Article shall govern.

B. Table 7.2.1, Summary of FBZD Related Procedures, provides a summary of review procedures related to the FBZD and lists Review (R), Decision Making (DM), and Appeal (A) responsibilities for the various review bodies.

Table 7.2.1 Summary FBZD Related Procedures
(Table not subject to change by applicant)

Review [R], Decision-Making [DM], And Appeal [A] Bodies								
Procedure	MP RB	Staff SPR	County CRC	Planning Director	BZA	PC	CC	Section
FBZD Application (Rezoning)				R		R	DM	7.2.2
FBZD Amendments (Rezoning)	R		R	R		R	DM	7.2.6
Community Plans	R		R	DM	A*	A*		7.2.3
Lot, Block, and Building Plans	R	R		DM	A			7.2.3
Special Districts (Defined and mapped at Rezoning)	R		R	DM		A		Art. 7.2 & 7.4
Special Districts (Defined at time of Rezoning and mapped at Community Plan)	R		R	R		DM		Art. 7.2 & 7.4
Zoning Permits	R			DM	A			7.2.5
Uses Subject to Conditions	R		R	DM	A			7.2.5
Dimensional Waivers	R		R	DM	A			7.2.5
Zoning and Tree Variances	R			R	DM			3.10
Preliminary Plats	R		R	DM		A		7.2.4
Conditional Plats	R			DM				7.2.4
Final Plats	R			DM		A		7.2.4

MPRB: Master Plan Review Board (7.2.7.A.1)
Staff SPR: Staff Site Plan Review Committee (3.7.6 & 7.2.7.A.2)
County CRC: County Consolidated Review Committee (7.2.7.A.3)
BZA: Board of Zoning Appeals (2.3)
PC: Planning Commission (2.2)
CC: County Council (2.1)
*Note: Decisions on Community Plans may be appealed to the PC or BZA, as appropriate, pursuant to Chapter 3, Development Review Procedures, of this Ordinance.

Sec. 7.2.2 Application (Rezoning)

A. **Application Filing.** Application of the FBZD may be initiated for proposed developments that meet the definition and requirements of Developments of County Significance as contained in Article 3.17 of this Ordinance. Complete applications for FBZDs may be submitted on forms available in the Planning Department once the Planning Director has determined that the Application complies with all applicable requirements and regulations. Applications shall comply with Sec. 3.1.4, Application Completeness and Submission Deadlines, and shall not be approved unless the following are provided:

1. A legible approved and recorded plat showing the current boundaries of the area to be included in the FBZD, or a map compiled to represent such boundaries as shown on two or more recorded plats, including the total highland acreage and an estimate of the freshwater wetland acreage.

2. A copy of the current recorded deed(s);
3. Payment of all required fees;
4. A completed Zoning Map Amendment application signed by the current property owner(s) including all current tax parcel identification numbers for the parcel(s) to be considered for rezoning;
5. A Posted Notice Affidavit(s) signed by the property owner(s);
6. A Restricted Covenants Affidavit(s) signed by the applicant or current property owner(s) in compliance with state law;
7. A copy of the Form-Based Zoning District Checklist;
8. Submission of thirty-five (35) hard copies and one digital version of all application materials required by this Section, including, but not limited to the Form District Master Plan and appendices;
9. All information required by this Chapter;
10. A statement of objectives of the proposed development;
11. Documentation demonstrating compliance with the DCS Requirements as described in Sec. 3.17.4.A.2.a-c, Developments of County Significance, and this Chapter;
12. A description of how the proposed development complies with the Purpose and Intent of this Chapter and the Approval Criteria in Sec. 7.2.2.D.5.d;
13. Documentation demonstrating the urban and architectural patterns utilized in calibrating the Form District Master Plan to local character;
14. A description of public facilities and public services to be provided;
15. A 75% Acreage and Trails Map for the entire property in compliance with Sec. 7.4.2, 75% Acreage;
16. A Circulation Map for the entire property in compliance with Sec. 7.4.4, Circulation and Thoroughfare Design;
17. A traffic impact study for the entire property in compliance with Sec. 3.17.4.A.2;
18. A Conceptual Phasing Plan for the entire property indicating approximate areas proposed for development by phase;
19. General information regarding areas of known community, historical, and/ or archaeological resources; and
20. Any other information that the Planning Director determines is reasonably necessary to make an informed decision as to whether the application complies with the standards of this Chapter.

B. **Form District Master Plan Application Requirements**. Applicants shall submit the following materials when applying for an FBZD, to be compiled as a Form District Master Plan. The Form District Master Plan shall be organized with a Table of Contents and shall utilize the SmartCode v9.2, as amended, and the templates provided in this Chapter. Additional Form-Based Code resources and/or templates may be utilized to assemble the Form District Master Plan. The Form District Master Plan Regulations shall include the following:

1. All tables included in this Chapter, provided that the applicant may not amend any prescriptive tables;
2. Sector requirements, if applicable, in compliance with the standards in Sec. 7.3.2 ,Sectors;
3. Special Districts, if applicable, in compliance with the requirements in Sec. 7.3.2, Sectors, and 7.4.7, Special Districts;
4. Settlement and Community Type requirements in compliance with the standards in Sec. 7.3.3, Settlements, and Article 7.4, Community Scale Planning: Community Units;
5. 75% Acreage and Civic Space requirements in compliance with the standards in Sec. 7.4.2, 75% Acreage, and Sec. 7.4.3, Civic Space;
6. Thoroughfare requirements in compliance with the standards in Sec. 7.4.4, Circulation and Thoroughfare Design;
7. Transect Zone requirements in compliance with the standards in Sec. 7.4.5, Transect Zones, including range of Private Frontages and Building Dispositions;
8. Density calculations in compliance with the standards in Sec. 7.4.6, Density Calculations;
9. Buffer and tree protection requirements in compliance with the standards in Sec. 7.4.8, Buffer Requirements and Tree Protection and Preservation;
10. Proposed Functions and Uses in compliance with the standards in Sec. 7.5.1, Function and Use;
11. Parking standards for Functions and Uses in compliance with the standards in Sec. 7.5.2, Parking;

12. Supplemental Standards and Guidelines in compliance with the standards in Sec. 7.5.3, Supplemental Standards and Guidelines;
13. Supplemental Definitions not listed in Sec. 7.6.1, Supplementary Definitions, or elsewhere in this Ordinance; and
14. The Form Based Master Plan shall reference the procedures and regulations for the approval of the land development applications within the FBZD as described in Sec. 3.17.4.A.2.d-i.

C. **Development Agreement**. A Development Agreement application shall be filed concurrently with the FBZD application pursuant to Article 3.17, Developments of County Significance. The Form District Master Plan shall be included as an exhibit to the Development Agreement.

D. **Application Process**

1. **Pre-Application Conference.** Prior to submitting an FBZD application the applicant must have at least two pre-application conferences with the Planning Director and any other officials designated by the Director, to discuss the proposal and the applicable development review and approval procedures. The first pre-application conference must occur before the draft application submittal.
2. **Conceptual Form District Master Plan Presentation.** Prior to submitting a formal application, applicants shall present their Conceptual Form District Master Plan to the Charleston County Planning Commission at a Workshop. This presentation shall be for discussion purposes only.
3. **Community Workshop.** The applicant shall hold at least one community workshop, inviting residents, service providers, and jurisdictions in the area that may be impacted by the proposed development, in order to provide the opportunity to understand and to discuss mitigation of impacts an Application may have on an affected community.
4. **Draft Application Submittal.**
   a. Prior to submitting a formal application the applicant shall submit at least fifteen (15) copies of the draft FBZD application for the Planning Department review and comment regarding compliance with CHAPTER 7.
   b. Revisions to the draft submittal that are necessary to meet the requirements of this Chapter shall be conveyed to the applicant during subsequent pre-application conferences. The revision process may require subsequent submittals of draft application materials.
5. **Approval Process**. Requests to amend the Official Zoning Map to apply the FBZD designation shall be processed as follows:
   a. **Planning Director Review and Report.** Once an Application is deemed complete and contains all information required herein, the Application will be scheduled for a Planning Commission meeting in Compliance with Sec. 3.1.4, Application Completeness and Submission Deadlines, and the applicant and other interested parties will be notified in accordance with this Ordinance. The Planning Director shall prepare a staff report that reviews the Application in compliance with this Chapter and Article 3.17, Developments of County Significance.
   b. Planning Commission Review and Recommendation. The Planning Commission shall review the Application and adopt a resolution, by majority vote of the entire membership, recommending that the County Council approve or deny the Application.
      (1). The Planning Commission shall submit its recommendation to the County Council within 30 calendar days of the Planning Commission meeting at which the Application was introduced.
   c. **County Council Public Hearing and Decision.** After receiving the recommendation of the Planning Commission, County Council shall hold a minimum of one public hearing prior to giving a second reading to FBZD applications. All required FBZD public hearings shall be noticed in compliance with the ZLDR. The County Council's decision shall be based on the Approval Criteria in Subsection d, and shall be one of the following:
      (1). Approval of the application; or
      (2). Denial of the application.
   d. **Approval Criteria.** A FBZD rezoning is a matter of legislative discretion and is not controlled by any one factor. In determining whether to approve a proposed application for a FBZD, County Council must determine that the application meets the Application Criteria of Sec. 3.4.6 and the following:
      (1). The proposed amendment is in accordance with the purpose and intent of the Comprehensive Plan, its goals and policies, and the Rural Guidelines;

(2). The proposed amendment complies with the stated purposes and requirements of this Chapter;

(3). The proposed amendment complies with Article 3.17, Developments of County Significance;

(4). The proposed amendment complies with the County and BCDCOG 208 Water Quality Management Plans and facilitates established levels of service for water and sewer supply, stormwater facilities, waste disposal and other public facilities and services and ensures such public facilities and services will be available to serve development on the property concurrent with its impacts of such services and facilities;

(5). The applicant has provided documentation that the development proposed will not result in significant adverse impacts on other property in the vicinity of the subject property subject to the amendment;

(6). The applicant has provided documentation that the proposed amendment will not have an adverse impact on the environment, including air, water, noise, stormwater management, wildlife and natural resources; and

(7). The proposed amendment is suitable for the FBZD considering such things as parcel size, parcel configuration, road access, and the presence of cultural, historical, archaeological, and natural resources and amenities.

e. **Identification of Zoning Maps.** Following final action by the County Council, the Planning Director shall be responsible for providing the applicant with written notice of the County Council final decision and for revising the Official Zoning Map, where applicable. Failure to perform this ministerial action will not affect the validity of the approval.

f. **Final Approved Form District Master Plan Documentation.**Within ten (10) working days of approval by County Council of a FBZD, the applicant shall submit to the Planning Director three (3) hard copies and one (1) digital copy of the approved Form District Master Plan incorporating all changes and conditions approved by Council.

Sec. 7.2.3 Land Development Plans

A. **General.** Land Development Plans applicable to the FBZD include Community Plans for Community Units, Lot, Block, and Building Plans, and Special District Plans. Community Units shall be in compliance with the standards and requirements set forth in Article 7.4, Community Scale Planning: Community Units. Subdivision applications shall comply with the requirements of CHAPTER 8, Subdivision Regulations, provided, however, that the subdivision application approval process described in this CHAPTER 7 shall apply.

B. **Community Plans.** Community Plans provide a process for the evaluation and review of Community Units proposed within an FBZD. These applications enable detailed master planning in a manner that assures compliance with the intent and standards of the FBZD and the applicant's Form District Master Plan, while maintaining some degree of flexibility regarding future buildout of these areas. Community Plans require the organization of thoroughfares, development blocks, and publicly accessible Civic Space. Community Plans must be approved prior to issuance of any other land development permits except Preliminary, Conditional or Final Plats Subdividing the Community Unit tract boundary, and/or Infrastructure Plans to provide access to the tract. Community Plans may be submitted and reviewed concurrently with Preliminary Plats as described in Article 8.4, Preliminary Plats, of this Ordinance. Modifications to Community Plans may occur by submitting revised Community Plans that meet the requirements of this Chapter.

1. Application Process

   a. **Pre-Application Conference.** Prior to submitting an application the applicant shall confer with the Planning Director and any other officials designated by the Director, to discuss the proposal and the applicable development review and approval procedures.

2. **Application Requirements.** The following information is required to be included in an application for a Community Plan:

   a. A Location Map that clarifies the location of the proposed Community Unit in relationship to the applicant's proposed Sectors and Settlements, other proposed Community Units, Thoroughfares (per Circulation Map approved as part of a Form District Master Plan), 75% Acreage, and greenways;

   b. The total acreage of the area to be included in the Community Plan, broken down into total acreage, total highland acreage, total freshwater wetland acreage and total acreage of OCRM Critical Line Areas including locations of highland areas, freshwater wetland areas, and Critical Line Areas;

c. A Civic Space Regulating Plan that identifies the types, sizes, and locations of all Civic Space in accordance with Sec. 7.4.3, Civic Space;

d. Supplemental information regarding Civic Space including locations and acreages of all wetlands, waterways, and OCRM Critical Line Areas to be protected in accordance with the US Army Corps of Engineers Preliminary Jurisdictional Delineation or Permit and/ or OCRM.

e. A Thoroughfares Regulating Plan that identifies and shows the location of all existing highways, roads and streets, shows the type and location of all proposed highways, Thoroughfares, Rear Alleys and Rear Lanes within the Community Plan or Special District Plan area, establishes the general location of any other publicly accessible right-of-ways and demonstrates an interconnected and complete transportation network in accordance with Sec. 7.4.4, Circulation and Thoroughfare Design;

(1). Supplemental cross sections of thoroughfares shall be submitted in accordance with Sec. 7.4.4.C.

f. A Regulating Plan that clarifies the location, size, and disposition of the Transect Zones for each applicable Community Unit in accordance with Sec. 7.4.5, Transect Zones;

g. Minimum and Maximum anticipated density for the Community Unit in compliance with Sec. 7.4.6, Density Calculations;

h. Special District information, if applicable, in compliance with Sec. 7.4.7, Special Districts;

i. Documentation of public service provision including letters of coordination and thresholds for public facilities and necessary mitigation based on the development agreement, including:

(1). Infrastructure impact studies, as applicable, per Development Agreement; and

(2). Demonstration of how each Community Plan will be in compliance with the requirements of the County and BCDCOG 208 Water Quality Management Plans.

j. Master stormwater plan, as applicable;

k. Proposed/recorded restrictive covenants, as applicable, including compliance with the applicable requirements of Sec. 7.5.3;

l. Environmental conditions/surveys;

m. Tracking of the total number of dwelling units, Civic Space acreage, and infrastructure capacity for the proposed Community Plan compared to the totals approved for the entire FBZD as part of the Form District Master Plan;

n. Tree Plans and Surveys in accordance with Sec. 9.2.3, Tree Plans and Surveys, of the ZLDR;

o. Documentation demonstrating compliance with the DCS Requirements as described in Sec. 3.17.4.A.2.d-i, Developments of County Significance, and this Chapter.

p. **Approval Criteria.** Upon receipt of a complete application for a Community Plan, the County Consolidated Review Committee (County CRC) shall review and recommend that the Planning Director approve or deny the application, based on whether it is in substantial conformity with the applicant's established Form District Master Plan and the standards in

this Chapter, in compliance with Sec. 7.2.7.A.3, County Consolidated Review Committee (County CRC). The Planning Director shall make a final decision on the Community Plan approval.

q. **Appeals**. Decisions on Community Plans may be appealed to the Planning Commission or Board of Zoning Appeals, as appropriate, pursuant to CHAPTER 3, Development Review Procedures, of this Ordinance.

C. **Lot, Block, and Building Plans.** Lot, Block, and Building Plans provide a process for detailed administrative review of lots, blocks, and buildings once the parameters of Community Plans have been established and approved. The content of Lot, Block, and Building Plans shall be reviewed against an applicant's approved Form District Master Plan for the property.

1. **Application Requirements.** The following is required in order to demonstrate Lot, Block and Building Plan compliance, including those for Civic Space, with the applicant's approved Form District Master Plan and this CHAPTER 7:

a. Approved, recorded Plat of Lot, Block, and Building Plan area or individual Lot(s);

b. A Letter of Intent stating the proposed development and uses at the time of application submittal;

c. Dimensional Lot, Block and Building Plan consistent with the approved Form District Master Plan and Community Plan or Special District Plan, as applicable, and drawn to scale which includes the following:

(1). Dimensional site layout plan;

(2). Individual Lot layout(s) illustrating buildable areas as per Transect Zones, Frontages, setbacks, and encroachment;

(3). Wetland, waterway & OCRM Critical Line setbacks; and

(4). Identification of authorized or proposed Functions and Building Types, and locations.

d. Block and building-scaled development plans consistent with the applicant's approved Form District Master Plan, including the following:

(1). Identification of proposed use(s) and functions;

(2). Identification of types and locations of applicable building types;

(3). Parking & loading locations and dimensions;

(4). Grading and drainage plan drawn to scale;

(5). Architectural Elevations, including proposed building heights;

(6). Sign types, locations, and dimensions;

(7). Lighting types, locations, and dimensions; and

(8). Compliance with any Specific Lot and Building Plan conditions as may be established by the approved Form District Master Plan for certain enumerated Functions.

e. Floor plans, Elevations, renderings, and Frontage sections of all applicable Civic Buildings;

f. Civic Space, landscape and tree retention; and screening and buffers plans (if applicable) consistent with the applicant's approved Form District Master Plan;

g. Letters of coordination with utility providers demonstrating adequate levels of service, threshold capacities, and mitigation, which are valid for a period of twelve consecutive months from the date of the letter;

h. Historic preservation/mitigation, if applicable;

i. Construction Drawings, if applicable; and

j. Tracking of the total number of dwelling units, Civic Space acreage, and infrastructure capacity for the proposed Lot, Block, and/ or Building Plan, as applicable, compared to the totals approved for the Community Plan.

2. **Approval Criteria.** Upon receipt of a complete application for a Lot, Block, and Building Plan, the Site Plan Review Committee (Sec. 3.7.6) shall review and recommend that the Planning Director approve or deny the application, based on whether it is in substantial conformity with the applicant's established Form District Master Plan and the following criteria:

a. Consistency with a previously approved, applicable Community Plan; and

b. Consistency with any previously approved Uses Subject to Conditions, Dimensional Waivers, or Zoning or Tree Variances.

3. **Concurrent Submittals.**

a. Community Plans and Lot, Block, and Building Plans may be submitted and reviewed simultaneously. In this event the MPRB shall review, package, and submit application materials that require review and recommendation by the County CRC and decision by the Planning Director.

b. Preliminary Plat, Conditional Plat or Final Plat applications submitted before or concurrently with Lot, Block, and Building Plans shall not require approval of a Lot, Block, and Building Plan.

4. **Appeals**. Decisions on Lot, Block, and Building Plans (non-construction) may be appealed to the Board of Zoning Appeals in accordance with Article 3.13, Appeals of Zoning-Related Administrative Decisions.

D. **Special District Plans.** Land development applications for Special Districts established and mapped in the approved Form District Master Plan shall comply with the procedures for Community Plans contained in Sec. 7.3.2.B as well as the standards contained in Sec. 7.4.7, Special Districts. Figure 7.2.B summarizes the Special District Plan review process.

Sec. 7.2.4 Subdivision

A. Subdivision applications shall comply with the requirements of CHAPTER 8, Subdivision Regulations, provided, however, that the subdivision application exemptions described in this CHAPTER 7 shall apply. This CHAPTER 7 shall not be construed to limit any right to Subdivide real property within any FBZD in conformance with the Form-Based Code Standards for parcels of real property or with any statutory exemptions.

Sec. 7.2.5 Zoning Permits

A. Zoning Permits shall be obtained for all development activities listed in compliance with Article 3.8, Zoning Permits, and Table 7.2.A.

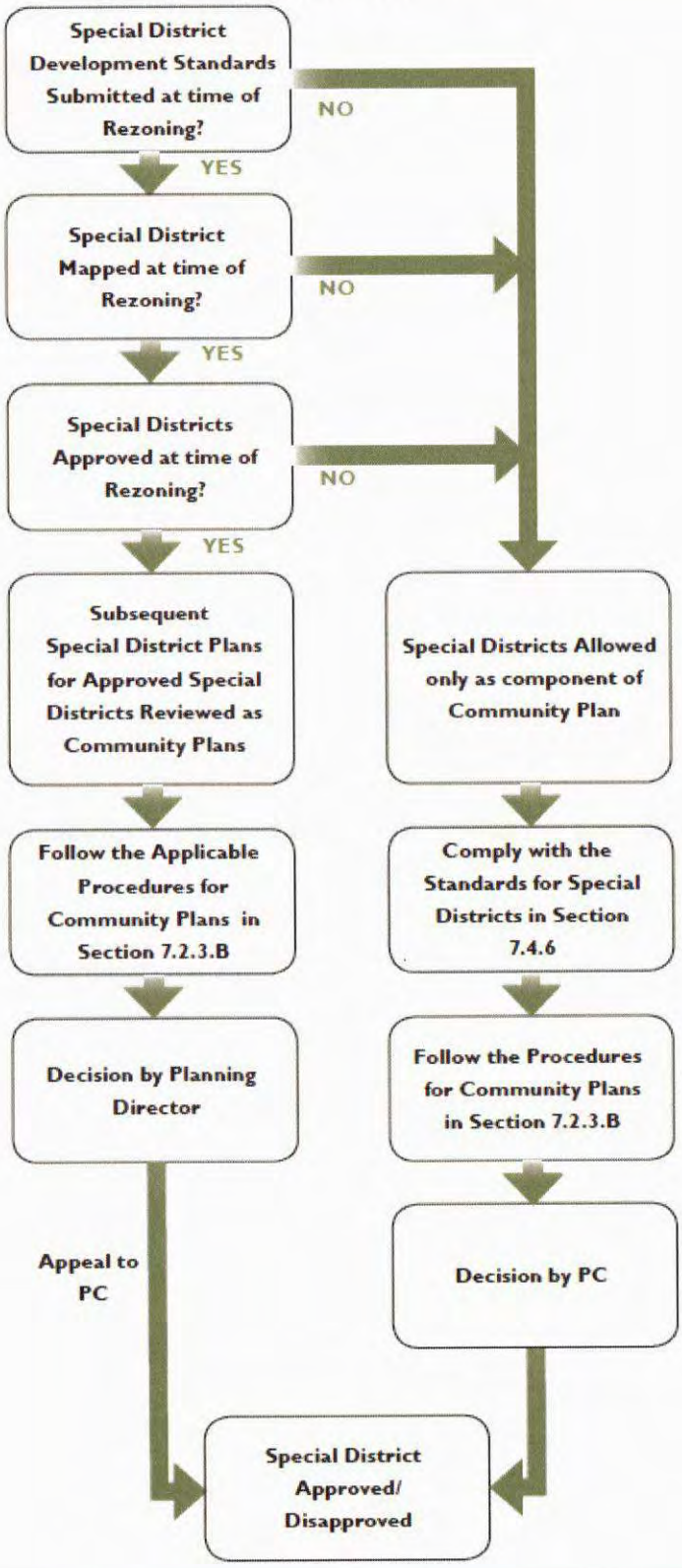
B. **Uses Subject to Conditions.** Uses Subject to Conditions are uses identified by the applicant as being allowed in the respective Transect Zone only if they comply with the use-specific conditions listed in Subsection 7.5.1.B.2 and all other applicable regulations of the Form District Master Plan.

1. **Appeals**. Appeals of the decisions regarding Uses Subject to Conditions shall be heard by the Board of Zoning Appeals in accordance with Article 3.13, Appeals of Zoning-Related Administrative Decisions.

Figure 7.2.B: Summary of Special District Review Process

Figure not subject to change by the Applicant.

Special Districts



C. **Dimensional Waivers**. Waivers are specified deviations from otherwise applicable development standards where development is proposed that would be consistent with surrounding land uses, harmonious with the public interest, and consistent with the purpose and intent of the FBZD.

1. **Applicability**. Following a recommendation by the County CRC, the Planning Director shall have the authority to authorize adjustments of up to 20 percent from any numerical standard set forth in this Chapter and/or established by the applicant through Form District Master Plan submitted or referenced at time of initial FBZD application. Any request greater than 20 percent shall be treated as a Variance addressed by the Board of Zoning Appeals in accordance with Article 3.10, Zoning Variances.
2. **Application Requirements**. An application for a Dimensional Waiver shall include a brief description of the requirement to be adjusted and any other material necessary to ensure the criteria in Subsection 6 below are met.
3. **Approval Criteria.** Following a recommendation by the County CRC, the Planning Director shall review the application and approve or deny the application, based on whether it is in substantial conformity with the applicant's established Form District Master Plan and the following criteria:
   a. That granting the Dimensional Waiver will promote the same general level of land use compatibility as the otherwise applicable standards;
   b. That granting the Dimensional Waiver will not materially affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development because of inadequate buffering, screening, setbacks and other land use considerations; and
   c. That granting the Dimensional Waiver will be generally consistent with the purpose and intent of the FBZD.
4. **Appeals**. Appeals of decisions on dimensional waivers shall be heard by the Board of Zoning Appeals in accordance with Article 3.13, Appeals of Administrative-Related Decisions.

Sec. 7.2.6 Amendments

A. Amendments of approved Form District Master Plans shall be required for any of the following:
   1. Changes to an approved Sector Map, if Sectors are utilized, provided, however, that changes to Special Districts shall comply with the process in Sec. 7.2.7.A.7 and Sec. 7.4.7, Special Districts;
   2. Changes to an approved Settlement Map, if Sectors are not utilized;
   3. The inclusion of new Uses not established by the Applicant at the time of initial FBZD application in accordance with Sec. 6.3.5, New or Unlisted Uses and Use Interpretations;
   4. The inclusion of new Transect Zones and/or related dimensional standards not established by the Applicant at the time of initial FBZD application that contemplate changes in density, intensity, form, or character;
   5. Increases in density beyond that which was established at the time of initial FBZD application;
   6. The inclusion of complex Thoroughfare Types and Assemblies established in subsequent Community Plans that utilize components not listed in Table 7.4.G, Thoroughfare Components, and Table 7.4.L, Vehicular Lane/Parking Assemblies) and new Thoroughfare Types proposed at time of Community Plan submittal. Such amendments shall also require approval by the County Transportation Engineer and may require coordination with emergency services providers, waste collection and/or SCDOT; and
   7. Addition of Special Districts that were not established in the approved Form District Master Plan and were not mapped.

B. Amendments to an approved Form District Master Plans shall follow the procedures of Article 3.3, Zoning and Land Development Regulations Text Amendments, and/or Article 3.4, Zoning Map Amendments [Rezonings].

C. Amendments described above may require amendments to associated Development Agreements in accordance with Article 3.16, Development Agreements, and/or Article 3.17, Developments of County Significance.

Sec. 7.2.7 Review Responsibilities

A. **Purpose and Intent.** The FBZD seeks to establish a well-coordinated review process that can grant expedited planning review and approval once the requirements for initial FBZD application have been met. The following Powers and Duties are established:
   1. **Master Plan Review Board (MPRB).** The applicant shall establish a Master Plan Review Board (MPRB) at the time of initial FBZD application to review and make recommendations regarding compliance of subsequent

Community Plans and related planning activities with private covenants and restrictions. The MPRB authority must, at a minimum, include all areas outside of the 75% Acreage (the 75% Acreage may be included). The MPRB shall review and make recommendations to the Planning Director regarding compliance of the following applications with private covenants and restrictions:

a. Zoning Permits for Uses, Structures, and Functions;
b. Uses Subject to Conditions;
c. Dimensional Waivers as described in Sec. 7.2.4.D, Dimensional Waivers;
d. Community Plans;
e. Lot, Block, and Building Plans;
f. Special Districts and Special District Plans;
g. Zoning and Tree Variances;
h. FBZD Amendments;
i. Preliminary Plats; and
j. Conditional and Final Plats.

2. **Staff Site Plan Review Committee (Staff SPR).** The Staff Site Plan Review Committee shall review and make recommendations to the Planning Director on Lot, Block, and Building Plans in accordance with Sec. 3.7.6 (Review and Action Site Plan Review Committee).

3. **County Consolidated Review Committee (County CRC).**

a. The CRC shall review and make recommendations to the Planning Director regarding applications for FBZD Amendments, Community Plans, Special Districts, Special District Plans, Uses Subject to Conditions, Dimensional Waivers, and Preliminary Plats, in accordance with Table 7.2.A, based on the applicable approval criteria. The CRC shall consist of representatives from the following County departments:

(1). Zoning & Planning;
(2). Public Works and Stormwater;
(3). Law Enforcement/Public Safety, including Emergency Management;
(4). Building Services; and
(5). Transportation Development.

b. **Outside Agencies.** The Planning Director shall have the authority to involve outside agencies in County CRC review activities when applicable to the proposed development, e.g., South Carolina Department of Health and Environmental Control (DHEC), South Carolina Department of Transportation (SCDOT), and applicable easement holders.

ARTICLE 7.3. REGIONAL SCALE PLANNING: SECTORS AND SETTLEMENTS

Sec. 7.3.1 Purpose and Intent

A. This Chapter contemplates a hierarchy of development standards that apply to the Sector, Settlement, Community, Lot, Block, and Building scales, as well as Special Districts. This Article applies to the Sector and Settlement scales and requires:

1. That the applicant shall demonstrate at the time of initial FBZD application a level of information that describes the location, intensity, and type of development that is proposed; and
2. That the applicant shall demonstrate in subsequent Community Plan applications that the form, character, and intensity of development is compliant with materials submitted at time of initial FBZD application (rezoning).

Sec. 7.3.2 Sectors

A. **Sectors**. The Planning Director may require, or applicants may propose, that Sectors be established. If utilized, Sectors shall be mapped as part of the rezoning application in order to provide more specificity and direction with regards to how Settlements and 75% Acreage may be organized.

1. **FBZD Application - Standards.**

a. In the event that Sectors are required or proposed at the time of FBZD application, applicants shall map and define the applicable Sectors to their property. Sectors may be further subdivided to provide additional specificity and/or to better describe the range of anticipated 75% Acreage and Settlements.

b. Sectors shall be located on a map as a GIS layer which shall be submitted as part of the rezoning application.

c. Applicants may elect to provide one or more additional Sectors from those listed in this Section in order to provide additional specificity and/or to better describe the range of anticipated 75% Acreage and Settlements proposed. Such Sectors shall be described and enumerated in the applicant's Form District Master Plan.

d. Applicants shall submit the range of minimum and maximum densities by Sector.

Figure 7.3.A Example Sector and Settlement Maps

Two illustrative images represent maps submitted at time of FBZD application that show areas of 75% Acreage and growth and that establish the general location and intensity of development.

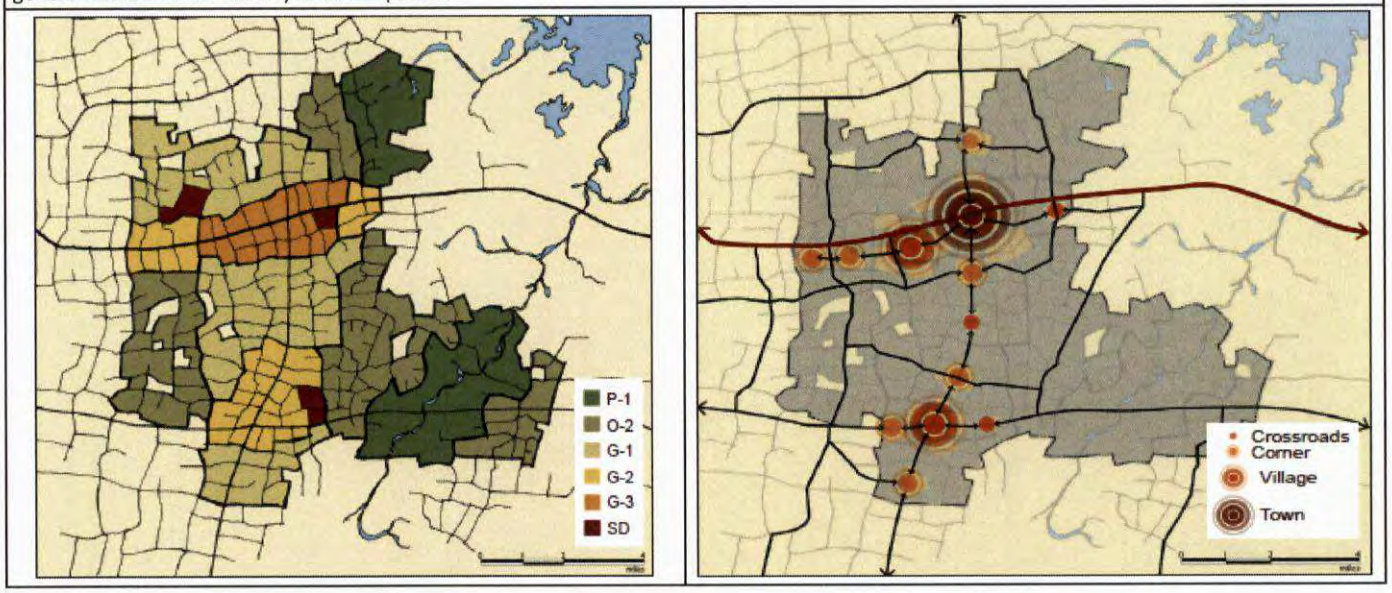


TABLE 7.3.2: Sector/Settlement/Community Allocation

Table 7.3.B defines areas that are or are not suitable for development. Settlement Types and Specific Community Unit types of various intensities are allowable in specific Sectors. This table also allocates the pro-portions of Transect Zones within each Community Unit Type. (Table shall not be altered by the Applicant except to al-low additional Sectors and subsets of Transect Zones in order to provide increased specificity, provided, however, that the resulting standards shall fall within the parameters of this table.)

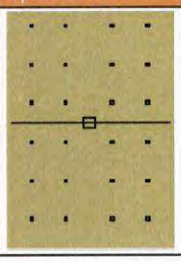
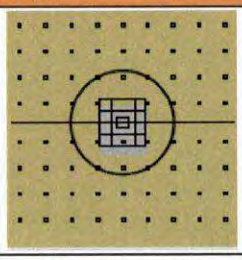
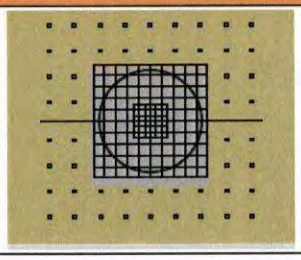
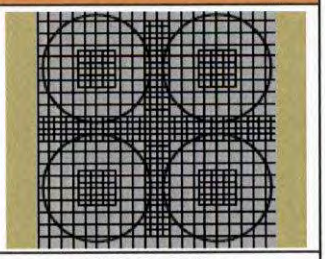
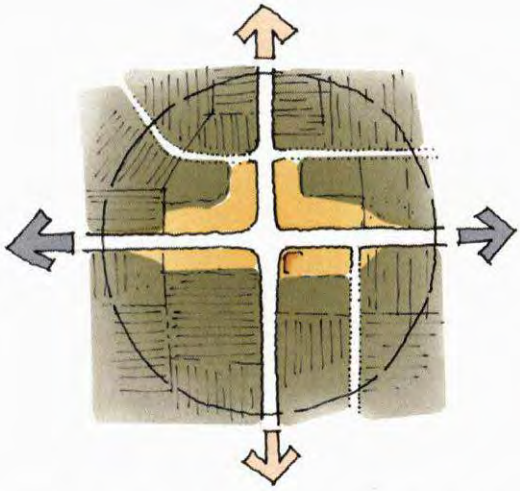
	(PRIMARILY OPEN SPACE)		(LESS DEVELOPED)							(MORE DEVELOPED)			
	P1 – Preserved Open Sector	O2 – Reserved Open Sector	G1 – Restricted Growth Sector			G – Controlled Growth Sector				G3 – Intended Growth Sector			
Settlement Types													
		SEPARATE RURAL DEVELOP MENT	SEPARATE RURAL DEVELOPMENT CROSSROAD CORNER			SEPARATE RURAL DEVELOPMENT CORNER VILLAGE				SEPARATE RURAL DEVELOPMENT VILLAGE TOWN			
Community Unit		RLD	RLD	RCLD	CLD	RLD	RCLD	CLD	TND	RLD	CLD	TND	RCD

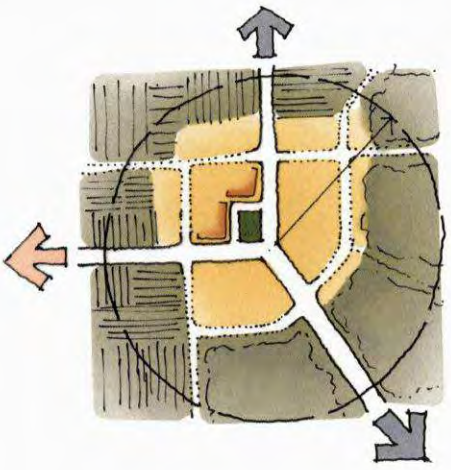
TABLE 7.3.2: Sector/Settlement/Community Allocation													
T1	No Minimum	No Minimum	NO MIN / MAX	50% MAX	10 - 50%	NO MIN / MAX	50% MAX	10 - 30%	20% MAX	NO MIN / MAX	10 - 30%	15% MAX	
T2	No Minimum	No Minimum	NO MIN / MAX	50% - 100%	20 - 70%	NO MIN / MAX	15 - 100%			NO MIN / MAX			
T3								20 - 55%	10 - 30%		20 - 55%	5 - 40%	
T4				0 - 10%	10 - 40%		10 - 40%	20 - 60%	20 - 60%		20 - 60%	20 - 60%	5 - 80%
T5									10 - 30%			20 - 60%	10 - 80%

FIGURE 7.3.C: Settlement Type Diagram Examples

The following illustrative images describe the Charleston County Settlement Types that display a Community Unit or a group of Community Units located in general proximity with each other.

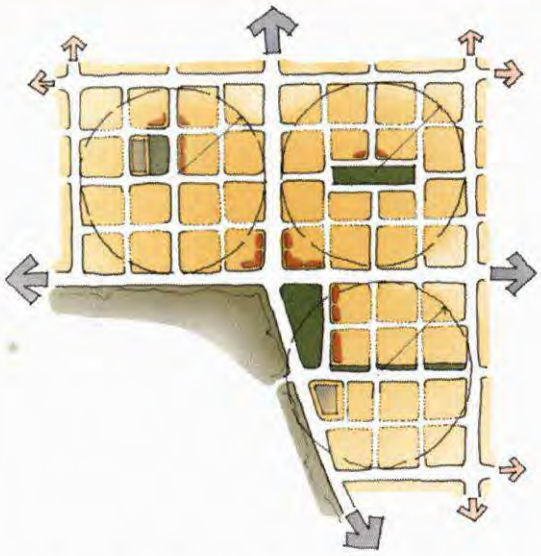


Crossroads. The smallest rural settlement type located at the intersection of two local roads. A crossroad is comprised of a compact cluster of homes about an intersection that is surrounded by countryside or agricultural lands. A corner store or civic use may mark the corner.

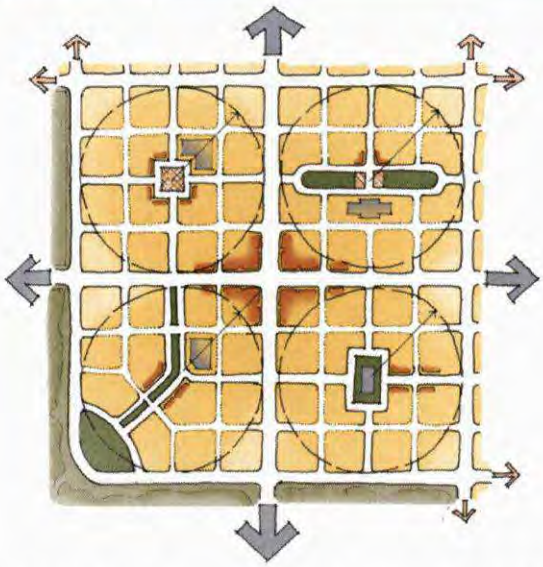


Corner. A rural settlement type that is larger than a crossroads and located at a significant crossroads or open space. A Corner is comprised of a compact cluster of homes organized in a walkable community with limited commercial services or civic uses, surrounded by countryside or agriculture.

FIGURE 7.3.C: Settlement Type Diagram Examples



Village.
An urban settlement type organized into multiple walkable neighborhoods of compact clusters of various dwelling types, including mixed-use buildings, surrounded by countryside. A range of commercial services and civic activities provide for the daily needs of its residents. The population of a village is larger than in a corner but smaller than a town.



Towns.
The most urban settlement type is an aggregation of walkable neighborhoods that mix residential, commercial, and civic uses. Located along or at the intersection of a major thoroughfare, the center provides for the daily need of its residents as well as those of visitors from around the region and thus accommodates the parking needs of local and transient users.

2. **Sectors Defined.** Sectors are geographical areas that are comprised of 75% Acreage and growth areas. Growth areas are intended for the development of new settlements and communities in the form of Settlement Types and Community Types, which in turn are comprised of Transect Zones and Special Districts.
   a. Sectors applicable to DCS range from Preserved Open (P-1) to Reserved Open (O-2) to Restricted Growth (G-1) to Controlled Growth (G-2) to Intended Growth (G-3).
      (1). The Preserved Open Sector (P-1) shall consist of Open Space that is protected from development in perpetuity. The Preserved Open Sector includes areas under environmental protection by law or regulation, as well as land acquired for conservation through purchase, by easement, or by a Transfer of Development Rights.
      (2). The Reserved Open Sector (O-2) shall consist of rural development patterns and activities and may include a mix of Separate Rural Development and open space.
      (3). The Restricted Growth Sector (G-1) shall be assigned to areas that have value as open space but are appropriate for development of restricted or limited intensity that is clustered.
      (4). The Controlled Growth Sector (G-2) shall be assigned to areas that can support a variety of mixed-use development patterns by virtue of proximity to existing infrastructure, including clustered land development and traditional neighborhood developments.
      (5). The Intended Growth Sector (G-3) shall be assigned to areas that can support substantial mixed-use development patterns by virtue of proximity to existing infrastructure, including traditional neighborhood developments and regional center developments.
3. **Special Districts**. Special Districts may only be proposed when Sectors are utilized and the Planning Director determines the following:
   a. That proposed Special Districts comply with the requirements of Sec. 7.4.7; and
   b. That development patterns in their intrinsic size, function, or configuration cannot conform to the requirements of Settlements or their corresponding Community Types.

Sec. 7.3.3 Settlements

A. Settlements are defined as a Community Unit or a group of Community Units located in general proximity with each other, composed in accordance with the standards of this Section.

1. **FBZD Application - Standards.**

a. If Sectors are utilized, the Settlement Types Map may be conceptual and may be updated at the request of the applicant and/ or Planning Director at the time of Community Plan submittal(s) in order to refine the location, intensity, and/or number or proposed Settlements. Changes or updates to the Conceptual Settlement Types Map shall be processed administratively if the Planning Director can make the following findings:

(1). That such changes or updates are in compliance with the applicable Rural Guidelines and DCS requirements of the Charleston County Comprehensive Plan;

(2). That such changes or updates are in substantial compliance with the standards for Settlements found in this Article; and

(3). That such changes or updates do not contemplate an increase or decrease in total planned density.

b. If Sectors are not utilized:

(1). Settlements shall be located on a map as a GIS layer which shall be submitted as part of the rezoning application.

(2). The zoning in existence at the time of rezoning application for the area designated for the 75% Acreage shall apply to the 75% Acreage.

(3). Applicants shall submit the range of minimum and maximum densities by Settlement.

B. **Settlement Types Defined.** Charleston County Settlement Types include the following:

1. **Rural Places.** Rural Places include Crossroads and Corners.

a. **Distance Requirements.** The minimum distance between any Crossroad and/or Corner Settlement and another Crossroad and/ or Corner Settlement shall be 2000 linear feet, measured along a thoroughfare or an existing road or street between the closest edges of any Community Unit boundary. This requirement shall not apply to Corner Settlements in the G-2 Sector.

b. **Corners**. Corners are larger settlement types than crossroads and are comprised of a compact cluster of up to 360 dwellings about a significant crossroads or open space, typically organized as a walkable district, surrounded by countryside or agricultural lands, with limited commercial services or civic activities. Historical patterns in the Lowcountry include the organization of corners associated with agricultural production, a religious group, or a family settlement. Corners in the G-2 Sector are comprised of a compact cluster of up to 500 dwellings.

c. **Crossroads**. Crossroads are the smallest settlement type and are comprised of a compact cluster of between 15 and 80 dwellings about a crossroads or intersection surrounded by countryside or agricultural lands, with limited commercial services or civic activities. Range of uses include corner stores, single family detached residences, and farms.

d. **Rural Development.** Rural areas may be composed of Separate Rural Development. Separate Rural Developments shall maintain rural densities and activities in a sparsely developed pattern.

C. **Clustered Growth/Urban Places.**

a. **Villages**. Villages are compact clusters of dwellings of mixed type, including mixed-use buildings, surrounded by undeveloped land, countryside or agricultural lands, organized into walkable neighborhoods, with a range of commercial services and civic activities that provide for the daily needs of its residents. The population of a village is larger than in a corner but smaller than a town.

b. **Towns**. Towns are larger than a village, an aggregation of walkable neighborhoods that mix residential, commercial, and civic uses, typically located along or at the intersection of a major thoroughfare. The town's center provides for the daily need of its residents as well as those of visitors from around the region and thus accommodates the parking needs of local and transient users.

Towns provide adequate densities in support of frequent transit.

D. Settlements may be organized by Sector as described in Table 7.3.3.

Table 7.3.3 Allowed Settlement Types by Sector (Table not subject to change by applicant except to allow additional Sectors in order to provide increased specificity.)					
Settlement Type	Applicable Sector				
	P-1	O-2	G-1	G-2	G-3
Separate Rural Development			✓	✓	✓
Crossroad			✓		
Corner			✓	✓	
Village				✓	✓
Town					✓

ARTICLE 7.4. COMMUNITY SCALE PLANNING: COMMUNITY UNITS

Sec. 7.4.1 General

A. Community Units are defined as a specific geographic area having a physical form, density, and mix of uses that are supportive of sustaining community activities. Settlements are composed of one or more Community Units or groups of Community Units in proximity to each other.

1. **FBZD Application - Standards.** At the time of initial FBZD application, applicants shall provide the ranges and parameters for the proposed organization of Settlements, Community Types, and Transect Zones as illustrated in Table 7.3.B, Sector/Settlement/Community Allocation and in coordination with the Settlement Types Map. This information shall be described and enumerated in the applicant's Form District Master Plan, which shall be approved as part of the FBZD.
2. **Community Plan Submittals - Standards.** Subsequent Community Plan applications shall designate one or more Community Units at the time of Community Plan submittal, in accordance with the procedures for Community Plans in Sec. 7.2.3.B, Community Plans, and the following standards:
   a. With the exception of Rural Land Development (RLD), each Community Unit shall be structured with a Pedestrian Shed or portion thereof as described in this Section. Pedestrian Sheds shall be located according to existing conditions, such as traffic intersections, adjacent developments, and natural features.
      (1). Pedestrian Sheds may be adjusted to create boundaries that take into account block structure, natural features, and/or existing conditions.
   b. Community Units shall allocate a mix of Transect Zones as described in this Section and pursuant to the standards in Sec. 7.4.5, Transect Zones.
   c. Community Units shall allocate Civic Space in compliance with Sec. 7.4.3, Civic Space. Wetlands and/or other environmentally sensitive areas intended for preservation shall be mapped.
   d. Community Units shall lay out a thoroughfare network in compliance with Sec. 7.4.4, Circulation and Thoroughfare Design.
   e. **Special Requirements.** The applicant may designate additional Special Requirements for Community Plans at the time of Community Plan submittal(s) to provide more specificity and/or detail with regards to the intended development form, including the following:
      (1). Differentiation of Thoroughfares as "A-Grid" or "B-Grid" in order to distinguish areas suitable and in support of high pedestrian activity from automobile-oriented areas.
      (2). Designations for mandatory and/or recommended Retail Frontage requiring or advising that one or more buildings provide Shopfront, Gallery, or Arcade frontage.
      (3). Designations for coordinated frontage that would require Public and Private Frontages be coordinated as a single, coherent landscape and paving design.
      (4). Designations for mandatory and/or recommended Terminated Vista locations, requiring or advising that buildings or other structures be provided with architectural articulation of a type and character visually appropriate for the location.
      (5). Designation that pedestrian passages be reserved between buildings for pedestrian access.
   f. **Special Districts.** Special Districts shall comply with the requirements contained in Sec. 7.4.7.

B. **Community Units Described.** A Community Unit may be one of the following types:

1. **Rural Land Development (RLD).** Rural Land Developments are structured by single or small clustered groupings of rural settlements at very low densities that are supportive of rural uses and activities.
   a. RLDs are not required to be structured on the basis of a Pedestrian Shed.
   b. An RLD shall be comprised of one or more lots in T-Zones T1 and T2, as set forth on Table 7.3.B.
   c. RLDs shall be a minimum of 5 acres in size.
2. **Rural Clustered Land Development (RCLD).** Rural Clustered Land Developments are structured by 3/4 of a standard Pedestrian Shed oriented toward a Common Destination in a rural setting.
   a. An RCLD shall be comprised of T-Zones T1, T2, and/or T4, as set forth on Table 7.3.B.
   b. RCLDs shall consist of no less than 30 acres and no greater than 80 acres of community unit net site area.
3. **Clustered Land Development (CLD).** Clustered Land Developments are structured by a standard Pedestrian Shed oriented toward a Common Destination such as a general store, meeting hall, schoolhouse, or place of worship. When a CLD is used alone, it takes the form of a small settlement standing free in the countryside such as a Corner.
   a. A CLD shall be comprised of T-Zones T1, T2, T3, and T4, as set forth on Table 7.3.B.
   b. CLDs shall consist of no less than 80 acres and no more than 160 acres of community unit net site area.
4. **Traditional Neighborhood Development (TND).** Traditional Neighborhood Developments are structured by a standard Pedestrian Shed and are oriented toward a Common Destination consisting of a mixed-use center or corridor. TNDs should typically be located near a transportation route.
   a. A TND shall be comprised of T-Zones T1, T3, T4, and T5, as set forth on Table 7.3.B.
   b. TNDs shall consist of no less than 80 acres and no more than 160 acres of community unit net site area.
5. **Regional Center Development (RCD).** Regional Center Developments are structured by a long Pedestrian Shed or linear Pedestrian Shed and consist of high-density, mixed-use development connected to other centers by transit.
   a. An RCD shall be comprised of T-Zones T4 and T5, as set forth on Table 7.3.B.
   b. RCDs shall consist of no less than 100 acres and may be up to 320 acres of community unit net site area.

C. A Community Unit may adjoin or be in proximity with another Community Unit.

D. Community Units shall be utilized to organize Settlements as described in Table 7.4.A, Minimum and Maximum Community Unit Composition by Settlement.

Table 7.4.1 Minimum and Maximum Community Unit Composition by Settlement (Table not subject to change by applicant)

Settlement Type	Minimum Composition	Maximum Composition
Separate Rural Development	1 RLD	1 RLD
Crossroad	1 RCLD	1 RCLD
Corner*	1 CLD	1 CLD + 3 RCLDs
Village*	1 TND	1 TND + 4 CLDs
Town*	1 RCD	2 RCDs + 2 TNDs

*Note: RLDs are permitted within Corners, Villages, and Towns, provided that all requirements of this Chapter and the Form District Master Plan are met.

Sec. 7.4.2 75% Acreage

A. **General.** FBZD applications shall include 75% Acreage, as defined in Article 3.17, Developments of County Significance, and this CHAPTER 7, to be located outside of Special Districts and clustered Community Units.

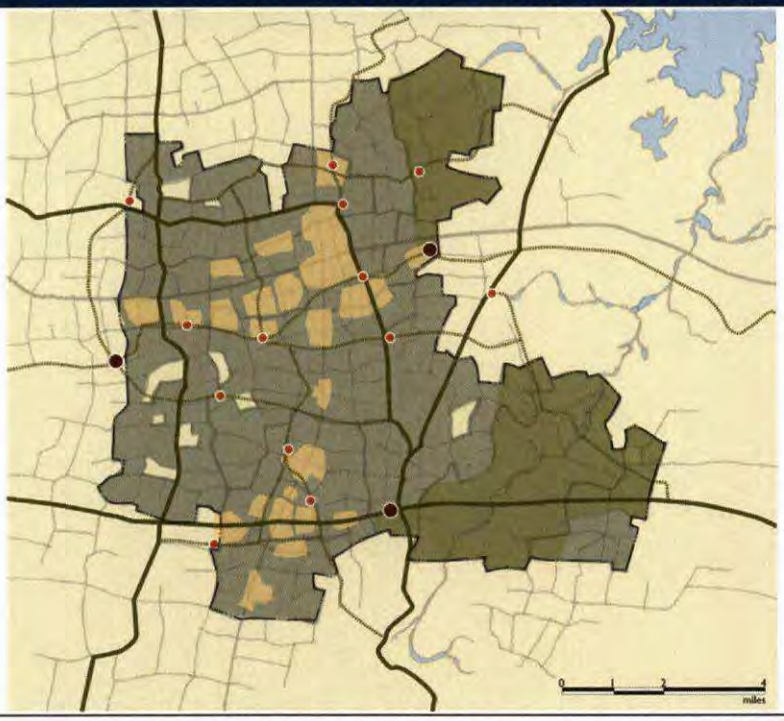
B. **FBZD Application - Standards.**

1. Applicants shall submit the range of minimum and maximum anticipated density in the 75% Acreage.
2. The 75% Acreage shall be designated on a 75% Acreage and Trails map.

a. The 75% Acreage and Trails Map shall establish the general location of the 75% Acreage, including trails and greenways, in accordance with 3.17.4.A.2.a, Developments of County Significance, and the Settlement Types Map with the intent to establish direction for areas that are to count toward the 75% Acreage.

b. The 75% Acreage and Trails Map may be updated at the request of the applicant and/or Planning Director at the time of subsequent Community Plan submittal(s) in order to refine the location, type, and/or disposition of proposed 75% Acreage, regional open space and trails. Changes or updates to the 75% Acreage and Trails Map shall be processed without requiring amendments to the FBZD if the Planning Director can make the following findings:

Figure 7.4.B Example 75% Acreage and Trails Map



An example of a 75% Acreage and Trails Map that describes the 75% Acreage requirement within the Form-Based Zoning District and proposed connectivity within the local and regional trail network.

75% Acreage
Regional Trail
Local Trail
Regional Trailhead
Local Trailhead

(1). That such changes or updates are in compliance with the applicable Rural Guidelines and requirements of the Charleston County Comprehensive Plan;

(2). That such changes or updates are in compliance with the standards for 75% Acreage found in this Article; and

(3). That such changes or updates do not contemplate a decrease in the 75% Acreage, as required by Sec. 3.17.4.A.2.a, Developments of County Significance.

c. The 75% Acreage should, to the maximum extent practicable, be organized to establish a system of adjoined, extended, and enlarged open areas, trails, parks, or other open space resources.

C. **Calculation of 75% Acreage.** In accordance with 3.17.4.A.2.a, Developments of County Significance, the following items shall be counted toward the 75% Acreage requirement:

1. Private land permanently restricted by deed restriction or conservation easement to unclustered rural densities;
2. Areas proposed for private and/or public ownership pursuant to Sec. 3.17.4.A.2.a;
3. Preserved historic and/or cultural areas;
4. Preserved areas of biological significance, including freshwater wetlands and waterways;
5. Agricultural and silvicultural areas; and
6. Areas to be purchased by the County's Greenbelt Bank or other open space preservation organizations.
7. Land within OCRM Critical Line Areas shall be excluded from the calculation.

D. **Ownership and Maintenance of 75% Acreage.** The ownership and maintenance of the 75% Acreage shall be in compliance with Article 3.17, Developments of County Significance, of this Ordinance.

Sec. 7.4.3 Civic Space

A. **General.** FBZD applications shall include Civic Space to be located within Community Units. Civic Space includes, but is not limited to, Civic Buildings, public spaces, schools, churches, and Thoroughfares. Civic Space provides gathering places and access to outdoor activities, and can protect natural habitat, maintain rural character, and enhance water quality for the County.

B. **FBZD Application - Standards.** The Form District Master Plan submitted at the time of initial FBZD application shall include documentation that subsequent land development will comply with Table 7.4.3, Civic Space Types.

C. **Ownership and Maintenance of Civic Space.** Civic Space shall be owned/ maintained through one or more of the following options:

1. Establishment of an entity to manage and maintain the land by the property owner, in a form that ensures long-term maintenance and management;
2. Conveyance of the land to a property owners' or homeowners' association that holds the land in common ownership and will be responsible for managing and maintaining it for its intended purposes;
3. Conveyance of the land to a third party beneficiary, such as a nonprofit environmental or civic organization (e.g., the County Greenbelt Bank), that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes; or
4. Dedication of the land to the County or other appropriate public agency that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes.

D. **Community Plan Submittals - Standards.** Community Plan applications shall designate Civic Space on a Civic Space Regulating Plan, in accordance with the procedures for Community Plans in Sec. 7.2.3.B, Community Plans, and the following standards:

1. Civic Space shall meet the standards set forth in Table 7.4.3, Civic Space Types.
2. Each Community Unit other than an RLD shall have the following features:
   a. At least 5% of its Community Unit Net Site Area shall be assigned to Civic Space as identified in Table 7.4.3, Civic Space Types.
      (1). Freshwater Wetlands and Waterways may be credited towards Civic Space requirements when integrated into the development as site amenities.
      (2). If a Community Plan application involves multiple phases, either: (a) each phase shall maintain 5% of its Community Unit Net Site Area assigned to Civic Space; or (b) the applicant shall provide a financial guarantee pursuant to Sec. 8.14.1, Performance Guarantees, of the ZLDR.

TABLE 7.4.3: Civic Space Types

This table describes the various Civic Space Types that are allowed by right within the specified transect zones. (Table not subject to change by applicant)

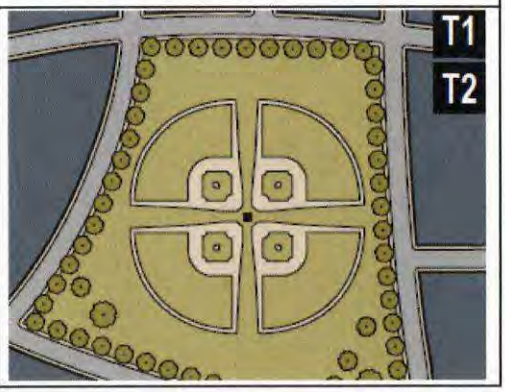
a. **Sports Complex:** A Civic Space that consolidates heavily programmed athletic fields and associated facilities. A Sports Complex may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of paths and trails,trees, and lawns or fields, formally or informally disposed. The minimum size shall be 25 acres.	

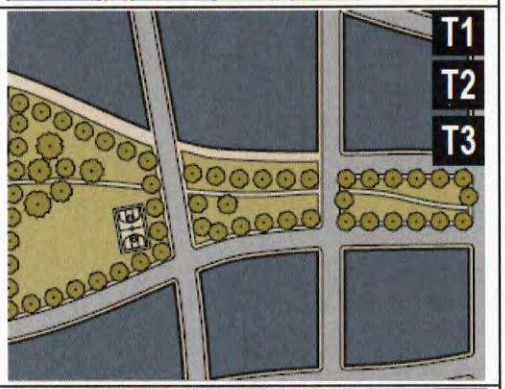
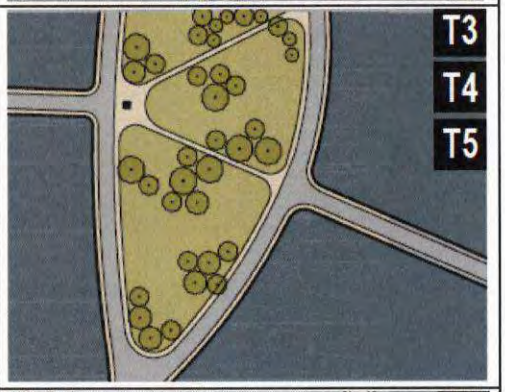
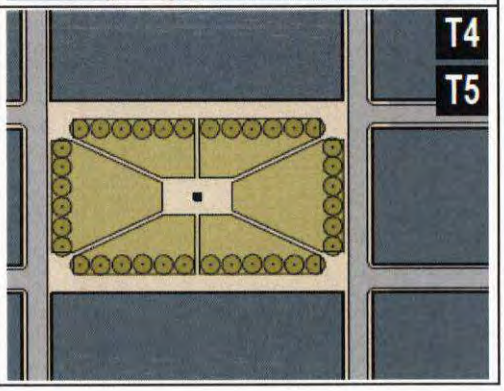
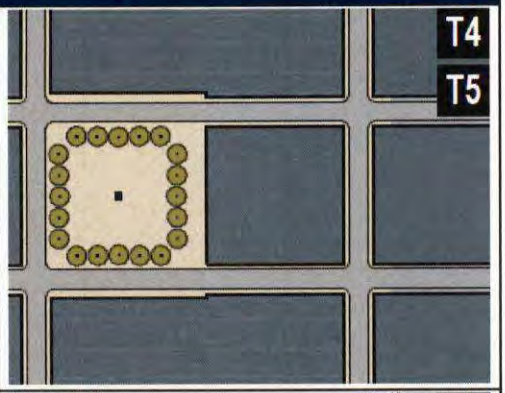
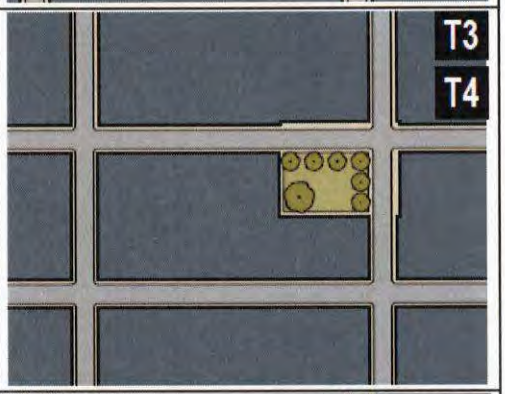
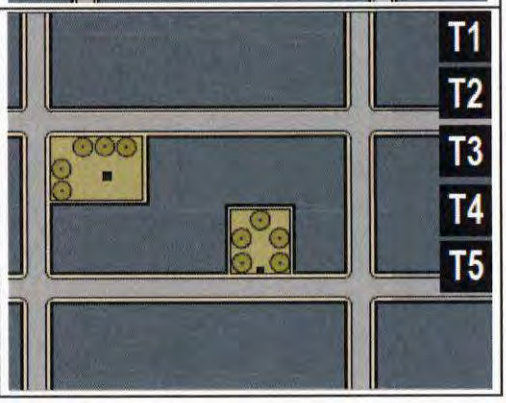
TABLE 7.4.3: Civic Space Types	
b. **Park:** A natural preserve available for unstructured recreation. A park may be independent of surrounding building Frontages. Its landscape shall consist of Paths and trails, meadows, waterbodies, woodland and open shelters, all natu-ralistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 8 acres.	
c. **Greenway:** A linear Civic Space that may follow natural corridors providing unstructured and limited amounts of structured recreation. A Greenway may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of paths and trails, waterbodies, and trees, naturalistically disposed. The minimum size shall be 8 acres.	
d. **Green:** A Civic Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.	
e. **Square:** A Civic Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.	

TABLE 7.4.3: Civic Space Types	
f. **Plaza:** A Civic Space available for Civic purposes and Commercial activities. A Plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size shall be 1/2 acre and the maximum shall be 2 acres.	
g. **Pocket Park:** A Civic Space available for informal activities in close proximity to neighborhood residences. A Pocket Park is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Pocket Parks shall be in public places or in more intimate mid-block locations. The maximum size shall be 1/2 acre.	
h. **Playground:** A Civic Space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.	

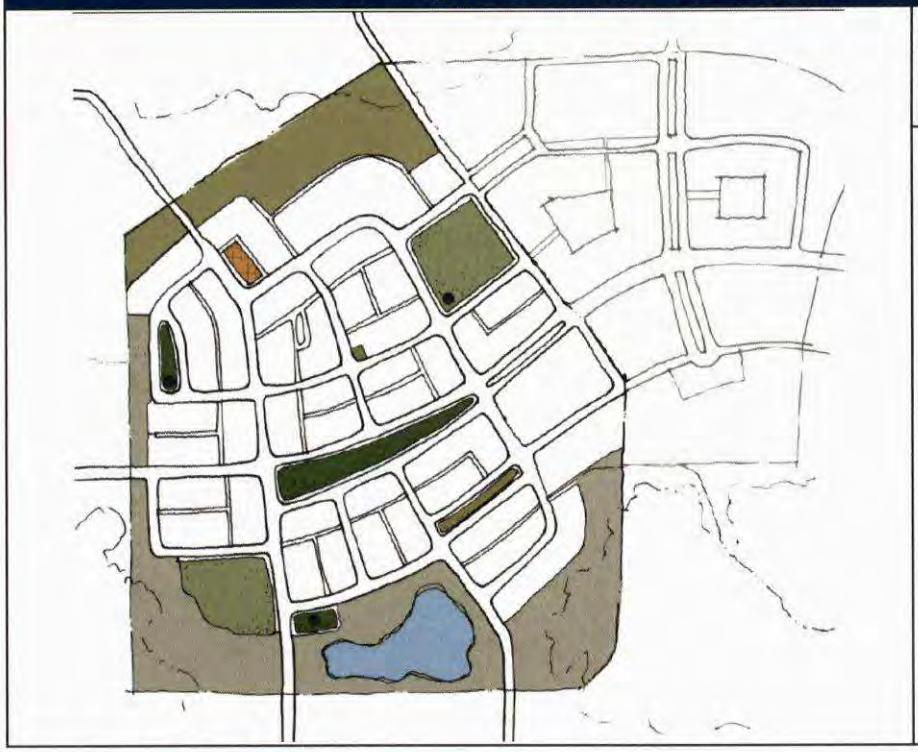
b. At least one principal Civic Space identified in Table 7.4.3, Civic Space Types, as a Green, Square, or Plaza.

(1). The principal Civic Space(s) shall be within 800 feet of the geographic center of each Community Unit, unless topographic conditions, pre-existing road, street or Thoroughfare alignments or other circumstances prevent such location.

c. A minimum of one Playground in conformance with Table 7.4.3, Civic Space Types. Additional playgrounds should be provided if the Community Unit is in excess of 250 dwelling units.

3. Civic Space acreage in excess of 20% of a Community Unit Net Site Area shall require approval by the Planning Director.
4. Civic Space acreage in excess of 30% of a Community Unit Net Site Area shall not be permitted in any Community Unit.
5. Each Community Unit shall provide a Civic Space within 1200 feet of every residential lot in each CLD, TND or RCD.

Figure 7.4.D Example Civic Space Regulating Plan



An example of a Regulating Plan that describes the approximate location and size of designated open spaces and civic spaces within the boundaries of a Community Unit.

- Sports Complex
- Park
- Greenway
- Green
- Square
- Plaza
- Pocket Park
- Playground

6. Civic Space Design.
   a. **Uses**. Civic Space may be established for community, religious, governmental, transit or parking purposes to the extent specified in Table 7.5.A, Specific Function and Use.
   b. **Public Frontage.** Each Civic Space other than a Playground, Park or Pocket Park should have a minimum of 25% of its perimeter enfronting a Thoroughfare.
   c. **Parking.** Parking required for Civic Space and Civic Buildings shall be determined in accordance with Table 7.5.D, Parking Calculations.
   d. **Civic Building Location and Siting.** Civic Building sites should be located within or Adjacent to a Civic Space, or at the axial termination of a significant Thoroughfare.
   e. **Churches and Educational Facilities.** Churches and educational facilities, to the maximum extent feasible, shall be integrated into the design of Community Units.
   f. **Civic Building and Accessory Structure Design.** All civic buildings and accessory structures within Civic Space shall be designed and furnished to be consistent with the character of the Transect Zone in which they are located. Such consistency may require accessory structures to maintain building setbacks, frontage, massing, disposition and character similar to adjacent development.

Sec. 7.4.4 Circulation and Thoroughfare Design

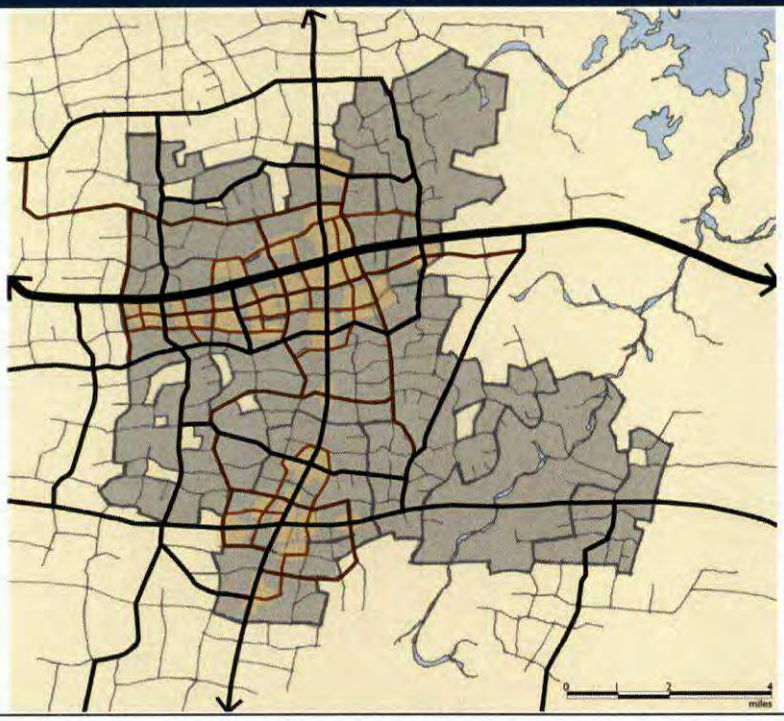
A. Thoroughfares are intended for use by vehicular and pedestrian traffic and provide access to Lots and Civic Spaces. Thoroughfares define the public streets that refine Pedestrian Sheds into walkable environments.

B. **FBZD Application - Standards.**

1. **Traffic Impact Study Required.** The Thoroughfare network shall serve as the basis for the required Traffic Impact Analysis in conjunction with the anticipated density for the proposal. Traffic Impact Studies shall be prepared in compliance with Article 9.9, Traffic Impact Studies.
2. **Circulation Map Required.** At the time of initial FBZD application, highways, regional Thoroughfares, and primary Thoroughfares shall be designated on a Circulation Map.
   a. The Circulation Map shall establish the general location and alignment of primary and secondary Thoroughfares, including anticipated long-distance bicycle routes in accordance with the Settlement Types

Map with the intent to establish connections between development areas, community resources, and existing infrastructure.

Figure 7.4.E Example Circulation Map



An example of a Circulation Map that locates major thoroughfares within the Form-Based Zoning District and proposed connectivity to the existing circulation network.

Highway

Primary

Secondary

b. The Circulation Map is intended to be conceptual and may be updated at the request of the applicant and/or Planning Director at the time of subsequent Community Plan submittal(s) in order to refine the location, type, and/or disposition of proposed Thoroughfares. Changes or updates to the Circulation Map shall be processed without requiring amendments if the Planning Director can make the following findings:

(1). That such changes or updates are in compliance with the applicable Rural Guidelines and DCS requirements of the Charleston County Comprehensive Plan and this Ordinance; and

(2). That such changes or updates are in compliance with the standards for Thoroughfares found in the approved Form District Master Plan, this Article and this Ordinance.

c. **Circulation Map Standards.** The Circulation Map shall demonstrate compliance with the following:

(1). Thoroughfares shall be organized to establish a system of arterials, collectors, and local access streets that provide connectivity between existing and proposed settlements.

(2). Thoroughfares shall, to the maximum extent practicable, extend and utilize existing roadways and infrastructure within and adjacent to the development site.

(3). Thoroughfare network shall demonstrate evacuation routes in coordination with an established Evacuation Plan.

3. **Thoroughfare Types and Assemblies.** At the time of initial FBZD application, the applicant shall establish a catalog of acceptable Thoroughfare Types and Assemblies for the property based on the components listed in Table 7.4.G, Thoroughfare Components, and the Assemblies listed in Table 7.4.L, Vehicular Lane/Parking Assemblies. Applicants shall utilize Table 7.4.K, Example Thoroughfare Assemblies, to prepare Thoroughfare Types. These standards shall be assembled as Form District Master Plan for the property. Figure 7.4.F, Thoroughfare Process Diagram, summarizes how this information is utilized.

a. Thoroughfare types shall provide cross-sections utilizing Table 7.4.K, Example Thoroughfare Assemblies, as a template that describes the conceptual design of each Thoroughfare indicating the widths and location of travel lanes, parking lanes, bicycle lanes, walkway types, planter types, public landscaping and public lighting per appropriate Transect Zone.

b. Thoroughfare Assemblies shall provide the range of anticipated lane configurations per Transect Zone as indicated in Table 7.4.L, Vehicular Lane/Parking Assemblies.

(1). Utilization of Thoroughfare Assemblies in Table 7.4.K of the approved Form District Master Plan shall be allowed by right.

(2). Thoroughfare Assemblies developed utilizing Tables 7.4.G, Thoroughfare Components, Table 7.4.H, Bicycle Facilities Standards, Table 7.4.I, Curb Radius, Table 7.4.J, Thoroughfare Nomenclature, Table 7.4.K, Example Thoroughfare Assemblies, and Table 7.4.L, Vehicular Land/Parking Assemblies (permitted by right) of the approved Form District Master Plan shall be allowed by right.

(3). Thoroughfare Assemblies developed utilizing Tables 7.4.G, Thoroughfare Components, Table 7.4.H, Bicycle Facilities Standards, Table 7.4.I, Curb Radius, Table 7.4.J, Thoroughfare Nomenclature, Table 7.4.K, Example Thoroughfare Assemblies, and Table 7.4.L, Vehicular Land/Parking Assemblies (permitted by review) of the approved Form District Master Plan shall require review and recommendation of the CRC and approval of the Planning Director.

(4). Complex Thoroughfare Types and Assemblies established in subsequent Community Plans that utilize components not listed in Table 7.4.G, Thoroughfare Components, and Table 7.4.L, Vehicular Lane/Parking Assemblies and new Thoroughfare Types proposed at time of Community Plan submittal shall require a FBZD text amendment as well as approval by the County Transportation Engineer. Coordination with emergency services providers, waste collection and/or SCDOT may also be required.

c. The applicant shall establish Specific Public Frontage Types per Transect Zone for use with Thoroughfares, including the following components:

(1). Curb Types in accordance with Table 7.4.N.b, Public Frontages-Specific;

(2). Walkway Types in accordance with Table 7.4.N.c, Public Frontages-Specific;

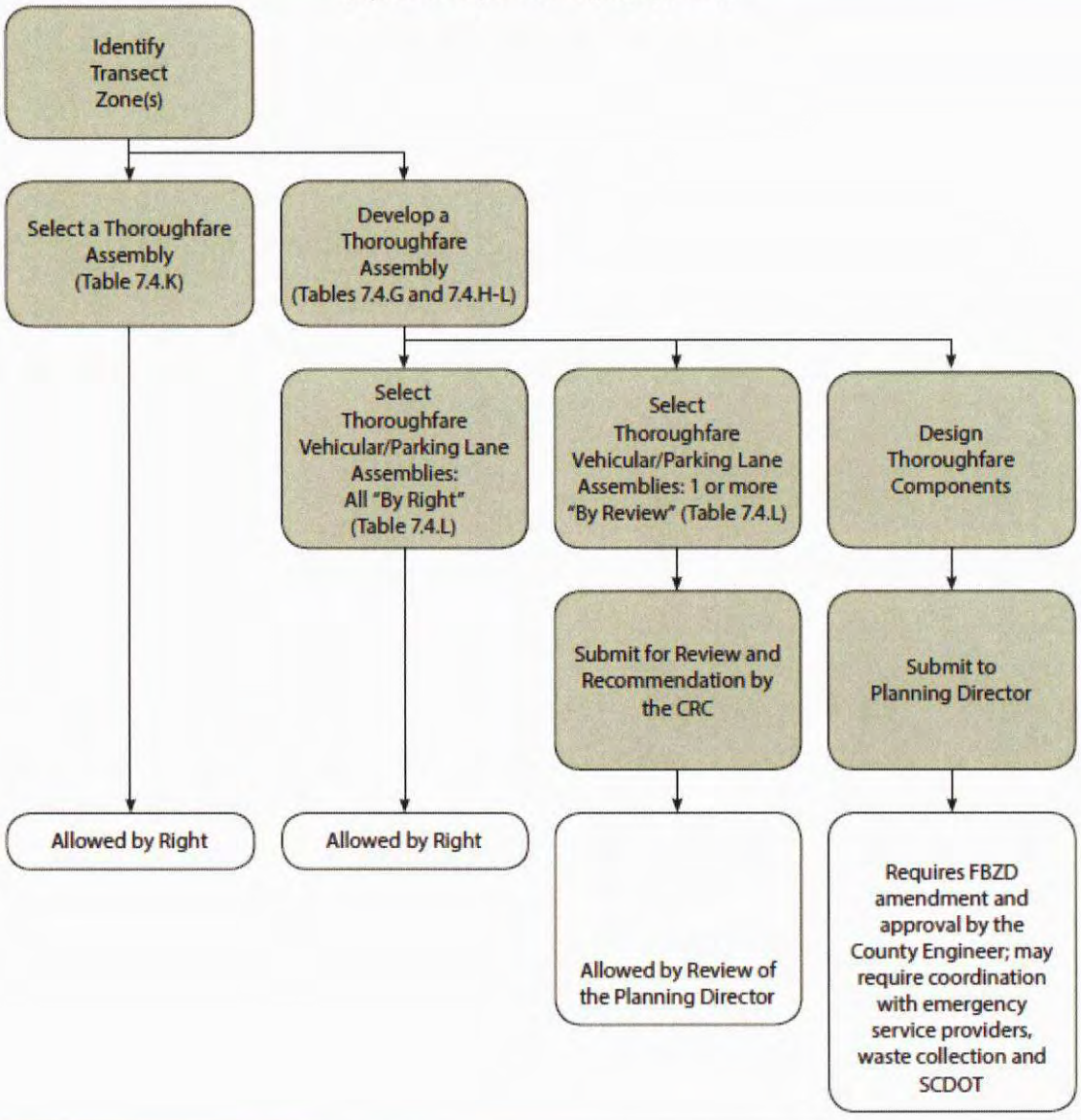
(3). Planter Types in accordance with Table 7.4.N.d, Public Frontages-Specific;

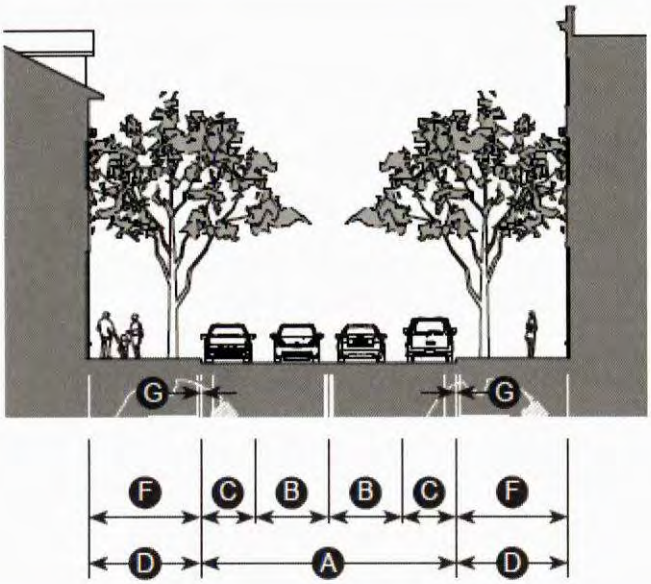
(4). Public Landscaping Street Tree palette in accordance with Table 7.4.N.e, Public Frontages-Specific; and

(5). Public Lighting palette in accordance with Table 7.4.N.f, Public Frontages-Specific.

FIGURE 7.4.F: Thoroughfare Process Diagram

(Figure not subject to change by applicant)





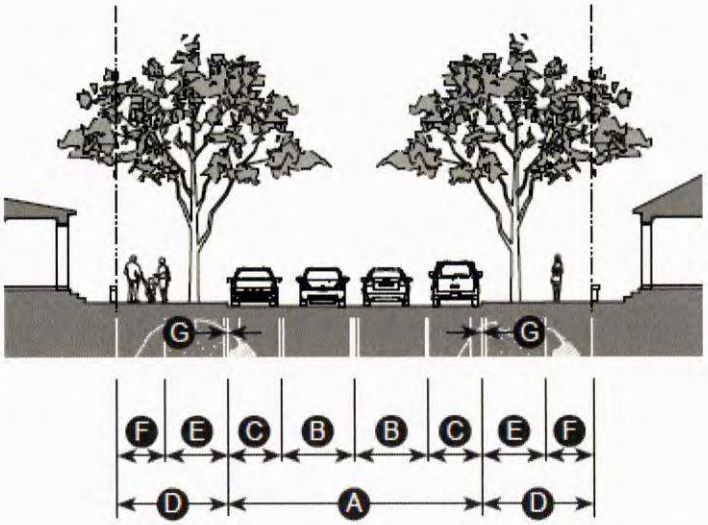


Table 7.4.4-1 Thoroughfare Components (Table not subject to change by applicant)							
Allowed Movement Types	Speed	Lane Assembly A		Public Frontage Assembly D			
		Travel B	Parking C	Planter E	Path F	Assembly D	Edge G
T1, T2							
Slow	20-25 mph	9'	-		5' min.	8' min.	14' min.
Low: 30	30 mph	10'	-		5' min.	8' min.	14' min.
Low: 35	35 mph	11'	-		5' min.	8' min.	14' min.
T3							
Yield 1	<20 mph	12'	7'		5' min.	5' min.	10' min.
Yield: Rear Lane	10 mph	12'	-		4' min.	-	4' min.
Slow: 20	20 mph	9'	7'		5' min.	5' min.	10' min.
Slow: 25	25 mph	10'	7'		5' min.	5' min.	10' min.
Low: 30	30 mph	10'	8'		5' min.	5' min.	10' min.
T4, T5							
Yield (T4 only) 1	<20 mph	12'	7'		5' min.	6' min.	12' min.
Yield: Alley	10 mph	21'	-		-	-	1.5' min.
Slow: 20	20 mph	9'	7'		5' min.	6' min.	12' min.
Slow: 20 w/ 45° angle parking	20 mph	12'	16'		5' min.	6' min.	12' min.
Slow: 25	25 mph	10'	7'		5' min.	6' min.	12' min.
Low: 30	30 mph	10'	8'		5' min.	6' min.	12' min.
Low: 35	35 mph	11'	8'		5' min.	7' min.	12' min.

End Notes:
1 Parking is required on at least one side in order to facilitate yield movement.
Key R = Rural Edge Treatment C = Curb Edge Treatment RB = Ribbon Curb (18")

Table 7.4.4-2 Bicycle Facilities Standards (Table not subject to change by applicant)	
Class I: Multi-Use Trail	
Transect Zones	T1, T2, T3, T4, T5
Width	
One-way	**8' min.**
Two-way	**12' min.**
Class II: Bicycle Lane	
Transect Zones	T1, T2, T3, T4, T5
Width Adjacent to:	
Rural Edge	**5' min.**
Parking	**6' min.**
Curb and Gutter	**5½' to face of curb**
Design Speed of Thoroughfare	**>25 mph**
Class III: Shared Lanes/Bicycle Boulevard	
Transect Zones	T1, T2, T3, T4, T5
Width	**no minimum**
Design Speed of Thoroughfare	**≤25 mph**

Table 7.4.4-3 Curb Radius (Table not subject to change by applicant)		
This table provides the radius for curbs at the intersection of thoroughfares.		
Movement Type	Speed	Curb Radius[1]
Yield	**<20 mph**	**5' - 10'**
Slow	**20-25 mph**	**10' - 15'**
	Low	**30-35 mph**

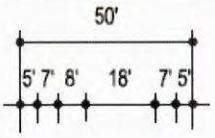
End Notes
1 With on-street parking, or bike lanes and no curb extensions or bulb-outs.

FIGURE 7.4.J: Thoroughfare Nomenclature (Table not subject to change by applicant.)						
Key	**ST**	**57**	**20**	**BL**	**Public Frontage Types**	
Public Frontage Type	⇀	↑	↑	↑	Highway:	HW
Right of Way Width	–	⌟	|	|	Boulevard:	BV
Pavement Width	–	–	⌟	|	Avenue:	AV
Transportation	–	–	–	⌟	Commercial Street:	CS
Transportation					DR	Drive:
Bicycle Trail:	BT				ST	Street:
Bicycle Lane:	BL				RD	Road:
Bicycle Route:	BR				RA	Rear Alley:
Path:	PT				RL	Rear Lane:
Passage:	PS					
Transit Route:	TR					

TABLE 7.4.4-4: Example Thoroughfare Assemblies

Thoroughfares are assembled from the elements that appear in Tables 7.4.G and 7.4.H and incorporate the Public Frontages of Table 7.4.N. The key gives the Thoroughfare Type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability. (Table and Figures to be defined by applicant. Applicant shall provide a Throughfare Assembly and cross-section for all proposed street types. Tables are provided as templates to be completed by the applicant. The information within these tables provides general standards that may be used.)

	ST-50-26	



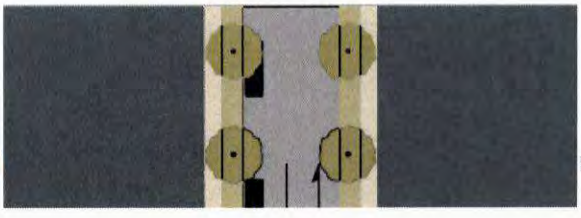


TABLE 7.4.4-4: Example Thoroughfare Assemblies		
Thoroughfare Type	Street	
Transect Zone Assignment	T4, T5	
Right-of-Way Width	50 feet	A
Pavement Width	26 feet	B
Movement	Slow Movement	
Design Speed	20 MPH	
Pedestrian Crossing Time	7.4 seconds	
Traffic Lanes	2 lanes @ 9 feet	C
Parking Lanes	One side @ 8 feet marked	D
Curb Radius	10 feet	
Walkway Type	5 foot Sidewalk	E
Planter Type	7 foot continuous Planter	F
Curb Type	Curb	
Landscape Type	Trees at 30' o.c. Avg.	
Transportation Provision	BR	

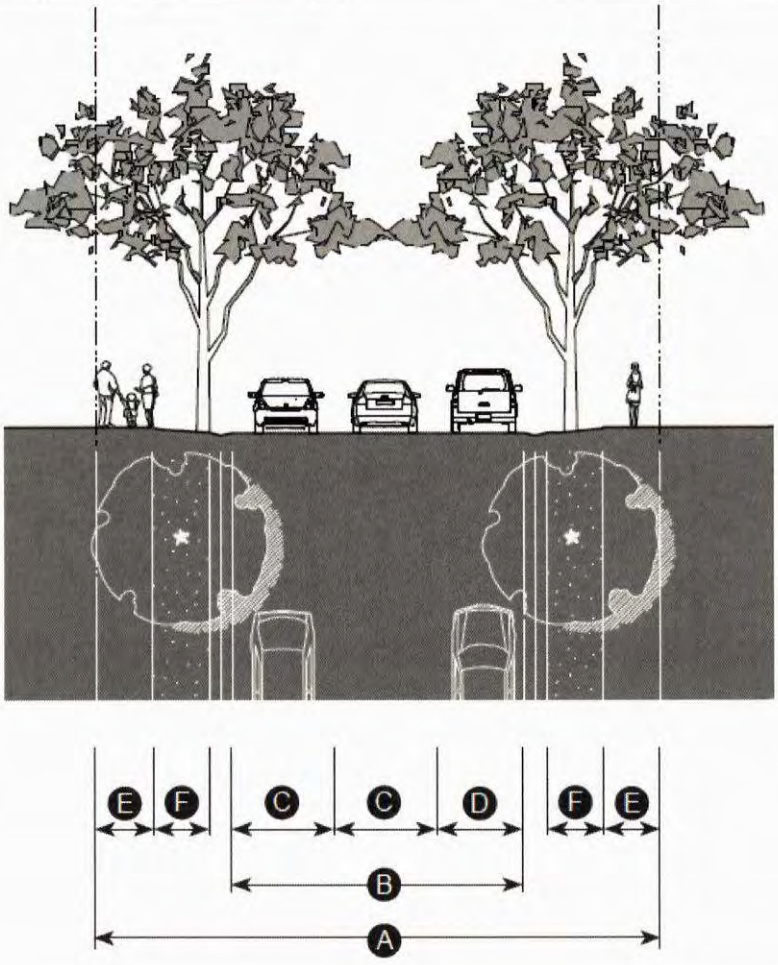


TABLE 7.4.4-5: Vehicular Lane/Parking Assemblies

A range of vehicular lane and parking configurations compose streets that are allocated to the Transect Zones and allowed either by right or by review of the Planning Director. (Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant. The information within these tables provides general standards that may be used.)

Bold denotes By Director

Normal denotes By Right

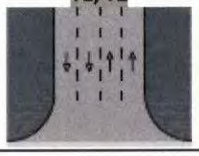
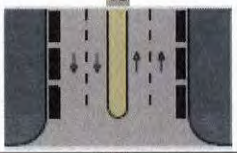
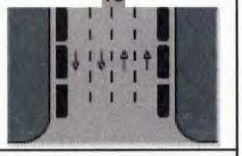
a. No parking	T1, T2, T3	T1, T2, T3	T1, T2, T3	T1, T2	**T1, T2** 
b. Yield parking	T3, T4		T3, T4		
c. Parking one side parallel	T3, T4	**T3, T4, T5**	T4, T5	T4, T5	**T5** 
d. Parking both sides parallel	T4	T4, T5	**T3**, T4, T5	T5	**T5** 
e. Parking both sides diagonal	**T5**	**T5**	**T4**, T5	T5	T5
f. Parking Access			T3, T4	T5	

TABLE 7.4.4-6: Public Frontages - General

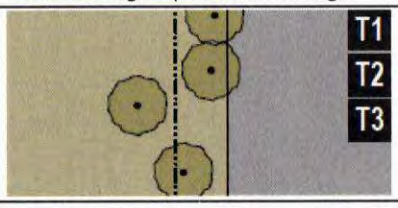
The Public Frontage is the area between the private Lot line and the edge of the vehicular lanes. Dimensions are given in Table 7.4.N (Table not subject to change by applicant)	**PLAN** Lot > | < R.O.W. Private Frontage > | < Public Frontage
a. **For Highway:** This Frontage has open Swales drained by percolation, Bicycle Trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms.	

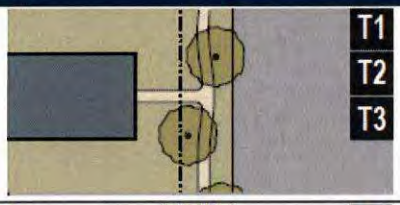
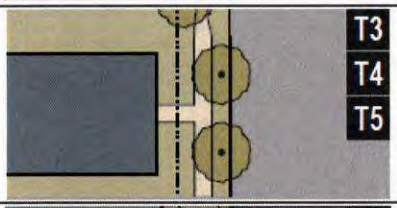
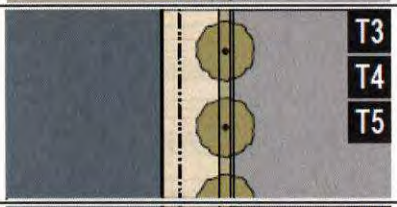
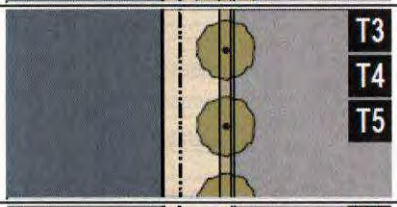
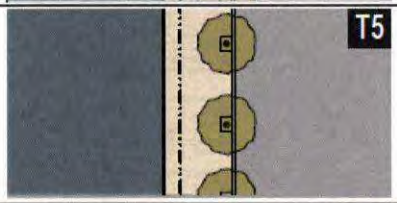
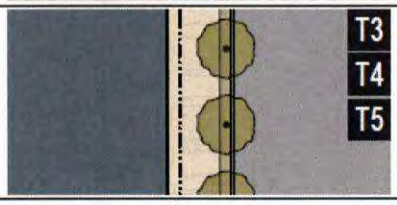
TABLE 7.4.4-6: Public Frontages - General	
b. **For Road:** This Frontage has open Swales drained by percolation and a walking Path or Bicycle Trail along one or both sides and Yield parking. The landscaping consists of multiple species arrayed in naturalistic clusters.	
c. **For Street:** This Frontage has raised Curbs drained by inlets and Sidewalks separated from the vehicular lanes by individual or continuous Planters, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced row, with the exception that Streets with a right-of-way (R.O.W.) width of 40 feet or less are exempt from tree requirements.	
d. **For Drive:** This Frontage has raised Curbs drained by inlets and a wide Sidewalk or paved Path along one side, related to a Greenway or waterfront. It is separated from the vehicular lanes by individual or continuous Planters. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced row.	
e. **For Avenue:** This Frontage has raised Curbs drained by inlets and wide Sidewalks separated from the vehicular lanes by a narrow continuous Planter with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced row.	
f. **(AV) For Commercial Street or Avenue:** This Frontage has raised Curbs drained by inlets and very wide Sidewalks along both sides separated from the vehicular lanes by separate tree wells with grates and parking on both sides. The landscaping consists of a single tree species aligned with regular spacing where possible, but clears the storefront entrances.	
g. **For Boulevard:** This Frontage has Slip Roads on both sides. It consists of raised Curbs drained by inlets and Sidewalks along both sides, separated from the vehicular lanes by Planters. The landscaping consists of double rows of a single tree species aligned in a regularly spaced row.	

Table 7.4.4-7: Public Frontages - Specific

This table assembles prescriptions and dimensions for the Public Frontage elements - Curbs, walkways and Planters – relative to specific Thoroughfare Types within Transect Zones. Table 7.4.5-7 assembles all of the elements for the various street types. (Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant. The information within these tables provides general standards that may be used.)

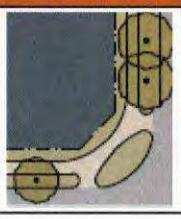
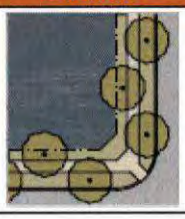
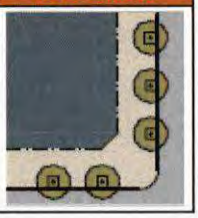
		RURAL		TRANSECT			URBAN
	TRANSECT ZONE Public Frontage Type	**T1, T2, T3 HW & RD**	**T1, T2, T3 RD & ST**	**T3, T4 ST-DR-AV**	**T4, T5 ST-DR-AV-BV**	**T5 CS-DR-AV-BV**	**T5 CS-DR-AV-BV**
a.	**Assembly:** The principal variables are the type and dimension of Curbs, walkways, Planters and land-scape.						

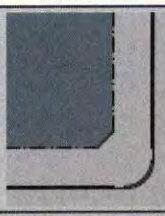
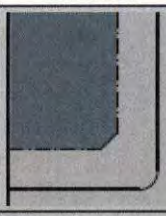
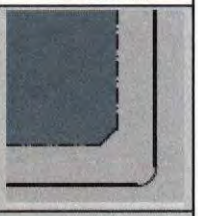
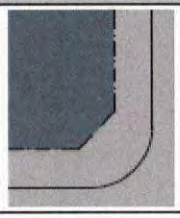
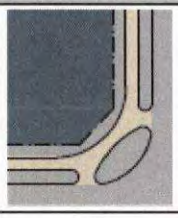
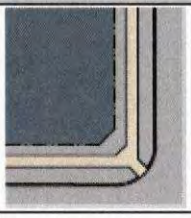
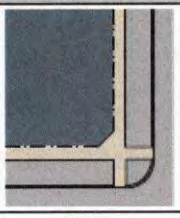
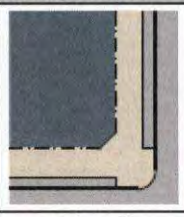
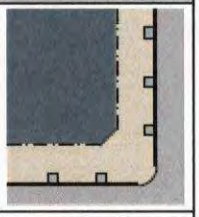
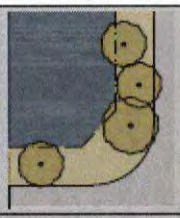
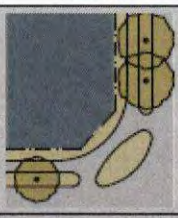
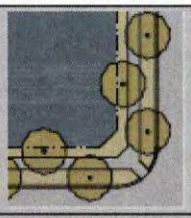
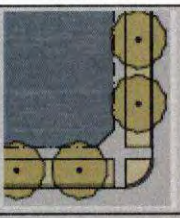
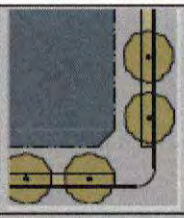
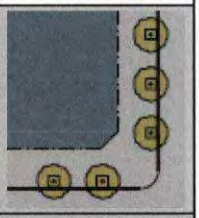
Table 7.4.4-7: Public Frontages - Specific							
	Total Width	16-24 feet	12-24 feet	12-18 feet	12-18 feet	18-24 feet	18-30 feet
b.	**Curb:** The detailing of the edge of the vehicular pavement, incorporating drainage.						
	Type	Open Swale	Open Swale	Raised Curb	Raised Curb	Raised Curb	Raised Curb
	Radius	10-30 feet	10-30 feet	5-20 feet	5-20 feet	5-20 feet	5-20 feet
c.	**Walkway:** The pavement dedicated exclusively to pedestrian activity.						
	Type	Path Optional	Path	Sidewalk	Sidewalk	Sidewalk	Sidewalk
	Width	n/a	4-8 feet	4-8 feet	4-8 feet	12-20 feet	12-30 feet
d.	**Planter:** The layer which accommodates street trees and other landscape.						
	Arrangement	Clustered	Clustered	Regular	Regular	Regular	Opportunistic
	Species	Multiple	Multiple	Alternating	Single	Single	Single
	Planter Type	Continuous Swale	Continuous Swale	Continuous Planter	Continuous Planter	Continuous Planter	Tree Well
	Planter Width	8 feet-16 feet	8 feet-16 feet	8 feet-12 feet	8 feet-12 feet	4 feet-6 feet	4 feet-6 feet
e.	**Landscape:** The recommended plant species.	(See Table 7.4.O)					
f.	**Lighting:** The recommended Public Lighting.	(See Table 7.4.P)					

TABLE 7.4.4-9: Public Planting

This table shows six common types of street tree shapes and their appropriateness within the Transect Zones. The Applicant shall select species appropriate for the bioregion. (Table may be changed by applicant. Locally appropriate planting species should be filled in by the applicant and calibrated to the specific site.)

	T1	T2	T3	T4	T5	SD	Example Tree Species or Varietals
Pole	■	■	■	■	■		

TABLE 7.4.4-9: Public Planting							
Oval	■	■	■	■	■		
Ball	■	■	■	■	■		
Pyramid	■	■	■	■			
Umbrella	■		■	■			
Vase	■	■	■	■			
Note: Tree shapes must be established on this table at the time of rezoning application. During the land development process, the Planning Director may approve subequent changes to the approved tree shapes contained in this table.							

TABLE 7.4.4-10: Public Lighting							
Lighting varies in brightness and also in the character of the fixture according to the Transect. The table shows five common types. A listed set of streetlights corresponding to these types must be approved by the utility company and listed on the page. (Table may be changed by applicant. Locally appropriate lighting fixtures should be filled in by the Applicant and calibrated to the specific site.)							
	T1	T2	T3	T4	T5	SD	Example

TABLE 7.4.4-10: Public Lighting							
Cobra Head	■					■	
Pipe	■	■	■				
Post		■	■	■			
Column			■	■	■		
Double Column					■		

Note: Lighting types must be established on this table at the time of rezoning application. During the land develop-ment process, the Planning Director may approve subsequent changes to the approved lighting types contained in this table.

C. **Community Plan Submittals - Standards.** Subsequent Community Plan applications shall designate types of Thoroughfares and rear lanes/alleys on a Street and Circulation Regulating Plan that indicates the layout of the block network, in accordance with the procedures for Community Plans in Sec. 7.2.3.B, Community Plans, and the following:

1. Conceptual design for new Thoroughfare Types indicating the widths and location of travel lanes, parking lanes, bicycle lanes, walkway types, planter types, public landscaping and public lighting, subject to the review requirements of 7.4.4.B.3.b (2-4).
2. Applicants shall demonstrate that proposed developments provide an interconnected and complete transportation network that is supportive of public transit as well as alternative transportation.
3. Thoroughfares shall meet the standards set forth in Table 7.4.G, Thoroughfare Components, and the following:

a. Thoroughfares shall generally consist of vehicular lanes, public frontages, and multipurpose trails. Thoroughfares may include vehicular lanes in a variety of widths for parked and moving vehicles, including bicycles.

b. The requirement for pedestrian and bicyclist safety, comfort and access shall establish Thoroughfare movement type and design speed. The movement and design speed then determine the dimensions of each Thoroughfare element, such as vehicular lanes and turning (curb) radii, as indicated in Tables 7.4.H, Bicycle Facilities Standards, and 7.4.I, Curb Radius.

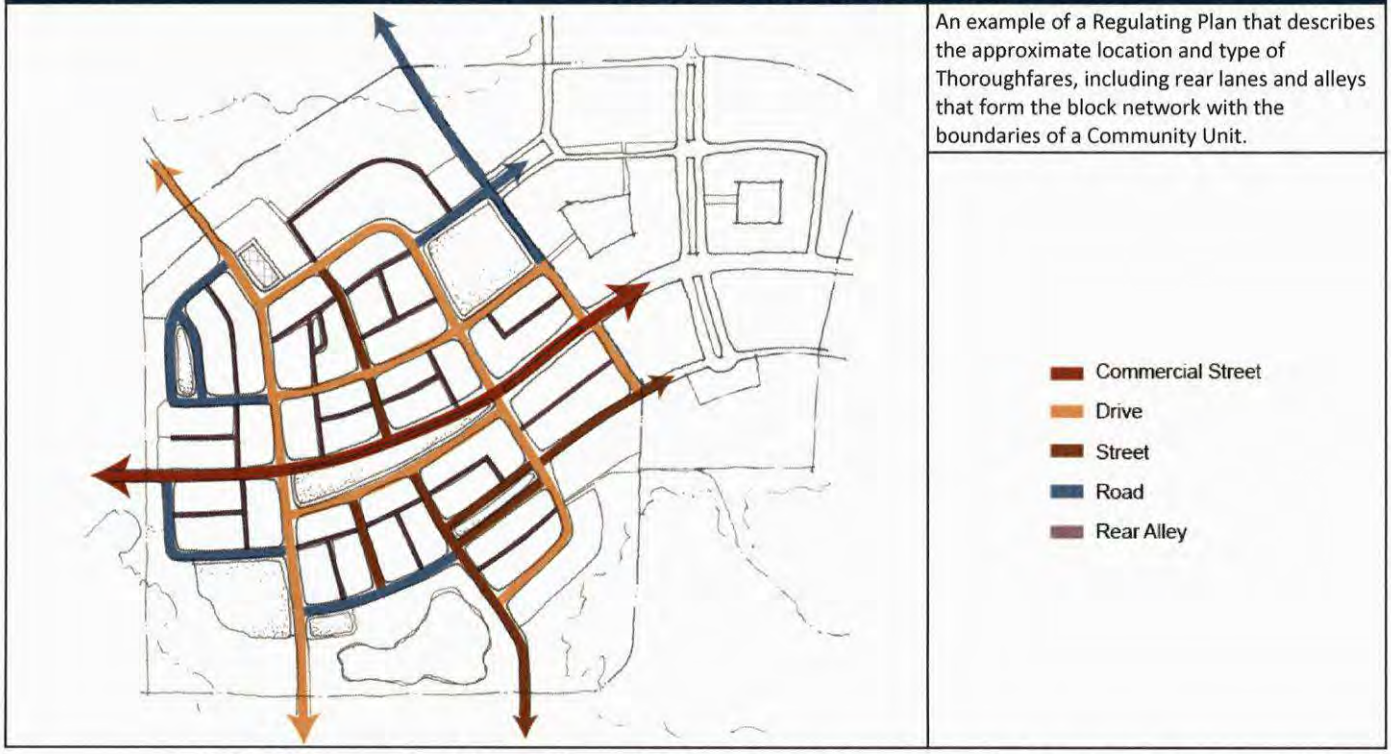
c. A bicycle network consisting of bicycle trails, bicycle routes, and bicycle lanes shall be provided throughout and allocated as specified in Tables 7.4.H, Bicycle Facilities Standards. The community bicycle network shall be connected to existing or proposed regional networks wherever possible.

4. Thoroughfares shall be designed in context with the urban form and desired design speed of the applicable Transect Zone through which they pass.

a. The Public Frontages of Thoroughfares that pass from one Settlement, T-Zone or Special District to another shall be adjusted accordingly to meet the character of the Transect Zone through which it passes.

b. Within the most rural Zones (T1 and T2) Pedestrian comfort shall be a secondary consideration of the Thoroughfare design. Design conflict between vehicular and pedestrian movement generally shall be decided in favor of the vehicle.

Figure 7.4.4-11 Example Thoroughfares Regulating Plan



c. Within the more urban Transect Zones (T3 through T5) pedestrian comfort shall be a primary consideration of the Thoroughfare. Design conflict between vehicular and pedestrian movement shall be decided in favor of the pedestrian.

5. The Thoroughfare network for Community Units shall be designed to define Blocks not exceeding the size prescribed in Table 7.4.S.c, Transect Zone Standards Summary, for each Transect Zone in accordance with Sec. 7.4.5.C.4, Transect Zones. The Block perimeter shall be measured as the sum of Lot Frontage Lines of the Block.

6. All Thoroughfares should terminate at other Thoroughfares, forming a network. Thoroughfare networks within individual Community Units should establish multimodal connections to those of adjacent Community Units.

a. Dead end streets and cul-de-sacs included in Community Plans shall require review and approval of the Planning Director. Cul-desacs approved by the Planning Director shall meet the following standards:

(1). Permanent dead end streets shall be no longer than 300 feet and shall be provided with a cul-de-sac;

(2). Temporary dead end streets shall be provided with a temporary turnaround area;

(3). Cul-de-sacs shall have a minimum right-of-way radius of 50 feet and a paved circular or elliptical area with a minimum radius of 40 feet

(4). Cul-de-sacs may contain a central planted median; and

(5). Whenever cul-de-sac roads are created, at least one pedestrian access easement shall be provided, to the extent practicable, between each cul-de-sac head or road turnaround and the sidewalk system of the closest adjacent road or pedestrian pathway. The access easement shall be direct with a minimum width of 12 feet.

7. At least 80% of the lots within a Community Unit shall enfront a vehicular Thoroughfare; 20% of the lots within each Transect Zone of a Community Unit may enfront a passage or Civic Space.

8. Thoroughfare Plans shall demonstrate connectivity to Civic Space and other Community Plans.

D. **Detailed Traffic Analysis.** Community Plan and Special District applications shall require additional Traffic Analysis in accordance with the Form District Master Plan procedures and regulations for traffic impact studies.

E. **Public Dedication.** Thoroughfares may be made public upon dedication to and acceptance by the Charleston County Council in compliance with APPENDIX A of the ZLDR, or by other jurisdictions as may be applicable, provided that they have been designed and constructed to County standards. Thoroughfares need not be made public and may be developed, owned, and maintained privately in compliance with the Private Road Standards contained in APPENDIX A of the ZLDR, and may be subjected to Restrictive Covenants, at the discretion of the Property Owner.

Sec. 7.4.5 Transect Zones

A. Transect Zones provide tools to establish mixed-use development patterns in keeping with Charleston County character that range in function and density from undeveloped areas (e.g., T1) to rural, sparsely developed areas (e.g., T2) to primarily residential areas with a mix of building types (e.g., T3), to medium density neighborhoods and other commercial and retail areas (e.g., T4) and mixed-use centers of villages and towns (e.g., T5).

B. **Transect Zone Descriptions.** The intent of Transect Zones is described in Table 7.4.R, Transect Zone Descriptions.

C. **FBZD Application - Standards.** The Form District Master Plan for an FBZD shall establish a Rural-to-Urban Transect and related standards for the property based on the Charleston County Transect described in Figure 7.1.A in accordance with Sec. 7.2.2, FBZD Application [Rezoning]. The Form District Master Plan shall:

1. Designate each proposed Transect Zone in accordance with Table 7.4.S, Transect Zone Standards Summary.

   a. Applicants may elect to provide subsets of Transect Zones in order to provide additional specificity and/or to better describe the range of development intensities proposed. Additional Transect Zones added by the Applicant (e.g., T2-1, T2-2, T4-1) must (1) fall within the parameters of the basic descriptions for each respective Transect and (2) comply with the parameters for each respective Transect contained in the prescriptive tables in this Chapter.

2. Allocate percentages of Transect Zones applicable to each Community Unit in compliance with Table 7.3.B, Sector/Settlement/Community Allocation.

3. Establish a Maximum Density per Transect Zone.

4. Establish a Maximum Block Size per Transect Zone.

5. Establish Thoroughfare Assemblies and Types in accordance with Table 7.4.G, Thoroughfare Components, and Sec. 7.4.4, Circulation and Thoroughfare Design.

6. Establish a range of prescribed Civic Space Types per Transect Zone in accordance with Table 7.4.C, Civic Space Types.

7. Provide development standards for each proposed Transect Zone as described in Table 7.4.S, Transect Zone Standards Summary, and Table 7.4.T, Transect Zone Development Standards, including the following:

   a. Range of prescribed Lot Widths;

   b. Range of prescribed Building or Impervious Surface, as applicable;

   c. Range of prescribed Front Setbacks, Side Setbacks, and Rear Setbacks for Principal Buildings;

   d. Range of prescribed Front Setbacks, Side Setbacks, and Rear Setbacks for Outbuildings;

e. Range of prescribed Building Disposition requirements;

f. Range of prescribed Frontage Types in accordance with Table 7.4.U, Private Frontages;

g. Range of prescribed Building Heights;

h. Range of prescribed Specific Functions and Uses for Buildings and Lots in accordance with Table 7.5.A, Specific Function and Use; and

i. Range of Building and Lot Parking requirements, calculated in accordance with Table 7.5.D, Parking Calculations.

TABLE 7.4.5-1: Transect Zone Descriptions

This table provides descriptions of the character of each T-zone. (Table not subject to change by applicant. Additional T-Zones proposed by the Applicant (e.g., T2-1, T2-2, T4-1) must fall within the parameters of the basic descriptions for each respective Transect (T1, T2, T3, T4, T5).)

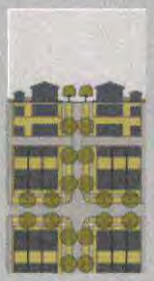
T1		**T-1 NATURAL** T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. This Zone typically does not contain buildings, however small civic buildings or interpretive centers may be located within this Zone.	**General Character:**	Natural landscape with some agricultural use
			Building Placement:	Not applicable
			Frontage Types:	Not applicable
			Typical Building Height:	Not applicable
			Type of Civic Space:	Parks, Greenways
			General Land Use Mix:	Limited agricultural and civic/institutional uses
T2		**T-2 RURAL** T-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, farms where animals are raised or crops are grown, parks, grassland, and irrigable desert. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.	**General Character:**	Primarily agricultural with woodland & wetland and scattered buildings
			Building Placement:	Variable Setbacks
			Frontage Types:	Not applicable
			Typical Building Height:	1- to 2-Story
			Type of Civic Space:	Parks, Greenways
			General Land Use Mix:	Agricultural with limited residential and civic/institutional uses
T3		**T-3 SUB-URBAN** T-3 Sub-Urban Zone consists of low density residential areas, predominantly single-family, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.	**General Character:**	Lawns, and landscaped yards surrounding detached singlefamily houses; pedestrians occasionally
			Building Placement:	Large and variable front and side yard Setbacks
			Frontage Types:	Porches, fences, naturalistic tree planting
			Typical Building Height:	1- to 2-Story with some 3-Story
			Type of Civic Space:	Parks, Greenways
			General Land Use Mix:	Residential, with limited civic/institutional and agricultural uses
T4		**T-4 GENERAL URBAN** T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.	**General Character:**	Mix of Houses, Townhouses & small Apartment buildings, with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians
			Building Placement:	Shallow to medium front and side yard Setbacks
			Frontage Types:	Porches, fences, Dooryards
			Typical Building Height:	2- to 3-Story with a few taller Mixed Use buildings
			Type of Civic Space:	Squares, Greens
			General Land Use Mix:	Residential, with limited commercial and civic/institutional uses

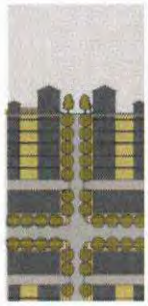
TABLE 7.4.5-1: Transect Zone Descriptions				
T5		**T-5 URBAN CENTER** T-5 Urban Center Zone consists of higher density mixed use building that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.	**General Character:**	Shops mixed with Townhouses, larger Apartment houses, Offices, workplace, and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity
			Building Placement:	Shallow Setbacks or none; buildings oriented to street defining a street wall
			Frontage Types:	Stoops, Shopfronts, Galleries
			Typical Building Height:	3- to 5-Story with some variation
			Type of Civic Space:	Parks, Plazas and Squares, median landscaping
			General Land Use Mix:	Commercial, residential, and civic/institutional uses

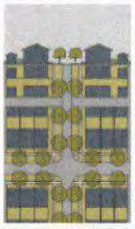
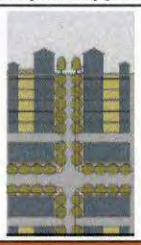
TABLE 7.4.5-2 Transect Zone Standards Summary								
(Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant.)								
Note: All requirements in this Table are subject to calibration for local context.								
		T1 Natural Zone	**T2 Rural Zone**	**T3 Sub-Urban Zone**	**T4 General Urban Zone**	**T5 Urban Center Zone**	**SD Special District**	
a.	**ALLOCATION OF ZONES per Pedestrian Shed**						(see Table 7.4.Y)	
	RCLD requires	50% max.	50% min	not permitted	10 - 40%	not permitted		
	CLD requires	no minimum	50% min	10 - 30%	20 - 40%	not permitted		
	TND requires	no minimum	no minimum	10 - 30%	30 - 60 %	10 - 30%		
	RCD requires	no minimum	no minimum	not permitted	10 - 30%	10 - 30%		
b.	**MAXIMUM TRANSECT DENSITY**							
	Density Units per Acre	not applicable	3 du / ac	10 du / ac	20 du / ac	36 du / ac		
c.	**BLOCK SIZE**							
	Block Perimeter	no maximum	no maximum	3000 ft. max	2400 ft. max	2000 ft. max		
d.	**THOROUGHFARES (see Article 7.4.4)**				* 3000 ft. max with parking structures			
	HW	permitted	permitted	permitted	not permitted	not permitted		
	BV	not permitted	not permitted	permitted	permitted	permitted		
	AV	not permitted	not permitted	permitted	permitted	permitted		
	CS	not permitted	not permitted	not permitted	not permitted	permitted		
	DR	not permitted	not permitted	permitted	permitted	permitted		
	ST	not permitted	not permitted	permitted	permitted	permitted		
	RD	permitted	permitted	permitted	not permitted	not permitted		
	Rear Lane	permitted	permitted	permitted	permitted	not permitted		
	Rear Alley	not permitted	not permitted	permitted	required	required		
	Path	permitted	permitted	permitted	permitted	not permitted		
	Passage	not permitted	not permitted	permitted	permitted	permitted		

TABLE 7.4.5-2 Transect Zone Standards Summary

(Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant.)

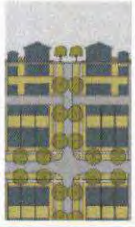
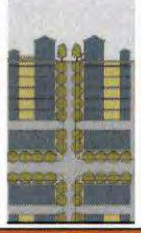
	Note: All requirements in this Table are subject to calibration for local context.	T1 Natural Zone	T2 Rural Zone	T3 Sub-Urban Zone	 T4 General Urban Zone	 T5 Urban Center Zone	SD Special District	
	Bicycle Trail	permitted	permitted	permitted	not permitted *	not permitted		
	Bicycle Lane	permitted	permitted	permitted	permitted	not permitted		
	Bicycle Route	permitted	permitted	permitted	permitted	permitted		
e.	**CIVIC SPACE (see Article 7.4.3)**				* permitted within Open Spaces			
	Park	permitted	permitted	permitted	Subject to Conditions	Subject to Conditions		
	Green	not permitted	not permitted	permitted	permitted	permitted		
	Square	not permitted	not permitted	not permitted	permitted	permitted		
	Plaza	not permitted	not permitted	not permitted	not permitted	permitted		
	Playground	permitted	permitted	permitted	permitted	permitted		
f.	**LOT OCCUPATION**							
	Lot Width	not applicable	Subject to Conditions	72 ft. min 120 ft. max	18 ft. min 96 ft. max	18 ft. min 180 ft. max		DISPOSITION
	~~Impervious Surface Coverage~~ Lot Coverage	not applicable	Subject to Conditions	60% max	70% max	80% max		
g.	**SETBACKS - PRINCIPAL BUILDING (see Table 7.4.T)**							
	(g.1) Front Setback (Principal)	not applicable	48 ft. min	24 ft. min	6 ft. min 18 ft. max	2 ft. min 12 ft. max		
	(g.2) Front Setback (Secondary)	not applicable	48 ft. min	12 ft. min	6 ft. min 18 ft. max	2 ft. min 12 ft. max		
	(g.3) Side Setback	not applicable	96 ft. min	12 ft. min	0 ft. min	0 ft. min 24 ft. max		
	(g.4) Rear Setback	not applicable	96 ft. min	12 ft. min	3 ft. min *	3 ft. min *		
	Frontage Buildout	not applicable	not applicable	40% min	60% min	80% min		
h.	**SETBACKS - OUTBUILDING (see Table 7.4.T)**							
	(h.1) Front Setback	not applicable	20 ft. min +bldg setback	20 ft. min +bldg setback	20 ft. min +bldg setback	40 ft. max from rear prop		
	(h.2) Side Setback	not applicable	3 ft. or 6 ft.	3 ft. or 6 ft.	0 ft. min or 3 ft.	0 ft min		
	(h.3) Rear Setback	not applicable	3 ft. min	3 ft. min	3 ft.	3 ft. max		
i.	**BUILDING DISPOSITION (see Table 7.4.V)**							
	Edgeyard	permitted	permitted	permitted	permitted	not permitted		
	Sideyard	not permitted	not permitted	not permitted	permitted	permitted		
	Rearyard	not permitted	not permitted	not permitted	permitted	permitted		
	Courtyard	not permitted	not permitted	not permitted	not permitted	permitted		
j.	**PRIVATE FRONTAGES (see Table 7.4.U**							
	Common Yard	not applicable	permitted	permitted	not permitted	not permitted		CON
	Porch & Fence	not applicable	not permitted	permitted	permitted	not permitted		
	Terrace or Dooryard	not applicable	not permitted	not permitted	permitted	permitted		

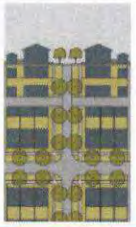
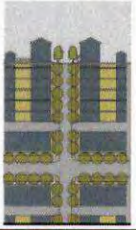
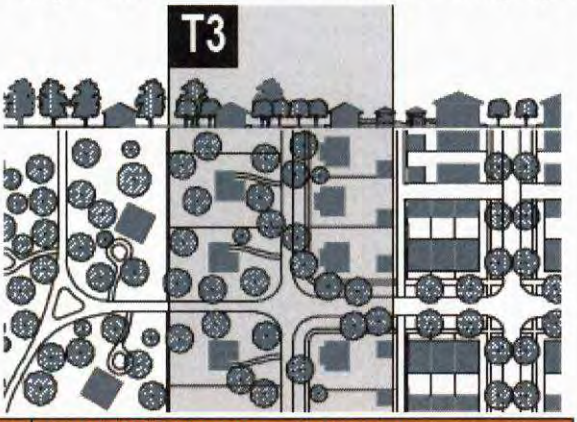
TABLE 7.4.5-2 Transect Zone Standards Summary								
(Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant.)								
Note: All requirements in this Table are subject to calibration for local context.								
		T1 Natural Zone	T2 Rural Zone	T3 Sub-Urban Zone	T4 General Urban Zone	T5 Urban Center Zone	SD Special District	
	Forecourt	not applicable	not permitted	not permitted	permitted	permitted		FIGURATION
	Stoop	not applicable	not permitted	not permitted	permitted	permitted		
	Shopfront & Awning	not applicable	not permitted	not permitted	permitted	permitted		
	Gallery	not applicable	not permitted	not permitted	permitted	permitted		
	Arcade	not applicable	not permitted	not permitted	not permitted	permitted		
j.	BUILDING CONFIGURATION							
	Principal Building	not applicable	2 Stories max	2 Stories max	3 Stories max, 2 min	5 Stories max, 2 min		
	Outbuilding	not applicable	2 Stories max	2 Stories max	2 Stories max	2 Stories max		
l.	BUILDING FUNCTION (see Table 7.5.A)							
	Residential	not applicable	restricted use	restricted use	limited use	open use		FUNCTION
	Lodging	not applicable	restricted use	restricted use	limited use	open use		
	Office	not applicable	restricted use	restricted use	limited use	open use		
	Retail	not applicable	restricted use	restricted use	limited use	open use		

TABLE 7.4.5-3: Example Transect Zone Development Standards

(Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant. Applicant shall provide development standards for each proposed Transect Zone.)

TABLE 7.4.5-3: Example Transect Zone Development Standards

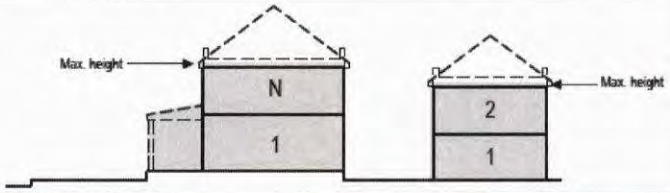
(Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant. Applicant shall provide development standards for each proposed Transect Zone.)



I.	**BUILDING FUNCTION (see Table 7.5.A)**	
	Residential	restricted use
	Lodging	restricted use
	Office	restricted use
	Retail	restricted use
k.	**BUILDING CONFIGURATION**	
	Principal Building	2 stories max.
	Outbuilding	2 stories max.
f.	**LOT OCCUPATION**	
	Lot Width	72 ft. min 120 ft. max
	Impervious Surface Coverage	60% max
i.	**BUILDING DISPOSITION (see Table 7.4.V)**	
	Edgeyard	permitted
	Sideyard	not permitted
	Rearyard	not permitted
	Courtyard	not permitted
	Edgeyard	permitted
g.	**SETBACKS - PRINCIPAL BUILDING**	
	(g.1) Front Setback Principal	24 ft. min
	(g.2) Front Setback Secondary	12 ft min.
	(g.3) Side Setback	12 ft min.
	(g.4) Rear Setback	12 ft min.
	Frontage Buildout	40% min at setback
h.	**SETBACKS - OUTBUILDING**	
	(h.1) Front Setback	20 ft. min. + bldg setback
	(h.2) Side Setback	3 ft. or 6 ft at corner
	(h.3) Rear Setback	3 ft. min
j.	**PRIVATE FRONTAGES (see Table 7.4.U)**	
	Common Lawn	permitted
	Porch & Fence	permitted
	Terrace or L.C.	not permitted
	Forecourt	not permitted
	Stoop	not permitted
	Shopfront & Awning	not permitted
	Gallery	not permitted

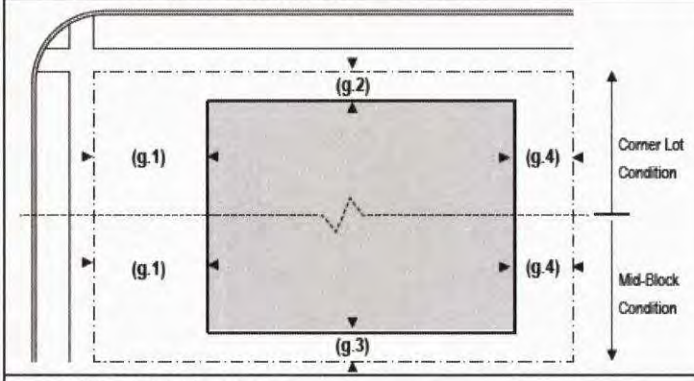
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which shall be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck as specified on Table 8.



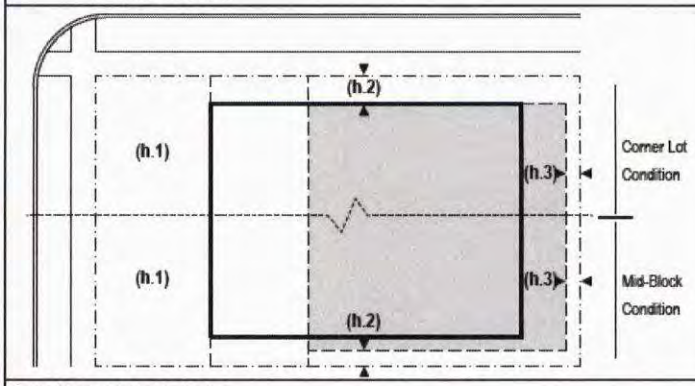
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The Elevation of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 7.6.1).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Figure 7.6.A). Side- or rear-entry garages may be allowed in the first or second Layer.
3. Trash containers shall be stored within the third Layer.

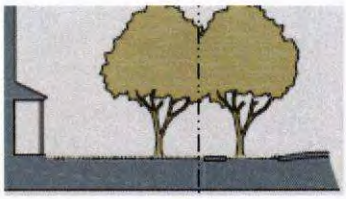
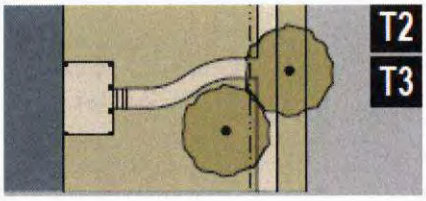
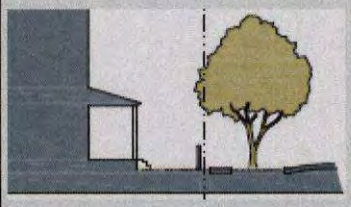
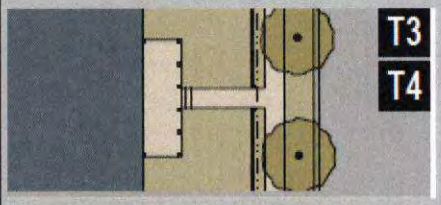
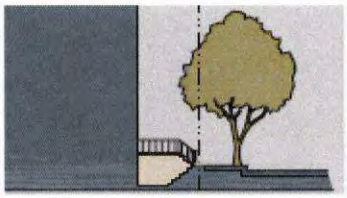
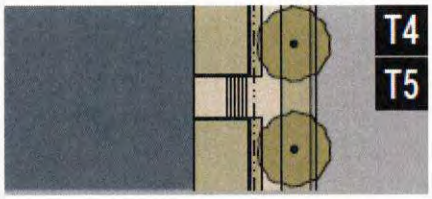
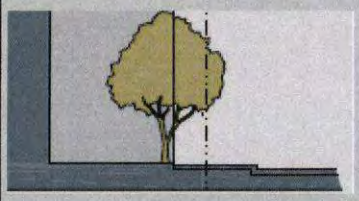
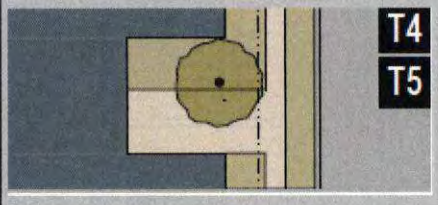
TABLE 7.4.5-4: Private Frontages The Private Frontage is the area between the building Facades and the Lot lines. (Table not subject to change by applicant)		
	SECTION Lot > | < R.O.W. Frontage | Frontage	PLAN Lot > | < R.O.W. Private > | < Public Frontage Frontage
a. **Common Yard:** a planted Frontage wherein the Facade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.		
b. **Porch & Fence:** a planted Frontage wherein the Facade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.		
c. **Terrace or Lightwell:** a Frontage wherein the Facade is set back from the Frontage line by an elevated terrace or a sunken Lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public Encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: **Dooryard.**		
d. **Forecourt:** a Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. The Forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.		

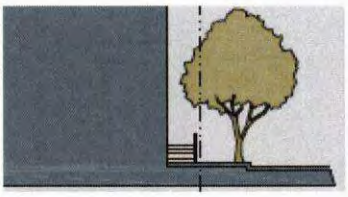
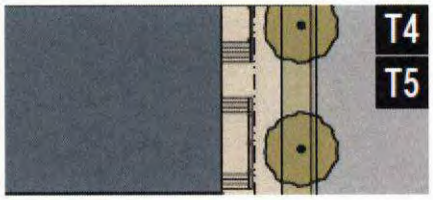
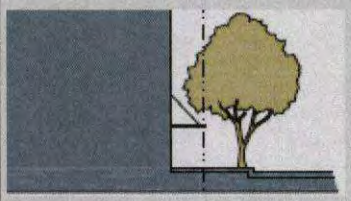
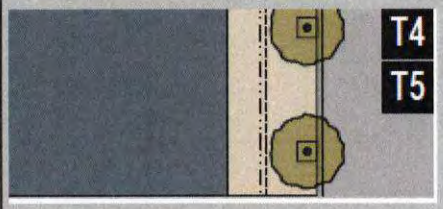
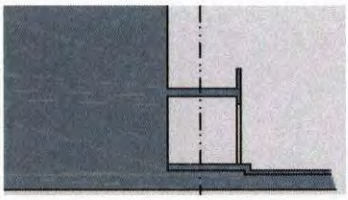
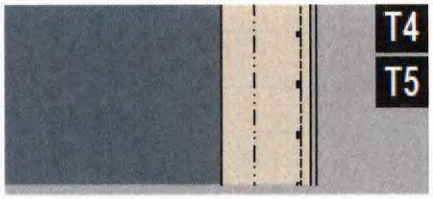
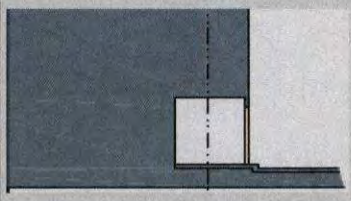
TABLE 7.4.5-4: Private Frontages The Private Frontage is the area between the building Facades and the Lot lines. (Table not subject to change by applicant)		
	SECTION Lot > | < R.O.W. Frontage | Frontage	PLAN Lot > | < R.O.W. Private > | < Public Frontage Frontage
e. **Stoop:** a Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.		
f. **Shopfront:** a Frontage wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has a substantial glazing on the Sidewalk level and an awning that may overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail Frontage.		
g. **Gallery:** a Frontage wherein the Facade is aligned close to the Frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery shall be no less than 10 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.		
h. **Arcade:** a colonnade supporting habitable space that overlaps the Sidewalk, while the Facade at Sidewalk level remains at or behind the Frontage Line. This type is conventional for Retail use. The Arcade shall be no less than 12 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.		

TABLE 7.4.5-5: Building Disposition

This table approximates the location of the structure relative to the boundaries of each individual Lot, establishing suitable basic building types for each Transect Zone. (Table not subject to change by applicant)

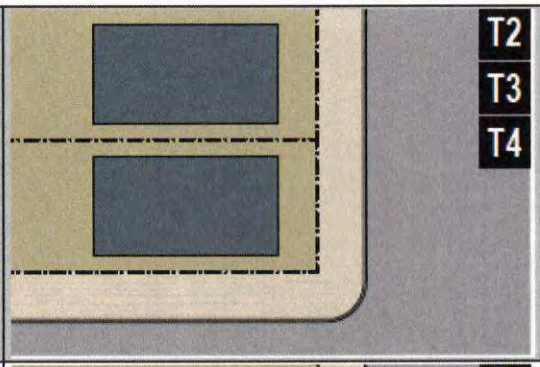
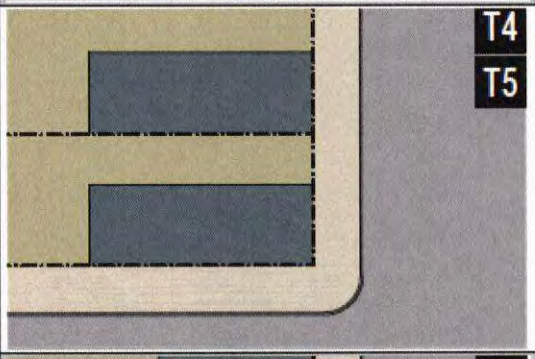
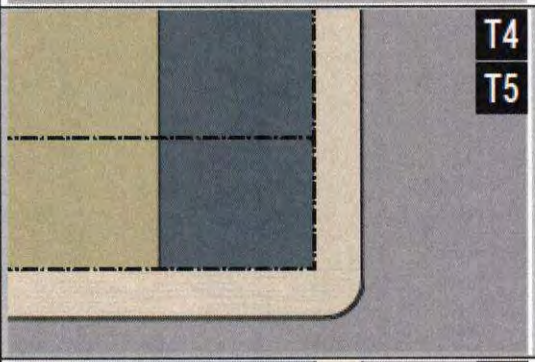
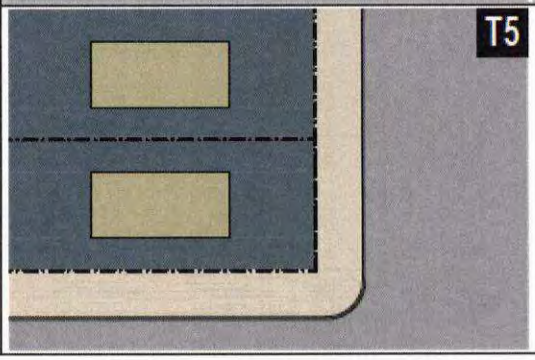
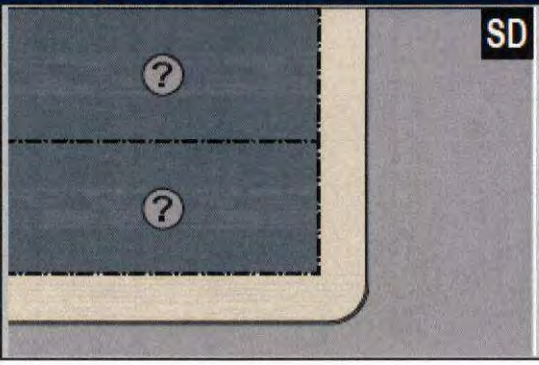
a. **Edgeyard:** A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed Backbuilding and/or Outbuilding.	
b. **Sideyard:** A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a twin or double House. Energy costs, and sometimes noise, are reduced by sharing a party wall in this Disposition.	
c. **Rearyard:** A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.	
d. **Courtyard:** A building that occupies the boundaries of its Lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.	

TABLE 7.4.5-5: Building Disposition	
e. **Specialized:** A building that is not subject to categorization. Buildings dedicated to manufacturing and transportation are often distorted by the trajectories of machinery. Civic buildings, which may express the aspirations of institutions, may be included.	

D. **Community Plan Submittals - Standards.** Subsequent Community Plan applications shall designate Transect Zones on a Regulating Plan, in accordance with the procedures for Community Plans in Sec. 7.2.3.B, Community Plans, and the following standards:

1. **Transition between Transect Zones.** When applying Transect Zones, transitions between the T5, T4, and T3 Transect Zones are encouraged to occur within the block or across alleys but may occur across a street.
2. **Transect Organization.** Transects shall be organized in a manner that responds appropriately to a site's context. More intense Transect Zones shall be organized around neighborhood centers and neighborhood main streets in visible and accessible locations suitable for greater intensities, typically at or near the center of a Pedestrian Shed. Less intense Transect Zones shall generally be organized farther from the center and serve as a transition to natural and open space, and 75% Acreage.
3. **Transect Allocation.** Community Plans for Community Units shall assign and map Transect Zones to each Pedestrian Shed according to the percentages allocated in Table 7.3.B, Sector/Settlement/Community Allocation.

Figure 7.4.Q Example Thoroughfares Regulating Plan

An example of a Regulating Plan that describes the approximate location and type of Thoroughfares, including rear lanes and al-leys that form the block network with the boundaries of a Community Unit.

T1 Natural
T2 Rural
T3 Sub-Urban
T4 General Urban
T5 Urban Center
SD Special District

Sec. 7.4.6 Density Calculations

A. **FBZD Application - Standards.** At the time of initial FBZD Application, the applicant shall establish a minimum and maximum anticipated density for each proposed Settlement.

1. Density shall be expressed in terms of Density Units as described in Table 7.4.6, Density Equivalency Calculations.

B. **Community Plan Submittals - Standards.**

1. Community Plans shall designate Transect Zones that establish maximum densities in accordance with Sec. 7.4.5, Transect Zones.
2. All areas of a Community Plan site (outside of the P-1 Preserved Sector, if applicable) shall be cumulatively considered the Community Unit Net Site Area. The Community Unit Net Site Area shall be allocated to the various

   Transect Zones according to the standards established in the applicable Form District Master Plan in accordance with Table 7.3.B, Sector/Settlement/Community Allocation.

   a. OCRM Critical Line Areas shall be excluded from the Net Site Area.
3. The Density for each Transect Zone of a Community Unit shall be expressed in terms of Density Units per acre of Transect Zone Net Site Area. The Transect Zone Net Site Area shall include Thoroughfare rightof-ways but exclude OCRM Critical Line Areas and Civic Space from this calculation.
4. Density within any Special District shall be provided on Table 7.4.Y, Special District Development Standards. Density calculations shall utilize the functions in Table 7.4.6, Density Calculations, in calculating Special District density.
5. There shall be no maximum density per Transect Zone applicable to Transect Zone T-1 as that Transect Zone does not contemplate any Uses or Functions creating density.
6. Lot, Block, and Building Plans shall establish a fixed number of units and related nonresidential program, where applicable.
7. The total aggregate density of Community Units making up a Settlement shall remain within the minimum and maximum anticipated density ranges established at time of initial FBZD Application.

C. Table 7.4.6, Density Equivalency Calculations, summarizes the number of density units utilized when making density calculations:

Table 7.4.6 Density Equivalency Calculations
(Table not subject to change by applicant)

Function	Density/acre
1 Residential Dwelling Unit*	1 Density Unit
1 Lodging Bedroom	.5 Density Unit
1500 sf Retail	1 Density Unit
1500 sf Office	1 Density Unit
1500 sf Medical	1 Density Unit
1500 sf Civic	1 Density Unit
1500 sf Education	1 Density Unit
3000 sf Industrial	1 Density Unit
Agriculture	0 Density Units
Other	0 Density Units
Outbuilding/Accessory Dwelling	0 Density Units

* Includes Residential Units in Dwelling Groups.

Sec. 7.4.7 Special Districts

A. **Applicability.** In order to maintain sufficient predictability when utilizing the FBZD, Special Districts shall be utilized sparingly, and only when community planning efforts demonstrate that there are areas that, by their intrinsic size, function, or configuration, cannot conform to the requirements of any Transect Zone(s). Special Districts may be initiated in one of two ways as described in Figure 7.2.B (Summary of Special District Review Process), either as a "stand alone" special district established and mapped at time of FBZD Application, or as a component of a Community

Unit established in a subsequent Land Development Plan. Special Districts shall be mapped and established with development standards at time of rezoning application.

1. **FBZD Application - Standards.** The applicant shall provide the following information for Special Districts established and mapped at the time of rezoning:
   a. The geographical boundaries of such Special District(s) delineated on the Sector Map;
   b. Development standards for such Special District(s) recorded on Table 7.4.Y, Special District Development Standards, including the following:
      (1). Maximum Density for the applicable Special District(s);
      (2). Maximum Block Size for the applicable Special District(s);
      (3). Thoroughfare Assemblies and Types for the applicable Special District(s) in accordance with Table 7.4.G, Thoroughfare Components;
      (4). A range of prescribed Civic Space Types for the applicable Special District(s) in accordance with Table 7.4.C, Civic Space Types;
      (5). Range of prescribed Lot Widths;
      (6). Range of prescribed Lot Coverage by Building;
      (7). Range of prescribed Front Setbacks, Side Setbacks, and Rear Setbacks for Principal Buildings;
      (8). Range of prescribed Front Setbacks, Side Setbacks, and Rear Setbacks for Outbuildings;
      (9). Range of prescribed Building Disposition requirements;
      (10). Range of prescribed Private Frontage Types in accordance with Table 7.4.U, Private Frontages;
      (11). Range of prescribed Building Heights;
      (12). Range of prescribed Specific Functions and Uses for Buildings and Lots in accordance with Table 7.5.A, Specific Function and Use;
      (13). Range of Building and Lot Parking requirements, calculated in accordance with Table 7.5.D, Parking Calculations; and
      (14). Any applicable Bufferyard or Screening standards.
2. **Supplemental Standards.** When appropriate, the Planning Director may request supplemental standards to appropriately describe Special Districts including, but not limited to, the following:
   a. Bufferyard and Screening standards; if applicable, to supplement those found in Sec. 7.4.8, Buffer Requirements and Tree Protection and Preservation; and
   b. Supplemental Standards and Guidelines in Sec. 7.5.3.

B. **Community Plan Submittals - Standards.** At the time of Community Plan submittal(s), the applicant shall comply with the requirements of Sec. 7.2.3 and provide the following information:

1. The geographical boundaries of such Special District(s) delineated on the Community Plan map in compliance with the location approved in the Form District Master Plan; and
2. Applicant shall show compliance with the requirements of subsection A.1.b above.

C. **Special Districts Mapped at Time of Community Plan Submittal.** Special Districts shall require Planning Commission approval for geographic location in compliance with Table 7.2.A under the following conditions:

1. Special Districts that were established in compliance with this Chapter but not mapped at the time of rezoning;
2. When an applicant requests a new or different location for a Special District that was defined and mapped at the time of rezoning; or
3. When an applicant requests the removal of a Special District that was defined and mapped at the time of rezoning.

TABLE 7.4.7: Special District Development Standards							
The metrics for each column of this table (SD1, SD2, etc.) are to be filled in for each Special District proposed at time of initial FBZD rezoning application. More pages can be added. Special Districts that do not have provisions within the approved Master Plan shall require FBZD amendments. (Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant.)							
	SD1	SD2	SD3	SD4	SD5	SD6	SD7
a. ALLOCATION OF ZONES							
CLD	X						
TND	X						
TOD	X						
b. BASE RESIDENTIAL DENSITY							
By Right	X						
By TDR	X						
Other Functions	X						
c. BLOCK SIZE							
Block Perimeter	X						
d. THOROUGHFARES							
HW	X						
BV	X						
AV	X						
CS	X						
DR	X						
ST	X						
RD	X						
Rear Lane	X						
Rear Alley	X						
Path	X						
Passage	X						
Bicycle Trail	X						
Bicycle Lane	X						
Bicycle Route	X						
e. CIVIC SPACE							
Park	X						
Green	X						
Square	X						
Plaza	X						
Playground	X						
f. LOT OCCUPATION							
Lot Width	X						
Lot Coverage	X						
g. SETBACKS - PRINCIPAL BUILDING							
Front Setback	X						
Side Setback	X						
Rear Setback	X						
h. BUILDING Disposition							
Edgeyard	X						
Sideyard	X						
Rearyard	X						

TABLE 7.4.7: Special District Development Standards The metrics for each column of this table (SD1, SD2, etc.) are to be filled in for each Special District proposed at time of initial FBZD rezoning application. More pages can be added. Special Districts that do not have provisions within the approved Master Plan shall require FBZD amendments. (Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant.)							
	SD1	SD2	SD3	SD4	SD5	SD6	SD7
i. PRIVATE FRONTAGES							
Common Yard	X						
Porch & Fence	X						
Terrace, Dooryard	X						
Forecourt	X						
Stoop	X						
Shopfront	X						
Gallery	X						
Arcade	X						
Parking Lot	X						
j. BUILDING CONFIGURATION							
Principal Building	X						
Outbuilding	X						
k. BUILDING FUNCTION							
Residential	X						
Lodging	X						
Office	X						
Retail	X						

Sec. 7.4.8 Buffer Requirements and Tree Protection and Preservation

A. Landscape buffers and screening shall not be required between any Transect Zone and another Transect Zone within the FBZD, with the following exceptions:

1. Agricultural uses and functions on any parcel within the FBZD shall be buffered from adjacent areas zoned T3, T4, or T5 by a 100' minimum buffer (Type "F") as described in Table 9.5.4.B.5, Buffer Depth and Landscaping Standards.

2. Special Districts containing Industrial and/or Commercial uses that would otherwise be incompatible, as determined by the Planning Director, with anticipated uses and functions within Transect Zones shall be buffered from adjacent Transect Zones in accordance with Table 7.4.8-1, Buffer Requirements for Transect Zones, and the requirements listed in Table 9.5.4.B.5, Buffer Depth and Landscaping Standards.

Table 7.4.8-1 Buffer Requirements for Transect Zones (Table not subject to change by applicant)					
Proposed Special District	Transect Zone				
	T1	T2	T3	T4	T5
Industrial*	E	D	D	C	C
Commercial*	C	C	B	-	-
*Refer to Table 9.5.4.B.5, Buffer Depth and Landscaping Standards, for an explanation of Buffer Types B,C,D,E.					

3. **Wetlands, Waterways, and OCRM Critical Line Areas.**

a. **OCRM Critical Line Areas and Waterways.** All waterways and OCRM Critical Lines Areas shall be protected in compliance with Article 9.7, Wetlands, Waterways and the OCRM Critical Line. Table 7.4.8-2 establishes minimum wetland/waterway buffers/setbacks for the Transect Zones.

Table 7.4.8-2 Minimum Buffers/Setbacks for Transect Zones (Table not subject to change by applicant)						
Minimum Buffer/Setback	Transect Zone					
	T1	T2	T3	T4	T5	SD
OCRM Critical Line Buffer	35 ft.	25 ft.	25 ft.	15 ft.	15 ft.	15 ft.
Setback from OCRM Critical Line	50 ft.	35 ft.	25 ft.	25 ft.	25 ft.	25 ft.

b. **Freshwater Wetlands.** A 15 foot buffer, or other buffer as determined by the US Army Corps of Engineers, whichever is greater, shall be provided for all Jurisdictional wetlands.

B. **Tree Protection and Preservation.** Development in the FBZD shall comply with the standards of Article 9.2, Tree Protection and Preservation.

ARTICLE 7.5. BUILDING SCALE PLANNING - REQUIREMENTS

Sec. 7.5.1 Function and Use

A. **Purpose and Intent.** This Chapter provides for a variety of mixed-use environments of varying intensity and type within Community Units organized by Transect Zone.

B. **FBZD Application - Standards.** Table 7.5.1-1, Specific Function and Use, establishes principal use categories and allowable land use types for Lots and Structures by Transect Zone. At time of initial FBZD application the applicant shall establish uses allowed by right and Uses Subject to Conditions for each Transect Zone and any Special District(s), in accordance with the Purpose and Intent of each Zone, as stated in Table 7.4.R, Transect Zone Descriptions.

1. One or more Principal Functions may be located on any Lot or in any Building.
2. Uses Allowed by Right shall be subject to compliance with all other regulations of this Chapter and those in the approved Form District Master Plan.
   a. Such regulations may include Conditions specific to a use as may be included by the applicant in the Form District Master Plan.
   b. Use conditions set forth in ZLDR Chapter 6, Use Regulations, shall not apply to any use except when expressly adopted in the Form District Master Plan.
3. Uses Subject to Conditions shall be reviewed according to the procedures in Sec. 7.2.5.B, Uses Subject to Conditions.
4. New or Unlisted Uses and Use Interpretation. In accordance with Sec. 6.3.5, New or Unlisted Uses and Use Interpretation, the Planning Director shall be authorized to make use determinations whenever there is a question regarding the category of use based on the definitions contained in CHAPTER 12 of the ZLDR. New/unlisted uses may require FBZD amendments if they are not included in the Form District Master Plan or the definitions of Chapter 12, as determined by the Planning Director.
   a. Nothing contained herein shall be construed as restricting, limiting or prohibiting a mix of Principal Functions on a Lot or within a Structure. In no event shall a Principal Function be deemed to be an Accessory Use.

C. **Accessory Uses.**

1. Any accessory use or accessory structure that is incidental and customarily subordinate to principal uses shall be treated as a permitted use so long as such uses are located on the same site at the principal use or on a contiguous lot under the same ownership, and so long as they comply with the following standards:
   a. Be customarily accessory and clearly incidental and subordinate to the Principal Function or Building;
   b. Be subordinate in area, extent, and purpose to the Principal Function or Building;
   c. Be owned or operated by the same person as the Principal Function or Building;
   d. Together with the Principal Function or Building, not violate the standards of this Chapter or those in the approved Form District Master Plan;
   e. Not be constructed or established prior to the time the Principal Function or Structure is constructed or established; and

f. Not constitute a combination use, which is the combination of two principal uses (combination uses will not meet the above standards in terms of being subordinate or providing service to the principal use).

2. **FBZD Application - Standards.** At time of initial FBZD application the applicant shall establish the Accessory Uses allowed by right for each Transect Zone.

   a. Table 7.5.B establishes a range of typical accessory uses, structures, and activities calibrated to the Transect Zones. The applicant may identify additional accessory uses not listed here. If the accessory use or structure is not allowed in a zone, the column is left blank.

   b. The restrictions enumerated for Accessory Uses and Structures in ZLDR CHAPTER 6, Use Regulations, shall not apply to any Accessory Use of Structures except when expressly adopted in the Form District Master Plan.

TABLE 7.5.1-1: Specific Function & Use

This table delegates specific Functions and uses within Transect Zones and shall be customized for local character and requirements. (Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant.)

	T1	T2	T3	T4	T5	SD
a. AGRICULTURAL USES						
Grain Storage	■	■				□
Livestock Pen	□	□				□
Greenhouse	■	■	□			□
Stable	■	■	□			□
Kennel	■	■	□	□	□	□
b. RESIDENTIAL						
Mixed Use Block				□	■	
Flex Building				■	■	
Apartment Building				■	■	
Live/Work Unit			■	■	■	□
Townhouse				■	■	
Duplex/Triplex/Quadplex			■	■	■	
Courtyard House				■	■	
Sideyard House			■	■	■	
Single-Family: Cottage			■	■		
Single-Family: House		■	■	■		
Single-Family: Villa		■				
Accessory Unit		■	■	■	■	
Dwelling Group		■	□			
c. CIVIC/INSTITUTIONAL						
Bus Shelter			■	■	■	■
Cemetery		■	□	□		■
Childcare Center		■	■	■	■	□
College					□	■
Convention Center						■
Conference Center					□	■

	T1	T2	T3	T4	T5	SD
c. CIVIC/INSTITUTIONAL cont.						
Sports Stadium						■
Surface Parking Lot				□	□	■
Trade School					□	■
d. COMMERCIAL						
Adult Entertainment						□
					Automobile Service	■
Bed & Breakfast (up to 5 rooms)		□	■	■	■	
Billboard						□
Display Gallery				■	■	□
Drive -Through Facility					□	■
Gasoline		□			□	■
Hotel (no room limit)					■	□
Inn (up to 12 rooms)		□		■	■	
Kiosk				■	■	□
Live-Work Unit			■	■	■	□
Liquor Selling Establishment					□	□
Office Building				■	■	□
Open-Market Building		■	■	■	■	■
Push Cart					□	□
Rest Stop	■	■				□
			■	■	Restaurant	▫
Retail Building				■	■	▫
Roadside Stand	■	■				▫
School Dormitory				■	■	■
Shopping Center						□
Shopping Mall						□
Vehicle Maintenance						■

TABLE 7.5.1-1: Specific Function & Use

This table delegates specific Functions and uses within Transect Zones and shall be customized for local character and requirements. (Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant.)

	T1	T2	T3	T4	T5	SD
Elementary School			□	■	■	■
Exhibition Center						■
Fire Protection			■	■	■	■
Fountain or Public Art		■	■	■	■	■
Funeral Home				■	■	■
High School				□	□	■
Hospital					□	■
Library				■	■	■
Live Theater					■	■
Medical Clinic				□	■	■
Movie Theater					■	■
Museum					□	■
Outdoor Auditorium		□	■		■	■
Parking Structure					■	■
Passenger Terminal					□	■
Playground		■	■	■	■	■
Police Protection				■	■	■
Religious Assembly		■	■	■	■	■

e. INDUSTRIAL	T1	T2	T3	T4	T5	SD
Heavy Industrial Facility						■
Light Industrial Facility						■
Truck Depot						■
Laboratory Facility						■
Water Supply Facility						■
Sewer and Waste Facility						■
Electric Substation	□	□	□	□	□	■
Wireless Transmitter	□	□				■
Cremation Facility						■
Warehouse						■
Produce Storage						■
Mini-Storage						■

■ By Right
□ Subject to Conditions

Table 7.5.1-2: Permitted Accessory Uses (Table not subject to change by applicant, except the Applicant may elect to provide additional accessory uses calibrated to the Transect.)

Accessory Use Type	Transect Zone				
	T1	T2	T3	T4	T5
Accessory/Secondary Dwelling Unit		✓	✓	✓	✓
Barns and farming-related structures	✓	✓			
Fences and Walls	✓	✓	✓	✓	✓
Food/Refreshment Stand			✓	✓	
Gate Houses and Guard Houses		✓	✓		
Gift shops, news stand				✓	✓
Home Occupations		✓	✓	✓	
Outdoor storage		✓			
Playhouses, patios, cabanas, porches, gazebos, and incidental household storage buildings		✓	✓		
Radio and television receiving antennas		✓	✓		
Solar Collectors and Wind Generators	✓	✓	✓	✓	✓
Tennis courts, swimming pools, and hot tubs		✓	✓	✓	

D. **Accessory Dwelling Units.** Accessory/Secondary dwelling units shall be allowed as accessory uses to single-family detached residential dwelling units in accordance with Table 7.5.B and shall comply with the following standards:

1. Mobile homes, recreational vehicles, and travel trailers shall not be used as accessory dwelling units;
2. There shall be no more than one accessory dwelling unit on a lot in addition to the principal single-family dwelling;
3. The maximum heated gross floor area of the accessory dwelling unit is described in Table 7.5.1-3, Maximum Gross Floor Area for Accessory Dwelling Units;

Table 7.5.1-3: Maximum Heated Gross Floor Area for Accessory Dwelling Units (Table not subject to change by applicant)	
Transect Zone	Max. Floor Area
T2	1500 sf
T3 - T5	800 sf

4. Accessory dwelling units shall comply with all dimensional and development standards established in Table 7.4.T, Transect Zone Development Standards;
5. Accessory dwelling units shall not count toward any applicable maximum residential density requirements; and
6. Accessory dwelling units shall not be sold apart from the principal dwelling upon the same lot where they are located.

E. **Temporary Uses.** The standards of Article 6.6, Temporary Uses, shall apply to all development within the FBZD. The applicant may include additional temporary uses in the Form District Master Plan.

Effective on: 10/27/2017, as amended

Sec. 7.5.2 Parking

A. **FBZD Application - Standards.** At the time of FBZD application the applicant shall provide parking requirements for the calibrated Functions and Uses proposed in Table 7.5.A, Specific Function and Use.
   1. Applicants shall utilize Table 7.5.2, Parking Calculations, to determine parking requirements for specific uses.

B. **Community Plan Submittals - Standards.** Subsequent Community Plan submittals shall utilize the following when designing parking:
   1. **Parking Space and Lot Design.** Parking spaces and parking lots shall be designed in accordance with Sec. 9.3.7, Parking Space and Lot Design.
   2. **Accessible Parking.** Accessible parking for the physically disabled shall be provided in accordance with Sec. 9.3.6, Accessible Parking for Physically Disabled Persons.
   3. **Parking Reduction Strategies.**
      a. When multiple functions are proposed for one site, Table 7.5.2, Parking Calculations may be utilized to establish a reduction in parking through the Shared Parking Factor.
      b. Applicants may utilize the standards found in 9.3.4.B, Off-site and Shared Parking, when proposing subsequent Community Plans, to reduce the number of on-site spaces required and/or reduce the total number of spaces through Shared Parking.
   4. **Bicycle Parking.** Bicycle parking shall be provided at key destinations and along principal bicycle routes in order to facilitate alternative transportation options within the CLD, TND, and RCD Community Units. Bicycle spaces shall be provided in accordance with the following standards:
      a. Bicycle parking shall consist of either a lockable enclosure (locker) in which the bicycle is stored or a rack to which the bicycle can be locked;
      b. Lockers and racks shall be securely anchored to the pavement or a structure;
      c. Racks shall be designed and installed to permit the frame and one or both wheels to be secure;
      d. Areas containing bicycle spaces shall be surfaced with impervious surfaces such as concrete or pavers. Pervious pavements or gravel may be used where appropriate;
      e. When located within a parking area: curbs, fences, planter areas, bumpers, or similar barriers shall be installed and maintained for the mutual protection of bikes, motor vehicles and pedestrians, unless determined by the Planning Director to be unnecessary; and
      f. Bicycle parking shall be placed in a convenient, highly-visible, active, and well-lit location not more than 100 feet walking distance from key destinations, but shall not interfere with pedestrian movements.

g. **Bicycle Parking Space Dimensions.** All bicycle parking shall meet the following minimum dimensions:

(1). Each bicycle parking space shall include a minimum area of 72 inches in length and 24 inches in width that is clear of obstructions;

(2). No part of the rack shall be located closer than 30 inches to a wall or other obstruction; and

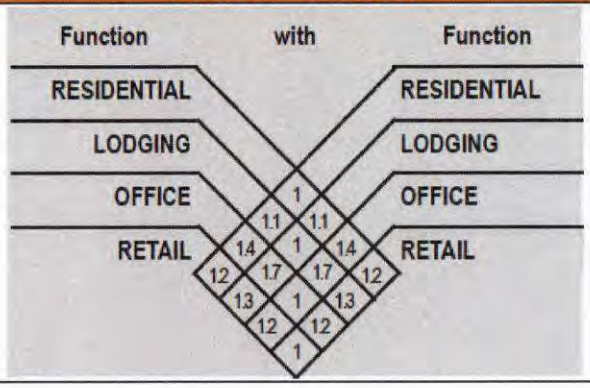
(3). A minimum of 30 inches shall be provided between adjoining racks.

TABLE 7.5.2: Parking Calculations

The Shared Parking Factor for two Functions, when divided into the sum of the two amounts as listed on the Required Parking table below, produces the Effective Parking needed for each site involved in sharing. Conversely, if the Sharing Factor is used as a multiplier, it indicates the amount of building allowed on each site given the parking available. (Table not subject to change by applicant)

	REQUIRED PARKING		
	T2, T3	T4	T5
RESIDENTIAL	2.0 / dwelling	1.5 / dwelling	1.0 / dwelling
LODGING	1.0 / bedroom	1.0 / bedroom	1.0 / bedroom
OFFICE	3.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.
RETAIL	4.0 / 1000 sq. ft.	4.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.
CIVIC	To be determined by Planning Director		
OTHER	To be determined by Planning Director		

SHARED PARKING FACTOR



Sec. 7.5.3 Supplemental Standards and Guidelines

A. The Form District Master Plan shall include standards for Building Types, Architectural Design, Site Landscaping, Site Lighting, and Signage in compliance with this Ordinance through one of the following methods:

1. Providing the required information in tabular format; and/or
2. Incorporating graphic illustrations that comply with the information required in subsections 7.5.3.D and 7.5.3.E.1.

B. **Submittal Requirements.** The information required in subsections 7.5.3.B.1

and 7.5.3.B.2 establish parameters by which the Master Plan Review Board and the Staff Site Plan Review Committee can verify the acceptability of design materials submitted at time of a Lot, Block, and Building Plan.

1. Information required in subsections 7.5.3.D and 7.5.3.E.1 must be included in the Form District Master Plan at the time of rezoning application.
2. Information required in subsection 7.5.3.E.2 shall be submitted and reviewed as part of Community Plan applications, pursuant to Sec. 7.2.3.B, Community Plans, and shall be in the form of proposed private covenants and restrictions. Such proposed private covenants and restrictions shall be recorded prior to approval of Community Plans.
3. All proposed supplemental standards and guidelines shall be in compliance with other applicable regulations of this CHAPTER 7.

C. These supplemental standards promote expedited review of Lot, Block, and Building Plans as described in Sec. 7.2.3.C, Lot, Block and Building Plans. Plans.

D. **Building Type Standards.** These regulations guide the development of each Building Type and supplement the standards for each Transect Zone that the Building Types are allowed within. The guidelines are intended to ensure development that reinforces the existing character and scale of Charleston County's Settlements.

1. **FBZD Application - Standards.** Building Types allowed by Transect Zone shall be designed in compliance with the standards described in this Article and shall establish the following standards, to be assembled as part of the Form District Master Plan, for the Building Types applicable to the FBZD:

a. Illustrative descriptions that include a prototypical photograph or illustration of each proposed Building Type and how building types would be applied across different Transects, Settlement Types, etc. that express the architecture of the Rural to Urban places;

b. Lot size standards, designating the range of lot sizes applicable to the Building Type across different Transects, Settlement Types, etc.;

c. Range of Typical Number of Units;

d. Range of shopfront and frontage types with an emphasis on articulated simple patterns;

e. Range of anticipated Building Sizes and Massing with an emphasis on simple forms over complex forms;

f. Range of Typical Frontages;

g. Pedestrian Access;

h. Vehicle Access and Parking; and

i. Private Open Space.

2. **Building Types Allowed by Zone.** Table 7.5.3-1 describes the allowed building types by Transect Zone.

Table 7.5.3-1 Building Types Allowed by Zone
(Table not subject to change by applicant)

Building Type	Transect Zone				
	T1	T2	T3	T4	T5
Single-Family: Villa		✓	✓	✓	
Single-Family: House		✓	✓	✓	
Single-Family: Cottage	✓		✓	✓	
Sideyard House			✓	✓	✓
Accessory Dwelling		✓	✓	✓	✓
Duplex/Triplex/Quadplex			✓	✓	✓
Courtyard House			✓	✓	✓
Townhouse				✓	✓
Live/Work Unit			✓	✓	✓
Apartment House				✓	✓
Flex Building				✓	✓
Mixed-Use Block				✓	✓

a. There are no Building Types applicable to the Special Districts.

b. The applicant may establish additional building types for inclusion in the FBZD in consultation with the Planning Director.

E. **Architectural Design.** The architectural design within the FBZD shall promote the high quality and character of the Lowcountry and encourage new buildings to reflect the distinct characteristics of Charleston County. Design will be appropriate to the range of Lowcountry styles, building materials described will be appropriate for the climate and use, and simple and varied building compositions and dimensions will be encouraged. Energy conservation will be encouraged.

1. **FBZD Application - Standards.** Standards shall identify patterns and defining characteristics amongst house and building types that are important to maintain throughout the FBZD and shall establish criteria for the following elements, assembled as part of the Form District Master Plan:

a. Architectural design shall comply with the architectural design requirements contained in Article 9.6, Architectural and Landscape Design Standards, of the ZLDR;

b. Conceptual Architectural Styles and Design Approaches that express the architecture of the Rural to Urban places within Charleston County;

c. General and Essential Characteristics;

d. Range of Massing and Facade Composition; and

e. Range of Anticipated Roof and Eave Details.

2. **Community Plan Applications - Standards.** Each Community Plan application shall include information required under Sec. 7.5.3.A. Design shall provide aesthetic, ecological, functional and health/safety benefits that are intended to enhance the appearance of private development projects and improve the pedestrian and vehicular experience along the public realm. Plant materials and design will be appropriate to South Carolina. Low impact design, variety of materials, color and texture, and energy conservation dark sky principles will be encouraged. Proposed private covenants and restrictions for architectural and landscape architectural design shall address the following guidelines:

   a. **Architectural Design.**

      (1). Roof types with roof pitches should be no less than 5:12 (except porches and sheds to be no less than 2:12) and typical treatment for flat roofs (use of parapets);

      (2). Roof-wall connections demonstrating how eaves and roof overhangs are characterized such as exposed rafters, soffits and corners that are found in the Lowcountry;

      (3). Vertical building material orientation is discouraged and lighter building materials should be placed above heavier materials;

      (4). Description of how changes in building materials and corners should be treated;

      (5). Building bases indicating the wall and foundation intersections and their architectural treatment. Crawl spaces are encouraged to be screened in the T3, T4, and T5 Transect Zones;

      (6). Building materials shall express their function honestly and shall not appear to be as materials foreign to the area;

      (7). Conceptual Architectural and Landscape Architectural Styles and Design Approaches that express the architecture of the rural to urban places within Charleston County;

      (8). General and Essential Characteristics;

      (9). Range of Massing and Facade Composition;

      (10). Range of Anticipated Roof and Eave Details;

      (11). Range of Window and Door types, proportions, configurations, and/or sizes;

      (12). Range of Anticipated Exterior Elements (Porches, Galleries, Awnings);

      (13). Range of Anticipated Materials and Colors; and

      (14). Range of Anticipated Additional Design Elements.

   b. **Private Realm Landscaping.** Anticipated planting configurations for Lots and/or Building Types organized by Transect Zone and/or Building Type, including the following components:

      (1). A Plant Palette of anticipated planting materials;

      (2). Range of anticipated Front Yard planting;

      (3). Range of anticipated Foundation Planting, sidewalk edging, and hedges;

      (4). Range of anticipated Walls, Piers, and Steps;

      (5). Range of anticipated Sidewalk Paving and Driveway Pavement Surfaces;

      (6). Range of anticipated Fencing and Screening;

      (7). Range of Garden Features; and

      (8). Range of Front Yard Lighting Types and Accessories.

F.

   c. **Public Realm Landscaping.** These regulations shall provide guidance regarding site landscaping for civic and other public spaces.

      (1). A Plant Palette of anticipated planting materials;

      (2). Range of Public Frontage landscaping for Thoroughfares and other public right-of-ways; and

      (3). Range of Landscaping standards for Civic Space, including: Foundation Planting, Sidewalk Edging, and Hedges; Walls, Piers, and Steps; Sidewalk Paving and Driveway Pavement Surfaces; Fencing and Screening; Lighting types and Accessories; and Range of Landscaping standards for parking lots.

   d. **Lighting.** Proposed private covenants and restrictions for public realm lighting shall comply with the minimum requirements of Sec. 9.5.3.C, Site Lighting, of the ZLDR and this Chapter 7.

e. **Signage.** Public realm signage for commercial areas reinforces a vibrant pedestrian environment. Proposed private covenants and restrictions for public realm signage shall comply with the minimum requirements of Article 9.11, Signage, of the ZLDR and this CHAPTER 7.

(1). Range of anticipated sign types per Transect Zone;

(2). Range of anticipated sizes of each sign type;

(3). Range of anticipated location of each sign type;

(4). Range of additional anticipated sign characteristics, including materials and colors;

(5). Billboards are not considered wall mural signs and are prohibited within FBZDs;

(6). Signs that are visible from the Public Frontage shall be regulated to ensure proper dimensioning and placement with respect to existing or planned architectural features, improve public safety, improve aesthetic character of the context in which they are located, and provide legible information for pedestrians, not just for drivers; and

(7). Table 7.5.F summarizes the types of signs that are permitted according to Transect Zone.

Table 7.5.3-2 Allowed Commercial Sign Types by Transect
(Table not subject to change by applicant)

Sign Type	Transect Zone				
	T1	T2	T3	T4	T5
Address/Name Plate Sign		✓	✓	✓	✓
Awning Sign				✓	✓
Blade Sign		✓	✓	✓	✓
Marquee Sign					✓
Sidewalk Sign				✓	✓
Wall Sign				✓	✓
Window Sign			✓	✓	✓
Yard Sign		✓	✓	✓	
Wall Mural Sign		✓		✓	✓
Billboards	Not Permitted				

ARTICLE 7.6. DEFINITIONS

Sec. 7.6.1 Supplementary Definitions

A. **Applicability.** The following definitions supplement the definitions found in CHAPTER 12 of the ZLDR and only apply to this Chapter 7. Should there be any conflict between a definition listed here and those found in CHAPTER 12, the definition listed here shall apply.

TERM DEFINITION

75% Acreage Private land permanently restricted by deed restriction or conservation easement to unclustered rural densities, or other areas proposed for private and/or public ownership (e.g., parks, lakes, greenways, parkways, buffer zones, agricultural and silvicultural areas, recreational areas, preserved historic and/or cultural areas, preserved areas of biological significance), or areas to be purchased by the County's Greenbelt Bank Board or other open space preservation organizations.

A-Grid Cumulatively, those Thoroughfares that by virtue of their pre-existing pedestrian-supportive qualities, or their future importance to pedestrian connectivity, are held to the highest standards prescribed by this Ordinance. See B-Grid. (Syn: primary grid.)

Accessory Dwelling Unit An auxiliary dwelling unit located within an accessory structure of a primary dwelling unit on a lot. Includes, but is not limited to dwelling units in guest houses, carriage houses, pool houses, and above or beside a garage.

Apartment House A medium-to-large-sized structure that consists of seven (7) to 12 side-by-side and/or stacked dwelling units, typically with one shared entry.

Architectural Elevation Building facades developed to a sufficient level of detail for design review purposes. Architectural elevations must be drawn at an appropriate architectural scale (minimum 1/8" = 1'-0"); include the fronts, sides, and rear elevations; and sufficiently communicate the general design intent of the proposed project including:

1. Building massing and roof forms, including roof pitch and materials;
2. Windows, doors, and associated trim;
3. General types and colors of exterior materials, including siding and roofing;
4. Locations of exterior elements, including porches, canopies, awnings, etc.; and
5. Building heights (measured to eave and height of roof).

Awning Sign A traditional storefront fitting that can be used to protect merchants' wares and keep storefront interiors shaded and cool in hot weather. Retail tenant signs may be painted, screen printed, or appliquéed on the awnings.

B-Grid Cumulatively, those Thoroughfares that by virtue of their use, location, or absence of pre-existing pedestrian-supportive qualities, may meet a standard lower than that of the A-Grid. See A-Grid. (Syn: secondary grid.)

Block Perimeter The aggregate of the area circumscribed by Thoroughfares.

Bicycle Lane (BL) A dedicated lane for cycling within a moderate-speed vehicular Thoroughfare, demarcated by striping.

Bicycle Route (BR) A Thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.

Bicycle Trail (BT) A bicycle way running independently of a vehicular Thoroughfare.

Bioregion A region defined by characteristics of the natural environment rather than by man-made divisions.

Blade Sign A sign mounted perpendicular to a building's facade, typically hung from decorative cast or wrought iron brackets in a manner that permits them to swing slightly. These signs are small, pedestrian-scaled, and easily read from both sides. Projecting Signs should be hung well out of reach of pedestrians and all exposed edges of the sign should be finished. (Syn. Projecting Sign.)

Building Configuration The form of a building, based on its massing, Private Frontage, and height.

Building Disposition The placement of a building or structure on its lot.

Building Facade The exterior side of a building, including but not limited to building wall faces, parapets, fascia, windows, doors, canopies, and visible roof structures.

Building Function The use or uses accommodated by a building and its lot.

Civic Space The public realm, including but not limited to buildings, public spaces, schools, churches, and Thoroughfares.

Clustered Land

Development (CLD) A Community Unit oriented around an area of focused community activity such as a general store, meeting hall, school, or church. CLD takes the form of a small Settlement standing free in the countryside.

Common Destination An area of focused community activity including but not limited to Civic/Public Spaces, commercial centers, and transit stations.

Community Unit A regulatory category defining the physical form, density, and extent of an area within a Sector or Settlement.

Conceptual Plan A generalized plan indicating the boundaries of an area proposed for development and identifying proposed land use, land use intensity, and Thoroughfare alignment.

Courtyard House A building that occupies the boundaries of its lot while internally defining one or more private patios.

Crossroad, Corner, Town, and/or Village A delineated geographic area within a Sector that is specifically regulated by the Form District Master Plan and is comprised of one or more Community Units.

Curb Edge Treatment Delineation of a Thoroughfare edge in semi-urban and urban settings, typically with a raised curb and gutter pan that conveys water.

Density Unit A measurement used to describe the density of each Transect Zone of a Community Unit calculated in dwelling units per acre.

Double A Sideyard House that abuts a neighboring Sideyard House. See also Duplex.

Edgeyard A building that occupies the center of its Lot with Setbacks on all sides.

Encroachment Any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Facade See Building Facade.

Flex Building A structure designed to accommodate an evolution of use over time in response to an evolving market demand. Typically designed to accommodate future commercial uses, while accommodating less intense short-term uses, such as residential or live/work, until the full commercial demand has been established.

Form-Based Code Form-Based Codes foster predictable built results and a high-quality public realm by using physical form (rather than the separation of uses) as the organizing principle for the code. These codes are adopted into city or county law as regulations, not mere guidelines. Form-Based Codes are an alternative to conventional zoning.

Form District Master Plan A Form District Master Plan is a plan that contains form based zoning regulations that are structured on a Rural to Urban Transect.

Freshwater Wetland Those areas of land that are inundated or saturated by fresh water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions and delineated as freshwater wetlands by the U.S. Army Corps of Engineers.

Front Building Facade Those portions of a Building Façade which face and are most closely parallel to the front lot line.

Frontage The area between a building façade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into Private Frontage and Public Frontage.

Frontage Buildout The length of a Front Building Facade compared to the length of the front lot line, expressed as a percentage.

Frontage Line A lot line bordering a Public Frontage.

Infrastructure Infrastructure includes, but is not limited to transportation systems or facilities, water systems or facilities, wastewater systems or facilities, storm drainage systems or facilities, fire, police and emergency systems or facilities, school systems or facilities, open space/park and recreation systems and facilities, government systems or facilities, electric utilities, gas utilities, cable facilities, or other similar facilities.

Land Development The changing of land characteristics through redevelopment, construction, subdivision into parcels, condominium complexes, apartment complexes, commercial parks, shopping centers, industrial parks, mobile home parks, and similar developments for sale, lease, or any combination of owner and rental characteristics.

Layer A range of depth of a Lot within which certain elements are permitted.

Live/Work An integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

Marquee Sign A vertical sign that is located either along the face where it projects perpendicular to the facade; or at the corner of the building where it projects at 45 degree angle. These signs often extend beyond the parapet of the building, but may also terminate below the cornice or eave. Marquee signs often have neon lettering used in conjunction with painted lettering.

Master Plan Review Board (MPRB) A private review board set up to review and make recommendations to the County regarding compliance of FBZD applications with private covenants and restrictions.

Mixed Use Multiple functions or uses located within the same building or development.

Pedestrian Shed Ability of pedestrians to walk to a variety of uses. An area that is centered on a Common Destination. Its size is related to average walking distances for the applicable Community Unit type. Pedestrian Sheds are applied to structure Communities.

Principal Building Facade Exterior walls of a building which are adjacent to or front on a public street, park, or plaza.

Principal Structure The main building on a lot, usually located toward the Frontage.

Private Frontage The privately held layer between the Frontage Line and the Principal Building Façade.

Public Frontage The area between the curb of the vehicular lanes and the Frontage Line.

Rearyard A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard.

Regional Scale Map The general map for the entire area located within a FBZD broken out into Sectors.

Regulating Plan A Land Use Map or set of maps that shows the Transect Zones, Civic Space, Special Districts, if any, and Special Requirements, if any, of areas included in a FBZD. The Regulating Plan must be consistent with the approved Form District Master Plan.

Ribbon Curb Delineation of a Thoroughfare edge in rural and semi-urban settings, typically with a flat or gently sloped curb that conveys water.

Rural Edge Treatment Curbless delineation of a Thoroughfare in rural settings, that typically conveys water to a landscaped swale.

Rural Clustered Land Development (RCLD) A Community Unit that is structured by 3/4 of a standard Pedestrian Shed oriented toward a Common Destination in a rural setting.

Rural Land Development (RLD) A Community Unit that is structured by single or small clustered groupings of rural Settlements at very low densities that are supportive of rural uses and activities. Also referred to as Unclustered Rural Density.

Sector A geographic area of the Regional Scale Map that establishes the boundaries of preserved land and development.

Settlement Settlements are defined as a Community Unit or a group of Community Units located in general proximity with each other.

Sidewalk Sign A sign that provides secondary signage and may be used to announce daily specials, sales, or point to shops located off the sidewalk. They may be painted wood panels or cut wood shapes. Traditional slate boards are highly recommended. Chaser lights or illuminated signs may not be used. Syn: Sandwich Board

Sideyard House A small to medium single-family or twin structure that occupies one side of the lot with a setback on the other side.

Single-Family: Cottage A small, single-family detached structure on a small lot that incorporates one unit. It is typically located within a primarily single-family neighborhood in a walkable setting.

Single-Family: House A medium-sized, single-family detached structure on a medium-sized lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable setting.

Single-Family: Villa A large, single-family detached structure on a large lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a more rural setting.

Special District An area that, for a specific reason, cannot or should not conform to one or more of the Community Units or Transect Zones specified in a FBZD.

Sustainable Development and Sustainable Communities A development practice or type of development that maintains or enhances economic opportunity and community well-being and protects and/or restores the natural environment upon which people and economies depend. Sustainable Development may include, but is not limited to, the following:

- Development or building practices and products that meet the needs of the present without compromising the ability of future generations to meet their own needs.
- Use of durable low maintenance materials, recycled or renewable raw materials used in construction are often referred to as sustainable materials.
- Neighborhood configuration that reduces energy dependence and individual carbon footprints through incorporated pedestrian, bike and mass transit transportation alternatives.
- Architectural design that reduces energy and resource consumption through innovative "green" systems.

Terminated Vista In urban design, a Terminated Vista is a building or monument that stands at the end or in the middle of a road, so that when one is looking up the street the view ends with the site.

Thoroughfare A way for use by vehicular and pedestrian traffic and to provide access to lots and open spaces, consisting of vehicular lanes and Public Frontage.

Townhouse A small to medium-sized attached single-family dwelling that consists of three or more dwelling units placed side-by-side. It is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. (Syn: Rowhouse.)

Traditional Neighborhood Development (TND) A Community Unit structured around the ability of pedestrians to walk to a variety of uses and oriented toward a Common Destination.

Transect Zone (T-Zone) One of several areas on a Zoning Map regulated by a FBZD. Each Transect Zone has different regulations including but not limited to building bulk and form, street layout, and general land uses to create the development character desired.

Twin A Sideyard House that abuts a neighboring Sideyard House. See also Duplex.

Unclustered Rural Density See Rural Land Development (RLD).

Uses Subject to Conditions Uses identified by the applicant as being allowed in the respective Transect Zone only if they comply with the use-specific conditions listed in Subsection 7.5.1.B.2 and all other applicable regulations of the Form District Master Plan.

Wall Sign A sign that is flat against the facade consisting of individual cut letters applied directly to the building, or painted directly on the surface of the building. These signs are placed directly above the main entrance and often run horizontally along entablature of traditional buildings. Wall signs are typically intended to be seen from a distance and are often accompanied by additional pedestrian-scaled signage. (Syn: Facade Sign.)

Wall Mural Sign Signs that are flat against the facade and are located on a secondary facade, typically along a side street, alley, or paseo. These signs are typically painted directly on the building and contain a combination of text and graphic elements. They are intended to be visible from a greater distance and shall be accompanied by additional signage on the primary facade at the business entrance. Wall Mural Signs that provide off-site signage for a business or do not provide signage for a specific business (artistic wall mural) are subject to approval by the Planning Director. Billboards are not considered wall mural signs and are prohibited within FBZDs.

Wetland Buffer An area of varying width (ranging from 15 to 35 feet), providing a visual, spatial, and ecological transition zone between the OCRM Critical Line and/or freshwater wetlands and land development, as described in Article 9.7. The wetland buffer is designed to protect water quality and wildlife habitat.

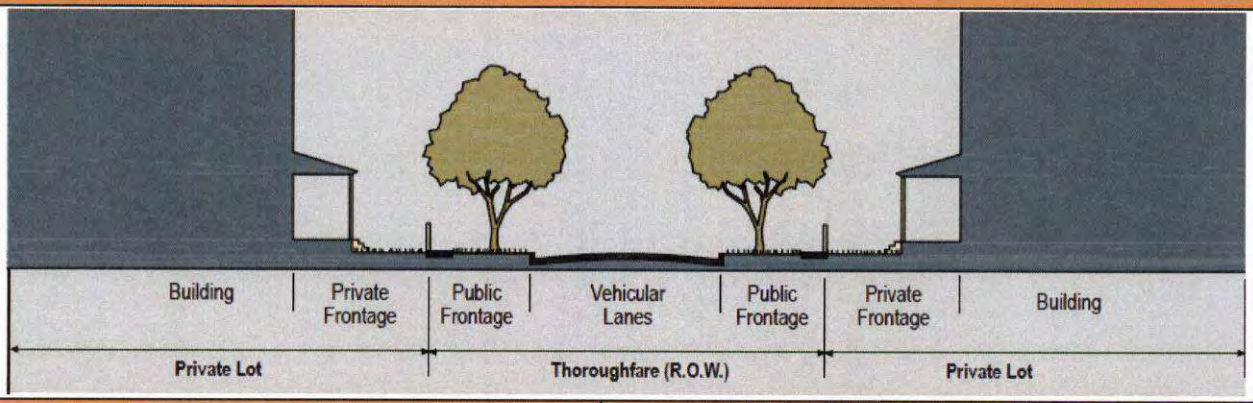
Window Sign Signs that are professionally painted consisting of individual letters and designs, applied directly on the inside of a window. These signs offer a high level of craftsmanship and visibility, and are often used for small professional offices. Window signs are often repeated on storefronts with several divided openings, however, repetition should be done with great care to ensure that the entrance to the business is clearly marked.

Yard Sign Signs that are mounted on a porch or in a yard between the public right-of-way (ROW) and the building facade. Signs that are mounted on a porch should be placed parallel to the building's facade. Signs mounted in a yard are placed parallel or perpendicular to the ROW. Yard signs work well for home businesses located in mixed-use environments.

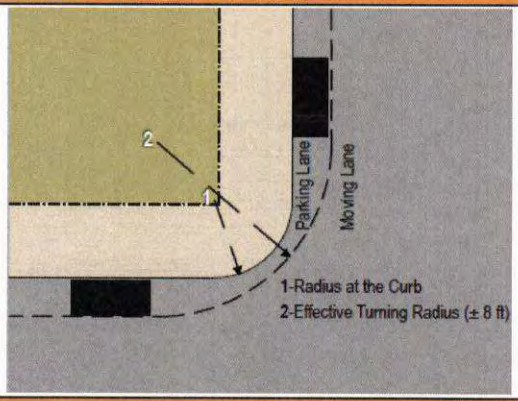
Yield Characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare.

Figure 7.6.A: Definition Illustrations

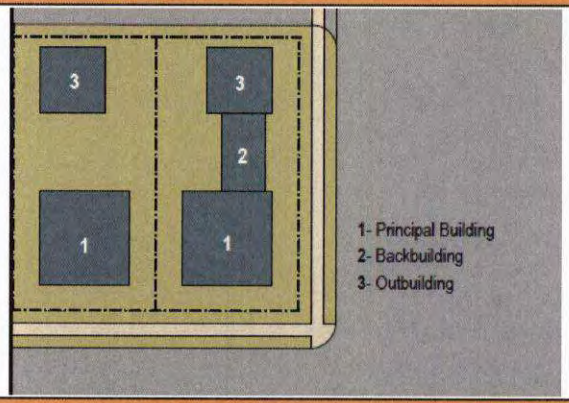
a. **THOROUGHFARE & FRONTAGES**



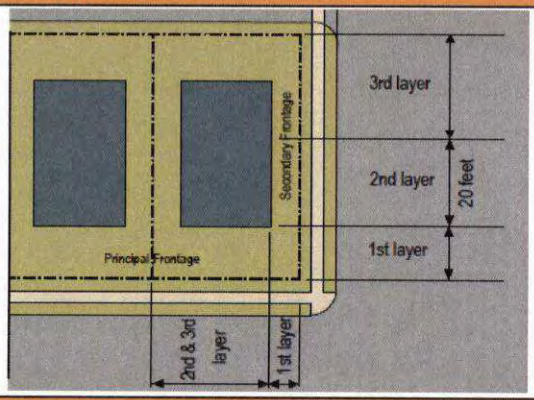
b. **TURNING RADIUS**



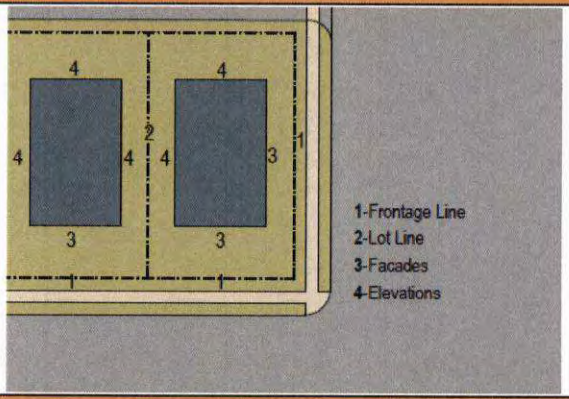
c. **BUILDING DISPOSITION**



d. **LOT LAYERS**



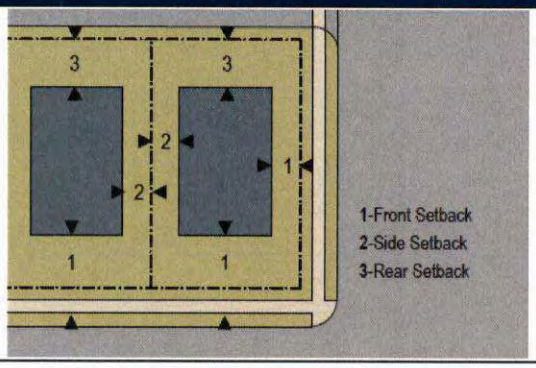
e. **FRONTAGE & LOT LINES**



f. **SETBACK DESIGNATIONS**

g. **NETWORK-BASED PEDESTRIAN SHED**

Figure 7.6.A: Definition Illustrations



CHAPTER 8 | SUBDIVISION REGULATIONS

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(Ord. No. 2177, 10/26/2021)

ARTICLE 8.1 GENERAL

Sec. 8.1.1 Purpose

The public health, safety, economy, good order, appearance, convenience, morals, and general welfare require the harmonious, orderly, and progressive development of land within Charleston County. In furtherance of this general intent, the Subdivision Regulations are authorized for the following purposes, among others:

A. To implement the goals, objectives, and policies of the Charleston County *Comprehensive Plan*;

B. To facilitate the adequate provision or availability of transportation, police and fire protection, water, sewage, schools, parks and other recreational facilities, Affordable Housing, disaster evacuation, and other public services and requirements;

C. To assure the provision of needed public Open Spaces and Building sites in new land developments through the dedication or reservation of land for recreational, educational, environmental, transportation, and other public purposes;

D. To assure, in general, the wise and timely Development of new areas and redevelopment of previously developed areas in harmony with the adopted or amended *Comprehensive Plan* for Charleston County and any adopted or amended municipal *Comprehensive Plan* within or adjacent to the County;

E. To implement land use policies that will preserve agricultural uses of land and the rural character of unincorporated Charleston County;

F. To identify, protect and preserve scenic, historic, and ecologically sensitive areas;

G. To prevent overcrowding of land, avoiding undue concentration of population, and lessening congestion in the Streets;

H. To regulate the Density and distribution of populations and the uses of Buildings, Structures, and land for trade, industry, residence, recreation, Agriculture, forestry, conservation, airports and approaches thereto, water supply, sanitation, individual onsite wastewater systems or off-site Sewer lateral connection provided to each Lot, protection against floods, public activities, and other purposes; and

I. To ensure protection from fire, flood, and other dangers, and furthering the public welfare in any other regard specified by a local governing body.

Sec. 8.1.2 Applicability

Unless expressly exempted, no Subdivision shall be made, platted, or recorded for any purpose nor shall Parcels resulting from such Subdivisions be sold, unless such Subdivision meets all applicable standards of this Ordinance and has been approved in accordance with the procedures of this Ordinance.

A. All Lots shown on Plats whether subdivided or not, shall have the Planning Commission Stamp of either approval or exemption on said Plat; the Register of Deeds shall not record any Plat without such stamp. The Plat for an individual Lot exempted by virtue of pre-existence must be accompanied by a surveyor's statement on the Plat that the Lot is a single, individual Lot, and not newly created.

B. Parcels that were recorded by deed or plat prior to the adoption of the County's original Subdivision Regulations on January 1, 1955, will receive automatic approval under a Grandfather Clause, provided the Parcel involved is still in the same size and shape as when recorded prior to 1955 and is properly platted in accordance with present standards. The recorded information must be provided and attested to by the surveyor or attorney involved.

C. Preliminary Plats submitted for approval shall expire two years from the date of preliminary approval if all conditions for Preliminary Plat approval have not been met. The Zoning and Planning Director shall be authorized to grant ~~a one-time~~ extensions of this time frame in accordance with Sec. 15-2(3)(c) of the County's Vested Rights Ordinance~~if a written request is submitted by the Applicant prior to the expiration date. The time period of the extension shall not exceed one year~~.

D. Upon submission of a Subdivision application, no additional Subdivision applications shall be accepted for the Subject Property until the original application has been withdrawn or the Decision-Making Body has rendered its final decision and all applicable time limits on refilling have expired.

E. Prior to Subdivision Plat approval for properties located within 300 feet of a National Register of Historic Places (NRHP) listed Historic Property or Historic District, or a locally designated Historic Property or Historic District, a Certificate of Historic Appropriateness must be obtained pursuant to the procedures of Chapter 21, *Historic Preservation*, of the Charleston County Code of Ordinances. This requirement shall also apply to Subdivision Plat approval for: NRHP listed Historic Properties; properties within NRHP listed Historic Districts; locally designated Historic Properties; and properties located within locally designated Historic Districts. The following types of Subdivision Plats are exempt from this requirement:

1. Subdivision Plats submitted for sole purpose of creating an Easement(s), delineating OCRM Critical Line Areas, and/or delineating the location(s) of Freshwater Wetlands;
2. The combination or recombination of portions of previously platted Lots where the total number of Lots is not increased;
3. Boundary Plats;
4. Property line adjustments where no new Lots are created; and
5. Subdivision Plats that are the result of a court order.

Effective on: 11/8/2017, as amended

Sec. 8.1.3 Exemptions

A. **Procedures.** The following shall be exempt from the Subdivision Plat Procedures, if the Zoning and Planning Director determines that all engineering and survey standards of this Ordinance have been met:

1. The combination or recombination of portions of previously platted Lots where the total number of Lots is not increased. When the Plat is finalized, it shall be submitted to the Zoning and Planning Director for recording. New deeds must be recorded simultaneously with Plats when (1) the ownership of the previously platted Lots is changing and/or (2) the simultaneous recording of deeds and Plats is otherwise required by this Ordinance.
2. The public acquisition of land for Right-of-Way or Drainage Easements or any Lot or parcel created therefrom.
3. Contiguous properties that are to be divided for the purpose of exchanging or trading parcels of land. When the Plat is finalized, it shall be submitted to the Zoning and Planning Director for recording. New deeds must be recorded simultaneously with Plats when (1) the ownership of the previously platted Lots is changing and/or (2) the simultaneous recording of deeds and Plats is otherwise required by this Ordinance.
4. A Parcel of land that is proposed to be used as the site for a Utility substation, power line Easements, or Right-of-Way, pumping station, pressure regulating station, electricity regulating substation, gas pressure control station, or similar facilities.
5. The combination or recombination of entire Lots of record where no new Street or change in existing Streets is involved.
6. The division of land into Parcels of five acres or more, where no new Street or Easement is involved. Plats of these exceptions must be received as information by the Zoning and Planning Director, which fact shall be indicated on the Plats.

B. **Standards.** Lots created and recorded prior to August 15, 1971, shall be exempt from compliance with the standards of this Chapter, provided that the Subject Property:

1. Was or is surveyed and platted in accordance with prescribed standards;
2. Has the approval of the South Carolina Department of Health and Environmental control (DHEC); and
3. Contains no drainage ways or Easements needed to drain surrounding properties, as determined by the Public Works Director.

Sec. 8.1.4 Charleston County Road Construction Standards

The regulations and standards of this Chapter are intended to supplement the Charleston County Road Construction Standards, as amended, in Appendix A of this Ordinance, subject to the modifications herein, which shall be considered the minimum design standards for roads and drainage systems in Charleston County. (Note: Road and drainage systems not meeting the Standard Specifications for Local Governments' Road and Street Construction will not be eligible for maintenance from the State Half Cent Sales Tax or donor County funds.)

Sec. 8.1.5 Relationship to Development Review Procedures of Article 3.1

The "General" procedural requirements and standards of Article 3.1, *General*, of this Ordinance shall apply to the Subdivision Plat procedures of this Chapter.

Sec. 8.1.6 Survey Compliance

All Land Surveys in the County shall be in accord with the land use designated for the proposed Subdivision of property and the criteria specified in Urban Land Surveys as promulgated by the South Carolina Code of Regulations, 1991, Chapter 49, Article 3, R.400-490, as amended, and described as the "Minimum Standards Manual for the Practice of Land Surveying in South Carolina."

ARTICLE 8.2 PRE-APPLICATION INFORMATION

Sec. 8.2.1 Pre-Application Conference

Pre-application conferences offer an opportunity for Zoning and Planning, Public Works, and other affected agencies to familiarize Applicants with applicable procedures, submittal requirements, Development standards, and other pertinent matters before finalizing the development proposal or laying out the proposed Subdivision. Applicants requesting Minor Subdivisions are encouraged to schedule a pre-application process before submittal of an application. Applicants for Major Subdivisions are required to have a pre-application conference before submittal of an application. Applicants shall be responsible for scheduling pre-application conferences with the Zoning and Planning Director or his/her designee who shall be responsible for contacting the Public Works Department and other affected agencies.

ARTICLE 8.3 MINOR AND MAJOR SUBDIVISIONS

Sec. 8.3.1 Minor Subdivision

A Minor Subdivision is a division of any tract of land into four or fewer Lots, provided that:

A. No public Street Right-of-Way dedications are involved;

B. The Public Works Director does not require a Preliminary Plat for a Drainage Easement;

C. The Lots meet South Carolina Department of Health and Environmental Control (DHEC) requirements for sewage disposal systems. Systems that are determined by DHEC to be properly functioning or "grandfathered" must comply with DHEC regulations as a condition of minor subdivision approval;

D. Off-site sewage disposal systems must be approved by DHEC and/or the Public provider and an off-site Utility Easement must be shown along with all Lots served by the off-site system if public Sewer is (accessible and is provided to each Lot) provided, then sewer lateral connection will be provided to each Lot.

E. No new or residual Parcels will be created that do not comply with all applicable requirements of this Ordinance; and

F. Non-Buildable Lots.

1. For the purpose of this subsection, non-buildable Lots are Lots that meet all requirements of this Ordinance, with the exception of water and/or Sewer availability requirements;
2. For all non-buildable Lots, all new Parcels being created less than five acres in size shall meet the minimum Lot size and comply with applicable requirements of this Ordinance;
3. Non-buildable Lots may be approved as a Minor Subdivision without certification by DHEC for on-site waste disposal systems and water or where public water and Sewer is not available;
4. The Property Owner(s) shall sign the "Certification of Non-Evaluation." This certification statement shall be placed on the Plat and signed by the property owner(s);
5. The Property Owner(s) shall have a deed prepared by an attorney for each non-buildable Lot less than five acres in size

explaining the "Certification of Non-Evaluation" to be recorded with the Plat;

6. The "Certification of Non-Evaluation" for water and Sewer availability shall be used in conjunction with Minor Subdivision (development) Plats when no evaluation regarding the availability of public water/Sewer or on-site septic systems and water have been approved; and
7. The following certification shall be placed on the Plat and deed and signed by the Property Owners:

   "The Property owner(s) of record hereby acknowledge(s) that the surveyed parcel(s) and/or tract remainder has not been approved to determine the availability of on-site waste disposal systems or provisions of public water/sewer services. Recordation of this plat and deed shall not be an implied or expressed consent of Charleston County that the lots or other land divisions shown hereon are capable of being serviced by on-site waste disposal or public water/sewer systems. Unless otherwise stated hereon, all surveyed parcels and/or tract remainders have not been reviewed for on-site waste disposal systems or public water/sewer services."

   Property Owner(s) Signature_____Date_____

G. Lots of Record, Approved located within any 208 Water Quality Management Designation within the Urban/Suburban Area of the County:

1. A maximum of four Lots may be subdivided from a Lot of Record, Approved ("Approved Lot") without installing additional sewer lateral connection(s), provided that the development complies with all other requirements of this Ordinance, when public water and/or sewer lateral lines are provided to the Approved Lot, and the Approved Lot is located within a 208 Water Quality Management Designation area within the Urban/Suburban Area of the County.
2. The Property Owner(s) shall sign a Certification Statement that there are no physical lateral connections provided to the new Lot being created. The Certification shall be placed on the Subdivision Plat and signed by each Property Owner.
3. The following Certification Statement shall be placed on the Plat and signed by the Property Owner(s):

   "The Property Owner(s) of record hereby acknowledge(s) that the surveyed Parcel has not been served by a lateral connection of public water/sewer lines. Recordation of this Plat shall not be an implied or expressed consent of Charleston County and/or the public provider of the water and/or Sewer or other omitted public improvement that the Lot or other land divisions shown here on are capable of being serviced by on-site waste water disposal or public water/Sewer systems."

   Property Owner(s) Signature:_____

   Date: _____

   Lot Description: _____

4. At the time of seeking a Zoning or Building Permit the Property Owner(s) shall supply a document of certification from the Public provider that public water and Sewer lateral connections are provided to the Lot.
5. All Lots created will comply with the Density/Intensity and Dimensional Standards for Lots without public Sewer/water, as there is no guarantee that these public improvements will be available.

Sec. 8.3.2 Minor Subdivision Process

Applications for Minor Subdivisions shall be submitted to the Zoning and Planning Department on forms available in the Zoning and Planning Department. There is one required step in the Minor Subdivision process which is Final Plat review and approval. Generally, Minor Subdivisions are reviewed in the Zoning and Planning Department and approved by the Zoning and Planning Director. However, the Zoning and Planning Director may send Minor Subdivision applications to the Planning Commission for approval in order to determine whether or not the proposed subdivision is consistent with all requirements of this Ordinance and the goals and objectives of the *Comprehensive Plan*. Applicants for Minor Subdivisions are strongly encouraged to schedule and attend a Pre-Application Conference prior to filing a minor subdivision.

Sec. 8.3.3 Major Subdivision

A. Any land division that is not a Minor Subdivision shall be processed as a "Major Subdivision." All Major Subdivision applicants are required to attend a pre-application conference.

B. A Zoning Permit is required for grading, drainage, or the construction of roads and utilities in a Subdivision.

Sec. 8.3.4 Major Subdivision Process

Applicants for Major Subdivisions are required to schedule and attend a pre-application conference prior to filing a Major Subdivision application. After the pre-application conference, there are three required steps in the process: (1) Preliminary Plat review and approval; (2) Construction Plans review and approval; and (3) Final Plat review and approval. Steps (2) and (3)

require the submission of applicable Letters of Coordination and proof of agency permits pursuant to Sec. 8.3.6, Letters of Coordination, ensuring the proposed development is feasible in concept and completion. Each step of the process shall be completed before initiating the next step. Applications for Major Subdivisions shall be submitted to the Zoning and Planning Director and shall include a completed application form (available from the Zoning and Planning Department). Additional components for consideration of a Major Subdivision that are necessary at the pre-application conference are:

A. A Plat or survey of the Subject Property, if available, or a tax map that identifies the Subject Property; and

B. A Concept Plan that includes the following information:

1. The proposed means of access to a public road. In cases when adjoining properties are not developed, stub outs for connections to future development on adjacent parcels shall be provided. Cul-de-sacs, T-turnarounds, and dead-end streets shall only be allowed at the discretion of the Zoning and Planning Director;
2. Surrounding land uses;
3. All adjacent roads;
4. A preliminary map and analysis of natural resources present on the subject property and surrounding property; and
5. A conceptual layout of the proposed Subdivision, which shall be overlaid on the preliminary site analysis and which shall show Streets, drainage, Lots, parks, and other facilities located to protect natural resource areas.

[Commentary: Approval from other local, state or federal agencies may be necessary in the development of land in Charleston County, particularly in regard to environmental concerns. Pre-application conferences should be held with these agencies, including the South Carolina Department of Health and Environmental Control, Coastal Resources Management, U.S. Army Corps of Engineers and the U.S. Fish & Wildlife Service.]

Sec. 8.3.5 Required Tree Protection for Minor and Major Subdivisions

Trees shall be protected in accordance with CHAPTER 9, *Development Standards,* of this Ordinance, as modified herein and in accordance with Sections 11(Y) and 14 of the Orange Hill Development Agreement.

Sec. 8.3.6 Letters of Coordination for Major and Minor Subdivisions

Letters of Coordination are required that acknowledge that the County and other agencies will be able to provide necessary public services, facilities, and programs to service the Development proposed, at the time the Subdivision Plat is processed.

ARTICLE 8.4 PRELIMINARY PLAT

Sec. 8.4.1 Applicability

Preliminary Plats shall be required for all Major Subdivisions.

Sec. 8.4.2 Application

The following shall be submitted:

A. Completed applications for Preliminary Plat approval shall be submitted to the Zoning and Planning Department on forms available in the Zoning and Planning Department. Three copies and one digital file of the Preliminary Plat shall be filed with the application.

B. Preliminary Plats shall be drawn to engineer's scale no smaller than one-inch equals 200 feet. Where large areas are being platted, they may be drawn on one or more sheets, 22 inches by 34 inches in size. For small areas being platted, a scale of one-inch equals 100 feet shall be used.

C. Even if the Applicant intends to subdivide only a portion of a Parcel or tract of land initially, the Preliminary Plat shall show a proposed Street and Lot layout, drainage plan and other requirements for the entire Parcel or tract of land in which such portion is contained; except that the Zoning and Planning Director, with the recommendation of the Public Works Director, may waive this requirement on a finding that such a complete layout is not necessary to carry out the purposes of these regulations.

D. The following information shall be required on each Plat:

1. The courses and distances of the perimeter of the land involved shall be indicated on the plat shown with all courses marked to show which are actual field observations and which are computed.
2. References to a known point or points such as Street intersections and railroad crossings shall be shown.
3. The total acreage of the land involved in the Subdivision, and the acreage of high land above the Office of Coastal Resource Management Critical Line. Date of Critical Line certification shall be indicated. (Aerial photography may not be used to determine OCRM Critical Line location.)

4. The names of adjacent landowners and Streets where known or available shall be given (with the parcel identification numbers), and all intersecting boundaries or property lines shall be shown.
5. Proposed divisions to be created shall be shown, including Building envelopes for each Lot (a minimum 1,600 square foot buildable area with a minimum width of 20 feet), for each Lot, Right-of-Way widths, Roadway widths, road surface types, sidewalks (if applicable), proposed Drainage Easements, and names of Streets; the locations of proposed Utility installations and Utility Easements; Lot Lines, dimensions and angles; sites reserved or dedicated for public uses; and sites for apartments, civic/institutional, commercial, and industrial uses. The status of the existing Lot access and the concept of the type of road construction being proposed shall be indicated (e.g., ingress/egress Easement, private road constructed or unconstructed, public Secondary or Primary Rural Road, Public Secondary or Primary County Road, and other details as appropriate, i.e., Curb and gutter, asphalt swales, inverted crown, roadside open ditch, etc.).
6. The title, scale (including graphic scale), north arrow (magnetic, grid, or true), date, name of Applicant and the name and seal of engineer or surveyor with South Carolina Registration Number shall be shown.
7. All existing Structures and physical features of the land, including contours (contours not required on proposed private subdivisions, and only within the Rights-of-Way of proposed rural public Streets), drainage ditches, roads and wooded areas shall be shown. The contour interval shall be one foot, unless otherwise approved in advance of submission by the Public Works Director. All contour information shall be based on Mean Sea Level datum and shall be accurate within one- half foot. The Bench Mark, with its description, and the datum used for the survey shall be clearly noted on the Plat.
8. General drainage features, including proposed Drainage Easements and detention/retention basins. The proposed direction of drainage on each Street, ditch and Lot shall be indicated by the use of arrows and proposed Street names.
9. The location of required Landscape Buffers as specified in Chapter 9, *Development Standards*, of this Ordinance, which shall not be located within Drainage Easements unless expressly approved by the Public Works Director.
10. A wetland delineation prepared by an environmental consultant utilizing the 1987 Army Corps of Engineers Wetland Delineation Manual and the appropriate Regional Supplement(s) for Wetland Delineation, which must be reviewed and approved by the Charleston County Public Works Department (Stormwater Division), or aA United States Army Corps of Engineers (USACE) approved jurisdictional determination (AJD) is required.
11. A notation shall be made on the Plat clearly indicating the applicable OCRM Critical Line buffers and Setbacks. A statement and signature from DHEC's Office of Ocean and Coastal Resource Management shall be included. At the time of Subdivision Plat application submittal, the date of the OCRM approval signature cannot be older than five years.
12. Tree Surveys on lots of one acre or less are to include Grand Trees on the entire Lot. Tree surveys of Grand Trees may be requested upon site inspection if Lots greater than one acre appear to be unbuildable due to the presence of Grand Trees. All Grand Trees within 40 feet of the property line must be shown on the Plat.
13. Tree Surveys of all Grand Trees are required within access Easements, Drainage Easements, and Rights-of-Way. All Grand Trees within 40 feet or with canopies that encroach into the proposed Easement must be shown on the Plat.
14. A signature block on the Plat, signed by the owner(s) of the property and notarized indicating that the proposed Preliminary Plat being put forth is an action of the owner, heirs thereto or assigns.
15. A vacant block shall be provided on each page of the Plat that is three inches by eight inches in dimension for Charleston County approval stamps and notations.
16. A statement that any Easements for utilities or other encroachments in the area to be dedicated for Streets, highways, drainage or other public or private use are subject to binding provision that the costs of future relocation of any such encroachments due to the construction or maintenance of public improvements shall be borne by the holder of the Easement and/or Utility company.
17. A statement indicating the flood zone(s), valid as of the date of approval of the Preliminary Plat.
18. Total Impervious Surface Coverage pursuant to this Ordinance, as applicable.

E. Accompanying Data.

1. The Preliminary Plat shall be accompanied by a statement as to the availability of and specific indication of the distance to and location of the nearest public water supply and public sanitary Sewers.
2. The Preliminary Plat shall be accompanied by a statement indicating what provisions are to be made for water supply and sewage disposal. For well and septic systems, DHEC permits are required, and for public water and sewer, letters of coordination from the applicable agencies are required.
3. Proposed Subdivisions encompassing 100 or more acres of land area shall provide a master plan showing the general layout of future development of the entire tract and on adjacent lands that are under common ownership or control. This master plan shall provide a generalized description and plan that addresses the following future development considerations: traffic circulation, drainage, environmental preservation, Utility placement, land use, density, and any areas that are to remain undeveloped.

4. The engineer and/or surveyor who prepared the Preliminary Plat shall affix their seal(s), name(s), and South Carolina Registration Number(s). Only engineers or surveyors registered in the State of South Carolina shall attest and fix their seal on the Preliminary Plat.

F. In all areas of special flood hazards where base flood elevation data is not available, the Applicant shall provide a hydrologic and hydraulic engineering analysis that generates base flood elevations for all Subdivision proposals and other proposed Developments containing at least five Lots or five acres, whichever is less.

[Commentary—For the purpose of Preliminary Plat applications, a complete application means one that includes all required information and fees and that addresses the findings of the inspection report and has received all approvals from other agencies that are a prerequisite to Preliminary Plat approval.]

Sec. 8.4.3 Zoning and Planning Director----Review and Report

A. Upon receipt of a complete application for Preliminary Plat, approval, the Zoning and Planning Director shall have 30 calendar days to review the proposed Preliminary Plat and compile a staff report on the proposed Plat (which includes the comments and recommendations of the Public Works Director and other affected agencies);

B. Major Subdivisions (Preliminary and Final) are reviewed by the Zoning and Planning Director and approved when in compliance with requirements of this Chapter. Within the 30 calendar day review period the Zoning and Planning Director has the option of forwarding the Major Preliminary Subdivision Plat application, along with his report and any recommendations, to the Planning Commission for its review and approval in order to determine whether or not the proposed Subdivision is in compliance with all of the requirements of this Ordinance and the goals and objectives of the *Comprehensive Plan*.

C. The Zoning and Planning Director shall advise the Planning Commission at the regular scheduled Planning Commission meeting of all Preliminary Plats approved (for information purposes only).

Sec. 8.4.4 Planning Commission—Review and Decision

Within 30 calendar days of receipt of a report from the Zoning and Planning Director, the Planning Commission shall review the proposed Preliminary Plat and act to approve, approve with conditions, or disapprove the Preliminary Plat based on whether it complies with all applicable requirements of this Ordinance and the adopted Charleston County *Comprehensive Plan*.

Sec. 8.4.5 Effect of Preliminary Plat Approval

Approval of a Preliminary Plat shall constitute general acceptance of the overall planning concepts for the proposed Subdivision and is a prerequisite for the filing of a Final Plat application. Approved Preliminary Plats shall not be recorded at the Register of Deeds Office.

Sec. 8.4.6 Lapse of Preliminary Plat Approval

An approved Preliminary Plat shall lapse and be of no further force and effect if a Final Plat for the Subdivision (or a phase of the Subdivision) has not been approved within two years of the date of approval of the Preliminary Plat and no extension has been obtained in accordance with Sec. 15-2(3)(c) of the County's Vested Rights Ordinance. If the Subdivision is to be developed in phases, a phasing plan, including a timetable for Development of the entire Subdivision, shall be approved as part of the Preliminary Plat approval. No Final Plats shall be accepted, and no construction shall be allowed for any phase not approved as part of the Preliminary Plat.

Sec. 8.4.7 Appeals Of Zoning and Planning Director's Preliminary Plat Decision

Any Party in Interest in a Preliminary Plat decision of the Zoning and Planning Director regarding a complete or incomplete application may appeal the decision to the Planning Commission by filing an appeal with the Zoning and Planning Director within 30 calendar days of the date of the decision.

A. **Appeal Powers.** In exercising its appeal power the Planning Commission may reverse or affirm, wholly or partly, or may modify the decision on appeal. In acting upon the appeal the Planning Commission shall be authorized only to determine whether the decision of the Zoning and Planning Director was made in error. The Planning Commission shall not be authorized to approve modifications or waivers of Ordinance standards through the appeal process. If the Planning Commission determines that it is necessary to obtain additional evidence in order to resolve the matter it may remand the matter to the Zoning and Planning Director with directions to obtain such evidence and to reconsider the decision in light of such evidence.

B. **Consideration of Evidence.** The decision of the Planning Commission shall be a matter of record; it shall consider only the same application, plans, and related project materials that were the subject of the original decision and only the issues raised by the appeal.

C. **Burden of Persuasion of Error.** In acting on the appeal, the Planning Commission shall grant to the decision of the Zoning and Planning Director a presumption of correctness, placing the burden of persuasion of error on the appellant.

D. **Approval Criteria.** An appeal shall be sustained only if the Planning Commission finds that the decision of the Zoning and Planning Director was in error.

E. **Vote Required.** A quorum of the Planning Commission shall be achieved when the number of members in attendance equals more than one-half of its total membership. At least two-thirds of the members present, and voting shall be required to reverse a Final Plat decision of the Zoning and Planning Director.

[Commentary—Appeals of Planning Director and other Subdivision-related Administrative Decisions [including decisions to reject applications as incomplete], shall be processed in accordance with Article 3.14, *Appeals of Subdivision-Related Administrative Decisions*, described in CHAPTER 3, *Development Review Procedures*.]

Sec. 8.4.8 Appeals of Planning Commission Preliminary Plat Decision

Any party in interest in a Preliminary Plat decision of the Planning Commission or any officer, board, or bureau of the County may appeal the Planning Commission decision to the Circuit Court of Charleston County. Appellants shall file with the Court Clerk a written petition plainly and fully setting forth how such decision is contrary to law. Such appeal shall be filed within 30 calendar days after actual Written Notice of the Planning Commission's decision.

Sec. 8.4.9 Construction Plans

After approval of a Preliminary Plat and before commencing any work within the proposed Subdivision (including land clearing and grading), road and drainage plans prepared by an engineer registered in the State of South Carolina shall be submitted to the Zoning and Planning Director for review and approval in accordance with the Charleston County Road and Drainage Construction Standards in Appendix A of this Ordinance.

Sec. 8.4.10 Inspections

A. Subdivision Plats that are submitted for review are field inspected by Zoning and Planning and Public Works staff to ensure compliance with any applicable Ordinance requirements and County standards.

B. Subdivision Streets and/or drainageways shall be inspected per the standards of Appendix A, *Charleston County Road and Drainage Construction Standards*, of this Ordinance, as may be modified herein or by Section 17 of the Orange Hill Development Agreement..

Sec. 8.4.11 Single Conditional Plat

A. The Applicant shall be allowed one (1) conditional plat as provided in Sec. 17 (B)(2) of the Orange Hill Development Agreement on the terms and conditions herein for any or all of the Phase 1 area.

B. Prior to approval of the Final Plat, the Applicant shall install all required public improvements or post a Financial Guarantee in the amount of one hundred twenty-five percent (125%) of estimated cost to complete the unfinished public improvements according to the provisions of Sec. 8.4.12.

C. No Certificates of Occupancy shall be granted for a Lot until all required improvements have been installed and accepted, and the Final Plat has been recorded by the Charleston County Register of Deeds.

D. Conditional plat approval shall be valid for a period not to exceed two years from the date Conditional Plat Approval is granted.

E. The Zoning and Planning Director may approve the conditional plat for recording provided that it meets the requirements herein and bears notes on the Plat to the effect that: (1) Approval of the conditional plat does not authorize occupancy; (2) The Applicant is obligated to complete the public improvements shown on the conditional plat and has posted an acceptable Financial Guarantee to assure the construction of those improvements; (3) Duration of approval of the conditional plat is limited to two (2) years; (4) The approval of this conditional plat does not obligate Charleston County to complete the construction of the improvements or to accept for maintenance any of the roads, easements, or other improvements shown on the conditional plat.

Sec. 8.4.12 FINANCIAL PERFORMANCE GUARANTEES (SURETY) FOR CONDITIONAL PLAT

A. If the County approves the single conditional plat as described in Sec. 8.4.11 herein, the performance obligations of the Applicant for the public improvements shall be secured by a Financial Guarantee in the form of a no-contest, irrevocable bank letter of credit that is payable at a bank office in Charleston County in the event of a default in the performance of the work, or by a performance and payment bond underwritten by a corporate surety licensed in South Carolina. The County Legal Department must approve the Financial Guarantee of the Applicant. Sewer and potable water shall be considered a public improvement for purposes of the Orange Hill Planned Development District.. There shall be separate bonds for the completion of the potable water improvements and for the

waste water treatment plant and sewer improvements.

B. The Applicant must submit to the County Public Works Department a detailed itemized unit cost estimate to complete the improvements by a qualified professional and/or contractor. The estimate must be approved by the County Public Works Department.

C. If the County Public Works Department approves the estimated cost and the Financial Guarantee is posted, the Zoning and Planning Director shall be authorized to grant conditional plat approval for one Plat that involves the two public improvements.

D. Approval of the Final Plat shall be conditioned on completion of all the guaranteed public improvements and acceptance by the the County Public Works Department and the South Carolina Department of Environmental Services for those improvements as well as any other provisions of this Ordinance governing Final Plats.

E. No later than two (2) months before the expiration, the Applicant shall notify the County that the Applicant has completed the final plat or is securing a replacement Financial Guarantee to be issued within 30 days of expiration of the original Financial Guarantee. If no action is taken by the Applicant, the County shall execute the provisions of the Financial Guarantee.

F. Upon completion of the bonded improvements as required by this Chapter, the Applicant shall transmit written notice thereof to County Public Works Department who shall inspect the completed improvements. If County Public Works Department agrees in writing that the bonded improvements have been completed in a satisfactory manner according to the approved plans and specifications, the County Public Works Department shall issue a written certification or letter to this effect to the Applicant approving the construction and authorizing the discharge of the Financial Guarantee for those improvements. Should the improvements not be completed in accordance with the required specifications by the date originally stipulated in writing, the funds derived from said Financial Guarantee shall be used to complete the improvements according to required specifications, at the earliest reasonable time. Where it appears that the Financial Guarantee is insufficient to finance the required improvements after the Applicant has defaulted, County Council will assess the Applicant the cost of the improvements over and above the surety amount.

G. The term of the required Financial Guarantee may be extended with the prior written consent of the Applicant and County Public Works Department for a reasonable time based on a revised estimated completion date by the qualified professional(s) working on behalf of the Applicant who shall also certify the remaining cost to completion and whether the Financial Guarantee amount should be adjusted.

H. In no instance will the bank or surety be authorized to extend for the completion date originally stipulated without the prior written approval of the County Public Works Department.

ARTICLE 8.5 FINAL PLATS

Sec. 8.5.1 Applicability

Final Plats shall be required for all Subdivisions.

Sec. 8.5.2 Application

A. Final Plat Applications Requirements:

1. Applications for Final Plat approval shall be submitted to the Zoning and Planning Director on forms available in the Zoning and Planning Department. Seven copies and a digital file of the Final Plat shall be filed with the application.
2. Written certification from the design engineer that the Subdivision's road and drainage infrastructure and any other required improvements have been constructed in accordance with the approved plans.
3. The Final Plat shall be drawn in ink on a material specified by the Register of Deeds Office for recording, on sheets 22 inches by 34 inches in size, and at an engineer's scale of one-inch equals 100 feet or larger. Where necessary the plat may be on several sheets accompanied by an index sheet or key map insert showing the entire Subdivision. Where necessary, the size of the Plat may be adjusted to a smaller scale than one-inch equals 100 feet with the approval of the Zoning and Planning Director.

B. The Final Plat Shall Show the Following:

1. All proposed divisions of land shall be shown, including: each Lot showing Lot Lines, with bearings and distances; all Rights-of-Way; all Drainage Easements; names of all Streets; the locations of all Utility Rights-of-Way, and Utility Easements; all Structures; and all sites reserved or dedicated for public uses.
2. The title, scale (including graphic scale), north arrow (magnetic, grid, or true), date, name of Applicant, and the name of engineer or surveyor with South Carolina Registration Number shall be shown.
3. Block and Lot numbers suitably arranged by simple system.
4. The full names of adjacent landowners and Streets where known or available shall be given (with the Parcel identification

numbers), and all intersecting boundaries or property lines shall be shown. Names of adjacent Property Owners may be omitted in established residential platted Subdivisions; however, legal block and Lot numbers and County Parcel identification numbers are required.

5. Certificates:
   a. The signature and seal of the registered land surveyor in accordance with the current Minimum Standard Manual for the Practice of Land Surveying in South Carolina.
   b. A notarized statement of Dedication by the Property Owner of Streets, Rights-of-Way, Easements, and any other sites for public or private use and warranty of title of property offered for dedication. If any change in ownership is made subsequent to the submission of the Plat and prior to the granting of final approval, the notarized statement of dedication shall be corrected accordingly.
   c. For any public dedication, a warranty deed for the transfer of the Right(s)-of-Way(s), Easement(s), or other sites for public use to the County on legal documents of the form suitable to the County must be provided.
   d. A statement that any Easements for utilities or other encroachments in the area to be dedicated for Streets, highways, drainage or other public or private use are subject to a binding provision that the costs of future relocation of any such encroachments due to the construction or maintenance of public improvements shall be borne by the holder of the Easement and/or Utility company.
6. All Easements shall include their location, width, and centerline.
7. The approved Office of Ocean and Coastal Resource Management (OCRM) Critical Line with signed approval statement on the Final Plat.
8. At the Zoning and Planning Director's discretion, the Applicant/surveyor may be required to show buffers and Setbacks on Lots less than one acre in size or on newly created Lots that may appear to have encroachment of Structures into a buffer or Setback. A 1,600 square foot buildable area with a minimum width of 20 feet must be shown within the Setbacks.
9. A wetland delineation prepared by an environmental consultant utilizing the 1987 Army Corps of Engineers Wetland Delineation Manual and the appropriate Regional Supplement(s) for Wetland Delineation, which must be reviewed and approved by the Charleston County Public Works Department (Stormwater Division), or a United States Army Corps of Engineers (USACE)approved jurisdictional determination (AJD) is required.
10. High land acreage and low land acreage (If applicable, Freshwater Wetland acreage and acreage within the Office of Ocean and Coastal Resource Management Critical Line).
11. Tree Surveys on Lots of one acre or less are to include Grand Trees on the entire Lot. Tree Surveys of Grand Trees may be requested upon site inspection if Lots greater than one acre appear to be unbuildable due to the presence of Grand Trees. All Grand Trees within 40 feet of the property line must be shown on the Plat.
12. Tree Surveys of all Grand Trees are required within access Easements, Drainage Easements, and Rights-of-Way. All Grand Trees within 40 feet or with canopies that encroach into the proposed Easement must be shown on the Plat.
13. Ownership and maintenance status of the Lot access shall be indicated for any newly-created Lots.
14. A vacant block shall be provided on each page of the Plat that is three inches by eight inches in dimension for Charleston County approval stamps and notations.
15. A statement indicating the flood zone(s), valid as of the date of approval of the Final Plat.
16. Total Impervious Surface Coverage pursuant to this Ordinance, as applicable.

C. Accompanying Data

1. A certificate of title or a sworn affidavit establishing the ownership of the land to be recorded. If any change in ownership occurs subsequent to the date of the certificate of title or affidavit and prior to the granting of final approval, a new certificate of title or sworn affidavit establishing the ownership of the land shall be submitted to the Zoning and Planning Director.
2. In Subdivisions where existing public water and public Sewer systems have been extended and/or a new system installed, a certification of inspection and associated operating permits from the South Carolina Department of Health and Environmental Control (DHEC) shall be submitted.
3. Restrictive covenants affidavit(s) signed by the Applicant or current Property Owner(s) in compliance with State law.
4. Should the Landowner/Developer decide to utilize Article A.2, *Private Road Standards*, of Appendix A, the following notes shall be placed on the Plat:
   a. Any future Subdivision of this Parcel, or road construction or extension of the existing roads shown hereon shall require compliance with applicable Charleston County Ordinances. Before Charleston County will consider acceptance of any Dedication of roads into the County road system, the Property Owner(s) shall construct the roads to County of Charleston Road Construction Standards;

b. It is hereby expressly understood by the Property Owner, Developer, or any subsequent purchaser of any Lots shown on the plat that the County of Charleston is not responsible for the maintenance of the Streets, roads, common areas, drainage systems, and any other municipal services which include, but are not limited to, garbage disposal, public sewage, fire protection or emergency medical service;

c. Be aware that the County of Charleston is not responsible for drainage and flooding problems relevant to the real property, and that emergency vehicles may have difficulty accessing the property;

d. No public funds shall be used for the maintenance of the roads shown on the Plat; and

e. This approval in no way obligates the County of Charleston to maintain the Easement or Right-of-Way until it has been both: (1) constructed to County standards and (2) accepted for maintenance by Charleston County Council; and

f. Existing and proposed ingress/egress Easements and/or private Rights-of-Way that provide access to the Lots created by this Plat must be constructed, inspected, and approved in compliance with the Charleston County Zoning and Land Development Regulations Ordinance in the location shown on this Plat and shall be constructed from their point of connection to an existing publicly owned and maintained Right-of-Way to the Lot(s) proposed for Development prior to the issuance of Zoning Permits for new construction of Structures, with the exception of Additions/renovations to existing Structures that are legally permitted and new construction of Accessory Structures. In addition, Street Signs on named ingress/egress Easements and private Rights-of-Way shall be installed and inspected in compliance with the Charleston County Zoning and Land Development Regulations Ordinance.

5. *Letters of Coordination.* Letters of Coordination are required which acknowledge that the County and other agencies will be able to provide necessary public services, facilities, and programs to service the development proposed, at the time the Subdivision Plat is processed.

6. In all areas of special flood hazards where base flood elevation data is not available, the applicant shall provide a hydrologic and hydraulic engineering analysis that generates base flood elevations for all Subdivision proposals and other proposed Developments containing at least five Lots or five acres, whichever is less.

D. **Certification of Approval.** When the Zoning and Planning Director has approved the Plat, a certificate noting such approval and carrying the signature of the Zoning and Planning Director shall be placed on the original drawing of said Plat.

Sec. 8.5.3 Zoning and Planning Director—Review and Decision

Within 45 days of receipt of a complete Final Plat application, the Zoning and Planning Director shall review the proposed Final Plat and the reports from the Public Works Director and other affected agencies and respond to the Applicant regarding status of the Final Plat application.

Sec. 8.5.4 Acceptance of Dedications

Approval of a Final Plat shall not constitute acceptance of any public improvements. Such acceptance will require County Council acceptance of Dedication.Documents or instruments granting Easements within the area to be dedicated must provide that:

A. Future relocation or replacement costs of any encroachments, including, but not limited to Utilities, due to maintenance or construction of public improvements, is to be borne solely by the Easement holder/Utility company; and

B. The County will not be responsible for costs relating to future relocation or replacement of utilities or other encroachments made necessary by maintenance and/or construction of public improvements; and

C. All expenses pertaining to said relocation shall be paid for by the Easement holder/Utility company; and

D. Relocation shall be completed within 90 days from receipt of written request by the County or as otherwise agreed to by the County.

Sec. 8.5.5 Recording

Approved Final Plats shall be recorded by the Zoning and Planning Director with the Register of Deeds within 30 days of final approval. Notice to the Applicant shall be sent within a reasonable time following the date of the recording with the Register of Deeds. New deeds must be recorded simultaneously with Plats when:

A. The ownership of the previously platted Lots is changing; and/or

B. The simultaneous recording of deeds and Plats is otherwise required by this Ordinance.

Sec. 8.5.6 Appeals of Zoning and Planning Director's Final Plat Decision

Any Person with a substantial interest in a Final Plat decision of the Zoning and Planning Director may appeal the decision to the Planning Commission by filing an appeal with the Zoning and Planning Director within 30 calendar days after the actual

notice of the decision.

A. **Appeal Powers.** In exercising the appeal power, the Planning Commission may reverse or affirm, wholly or partly, or may modify the decision being appealed. In acting upon the appeal, the Planning Commission shall be authorized only to determine whether the decision of the Zoning and Planning Director was made in error. The Planning Commission shall not be authorized to approve modifications or waivers of Ordinance standards through the appeal process. If the Planning Commission determines that it is necessary to obtain additional evidence in order to resolve the matter, it may remand the matter to the Zoning and Planning Director, with directions to obtain such evidence and to reconsider the decision in light of such evidence.

B. **Consideration of Evidence.** The Planning Commission's decision shall be on the record; it shall consider only the same application, plans, and related project materials that were the subject of the original decision and only the issues raised by the appeal.

C. **Burden of Persuasion or Error.** In acting on the appeal, the Planning Commission shall grant to the Zoning and Planning Director's decision a presumption of correctness, placing the burden of persuasion of error on the appellant.

D. **Approval Criteria.** An appeal shall be sustained only if the Planning Commission finds that the Zoning and Planning Director erred.

E. **Vote Required.** A quorum of the Planning Commission shall be achieved when the number of members in attendance equals more than one-half of the total membership of the Planning Commission. At least two-thirds of the members present, and voting shall be required to reverse a Final Plat decision of the Zoning and Planning Director.

[Commentary—Appeals of Zoning and Planning Director and other Subdivision-related Administrative Decisions (including decisions to reject applications as incomplete), shall be processed in accordance with Article 3.14, *Appeals of Subdivision-Related Administrative Decisions*, described in CHAPTER 3, *Development Review Procedures*.]

Sec. 8.5.7 Appeals of Planning Commission's Decision

A. Any Person with a substantial interest in a Final Plat (appeal) decision of the Planning Commission may appeal the Planning Commission decision to the Circuit Court of Charleston County. Appellants shall file with the Court Clerk a written petition plainly and fully setting forth how such decision is contrary to law. Such appeal shall be filed within 30 calendar days after actual notice of the Planning Commission's decision.

B. At any time prior to appeal of a Planning Commission decision on a Final Plat (appeal) decision, the Applicant may request that the Planning Commission enter mediation. When mediation is requested, the Planning Commission shall assign one of its members as a representative in mediation proceedings. A vote of the Planning Commission in a public meeting shall be required to accept any mediated settlement. An accepted mediated settlement cannot waive the standards of this Ordinance. Prior to beginning talks, applicable time limits for review and action on Complete Applications must be extended by mutual agreement of the Applicant and Planning Commission.

ARTICLE 8.6 MARKERS

Sec. 8.6.1 Placement and Timing of Markers

Markers shall be set in accordance with the minimum state standards practice for land surveying.

ARTICLE 8.7 LOTS

Article 8.7 shall not apply to the Preservation Tract.

Sec. 8.7.1 Layout and Design Generally

Each Lot shall be laid out and designed to provide a 1,600 square foot buildable area with a minimum width of 20 feet, while complying with all other standards and requirements of this Ordinance.

Sec. 8.7.2 Size

A. Lots shall comply with the Lot Area standards of the Zoning District in which the property is located, as well as all other applicable standards of this Ordinance.

B. Depth of residential Lots shall not exceed five times the width of the Lot (a 1:5 ratio).

C. The Zoning and Planning Director may allow the Lot Width to depth ratio of 1:5 to be exceeded when any of the following conditions occur:

1. When attached dwellings are proposed;
2. Where additional depth is provided for marsh frontage Lots when the Lot Width to depth ratio is met and the property line

is extended into the marsh or the property is bisected by or fronts on Freshwater Wetlands;

3. A Minor Subdivision of a parent tract, provided the following requirements are met:
   a. The minimum Lot Frontage for each Lot is not less than 250 feet;
   b. In no case shall the average Lot Width be less than 250 feet with the minimum Lot Width at any one point less than 200 feet;
   c. The property to be subdivided is located in an RM, AG-15, AG-10, or AG-8 Zoning District; or
4. All of the following criteria are met:
   a. The parcel is in a Rural or Agricultural Zoning District;
   b. The parcel is greater than 1 acre in size; and
   c. The Applicant has submitted to staff a complete Subdivision application and approval from SCDHEC for water and wastewater compliance prior to applying for this exemption.

D. Prescribed Lot Width requirements shall be for at least two-thirds of the depth of the Lot.

Sec. 8.7.3 Access

A. Double-Frontage Lots shall be avoided except where essential to provide separation of residential Development from major Roadways or to overcome specific disadvantages of topography and orientation. An Easement with a minimum width of ten feet may be required to restrict access from the major Street or other area.

B. All Lots shall be provided with a means of access in conformance with the standards and specifications of this Ordinance.

C. All Flag Lots, Cul-de-Sac Lots, and privately accessed Lots shall comply with the International Fire Code, as adopted by County Council.

D. All ingress/egress Easements and private Rights-of-Way shall be: constructed in the location shown on the approved, recorded Plat; constructed to comply with the International Fire Code, as adopted by County Council, from their point of connection to an existing publicly owned and maintained Right-of-Way to Lot(s) proposed for Development; and inspected pursuant to Sec. A.2.5 , *County Inspection*, of this Ordinance.

E. The Zoning and Planning Director may allow use of a portion of an ingress/egress Easement or private Right-of-Way that was constructed prior to July 18, 2017 that cannot comply with the width clearance requirements of the International Fire Code when: (1) the Director determines that moving the ingress/egress Easement or private Right-of-Way to a different location is not possible due to site constraints, property size, Grand Trees, wetlands, etc.; (2) the Applicant submits letters from the providers of emergency services for the Subject Properties stating they can access all properties utilizing the ingress/egress Easement or private Right-of-Way; and (3) all future portions of the ingress/egress Easement or private Right-of-Way comply with the International Fire Code.

F. For Properties within the Urban/Suburban Area, the Directors of the Zoning and Planning and Public Works Departments may require Rights-of-Way that provide access to be paved in compliance with APPENDIX A of this Ordinance.

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

Sec. 8.7.4 Flag Lots

Flag Lots shall only be authorized when the Zoning and Planning Director determines that such Lot configurations are necessary to address Development constraints that are present on the site (e.g., Lot Width or wetland issues).

A. **Permitted Use of Flag Lots.** Flag Lots may be authorized when the Zoning and Planning Director determines that they will:
   1. Facilitate subdivision of a long narrow Parcel that has sufficient area but insufficient width to be otherwise subdivided.
   2. Eliminate multiple access points to Collector or Arterial Roads.
   3. Allow reasonable Development when the buildable area of a Parcel is restricted due to the presence of a natural resource or the irregular shape of a Parcel.

B. Prohibited Use of Flag Lots

1. Flag Lots shall not be used to avoid the Development of Streets otherwise required by this Ordinance when the effect of such Flag Lots would be to increase the number of access points (driveways) on a publicly dedicated road Right-of-Way.
2. Flag Lots may be denied when an adjoining parcel also has sufficient area but insufficient width to otherwise be subdivided. In such cases, platting can be accomplished by landowners of adjoining Parcels joining together to provide a full width Right-of-Way and road section.

C. Standards For Flag Lots

1. Flag Lots shall have direct access to Streets that comply with this Ordinance.
2. The area within the flagpole portion of a Flag Lot shall not be counted as Lot Area for the purpose of meeting the minimum Lot Area requirements of this Ordinance.
3. The flagpole portion of a Flag Lot shall have a minimum width of 20 feet for its entire depth, and the depth or length of the flagpole shall not exceed 450 feet.
4. As a condition of approval for a Flag Lot, an encroachment permit must be obtained from the appropriate agency governing access, and an Access Easement Agreement for shared access between the owner of the Flag Lot and the lot from which the Flag Lot was created is recorded in the Office of the Charleston County Register of Deeds.
5. Dwelling groups are allowed on Flag Lots if they comply with all other the requirements of this Ordinance.

ARTICLE 8.8 TREE PRESERVATION

Sec. 8.8.1 Tree Surveys

Tree surveys shall comply with the following:

A. Lots within Subdivisions shall be laid out and designed to provide a buildable area on each Lot that does not require the removal of Grand Trees.

B. Tree protection standards are described in CHAPTER 9, *Development Standards*, of this Ordinance, as modified herein and in Sections 11(Y) and 14 of Orange Hill Development Agreement..

C. Tree Surveys on Lots of one acre or less shall include Grand Trees on the entire Lot. Tree Surveys of Grand Trees may be requested upon site inspection if Lots greater than one acre appear to be unbuildable due to the presence of Grand Trees. Tree surveys must include all Grand Trees on the Subject Parcel and within 40 feet of the property line.

D. Tree Surveys of all Grand Trees and Grand Tree canopies must be shown within access Easements, Drainage Easements, and Rights-of-Way.

E. When the Subject Property has Frontage along a designated Scenic Road, the Tree survey must show the location, number, size, and species of all Trees six inches DBH and greater in areas proposed to be disturbed within the Right-of-Way of the designated Scenic Road.

Effective on: 12/21/2023, as amended

ARTICLE 8.9 PEDESTRIAN WAYS

Sec. 8.9.1 Applicability

Pedestrian ways shall be provided in the Orange Hill Planned Development District in accordance with the provisions of Section 17 (E) of the Orange Hill Development Agreement.~~all major Subdivisions within the Urban and Suburban Areas of the County. Pedestrian ways shall be located on at least one side of proposed infrastructure and connect to common areas as well as to adjacent Parcels from the parent Parcel. The Zoning and Planning Director shall be authorized to require pedestrian ways along both sides of proposed infrastructure.~~

~~Sec. 8.9.2 Placement~~

~~Pedestrian ways within publicly dedicated Rights-of-Way shall conform to the construction details for sidewalks contained in *Charleston County Road and Drainage Construction Standards*, Appendix A. Unpaved, alternative surface walkways that are not within a Right-of-Way or Drainage Easement, and bike trails or walking trails that are designed to connect neighborhoods and provide access to common areas may be provided when approved by the Zoning and Planning Director.~~

~~Sec. 8.9.3 Timing of Sidewalk Installation~~

~~The installation of required sidewalks within proposed publicly dedicated Rights-of-Way can be postponed until after the Final Plat has been recorded, provided the following criteria have been met:~~

~~A. The other required road and drainage system improvements have been completed and accepted;~~

~~B. All Final Plat conditions and stipulations have been finalized;~~

~~C. An approved Financial Guarantee is posted of an amount sufficient to guarantee completion of the required sidewalk improvements (150 percent of the actual cost, verified by the Directors of the Public Works and Zoning and Planning Departments and certified by the Subdivision project engineer, a minimum of $10,000) within a time period not to exceed two years. The financial guarantee shall be in the form of a no-contest, irrevocable bank letter of credit or performance and payment bond underwritten by an acceptable licensed corporate surety, subject to County attorney approval. Prior to bond approval from the County attorney, the Applicant shall submit a complete, detailed, and itemized unit cost estimate for the~~

~~completion costs of the proposed public sidewalk. Subject to the bond approval, the Applicant shall also agree to the terms and conditions below:~~

~~1. Upon completion of the improvements as required by this Chapter, written notice thereof shall be given by the Applicant to the bond holder, who shall cause an inspection of the improvements to be made. The bond holder will, within 30 days of the date of notice, authorize in writing the release of the security given, provided improvements have been completed in accordance with the required specifications. Should the improvements not be completed in accordance with the required specifications by the date originally stipulated in writing by the bond holder, the funds derived from said bond will be used by the bond holder to complete the improvements according to required specifications, at the earliest reasonable time. Where it appears that the bond was insufficient to finance the required improvements after the Applicant has defaulted, County Council will assess the individual Applicant the cost of the improvements over and above the surety amount.~~

~~2. In no instance will the bond issuer or bond holder be authorized to extend for the Applicant the completion date originally stipulated.~~

~~3. Prorated refunds based on a percentage of overall completion shall not be authorized, with the exception of an irrevocable bank letter of credit.~~

~~4. The acceptance of performance bonds in lieu of completed performance is made possible only by the introduction of effective occupancy control. This control will be coordinated with final approvals so as to ensure that all conditions covered by one or more bonds are completely fulfilled, except as specified in the Charleston County Building Code, before an occupancy permit can be issued by the County Building Inspections Services Director.~~

~~D. The Subdivision Developer must be issued an encroachment permit for construction of the entire Subdivision sidewalk system within the proposed Right-of-Way.~~

~~The required two-year Maintenance Guarantee period for the constructed public sidewalk will start once the entire sidewalk system has been completed and approved. The construction of the sidewalk on each individual Lot must be completed prior to issuing the Certificates of Occupancy.~~

ARTICLE 8.10 STREET NAMES, STREET SIGNS, AND ADDRESSES

Sec. 8.10.1 Street Names

Street names proposed by the Applicant must be placed on reserve with the Charleston County 9-1-1 Consolidated Dispatch Center prior to submitting a Plat. See Article 3.15, *Addressing and Street Names.*

Sec. 8.10.2 Street Signs

Installation and maintenance of Street Signs on the ~~public and~~ private roads or Easements within the Orange Hill Planned Development District are the responsibility of the Applicant, Developer, Home Owners Association, or Property Owners in accordance with the requirements of the Orange Hill Architectural Review Board. ~~Charleston County Road Construction Standards in Appendix A, *Charleston County Road and Drainage Construction Standards*, of this Ordinance and MUTCD Standards~~ Street signs for named ingress/egress Easements and ~~public and~~ private Right-of-Way shall be installed and inspected pursuant to Sec. A.2.5, *County Inspection*, of this Ordinance, as modified herein or by Sections 11(Q) and 17(J) of the Orange Hill Development Agreement.

Private road Signs installed within Charleston County Public Rights-of-Way shall conform to the applicable requirements APPENDIX A, *Charleston County Road and Drainage Construction Standards* as modified herein or by Sections 17(D), (E), and (H) of the Orange Hill Development Agreement.. ~~. Once installed, the Sign must pass inspection pursuant to Sec. A.2.5, *County Inspection*, prior to acceptance for public maintenance.~~

Sec. 8.10.3 Effect of Subdivision on Existing Addresses and/or Street Names

The process of subdividing property and/or creating access to a Lot(s) may affect the addresses on the Subject Property and/or adjacent properties and may affect the names of existing roads and/or Easements. It is the responsibility of the Applicant to ascertain from the Zoning and Planning Department and Charleston County 9-1-1 Consolidated Dispatch Center (CDC) if the proposed Subdivision will impact existing addresses or road/Easement names and comply with the following requirements prior to Final Plat approval:

A. If the proposed Subdivision will affect addresses on the subject property and/or adjacent properties, the Applicant must submit affidavits signed by all owners of all affected properties stating they are aware of the pending address changes and understand that their addresses will be changed by the CDC following approval and recording of the proposed Subdivision.

B. If the proposed Subdivision requires existing roads or Easements to be named or renamed, the Applicant must work with affected Property Owners to file a road name/road name change petition, along with a Plat showing the proposed location of the road/Easement to be named/renamed, with the CDC for review and approval. Upon approval of a road name by the CDC, the Applicant shall submit to the Zoning and Planning Department a revised Plat showing the road/Easement name in the approved location, the road name/road name change petition, and documentation of the CDC approval. If such road naming results in the

changing of addresses, the requirements of subsection A above shall also apply.

ARTICLE 8.11 UNDERGROUND UTILITIES AND SERVICES

All electrical, telephone, cable television, and similar distribution lines providing service to a Development site should be installed underground. If the existing above-ground electrical transmission line in the Orange Hill Development District is moved, it may be re-installed above-ground.

ARTICLE 8.12 WATER SUPPLY AND SEWAGE DISPOSAL

In accordance with South Carolina Department of Health and Environmental Control (DHEC) regulations, all Subdivisions of proposed new Lots shall be served by approved water and sewer systems. For the purpose of Article 8.12, *Water Supply and Sewage Disposal*, a wastewater and/or water treatment facility connection is required when the wastewater and/or water treatment service provider indicates through their sewer/water availability letter(s) that these services are available, and the proposed Lot(s) are granted permission to connect to the existing sewer/water system by means of a sewer/water Utility Service Lateral connection to each Lot(s). If the wastewater and/or water treatment service provider indicates through their sewer/water availability letter(s) that these services are only available by having Sewer/water Mains extended, then these services are considered not available. If not available, the Applicant must either make these services available by extending the water/sewer main(s) apply to the South Carolina Department of Health and Environmental Control (SC DHEC) for individual on-site wastewater and/or well system(s) for each lot(s). Where annexations are necessary for connection to a treatment facility, the wastewater/water service shall be considered not available. Where a party would have to obtain an Easement to cross adjacent property for connection to a treatment facility, the wastewater/water service shall be considered not available.

A. If water/Sewer service is available, as defined above, at or prior to Final Plat approval, the Applicant must provide documentation from the water and/or sewer service provider that ensures the requirements of the provider have been met for each proposed Lot(s). If sewer/water utility service is required and the proposed Subdivision contains four or fewer Lots, the Applicant may obtain Final Plat approval by complying with Sec. 8.3.1.H of this Ordinance.

B. If water/sewer service is not available, as defined above, prior to Final Plat approval, the Applicant must provide documentation from SC DHEC that ensures all new Lots have met minimum soil requirements for the installation of an individual on-site wastewater and/or well system. If SC DHEC indicates that a sewer/water connection is required for the proposed Lot(s), the Applicant must make the service available by complying with all requirements of the applicable sewer/ water provider and submitting documentation from the water and/or sewer service provider that ensures the requirements of the provider have been met prior to Final Plat approval.

This provision shall not be interpreted to require that Subdivisions be annexed in order to obtain public water or sewer service. All new Lots created are to have a means of wastewater disposal, either by individual wastewater systems (septic system approved by SC DHEC) or physical Sewer Utility service lateral connection(s) installed. New Lots may be created without a means of wastewater disposal, provided that they comply with the provisions of Sec. 8.3.1.G, Non-Buildable Lots, or Sec. 8.3.1.H Lots of Record, Approved located within any 208 Water Quality Management Designation within the Urban/Suburban Area of the County of this Ordinance.

ARTICLE 8.13 MAINTENANCE GUARANTEES (SURETY)

Sec. 8.13.1 Maintenance Guarantees

Right-of-Way and stormwater management/drainage systems that are to be dedicated to Charleston County for public maintenance shall be under warranty for all defects and failures for a period of two years. In the event that the Zoning and Planning Director determines that an existing public Right-of-Way or drainage system is altered or significantly improved by a third party, a Maintenance Guarantee as detailed within this section shall be required. Prior to Final Plat approval, the Developer shall provide written verification of financial responsibility for the correction of any defects and/or failures in those related improvements that will be dedicated to the county. The warranty shall be in an amount of at least 20 percent of the construction costs. The cost amounts shall be verified by the Public Works Director. The warranty shall be effective for a period of two years from the date of acceptance by the County Council. The financial warranty shall be in the form of a no-contest, irrevocable bank letter of credit, a performance and payment bond underwritten by an acceptable corporate surety. Payment is subject to County Attorney approval of the guarantee to determine that the interests of Charleston County are protected. The Public Works Director shall maintain surveillance over the system and provide written notification to the Developer if Repair work is required during the warranty period. The Public Works Director shall identify defects not considered to be a public safety issue and notify the Developer of such defects. The Developer shall then have 30 days to prepare a schedule of corrective actions and begin such corrective actions. If not completed within the approved schedule, the Public Works Director shall make the repairs and bill the bonding company. Public safety defects shall be addressed immediately by the Public Works Director, with reimbursement from the bonding company.

ARTICLE 8.14 CONSERVATION SUBDIVISIONS

Sec. 8.14.1 Purpose And Intent

Conservation Subdivisions implement the Charleston County Comprehensive Plan by encouraging residential Development in the Rural Areas to maintain rural character and conserve land, promoting compact Development form, and preserving natural features. The guidelines for site development emphasize setting aside and conserving the most sensitive areas of a site, with the Development of Building Lots on the remaining less sensitive areas.

Sec. 8.14.2 Compliance With The Charleston County Comprehensive Plan

Conservation Subdivisions implement Land Use Strategy 9 of the *Comprehensive Plan*, which states "Continue innovative planning and zoning techniques such as Clustering or Conservation Design and Form-based Zoning District regulations" as well as the Future Land Use Residential Density recommendation for the Rural Residential Future Land Use category as contained in *Comprehensive Plan* Table 3.1.1, Future Land Use Residential Densities. Conservation Subdivisions shall comply with the applicable Rural Area Purpose and Intent contained in Chapter 3 of the Charleston County Comprehensive Plan.

(Ord. No. 2317, 10/29/2024)

Effective on: 10/29/2024, as amended

Sec. 8.14.3 Applicability

Conservation Subdivisions shall be allowed within the RR, Rural Residential Zoning District. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. Where no special Conservation Subdivision regulation is stated in this Article, the regulations of the applicable Zoning District and all other applicable provisions of this Ordinance shall apply.

(Ord. No. 2317, 10/29/2024)

Effective on: 10/29/2024, as amended

Sec. 8.14.4 Procedures

The Preliminary Plat and Final Plat Subdivision regulations outlined in Chapter 8, *Subdivision Regulations*, of this Ordinance shall apply to conservation Subdivisions. A pre-application Sketch Plan review meeting with County staff shall be required prior to Preliminary Plat submittal.

Sec. 8.14.5 Process

The Conservation Subdivision process shall include:

A. **Resource Analysis/Mapping.** The Applicant shall identify and map significant natural and cultural resources within the Development boundaries. The resource analysis shall identify two categories of resources: primary Conservation Areas and secondary Conservation Areas. Primary Conservation Areas include bodies of water, wetlands, floodplains, wildlife habitat, significant vegetation (particularly Grand Trees and Protected Trees), Historic Buildings, and any historical or archaeological sites. Secondary Conservation Areas include, but are not limited to, areas of active agricultural use(s), scenic vistas, and lands with recreational opportunities. The resource analysis may also show any resources and protected Open Space on neighboring Parcels, through aerial photography and other readily accessible documentation, which may enhance the proposed Conservation Subdivision. All Conservation Subdivision applications shall include a resource analysis map and calculations for the Conservation Area.

B. **Sketch Plan Review.** The Applicant shall schedule a pre-application sketch plan review meeting with County staff. At that time, the Applicant shall submit a detailed sketch plan delineating Conservation Areas and cluster Lot

Development areas based on the resource analysis map. Significant cultural and natural resources identified on the resource analysis map shall be included in Conservation Areas. The sketch plan review is intended to ensure that the property improvements are in compliance with conservation Subdivision requirements of this Ordinance and the Comprehensive Plan.

C. **Preliminary Plat Review and Approval.** Based on the resource analysis map and sketch plan review, the Applicant shall submit a Plat for Preliminary Plat review and approval, in compliance with the requirements of this Article and with CHAPTER 8, *Subdivision Regulations*, of this Ordinance. The Preliminary Plat shall identify the Conservation Areas and cluster Lot Development areas.

D. **Final Plat Review and Approval.** The Applicant shall submit a conservation Subdivision Plat for Final Plat review and approval, in compliance with the requirements of this Article and with Chapter 8, *Subdivision Regulations*, of this Ordinance. The Final Plat shall identify the Conservation Areas and cluster Lot Development areas.

Sec. 8.14.6 Density/Intensity and Dimensional Standards

Conservation subdivisions shall be subject to the following Density/Intensity and Dimensional Standards:

Table 8.14.6 CONSERVATION SUBDIVISION DEVELOPMENT INTENSITY STANDARDS	
	RR Zoning District
MINIMUM CONTIGUOUS SITE AREA	3 acres
MAXIMUM DENSITY Note: Maximum Density shall be calculated based on the total highland acreage and shall not include freshwater wetland or OCRM Critical Line area acreage.	1 Dwelling Unit per 2 acres when 30% to 49.9% of total site area is delineated as a Conservation Area
	1 Dwelling Unit per acre when 50% or more of total site area is delineated as a Conservation Area
WATERFRONT DEVELOPMENT STANDARDS	See Sec. 8.14.7 for Lots abutting an OCRM Critical Line
MINIMUM LOT AREA	Variable but must establish min. 1,600 square foot buildable area with a minimum width of 20 feet, and meet all Zoning and Planning, SCDHEC, Building Services, and Fire Department requirements
MINIMUM LOT WIDTH: DEPTH RATIO	Depth of the Lot shall not exceed 5 times the width of the Lot (1:5 ratio)
MINIMUM SETBACKS AND BUFFERS	
Front Yard	25 feet
Side Yard	10 feet
Rear Yards	10 feet
Perimeter Buffers	See Sec. 8.14.9.C
OCRM Critical Line Setbacks and Buffers	See Sec. 8.14.7 for Lots abutting an OCRM Critical Line
MAXIMUM IMPERVIOUS SURFACE COVERAGE	
Lot less than 15,000 square feet in size	25%
Lot 15,000 square feet or greater in size	3,750 square feet or as allowed by the current edition of the Charleston County Stormwater Manual
MAXIMUM HEIGHT	35 feet

(Ord. No. 2317, 10/29/2024)

Effective on: 10/29/2024, as amended

Sec. 8.14.7 Waterfront Lot Standards

One of the following standards must be utilized to determine the Lot configuration and number of Lots to be located along an OCRM Critical Line.

A. When a 50-foot to 74.9-foot Setback from the OCRM Critical Line is utilized on private Lots in a Conservation Subdivision:

1. The total number of waterfront Lots created shall not exceed the total number of waterfront Lots that could be developed based on a 135-foot Lot Width average.
2. A 35-foot buffer from the OCRM Critical Line must be maintained, as required by Sec. 8.14.9.C below.
3. A Private Dock or Joint Use Dock may be utilized.

B. When a minimum 75-foot Setback from the OCRM Critical Line is utilized on private Lots in a Conservation Subdivision:

1. The total number of waterfront Lots created shall not exceed the total number of waterfront Lots that could be developed based on a 100-foot Lot Width average.
2. A 35-foot buffer from the OCRM Critical Line must be maintained, as required by Sec. 8.14.9.C below.
3. If a Dock is desired, a Joint Use Dock shall be utilized.

C. When a 100-foot Setback from the OCRM Critical Line is utilized as protected Open Space through a Conservation Area in a Conservation Subdivision:

1. The total number of Lots created shall only have to meet the dimensional standards listed in Sec. 8.14.6, above, and shall not be calculated based on any Lot Width average.
2. A 35-foot buffer from the OCRM Critical Line must be maintained, as required by Sec. 8.14.9.C below.
3. If a Dock is desired, a Community Dock must be utilized; however, the Community Dock shall be exempt from the Special Exception requirement.

(Ord. No. 2317, 10/29/2024)

Effective on: 10/29/2024, as amended

Sec. 8.14.8 Conservation Area Standards

Conservation Areas shall be located to preserve significant resources and shall comply with the following requirements:

A. Conservation Areas shall be detailed on each Sketch Plan and recorded with the Final Plat or separate instrument.

B. Conservation Areas may include unimproved land, agricultural lands, natural landscapes, landscaped areas, improved recreation areas, recreational Buildings, and Structures that are totally accessory to agricultural or recreational uses, as well as Freshwater Wetland areas and surface water pursuant to the requirements of this Article. OCRM Critical Line Area shall not qualify as part of the Conservation Area. Conservation Areas shall not be occupied by Streets, drives, parking areas, or Structures, other than agricultural or recreational Structures.

C. When a Conservation Area includes existing Freshwater Wetlands, only 75 percent of the area of such Freshwater Wetlands shall qualify as part of the Conservation Area

D. When a Conservation Area includes existing or proposed water bodies or watercourses, only 50 percent of the area of such water bodies and/or watercourses shall qualify as part of the Conservation Area.

E. If the Conservation Area is forested at the time of the Resource Analysis/Mapping, then the lesser of (i) at least 75 percent of the Conservation Area; or (ii) the gross acreage of the Conservation Area which is forested at the time of the Resource Analysis/Mapping, shall be maintained in an undisturbed canopy.

F. To the extent reasonably feasible, the Conservation Area shall be contiguous and not divided into unconnected small Parcels.

G. Conservation Areas shall be provided within each phase of the conservation Subdivision in sufficient amounts to serve the expected population of that phase.

H. The Applicant must have proof of commitment from the entity that will be responsible for the Conservation Area prior to the recording of a Plat. Conservation Areas shall be conveyed prior to recording the Final Plat, in accordance with one of the methods listed below:

1. By Dedication to the County as publicly owned Open Space. Parks, Conservation Areas, and recreation facilities proposed for dedication to the County must be acceptable to the Parks and Recreation Commission, Planning Commission, County Council, and other governmental entities with regard to the size, shape, location, improvement, environmental condition (i.e., the Applicant may be required to provide an environmental assessment), and budgetary and maintenance terms; or
2. By leasing, conveying, or retaining title to a corporation, homeowner's association or other legal entity. The terms of such lease or other instrument of conveyance must restrict the use of the Conservations Area(s) to Open Space and/or agricultural or recreational uses.

Sec. 8.14.9 Conservation Subdivision Design Standards

Generally, a Conservation Subdivision has three primary characteristics: smaller Building Lots; more Open Space; and protection of cultural and natural features and agricultural lands.

A. **Vehicular Access.** The requirements of APPENDIX A, *Charleston County Road and Drainage Construction Standards,* of this Ordinance shall apply. Lots shall be configured to minimize the amount of Roadway and driveway length. Shared driveways shall be utilized in order to minimize impervious surfaces. The use of pervious materials for driveway construction is required.

B. **Pedestrian Access.** Pedestrian access shall be provided from all residential Lots to the Conservation Area(s) through a continuous system of pervious walkways and/or trails. Access corridors in an Easement a minimum of 10 feet in width shall be utilized to separate clusters of contiguous Lots and to connect the Conservation Area(s) to the Right-of-Way and trail system.

C. **Buffers.** The conservation Subdivision Development shall be designed to preserve existing non-invasive vegetation. A 35-foot minimum natural undeveloped buffer shall be Preserved along the external perimeter and/or property line of the conservation Subdivision Development, as well as along all OCRM Critical Lines, in order to protect natural features and retain the rural community character. The buffer may be included within the Conservation Area(s) or within individual Parcels.

(Ord. No. 2317, 10/29/2024)

Effective on: 10/29/2024, as amended

Sec. 8.14.10 Accessory Dwelling Units Within a Conservation Subdivision

One maximum 600 square foot detached Accessory Dwelling Unit is allowed on Lots that do not abut an OCRM Critical Line. Accessory Dwelling Units shall not be permitted on waterfront Lots.

CHAPTER 9 | DEVELOPMENT STANDARDS

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CHAPTER 9 EXHIBITS

(Ord. No. 2177, 10/26/2021)

ARTICLE 9.1 PURPOSE AND APPLICABILITY

A. Unless expressly stated, the articles in this Chapter apply to Development occurring on property within unincorporated Charleston County.

B. The regulations contained in this Chapter are intended to:

1. Protect the public health, safety, and general welfare;
2. Promote harmonious, orderly, sustainable, and resilient Development;
3. Foster civic beauty by improving the appearance, character and economic value of civic, commercial and industrial Development within the unincorporated areas.
4. Implement the goals, objectives, and policies of the Comprehensive Plan;
5. Facilitate safe transportation, access, vehicular circulation, and parking;
6. Assure the protection and preservation of natural resources, such as Trees and wetlands;
7. Implement the use of vegetated buffers in order to mitigate the effects of incompatible adjacent uses, to provide transition between neighboring properties and Streets, to moderate climatic effects, and to minimize noise and glare;
8. Prioritize low-impact design strategies in order to increase the resilience of Charleston County and preserve the landscape and character of the Lowcountry;
9. Implement basic architectural standards, Right-of-Way buffer standards, and Sign standards that will promote attractive, well-designed Development, foster balanced streetscapes, and reduce visual clutter along major Roadways, thus enhancing safe traffic flow; and
10. Ensure protection from fire, flood and other dangers, and furthering the public welfare in any regard specified by a local governing body.

C. At the discretion of the Zoning and Planning Director, the land use buffer and other Development standards contained in this Chapter may be modified for properties in the Industrial Zoning District that contain existing development on multiple Parcels.

ARTICLE 9.2 TREE PROTECTION AND PRESERVATION

Sec. 9.2.1 General

A. Trees are essential natural, invaluable economic, and priceless aesthetic resources. They play a critical role in purifying air and water, providing wildlife habitat, enhancing natural drainage, and managing stormwater and sediment. They also help conserve energy by providing shade and shield against noise and glare. Trees promote commerce and tourism by buffering different land uses and beautifying the landscape. For these and other reasons, this Article is intended to enhance the health, safety and welfare of Charleston County and its citizens and visitors.

B. Applicability and Exemptions.

1. The provisions of this Article apply to all real property in unincorporated Charleston County, except as otherwise expressly exempted.
2. The following are exempt from the provisions of this Article:
   a. Single-family detached residential Lots of record are exempt except for those relating to Grand Tree documentation,

protection and replacement. This does not exempt applications for Major or Minor Subdivisions from the requirements of Sec. 9.4.4, *Landscape Buffers* as modified by Sections 11(M) of the Orange Hill Development Agreement-. The purpose of these modifications is to allow the use, maintenance, and continuation of historical ditches and trails along the perimeter of the Project; to accommodate other existing natural features; and to leave the determination of internal buffers to the discretion of the Orange Hill Architectural Review Board.

b. This Article shall not restrict public utilities and electric suppliers from maintaining safe clearance around existing Utility lines, and existing Easements in accordance with applicable state laws. Siting and construction of future gas, telephone, communications, electrical lines, or other Easements shall not be exempt from the provisions of this Article.

c. Removal of Trees for "bona fide forestry operations" shall comply with state law.

d. Removal of Trees for Bona Fide Agricultural Uses pursuant to Sec. 3.8.2, *Exemptions, Sub-Paragraph A*, provided this exemption does not apply to the Grand Tree documentation, protection, and replacement requirements of this Ordinance.

e. Removal of Trees associated with relocating the OCRM Critical Line pursuant to 4.24.4.C, except Grand Tree removal, shall be mitigated inch per inch pursuant to section 9.2.6 of this Ordinance.

f. Removal of Trees for safe clearance of aircraft as required by federal law or the establishment of facilities exclusively dedicated to Aviation operations are exempt.

g. Removal of Trees on properties in the Industrial (IN) District pursuant to the following conditions:

i. Tree removal shall not occur prior to Site Plan Review approval;

ii. This exemption does not apply to Live Oak species of Grand Trees or any Protected Trees within required buffers and Parking Lots; and

iii. A mitigation plan for Grand Trees, Protected Trees, and any Trees removed in violation of this Ordinance is required pursuant to Sec. 9.2.6, *Tree Replacement*, prior to Site Plan Review approval.

3. The South Carolina Department of Transportation (SCDOT), when exercising its authority over the construction, maintenance, and operation of the state highway system, shall be exempt from the provisions of this Article. Notwithstanding the foregoing exemption, SCDOT, when using real property as owner or tenant, is subject to the provisions of this Article.

4. The Charleston County Public Works Department (CCPW) shall be exempt from the provisions of this Article except Section 9.2.3, *Tree Plans and Surveys*, and Section 9.2.4, A, B, D, and E, *Required Tree Protection*, with the following conditions:

a. Grand Trees other than Live Oak species in all present and proposed Rights-of-Way and Easements not located on a Scenic Highway are protected but may be permitted administratively for removal.

b. Protected Trees located on a Scenic Highway and Live Oak species of Grand Trees may be approved for removal by Charleston County Council as part of a CCPW initiated road or drainage project. In such cases, County Council shall hold a Public Hearing for the request prior to final approval.

c. The project is under review within the County's Limited Site Plan Review Process and in an approvable state.

d. Protected Trees located on a Scenic Highway that are Impacted within CCPW road projects shall be mitigated pursuant to Section 9.2.6.D, *Tree Replacement.* To the greatest extent possible, the replacement trees shall be planted in the same general area to provide a replacement tree canopy. A tree mitigation plan shall be provided as part of the County Council approval process.

e. Grand Trees that are Impacted within CCPW road projects shall be mitigated pursuant to Section 9.2.6.D, *Tree Replacement.* To the greatest extent possible, the replacement trees shall be planted in the same general area to provide a replacement tree canopy. A tree mitigation plan shall be provided as part of the County Council approval process.

C. **Definition of "Tree Removal."** For the purpose of this Article, the term "Tree Removal" shall include, but not be limited to, damage inflicted to the root system by machinery; girdling; storage of materials and soil compaction, changing the natural Grade above or below the root system or around the trunk; damage inflicted on the Tree permitting fungus infection or pest infestation; excessive pruning; excessive thinning; excessive paving with concrete, asphalt or other impervious material within such proximity as to be harmful to the Tree; excessive grading; or any act of malicious damage to a Tree. Pruning or thinning more than 25 percent of the leaf surface on both the lateral branch and the overall foliage of a mature Tree that is pruned within a growing season shall be considered excessive. Paving or grading more than 25 percent of the root zone of the Tree protection area shall also be considered excessive. Additionally, one-half of the foliage of a mature Tree is to remain evenly distributed in the lower two thirds of the crown and individual limbs upon completion of any pruning. The final determination of Tree Removal shall be made by the Zoning and Planning Director.

D. Measurements and Definitions.

1. If a Tree trunk splits at ground level and the trunks do not share a common base (separated by earth at natural Grade), then each trunk shall be measured as a separate Tree. If a multi-trunk Tree splits below the four and one half foot mark and the trunks share a common base, all trunks shall be measured separately, added together, and counted as one Tree, unless the trunks are of different species. Any trunk measuring less than eight inches DBH is not included in the calculation.

2. For Trees between a four-inch and 12-inch Caliper, the trunk is measured 12 inches above the ground.

3. All Grand Trees are prohibited from removal unless otherwise exempted by this Ordinance as modified herein or by Section 14 of the Orange Hill Development Agreement and Exhibit 14.1 thereto, a Grand Tree Removal Permit is issued, or if the removal is part of an approved Bona Fide Forestry Operation.
4. Limited removal is allowed only when specified in this Article.
5. All Trees six inches DBH and greater located within a designated Scenic Road Right-of-Way shall require protection as Protected Trees pursuant to the Protected Tree requirements of this Ordinance.

Effective on: 2/27/2024, as amended

Sec. 9.2.2 Administration

A. Zoning Permit Required.

1. Removal of Grand and Protected Trees is prohibited prior to the issuance of a Zoning Permit, which may be issued after a Tree plan is approved by the Zoning and Planning Director, pursuant to Sec. 9.2.3, *Tree Plans and Surveys* except as may be modified by Section 14 of the Orange Hill Development Agreement and Exhibit 14.1 thereto.

2. Excess Canopy (Limb) Removal.

a. Removal of three or more limbs with an individual diameter of six inches or greater requires a Zoning Permit.

b. Removal of any size limbs contributing to more than 100 continuous linear feet of canopy over public Roadways requires Variance approval from the BZA. This requirement does not preclude SCDOT, CCPW, or other entities from maintaining height clearances at a minimum of 14 feet, width clearances within designated travel ways, and removing unprotected Trees along Rights-of-Way for road widening projects.

B. Tree plans prepared by a licensed surveyor, civil engineer, forester, arborist, or landscape architect are required on all non- exempt Parcels before Zoning Permit is issued.

Sec. 9.2.3 Tree Plans and Surveys

A. General.

1. Tree plans of the same scale as, and superimposed on, a Development site plan or Preliminary Plat shall include location, number, size (DBH), and species with a scaled graphic representation of each Grand Tree, along with the canopy size and shape, and trunk location.
2. Tree surveys shall include the name, phone number, address, signature, and seal of a licensed surveyor, civil engineer, forester, arborist, or landscape architect registered in the State of South Carolina.
3. The survey shall include all Trees to be protected or preserved, and those scheduled to be removed, including dead and damaged Trees. In cases where a previously approved recorded Plat is utilized for the purpose of Tree plans, the name, address, phone number, signature, and seal of the licensed surveyor, civil engineer, or landscape architect registered in the State of South Carolina shall be provided. An updated or new Tree plan shall be required for development applications except for pending application number ZSPR-12-23-00973. A scaled infrared or high resolution black-and-white aerial photograph or print of equal quality may be substituted in cases where the Director determines that it would provide the same information as a Tree plan. However, all Grand Trees within 40 feet of proposed construction and land disturbance areas and Trees within required buffers must be surveyed and mapped.

B. Subdivision Plats refer to the Subdivision Regulations of CHAPTER 8 of this Ordinance.

C. Commercial, Industrial, and Multi-Family, Civic/Institutional, and Other Uses.

1. All Tree surveys must show the location, number, size, and species of all Trees with eight or more inches DBH, including those scheduled to be removed.
2. When the Subject Property has frontage along a designated Scenic Road, the Tree survey must show the location, number, size, and species of all Trees six inches DBH and greater in areas proposed to be disturbed within the Right-of-Way of the designated Scenic Road.
3. When there are no Trees that meet the above listed criteria , documentation to that effect shall be provided from a licensed surveyor, civil engineer, forester, arborist, or registered landscape architect.

D. Agricultural and Single-Family Detached Residential Uses must show all Grand Trees within 40 feet of the area of construction land disturbance, Rights-of-Way, and Easements, and in conjunction with the Subdivision regulations at the time a Zoning or Building Permit application is made.

(Ord. No. 2239, 12/06/2022)

Sec. 9.2.4 Required Tree Protection

A. General.

1. All Grand Trees and any other Trees required to remain on a site must be protected during construction and Development of a Parcel. Tree protection must be shown on all Development plans prior to site plan approval. A site inspection of the Tree barricades must be scheduled by the Applicant with the Zoning and Planning Department for approval prior to the issuance

of permits or the start of Development activities.

2. Prior to issuance of a Zoning Permit, a pre-construction planning conference is required for on-site Tree preservation with the Zoning and Planning Director or staff representative, the Applicant(s), and any appropriate parties for determining if there is need for additional Tree protection techniques and for designating placement of Tree barricades, construction employee parking, temporary construction office, and dumpsters.

B. Prior to the start of Land Development activities, protective Tree barricades shall be placed around all Required Trees in or near Development areas. The barricades shall be constructed of wood, metal, or plastic fencing or other materials approved by the Zoning and Planning Director, and include a top rail. Tree barricades shall be placed beneath the canopy Drip Line or one foot times the DBH of the Tree as a radius from the trunk, whichever is greater except that for multi-trunk Required Trees the distance shall be one foot times .66 DBH of the Tree as a radius from the trunk, unless approval for a lesser distance is obtained from the County's arborist. Other protective devices or construction techniques may be used as approved by the Zoning and Planning Director. Three inches of mulch shall be installed and maintained within all Tree barricade areas. The mulch shall remain in place throughout Development activities. The area within the Tree barricade shall remain free of all Building materials, dirt, fill, and other construction debris, vehicles, and Development activities. All Required Trees are also subject to the requirements of Sec. 9.4.6, *Landscape Materials Standards*, as may be modified by the Sections 11(N) and 14 of Orange Hill Development Agreement, and Article 11.3, *Enforcement Responsibility and Complaints*.

C. In no case shall any paving, filling, grading, Building, or construction footing occur or be placed within three times the DBH in inches from the trunk of a Grand~~the~~ Tree or from the trunk of a Protected Tree, both as defined herein, unless otherwise approved by the Board of Zoning Appeals, or as provided in Section 14 of the Orange Hill Development Agreement and Exhibit 14.1 thereto.

D. Limited Clearing and Grubbing may be authorized by the Zoning and Planning Director prior to the installation of Tree barricades on sites that exhibit unusually heavy undergrowth and where access to the interior of the site and its Protected Trees is impractical. Limited Clearing shall be for the express purpose of accessing the property and Protected Trees to erect the Required Tree barricades and silt fencing. Such limited Clearing shall be done with hand tools, push or walk -behind equipment, or lightweight bush-hog type equipment designed for brush and undergrowth Clearing and which is not capable of removing vegetation greater than three inches in diameter. Under no circumstances may metal-tracked bulldozers, loaders, or similar rider/operator equipment be allowed on site until the Tree barricades are erected and a Zoning Permit is issued.

E. Limited encroachments into the area located within Tree barricades may be allowed by the Zoning and Planning Director provided that encroachments do not constitute more than 25 percent of the protected area beneath a Tree and do not occur in the area located within three times the DBH in inches from the trunk of the Tree unless otherwise approved by the BZA or is allowed under Section 14 of the Orange Hill Development Agreement and Exhibit 14.1 thereto. Except for Trees that are approved for encroachment in Section 14 of the Orange Hill Development Approval and Exhibit 14.1 thereto, the Zoning and Planning Director may allow administrative approval of encroachments of up to 35 percent of the protected area when the Zoning and Planning Director approves a Tree Preservation Plan submitted by the applicant. The Tree Preservation Plan must be developed by a certified arborist. The Tree Preservation Plan must be adhered to by the applicant as directed by the Zoning and Planning Director; otherwise, it shall constitute a violation of this Ordinance.. Any paving, Grading, trenching, or filling of the protected area must be pre-approved by the Zoning and Planning Director or the Board of Zoning Appeals, as required by this Ordinance or as provided in Section 14 of the Orange Hill Development Agreement and Exhibit 14.1 thereto, and may require specific construction techniques to preserve the health of the Tree. When grading and construction within the protected area of a Tree has been approved, all damaged roots shall be severed clean.

F. Prior to issuance of a Zoning Permit for uses other than Single-Family Detached Residential or for the golf course allowed under the Orange Hill Development Agreement, the following numbers of Trees with a DBH of eight inches or greater shall be preserved and protected pursuant to the requirements of this Ordinance. Preservation and protection of native Trees is to be prioritized. Properties within the Industrial (IN) District may elect to mitigate the removal of these Protected Trees, as described in Sec. 9.2.6.D, with the exception that all Grand trees and any required Buffer tree measuring eight inches (8") or greater shall be preserved. On properties in the IN District that elect to mitigate the removal of these Protected Trees and where the planting of canopy trees is required within Buffers and other landscaping, screening, and buffer areas, canopy trees shall be a minimum of four inch (4") caliper.

1. 20 Trees per acre; or
2. Any number of Trees with a combined DBH of at least 160 inches per acre.

G. ~~When Lots lack a sufficient number of Trees to meet the requirement for DBH/number of Trees per acre, this requirement shall be fulfilled by existing Trees and must equal 40 inches per acre combined DBH. On Lots with less than 40 inches per acre combined DBH, additional Trees shall be planted on the Lot equaling or exceeding 40 inches per acre combined DBH. Planting schedules shall be approved by the Zoning and Planning Director. Properties within the Industrial (IN) District may elect to mitigate the removal of Protected Trees, as described in Sec. 9.2.6.D, with the exception that all Grand Trees and any required Buffer tree measuring eight inches (8") or greater shall be preserved. On properties in the IN District that elect to mitigate the removal of Protected Trees and where the planting of canopy trees is required within Buffers and other landscaping, screening and buffer areas, canopy trees shall be a minimum of four inch (4") caliper~~.

H. Required drainage improvements, such as Detention and retention ponds and wetlands, may be subtracted from the area used to calculate Tree preservation requirements.

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

Sec. 9.2.5 Tree Removal

A. Permits for Tree removal may be approved where one or more of the following conditions are deemed to exist by the Zoning and Planning Director:

1. Trees are not required to be retained by the provisions of this Article.
2. Trees are diseased, dead, or dying. Documentation may be submitted by a qualified tree care professional and approved by the Zoning and Planning Director;
3. Trees pose an imminent safety hazard to nearby Buildings, pedestrian, or vehicular traffic (as determined by the Zoning and Planning Director or a qualified construction professional); or
4. Removal of Required Trees has been approved by the Board of Zoning Appeals or is allowed by the Section 14 of Orange Hill Development Agreement and Exhibit 14.1 thereto.

B. Grand Trees and Protected Trees that do not meet the above criteria may be removed only where approved by the Board of Zoning Appeals or as allowed by the Section 14 of Orange Hill Development Agreement and Exhibit 14.1 thereto, and shall be replaced according to a schedule determined by the Board or as specified by the Section 14 of Orange Hill Development Agreement and Exhibit 14.1 thereto. Where the decision rests with the Board of Zoning Appeals, ~~T~~the Zoning and Planning Director will make recommendations to the Board concerning the number, species, DBH or caliper, and placement of such Trees.

C. In the event that a Tree poses a serious and imminent threat to public safety due to death, disease, or damage resulting from emergencies including, but not limited to, fires, flooding, storms, and natural disasters, the Zoning and Planning Director may waive requirements of this Article. Documentation shall later be submitted for review outlining the threat to public safety which initiated the removal. Documentation must include any written findings by a qualified professional and photographs supporting the Tree Removal emergency.

D. The Zoning and Planning Director may require replacement of Required Trees that are removed where it is determined that death or disease resulted from negligence.

E. Violations and penalties are specified in CHAPTER 11, *Violations, Penalties, and Enforcement*, of this Ordinance.

Sec. 9.2.6 Tree Replacement

A. Tree replacement shall be required accompanying Development on all non-exempt properties in the manner described below:

1. When replacement Canopy Trees are required in fulfillment of the requirements of this Article, they shall be no smaller than two and one-half-inch Caliper, except where caliper is otherwise identified
2. The Zoning and Planning Director or Board of Zoning Appeals is empowered to require Trees of larger Caliper as determined appropriate for site-specific conditions and the circumstances, lawful or illegal, under which removal occurred.

B. When Trees of eight inches DBH or greater have been removed in violation of this Ordinance, replacement Trees shall be planted in the same general area according to a replacement schedule approved by the Zoning and Planning Director.

C. Where sites were cleared of Trees prior to the adoption of this Article or have been cleared subsequently for activities exempted from this Article, replacement Trees shall be planted, the combined Caliper of which equals or exceeds 40 inches per acre. Replacement schedules, including number, species, Caliper, and placement shall be approved by the Zoning and Planning Director.

D. The Tree Fund is established to receive monies exacted from tree removal violation fines or other Tree removal mitigation, to include, but not limited to, removal, damage, destruction, or as defined in Sec. 9.2.1.C of this Chapter, and as a form of mitigation when planting of the Required Trees is determined to be detrimental to the overall health of existing Trees or impractical for the intended site design. The Zoning and Planning Director shall impose a Tree Mitigation fee based on the current market retail value of two-and one-half inch Caliper Trees installed to the American Association of Nurserymen Standards. The Applicant shall provide a minimum of two quotes from local (tri-county area) contractors for review and fee determination by the Zoning and Planning Director. If the Applicant disagrees with the amount of the Tree Mitigation fee imposed, they may request a Variance from the Board of Zoning Appeals in accordance with the provisions contained in this Ordinance. All Tree Mitigation fees collected shall be paid to the County Treasurer and placed in an account established exclusively for public beautification through the planting of trees in Charleston County.

E. When Trees have been removed through an approved mitigation program and the project will not be completed for any reason (i.e., bankruptcy, abandonment, change in ownership, etc.), the owners of the Subject Property are responsible for the mitigation of the removed Trees as outlined and agreed or subject to Sec. 9.2.6.D of this Chapter.

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

Sec. 9.2.7 Inspections and Final Approval

A. The Zoning and Planning Director may periodically visit Development sites prior to completion to monitor compliance with the Tree plan approved for a project.

B. Prior to issuance of a Certificate of Occupancy by the Director of Building Services, the Zoning and Planning Director shall issue a statement of approval attesting to the Developer's compliance with the site plan approved for the project (including landscaping, parking, drainage, etc.). The Director of Building Services shall withhold Certificates of Occupancy pending verification of compliance. It is the responsibility of the owner or agent to contact the Zoning and Planning Director regarding the compliance inspection, which will occur within five working days of contact. Failure to obtain a Certificate of Occupancy prior to occupying or using the Building for its intended purpose will result in ticketing and fines.

C. The Zoning and Planning Director may approve a delayed schedule for planting materials (provided by the Applicant's contractor) when the immediate planting schedule would impair the health of the Plants. When a delayed planting schedule is approved, the Applicant shall provide a bond equivalent to one and one-half times the projected cost of the planting materials and installation in accordance with the American Association of Nurserymen Standards. This is designed to include severe weather, such as droughts, heat waves, and floods. The Applicant shall provide a minimum of two quotes from local (tri-county area) contractors for review and the bond amount shall be determined by the Zoning and Planning Director.

D. Within three years of the issuance of the Certificate of Occupancy, the Zoning and Planning Director may perform a site inspection to verify the health of Trees and landscaping that were retained to meet the requirements of this Article and which may have suffered damage due to insufficient protective measures during Development.

E. Each Required Tree or Plant determined by the Zoning and Planning Director to be diseased or injured to an extent it is irreparably damaged shall be approved for removal. The burden of proof of the extent of disease or injury shall rest with the Applicant, who must provide documentation from a qualified landscaping professional. Any Tree or landscaping damaged during or as a result of construction shall be repaired to the satisfaction of the Zoning and Planning Director and in accordance with accepted ANSI A300 or International Society of Arboriculture practices. Tree or landscaping damage must be repaired prior to issuance of a Certificate of Occupancy.

F. The owners of a non-exempt property or properties shall be responsible for the maintenance of all Required Trees. No department or agent of the County of Charleston is in any way responsible for the maintenance of Required Trees on private property. All approved and required landscaping must be maintained throughout occupancy of site.

ARTICLE 9.3 OFF-STREET PARKING AND LOADING

Sec. 9.3.1 General

A. Applicability.

1. *New Development.* The off-street parking and loading standards of this Article apply to the establishment of new uses/ businesses, new Building construction, redevelopment, or reconstruction pursuant to Art. 3.7, *Site Plan Review*, of this Ordinance.
2. *Expansions and Alterations.* The standards of this Article apply when an existing Structure or use is expanded, enlarged, or substantially improved pursuant to Art. 3.7, *Site Plan Review*, of this Ordinance. Additional off-street parking and loading spaces will be required only to serve the enlarged, expanded, or substantially improved area, provided that in all cases, the number of off-street parking and loading spaces provided for the entire use (pre-existing and expanded) must equal at least 75 percent of the minimum ratio established in Table 9.3.2, *Off-Street Parking Requirements*.

B. **Timing.** Required Parking spaces and drives shall be ready for use and approved by the Zoning and Planning Director prior to issuance of a Certificate of Occupancy.

C. **Reductions.** The Zoning and Planning Director is authorized to reduce the number of Required Parking spaces by no more than 10 percent when ten or more spaces are required, and the following conditions exist:

1. All parking utilizes pervious materials. This excludes required parking outlined in Sec. 9.3.6, *Accessible Parking*;
2. The site can support the minimum number of required parking spaces and meet the buffering and landscaping requirements and all other Development standards in this Ordinance; or
3. The reduction in parking is necessary to meet the regulations contained in Article 9.2, *Tree Protection and Preservation*.

D. The allowable reductions described above exclude Medical Offices and Restaurant uses. Any approved change in use that increases applicable off-street parking or loading requirements will be deemed a violation of this Ordinance unless parking and loading spaces are provided in accordance with this Article.

Sec. 9.3.2 Off-Street Parking Requirements

A. **Minimum Requirements.** Unless otherwise expressly allowed, off-street parking spaces shall be provided in accordance with Table 9.3.2, *Off-Street Parking Schedule*.

Table 9.3.2, Off-Street Parking Schedule	
USE TABLE	**NUMBER OF OFF-STREET PARKING SPACES REQUIRED (MINIMUM)**
AGRICULTURAL USES	
AGRICULTURAL AND ANIMAL PRODUCTION, PROCESSING, AND SUPPORT	
Animal and Insect Production; Apiculture	None
Horticultural Production; Aquaculture; Mariculture; Concentrated Animal Feeding Operations	1 per employee
Hemp Crop Production and/or Processing	1 per employee
Winery	1 per employee plus 1 per 100 square feet of tasting room area
Agricultural Processing	1 per employee
Agricultural Sale or Service	1 per 500 square feet of Floor Area plus 4 per acre of outdoor sales/display/storage area
Roadside Stand	1 per 150 square feet of Floor Area plus 4 per acre of outdoor sales/display/storage area

Table 9.3.2, Off-Street Parking Schedule	
USE TABLE	**NUMBER OF OFF-STREET PARKING SPACES REQUIRED (MINIMUM)**
Community Garden	1 per employee plus 2 per acre
Farmers' Market	1 per 150 square feet of market area
FORESTRY AND LOGGING	
Bona Fide Forestry Operations	None
Lumber Mill, Planing or Saw Mill	1 per employee plus 1 per commercial vehicle plus 1 per 400 square feet of Floor Area
RESIDENTIAL USES	
ASSISTED LIVING	
Assisted Living	1 per 3 beds
MANUFACTURED HOUSING	
Manufactured Housing Unit	2 per Dwelling Unit
Manufactured Housing Park	2 per Manufactured Housing Unit plus 1 guest parking space per every 4 units
MULTI-FAMILY DWELLING	
Dwelling, Multi-Family; Duplex; Triplex and Fourplex	1.5 per 1-bedroom unit; 2 per 2-bedroom unit; 2.5 per 3-bedroom and larger units
Dwelling Group	2 per Dwelling Unit within Group
Dwelling, Single-Family Attached	2 per Dwelling Unit
SHORT-TERM RENTAL	
Short-Term Rental Property: Limited Home Rental (LHR), Extended Home Rental (EHR), and Commercial Guest House (CGH)	1 per permitted bedroom plus the required parking for the applicable use
SINGLE-FAMILY DWELLING	
Dwelling, Single-Family Detached	2 per Dwelling Unit
OTHER RESIDENTIAL USES	
Transitional Housing	1 per 2 beds plus 1 per every 2 employees
Child Caring Institution; Emergency Shelter	1 per 4 beds plus 1 per every 2 employees
Affordable and Workforce Dwelling Unit: Dwelling, Single-Family Detached; Dwelling, Single-Family Attached; Dwelling Group; and Duplex	1 per Dwelling Unit (requires Special Exception approval from the Board of Zoning Appeals)

CIVIC/INSTITUTIONAL	
COURTS/PUBLIC SAFETY	
Court of Law	1 per employee plus 1 per every 3 seats of seating available to the public in the courtroom
Correctional Institution	1 per 2 employees
Parole Office or Probation Office	1 per employee plus 1 per 200 square feet of Floor Area
Safety Services	1 per 2 employees
DAY CARE SERVICES	
Family Home; Group Home	1 per 3 beds plus 1 per employee in single shift
Adult Day Care Service; Child Care Center	1 per employee plus 1 per 5 children/adults
Day Camp	1 per employee plus 1 per camp vehicle parked on premises
DEATH CARE SERVICES	
Cemetery	1 per full time employee

Table 9.3.2,
Off-Street Parking Schedule

USE TABLE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED (MINIMUM)
Funeral Services	1 per 3 seats plus 1 per employee
EDUCATIONAL SERVICES	
Pre-School or Educational Nursery	1 per 6 students for which the facility is licensed plus 1 per employee plus vehicle stacking per ARTICLE 9.3.9
School, Primary	1 for each vehicle owned and operated by the school plus two per employee (including faculty, administrative, etc.) plus vehicle stacking per ARTICLE 9.3.9
School, Secondary	1 for each vehicle owned and operated by the school plus two per employee (including faculty, administrative, etc.) plus 1 per 8 students and vehicle stacking per ARTICLE 9.3.9
Higher Education Facility	1 per 100 square feet classroom plus 1 per 300 square feet office/administrative plus 1 per 3 beds
Personal Improvement Education	1 per every 3 students plus 1 per employee
HEALTH CARE SERVICES	
Medical Office	1 per 150 square feet of Floor Area
Community Residential Care Facility; Residential Treatment Facility for Children or Adolescents	1 per 5 beds
Counseling Service	1 per 150 square feet
Intermediate Care Facility for Individuals with Intellectual Disabilities	1 per bed plus 1 per employee
Hospital; Hospice Facility	1 per 2 beds plus 1 per 300 square feet of Floor Area of Administrative and Medical Offices
Home Health Agency; Health Care Laboratory; Outpatient Facility for Chemically Dependent or Addicted Persons; Rehabilitation Facility	1 per 200 square feet of Floor Area with a minimum of 4
MUSEUM, HISTORIC SITE, AND SIMILAR INSTITUTIONS	
Library or Archive; Museum	1 per 300 square feet of Floor Area
Nature Exhibition; Botanical Garden; Historic Site	1 per employee in a single shift plus 2 per acre
Zoo	10 plus 1 per employee in single shift
POSTAL SERVICE	
Postal Service, United States	1 per 150 square feet of Floor Area
RECREATION AND ENTERTAINMENT	
Community Recreation	1 per 250 square feet of Floor Area
Fishing, Hunting, or Recreational Guide Service	5 per employee

Parks and Recreation	**Department Director):** 1 per highland acre for 1st 15 acres plus 1 per 15 acres for additional highland area up 100 acres plus 1 per 30 acres for remaining highland area.
Recreation and Entertainment, Indoor	1 per 3 seats or 1 per 200 square feet of Floor Area, whichever is greater
Recreation and Entertainment, Outdoor	1 per 200 square feet of public activity area plus, Swimming Pool-1 per 200 square feet of water surface area Tennis-2 per court Basketball- 5 per court Athletic Field- 15 per diamond or field
Drive-In Theater	30 per screen plus 1 per employee
Golf Driving Range	1 per tee plus 1 per employee

Table 9.3.2,
Off-Street Parking Schedule

USE TABLE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED (MINIMUM)
Outdoor Shooting Range	1 per range position plus 1 per 200 square feet of indoor office area
Special Event	1 per 5 fixed seats, 1 per every three attendees, or 1 per every 3 persons in structures with non-fixed seating of the maximum occupancy load as established by building code. The number of spaces required may be reduced a maximum of 50% if off-site parking is provided by recorded parking agreement and transportation between off-site parking areas and event locations is provided.
RELIGIOUS, CIVIC, PROFESSIONAL, AND SIMILAR ORGANIZATIONS	
Business, Professional, Labor, Political Organization; Social or Civic Organization; Social Club or Lodge; Religious Assembly	1 per 5 fixed seats, 1 per every three attendees, or 1 per every 3 persons in structures with non-fixed seating of the maximum occupancy load as established by building code. The number of spaces required may be reduced a maximum of 50% if off-site parking is provided by recorded parking agreement and transportation between off-site parking areas and event locations is provided.
UTILITIES AND WASTE-RELATED USES	
Utility Service, Major	1 per employee plus 1 per stored vehicle for Parcels with habitable structures
Utility Service, Minor	None
Waste-Related Use; Septic Tank Installation, Cleaning, or Related Service	1 per employee
Solid Waste Disposal Facility (Public or Private)	1 per collection container plus 1 per employee
COMMERCIAL	
ACCOMODATIONS	
Hotel or Motel	1 per room plus spaces as required for associated restaurants, bars, and offices
RV (Recreational Vehicle) Park; Campground	1 per employee plus 1 per recreational vehicle and camp site
ANIMAL SERVICES	
Stable, Commercial	1 per 2 stalls
Stable, Private	1 per 5 stalls
Kennel; Pet Store or Grooming Salon; Small Animal Boarding	1 per 300 square feet of Floor Area plus 1 per employee
Veterinary Service	3 per each veterinarian or allied professional
FINANCIAL SERVICES	
Bank or Financial Service	1 per 300 square feet of Floor Area plus vehicle stacking spaces per Art. 9.3.9
Short-Term Lender	1 per 300 square feet of Floor Area
FOOD SERVICES AND DRINKING PLACES	

	If no inside patron area: 1 per employee plus 1 per 150 square feet outdoor patron area plus vehicle stacking per ARTICLE 9.3.9
Restaurant, General	1 per 75 square feet indoor patron area plus 1 per 150 square feet outdoor patron area and 1 per employee
Sexually Oriented Business	1 pe r200 square feet of Floor Area and 1 per employee
INFORMATION INDUSTRIES	

Table 9.3.2,
Off-Street Parking Schedule

USE TABLE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED (MINIMUM)
Communication Service; Data Processing Service; and Publishing Industry	1 per 300 square feet of Floor Area
Communications Tower	None
OFFICES	
Administrative or Business Office; Government Office; Professional Office	1 per 300 square feet of Floor Area
OTHER NONRESIDENTIAL DEVELOPMENT	
Convention Center or Visitors Bureau	4 per 1,000 square feet of Floor Area
Heavy Construction Service or General Contractor; Special Trade Contractor (Office/Storage)	1 per 300 square feet of office area plus 1 per 600 square feet of indoor storage area and 4 per acre outdoor storage/display/sales area
Billboard	None
PARKING, COMMERCIAL	
Parking Lot; Parking Garage	1 per employee
RENTAL AND LEASING SERVICES	
Charter Boat or other Recreational Watercraft Rental Service	1 per rental boat or watercraft plus 1 per employee
Heavy Duty Truck or Commercial Vehicle Rental or Leasing; Commercial or Industrial Machinery or Equipment; Construction Tools or Equipment	1 per rental vehicle plus 1 per employee in single shift
Consumer Goods Rental Center	1 per 200 square feet of Floor Area not including storage plus 1 per employee
Self-Service Storage	3 plus 1 per employee and 1 per 100 units
Vehicle Rental or Leasing	1 per 2,500 square feet of outdoor display area plus 1 per 250 square feet of Floor Area
REPAIR AND MAINTENANCE SERVICES	
Boat Yard	1 per employee
Repair Service, Consumer; Vehicle Repair or Service	2 per employee or service bay, whichever is greater, plus vehicle stacking per ARTICLE 9.3.9
Repair Service, Commercial	1 per 400 square feet of office area plus 1 per 2 employees
RETAIL SALES	
Nonstore Retailer	1 per employee plus 2 for deliveries
Fuel Dealer, Heating Oil Dealer; Liquified Petroleum Gas (Bottled Gas) Dealer	1 per employee plus 2 for deliveries
Home Improvement Center	1 per 400 square feet of Floor Area
Food Sales; Liquor, Beer, or Wine Sales; Convenience Store	1 per 175 square feet of Floor Area
Food Truck	1 per employee plus 1 per 200 square feet of outdoor seating area plus vehicle stacking per ARTICLE 9.3.9
Retail Sales or Service, General	1 per 300 square feet indoor floor area plus 5 per acre outdoor storage/display/sales area
Building Materials or Garden Equipment and Supplies Retailers	1 per 200 square feet of floor area not including storage plus 1 per employee
Duplicating or Quick Printing Service; Private Postal or Mailing Service	1 per 300 square feet of Floor Area

Vehicle Sales, Heavy Duty Truck or Commercial Vehicle Dealer; Manufactured Home Dealer	1 per 2,500 square feet of outdoor display area plus 1 per 250 square feet of Floor Area

Table 9.3.2, Off-Street Parking Schedule	
USE TABLE	**NUMBER OF OFF-STREET PARKING SPACES REQUIRED (MINIMUM)**
Vehicle Parts, Accessories, or Tire Stores	1 per 300 square feet of Floor Area (10 minimum)
RETAIL OR PERSONAL SERVICES	
Consumer Convenience Service	1 per 200 square feet of Floor Area and 1 per employee plus vehicle stacking per Art. 9.3.9
Hair, Nail, or Skin Care Service	2 per employee or work station, whichever is greater
Job Training or Placement Service	1 per 200 square feet of Floor Area
Personal Improvement Service; Physical Fitness or Health Club; Tattoo Facility	1 per 300 square feet of Floor Area
Services to Buildings or Dwellings; Landscaping and Horticultural Service	1 per employee plus 1 space for deliveries and 1 space per each company vehicle to be dispatched from site
VEHICLE AND WATERCRAFT STORAGE	
Vehicle Storage	1 per employee
Impound Yard; Towing Facility	1 per 300 square feet of Floor Area plus 1 per 4,000 square feet of motor vehicle storage area
Boat Ramp	20 per ramp plus spaces as required for associated docks
Community Dock; Commercial Dock	1 per wet slip
Marina	1 per 200 sq. ft. of office area plus 1 per 3 wet slips and 1 per 5 dry stack storage
WHOLESALE SALES	
Wholesale Sales; Clay or Related Products, Construction Material Wholesaler; Flower, Nursery Stock, or Florists' Supplies Wholesaler; Petroleum Wholesaler	1 per 600 square feet for 1st 12,000 square feet plus 1 per 900 square feet for remaining area (over 12,000 square feet)
INDUSTRIAL	
INDUSTRIAL SERVICES	
Laundry, Dry Cleaning, or Carpet Cleaning Plant	1 per employee plus 1 per 3 washing/drying machines if provided for customer use
Photo Finishing Laboratory	1 per 200 square feet of Floor Area
Research and Development Laboratory	1 per 400 square feet
Scrap and Salvage Service	1 per employee plus 2 per acre
MANUFACTURING AND PRODUCTION	
Artisan and Craftsman	1 per 200 square feet
Manufacturing and Production; ; Aircraft Manufacturing and Production, including Related Parts; Chemical Manufacturing and Production; Clay or Related Products, Furniture, Cabinets or Related Products, Toy or Artwork, or Wood Products Manufacturing and Production; Pulp Mill or Paper Mill, Rendering Plant; Slaughter House and Meat Packing; Stone or Shell Products Manufacturing and Production	1 per 400 square feet of office area plus 1 per 2 employees
Microbrewery and Distillery	1 per employee plus 1 per 100 square feet of tasting room area
WAREHOUSE AND FREIGHT MOVEMENT	
Warehouse and Distribution Facility	1 per 300 square feet office area plus 1 per 600 square feet for 1st 12,000 square feet warehouse/storage area plus 1 per 900 square feet for remaining warehouse/storage area (over 12,000 square feet)

Table 9.3.2, Off-Street Parking Schedule	
USE TABLE	**NUMBER OF OFF-STREET PARKING SPACES REQUIRED (MINIMUM)**
Recycling Center	1 per employee
Recycling Collection Facility	1 per recycle collection container plus 1 per employee
RESOURCE EXTRACTION/MINING	
Resource Extraction/Mining	None
TRANSPORTATION	
Aviation; Private Air Strip	1 per 5 aircraft tie down or storage plus 1 per 4 seats in waiting room areas
Railroad Facility	1 per 2,500 square feet
Sightseeing Transportation, Land or Water	1 per 2 seats of sightseeing vehicle
Taxi or Limousine Service	1 per employee plus one per vehicle that provides service
Urban Transit Service	1 per 100 square feet of public waiting area plus 1 per two employees and 1 per transit vehicle
Water Transportation	1 per two seats of transportation vehicle plus 1 per employee
[1] **Transit-Oriented Development**. If the Affordable and/or Workforce Dwelling Unit: Multi-Family; Triplex; and/or Fourplex Development is located within 1,200 feet walking distance of an approved Charleston Area Regional Transportation Authority (CARTA), TriCounty Link, or Lowcountry Rapid Transit (LCRT) stop, the number of required parking spaces can be reduced to the following minimums: one space per studio or one-bedroom unit; one space per two-bedroom unit; and one and a half spaces per three-bedroom and larger units, with Special Exception approval from the Board of Zoning Appeals.	

B. The minimum off-street parking requirements of a non-residential use resulting from a change of use in an existing Building are not applicable if the following criteria are met:

1. The amount of off-street parking available for the existing use meets or exceeds the minimum requirements for that use; and
2. No modifications to the Building or site related to the new use will result in a reduction or elimination of off-street parking.

(Ord. No. 2317, 10/29/2024)

Effective on: 10/29/2024, as amended

Sec. 9.3.3 Rules for Computation

A. **Multiple Uses.** Lots containing more than one use must provide parking and loading in an amount equal to the cumulative total for all uses, unless otherwise approved according to Sec. 9.3.4, *Shared Parking*.

B. **Fractions.** When the calculation of required parking spaces results in a fractional parking space, in all cases, the result is rounded up to the nearest whole number.

C. **Measurements.** The independent variables for parking calculations are measured as follows:

1. The phrase "per sf" means that the number of parking spaces is calculated based on the square feet of gross Floor Area devoted to the use, excluding storage or common areas devoted to hallways, stairwells, elevators, bathrooms, mechanical rooms, and other spaces incidental to the principal use, provided.
2. The phrase "per employee" means that the number of parking spaces is based on the number of full-time employees, part- time equivalent employees, and volunteers on the work shift when the maximum number of employees are present.

D. **Occupancy-Based Standards.** For the purpose of computing parking requirements based on employees, students, residents or occupants,

calculations shall be based on the largest number of Persons working on any single shift, the maximum enrollment or the maximum fire-rated capacity, whichever is applicable and whichever results in the greater number of spaces. Occupancy-based standards may be approved by the Zoning and Planning Director, if the parking calculation based on Table 9.3.2, *Off-Street Parking Schedule,* is not compatible with the proposed use.

E. **Unlisted Uses.** For a use not specifically listed in Table 9.3.2, *Off-Street Parking Schedule*, the Zoning and Planning Director shall apply the standard(s) specified for the listed use that is deemed to be a subcategory of, or most functionally similar to, the proposed use.

Sec. 9.3.4 Shared Parking

A. Off-street parking facilities for separate uses may be provided collectively if the total number of Shared Parking spaces is adequate to serve all uses in a Development.

B. All parking spaces that serve Buildings or uses must be located within 600 feet from the primary entrance of the use served, with the exception of Passive Recreation Area uses (as determined by the Zoning and Planning Department Director) which must be located within 1,000 feet, unless shuttle bus service is provided to a remote parking area. Parking Lot use must be permitted on subject Parcel, pursuant to Table 6.1-1, *Use Table.*

C. An Applicant requesting Shared Parking shall submit a Shared Parking plan analysis to the Zoning and Planning Director that that clearly demonstrates the feasibility of Shared Parking. The Shared Parking plan must be approved by the Zoning and Planning Director and made available to the public. It must address, at a minimum, the size and type of the proposed Development, the composition of tenants, the anticipated rate of parking turnover, and the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces. Approvals will only pertain to the specific uses addressed in the Shared Parking plan. Any change in use(s) will require a new Shared Parking plan.

D. Shared Parking areas must be connected by a continuous network of sidewalks and pedestrian crosswalks. Pervious surfaces are preferred for pedestrian accesses, provided such accesses are compliant with Sec. 9.3.6, *Accessible Parking.*

(Ord. No. 2317, 10/29/2024)

Effective on: 10/29/2024, as amended

Sec. 9.3.5 Location

A. **On-Site Parking.**

1. Except as expressly stated, all required off-street parking spaces must be located on the same Lot as the Principal Use and shall be arranged and laid out so as to ensure that no parked or maneuvering vehicle will encroach upon a sidewalk, public Right-of-Way, or property line. Parking may be designed to cross property lines when accessed by a travelway not dedicated as a Right-of-Way or Easement, as approved by the Zoning and Planning Director. When parking spaces are allowed to cross property lines, a shared access and parking agreement shall be required as described in Sec. 9.3.5.B.4.
2. Parking Lots shall comply with the design standards of this Chapter.
3. The area under Buildings that is used for parking is exempt from maximum Building Height calculations, up to one Story, if the area dedicated to parking under the Building equals 51 percent or more of the Building footprint. This applies only to Multi-Family Dwellings and nonresidential Development.

A. **Off-Site Parking.** Off-Site Parking is defined as the Required Parking not located on the Parcel which the Principal Use is located. Off-Site Parking is allowed provided it meets the following standards.

1. A maximum of 50 percent of the Required Parking spaces may be located off-site, with the exception of Passive Recreation Area uses (as determined by the Zoning and Planning Department Director) for which all Required Parking may be located Off-Site. Required Parking spaces reserved for Persons with disabilities shall comply with the regulations under the Americans with Disabilities Act (ADA).
2. Off-site parking must be located within 600 feet from the primary entrance of the use served, with the exception of Passive Recreation Area uses (as determined by the Zoning and Planning Department Director) which must be located within 1,000 feet, unless shuttle bus service is provided to a remote parking area. Off-site parking spaces may not be separated from the use that it serves by Street Rights-of-Way with a width of 80 feet or more, unless a grade-separated pedestrian walkway, traffic control, or shuttle bus service is provided to the remote parking area.
3. Off-site parking areas serving uses located in non-residential Zoning Districts must be located in such non-residential Zoning Districts. Off-site parking areas serving uses located in residential or agricultural Zoning Districts may be located in any Zoning District.
4. In the event that an Off-Site Parking area is utilized, a written, recorded agreement is required. An attested copy of such agreement between the owners of record must be submitted to the Zoning and Planning Director for review and approval. Recording of the agreement with the Register of Deeds must take place before issuance of a Zoning Permit, Building Permit, or Certificate of Occupancy for any use to be served by the Off-Site Parking area. An Off-Site Parking agreement may be revoked only if all required off-street parking spaces will be provided in accordance with this Article.

If any of the above standards cannot be met, a Special Exception approval pursuant to Art. 3.6, *Special Exceptions,* shall be required.

(Ord. No. 2317, 10/29/2024)

Effective on: 10/29/2024, as amended

Sec. 9.3.6 Accessible Parking

All parking shall comply with the requirements of the Americans with Disabilities Act (ADA) including, but not limited to, the requirements for ADA reserved parking signs and ADA parking markings. A portion of the total number of required off-street parking spaces in each off-street parking area shall be specifically designated, located, and reserved for use by persons with physical disabilities.

A. **Number of Spaces.** The minimum number of accessible spaces to be provided shall be a portion of the total number of off- street parking spaces required, as shown in Table 9.3.6, *Accessible Parking Schedule.* Parking spaces reserved for persons with disabilities shall be counted toward fulfilling off-street parking standards.

Table 9.3.6
Accessible Parking Schedule

Total Parking Spaces Provided	Minimum Number of:		
	Accessible Spaces	Van-Accessible Spaces	Car-Accessible Spaces
1—25	1	1	0
26—50	2	1	1
51—75	3	1	2
76—100	4	1	3
101—150	5	1	4
151—200	6	1	5
201—300	7	1	6
301—400	8	1	7
401—500	9	2	7
501—1,000	2% of total spaces	1 out of every 8 accessible spaces	7 out of every 8 accessible spaces
Over 1,000	20 + 1 per each 100 spaces over 1,000		

B. **Minimum Dimensions.** All parking spaces reserved for persons with disabilities shall comply with the regulations under the Americans with Disabilities Act (ADA).

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

Sec. 9.3.7 Design

A. **Parking Lot Design.** Dead-end Parking Lot layouts that cause or contribute to poor vehicular circulation are prohibited unless determined by the Zoning and Planning Director that all other site configurations and options to comply with the required number of parking spaces have been exhausted.

B. **Dimensional Standards.** Drive aisle widths and parking space dimensions shall comply with the standards in Table 9.3.7, *Aisle Width and Parking Space Dimensions.*

C. Compact Spaces.

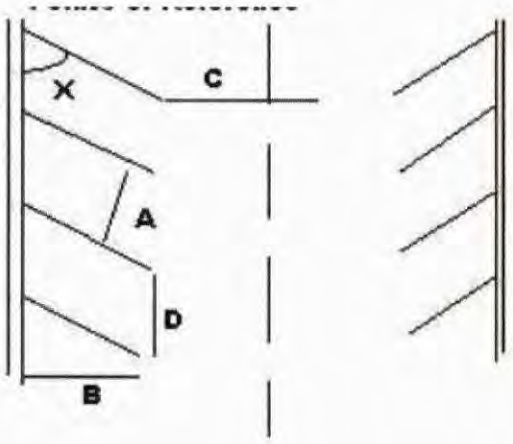
1. Up to 30 percent of parking spaces may be designed for use by cars smaller than full-size cars.
2. Compact spaces must be located in continuous areas and may not be interspersed with spaces designed for full-size cars.
3. Compact spaces must be clearly designed by Pavement marking and labeled as "Compact Cars Only."
4. Stall dimensions for compact spaces are reduced to 7'-6" X 15.
5. Compact spaces cannot be used as required ADA parking spaces.
6. Compact spaces may not be used as required Electric Charging Stations.

Table 9.3.7-1
Aisle Width and Parking Space Dimensions

X°	Stall Width (A)	Stall Depth (B)	Aisle Width (C)	Skew Width (D)
60°	9' 0"	17' 0"	17' 0"	10' 5"
	--	--	*One Way	--
45°	9' 0"	19' 1"	11'0"	12'9"
	--	--	*One Way	--
30°	9'0"	16' 10"	9' 0"	18' 0"
	--	--	*One Way	--
0°	9' 0"	23' 0"	12' 0"	--
	--	--	*One Way	--
90°	9' 0"	18' 0"	23' to 27'	--
	--	--	*Two Way	--

Note: Two-way drive aisles in parking areas shall always require a minimum width of 23 feet.

Figure 9.3.7
Design Illustration



C. **Landscaping.** See Article 9.4, *Landscaping, Screening, and Buffering*.

D. Markings and Surface Treatment.

1. ADA reserved parking signs and ADA parking markings shall be in compliance with the Americans with Disabilities Act.
2. Each parking space must be identified by surface markings at least four inches in width, which must be visible at all times. Such markings shall be arranged to provide for orderly and safe loading, unloading, parking, maneuvering, queuing, and storage of vehicles.
   a. No more than 70 percent of all developable land within Parcels may be impervious, unless approved by the Zoning and Planning Director.
   b. 30 percent of parking spaces must have a pervious surface.
3. One-way and two-way ingress and egress driveways shall be marked by directional arrows.
4. *Unpaved Parking Areas.*
   a. All parking spaces must have a minimum four-inch Curb stop to delineate the location of each space and to prevent Encroachment onto adjoining properties, Rights-of-Way, or landscaped or pervious areas.
   b. All Parking Lots must have an all-weather surface, such as gravel, slag, or another approved pervious surface, excluding asphalt shingles. Ingress and egress drives serving unpaved Parking Lots accessed from a Paved Street must be Paved from the edge of the Street Pavement for a minimum distance of 20 feet into the Subject Property.
   c. For surfaces that cannot be marked with directional arrows, directional signage is required to mark one-way ingress and egress driveways.

E. Access.

1. Required Parking spaces shall not have direct access to a Street or highway, nor may they be configured in a way that requires backing into or otherwise re-entering a Street or highway. Access to Required Parking spaces shall be provided by on-site ingress and egress drive. Access drives shall be a minimum of 20 feet wide and have an all-weather surface.

2. Curb Cuts for ingress and egress drives may not be wider than 30 feet; however, ingress and egress that is separated by a median may be expanded to a maximum width of 60 feet, provided medians shall be a minimum of five feet width and fifteen feet in length. Where not specifically prohibited by the agency responsible for the maintenance of the intersecting Right-of-Way, a planted median shall be required.
3. Curb cuts for ingress and egress drives are allowed in accordance with Table 9.3.7-2, *Number of Ingress/Egress Drives*:

Table 9.3.7-2
Number of Ingress/Egress Drives

LENGTH OF PROPERTY FRONTAGE	MAXIMUM NUMBER OF DRIVES
250 feet or less	1[1]
251 feet to 1,500 feet	2
1,500 feet or more	3

Table 9.3.7-2
Number of Ingress/Egress Drives

LENGTH OF PROPERTY FRONTAGE	MAXIMUM NUMBER OF DRIVES

Table Notes:
1. On frontages of 250 feet or less, a pair of one-way drive may be substituted only if the agency responsible for the maintenance of the intersecting Right-of-Way determines the design feasible.

4. Ingress and egress drives shall be located at least 100 feet from the edge of Right-of-Way of any Street intersection. If the subject Lot has less than 100 feet of Frontage and is not within a common Development with other points of access, the Zoning and Planning Director may alter this requirement by the minimum necessary to provide reasonable access. Ingress or egress drives other than those designated as entrance or exit drives are prohibited.
5. Access to Dwelling Units shall comply with the International Fire Code, as adopted by County Council.
6. A pair of one-way drives must be separated by at least 100 feet and must comply with the vision clearance requirements contained in Art. 9.7, *Vision Clearance*.
7. Stop signs and stop bars shall be installed as required by the Director of the Zoning and Planning Department and Director of the Public Works Department.
8. Safety Services may be allowed additional curb cuts up to 60 feet in width and without a median, as approved by the Zoning and Planning Director and the agency responsible for the maintenance of the intersecting Right-of-Way, to provide for ingress and egress of emergency vehicles from their staging area.
9. For properties within the Urban/Suburban Area, the Directors of the Zoning and Planning and Public Works Departments may require Rights-of-Way that provide access to be paved in compliance with Appendix A of this Ordinance.

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

Sec. 9.3.8 Use and Maintenance

A. **Use.**
1. Off-street parking areas shall be used solely for parking licensed, Motor Vehicles in operating condition.
2. Spaces may not be used for the display of goods for sale or lease, Motor Vehicle repair or service work of any kind, display of signs, or for long-term storage of vehicles, boats, motor homes, campers, Manufactured Housing Units, or Building materials.

B. Off-street driveways, parking surfaces, drive aisles, and traffic control devices shall be kept in good condition and parking space lines and Pavement markings shall be kept clearly visible at all times.

Sec. 9.3.9 Vehicle Stacking

A. **Minimum Number of Spaces.** Off-street stacking spaces shall be provided as shown in Table 9.3.9, *Vehicle Stacking Requirements.*

Table 9.3.9,
Vehicle Stacking Requirements

Activity Type	Minimum Spaces	Measured From
Bank teller lane	3	Teller Window
Automated teller machine	2	ATM
Restaurant drive-through	5	Order Box

Restaurant drive-through	4	Order Box to Pick-Up Window
Restaurant, drive-through	4	Pick-Up Window, if no Order Box exists
Car wash stall, automatic	4	Entrance
Car wash stall, self-service	3	Entrance
Dry Clean Service	3	Pick up Window
Gasoline pump island	2	Pump Island
Vehicle Repair or Service	2	Service Bay/Space
Other	Determined by Zoning and Planning Director	

B. **Design and Layout.** Required stacking spaces are subject to the following design and layout standards:

1. Spaces must be a minimum of nine feet by 18 feet.
2. Spaces may not impede on- or off-site traffic movements or maneuvering into or out of parking spaces.
3. Spaces must be separated from other internal driveways by directional markings for traffic movement and safety.
4. The Zoning and Planning Director may require pick-up and drop-off loop drives with sufficient vehicle stacking lanes to prevent vehicle backups into internal travel lanes and Parking Lots for school, adult and child day care facility, public assembly, and conference facility uses.
5. Stacking lanes shall be designed with an abutting 12-foot-wide bypass lane.

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

Sec. 9.3.10 Off-Street Loading

A. **Spaces Required.** For every retail sales, service, wholesaling, warehousing, or manufacturing establishment and each bus or truck terminal, there shall be provided sufficient space to accommodate the maximum number of trucks that will be loading, unloading, or standing at any one time.

B. **Size of Space.** Each off-street loading space shall be of a size commensurate with the Buildings to be accommodated. In no case shall required off-street loading spaces encroach upon off-street parking spaces required under this Article.

C. **Location.** All required off-street loading spaces shall be located on the same Lot as the Building which they are intended to serve.

D. **Ingress and Egress.** Off-street loading drives shall be located at least 25 feet from any Street intersection.

E. **Loading Spaces Adjacent to Sidewalks.** Where a loading space is adjacent to a public sidewalk or other public pedestrian way, it shall be so located, arranged, and improved with Curbs or other barriers as to provide adequate protection for pedestrians.

F. **Maneuvering Areas.** All off-street loading spaces shall be provided with adequate off-street maneuvering areas.

G. **Buffering and Screening.** The Orange Hill Architectural Review Board shall determine the landscaping, screening, and buffering, if any, of Aall off-street loading spaces. ~~shall be landscaped, screened, and buffered in compliance with Article 9.4, *Landscaping, Screening, and Buffering*.~~

Sec. 9.3.11 Pedestrian Ways

A. **Where Required.** Pedestrian ways within the Orange Hill Planned Development District shall be in accordance with Section 17(E) of the Orange Hill Development Agreement ~~shall:~~.

~~1. Be provided in all non-residential Development and Major Subdivisions within the Urban and Suburban Areas of the County; and~~

~~2. Link surrounding Roadways with Building entrances and between the proposed Development and uses on adjoining Lots.~~

~~*B.* **Placement.** Pedestrian ways within public Rights-of-Way shall conform to the construction details for sidewalks contained in Appendix A, *Charleston County Road and Drainage Construction Standards*.~~

~~*C.* Pervious and low-impact surfaces are encouraged. Alternative-surface walkways may be used when deemed appropriate to surrounding development characteristics by the Zoning and Planning Director. All pedestrian ways must comply with ADA requirements.~~

Sec. 9.3.12 Shared Access

Parcels involved in shared access agreements shall be allowed an increase in Impervious Surface or Building Coverage, as applicable, as shown below, subject to approval by the Zoning and Planning Director, unless otherwise stated in this Ordinance:

A. Duplex, Single-Family Attached, Triplex, Quadplex, and Multi-Family Development are allowed a maximum Impervious Surface Coverage of 60 percent of the Lot, or as allowed by the current edition of the Charleston County Stormwater Manual;

B. Single-Family Detached Dwelling Units on Parcels less than 30,000 square feet in size are allowed a maximum Impervious Surface Coverage of up to 50 percent of the Lot, or as allowed by the current edition of the Charleston County Stormwater Manual; and

C. Single-Family Detached Dwelling Units on Parcel 30,000 square feet and larger are allowed a maximum Building Coverage of 40

percent of Lot.

Sec. 9.3.13 Bicycle Parking

1. In the Urban/Suburban Area, one bicycle parking space shall be required per every 10 off-street Required Parking spaces, rounding bicycle parking spaces up when the number is not a of multiple of 10. (six automobile parking spots required = one bicycle parking space; 12 automobile parking spots required = two bicycle parking spaces).
2. Required bicycle parking must meet the following standards:
   a. Bicycle parking must be:
      1. Outside a Building and within 50 feet of the main entrance to the Building as measured along the most direct pedestrian access route, or no further from the Building's main entrance than the closest automobile parking space, whichever is closer;
      2. At the same Grade as the sidewalk or at a location that can be reached by an accessible route; and
      3. If required bicycle parking is not visible from the Street or main Building entrance, a Sign must be posted at the main Building entrance or in a highly visible and used location indicating the location of the parking.
   b. Bicycle parking must meet the following standards:
      1. Where required bicycle parking is provided in lockers, the lockers must be securely anchored.
      2. Required bicycle parking may be provided in floor, wall, or ceiling racks. Where required bicycle parking is provided in racks, the racks must meet the following standards:
         a. The bicycle frame and one wheel can be locked to the rack with
         b. a high security, U-shaped shackle lock if both wheels are left on the bicycle;
         c. A space 2 feet by 6 feet must be provided for each required bicycle parking space, so that a bicycle six feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components;
         d. The rack must be securely anchored and coated in a material that will not damage the bicycle;
         e. Each required bicycle parking space must be accessible without moving another bicycle; and
         f. There must be an aisle at least five feet wide in front and behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the Right-of-Way.

Effective on: 12/21/2023, as amended

ARTICLE 9.4 LANDSCAPING, SCREENING, AND BUFFERS

Sec. 9.4.1 Applicability

~~Unless expressly exempted, t~~The landscaping, screening and buffering standards for the Orange Hill Planned Development District shall be determined by the Orange Hill Architectural Review Board except for the scenic road right-of-way buffers and the perimeter buffers required under Section 11(M) of the Orange Hill Development Agreement and Exhibit 11.1 thereto. ~~of this Article shall apply to all new Development with the exception of Single-Family Detached Dwelling Units, Manufactured Housing Units not located in Manufactured Housing Parks, and all new major Roadways that serve Residential Major Subdivisions. Minor Subdivisions may be required to provide landscaping, screening or buffering on major Roadways when the Zoning and Planning Director determines that such landscaping, screening or buffering is necessary to ensure that the purposes of this Ordinance are met. When modifications or Additions are being made to an existing Building or site, the standards of this Article shall apply to those portions of the subject Parcel that are directly affected by the proposed improvements, as determined by the Zoning and Planning Director, provided that when modifications or Additions are proposed that would increase the number of parking spaces, the area of vehicular use areas, or gross Floor Area of buildings by more than 25 percent (above existing), the entire Parcel shall be brought into compliance with all applicable standards of this Article. Before calculating the percentage of area for redevelopment and improvement, any proposed demolition of Structures and parking is subtracted from the existing gross Floor Area of Buildings and number of parking spaces.~~

Sec. 9.4.2 Exhibits

Drawings included as exhibits at the end of this Chapter are meant to complement the language of the Ordinance. In the event of a conflict with the text of the Ordinance, the text shall apply.

Sec. 9.4.3 Parking, Loading, and Vehicular Use Area Landscaping

A. Parking, Loading and Vehicular Use Area Perimeters.

1. ~~*Required.* Unless otherwise expressly stated, p~~Perimeter landscaping, if any, for the outer perimeter of all off-street surface parking, loading, and vehicular use areas, if any, shall be determined by the Orange Hill Architectural Review Board as authorized under Section 11(N) of the Orange Hill Development Agreement ~~shall be required around the outer perimeter of all off-street surface parking, loading, and vehicular use areas~~.

~~2. *Exemptions.*~~

~~a. Parking areas for the exclusive use of Single-Family Detached Dwelling Units or agricultural uses where there are no on-site customers and less than 10 employees are exempt from these requirements.~~

~~b. Any off-street parking, loading, or vehicular use area that is or will be entirely screened from view by an intervening Building or Structure or by a buffer on the Subject Property provided to satisfy the standards of this Article are exempt from the perimeter landscaping requirements.~~

~~3. *Standards.*~~

~~a. A perimeter landscape area at least eight feet in depth shall be provided at the perimeter of all off-street parking, loading, and vehicular use areas, except where permitted driveway openings are to be provided. Where drainage or other utility Easements exist along property lines, the perimeter landscape area shall be located adjacent to the Easement. No buffer plantings will be allowed within any Easement of record, without written approval of the Easement holder.~~

~~b. Required perimeter landscape areas shall be planted as follows:~~

~~1. One Canopy Tree shall be provided for each 50 linear feet along the perimeter of all parking, loading, or vehicular use areas. These Trees may be used to satisfy the interior Parking Lot landscaping requirements outlined below.~~

~~2. A combination of a hedge with Trees, Shrubs, ornamental grasses, or an approved Fence, Wall, or earthen Berm shall be used to form a continuous landscape screen of at least three feet in height (at maturity) within the perimeter landscape area;~~

~~3. All portions of the perimeter landscape area not planted with Shrubs or Trees or covered by a Wall or Fence barrier shall be planted in grass or wood-based mulch and inorganic Ground Cover, including rock and wood chips; and~~

~~4. Parked vehicles may overhang a landscaped area provided curbing or wheel stops are installed to prevent damage to any plants within the required perimeter landscape area. Landscaping, Walls, Fences, or earth Berms will be so located as to prevent their damage and/or destruction by overhanging vehicles~~.

~~B.~~ **Interior Areas.** The Orange Hill Architectural Review Board shall determine ~~following~~ interior Parking Lot landscaping requirements, if any, that apply to any~~ll~~ Parking Lots in the Orange Hill Planned Development District as authorized under Section 11(N) of the Orange Hill Development Agreement. ~~except those exclusively serving single-family residential or agricultural uses.~~

~~1. Each single- or double-loaded Parking Lot bay must terminate with a Tree island. A minimum of one landscape island shall be provided and evenly disbursed for maximum canopy coverage for each 10 parking spaces within an off-street parking area. Required landscape islands shall have a minimum of 162 square feet (minimum nine feet x 18 feet) or 324 square feet (minimum 9 feet x 36 feet).~~

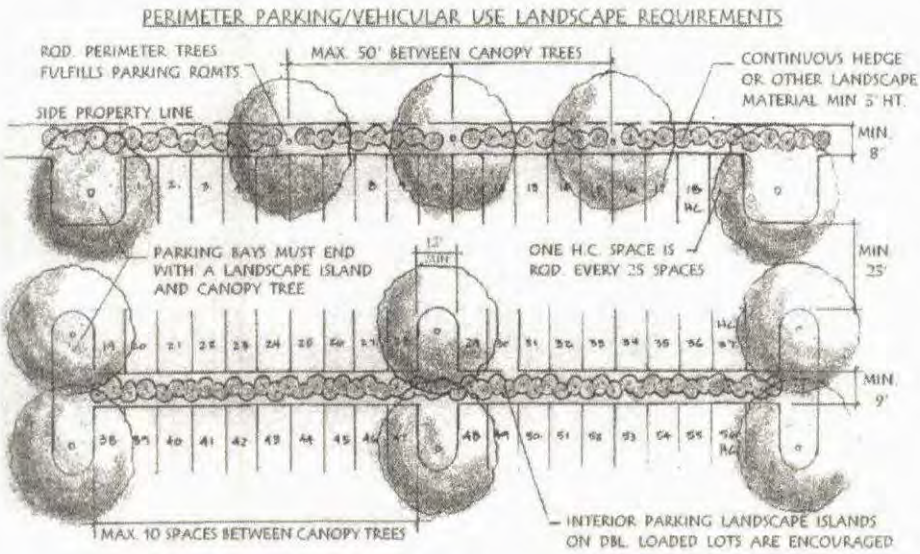
~~2. Each required landscaping island shall contain at least one Canopy Tree per each 162 square feet. Canopy Trees in these islands must be planted in line with the parking stripes (between vehicles) and may be used to satisfy the Parking Lot Tree requirements, subject to all Parking Lot bays terminating with a Tree island. (See Figure 9.4.3, *Parking Lot Landscape Requirements*)~~

~~3. All Parking Lot islands shall be landscaped with a combination of mulch and/or Ground Cover. Pavers, Pavement, and similar hard-surfacing shall not be permitted within a Parking Lot island.~~

~~4. Curbs, wheel stops, or other protective barriers shall be installed around all required landscape islands, as approved by the Zoning and Planning Director. Protective barriers, such as Curbs, wheel stops or other edging material, must complement on-site drainage patterns. This may require utilizing Curb Cuts, open Fencing, and appropriate placement of Berms.~~

~~5. Landscaping provided to meet the standards of Sec. 9.4.4, *Landscape Buffers*, shall not satisfy the interior Parking Lot landscaping requirements. Canopy Trees planted to meet the Landscape Buffer requirements may be counted toward the interior Parking Lot landscaping requirements provided the buffer is immediately adjacent to the Parking Lot perimeter~~.

~~**Figure 9.4.3,**~~
~~**Parking Lot Landscape Requirements**~~



Sec. 9.4.4 Landscape Buffers

A. **Right-of-Way Buffers.**

1. *Applicability.* Right-of-Way buffers shall be required adjacent to Bohicket Road and River Road pursuant to the requirements of the Orange Hill Development Agreement and Plan. ~~road Rights-of-Way and ingress/egress Easements for all uses except for agricultural and Residential Uses existing on or prior to November 20, 2001. Minor Subdivisions may not have to comply with the requirements of this Section if the Zoning and Planning Director determines that compliance is not necessary to satisfy the purposes of this Ordinance.~~

~~2. *Buffer Types by Roadway.* Landscape Buffers are required along Roadways in accordance with Table 9.4.4-1, *Buffer Types by Roadway*. Streets, Rights-of-Way, and ingress/egress Easements not indicated in this table shall comply with the Type B buffer requirements.~~

~~3.~~2. *Development within Buffer Areas.*

a. No Development, storage, or display may occur within required buffer areas except for sidewalks and permitted drives and Signs;

b. All buffer areas shall accommodate the required Plant materials;

c. Drainage swales and stormwater Detention ponds may be placed in the buffer only when Protected Trees and Grand Trees are not endangered and when they meander through the buffer in a natural manner; and

d. Stormwater ponds and swales may not occupy more than 25 percent of the buffer depth.

Table 9.4.4-1, Buffer Types by Roadway			
Abbapoola Road	G	Main Road (Limehouse Bridge to Maybank Hwy.)	I
Ashley Hall Road	B	Main Road Corridor Overlay Zoning District	[3]
Hwy. 61/Ashley River Road (Saint Andrews Boulevard to Sam Rittenberg Boulevard)	B	Main Road (Bees Ferry Road to Limehouse Bridge)	G
Hwy. 61/Ashley River Road (Mark Clark Expressway to Church Creek)	E	Manse Road	G
Hwy. 61/Ashley River Road (Church Creek to Muirfield Parkway/MacLaura Hall Ave.) [1]	I	Mark Clark Expressway	I
Hwy. 61/Ashley River Road (Muirfield Parkway/ MacLaura Hall Avenue intersection to Charleston County Line) [1]	J	Mary Ann Point Road	E
Bears Bluff Road	I	Mathis Ferry Road [1]	G

Bees Ferry Road	G	Maybank Highway Corridor Overlay Zoning District [Johns Island]	[2]
Belvedere Road	G	Maybank Highway Corridor Overlay Zoning District [James Island]	[4]
Betsy Kerrison Parkway [1]	I	Maybank Highway (Main Road to Rockville)	I
Bohicket Road [1]	I	Meeting Street	B
Botany Bay Road [1]	I	Murraywood Road	G
Brownswood Road	G	Old Georgetown Road	G
Cane Slash Road	G	Liberia Road	G
Chisolm Road	G	Old Georgetown Road in the "Loop" area (designated on the Mount Pleasant Overlay map)	B
Chuck Dawley Boulevard	B	Old Jacksonboro Road	G
Coleman Boulevard	B	Old Pond Road	G
Doar Road	G	Old Towne Road	B
Dorchester Road	A	Orange Grove Road	B
Eddingsville Beach Road	G	Orleans Road	B
Edenvale Road	G	Parkers Ferry Road	G
Fort Johnson Road [1]	E	Patton Avenue/Fickling Hill Road	G
Hamlin Road	E	Peters Point Road	G
Harborview Road	B	Pine Landing Road	G
Highway 162	G	Plow Ground Road	G
Highway 165	G	Raccoon Island Road	G
Highway 17 (Hwy. 41 to County Line)	I	Rifle Range Road	E
Highway 17 (east of Isle of Palms Connector to Hwy. 41, not including Old Georgetown Hwy "Loop" Area)	G	River Road [1]	I
Highway 17 in the Old Georgetown Road "Loop" area (as designated on the Mount Pleasant Overlay map)	B	Riverland Drive [1]	G
Highway 17 (west of Isle of Palms Connector including bypass)	B	Rivers Avenue	B
Highway 174 (Highway 164 to Edisto Beach) [1]	I	Rutledge Road	G
Highway 174 (Highway 17 to Highway 164)	E	Saint Andrews Boulevard	B
Highway 41	G	Savannah Highway [Bees Ferry Rd. to County Line] otherwise C	E
Highway 45	G	Seewee Road	G
Humbert Road	E	South Santee Road	G
Hyde Park Road	G	Steamboat Landing Road (Jenkins Hill to Steamboat Creek)	G
James Island Bridge/Highway 61 Connector	C	Tibwin Road	G
James Island Expressway	G	Toogoodoo Road	G
Liberia Road	G	Venning Road	E
Long Point Road (SPA Wando Terminal to I-526)	B	Wappoo Road	B

Long Point Road (Outside of MP-O District) [1]	G	Wescott Road	G
Magwood Road	E	Willtown Road	G

[1] Denotes Scenic Road designation that shall require protection under the provisions of this Ordinance of all Trees 6 inches or greater in Diameter Breast Height (DBH) which are located within Rights-of-Way.
[2] Buffer type as described in the Johns Island Maybank Highway Corridor Overlay Zoning District.
[3] Buffer type as described in the Main Road Corridor Overlay District.
[4] Buffer type as described in the James Island Maybank Highway Corridor Overlay Zoning District.

~~4.~~3. *Buffer Depth and Planting Standards.* (See Table 9.4.4-3)

~~5.~~4. The Zoning and Planning Director is authorized to reduce the depth of a required Right-of-Way buffer as follows:

a. A required Right-of-Way buffer not within an Overlay Zoning District may be reduced by up to one-third its depth when the following circumstance exist:

1. The Parcel is located on a Corner Lot with required Right-of-Way buffers of 35 feet or more; or
2. The area of all the required buffers, including land use buffers and Tree protection areas, exceeds 30 percent of the site.

b. A required Right-of-Way buffer of 35 feet or less located within the Urban/Suburban Area defined by the Urban Growth Boundary (UGB) and not within an Overlay Zoning District may be reduced as follows:

1. When no parking or vehicular use area is located between the building and the Right-of-Way, the required buffer may be reduced to no less than eight feet (Type A land use buffer) provided the site layout and building elevations meet all applicable sections of Article 9.5, *Architectural and Landscape Design Standards*.
2. When no more than 10 parking spaces are located between the Building and the Right-of-Way the required buffer may be reduced to no less than 15 feet (Type B buffer) provided the site layout and Building elevations meet all applicable sections of Article 9.5, *Architectural and Landscape Design Standards*.
3. Buffers required on Parcels that are part of redevelopment that preserves existing Structures may be reduced up to a depth no less than 10 feet (Type A land use buffer) in order to meet the parking and Tree preservation requirements of this Ordinance.
4. Buffers are not required along newly created internal Rights-of-Way and ingress/egress Easements on Parcels containing exclusively Duplex, Triplex, Fourplex, or Single Family Attached Dwellings.

c. The Zoning and Planning Director may require additional site improvements., including but not limited to, enhanced Building architecture and materials and/or increased plant material sizes and density when a buffer reduction is granted.

D. **Land Use Buffers.**

1. *Applicability.* Land use buffers in the Orange Hill Development District shall be determined by the Orange Hill Architectural Review Board in accordance with Section 11(M) of the Orange Hill Development Agreement. ~~provided in accordance with the standards of this Section. In the case of conflict between the land use buffer requirements of this section and those contained in CHAPTER 6, *Use Regulations*, of this Ordinance, the land use buffer requirements contained in CHAPTER 6, *Use Regulations*, shall govern.~~

~~2. Single-Family Detached Dwelling Units on individual Lots are exempt from the land use buffer requirements of this Section.~~

~~3. The Zoning and Planning Director is authorized to modify or waive the buffer or landscape planting requirements and may require that additional plant material be added within remaining buffers or elsewhere on the site, as described below:~~

~~a. When buffers will not serve any useful purpose due to the location of the following as determined by the Zoning and Planning Director: fences, walls, berms, or landscaping of at least equivalent height, opacity, and maintenance; uses; vehicles; buildings; structures; or storage; parking; loading; display or service areas; or~~

~~b. The Zoning and Planning Director is authorized to allow a one-third reduction of required buffers, if all required buffers would exceed 25 percent of the site proposed for Development.~~

~~4. *Determination of Required Buffers.* The following procedure shall be used in determining which of the buffer types in Table 9.4.4-2, *Land Use Buffers*, apply:~~

~~a. Determine the type of proposed use for the site being developed. (Column 1);~~

~~b. Determine the residential use type (if residential) or the Zoning District that exists on the adjacent Parcel. This is the "Adjacent Site's Use or Zoning";~~

~~c. At the intersection of the proposed use and the use or zoning of the adjacent site, identify the land use buffer type (A, B, C, D, E, or F) required along the developing site's boundary(ies); and~~

~~d. Lastly, refer to Table 9.4.4-3, *Buffer Depth and Landscaping Standards*, for the applicable buffer type.~~

5. *Land Use Buffer Table.* Land use buffers are required along Side and Rear Yards in accordance with the requirements of the following table:

Table 9.4.4-2, Land Use Buffers

Proposed Use	Use or Zoning of Adjacent Site								
	Residential Type			Civic/Institutional	Commercial Type		Industrial Type		Agricultural
	1	2	3		1	2	1	2	
Agricultural	B	B	B	-	-	-	-	-	-
Residential Type 1	-	-	-	-	-	-	-	-	-
Residential Type 2	A	-	A	B	B	C	E	F	B
Residential Type 3	B	A	-	A	B	C	E	F	B
Civic/Institutional	B	B	A	-	B	C	D	E	B
Commercial Type 1	B	B	B	A	-	C	D	E	B
Commercial Type 2	D	D	C	D	-	-	D	D	D
Industrial Type 1	H	H	H	F	E	B	-	A	G
Industrial Type 2	J	J	J	J	G	B	A	-	I

General Notes:

Residential Use Types:

Type 1 = Single family Detached and undevelopeundevelopable d Residential Lots; Type 2 = Duplex and Single family Attached; Type 3 = Triplexes, Fourplexes, and Multi-Family and all other residential use types, including Manufactured Housing Parks

Commercial Use Types:

Type 1 = Any commercial use allowed by right in an RO, GO, or NC district and undeveloped Commercial Lots; Type 2 = all other commercial uses

Industrial Use Types:

Type 1 = Any industrial or commercial use that is first allowed in an industrial (IN) Zoning District and undeveloped Industrial Lots; Type 2 = Waste Related uses and Recycling Centers.

6.2. *Buffer Depth and Landscaping Standards.*

Table 9.4.4-3, Buffer Depth and Landscaping Standards

Standard	Buffer Type									
	A	B	C	D	E	F	G	H	I	J
MINIMUM BUFFER DEPTH (feet from property line) [1]	10	15	20	25	35	40	50	60	75	100
MINIMUM LAND USE BUFFER LANDSCAPING (Plants per 100 linear feet) [2] [3]										
Canopy Trees [4]	2	2	2	3	4	5	6	7	9	12
Understory Trees (at least 50 percent evergreen)	3	3	4	4	6	7	9	10	12	15
Shrubs	20	25	30	35	40	45	50	55	60	75

TABLE NOTES:

1. Buffers may be traversed by permitted driveways and pedestrian ways.

2. The retention of natural buffers is required along all road or street Rights-of-Way of Buffer Type C designation or greater. The Zoning and Planning Director is authorized to waive or modify the minimum buffer planting requirements when an undisturbed natural buffer exists that is the same depth and amount of plant material as that which is required.

3. Bradford Pears cannot be used to fulfill any of the Tree requirements of this Ordinance. Any exotic species proposed by a designer are subject to approval by the Zoning and Planning Director.

4. Palmetto Trees may be substituted to fulfill the Canopy Tree requirements. These Trees are to be planted at a ratio of three Palmetto Trees for each Canopy Tree and are to be planted in groupings of three.

GENERAL NOTES:

1. The Zoning and Planning Director shall be authorized to require the installation of Berms within required buffers where deemed necessary to protect the visual quality of a road corridor or ensure land use compatibility.

All Trees with a Diameter Breast Height (DBH) of eight inches or greater within buffers shall be preserved.

C. **General.**

1. *Location of Buffers.* Buffers shall be located along the perimeter of a Lot or Parcel and shall extend to the boundary of the Lot or Parcel. They shall not be located on any portion of public Right-of-Way. Where drainage or other utility Easements exist along property lines, required Landscape Buffers shall be located adjacent to the Easement and may be reduced in width by the width of the Easement, but in no case shall the buffer width be less

~~than 10 feet and shall be located adjacent to the Easement. Required buffers shall be noted on all Plats, plans and permit requests submitted for review and approval under this Ordinance.~~

~~2. *Plant Material within Buffers.* Plant material shall be selected and spaced properly to allow the Plants to thrive considering site specific conditions. Plant materials located adjacent to public Drainage Easements and Right-of-Ways shall be selected and placed so as not to impede access or maintenance, including low-lying lateral branches. Additionally, plant material within required buffers that contain Utility Easements shall be selected and located to minimize pruning for future maintenance and clearance of such Utilities. All selections are subject to the review and approval of the Zoning and Planning Director and may also require modifications (substitutions and relocation) of plant materials on proposed landscape plans when necessary to assure access and ease of maintenance to any Easements or Rights-of-Way and to preserve the public health, safety, and welfare.~~

~~3. *Use of Buffers.* The Zoning and Planning Director is authorized to allow On-Premises Signs, Fences, Walls, Berms, mailboxes, access to community Boat Ramps, permitted driveways, and sidewalks within required buffers. Other improvements may be allowed within buffers if the Zoning and Planning Director determines that such improvements will not detract from the intended purpose and function of the buffer or have any adverse effect on adjacent property.~~

(Ord. No. 2239, 12/06/2022)

Effective on: 2/13/2023, as amended

Sec. 9.4.5 Landscape Plans

Landscape and planting plans submitted to meet the requirements of this Article shall be drawn to the same scale as the Site Plan. Trees and Shrubs shall be depicted at maturity. Landscape plans shall be prepared by a licensed, registered Landscape Architect whenever the area of land disturbance or Development activity exceeds one acre or when the total area of proposed Building footprint exceeds 5,000 square feet. For all other projects, use of a licensed registered Landscape Architect or Landscape Designer familiar with the growth habits and characteristics of plant material available in the Charleston area is recommended.

Sec. 9.4.6 Landscape Material Standards

The provisions of this Section shall only apply to the required scenic road right-of-way buffers (Type I) and the required perimeter buffers (Types A and D). The Orange Hill Architectural Review Board shall determine the landscaping material standards for all other buffers.

A. Plant Materials.

1. *Existing Plant Materials.* Utilization of vegetation and Plant materials that exist on a Parcel prior to its Development may be used to satisfy the landscaping standards, provided they meet the size and locational requirements of this Article, is strongly encouraged.
2. *Size.* Unless otherwise expressly stated, all Plant materials used to satisfy the requirements of this Ordinance shall meet the following minimum size standards:

Table 9.4.6, Plant Material Size	
PLANT TYPE	**MINIMUM SIZE**
Canopy Tree	2 1/2 inches caliper and 12 feet in height
Understory/Ornamental Tree	Eight feet (height)
Evergreen/Conifer Tree	Five feet (height)
Shrubs	Three gallon and 18 inches to 24 inches in height or spread
TABLE NOTE: At least 50 percent of the required Understory Trees shall be evergreens. Any Plant material that grows to an ultimate height of less than 18 inches shall be considered Ground Cover and shall not be used to fulfill any of the Shrub requirements of this Ordinance.	

3. *Species.* Species of Plant material used to satisfy the requirements of this Article shall be indigenous to the Charleston County area or cultivated to survive in this climate. However, the use of indigenous Plants is preferred. No single Plant species shall represent more than 40 percent of the total landscape plantings per plant type, except for projects whose landscape requirements for Canopy Trees are less than 10 Trees.
4. All Plants installed to satisfy the requirements of this Section shall meet or exceed the Plant quality standards of the most recent edition of American Standard for Nursery Stock, published by the American Association of Nurserymen. Plants shall be nursery-grown and either balled-and-burlapped or container-grown.
5. *Additional Landscape Treatment.* All required landscape and buffer areas, including drainageways and detention/ retention ponds, not dedicated to Trees, Shrubs or preservation of existing vegetation shall be landscaped with grass, Ground Cover, or another landscape treatment, excluding sand, rock, Pavement, or other impervious surfaces. All grass areas are to be installed using proper and accepted landscape methods to assure germination and erosion control.

~~**B. Berms and Landscape Structures.**~~

~~1. *Fences and Walls.* Fences and Walls used as screens shall be at least 95 percent opaque, with a minimum height of six feet. Fences must provide an opening for surface water flow every 20 linear feet.~~

~~2. *Berms.* Earthen Berms shall have a minimum height of three feet, with a slope not to exceed 3:1, which may vary depending on the soil type and plant materials used. The toe of any Berm shall be located at least three feet from any Right-of-Way or property line.~~

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

Sec. 9.4.7 Installation, Maintenance, and Replacement

The following standards in this section apply only to the required scenic right-of-way buffers and the required perimeter buffers. The Orange Hill Architectural Review Board shall determine the installation, maintenance, and replacement of all other buffers.

A. **Installation.** All landscaping shall be installed according to American Association of Nurserymen Standards and sound nursery practices in a manner designed to encourage vigorous growth. Sites for Plant materials shall be prepared or improved in accordance with American Association of Nurserymen Standards for soil preparation and drainage. Subsurface drainage shall be provided where Berms, elevated planting areas, or other proper surface drainage do not exist.

B. **Irrigation.** The Zoning and Planning Director is authorized to require the installation of automatic irrigation (sprinkler) systems when deemed necessary to ensure plant survival and proper growth.

C. **Maintenance and Replacement.** Required Trees, Shrubs, Walls, Fences, and other landscape features shall be considered elements of the project in the same manner as parking, Building materials, etc. The landowner, or successors in interest, shall be jointly and independently responsible for the following:

1. Regular maintenance of all landscaping in good condition and in a way that presents a healthy, neat, and orderly appearance. All landscaping shall be maintained free from disease, pests, weeds and litter. This maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or other maintenance, as needed, and in accordance with acceptable horticultural practices, including American National Standards Institute (ANSI) standards for Tree Care Operations and American Association of Nurserymen Standards;
2. The repair or replacement of required landscape Structures (e.g., Fences) to a structurally sound condition;
3. The regular maintenance, repair, or replacement of any landscaping required by this Section and shown on the approved site plan; and
4. Continuous maintenance of the site as a whole. When replacement of Trees, Plant material, or other landscape features is required, such replacement shall be accomplished within the shorter of one growing season, one year, or such time-frame required by the Zoning and Planning Director.

ARTICLE 9.5 ARCHITECTURAL AND LANDSCAPE DESIGN STANDARDS (Orange Hill) (for Non-Residential Buildings)

Sec. 9.5.1 Purpose and Applicability

The purpose of these standards is to promote attractive, well-designed, and sustainable Development that is built to human scale and sensitive to the character of the Lowcountry; to promote and protect the appearance, character, and economic value of new Development; to encourage creativity in new Development (as opposed to homogeneity or "look-alike" projects); and to foster attractive streetscapes and pedestrian environments, while accommodating safe vehicular movement and access.

These standards shall apply to all Developments that are subject to Site Plan Review pursuant to Art. 3.7 of this Ordinance. However, they shall not apply to the non-residential buildings, equipment and facilities in the utility, maintenance, and service areas, provided that they have an opaque screen or other screening elements approved in writing by the Zoning and Planning Director.

Sec. 9.5.2 Architectural Design Guidelines

The intent of the Architectural Design Guidelines is to assure respect for the character, integrity, and quality of the built and natural environments of the county; it is not intended to stifle innovative architecture. The following criteria shall be used in evaluating applications:

A. General Design.

1. Single, large Building masses shall be avoided. ~~Structures with walls of more than 1,500 square feet incorporate fascias, canopies, arcades, Building Setbacks of three feet or more or other multidimensional design features to break up large wall surfaces on their Street-facing elevations. Wall surfaces shall be visually divided by such features into areas of 750 square feet or less. Properties in Industrial Zoning Districts shall be exempt from these standards, except for any Street-Facing Facade.~~ Large Building programs, such as the golf clubhouse, will be encouraged to be organized in a series of more modest related structures where possible to minimize impact on natural features of the site.

2. All elevations of a Structure shall be in harmony, one with another, in terms of scale, proportion, detail, material, color, and high design quality.
3. The side and rear elevations of Buildings shall be as visually attractive as the front elevation, especially where those side or rear elevations are most often viewed by the public. Rooflines and architectural detailing shall present a consistency in quality design. ~~Properties in Industrial Zoning Districts shall be exempt from these standards.~~
4. All Structures within a proposed Development, including gasoline canopies, shall utilize a compatible ~~uniform~~ architectural theme and shall be designed to create a harmonious whole. It is not to be inferred that Buildings must look alike to achieve a harmony of style. Harmony of style can be created through property considerations of scale, proportion, detail, materials, color, site planning, and landscaping.
5. The scale of Buildings and Accessory Structures (including canopies) shall be appropriate to the scale of Structures located in the surrounding area. Canopies designed as domineering or overpowering architectural features are strongly discouraged.
6. ~~Long, monotonous Facade design, including, but not limited to, those characterized by unrelieved repetition of shape or form, or by unbroken extension of line, shall not be permitted.~~
7. The architectural design and material finish of Buildings, signage, gasoline pump canopies, and other necessary Structures shall be compatible with one another and with adjacent and surrounding Structures where such Structures are substantially in compliance with these requirements.
8. Structures that are of symbolic design for reasons of advertising shall not be permitted. A symbol or symbols attached to a Building shall not be allowed unless it is secondary in appearance to the Structure and landscape and is an aesthetic asset to the Building and surrounding area.
9. The location and dimension of Wall Signs shall be indicated upon the architectural elevations of proposed Structures and shall maintain compatibility with the architectural features of the Structure.

B. Building Materials.

1. Concrete finishes or precast concrete panels (tilt wall) that are not exposed aggregate, hammered, sandblasted or covered with a cement-based acrylic coating shall be prohibited as an exterior Building material along any Building elevation visible from public Rights-of-Way.
2. Metal siding shall not cover more than 40 percent of the exterior Building along any Building elevation visible from public Rights-of-Way.
3. Mirrored glass with a reflectance greater than 40 percent shall be prohibited from covering more than 40 percent of the exterior walls of any Building.
4. Materials shall express their function clearly and honestly and shall not appear as materials which are foreign to the character of the rest of the Building.
5. Any Building exterior elevation shall consist of architectural materials that are equal in quality, appearance, and detail to all other exterior elevations of the same Structure. Nothing in this Section shall preclude the use of different materials on different exterior elevations of the same Structure so long as those materials maintain the architectural unity and integrity of the entire Structure.
6. Shingles, metal standing seam, tile, or other roofing materials with similar appropriate texture and appearance shall be utilized. Flat roofs will not be discouraged where they are appropriate to the design theme of a Structure.

C. Building Color.

1. Color shades shall be used to unify the Development.
2. Color combinations of paints shall be complementary. In no case shall garish colors be permitted. ~~In general, no more than three different colors per Building shall be allowed.~~

D. **Multiple-Building Developments.** Each individual Building within a Development shall feature predominant characteristics including, but not limited to, consistent rooflines, use of compatible proportions in Building mass and outdoor spaces, complementary relationships to the Street, similar window and door patterns, and the use of complementary Building materials in terms of color, shades, and textures. Monotony of identically designed multiple Building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. The use of different textures, shadow lines and contrasting shapes may also be used to provide visual interest.

E. Building Orientation.

1. Where it is reasonably practical, proposed Buildings shall not impede scenic rural views from the adjacent road, from existing Buildings, or from natural settings.
2. Buildings should be oriented in a manner that minimizes land disturbance and limits impact to the natural features on the site.
3. To the maximum extent feasible, primary Facades and entries should face the adjacent street. ~~Except in Industrial districts,~~ Aa main entrance shall face the adjacent Street or a connecting walkway with a direct pedestrian connection to the Street limiting crossings through Parking Lots or driveways.
4. ~~Where possible,~~ Buildings shall be oriented so that loading areas shall not face Residential areas ~~districts~~ or uses, existing

Rights-of-Way, or from planned future Rights-of-Way, except ~~for properties within the IN District and~~ for Safety Services. Loading areas that may be oriented toward adjoining developed properties which are commercially zoned or toward adjoining properties eligible for future commercial Development if and only if they are screened from view by the use of fencing or Walls which are compatible with the overall architectural scheme of the project.

~~5. All corner Developments shall have Buildings located close to the corner. The majority of the parking shall be located behind the front-most Facades of the Building.~~

~~6. Buildings in all Developments shall address the Street with the majority of the parking to the side and rear.~~

~~7. All Buildings shall be sited so that a direct relationship with the primary street is established. The architecture, landscaping, and Building siting must work in concert to create a unified appearance.~~

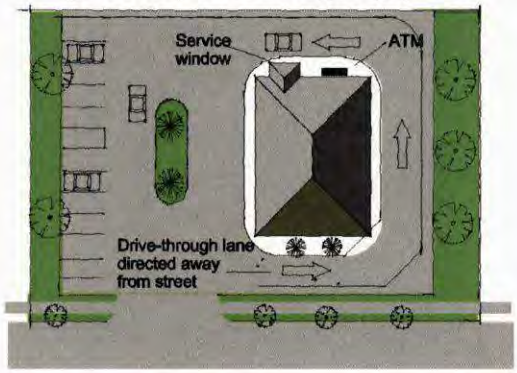
~~8. Buildings shall be sited so that gasoline pump dispensers are located to the side of the Building or located behind the Building(s) so that the Building(s) is between the pumps and the primary Street or Easement Frontage. If located on a Corner Lot, the Building(s) shall be situated in the corner of the Lot at the intersection.~~

~~9. The following shall be required for Gasoline Service Stations without convenience stores: A combination of landscaping and architectural Wall at least four feet in height shall be required to screen the gasoline pump dispensers from the Right-of-Way or Easement.~~

F. **Mechanical Equipment and Trash Receptacle Screening.** Locations of all mechanical equipment and dumpsters shall be shown on all site plans. All mechanical equipment and trash receptacles shall be shielded and screened from public view, Mechanical equipment shall be shielded with Walls, Fencing, or landscaping that entirely screens the equipment. Dumpsters shall be screened with a minimum six-foot opaque Fence or Wall on all four sides and located toward the side or rear of the Principal Structure.

G. ~~All order boxes, menu stands, pickup windows, and service/teller windows shall be located to the side or rear of Buildings. The majority of required vehicle stacking associated with drive-through services shall be located to the side or rear of Buildings. Any required vehicle stacking located in front of Buildings shall require an architectural wall of at least 30 inches in height to be constructed along the back edge of the Right-of-Way Buffer and span either the frontage of the property or the Building frontage plus 50 feet on each side, whichever is less. For the purpose of this Section, the side or rear shall mean the area behind a projected line running parallel from the front (Street facing) side(s) of the Structure to the side property lines. This concept is depicted in the graphic below:~~

Figure 9.5.2, Drive-through Equipment



H. Fencing.

1. Any proposed Fencing that will be constructed within a Right-of-Way Buffer shall not exceed four feet in height. Chain-link, wire, and barbed wire Fencing are prohibited within Right-of-Way Buffers. An architectural detail and Fence location plan shall be submitted to the Zoning and Planning Director for review and approval for all such Fencing.
2. When 10 or more parking spaces are located between the Right-of-Way and front Façade of a Building, an architectural Wall of at least 30 inches, an opaque screen, or other screening elements approved in writing by the Zoning and Planning Director shall be required within the Right-of-Way Buffer to further screen the parking.

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

Sec. 9.5.3 Landscaping Design Guidelines

The purpose and intent of Landscaping Design Guidelines is to integrate Buildings and infrastructure within the natural environment and reduce the visibility of Development from adjacent properties and streets, moderate climatic effects, minimize impact to existing drainage patterns, minimize noise and glare, and enhance public safety by defining spaces to influence traffic movement. Landscaping shall be used strategically to reduce the amount of stormwater runoff and provide transition between

neighboring properties. The following criteria shall be used in evaluating applications:

A. General Design.

1. Landscaping within landscape beds ~~that are a minimum of two feet wide~~ shall be required along the foundation of all Buildings, except for points of entry. ~~For Buildings in Industrial Zoning Districts, foundation plantings shall be required only along Facades with Right-of-Way or Easement Frontage. The scale of the proposed landscaping shall be in proportion to the Building.~~
2. Landscaping does not only include Trees and plantings but also Pavement and other impervious surfaces, benches, fountains, exterior lighting fixtures, Fences, and any other item of exterior furniture. All items of the landscape are to be selected not only for their functional value but also for their aesthetic value and must complement the whole.
3. All Utility lines ~~in the suburban areas~~ such as electric, telephone, CATV, or other similar lines serving individual sites as well as all Utility lines necessary within the property shall be placed underground except for the existing overhead electrical transmission line that may be re-located. All junction and access boxes shall be screened with appropriate landscaping. All Utility pad fixtures and meters should be shown on the site plan. The necessity for Utility connections, meter boxes, and the like, should be recognized and integrated with the architectural elements of the site plan.
4. Ease of pedestrian and trail access between proposed Developments and adjacent Developments shall be integrated where appropriate ~~a required consideration~~ in the Development of a proposed project's site and circulation plans.
5. At least 10 percent of the site shall be undisturbed natural open space that is either part of, or contiguous with, the perimeter buffer.

B. Parking/Drives.

1. Parking areas and driveways shall be constructed with material that is appropriate to the comprehensive design scheme of the project and to the intensity of use to which parking areas and driveways will be subject. All-weather pervious surfaces shall be utilized wherever possible.
2. Buildings shall be sited so that the majority of parking is located within a landscaped and/or natural setting ~~to the side and rear of the Building~~.
3. ~~Drive-through access shall be integrally designed with the Building and not dominate the design. Only single lane drive-throughs are allowed. Multi-lane drive-throughs are only allowed for banks (or similar financial institutions), Post Offices or Utilities.~~

C. **Site Lighting.** In addition to the lighting standards in the Orange Hill Planned Development Plan, ~~S~~site lighting shall be from a concealed light source fixture and shall not interfere with the vision of vehicular traffic. A lighting plan with photo-metrics showing the entire site and 10 feet over the property line shall be prepared by a lighting specialist and comply with the following criteria:

1. Maximum average foot-candles shall not exceed five-foot candles as depicted on photometric plans with a maximum not to exceed 12 foot candles close to light sources. ~~Maximum foot candles under gasoline canopies and outdoor sales Lots shall not exceed 30 foot candles.~~
2. All exterior lights shall be arranged and installed so that the direct or reflected illumination does not exceed one-half foot candle above the background measured at the Lot Line of any adjoining residential or agricultural Parcel, public Right-of- Way, and OCRM Critical Line Buffer.
3. Lighting shall enhance the overall aesthetics of the site.
4. Security lighting may~~shall~~ be provided, particularly at pedestrian walkways, when determined necessary by the Orange Hill Architectural Review Board.
5. Lighting shall be integrated with architectural design of the Buildings.
6. Light sources (light bulbs) shall be shielded so that the bulb or diode is not visible and to reflect down onto the ground and not out onto the Streets or neighboring property.
7. Lighting in outdoor seating areas shall be screened from adjacent properties and Rights-of-Way.
8. ~~Any s~~Site lighting used as striping or graphically around or on a structure shall not be allowed within the Orange Hill Planned Development ~~considered a Sign~~.
9. Site lighting for recreational fields is exempt from the requirements of this Section, except for Sec. 9.5.2.C.2.
10. Low-voltage landscape lighting is exempt from the requirements of this Section.

ARTICLE 9.6 TRAFFIC IMPACT STUDIES

Sec. 9.6.1 Purpose

A. A Traffic Impact Study ~~is~~for the Orange Hill Planned Development is Appendix E to the Orange Hill Development Agreement. ~~a specialized engineering study that evaluates the effects of a proposed Development on the surrounding transportation network.~~

~~B. Review and Decision-Making Bodies use a Traffic Impact Study to evaluate whether a proposed Development is appropriate for a site given its projected impact on the transportation network and the type of transportation improvements necessary to accommodate the Development. A Traffic Impact Study enables Review and Decision-Making Bodies to:~~

~~1. Evaluate the impact of site-generated traffic on the quality of traffic flow within a reasonable distance of the Development site;~~

~~2. Evaluate the impact of site-generated traffic on affected intersections in the vicinity of the Development site;~~

~~3. Evaluate traffic operations and impacts at site access points under projected Peak Hour traffic volumes;~~

~~4. Evaluate the impact of the proposed Development on existing residential Subdivision Streets in the vicinity of the site;~~

~~5. Ensure that site access and other improvements needed to mitigate the traffic impact of the Development meet commonly accepted engineering design standards; and~~

~~6.~~1. ~~Ensure the provision of adequate facilities for pedestrians, transit users, and bicyclists.~~

Sec. 9.6.2 General

A. All Traffic Impact Studies shall be signed by a Professional Engineer (PE) registered to work in South Carolina, unless exempted from this requirement by the Public Works Director.

B. Traffic Impact Studies are required if the proposed Development contains one or more of the following. Traffic Impact Studies may also be required at the discretion of the Zoning and Planning Director.

1. 100 or more vehicle trips;
2. Drive-through service;
3. More than 6 fuel dispensing units;
4. Existing and/or new non-residential Development that includes more than 10,000 square feet of heated and/or cooled space;
5. Five or more acres;
6. Restaurants with more than 4,000 square feet of gross Floor Area;
7. 45 or more Dwelling Units; or
8. Resource Extraction uses.

A Traffic Impact Study for a proposed Development may be waived, at the discretion of the Public Works Director on a SCDOT Right-of-Way.

C. The completion date of any Traffic Impact Study submitted to satisfy the requirements of this Article shall be no more than six months prior to the date the application is submitted to the County.

D. Development projects shall not be phased or subdivided in order to avoid the requirement to conduct a Traffic Impact Study. The Zoning and Planning Director may consider two or more Developments represented as separate projects to be a single Development for the purposes of Traffic Impact Study. This determination shall consider the following factors, which may indicate a common Development effort:

9. Unified ownership or common management of the projects;
10. Voluntarily shared infrastructure, or infrastructure that is specifically designed to accommodate both Developments;
11. A reasonable closeness in time between the construction of one development and the submission to the County of an application for a subsequent Development;
12. A common advertising scheme or promotional plan for the projects; and/or
13. Any information provided by the Applicants indicating the Development projects are being phased or subdivided to avoid the requirements of this Article.

E. Each study shall reflect the cumulative impacts of the Development, including all existing and planned/future land uses located on both unincorporated and incorporated properties in the study area.

F. When a Traffic Impact Study is required, the type and scope of the study shall be determined by the Directors of the Zoning and Planning and Public Works Departments. The Traffic Impact Study elements shall include, but not be limited to:

1. *Type of Study.* The possible types of report letter reports, full traffic impact analysis reports, and/or special report (e.g., sight distance survey).
2. *Study Scope/Definition of Impact Area.* The points of access and key streets and intersections that may be affected by development of the subject tract; traffic recorder and turning movement assessment locations; etc.
3. *Period of Study.* Daily traffic, a.m., p.m. or weekend peak hour, etc.
4. *Study Scenarios.* Existing conditions; opening year conditions with and without development, and 10 years after opening with and without development; Level of Service/Delay Analysis; Arterial Analysis; existing and planned/future land uses

and developments on both incorporated and unincorporated properties; etc.

5. *Process.* Process for determining trip generation and distribution including, but not limited to: trip generation category, diversion assumptions, and distribution assumptions.
6. *Growth Rate Assumption.* The rate of growth assumed in background traffic assumptions.
7. *Pipeline Development.* Developments on both incorporated and unincorporated properties in the impact area that have been approved or are under review.
8. All Traffic Impact Studies shall include an affidavit stating coordination with the SCDOT office, County Public Works Department, and applicable municipalities. Form of affidavit to be provided by the County.

G. The Directors of the Zoning & Planning, and Public Works Departments may require that a mutually agreed upon independent consultant be hired by the County to perform required Traffic Impact Studies or to review all or part of a study prepared by the Applicant's consultants. The Directors of the Planning and Public Works Departments are authorized to administer the contracts for such consultants.

1. The Directors of the Zoning and Planning and Public Works Departments shall determine the scope of services to be performed by the independent consultant and receive a cost estimate of such services.
2. The Applicant shall provide an amount equal to the estimate to the Public Works Director who will deposit the amount in an escrow or special account set up for this purpose. Any funds not used for the independent consultant shall be returned to the Applicant in a timely manner without interest.
3. The Directors of the Planning and Public Works Departments may require additional fees for the independent review if the actual cost of the review is more than the estimate/amount deposited by the Applicant, and/or if:
   a. The Decision-Making Body expands the scope of the required review;
   b. The Applicant substantially amends the application;
   c. The application fails to fully describe all anticipated traffic impacts associated with the project;
   d. Additional meetings involving the consultants are requested by the Applicant;
   e. The consultant's appearance is requested at Planning Commission or County Council meetings beyond what was initially assumed in the initial estimate; and/or
   f. The consultant's attendance is required at meetings with regional, state, or federal agencies or boards that were not assumed in the initial estimate.

(Ord. No. 2239, 12/06/2022)

Effective on: 1/30/2024, as amended

Sec. 9.6.3 Requirements

A Traffic Impact Studies shall be signed by a Professional Engineer (PE) registered to work in South Carolina, unless exempted from this requirement by the Public Works Director. Traffic Impact Studies shall include the following elements:

A. All Traffic Impact Studies shall include an affidavit stating coordination with the SCDOT office, County Public Works Department, and applicable municipalities. Form of affidavit to be provided by the County.

B. All Traffic Impact Studies for proposed Developments within the Urban/Suburban Area, as defined in the Charleston County Comprehensive Plan, shall assess alternative modes of transportation and provide a Letter of Coordination from CARTA.

C. Existing Condition Survey.

1. *Street System Description.* The Street system shall be described including geometric features, lane usage, traffic control, signage, sight distances, and adjacent uses and Curb Cuts.
2. *Traffic Volumes.* Existing traffic volumes shall be provided for the impact area including both AADT (Average Annual Daily Traffic) and "Design" peak hour volumes. AADT may be derived from current counts of the South Carolina Department of Transportation (if available) and peak hour volumes shall be done from field counts. Data shall be adjusted for daily and seasonal variations. Turning movement counts for the peak hour shall be provided for critical intersections. Peak hour periods shall be as determined at the scoping meeting.
3. *Capacity Analysis.* Existing capacity of signalized and unsignalized intersections.
4. *Other.* Other items may be required at the discretion of the Zoning and Planning and/or Public Works Directors depending upon the type and scale of the project. These may include, but are not limited to: queue length analysis, pedestrian counts, accident data, traffic speeds (both 50th and 85th percentile), and stopping sight distances.

D. **Future without Development.** Capacity analysis is to be provided for opening year and plus ten-year for key intersections (and Roadway segments where appropriate) without the Development but including any planned/future Developments on

both incorporated and unincorporated properties. The analysis shall be based upon the Highway Capacity Manual or other methodologies approved in advance by the Zoning and Planning and/or Public Works Directors.

E. Future with Development.

1. Projections of the daily and peak hour traffic generation of the project shall be made using the latest edition of the Institute of Transportation Engineers Trip Generation manual unless the Zoning and Planning and/or Public Works Directors determines that locally derived data will provide more accurate forecasts. Data from similar facilities may be used where the information is not available from the Institute of Transportation Engineers.
2. The projected trips shall be distributed onto the Road network.
3. Capacity analysis for opening year and plus ten-year for key intersections (and Roadway segments where appropriate).
4. Level of Service/delay analysis for intersections and an arterial analysis shall be provided.
5. Special analysis as may be required to determine warrants for signalization, minimum safe sight distances, gap analysis, turning radius requirements, queue length analysis, turning lane length analysis, Curb Cut locations, or similar requirements.
6. An evaluation/comparison of the no build condition to the proposed Development condition including mitigation of additional traffic shall also be provided to maintain or improve the existing Level of Service at intersections and corridors within the study area.

F. **Mitigation Plan.** Where the analysis indicates that the proposed Development will create deficiencies in the impact area, the study shall recommend mitigating improvements, including cost estimates.

1. The primary objectives of mitigation are to:
   a. Reduce the impact of increased traffic resulting from the proposed Development on the Road network;
   b. Maintain the line of sight at adjacent intersections;
   c. Install traffic signals at intersections if warranted; and
   d. Address safety concerns.
2. The Developer is responsible for funding and constructing the recommended improvements attributable to the proposed Development. A mitigation plan may propose a cost-sharing agreement with other parties responsible in part for traffic impacts or agencies undertaking Roadway improvement projects included in the Traffic Impact Analysis
3. The design and construction of improvements shall be in accordance with specifications of the Zoning and Planning and/or Public Works Directors and, where appropriate, the South Carolina Department of Transportation.
4. Where a Review or Decision-Making Body determines that a mitigation plan does not adequately to address the traffic impacts of the project, this may serve as a basis for denial of the Site Plan, preliminary Plat, final Plat, or Planned Development District zoning map amendment request. The Decision-Making Body shall provide to the Applicant, in writing, the reasons for its determination.

Sec. 9.6.4 Updates to Approved Traffic Impact Studies

A. The Director of the Zoning and Planning Department or Public Works Department may require updates to a previously approved Traffic Impact Study when:
   1. Construction of the proposed Development does not commence within two years of the date of the Traffic Impact Study;
   2. The proposed Development is not completed within the timeframe specified in the Traffic Impact Study; or
   3. The Applicant proposes changes in land use or the scale of Development.

B. Updates to a previously approved Traffic Impact Study shall follow the same procedures specified in this Article for a new study.

ARTICLE 9.7 VISION CLEARANCE AND SIGHT DISTANCE VISIBILITY

Sec. 9.7.1 Major Roadways

Corner Lots on major Roadways shall have no Structure or obstruction that obscures travel vision from a height of 30 inches to

10 feet above ground level within a triangular area formed by measuring from the point of intersection of the front and side Lot Lines a distance of 40 feet along the Lot Lines and connecting the points to form a triangle.

Figure 9.7.1-1
Clear Vision Area

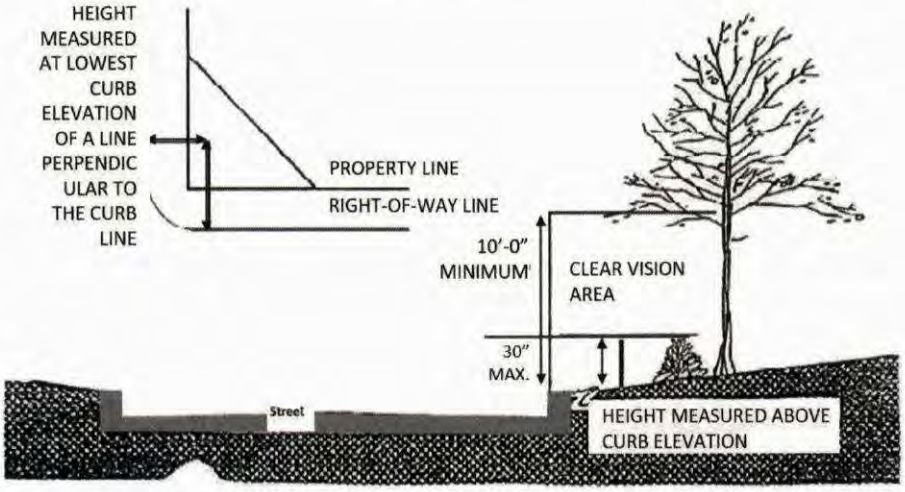
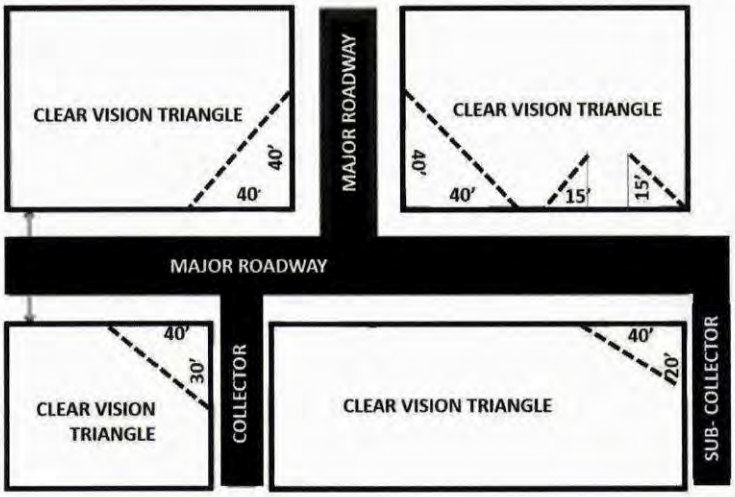


Figure 9.7.1-2
Clear Vision Triangle



Sec. 9.7.2 Collector Streets

On collector streets, the triangular area formed by measuring from the point of intersection of the front and side Lot Lines is 30 feet. At the intersection of a Collector Street and Major Roadway, the distance along the Lot Line of the Major Roadway is 40 feet. (see Figure 9.7.1-2, *Clear Vision Triangle*).

Sec. 9.7.3 Sub-Collector Streets

On sub-collector Streets, the triangular area formed by measuring from the point of intersection of the front and side Lot Lines is 20 feet. At the intersection of a Collector Street or Major Roadway and a Sub-Collector Street, the distances along the Lot Line of the Collector Street and Major Roadway are 20 and 30 feet, respectively. (see Figure 9.7.1-2, *Clear Vision Triangle*).

Sec. 9.7.4 Private Drives and Private Lanes

On private driveways of commercial and industrial districts, the triangular area formed by measuring from the point of intersection of the drive edge is 15 feet. At the intersection of a sub-collector or Collector Street or a Major Roadway and a private drive or lane, the distances along the Lot Line of the Sub-Collector and Collector Streets and Major Roadway are 20, 30, and 40 feet, respectively. (see Figure 9.7.1-2, *Clear Vision Triangle*).

Sec. 9.7.5 Sight Distance Visibility

Sight distance visibility at all exits and/or intersections must meet required sight distance visibility as outlined in the SCDOT Access and Roadside Management Standards Manual (ARMS). Exceptions to these requirements must be justified by a licensed professional engineer and must be approved by the Director of the Zoning and Planning Department and Director of the Public Works Department.

ARTICLE 9.8 SIGNS

Sec. 9.8.1 General Provisions

A. Purpose and Findings.

1. The Orange Hill Architectural Review Board shall have authority over, and determine the standards for, all Signs in the Orange Hill Planned Development District except for Signs that are visible from Bohicket Road and River Road as authorized under Section 11(N) and 11(Q) of the Orange Hill Development Agreement. ~~standards set forth in this Article seek to safeguard life, health, property, general welfare, and traffic safety.~~

~~2. The intent is to permit Signs that are of quality design and are appropriate in size, material, and illumination for the location in which they are being placed.~~

2. Any sign visible from Bohicket Road or River Road shall be a monument sign and shall be externally lit subject to the following standards:.

Maximum Area:	40 sq. ft.
Maximum Height	8 ft.
Minimum Height	None
Maximum Width (height of sign with face)	10ft.
Maximum Length	10 ft
Setbacks (Front/Int)	5/5 ft.
Max No. Sign Faces	2 per Sign
Max No. of Signs	1 per Major Road Frontage

No other signs shall be allowed along Bohicket and River Roads except temporary directional signs such as those marking the construction and emergency entrances.

~~3.~~

~~4.~~3. ~~This Article seeks to enhance the visual environment of the County by discouraging Signs that contribute to visual clutter, such as Off-Premises Signs, oversized Signs, excessive Temporary Signs, flutter Flags, air dancers, and Sign types prohibited by this Article.~~

B. Administration and Enforcement.

1. ~~*Building and Electrical Code Standards.* All permanent Signs must meet the structural and installation standards of the Standard Building Code and electrical standards of the National Electrical Code as enforced by the Charleston County Building Inspection Services.~~

~~2.~~1. *Permit Required.* No Sign visible from River or Bohicket Roads shall be erected without a letter from the Orange Hill Architectural Review Board approving the Sign being provided to the Zoning and Planning Director and unless the Zoning and Planning Director issues a Zoning Permit in accordance with the procedures of this Ordinance, ~~except those exempt from these provisions pursuant to Sec. 9.8.3, *Special Signs*, and Sec. 9.8.4, *Temporary Signs*.~~ No signs shall be erected in other locations in the Orange Hill Planned Development District without the written approval of the Orange Hill Architectural Review Board.

~~3.~~2. ~~*Purpose of Permitting.* All permitting and approval processes required by this Article are intended to ensure compliance with this Article and other County regulations, as well as to prevent the loss of time, effort, materials, and investment that might~~

~~otherwise be invested in an unpermitted Sign.~~

~~4.~~3. ~~*Documentation of Signs.* Upon request, the owner of any existing Sign shall provide the Charleston County Zoning and Planning Director with evidence that documents the size, location, date of construction, and permitting of all Signs existing on the premises.~~

~~5.~~4. ~~Approval of architectural design documents, recorded deed exhibits, or recorded Plats that include Signs on any portion of the Structure and/or premises do not constitute Zoning Permits for or zoning approval of Signs; a separate Zoning Permit must be issued for each Sign.~~

C. **Prohibited Signs.** Except as otherwise permitted by this Ordinance, the following Sign types shall be prohibited:

1. Flashing Signs;
2. Animated Signs;
3. Signs Imitating Traffic Devices (Signal);
4. Signs Imitating Traffic Signs;
5. Signs Imitating Emergency Services;
6. Signs in Marshes;
7. Signs in Rights-of-Way;
8. Snipe Signs;
9. Signs Parked on Vehicles;
   a. Signs placed on, painted on, or affixed to vehicles and/or trailers or other conveyances that are parked on a public Right- of-Way, or on private property so as to be visible from a public Right-of-Way, and where the apparent purpose is to advertise a product or business, or direct people to a business or activity located on the same or nearby property. Such factors as amount of time parked in one location, vehicle registration, location of parked vehicle in relation to availability of alternative parking spaces on-site and the like may be utilized in making this determination.
   b. This does not prohibit identification signs painted on or affixed to vehicles and trailers, such as small lettering on motor vehicles, where the Sign is incidental to the primary use of the vehicle or trailer; and.

~~10.~~ 10. Roof Signs~~; and~~

~~11. Off-Premises Signs (except Billboards, Shared Signs, and Bona Fide Agricultural Use Signs as defined by this Ordinance~~).

D. **Address Numbers.** The County finds that legible address numbers are needed to facilitate the provision of emergency services. All permanent, Freestanding, On-Premises Signs shall contain address numbers that are at least four inches in height and are reflective. The area devoted to required address numbers is not included in the calculation of maximum Sign area.

~~E.~~ **Illumination.** The Orange Hill Architectural Review Board shall have jurisdiction over On-Premises Signs and any illumination of them as set forth in Section 11(Q) of the Orange Hill Development Agreement. Any monument signs visible from Bohicket or River Roads shall be externally lit with landscape lighting. ~~. All lighted On-Premises Signs shall comply with all dimensional standards set forth in this Ordinance and the following requirements:~~

~~1. Signs may be illuminated externally or internally, except as otherwise stated in this Ordinance.~~

~~2. Light sources to illuminate Signs, with the exception of Neon Signs, shall not be visible from any street Right-of-Way or adjacent property.~~

~~3. No illumination simulating traffic control devices or emergency services shall be allowed.~~

~~4. All Sign illumination must be from a steady, stationary light source that is directed solely at the Sign. No blinking, flashing, or fluttering lights or other illuminating device that have a changing light intensity, brightness, or color shall be used.~~

~~5. Internally illuminated Signs are subject to the following requirements:~~

~~a. Illumination must be static in intensity and color;~~

~~b. Internally illuminated Signs must be constructed with opaque backgrounds so that only letters, numbers, and/or logos are illuminated;~~

~~c. Signs shall not have light-reflecting or mirrored backgrounds or letters; and~~

~~d. All finishes shall be non-reflective.~~

~~6. Externally illuminated Signs are subject to the following requirements:~~

~~a. With the exception of electronic Readerboards, the source of the light must be concealed by opaque or semi-transparent covers or recessed within the lighting fixture, so that the bulb or source of the light is not visible; and~~

~~b. Illumination sources shall be shielded and illuminated Signs shall not be visible from any street Right-of-Way, or cause glare that creates a hazard to motorists, bicyclists, or pedestrians, or is otherwise installed so as to create a nuisance for adjacent properties.~~

F. **Signs in Disrepair.** Signs in disrepair, as determined by the Zoning and Planning Director, shall be repaired pursuant to the requirements of this Ordinance. Zoning and Building Permits for all repair or renovation work shall be obtained prior to conducting the work. Otherwise, such Signs shall be removed from the premises within 60 days following notice by the Zoning and Planning Director.

G.E. **Abandoned Signs.** The Zoning and Planning Director shall give notice to the property owner of record who shall have 30 days to remove the Sign. If the Property Owner does not remove the Sign within 30 days of notification, the County may initiate an enforcement action pursuant to Chapter 11, *Violations, Penalties, and Enforcement*, of this Ordinance. This provision applies to all Abandoned Signs, including those abandoned before April 21, 1999.

H.F. Signs Interfering with Vehicular Vision.

1. No Sign shall obscure the travel vision from 30 inches to ten feet above ground level in triangular areas formed by measuring from the point of intersection of any Front Lot Line and driveway, a distance of 15 feet along the Front Lot Line and driveway and connecting the points to form a triangle.
2. No Sign or Structure shall be erected so as to interfere with the vision of vehicles operated along any highway, Street, Road, or driveway, or at any intersection of any Street, highway, or Road with a railroad track. Signs determined by the Zoning and Planning Director to be in violation shall be removed immediately upon notice.
3. Signs shall also comply with the site triangle standards, as illustrated in CHAPTER 9, *Development Standards*.

I. Any Sign visible from Bohicket or River Roads that does not meet the requirements described in this Article, as modified., unless expressly exempt, shall constitute a violation and the provisions of Chapter 11, *Violations, Penalties, and Enforcement*, shall apply.

Sec. 9.8.2 Freestanding Signs

A. Freestanding On-Premises Sign Dimensional Standards.

1. The Orange Hill Architectural Review Board shall determine the dimensional and other standards for On-Premises Signs as authorized under Section 11 (Q) of the Orange Hill Development Agreement. The applicable standard set forth below shall apply to only to On-Premises Signs visible from Bohicket or River Roads:

TABLE 9.8.2 FREESTANDING ON-PREMISES SIGNS				
ZONING DISTRICT				
Requirement [1]	Agricultural [2]	Residential [2]	Non-Residential [2]	
Maximum Area	10 (32 with Special Exception) sq. ft.	10 sq. ft.	Bldg. Size (sq. ft.) 0 sq. ft. to 2,499 sq. ft. 2,500 sq. ft. to 24,999 sq. ft. 25,000 sq. ft. to 99,999 sq. ft. 100,000 sq. ft. +	Sign Size = 50 sq. ft. = 100 sq. ft. = 150 sq. ft. = 200 sq. ft.
Maximum Height	12 ft.	6 ft.	20 ft. OR Districts: 6 ft.	
Minimum Height	None	None	None	
Maximum Width (height of sign with face)	N/A	5 ft.	Ratio—Longest side: Shortest side 5:1 (ft.)	
Maximum Length	N/A	5 ft.	Ratio—Longest side: Shortest side 5:1(ft.)	
Setbacks (Front/Int)	5/5 (ft.)	5/5 (ft.)	5/5 (ft.)	
Max. No. Sign Faces	2 per Sign	2 per Sign	2 per Sign	
Max. No. Signs	2 per Major Road Frontage	1 per Major Road Frontage	1 per Major Road Frontage	
[1]Sign regulations for properties located in overlay districts can be found in Chapter 5, *Overlay and Special Purpose Zoning Districts*. [2]For Civic/Institutional Uses, Maximum Area 32 sq. ft. in Agricultural and Residential Districts and 100 sq. ft. in all other Zoning Districts.				

1. All Pole-Mounted Signs shall have a Pole Cover.
2. The predominant exterior Sign materials used for Free-Standing Signs shall complement those found on the principal structure, as reviewed and approved through the Site Plan Review process. Materials, design, and color of the Sign shall be the same or similar to those found on the Principal Structure.
3. Signs that are located in Parking Lots, such as Directional Signs, may be internally lit when constructed with routed letters or an opaque background.
4. The hanging or attachment of objects is not permitted unless they are shown on the drawings approved for Sign construction and meet all the requirements of this Ordinance.

B. Shared Freestanding Signs.

1.2. The Orange Hill Architectural Review Board shall determine the dimensional and other standards for shared Freestanding Signs as authorized under Section 11(Q) of the Orange Hill Development Agreement. Off-premises shared Freestanding Signs

are allowed in the Commercial and Industrial Zoning Districts for two or more businesses or residential Developments located on separate Parcels.

2. One Shared Sign is allowed at the location of a jointly shared Curb Cut/entry drive.

3. Multiple users may display copy on multiple shared Signs; however, a user that participates on a shared Freestanding Sign shall not be allowed to erect a single tenant on-premise Freestanding Sign.

4. Participating users must either share a property boundary on at least one side or be part of an approved multi-Parcel Development.

5. The size of a shared Sign face may be one and a half times the size allowed by the accumulated Building square footages of the Structures on the same Lot. Shared Freestanding Signs must meet all other Setback and dimensional standards for Non-Residential Freestanding Signs, including all architectural standards and Overlay District requirements of this Ordinance.

Effective on: 9/10/2017, as amended

Sec. 9.8.3 Special Signs

1. The Orange Hill Architectural Review Board shall determine the dimensional and other standards for Special Signs as authorized under Section 11 (Q) of the Orange Hill Development Agreement. The applicable standard set forth below shall apply to only to On-Premises Signs visible from Bohicket or River Roads]:

TABLE 9.8.3 SPECIAL SIGNS				
Type	Maximum Area per Sign	Maximum Number	Maximum Height	Minimum Setback
Subdivision/Multi-Family I.D. Signs	32 square feet	Two per entrance	12 feet	Five feet
Directional	Three square feet	Unlimited	Four feet [1]	N/A

Maximum size, number, location and height of Special Signs shall conform with Table 9.8.3.A, *Special Signs*, and the following standards:

A. Flags Used As Signs.

1. A permit shall be required for the installation of all flagpoles.

2. Applicants must submit with the permit application a scaled site plan giving the location of all flag poles and complete dimensional and installation engineering data.

3. Applicants must provide documentation of minimum clearance from electric, telephone or cable TV lines as certified by the proper Utility prior to issuance of permit or installation of flagpole.

4. The American Flag and the Flag of the State of South Carolina are exempt from the provisions for maximum size of Flags and maximum size of flagpoles in Table 9.8.3, *Special Signs*, of this Chapter.

B. **Sandwich Boards/Sidewalk Signs.** A permit may be issued for up to two Sandwich Board Signs per business if:

1. The Sign is located on the property where the business is located.

2. The business is not a home occupation.

3. The Sign is erected only during the hours of operation of the subject business and must be removed daily after close of business.

4. The Sign is not located within any Rights-of-Way or within any pedestrian ways, in a way that would impede or interfere with vehicular or pedestrian use of roads, sidewalks, or seating areas.

C. **Off-Premises Bona Fide Agricultural Use Signs.** Off-Premises Signs advertising products from Bona Fide Agricultural uses, related activities and farm identification may be permitted on properties located in Agricultural or Commercial Zoning Districts, subject to the following requirements:

1. A maximum of one Off-Premises Sign is permitted per Bona Fide Agricultural use;

2. The Applicant shall submit a plan drawn to scale showing the proposed location of the Sign on the property on which the sign is to be placed;

3. The Sign shall comply with the Setback and dimensional requirements of Table 9.8.2. *Freestanding On-Premises Signs*, of this Ordinance. The applicable requirements of Table 9.8.2, *Freestanding On-Premises Signs*, shall be determined based on the Zoning District of the property where the Sign is to be located;

4. The Sign shall be located outside of any Rights-of-Way and Easements, shall comply with the requirements of Article 9.7, *Vision Clearance and Sight Distance Requirements*, of this Ordinance, and shall not be internally or externally illuminated;

5. The Applicant shall submit a signed letter of intent and supporting documentation indicating that the primary use of the property being advertised is a Bona Fide Agricultural use as defined in this Ordinance and that the products and events

advertised are grown, produced, and/or will occur on the Bona Fide Agricultural use property; and

6. The Applicant shall submit a signed letter of agreement from the Property Owner of the Parcel on which the Sign is to be located stating that the Property Owner will allow the sign to be erected at the location indicated on the site plan;

7. The Sign shall comply with all other applicable sections of this Ordinance; and

8. Off-Premises Bona Fide Agricultural Use Sign Permits shall be assigned to the property on which the sign is to be located.

D. Menu boards that are constructed as part of a drive-thru service and instructional kiosks that are constructed as part of a self-service use are not deemed to be Freestanding Signs, and shall be designed to be viewed at a pedestrian-scale.

E. Readerboard Signs.

1. An Electronic Copy Readerboard may be permitted as part of a Freestanding or Wall Sign, provided that documentation has been submitted demonstrating that it complies with all applicable sections of this Ordinance and the following standards:

a. The Sign is within the Urban/Suburban Area of the County, as defined by the Urban Growth Boundary (UGB), and is located on a Parcel that:

1. Is zoned Community Commercial (CC) or Industrial (IN) and is adjacent to (shares side property boundaries) one or more Parcels in the Community Commercial (CC) or Industrial (IN) Zoning District; or

2. Contains a legally established Civic/Institutional Use as its principal use. If the Parcel shares one or more side property boundaries with Parcels that are zoned Low-Density Residential 4 (R-4), or Special Management 3 (S-3), or that contain Single-Family Detached Dwelling Units, the proposed Electronic Copy Readerboard shall comply with the Special Exception procedures contained in this Ordinance and all other requirements of this Ordinance.

3. The Sign is not located within any of the Overlay or Special Purpose Districts as described in Chapter 5, *Overlay and Special Purpose Zoning Districts*, of this Ordinance.

b. The Electronic Copy Readerboard will exhibit low intensity lighting and low intensity, night dimming red or amber text (no graphics) on a black background and the text will not scroll, fade, or move except on and off.

c. The copy will not change at intervals less than eight seconds on Electronic Copy Readerboard signs that front on roads with a speed limit of 45 mph or greater and 15 seconds on roads with a speed limit less than 45 mph. On Corner and Double-Frontage Lots, the minimum time interval is based upon the speed limit of the road where the primary access to the property is located.

d. The Readerboard must constitute no more than 25 percent of the overall allowable Sign area as defined by Table 9.8.5, *Wall/Facade Signs*.

e. Electronic copy Readerboard Freestanding Signs are subject to the following conditions:

1. The Sign must be Monument style, maximum 10 feet in height and the Electronic Copy Readerboard must constitute no more than 25% of the overall allowable Sign area as defined by Table 9.8.2, *Freestanding On-Premises Signs*.

2. A maximum of one Readerboard (two-sided) is allowed per Lot for single or multi-tenant structures containing office, commercial, or industrial uses, if attached to permanent Freestanding Signs. The area of the Readerboard is included in the site's total Sign area allowance.

2. Manual Readerboard Signs are subject to the following conditions:

a. The Readerboard must constitute no more than 50 percent of the overall allowable Sign area as defined by Table 9.8.5, *Wall/Facade Signs*.

b. The Sign must be Monument style; maximum 10 feet in height and the Readerboard must constitute no more than 50 percent of the overall allowable Sign area as defined by Table 9.8.2, *Freestanding On-Premises Signs*.

Effective on: 9/10/2017, as amended

Sec. 9.8.4 Temporary Signs

All Temporary Signs, unless expressly exempt, require a Zoning Permit and shall comply with all other regulations of this Ordinance. Maximum size, number, duration, location, and height of temporary signs shall conform with Table 9.8.4, Temporary Signs, and the following standards:

TABLE 9.8.4 TEMPORARY SIGNS				
Type	**Maximum Size**	**Maximum Number**	**Maximum Height**	**Minimum Setback**

Real Estate and Project Signs	48 square feet	One per 1500 ft. frontage Maximum: Three per Lot	12 feet Six feet in Residential Zoning Districts	Five feet
Grand Opening and Special Sales Event Signs	50 square feet	Two per Lot including Wind-Blown Signs and Gas-Filled Signs [1]	20 feet	Five feet
Permitted Temporary Special Event Signs	100 sq. ft. 50 sq. ft. in Residential and Agricultural Zoning Districts and no internal illumination	One per Lot	12 feet Six feet in Residential Zoning Districts	Five feet
[1] No maximum number for balloons (max. 3 sq. ft.) and streamers.				

A. Portable signs are permitted in accordance with standards of the National Electrical Code and anchoring provisions of the International Building Code, where applicable.

B. A site plan and letter of intent indicating the type, amount, and location of the Temporary Sign(s) must be submitted for review.

C. Signs Subject to Additional Regulations.

1. Special Sales Event Signs.

a. A legally established business may submit an application for temporary Signs for the advertisement of one Grand Opening and five Special Sales Events per calendar year.

b. Permitted date range will be reflected on the Zoning Permit

c. Permitted Signs for Grand Openings or Special Sales Events shall be removed no later than 10 consecutive days after being installed.

2. Permitted Temporary Special Events.

a. A permitted Special Event is allowed one Special Event Sign per event.

b. Permitted date range will be reflected on the Zoning Permit.

c. Signs for permitted Special Events shall be removed no later than 10 consecutive days after being installed.

3. Real Estate Signs and Project Signs.

a. Signs 32 square feet or less do not require a Zoning Permit.

b. Project Signs shall not be erected prior to issuance of a Building Permit.

c. All Signs shall be removed no later than 15 days after the property is sold or the project is completed.

d. Signs shall face a maximum of two directions and may be mounted back-to-back or V'ed.

1. Where Signs are V'ed, the space between panels shall not exceed 3 feet at the point at which panels are closest, and the interior angle formed by Signs shall not exceed 60 degrees. For purposes of these requirements, V'ed Signs shall be counted as one Sign.

2. Where Signs face two directions, whether back-to-back or V'ed, both Signs must be the same standard size.

4. Political Signs.

a. A Zoning Permit shall be required for temporary political Signs greater than 32 square feet in size. Signs greater than 32 square feet shall be treated as permanent Free-Standing Signs, subject to Sec. 9.8.2, *Free-Standing Signs*, along with applicable County Building Code regulations to ensure that the Signs are adequately designed to be safe and meet current wind load standards to mitigate potential danger to the public.

b. All Signs shall:

1. Comply with the Sec. 9.8.1.H, *Signs Interfering with Vehicular Vision*;

2. Not interfere with the effectiveness of an official traffic sign, signal, or device; not obstruct or interfere with drivers' views of approaching, merging, or intersecting traffic; and

3. Not create any other public safety hazards.

c. Political signs that are not in compliance with this Section will be subject to enforcement measures, as stated in Chapter 11, *Violations, Penalties, and Enforcement* of this Ordinance and as allowed by Section 7-25-210 of the S.C. Code of Laws.

Additionally, the Property Owner, along with the candidate, political party, and/or political organization explicitly listed on a Sign, will be designated as the Sign owners or the responsible parties for the purpose of enforcement action.

5. Campaign Signs.

a. A Zoning Permit shall not be required for campaign signs 32 square feet or less in size. Signs greater than 32 square feet shall be treated as permanent Freestanding Signs, subject to Sec. 9.8.2, Freestanding Signs, along with applicable County Building Code regulations to ensure that the Signs are adequately designed to be safe and meet current wind load standards to mitigate potential danger to the public.

b. Campaign signs shall only be posted 45 calendar days prior to a legally scheduled election and must be removed within 15 calendar days after a legally scheduled election.

c. All Signs shall:

1. Comply with the Sec. 9.8.1.H, *Signs Interfering with Vehicular Vision*;

2. Not interfere with the effectiveness of an official traffic sign, signal, or device; not obstruct or interfere with drivers' views of approaching, merging, or intersecting traffic; and

3. Not create any other public safety hazards.

d. Campaign signs that are not in compliance with this Section will be subject to enforcement measures, as stated in Chapter 11, *Violations, Penalties, and Enforcement*, of this Ordinance and as allowed by Section 7-25-210 of the S.C. Code of Laws. Additionally, the Property Owner, along with the candidate, political party, and/or political organization explicitly listed on a Sign, will be designated as the Sign owners or the responsible parties for the purpose of enforcement action.

6. Public notice Signs erected by public agencies are exempt from the regulations of this Article.

7. *Nonconforming Signs.* Refer to Chapter 10, *Nonconformities*, of this Ordinance.

Sec. 9.8.5 Wall/Facade Signs

A. General.

1. Wall Signs may be painted on, attached to, or pinned away from the Wall but must not project from the Wall by more than 12 inches.

2. The hanging or attachment of objects is not permitted unless they are shown on the drawings approved for Sign construction and meet all the requirements of this Ordinance.

3. The maximum size of the Sign shall be based on one of the frontage facades.

4. The Building Setback from the Street is measured from the property line to the closest point of the Wall/Facade.

5. Service Stations, Gasoline.

a. The maximum size of the Sign shall not be based on the fueling station canopy.

b. Signs under the fueling station canopy are not permitted, with the exception of Directional Signs.

B. Awning Signs.

a. The display of copy on awnings is considered a Wall Sign. The awning Sign must meet all dimensional and intensity standards applicable to Wall Signs in this Article.

b. For purposes of the subsection, the display of copy on an Awning Sign must be located above a display window or entryway.

c. Text or graphic shall be limited to the face of an awning.

C. **Single-Tenant Structures.** A maximum of two Signs shall be allowed per Wall/Facade, with a maximum of four per Structure for single-tenant Buildings. The cumulative area of all Signs shall not exceed the square footage of Table 9.8.4, *Wall/Façade Signs*.

TABLE 9.8.5 WALL/FACADE SIGNS
Single-Tenant Structures

Building Length Facing Street	Building Setback	Maximum Size (square feet)
50 feet or less	0—99 ft.	50
	100—399 ft.	100
	400 or more ft.	150

More than 50 feet	0—99 ft. 100—399 ft. 400 or more ft.	Bldg. Frontage x 1 Bldg. Frontage x 2 Bldg. Frontage x 3

D. Multi-Tenant Structures.

1. For multi-tenant structures, including Shopping Centers and Retail Centers, each individual unit will be permitted one square foot of Wall signage per each linear foot of unit Frontage, up to a maximum of 100 square feet per Sign.
2. Two Wall Signs are allowed per established business, with the total of all Signs not exceeding the square footage of Sec. 9.8.5.C.1.

Effective on: 9/10/2017, as amended

Sec. 9.8.6 Billboards

A. **Prohibition:** No billboards shall be allowed in the Orange Hill Planned Development. **Industry Standards.** All Billboards shall be constructed in compliance with Industry Standards.

B. **Location and Setbacks.** Billboards shall be allowed in those Zoning Districts indicated in CHAPTER 6, *Use Regulations.*

TABLE 9.8.6 BILLBOARDS	
Maximum Length	48 ft.
Maximum Width	14 ft.
Maximum Area	672 sq. ft.
Maximum Height	40 ft.
Minimum Setback *(from property boundary and above ground utility)*	25/20 ft.
Location Criteria Minimum distance to nearest Billboard Minimum distance to nearest On-Premises Freestanding Sign *(excluding Signs located on the subject parcel)*	 1,000 ft. 500 ft.

C. Orientation.

1. Signs shall face a maximum of two directions and may be mounted back to back or V'ed.
2. Where Signs are V'ed, the space between panels shall not exceed three feet at the point at which panels are closest, and the interior angle formed by Signs shall not exceed 60 degrees.

D. **Compatible Size Signs.** Where Signs face two directions, whether back to back or V'ed, both Signs must be the same standard size.

E. **Nonconforming Signs.** Refer to Chapter 10, *Nonconformities.*

F. **Digital or Electronic Billboards.** Digital or Electronic Billboards are permitted in the Industrial Zoning Districts, provided that documentation of compliance with all applicable sections of this Ordinance and documentation that the billboard complies with the following standards are submitted:

1. No use of location tracking, data collection, or geofencing of any type may be associated with the Digital or Electronic Billboard;
2. All messages, images or displays on a digital or electronically changing billboard shall remain unchanged for a minimum of eight seconds;
3. There shall be no appearance of flashing or sudden bursts of light, and no appearance of video motion, animation, scrolling, movement of flow of the message, image or display;
4. The Digital or Electronic Billboard shall comply with Sec. 9.9.1.E, *Illumination*; and
5. Proof of approval of the Digital or Electronic Billboard by the South Carolina Department of Transportation (SCDOT).

Effective on: 9/10/2017, as amended

ARTICLE 9.9 DRAINAGE DESIGN

Compliance with the most current version of the Charleston County Stormwater Program Permitting Standards and Procedures Manual is required. The requirements of this Ordinance do not supersede any stormwater requirements detailed in the most current version of the Charleston County Stormwater Program Permitting Standards and Procedures Manual.

CHAPTER 9 EXHIBITS

Note: The following exhibits are for illustration purposes only. In case of any difference of meaning or implication between the text of this Ordinance and any heading, drawing, table, figure, or illustration, the text shall control.

9.E.1 Tree Measurement Methods.

9.E.2 Tree Protection Options.

9.E.3 Tree Canopy and Tree Trunk Scaled Graphic.

9.E.4 Tree Dripline.

9.E.5 Excavation within Dripline.

9.E.6 Trenching Methods for Utility Lines.

9.E.7 Pavement Methods under Dripline.

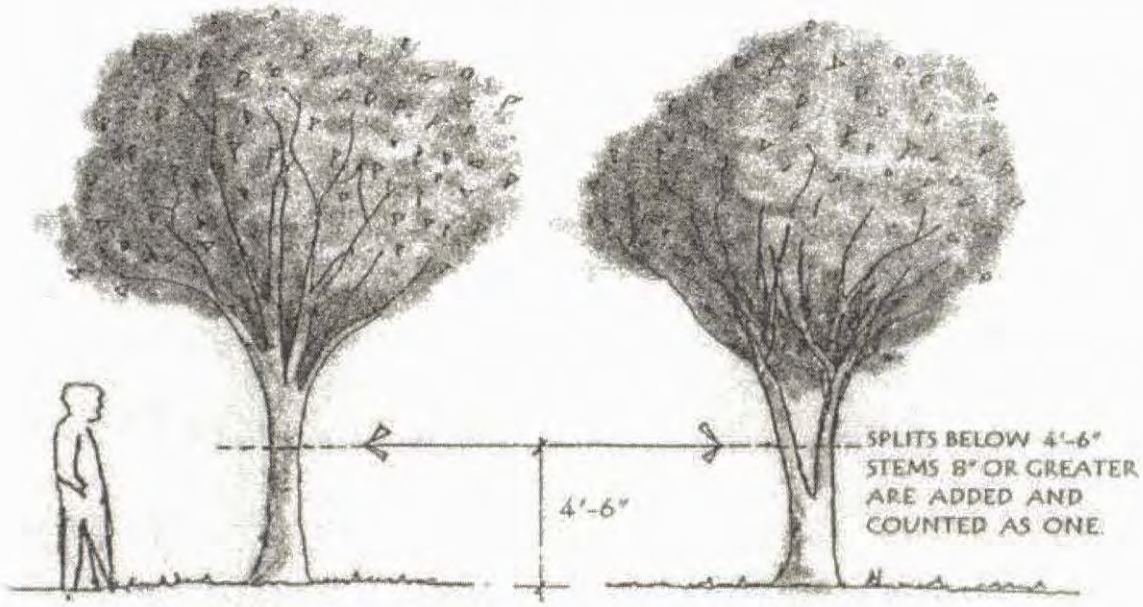
9.E.8 Tree Protection from Fill.

9.E.9 Landscape Buffers.

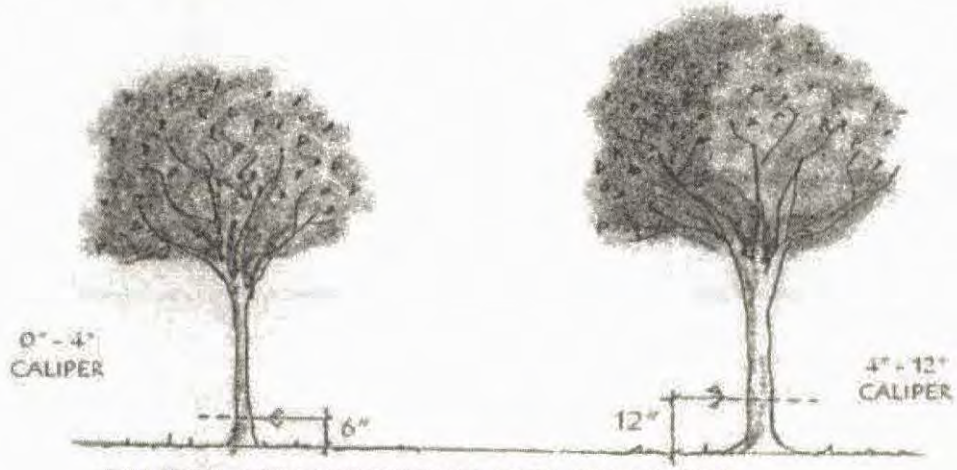
9.E.10 Parking Landscape Standards.

9.E.11 Site Triangle Standards.

9.E.1 Tree Measurement Methods



DBH DIAMETER BREAST HEIGHT FOR TREES GREATER THAN 12" CALIPER.

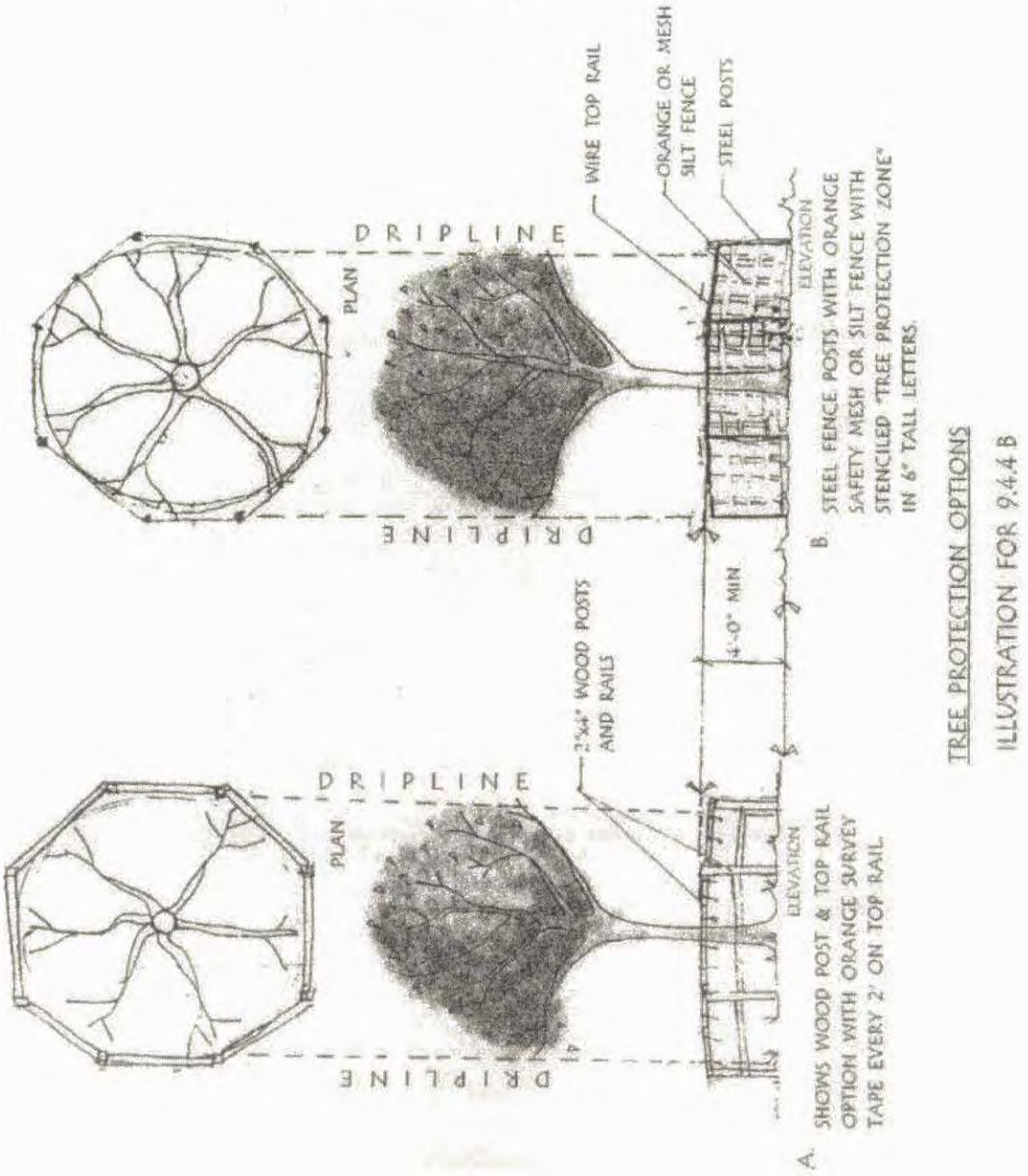


CALIPER MEASUREMENT FOR TREES LESS THAN 12" IN CALIPER.

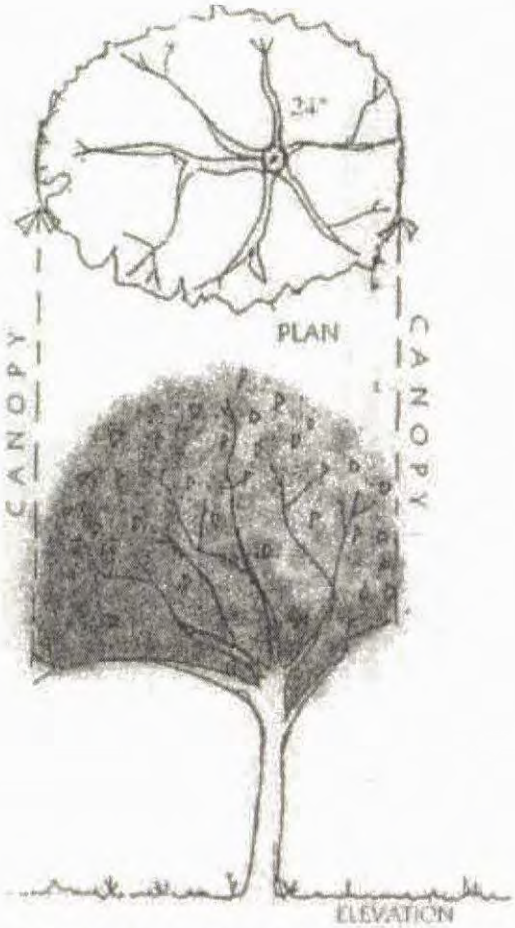
TREE MEASUREMENT METHODS

ILLUSTRATION FOR 9.4.1. D

Tree Protection Options

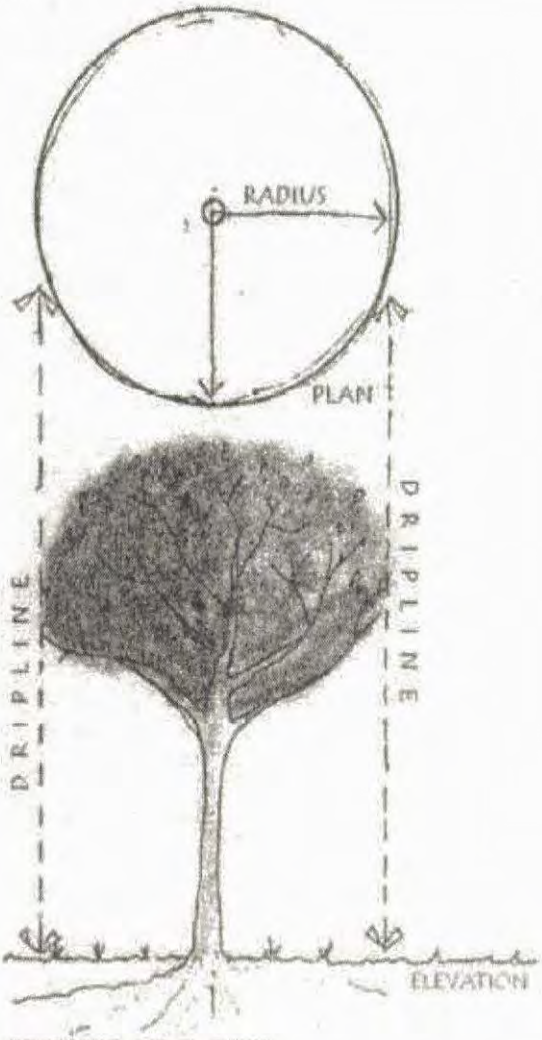


9.E.2 Tree Canopy and Tree Trunk Scaled Graphic
9.E.3 Tree Dripline



ACCURATE SCALED GRAPHIC REPRESENTATION OF TREE CANOPY AND TREE TRUNK FOR SURVEYS.

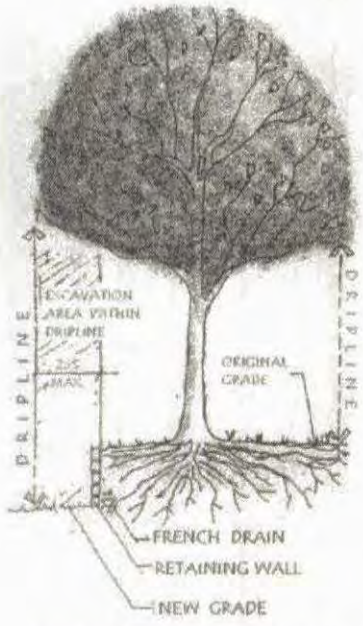
ILLUSTRATION FOR 9.4.3 A



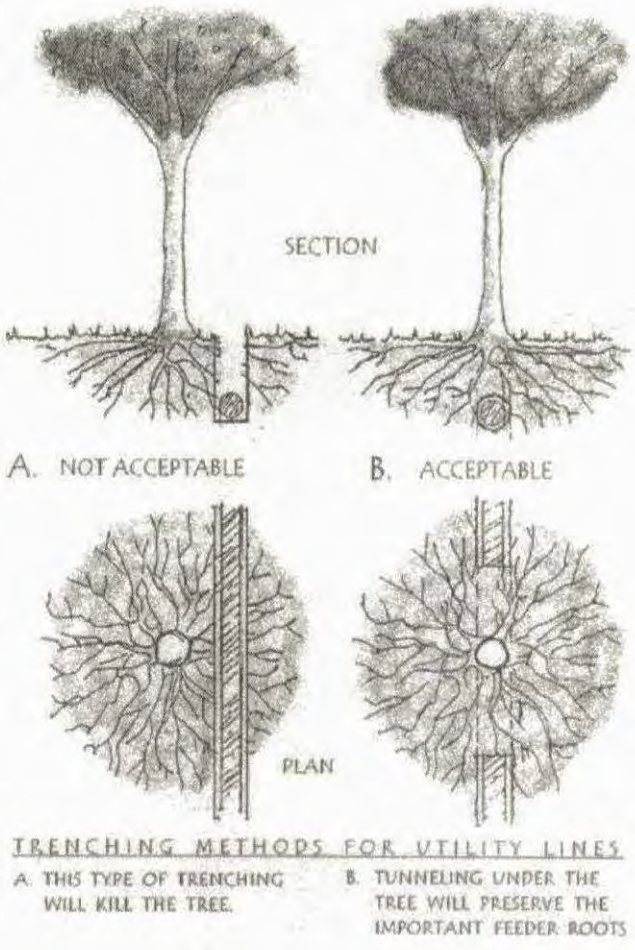
DRIPLINE OF A TREE
RADIUS LINE FROM THE TRUNK TO THE OUTER EDGE OF THE CANOPY.

ILLUSTRATION FOR 9.4.4 B

9.E.4 Excavation within Dripline
9.E.5 Trenching Methods for Utility Lines



EXCAVATION WITHIN DRIPLINE



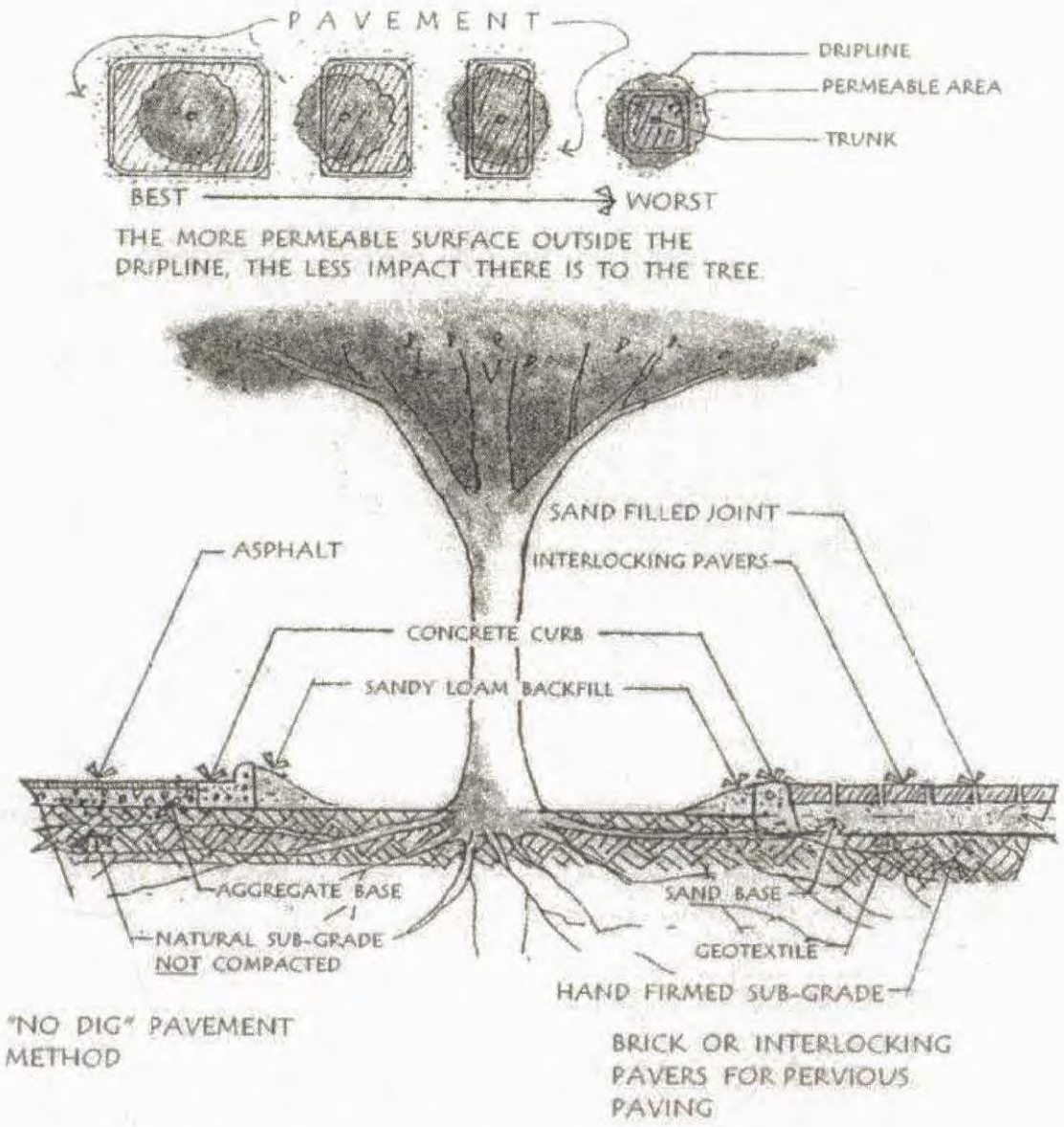
TRENCHING METHODS FOR UTILITY LINES

A. THIS TYPE OF TRENCHING WILL KILL THE TREE.

B. TUNNELING UNDER THE TREE WILL PRESERVE THE IMPORTANT FEEDER ROOTS

ILLUSTRATION FOR 9.4.4 D

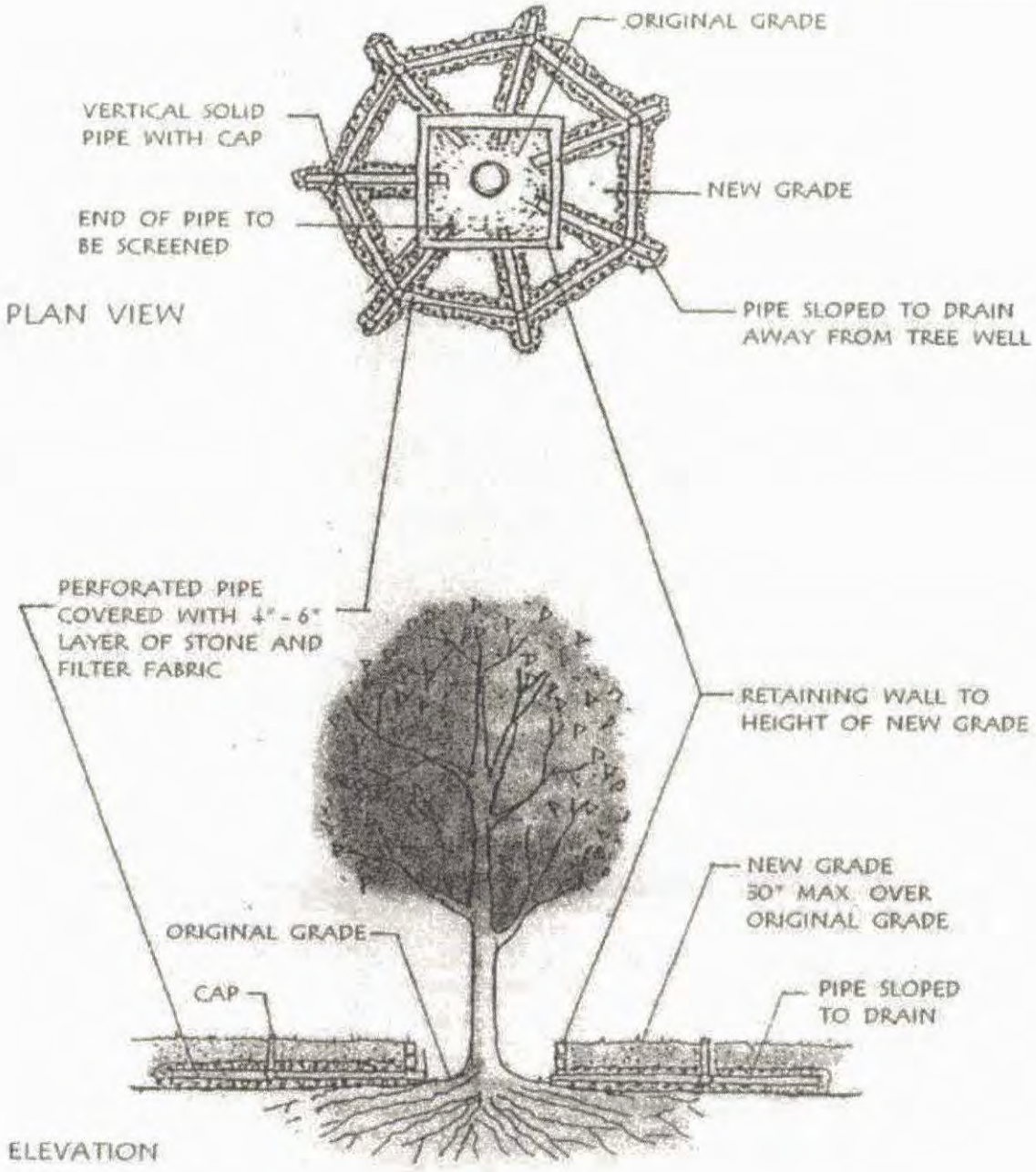
9.E.6 Pavement Methods under Dripline



PAVEMENT METHODS UNDER DRIPLINE

ILLUSTRATION FOR 9.4.4 D

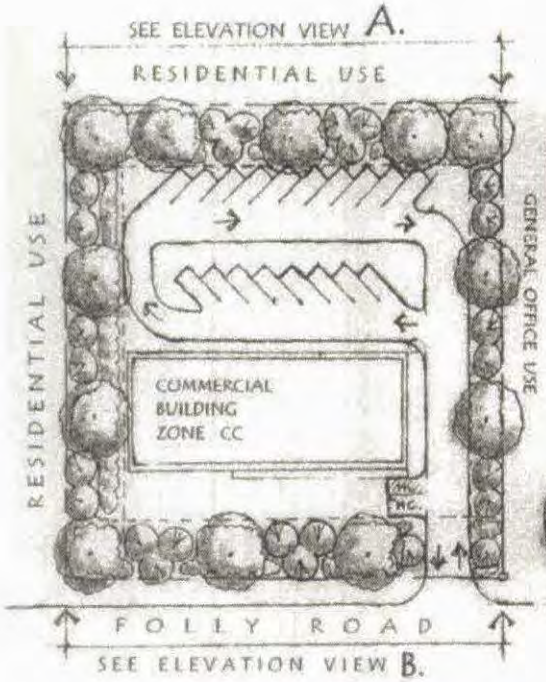
9.E.7 Tree Protection from Fill

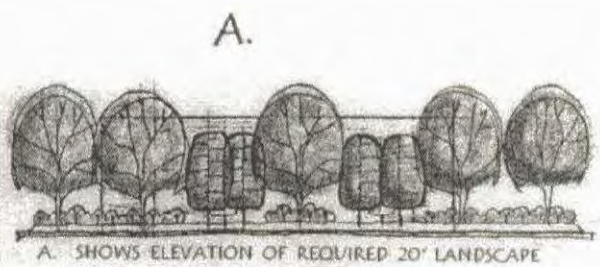


TREE PROTECTION FROM FILL

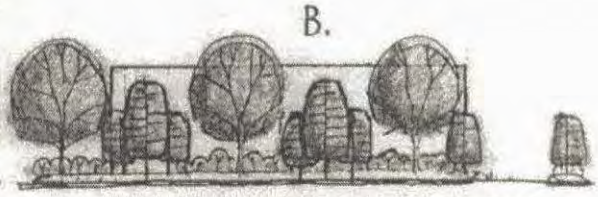
ILLUSTRATION FOR 9.4.4 D

9.E.8 Landscape Buffers





A. SHOWS ELEVATION OF REQUIRED 20' LANDSCAPE BUFFER BETWEEN PROPOSED COMMERCIAL USE AND EXISTING ADJACENT RESIDENTIAL USE.



B. SHOWS ELEVATION OF REQUIRED 25' R.O.W. LANDSCAPE BUFFER ALONG FOLLY ROAD.

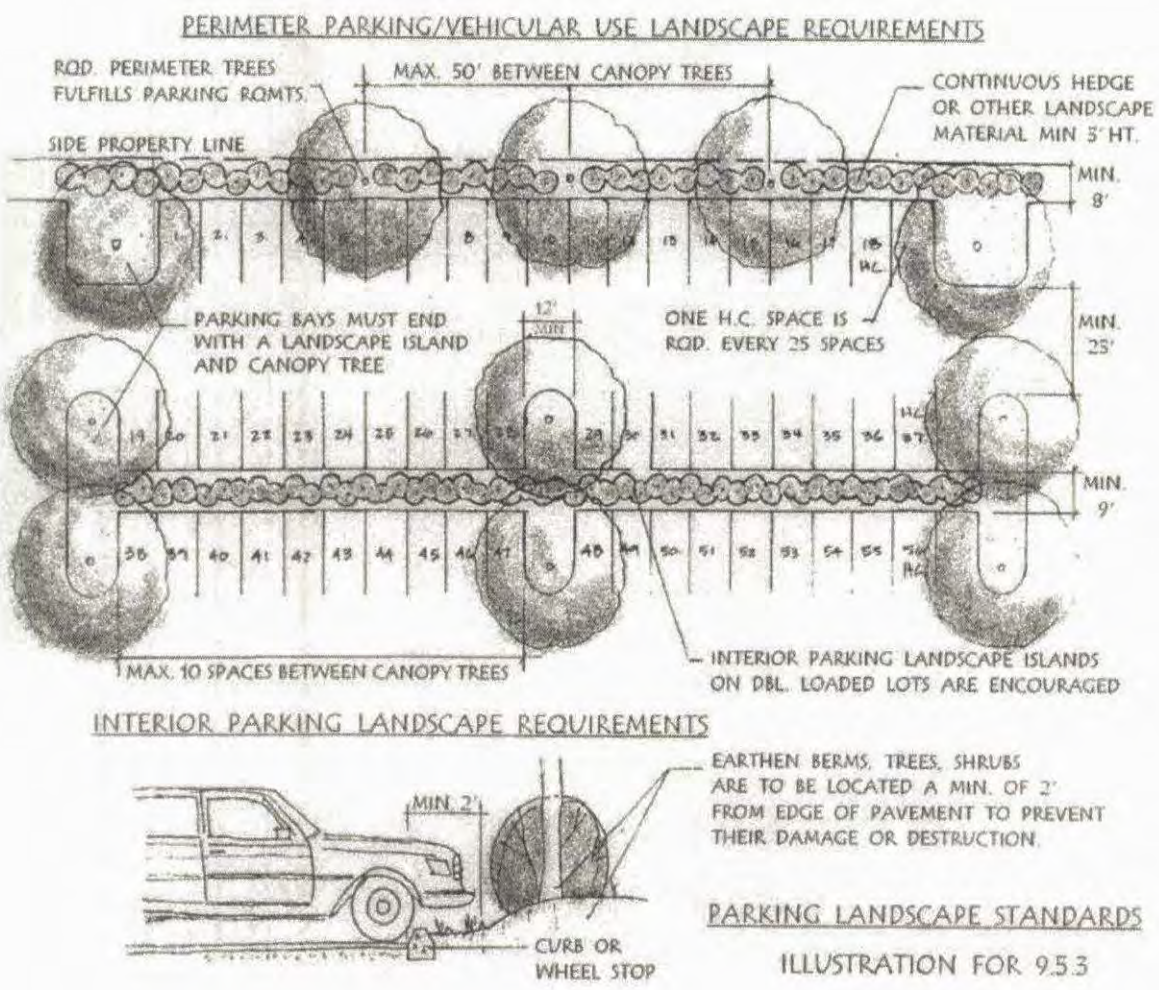
NOTES

1. THIS EXAMPLE SHOWS THE REQUIRED PARKING IN "SIDE OR REAR" OF BUILDING WHEN THERE ARE 10 OR MORE SPACES.
2. DIFFERENT ADJACENT USE REQUIRE DIFFERENT SIZE LANDSCAPE BUFFERS RANDING FROM 0 TO 100. SEE THE LAND USE BUFFER TABLE AND LANDSCAPE STANDARDS FOR BUFFER DEPTH AND PLANT MATERIAL REQUIREMENTS.

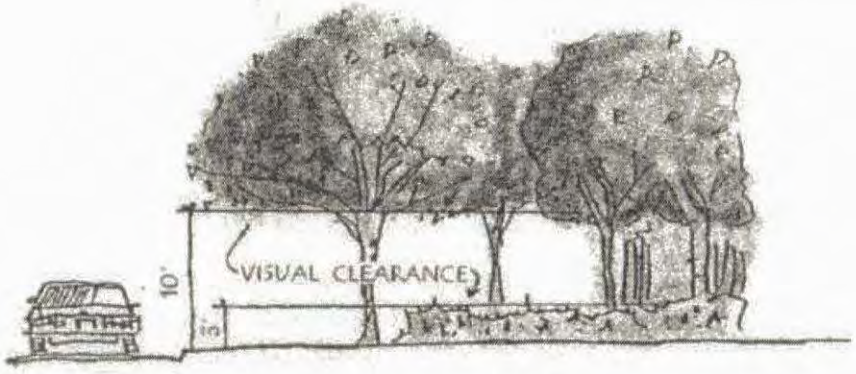
LANDSCAPE BUFFERS

ILLUSTRATION FOR ARTICLE 9.5

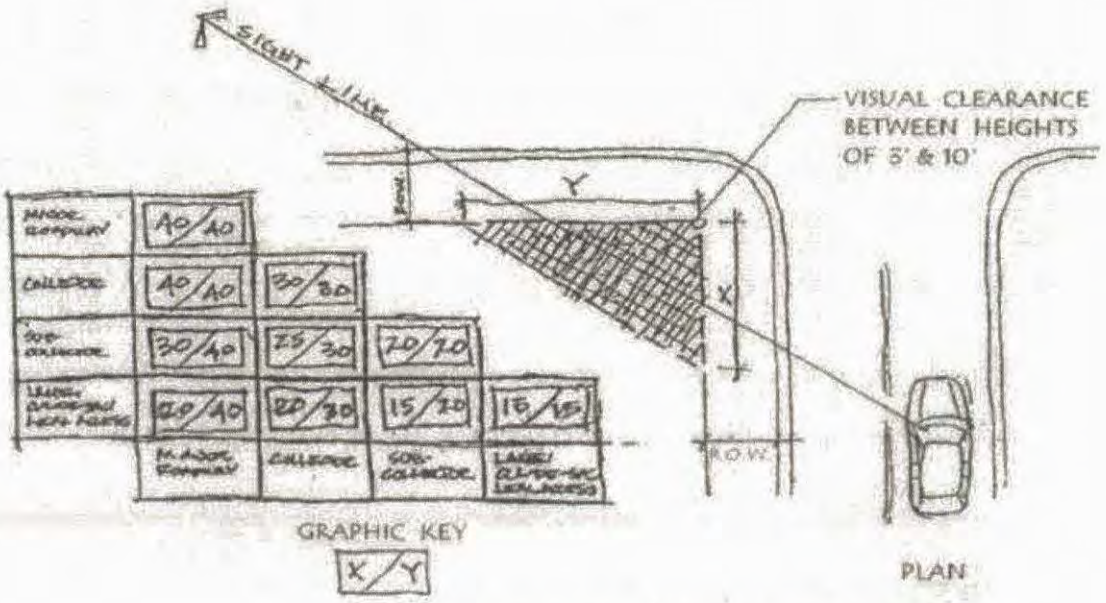
9.E.9 Parking Landscape Standards



9.E.10 Site Triangle Standards



ELEVATION



PLAN

NOTE: SITE TRIANGLES ARE SUBJECT TO SCDOT APPROVAL AND MAY NEED ADJUSTMENTS FOR ROAD HORIZONTAL AND VERTICAL CURVATURE

SITE TRIANGLE STRANDARDS

ILLUSTRATION FOR ARTICLE 9.10

CHAPTER 10 | NONCONFORMITIES

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ARTICLE 10.2 NONCONFORMING USES

ARTICLE 10.3 NONCONFORMING STRUCTURES

ARTICLE 10.4 NONCONFORMING LOTS

ARTICLE 10.5 NONCONFORMING SIGNS

ARTICLE 10.1 GENERAL

Sec. 10.1.1 Purpose

It is the general policy of the County to allow uses, Structures, Lots, Signs, and other situations that came into existence legally—in conformance with then-applicable requirements—to continue to exist and be put to productive use, but to bring as many aspects of such situations into compliance with existing regulations as is reasonably possible. This Chapter establishes regulations governing uses, Structures, Lots, and Signs that were lawfully established but that do not comply with one or more existing requirements of this Ordinance. The regulations of this Chapter are intended to:

A. Recognize the interests of Property Owners in continuing to use their property;

B. Promote reuse and rehabilitation of existing Buildings; and

C. Place reasonable limits on the expansion of nonconformities that have the potential to adversely affect surrounding properties and the county as a whole.

Sec. 10.1.2 Authority to Continue

Any nonconformity that legally existed on April 21, 1999, or that becomes nonconforming upon the adoption of any amendment to this Ordinance may be continued in accordance with the provisions of this Chapter.

Sec. 10.1.3 Determination of Nonconformity Status

The burden of establishing that a nonconformity is a legal nonconformity shall, in all cases, be solely upon the owner of such nonconformity.

Sec. 10.1.4 Repairs and Maintenance

Incidental repairs and normal maintenance of nonconformities shall be permitted unless such repairs are otherwise expressly prohibited by this Ordinance. Nothing in this Chapter shall be construed to prevent Structures from being structurally strengthened or restored to a safe condition, in accordance with an official order of the Director of Building Services or their designee.

Sec. 10.1.5 Change of Tenancy or Ownership

The status of a nonconformity is not affected by changes of tenancy, ownership, or management.

Sec. 10.1.6 Nonconformities Created by Public Action

When Lot Area or Setbacks are reduced as a result of conveyance to a federal, state, or local government for a public purpose and the remaining area is at least 50 percent of the otherwise applicable minimum standard, then that Lot shall be deemed to be in compliance with the minimum Lot Area and Setback standards of this Ordinance.

ARTICLE 10.2 NONCONFORMING USES

Sec. 10.2.1 Definition

A "Nonconforming Use" is a use that was legally established but which is no longer allowed by the use regulations of the Zoning District in which it is located.

Sec. 10.2.2 Expansion

A nonconforming commercial or industrial use shall not be enlarged or expanded unless one of the following conditions exists:

A. Such expansion eliminates or reduces the nonconforming aspects of the situation; or

B. The expansion is into a part of the Building or Structure that was lawfully and manifestly designed or arranged for such use, provided that no such expansion shall be allowed if it displaces a conforming use.

Sec. 10.2.3 Change of Use

A. A Nonconforming Use may not be changed to any use other than a use allowed in the Zoning District in which it is located, provided that the Board of Zoning Appeals shall be authorized to approve a change to another Nonconforming Use in accordance with the Special Exception procedures of this Ordinance. In acting upon such requests, the Board of Zoning Appeals shall not be guided by the Special Exception approval criteria of this Ordinance, but rather shall approve the change of use only upon a finding that the new use will be less detrimental to adjacent property and general area than the existing Nonconforming Use.

B. When a conforming use becomes nonconforming as a result of a Zoning Map Amendment initiated by the Applicant, the Nonconforming Use shall then be removed prior to the issuance of a Certificate of Occupancy for the conforming use.

Sec. 10.2.4 Loss of Legal Nonconformity Status

A. **Abandonment.** If a Nonconforming Use is replaced with another use or is discontinued for any reason for a period of more than 36 consecutive months the use shall be considered abandoned. Once abandoned, the use's legal nonconforming status shall be lost and re-establishment of a Nonconforming Use shall be prohibited. Any subsequent use of the property shall comply with the regulations of the Zoning District in which it is located.

B. **Damage or Destruction.**

1. No nonconforming commercial or industrial use that is damaged by fire or any other cause shall be restored if the cost of the repair work equals 50 percent or more of the use's total physical replacement cost (which shall consist solely of labor and materials). Determination of physical replacement costs shall be made by the Director of Building Services. When such repairs are allowed to be made, they shall be in full compliance with the regulations of this Ordinance.

2. A nonconforming Residential Use that is damaged by fire or any other cause may be restored. In such cases, the use may be re-established to the extent that existed before the time of damage (within the pre-existing Structure boundaries [footprint and height]), provided that the repairs or rebuilding do not increase the degree of nonconformity and provided that such repairs, restoration, or reconstruction begin within 12 months of the date of such damage.

Sec. 10.2.5 Accessory Uses and Structures

No use or Structure that is accessory to a principal Nonconforming Use or Structure shall continue after such Principal Use or Structure shall have ceased or terminated, unless it complies with all regulations of this Ordinance.

ARTICLE 10.3 NONCONFORMING STRUCTURES

Sec. 10.3.1 Definition

A "Nonconforming Structure" is any Building or Structure that was legally established but which no longer complies with the Density/Intensity and Dimensional Standards of the base Zoning District.

Sec. 10.3.2 Use

A Nonconforming Structure may be used for any use allowed in the base Zoning District.

Sec. 10.3.3 Expansion

A nonconforming residential Structure may be enlarged or expanded if such residential expansion follows the outside Wall at ground level, other than porches, Decks, or canopies. The outside Wall (other than porches, Decks or canopies) of a non-conforming residential Structure that does not meet current dimensional standards (Setbacks), shall only be allowed to expand vertically from ground level provided that such expansion does not exceed the maximum height requirements for that Zoning District or encroach into any Setback. All other expansion shall meet all other applicable portions of the Ordinance including Density/ Intensity and Dimensional Standards.

Sec. 10.3.4 Moving

A Nonconforming Structure may be moved in whole or in part to another location if the movement or relocation does not increase the extent of nonconformity.

Sec. 10.3.5 Subdivision

If a Lot is occupied by a Nonconforming Structure, it may be subdivided provided that subdividing does not create a new nonconformity or increase the degree of nonconformance of the Structure.

Sec. 10.3.6 Loss of Legal Nonconforming Status; Damage or Destruction

A. No Nonconforming commercial or industrial Structure that is damaged by fire or any other cause shall be restored if the cost of the repair work equals 50 percent or more of the Structure's total physical replacement cost. Determination of physical replacement costs shall be made by the Director of Building Services. When such repairs are allowed to be made, they shall be in full compliance with the regulations of this Ordinance.

B. A Nonconforming Residential Structure that is damaged by fire or any other cause may be restored. In such cases, the Structure may be re-established to the extent that existed before the time of damage (within the pre-existing Structure boundaries [footprint and height]), provided that the repairs or rebuilding do not increase the degree of nonconformity and provided that such repairs, restoration, or reconstruction begin within 12 months of the date of such damage.

C. Nothing in this Section shall conflict with the requirements of the Federal Emergency Management Agency's (FEMA) Flood Plain Management Regulations.

ARTICLE 10.4 NONCONFORMING LOTS

Sec. 10.4.1 Definition

A "Nonconforming Lot" is a tract of land, designated on a duly recorded Subdivision Plat, or by a duly recorded deed, or by other lawful means, that complied with the Lot Area, Lot Width, and Lot depth standards of the Zoning District in which it was located at the time of its creation, but which does not comply with the minimum Lot Area, Lot Width, or Lot depth requirements of the Zoning District in which it is now located.

Sec. 10.4.2 Vacant Lots

If a Nonconforming Lot or parcel was vacant on the date on which this Ordinance became applicable to it, then the owner may use the property for uses allowed by the base Zoning District, provided that the use shall comply with applicable Setback to the maximum extent possible. If the base Zoning District permits a variety of uses or a variety of intensities of uses and one or more uses or intensities would comply with Setback standards, while others would not, then only the uses or intensities that would comply with the applicable Setback standards shall be permitted.

Sec. 10.4.3 Lot with Building or Structure

If a Nonconforming Lot or parcel contains a Building or Structure on the date on which this Ordinance become applicable to it, then the owner may continue the use of that Building or Structure and may reasonably expand the Structure in any way that does not increase the degree of nonconformity; an increase in Building size shall not be deemed to increase the degree of nonconformity unless it increases the encroachment on a required Setback.

ARTICLE 10.5 NONCONFORMING SIGNS

Sec. 10.5.1 Definition

A "Nonconforming Sign" is any Sign that was legally established but which no longer complies with the Sign Regulations contained in CHAPTER 9, *Development Standards*, of this Ordinance.

Sec. 10.5.2 On-Premises Signs

All legal nonconforming permanent On-Premises Signs in place prior to April 21, 1999, shall be removed or replaced by April 20, 2001. All other On-Premises Signs not in conformance with the standards of this Ordinance shall be removed or otherwise brought into compliance with the standards of this Ordinance.

Sec. 10.5.3 Off-Premises Signs

A. All legally existing nonconforming Off-Premises Signs shall be removed, altered, or otherwise made to conform to the provisions of this Ordinance.

B. All other Off-Premises Signs shall be removed, altered, or brought into compliance with the provisions of this Ordinance.

CHAPTER 11 | VIOLATIONS, PENALTIES AND ENFORCEMENT

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ARTICLE 11.2 VIOLATIONS

ARTICLE 11.3 ENFORCEMENT RESPONSIBILITY, COMPLAINTS

ARTICLE 11.4 REMEDIES AND ENFORCEMENT POWERS

ARTICLE 11.5 PRIVATE ENFORCEMENT ACTIONS

ARTICLE 11.6 TREE PROTECTION AND PRESERVATION VIOLATIONS

ARTICLE 11.7 SIGN VIOLATIONS

ARTICLE 11.8 VIOLATIONS CONTINUED

ARTICLE 11.9 OTHER ENFORCEMENT ACTIONS

ARTICLE 11.10 DERELICT MANUFACTURED HOMES

ARTICLE 11.1 ORDINANCE COMPLIANCE REQUIRED

Sec. 11.1.1 Compliance Required

A. No activity regulated by this Ordinance shall be undertaken except in full compliance with the express provisions of this Ordinance.

B. No activity that is the subject of any permit or approval issued pursuant to the provisions of this Ordinance shall be undertaken except in full compliance with the subject permit or approval, including any attached conditions.

C. The commencement or continuation of any activity regulated by this Ordinance that is not in compliance with the express provisions of this Ordinance, or that is not in compliance with the express provisions of any permit or approval, including any attached conditions, shall be a violation of this Ordinance, and subject to enforcement under the terms of this Chapter and South Carolina law.

ARTICLE 11.2 VIOLATIONS

Sec. 11.2.1 Violations

All of the following constitute violations of this Ordinance:

A. To use or attempt to use land or a building in any way not consistent with the requirements of this Ordinance;

B. To erect or attempt to erect a building or other structure in any way not consistent with the requirements of this Ordinance;

C. To engage or attempt to engage in the development or subdivision of land in any way not consistent with the requirements of this Ordinance;

D. To transfer title to any lots or parts of a development unless the subdivision has received all approvals required under this Ordinance and an approved plan or plat, if required, has been filed in the appropriate County office;

E. To submit for recording with a County office any subdivision plat that has not been approved in accordance with the requirements of this Ordinance;

F. To install or use a sign in any way not consistent with the requirements of this Ordinance;

G. To engage in the use of a building or land, the use or installation of a sign, the subdivision or development of land or any other activity; requiring one or more approvals or permits under this Ordinance without obtaining all such required approvals or permits;

H. To engage in the use of a building or land, the use or installation of a sign, the subdivision or development of land or any other activity requiring one or more approvals or permits under this Ordinance in any way inconsistent with any such approval or permit and any conditions imposed;

I. To violate the terms of any approval or permit granted under this Ordinance or any condition imposed on such approval or permit;

J. To obscure or obstruct any notice required to be posted or otherwise given under this Ordinance;

K. To violate any lawful order issued by any person or entity under this Ordinance; or

L. To continue any violation as defined above, with each day of continued violation to be considered a separate violation for purposes of computing cumulative civil or criminal penalties.

ARTICLE 11.3 ENFORCEMENT RESPONSIBILITY, COMPLAINTS

Sec. 11.3.1 Responsibility

The responsibility for the enforcement of this Ordinance is delegated to the Planning Director. The Planning Director may utilize other County Department/Agencies as necessary to enforce the provisions of this Ordinance.

Sec. 11.3.2 Notice

If the Planning Director finds that any of the provisions of this Ordinance are being or have been violated, the Planning Director may notify in writing the person responsible for such violation, setting forth the nature of the violation and the action necessary to correct it, or issue a Uniform Ordinance Summons for the violation.

Sec. 11.3.3 Complaints

A. Whenever a violation of this Ordinance occurs, or is alleged to have occurred, any person may file in writing a complaint with the County. Such complaint shall state fully the causes and basis thereof.

B. The Planning Director shall properly record such complaint, immediately investigate to determine the validity of the charge, and take whatever action is necessary to assure compliance with this Ordinance.

Sec. 11.3.4 Authority

Any staff member of the Planning Department who is authorized by County Council shall have the authority to enforce the provisions of this Ordinance.

ARTICLE 11.4 REMEDIES AND ENFORCEMENT POWERS

On behalf of the County, the Planning Director may take any one or more of the following actions as a remedy for any violation of this Ordinance:

A. Withholding and/or revocation of any approvals or permits required by this Ordinance or direct other officials to withhold such approval or permits;

B. Issuing stop orders against any work undertaken by an entity not having a proper approval or permit required by this Ordinance;

C. Issuing stop orders against any actions in violation of this Ordinance;

D. Bringing an action for an injunction (or, in appropriate cases, for mandamus) to prevent the violation and/or to prevent the occupancy or use of any site or structure involved in the violation;

E. Bringing an action for injunction or mandamus to abate a violation; or

F. Issuing the violator a Uniform Ordinance Summons for each separate violation(s).

G. Deferral or postponement of zoning applications scheduled for public meetings or hearings in accordance with Article 11.9.

A violation of this Ordinance is considered a misdemeanor.

ARTICLE 11.5 PRIVATE ENFORCEMENT ACTIONS

Any individual who is specifically damaged by any violation may, in addition to other remedies, institute injunction, mandamus, or other appropriate action or proceeding to prevent the unlawful erection, construction, reconstruction, alteration, conversion, maintenance, or use, or to correct or abate the violation, or to prevent the occupancy of the building, structure or land. This is in addition to the right of the County to bring an enforcement action.

ARTICLE 11.6 TREE PROTECTION AND PRESERVATION VIOLATIONS

In addition to the provisions of Article 11.4 of this Chapter, the following shall apply.

Sec. 11.6.1 Trees Removed Without Permits

A. **Generally**

If commercial sites are cleared of protected trees prior to obtaining a zoning permit (a violation), trees shall be replaced in accordance with a replacement schedule approved by the Planning Director. The Planning Director's replacement schedule shall specify the number, species, caliper and location of replacement trees, according to the following minimum criteria:

1. Combined caliper of which equals or exceeds 80 inches per acre; and
2. One-half of individual replacement trees are four inches or greater caliper.

B. **Grand Trees**

1. Where Grand Trees have been removed in violation of this Ordinance or where removal is necessitated at any time due to acts of negligence, trees shall be replaced in accordance with a replacement schedule approved by the Planning Director. The replacement schedule shall establish the number, species, caliper, and location of replacement trees, and at a minimum shall require:
   a. That the combined caliper of replacement trees is equal to or greater than three times the caliper of the Grand Tree removed; and
   b. Individual replacements of trees are of the largest transplantable caliper available or equal to the loss of DBH inches.
2. Where Grand Tree removal is necessitated by emergencies as defined in CHAPTER 9 of this Ordinance, or death and disease of trees due to natural causes, as determined by the Planning Director, replacement will not be required.

Sec. 11.6.2 Recovery From Tree Violations

A. Any person, firm, organization, society, association, corporation, or any agent or representative thereof who commits, participates, or assists in a violation of the Tree Protection and Preservation standards of this Ordinance may each be found guilty of a separate offense and suffer the penalties herein provided. Each unauthorized removal, destruction or failure to replace a tree shall constitute a separate offense. Failure to pay all or any part of the Tree Fund mitigation fee within 30 days of the fee's imposition is a violation of the Tree Fund provision of this Ordinance. Failure to pay fees may result in a collection action in the same manner as prescribed by law for the collection of other fees. Failure to pay the mitigation fee may also result in a criminal proceeding. If a matter is brought in criminal court, upon conviction, the maximum penalty is $500.00 per violation and/or 30 days imprisonment, and restitution of the Tree Fund mitigation fee. Restitution shall be paid to the County Treasurer who will place all funds in the Tree Fund Account.

B. Should violations be noted during the course of a project or at final inspection, the Planning Director shall take appropriate actions, including, but not limited to the following:
   1. Requiring replacement of illegally removed trees and vegetative buffer;
   2. Requiring replacement of required trees and vegetative buffer that are damaged, diseased, dying, or dead;
   3. Requiring protection of trees and vegetative buffer during construction;
   4. Revoking Zoning Permits; and
   5. Denying Certificates of Occupancy.

C. Nothing herein shall prevent the County from taking such other lawful action as is necessary to prevent or remedy any violations.

ARTICLE 11.7 SIGN VIOLATIONS

Sec. 11.7.1 Signs Subject to Impoundment

In addition to other remedies and enforcement powers of this Chapter, the Planning Director shall have the authority to remove and hold any of the following types of signs or sign structures.

a. Any prohibited sign, as noted in Sec. 9.8.1.C, is subject to impoundment without notice to the owner.
b. Any sign that is installed or used in any way that is not consistent with the requirements of this Ordinance, provided that notice has been given as set forth in Sec. 11.3.2 and no action has been taken by the owner within the specified time frame.
c. Additionally, the land owner and/or candidate, party, organization, or business entity explicitly listed on a sign, may be designated as the sign owners or the responsible parties for the purpose of enforcement action.

Sec. 11.7.2 Recovery of Impounded Signs

The owner of an impounded sign or sign structure may recover same upon the payment of $50.00 for each sign. In the event it is not claimed within ten days from the date of impoundment, the Planning Director shall have authority to dispose of such sign or sign structure without notification and without compensation to the owner.

ARTICLE 11.8 VIOLATIONS CONTINUED

Any violation of the previous Zoning Ordinance or Subdivision Ordinance will continue to be a violation under this Ordinance and be subject to penalties and enforcement under this Chapter, unless the use, development, construction, or other activity complies with all applicable provisions of this Ordinance, in which case enforcement action shall cease, except to the extent of collecting penalties for violations that occurred before April 21, 1999. Any prior lack of enforcement shall not constitute any degree of recognition, approval or other entitlement.

ARTICLE 11.9 OTHER ENFORCEMENT ACTIONS

Sec. 11.9.1 Zoning Map Amendment Requests

An application (along with related documents and fees) for a zoning map amendment shall not be accepted or processed when the property owner(s) has been notified, pursuant to Sec. 11.3.2, that a violation of this Ordinance exists on or in the use of land that is the subject of the requested zoning change. The Zoning & Planning Director, after consideration of the specific case, may waive this requirement and direct staff to process the application if it is found that a zoning map amendment serves to remedy the violation. However, this waiver does not release the property owner, applicant, and/or designated agent from compliance with CHAPTER 11 of this Ordinance nor does it guarantee approval of the requested zoning map amendment. If the zoning map amendment is disapproved by County Council, the property owner, applicant, and/or designated agent has a maximum of 30 calendar days from the date of disapproval to bring the subject property into compliance.

Sec. 11.9.2 Board of Zoning Appeals Requests

An application (along with related documents and fees) to go before the Board of Zoning Appeals (BZA) shall not be accepted or processed when the property owner(s) has been notified that a violation of this Ordinance exists on or in the use of land that is the subject of the request. The Planning Director may, after consideration of the specific case, waive this requirement and direct staff to process the application, if the BZA request serves as a remedy for the violation. However, this waiver does not release the property owner, applicant, and/or designated agent from compliance with CHAPTER 11 of this Ordinance.

Sec. 11.9.3 Contempt Before the Board of Zoning Appeals

In case of contempt by any party, witness or other person before the Board of Zoning Appeals, such Board may certify such fact to the Circuit Court of the County wherein such contempt occurs and the judge of the court, after hearing, may impose such penalty as the facts authorize or require.

Sec. 11.9.4 Other Actions

Nothing herein shall prevent the County from taking such other lawful action as is necessary to prevent or remedy any violation.

ARTICLE 11.10 DERELICT MANUFACTURED HOMES

Sec. 11.10.1 Derelict Manufactured Homes

A. 'Derelict manufactured home' means a manufactured home:
   1. that is:
      a. not connected to electricity or not connected to a source of safe potable water supply sufficient for normal residential needs, or both;
      b. not connected to a Department of Health and Environmental Control approved wastewater disposal system; or
      c. unoccupied for a period of at least thirty days and for which there is clear and convincing evidence that the occupant does not intend to return on a temporary or permanent basis; and
   2. that is so damaged, decayed, dilapidated, unsanitary, unsafe, or vermin-infested that it creates a hazard to the health or safety of the occupants, the persons using the manufactured home, or the public.

B. 'Landowner' means the owner of real property on which a derelict manufactured home is located.

C. 'Local governing body' means the governing body of a county.

D. 'Local official' means the office or agency that is responsible for inspecting or zoning property in a county.

E. 'Manufactured home' means a structure, not including a modular home, designed for temporary or permanent habitation and constructed to permit its transport on wheels, temporarily or permanently attached to its frame, from its place of construction or sale to a location where it is intended to be a housing unit or a storage unit.
   1. If a landowner seeks to have a manufactured home removed from his property and sold, the landowner may apply to a magistrate and follow the procedures in Sec. 29-15-10 of State law. The landowner does not have to have the manufactured home determined to be derelict manufactured home in order to have it removed from his property and sold following the procedures of Sec. 29-15-10 of State law.
   2. If a landowner seeks to have a manufactured home determined to be derelict so it may be removed from the landowner's property and destroyed, the landowner must:
      a. Apply to the local official to have the manufactured home inspected;
      b. Receive written confirmation from the local official that the manufactured home has been inspected and meets the requirements for removal and disposal and provided in this section;
      c. File the required pleadings with the magistrate to seek to have the manufactured home removed from the property and destroyed, and follow the procedures in Sec. 29-15-10 of State law to notify the owner of the manufactured home and any lienholders that the local official has determined the manufactured home is a derelict manufactured home and that the matter is the subject of a proceeding in the magistrates court; and
      d. Post a notice on each door of the manufactured home for thirty consecutive days reading substantially as follows:

NOTICE

This manufactured home is the subject of a proceeding in the magistrates court to determine if it will be removed from the property. For further information, please contact: (name and telephone number of landowner seeking removal) or (name and telephone number of magistrate's court where action is pending).

(Date of Notice)

3. If, in a court proceeding with the proper notice, the magistrate determines that the manufactured home is derelict, as provided in this section, and orders the derelict manufactured home to be removed and destroyed, the landowner must remove and dispose of the derelict manufactured home and send proof of the removal and disposal to the county auditor as provided in Sec. 12-49-85(D) of State law.
    a. If a local official determines that a derelict manufactured home has value for which it may be sold, the local official may apply to a magistrate and follow the procedures in Sec. 29-15-10 of State law to notify the owner of the manufactured home and any lienholders that the local official has determined the manufactured home is a derelict manufactured home and has filed the required pleadings with the magistrate to seek to have the manufactured home removed from the property and sold.
    b. If a local official seeks to remove and destroy a derelict manufactured home, the local official must follow the procedures in Sec. 29-15-10 of State law to notify the owner of the manufactured home and any lienholders that the local official has determined the manufactured home is a derelict manufactured home and has filed the required pleadings with the magistrate to seek to have the manufactured home removed from the property and destroyed.
    c. In addition to the notice requirements in the magistrates court, in order to (a) remove and sell, or (b) remove and destroy a derelict a derelict manufactured home, a local official must post a notice on each door of the manufactured home for thirty consecutive days reading substantially as follows:

NOTICE

This manufactured home is the subject of a proceeding in the magistrates court to determine if it will be removed from this property. For further information, please contact: (name and telephone number of local government office seeking removal) or (name and telephone number of magistrate's court where action is pending).

(Date of Notice)

    d. In a court proceeding with the proper notice, a magistrate must determine whether a derelict manufactured home may be either (a) removed and sold, or (b) removed and destroyed. In order for the manufactured home to be removed and destroyed, it must meet the requirements of a derelict manufactured home to be removed and destroyed, it must meet the requirements of a derelict manufactured home as defined in this section.
    e. If the magistrate determines that the manufactured home is derelict and is to removed and sold, the local official must follow the procedures in Sec. 29-15-10 of State law.
    f. If the magistrate determines that the manufactured home is derelict and is to be removed and destroyed, the local official or the landowner must remove and dispose of the derelict manufactured home and send proof of the removal and disposal to the county auditor as provided in Sec. 12-49-85(D) of State law.
        1. All costs of removal and disposal are the responsibility of the owner of the derelict manufactured home, and may be waived only by order of the magistrates court or if a local governing body has a program that covers removal disposal costs.
        2. A lienholder of the derelict manufactured home is not responsible for the costs of removal and disposal unless the lienholder or his agent effects a recovery of the manufactured home under its lien and subsequently the lienholder or his agent knowingly abandons the manufactured home on the property and allows the manufactured home to become a derelict manufactured home.
        3. If the landowner is the owner of the derelict manufactured home and is unwilling or unable to pay the costs of removal and disposal, a lien for costs of removal and disposal must be placed on the landowner's real property where the derelict manufactured home was located.

F. To defray the costs of location, identification, and inspection of derelict manufactured homes, a local governing body may impose a registration fee of no more than twenty-five dollars to be paid when a manufactured home is registered with the county. This fee may be in addition to all other fees and charges relating to a manufactured home and may be required to be paid before electrical connection.

CHAPTER 12 | DEFINITIONS

Contents:

ARTICLE 12.1 TERMS AND USES DEFINED

ARTICLE 12.2 INTERPRETATION

(Ord. No. 2239, 12/06/2022)

ARTICLE 12.1 TERMS AND USES DEFINED

TERM DEFINITION

A

Accessory Dwelling Unit No more than one (1)~~A~~ Dwelling Unit, with no more than 1,600 square feet of total Floor Area, providing complete, independent living facilities for one or more Persons that is separate from ~~and subordinate to~~ the principal Dwelling Unit, ~~while both Units are serviced by one electrical meter~~or that has been added to, onto, or created within, a single family house. This definition includes Garage Apartments. Attached Accessory Dwelling Units shall be serviced by the same electrical meter as the principal Dwelling Unit. Detached Accessory Dwelling Units shall have a separate electrical meter.

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

Accessory Structure A Structure that is detached from a principal Structure and customarily incidental and subordinate to the principal Structure, which serves a purpose that is customarily and clearly associated with the Principal Use. Examples of Accessory Structures include, but are not limited to, storage sheds, gazebos, detached carports, and detached residential garages.

Accessory Use A use customarily incidental and subordinate to the Principal Use of a Lot or of a structure, or as allowed by the ARB in accordance with Article 6.5 of Appendix B, the modified ZLDR. An Accessory Use is located on the same Lot as the principal use, except in cases of off-street parking, temporary real estate sales office, and temporary construction facilities~~a Zoning Lot or of a Structure. An Accessory Use is located on the same Zoning Lot as the Principal Use, except as otherwise allowed in this Ordinance~~.

Act. The South Carolina Local Government Development Agreement Act, codified at sections 6-31-10 to -160 of the South Carolina Code.

Active Recreation Area. Any park and recreational facility which is developed with recreation and support facilities such as playgrounds, skeet and trap shooting courses, Golf Courses, bicycle trails, , tennis courts, pickle ball courts, baseball or softball fields, football or soccer fields, basketball courts, Swimming Pools, clubhouses, equestrian facilities, and tennis courts . Active Recreation Areas shall constitute Recreational and Natural Areas. ~~Any park and recreational facility which is developed with recreation and support facilities such as playgrounds, Golf Courses, bicycle trails, baseball or softball fields, football or soccer fields, basketball courts, Swimming Pools, clubhouses, equestrian facilities, and tennis courts.~~

Addition A Structure added to the original Structure at some time after the completion of the original, or an extension, alteration, or increase in Floor Area or height of a Building or Structure.

Administrative or Business Office The use of a Building or a portion of a Building for the provision of executive, management, or administrative services. This includes Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services, or Travel Arrangement Services.

Administrative Decision Any order, requirement, decision, or determination by the Charleston County Zoning and Planning Director or their designee relating to the administration or enforcement of the Charleston County Zoning and Land Development Regulations.

Adult Oriented Business Definitions provided in Sec. 6.4.18.C of this Ordinance.

Adult Day Care Service A facility for adults that offers in a group setting a program of individual and group activities and therapies for adults 18 years of age or older as defined by the South Carolina Department of Health and Environmental Control (SCDHEC). In the case of conflict between this definition and the definition utilized by SCDHEC, the definition utilized by SCDHEC shall control.

Affordable Dwelling Unit (AFU) In the case of Dwelling Units for sale, housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than 28 percent (28%) of the annual household income for a household earning no more than 80 percent (80%) of the area median income, by household size, for the metropolitan statistical area as published from time to time by the U.S. Department of Housing and Community Development (HUD) and, in the case of

Dwelling Units for rent, housing for which the rent and Utilities constitute no more than 30 percent (30%) of the annual household income for a household earning no more than 80 percent (80%) of the area median income, by household size for the metropolitan statistical area as published from time to time by HUD.

Agreement. The Orange Hill Development Agreement, including the recitals and exhibits attached hereto. The Agreement shall also include the Plan.

Agriculture The use of the land for agricultural purposes, including farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, and Animal and poultry husbandry, and the Accessory Uses of packing, treating, or storing of produce; provided, however, that the operation of any such Accessory Uses shall be secondary to that of the principal Agriculture use.

Agricultural Processing Establishments primarily engaged in crushing oilseeds and Tree nuts, such as soybeans, cottonseeds, linseeds, peanuts, and sunflower seeds; processing meat and meat byproducts; processing grains or seeds into snacks; and other related processing and packaging of agricultural products. Agricultural Processing shall not include Slaughterhouses, Butcheries, Tanneries or Rendering Plants.

Agricultural Sales or Service An establishment engaged in the retail or Wholesale Sale of feed, grain, fertilizers, pesticides, Farm equipment sale and services, and similar goods.

Agricultural Use, Bona Fide Allowed primary uses on real property to raise, harvest or store crops, feed, breed or manage livestock, or to produce Plants, Trees, fowl or Animals useful for human consumption, including the preparation of the products raised thereon for human consumption and disposed of by marketing or other means and which the Subject Property receives agricultural preferential assessment by the Charleston County Assessor's Office. Such uses include Agriculture, grazing, horticulture, forestry, dairying and Mariculture. Uses that do not qualify as Bona Fide Agricultural Uses include recreation, hunting clubs, fishing clubs, vacant land (land lying dormant), and any other similar uses.

Aircraft Manufacturing and Production, including Related Parts An establishment engaged in the manufacturing, processing, fabrication, packaging, or assembly of Aircrafts or related parts. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, this is a subordinate part of sales. Relatively few customers come to the site.

Alley A minor vehicular way used primarily for access to the side or rear of properties.

Alteration, Structural Any change or rearrangement in the supporting members of a Building or Structure, such as bearing Walls, columns, beams, or girders, or in the dimensional or configurations of the roof or exterior Walls. Structural Alterations shall not include the application of exterior siding to an existing Building for the purpose of beautifying and modernizing.

Animal Any live or dead dog, cat, nonhuman primate, guinea pig, hamster, rabbit, or any other warm blooded Animal, which is being used, or is intended for use, for research, teaching, testing, experimentation, or exhibition purposes, or as a pet. This term excludes: Birds, rats of genus Rattus and mice of the genus Mus bred for use in research, and horses not used for research purposes and other Farm Animals, such as, but not limited to livestock or poultry, used or intended for use as food or fiber, or livestock or poultry used or intended for use for improving Animal nutrition, breeding, management, or production efficiency, or for improving the quality of food or fiber. With respect to a dog, the term means all dogs, including those used for hunting, security, or breeding purposes.

Animal, Exotic Any Animal not identified in the definition of "Animal" that is native to a foreign country or of foreign origin or character, is not native to the United States, or was introduced from abroad. This term specifically includes Animals such as, but not limited to, lions, tigers, leopards, elephants, camels, antelope, anteaters, kangaroos, water buffalo, and species of foreign domestic cattle, such as Ankole, Gayal, and Yak.

Animal and Insect Production The raising of Animals or insects on pasture land, controlled environments or selected environments, or production of Animal or insect products on an agricultural or commercial basis. Animal and Insect Production shall include those Accessory Uses and activities customarily associated with this type of operation, as determined by the Zoning and Planning Director. Animal and Insect Production shall not include Concentrated Animal Feeding Operations, Slaughterhouses, or Butcheries.

Apiculture The keeping and maintenance of bees, commonly in man-made hives, on a commercial scale for the production of honey.

Applicant A Person, firm, entity, or governmental agency that executes the necessary forms to obtain approval or a permit for any zoning, Subdivision, land Development, Building, land disturbance, or other activity regulated by this Ordinance.

Application, Complete An application for Development review and approval that: (1) has been submitted in the required format; (2) includes all information required by this Ordinance to be submitted for the subject application type; and (3) is accompanied by the required fee.

Aquaculture comprises establishments primarily engaged in the farm raising and production of aquatic Animals or Plants in controlled or selected aquatic environments. It includes land devoted to the hatching, raising, and breeding of fish, shrimp, or other aquatic Animals or Plants for commercial purposes. The term also includes those Accessory Uses and activities customarily

associated with this type of operation, such as finfish farming, fish hatcheries, and shrimp farming in ponds. This definition does not include Mariculture uses, which are separately defined in this Ordinance.

ARB. The Orange Hill Architectural Review Board that will be functional under the auspices of the Property Owner and/or as it may later functional under applicable Covenants. The ARB may promulgate, modify, and enforce development guidelines, such as architectural and landscaping guidelines, assigned to it under the Agreement or the Plan with respect to any portion of the Real Property.

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

Archaeological Site A place (or group of physical sites) in which evidence of past activity is Preserved (prehistoric, historic, or contemporary), and which has been, or may be, investigated using the discipline of archaeology and represents a part of the archaeological record. A site may range from one with few or no remains visible above ground, to a Building or other Structure still in use.

Artisan and Craftsman Any business establishment that produces articles of artistic quality or effect or handmade workmanship on the premises. Examples include candle making, furniture making, glass blowing, weaving, pottery making, woodworking, sculpting, painting, and other associated activities.

Assisted Living A residential facility providing 24-hour supervision and services for residents who need medical attention.

Association. One or more non-profit association(s) or corporation(s), which will be formally constituted and made up of the property owners and/or residents of the Real Property, or a particular portion or portions thereof. An Association may take responsibility for costs and maintenance of Common Areas on or affecting any portion of the Real Property subject to such Association's jurisdiction, as delineated in any applicable Covenants.

Aviation Airports, landing fields, aircraft parking, and service facilities, and related facilities for operation, service, fueling, repair, storage, charter, sales, and rental of aircraft, including activities directly associated with the operation and maintenance of airport facilities and the provision of safety and security. Aviation also includes facilities for loading, unloading, and interchange of passengers, baggage, and incidental freight or package express between modes of transportation. This definition excludes Private Air Strips.

B

Bank An establishment that is engaged in the business as a bank or trust company, and is federally chartered or state chartered. "Bank" also includes credit unions that are federally or state chartered, and mortgage companies that provide mortgage loans as a principal part of their operation, with the loans secured by an interest in real property as collateral for the loan.

Banner A strip of cloth containing a message or advertisement.

Bar or Lounge A use engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises, where 25 percent or more of the gross receipts are for sale of alcohol. This use includes taverns, cocktail Lounges, and any member exclusive Bars or Lounges.

Barn A Farm Building used for storing Farm products or sheltering livestock. This term excludes any Residential Use or non-agricultural use.

Base Course A layer or layers of specified or selected material of designated thickness or rate of application placed on a subbase or Subgrade to comprise a component of the Pavement structure to support the Pavement or subsequent layer of construction.

Base Flood Elevation (BFE) The elevation of surface water resulting from a flood having a one percent chance of being equaled or exceeded in any given year, as determined by the Charleston County Building Inspections Services Department.

Effective on: 9/20/2022, as amended

BCM, Bureau of Coastal Management of the Department of Environmental Services formerly known as the Office of Ocean and Coastal Resource Management.

Berm A man-made landscape feature generally consisting of a linear mound of soil, designed to provide visual interest, screen undesirable views, decrease noise, and/or control or manage surface drainage. Temporary soil stockpiles and retaining Walls shall not be considered a Berm.

Billboard A large, standardized third party/off premise Structure displaying advertising intended for viewing from extended distances, generally more than 50 feet that is erected, maintained, or used for public display of poster, painted Signs, or Wall Signs that advertise a business, a commodity sold, service, or attraction which is not carried on or manufactured in or upon the premises upon which said Billboard is located. Billboards include, but are not limited to, bulletins, Wall murals, wrapped posters, 30 sheet posters, and eight sheet posters.

Boat Ramp A ramp that provides access to the water for the launching and retrieving of watercraft. Boat Ramps may be located at Marinas, public access points, or at Community and Commercial Docks subject to the applicable regulations.

Boat Slip A docking space alongside a pier, wharf, or mooring dolphins in which a waterborne boat may be moored. For purposes

of this Ordinance and in the absence of an authorized quantity of Boat Slips by state or federal regulating agencies, a Boat Slip shall be considered a minimum length of 25 feet for side mooring and 15 feet for stern moorings.

Boat Yard A land-based operation primarily for the repair and service of boats, including any incidental storage of boats in the process of being repaired.

Bona Fide Forestry Operation The property is eligible for, and actually used for forestry or timber operations, and written application has been approved by the County Assessor for the special assessment for agricultural use for the property in question pursuant to SC Code Sec. 12-43-220, SC Department of Revenue Regulation 117-1780.1., and other applicable statutes, rules and regulations.

Botanical Garden A place, generally open to the public for a fee, where a wide variety of Plants are cultivated for scientific, educational, or ornamental purposes.

Brewbar A Bar, Lounge, or Restaurant which produces on the permitted premises a maximum of 2,000 barrels a year of beer for sale on the premises as allowed by SC Code Title 61, Chapter 4, as amended.

Bridge A Structure, including supports, erected over a depression or an obstruction, as water, highway, or railway, and having a track or passageway for carrying traffic or other moving loads.

Buffer, Landscape A vegetated area of varying width designed exclusively to provide screening between adjoining properties, Rights-of-Way, Parking Lots and Structures, as described in Article 9.4, *Landscaping, Screening, and Buffers*, of this Ordinance, as may be modified under Section 11(M) of the Orange Hill Development Agreement and Exhibit 11.1 thereto.

Buffer, Wetland An area of varying width , providing a visual, spatial, and ecological transition zone between the OCRM Critical Line and land Development. The Wetland Buffer is designed to protect water quality and wildlife habitat.

Building Any Structure having a roof supported by columns or Walls and intended for the shelter, housing, or enclosure of any individual, Animal, Plant, process, equipment, goods, or materials of any kind. When a portion thereof is completely separated from every other portion by a dividing Wall (or firewall when applicable) without openings, then each such portion shall be deemed to be a separate Building.

Building Code The Building Code of Charleston County.

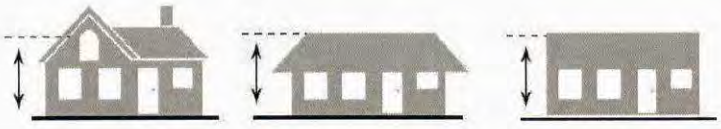
Building Coverage The proportion, expressed as a percentage, of the area of a Lot covered by Buildings (Principal and Accessory) or roofed areas, as measured along the outside Wall at ground level, and including all projections, other than fire escapes, canopies, and the first two feet of a roof overhang. Swimming Pools (excluding the pool decking) shall be included in Building Coverage.

Building Development Standards. Any applicable dimensional standards for Lots, Development Parcels, buildings, and structures, including but not limited to any minimum standards for Lot area, Lot width, Setbacks, and yard requirements and any maximum standards for Building Height and Building Coverage on Lots or Development Parcels.

Building Height The vertical distance between the Design Flood Elevation (DFE), or ground level if the Structure is not in a Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA), and:

1. The average height level between the eaves and ridge line of a gable, hip or gambrel roof; or
2. The highest point of a mansard roof; or
3. The highest point of the coping of a flat roof.

Building Height



Gable, Hip, or Gambrel Roof Mansard Roof Flat Roof

Effective on: 2/23/2023, as amended

Building Length The length of the Facade facing the Street for that unit which the Sign shall apply. The Building Length (Facade facing the Street for the business) plus the Setback from the Street Right-of-Way/property boundary line shall determine the "Maximum Size" of the Wall Sign for that business.

Building Materials or Garden Equipment and Supplies Retailers An establishment offering products for sale including, but not limited to: plumbing materials; plaster; concrete; floor coverings; pool liners; roofing material; gutters; hardware tools and supplies; indoor or outdoor Plants; garden fixtures, packaged Plant food; pesticides; garden tools; manually or power operated

tools and equipment with associated parts and accessories; or paint, varnish, or wallpaper. This definition includes hardware stores, Garden Supply Centers, outdoor power equipment stores, or paint, varnish, or wallpaper stores.

Building Permit An official document or certificate issued under the Charleston County Building Code for any carpentry, masonry, roofing, or related construction or repair. A Building Permit is not required for construction under $1,000.00, unless the construction or repair involves a structural modification or work done by a contractor.

Building, Principal A Building within which the main or primary use of the Lot or premises is located.

Business, Professional, Labor, or Political Organization A Building or establishment providing meeting, recreational, or social facilities for associations or organizations, with two or more members, that have a joint or common interest in Business, Professional, Labor, or Political issues.

B.Y.O.B Establishment An establishment primarily offering sit-down counter or table services with entertainment and/or serving food prepared on the premises for on-premises consumption, which also allows customers and patrons to bring beer, wine, or other alcoholic beverages or malts for on-premises consumption that are purchased or obtained off the premises.

C

Caliper The diameter of a Tree trunk measured six inches above the ground on Trees with Calipers of four inches or less.

Campground An outdoor venue where mobile or non-permanent lodging is used or provided for recreational, educational, or vacation purposes. Short-Term Rental uses and RV Parks are not included in this definition.

Canopy Tree A Tree, with a diameter of at least two and one-half inches (as measured six inches above Grade) at the time of planting, which will grow to a minimum height of 50 feet at maturity.

Caretaker An individual or Family who resides on premises as an Accessory Use for the purpose of maintaining, protecting, or operating a permitted Principal Use on the premises.

Catering Service An establishment that prepares and provides food and related services to off-premises locations.

Causeway An earthen Structure with at least one side adjacent to a depression, wetland, or marsh that supports a road for carrying traffic or other moving loads.

Cemetery Land used or intended to be used for the burial of the dead and dedicated for Cemetery purposes, including columbariums, crematoriums, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of such Cemetery.

Center Line of Street The line surveyed and monumented as the Center Line of the Street; or if such center line has not been surveyed, it shall be the line running midway between the curbs or ditches of such Street.

Certificate of Nonconformity A certificate issued by the Charleston County Zoning and Planning Department to any Sexually Oriented Business which is operating at the time of the enactment of the regulations of Sec. 6.4.18, of this Ordinance, and is not in compliance with one or more of its provisions.

Chemical Manufacturing and Production An establishment engaged in the manufacturing, processing, fabrication, packaging, or assembly of chemicals. This includes, but is not limited to, Pharmaceutical Product, Chemical Fertilizer or Pesticide Manufacturers. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other Plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, this is a subordinate part of sales. Relatively few customers come to the site.

Child Care Center A facility which regularly receives thirteen or more children for child care as defined by the Department of Social Services (DSS). In the case of conflict between this definition and the definition utilized by DSS, the definition utilized by SCDHEC shall control.

Child Caring Institution A facility licensed by the South Carolina Department of Social Services (DSS) with one or more staffed residences for children who are in care apart from their parents, relatives, or guardians on a continuing full-time basis for protection and guidance.

Charter Boat or other Recreational Watercraft Rental Service A land-based operation primarily for the rental or leasing of boats or other recreational watercraft. Any operation that is associated with a Marina or provides direct water access shall be considered a Water-Dependent Use in accordance with Article 5.3 of this Ordinance.

Civic/Institutional Use A nonprofit or quasi-public use, such as a religious institution, Library, public or private School, Hospital, government-owned or government operated facility.

Clay or Related Products Manufacturing and Production An establishment engaged in the manufacturing, processing, fabrication, packaging, or assembly of clay and related products. Natural, man-made, raw, secondary, or partially completed

materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, this is a subordinate part of sales. Relatively few customers come to the site.

Clay or Related Products Wholesalers An establishment primarily engaged in selling and/or distributing of clay or related products to retailers, users, firms, or other wholesalers, as well as activities involving the movement and storage of products and equipment. This use often includes display areas, and sales to the public are limited. Products may be picked up on-site or delivered to the customer.

Clearing Removal of surface material including, but not limited to, Trees, brush, grass, and weeds that does not include the removal of vegetative matter from underground.

Club. The Kiawah Island Club, its successors and assigns.

Commercial Dock A docking facility used for commercial purposes. A commercial dock is not necessarily a Marina, a Boat Yard or a dry storage facility. All Commercial Docks shall be considered a Water-Dependent Use in accordance with Article 5.3 of this Ordinance.

Commercial Guest House (CGH) A property located in the RO, GO, NC, RC, or CC Zoning Districts, where lodging is offered, advertised, or provided to Short-Term Rental Tenants (excluding Family members) for a fee or any form of compensation, for intervals of 29 days or less during a calendar year.

Commercial or Industrial Machinery or Equipment Rental or Leasing An establishment that rents or leases commercial or industrial machinery or equipment to an entity for a period of time, but does not transfer ownership of the machinery or equipment to the entity renting or leasing it.

Commercial Timber Operations Tracts of five acres or more devoted to the production of marketable forest products through generally accepted Silvicultural practices including, but not limited to, harvesting, site preparation, and regeneration.

Common Areas. Common Areas as defined under any Covenants encumbering all or portions of the Real Property, i.e., all realand personal properties which now or hereafter are deeded or leased to, or are the subject of a use agreement or easement with,an Association and wherein the property therein described is specifically denominated to be part of the Common Areas. TheCommon Areas may include but shall not be limited to recreation and natural areas; maintenance and drainage areas; Facilities;easements; alleys; Streets; parking lots; signs; lagoons; ponds; wetlands; rights-of-way; and the area between any property line ofowner and any freshwater body. The designation of any land and/or improvements as a Common Area shall not mean orimply that the public at large acquires any easement of use or enjoyment therein.

Common Open Space (or Conservation Area) Land within or related to a Subdivision or Planned Development that is set aside to conserve natural resource, scenic, cultural, historic, or archeological values, or provide active or passive recreation, or accommodate support facilities related to the Subdivision, and that is restricted from significant Development or intensive use except for approved recreational or support facilities and protected in perpetuity in a substantially undeveloped state.

Communication Service An establishment primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms, but excludes those classified as major Utility facilities. This includes, but is not limited to, Radio or Television Broadcasting Studios; News Syndicates; Film or Sound Recording Studios; Telecommunication Service Centers; or Telegraph Service Offices.

Communications Tower A tower of any size that supports communication equipment, transmission or reception, and is utilized by commercial, governmental, or other public or quasi-public users. This does not include Communication Towers for amateur radio operators licensed by the Federal Communications Commission which are exempt from local zoning restrictions, or Communications Towers under 100 feet in height used solely for educational communications purposes.

Community Dock Any docking facility that provides access for more than four families (greater than or equal to 5 watercraft slips and less than or equal to 10 watercraft slips) and is not a Marina. All Community Docks shall be considered a Water- Dependent Use in accordance with Article 5.2 of this Ordinance.

Effective on: 2/13/2023, as amended

Community Garden A private or public facility for the cultivation of fruits, flowers, vegetables, or ornamental Plants by more than one Person or Family. A Community Garden may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained or used by group members.

Community Interest Notice Notice provided to any individual, group or organization that has submitted a written statement of interest to the Zoning and Planning Director. Municipalities within the Planning Area of the subject tract are also included.

Community Recreation A recreational facility that is the Principal Use of a Parcel of land and that is for use by residents and guests of the following: a particular Residential Development, Planned Development, church, private primary or secondary educational facility, community affiliated non-profit organization. Community Recreation can include both indoor and outdoor facilities. This includes, but is not limited to, Community Recreation Centers. This definition does not include venues (indoor or outdoor) used

specifically for Special Events (See Special Events definition).

Community Recreation Center A public or quasi-public Building designed for and used as a social, recreation, and cultural center. As a part of such recreation centers, there may be included craft rooms, music rooms, game rooms, meeting rooms, auditoriums, Swimming Pools, and kitchen facilities. Kitchen facilities and dining areas shall be used for events only.

Community Residential Care Facility (CRCF) As defined by the South Carolina Department of Health and Environmental Control (SCDHEC), a CRCF is a facility that offers room and board and provides/coordinates a degree of personal care for a period of time in excess of 24 consecutive hours for two or more Persons, 18 years old or older, not related to the licensee within the third degree of consanguinity. A CRCF is designed to accommodate residents' changing needs and preferences, maximize residents' dignity, autonomy, privacy, independency, and safety, and encourage Family and community involvement. This also includes any facility (other than a Hospital) which offers, or represents to the public that it offers, a beneficial or protected environment specifically for individuals who have mental illness or disabilities. These facilities may be referred to as "Assisted Living" provided they meet the above definition of Community Residential Care Facility. In the case of conflict between this definition and the definition utilized by SCDHEC, the definition utilized by SCDHEC shall control.

Community Roads Roads that serve one or more Families and usually have no dedicated Rights-of-Way or drainage. These roads generally have a dirt surface, are not maintained on a regular basis, and are not in the state or county road system.

Comprehensive Plan. The Charleston County Comprehensive Plan, adopted pursuant to sections 6-29-510 to -540 of the South Carolina Code.

Computers or Electronic Products Manufacturing and Production An establishment engaged in the manufacturing, processing, fabrication, packaging, or assembly of computers or electronic products. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other Plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, this is a subordinate part of sales. Relatively few customers come to the site.

Concentrated Animal Feeding Operation A confined area or facility within which the property is not grazed or cropped annually, and which is used and maintained for the purposes of engaging in the business of the reception and feeding of: more than 50 beef or dairy cattle; more than 50 horses; more than 150 hogs, sheep or goats; more than 1,000 or more birds, such as turkeys, chickens, ducks or geese: or more than 1,000 small Animals, such as guinea pigs, rabbits, and minks. This term shall also include commercial feed lots.

Conditional Use Permit A permit formerly issued by the Charleston County Zoning and Planning Department authorizing a particular use in a specified location within a Zoning District, upon demonstrating that such use complies with all the conditions and standards specified by the zoning Ordinance. Conditional Use Permit is a term used in the Charleston County Zoning Ordinance prior to April 21, 1999.

Conservancy Tract. The 212.30 acres of real property identified as TMS 256-00-00-120 that is subject to the Declaration of Restrictive Covenants for Wetlands Preservation, as amended, copy attached as Exhibit 14.5 to the Orange Hill Development Agreement.

Conservation Easement An Easement granting a right or interest in real property that is appropriate to retaining land or water areas predominantly in their natural, scenic, open, wooded, or topographic condition; retaining such areas as suitable habitat for fish, Plants, or wildlife; or, maintaining existing slopes and land use.

Construction Material Wholesalers An establishment primarily engaged in selling and/or distributing construction material to retailers, users, firms, or other wholesalers, as well as activities involving the movement and storage of products and equipment. This use often includes display areas, and sales to the public are limited. Products may be picked up on-site or delivered to the customer. This includes, but is not limited to: Brick, Cement, Concrete, Lumber, Millwork, Plywood, Shell, Stone, Wood Panel or other Related Material Wholesalers.

Construction Permit A series of permits required by Charleston County Building Services that may include Building, electrical, plumbing, HVAC (Heating, Ventilating and Air Conditioning), or gas permits.

Construction Tools or Equipment Rental or Leasing An establishment that rents or leases construction tools or equipment to an entity for a period of time, but does not transfer ownership of the tools or equipment to the entity renting or leasing it.

Consumer Convenience Service An establishment providing services, primarily to individuals, of a frequent or recurrent nature. This includes Automated Bank/Teller Machines, Dry cleaners, coin-operated laundries, laundry pick-up service stations, locksmith, one-hour photo finishing, or tailors or seamstresses.

Consumer Goods Rental Center An establishment primarily engaged in the rental or leasing of new or used products to the general public, excluding vehicle or watercraft rentals. This includes the rental of electronics, appliances, formal wear, costume, video or disc, home health equipment, recreational goods, or other household items.

Container Storage Facility Any inside or outside area designated for the storage of freight containers, prior to collection or removal to another facility or site.

Convenience Store Establishments primarily engaged in the provision of frequently or recurrently needed goods for household consumption, such as prepackaged food and beverages, newspapers, and limited household supplies, to customers who generally purchase only a few items. These establishments may include the sale of beer and wine in unopened containers for off-premise(s) consumption. The sale of products other than beer and wine shall comprise at least 51 percent of the gross sales of the establishment, and at least 51 percent of the total display or shelf space is devoted to products other than beer and wine. Convenience Stores shall not include fuel pumps or the selling of fuel for Motor Vehicles.

Convention Center A formal meeting place where the Building or rooms are rented or leased to the members, representatives, or delegates of a particular group. These centers can usually accommodate large groups.

Copy The wording, logo, shapes, or object content of a Sign in either permanent or removable letter media.

Corps. The United States Army Corps of Engineers.

Correctional Institution Publicly or privately operated facilities housing Persons awaiting trial or Persons serving a sentence after being found guilty of a criminal offense. Such uses may include cafeterias, housing for facility staff, outdoor storage and maintenance areas, recreational areas, agricultural facilities, and facilities for the production of goods or materials produced for sale.

Counseling Service An establishment providing counseling, guidance, or similar services to Persons requiring rehabilitative, vocational, or related assistance.

Country Club Land area and Buildings that may contain Golf Courses, recreational facilities, a clubhouse, and other customary Accessory Uses, open only to members and their guests. This also includes event facilities, either permanent or temporary, for group events for members and guests which are customary for private clubs and golf courses.

County. Charleston County, a political subdivision of the State of South Carolina.

County Council. The County Council of Charleston County, South Carolina.

County Ordinances. The Code of Ordinances of Charleston County, South Carolina including the ZLDR.

County Non-Standard Roads County Non-Standard Roads are a class of roads formerly known as Community Roads that have been brought into the County Maintenance System as approved by County Council.

Court of Law A place where trials and legal cases are heard and a verdict handed down based on statutes or common law.

Courtyard An open unoccupied space, other than a yard, on the same Zoning Lot with a Building, unobstructed from floor or ground level to the sky.

Covenants. One or more declaration(s) of covenants, conditions, and restrictions encumbering all or portions of the Real Property that have been or will be recorded by the Property Owner.

Cul-de-Sac The turnaround area at the end of a dead-end Street or an egress.

Cultural Event Land use of a temporary nature to display objects or events of a community and cultural interest in one or more of the arts and sciences, such as Civil War re-enactments.

Culvert Any Structure not classified as a Bridge which provides an opening under any Roadway, including pipe Culverts, and any Structure so named in the plans.

Curb A stone, concrete, or other improved boundary marking the edge of a road or other paved area.

Curb Cut A break in a Curb intended to provide driveway access to a Roadway. If there is no Curb, the joint or line separating the Roadway from the driveway is deemed to be the "Curb Cut."

D

Data Processing Service Establishments primarily involved in the compiling, storage, and maintenance of documents, records, and other types of information in digital form utilizing a main frame computer.

Day Camp A camp for school-age children providing care and activities that is attended only during the daytime hours and provides no sleeping facilities.

Decibel (Db) A unit which describes the sound pressure level or intensity of sound. A sound level meter is calibrated in decibels.

Decision-Making Body The entity that is authorized to finally approve or disapprove an application or permit as required under this Ordinance.

Deck An unroofed platform, unenclosed except by a railing, which is attached to the ground and/or another Structure.

Dedication The action of a Property Owner or Developer to transfer an interest in property to the County or other service provider. The approval of a Subdivision Plat by County Council is deemed to affect an acceptance by the county of a proposed Dedication of a Street, Easement, or other ground shown on the Plat.

Deferred Presentment Lender A business or use that regularly accepts checks from a borrower drawn on the borrower's bank account to be presented for payment at a later date and that charges a fee for the service, such as those regulated by Chapter 39 of Title 34 of the Code of Laws of South Carolina, 1976, as amended.

Demolish or Demolition To raze or destroy, whether entirely or in significant part, a Building, Structure, site, or object. Demolition includes the removal of a Building, Structure, or object from its site, the removal or destruction of the Façade or surface, or the alteration to such an extent that repair is not feasible or is so costly so as to be prohibitive, rendering the property unfit for use. Demolition includes Demolition by neglect.

Density The number of Lots or principal Dwelling Units per unit of land area, as applicable.

Density/Intensity and Dimensional Standards Provisions of this Ordinance controlling the size and shape of Zoning Lots and the location and bulk of Structures thereon. Such regulations include those relating to Density, Lot Area, Lot Width, Setbacks, buffers, Building Coverage, Impervious Surface Coverage, height, and Open Space.

Derelict Manufactured Housing Unit A Manufactured Housing Unit that is not connected to electricity or not connected to a source of safe potable water supply sufficient for normal residential needs, or both; not connected to a Department of Health and Environmental Control approved wastewater disposal system; or unoccupied for a period of at least thirty days and for which there is clear and convincing evidence that the occupant does not intend to return on a temporary or permanent basis; and that is damaged, decayed, dilapidated, unsanitary, unsafe, or vermin-infested that it creates a hazard to the health safety of the occupants, the persons using the Manufactured Housing Unit, or the public.

DES. The South Carolina Department of Environmental Services, previously part of the former South Carolina Department of Health and Environmental Control

Design Flood Elevation (DFE) The Base Flood Elevation (BFE) plus Freeboard, as determined by the Charleston County Building Inspections Services Department.

Effective on: 9/20/2022, as amended

Design Professional An individual or firm appropriately licensed and registered in the State of South Carolina.

Detention The temporary holding back of stormwater and releasing it at a controlled rate.

Developer The legal or beneficial owner of a Lot or of any land proposed for Development; or the holder of an option or contract to purchase, or any other Person having an enforceable contractual interest in such land.

Development The changing of land characteristics through redevelopment, construction, Subdivision into Parcels, condominium complexes, apartment complexes, commercial parks, shopping centers, industrial parks, mobile home parks, and similar Developments for sale, lease, or any combination of owner and rental characteristics. ~~of land characteristics through redevelopment, construction, Subdivision into Parcels, condominium complexes, apartment complexes, commercial parks, shopping centers, industrial parks, mobile home parks, and similar Developments for sale, lease, or any combination of owner and rental characteristics.~~

Development Parcel. Any parcel of land on which Development may occur, including platted Lots and unplatted parcels, but excluding public or private street rights-of-way.

Development Permit. A building permit, zoning permit, construction permit, subdivision or plat approval, rezoning certification, special exception, variance, certificate of occupancy or any other official action of Local Government having the effect of permitting or approving the Development or use of real property.

Developments of County Significance Proposed Developments that: (1) have a gross acreage equal to or exceeding 1,000 acres, (2) are located in the Rural Area of the County, and (3) may be considered consistent with the recommendations of the Comprehensive Plan if they comply with the criteria and requirements of the Developments of County Significance provisions contained in the Comprehensive Plan and Zoning and Land Development Regulations Ordinance.

Diameter Breast Height (DBH) The total diameter, in inches, of a Tree trunk or trunks measured at a point four and one-half feet

above existing Grade (at the base of the Tree). In measuring DBH, the circumference of the Tree shall be measured with a standard diameter tape, and the circumference shall be divided by 3.14.

Digital or Electronic Changing Billboard (Outdoor Advertising Structure) A Billboard designed to accommodate frequent message changes composed of images, characters or letters that can be changed electronically utilizing digital or light emitting diodes (LED's) or similar electronic methods to create a changeable image display area without altering the face or the surface of such Sign.

District. The Orange Hill Planned Development District, as established in the Plan.

Dock or Pier. A Structure built over and/or floating on water used to provide access to any of the lagoons on the Real Property. ~~A Structure extending into or upon a waterway, marshland, or other natural water feature.~~

Dock, Joint Use Any Private Dock intended for the use of two to four Families. Joint Use Docks shall be exempt from the requirements of this Ordinance.

Dock, Private A Dock intended for the use of one Family. Private Docks shall be exempt from the requirements of this Ordinance.

DOT. The South Carolina Department of Transportation, as established in section 57-1-20 of the South Carolina Code

Drip Line A circular area the circumference of which is determined by the outer reaches of a Tree's widest branching points

Drive-In Theater An area of land that includes one or more large outdoor screens or other Structure for the display of motion pictures and an area for parking automobiles from which the motion pictures are viewed. Drive-in theaters may also include a concession stand and outdoor seating areas.

Dry Stack Storage for Watercraft A facility for storing boats out of water. This is principally a land operation, where boats are dry stored or "stacked" until such time as they are transferred to the water for use. Any type of dry stack storage facility for watercraft will be considered a Water-Dependent Use in accordance with Article 5.3of this Ordinance.

Dumpster An Accessory Use of a property where trash or recyclable material containers, or any other type of waste or refuse container is stored.

Duplex Two Single-Family Dwelling Units contained within a single Building, other than a Manufactured Housing Unit, and are serviced by separate electrical meters.

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

Duplicating or Quick Printing Services An establishment in which the principal business consists of duplicating and printing services using photocopy, blueprint, or offset printing equipment, including publishing, binding, and engraving.

~~Dwelling (~~Dwelling Unit) A Building or portion of it designed and used for residential occupancy by a single household and that includes exclusive sleeping, cooking, eating and sanitation facilities, provided, however, that legally permitted Dwelling Units may be used as Short-Term Rental Properties pursuant to the requirements of this Ordinance.

Dwelling Group Two or more Principal Structures, each a Single-Family Detached Dwelling Unit (not including Manufactured Housing Units), that are located on the same Zoning Lot. This definition does not include Accessory Dwelling Units. Manufactured Housing Units shall not be included in Dwelling Groups, with the exception of those existing as legal non- conforming Principal Dwelling Units and permitted Accessory Dwelling Units, in accordance with this Ordinance.

Dwelling, Multi-Family A Structure containing three or more Dwelling Units, including residential condominiums and apartments. This does not include Single-Family Attached Dwelling Units, Duplexes, Triplexes, or Fourplexes which are separately defined in this Chapter.

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

Dwelling, Principal The primary or predominant Dwelling Unit on a Lot.

Dwelling, Single-Family Attached The use of a site for two or more Dwelling Units, constructed with common or abutting walls, which may or may not be located on a separate Lot. Also known as townhouses or rowhouses.

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

Dwelling, Single-Family Detached The use of a site for only one Dwelling Unit, other than a Manufactured Housing Unit, that is not attached to any other Dwelling Units.

E

Earth Roads Those in which the traveled Roadway is constructed of compacted earth material creating an earthen driving surface.

Easement A privilege or right of use, access or enjoyment granted on, above, under or across a particular tract of land by the landowner to another Person. An Easement does not constitute fee simple ownership of the land.

Easement, Drainage The right of access of stormwater runoff from the adjacent natural drainage basin into the drainage way within the Drainage Easement.

Effective Date The effective date of the Orange Hill Development Agreement

Electric or Gas Power Distribution A pipeline or system of pipelines including without limitation, mains, pipes, boxes, reducing and regulating stations, laterals, conduits, and services extensions, together with all necessary appurtenances thereto, or any part thereof located within the Right-of-Way, for the purpose of supplying electricity or natural gas for light, heat, power, and all other purposes.

Electric or Gas Power Generation Facility A facility that generates electricity or gas using fossil fuels or renewable fuels and deliver it to the power grid or Power Distribution facilities.

Electrical or Telephone Switching Facility A facility that is used for the transmission and exchange of electricity or telephone signals.

Emergency Shelter A facility providing shelter and supervision during crisis intervention for victims of crime, abuse, or neglect. Such facilities may provide counseling and supervision services.

Encroachment Any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Enlargement An increase in the size of an existing Structure or use, including physical size of the property, Building, parking, or other improvements. Enlargement would also include the addition of other Structures or uses on the Lot.

Extended Home Rental (EHR) A property with an owner or non-owner occupied residential dwelling, located in the S-3, R-4, UR, or MHS Zoning Districts, where lodging is offered, advertised, or provided to Short-Term Rental Tenants (excluding Family members) for a fee or any form of compensation, for more than 72 days but not to exceed 144 days in the aggregate during any calendar year, with individual rental terms not exceeding 29 consecutive days. To establish a EHR, a Property Owner must obtain a Special Exception from the Board of Zoning Appeals (BZA) pursuant to the requirements of Article 3.6 of this Ordinance.

F

Facade The entire Building Wall, fascia, windows, doors, canopy and on any complete elevation.

Facilities. Major on-site capital or community improvements including, but not limited to, transportation, sanitary sewer, solid waste, drainage, potable water, and electrical service.

Fall Zone The area on the ground within a prescribed radius from the base of a wireless telecommunications facility. The Fall Zone is the area within which there is a potential hazard from falling debris, such as ice, collapsing material or the collapse of the tower itself.

Family An individual, or two or more Persons related by blood or marriage living together; or a group of not more than six individuals, including live-in servants, not related by blood or marriage but living together as a single housekeeping unit. Residents of Community Residential Care Facilities licensed by the South Carolina Department of Health and Environmental Control (DHEC) for nine or fewer individuals shall be considered a Family.

Family Home A facility that provides care for up to 6 children at any given time within the home of the child care provider as defined by the Department of Social Services (DSS). In the case of conflict between this definition and the definition utilized by DSS, the definition utilized by SCDHEC shall control.

Family, Immediate The Property Owner's or Property Owner's spouse's, parents, children, grandparents, grandchildren, nieces, nephews, aunts, or uncles.

Farm A Parcel of land that is used for one or more of the following: the tilling of the land, the raising of crops, fruits, and vegetables, and the raising and keeping of Animals and Plants.

Farm Labor Housing A Building or Structure which is designed or constructed as accommodations for transient Farm workers..

Farmers' Market An Open Air Market, other than a Roadside Stand, used for the retail sale of fresh fruits, vegetables, nuts, grains, eggs, flowers, herbs, or Plants by one or more vendors. No more than 25% of gross receipts may be derived from the sale of other unprocessed food stuffs; home processed food products such as jams, jellies, pickles, sauces, or baked goods, and home-made handicrafts; and commercially packaged handicrafts or commercially processed or packaged foodstuffs. Produce sold may be grown on the property where the Open Air Market is located or may be trucked in from area Farms. Vehicles, boats, and RVs cannot

be stored or sold as part of Open Air Market operations. Otherwise, this use shall be considered a Special Event or Retail Sales. This definition does not include Food Trucks and Restaurants.

Fence (or Wall) A structural device erected to serve as an architectural element, landscape element, visual screen, or physical barrier.

Financial Guarantee Surety intended to ensure that all improvements, facilities, or work required by this Ordinance will be completed, restored, or maintained in compliance with this Ordinance. (See Article 8.14)

Financial Service An establishment primarily engaged in the provision of financial and banking services.

Fishing, Hunting or Recreational Guide Service A service that provides professional guides or equipment for Persons on fishing, hunting, or outdoor recreational outings.

Flag A piece of fabric or other flexible material, usually rectangular and of distinctive design which is used as a symbol, such as for a nation, state, locality, or corporation.

Floor Area The sum of the gross horizontal areas of the several floors of the Building, measured from the exterior faces of the exterior Walls or from the center lines of Walls separating two Buildings, computed as follows: (1) floor space devoted to the Principal Use of the premises, including accessory storage areas located within selling or working space, such as counters, racks, or closets; (2) any basement Floor Area devoted to the production or processing of goods or to business or Professional Offices. Floor Area shall not include space devoted primarily to storage purposes (except as otherwise noted herein), off-street parking or loading facilities, including ramps, and maneuvering space, or basement Floor Area, other than area devoted to retailing activities, the production or processing of goods, or business or Professional Offices.

Flower, Nursery Stock or Florists' Supplies Wholesalers An establishment primarily engaged in selling and/or distributing flower, nursery stock, or florists' supplies to retailers, users, firms, or other wholesalers, as well as activities involving the movement and storage of products and equipment. This use often includes display areas, and sales to the public are limited. Products may be picked up on-site or delivered to the customer.

Food Sales An establishment primarily engaged in the retail sale of food for home consumption. These establishments may include the sale of beer and wine in unopened containers for off-premise[s] consumption where the sale of products other than beer and wine comprise at least 51 percent of the gross sales of the establishment, and at least 51 percent of the total display or shelf space is devoted to products other than beer and wine. These establishments include grocery stores, meat markets, butchers, retail bakeries, or candy shops.

Food Truck A large wheeled vehicle from which food is sold, that typically contains cooking facilities where the food is prepared.

Fourplex A Structure that consists of four Dwelling Units, typically two on the ground floor and two above. The Structure has a single entrance from the Street that serves all four Dwelling Units and leads to a shared corridor within the Structure from which the Dwelling Units are accessed. The Dwelling Units are not entered into directly from the Street.

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

Freeboard A factor of safety usually expressed in feet above a mandatory Base Flood Elevation (BFE) for purposes of floodplain management, as determined by the Charleston County Building Inspections Services Department.

Freight Forwarding Facility A Building or area in which freight brought by truck, air, or ship is assembled and/or stored for routing or reshipment and often stored in containers on site. This facility does not include permanent or long-term accessory storage of goods, but may include storage areas for trucks and repair of trucks associated with the facility. This definition includes truck terminals, marine terminals, and packing and crating facilities.

Front Yard The actual area that exists between a Building and the front property line of the Lot on which the Building is located, extending along the full length of the front property line between the side property lines.

Fuel Dealer An establishment that distributes fuel oil for compensation.

Fuel Storage Facility A facility where tanks are located above the ground to store fuel oil, prior to collection or removal to another facility or site. This excludes the storage of nuclear fuels.

Funeral Service An establishment engaged in undertaking services such as preparing the human or Animal dead for burial and arranging and managing funerals. This includes crematories and mortuaries that are not operated in conjunction with, or within the boundaries of a Cemetery, as well as Funeral Homes.

G

Garage (Private) An Accessory Structure or space on a Lot with a Dwelling Unit devoted to or designed for the storage of automobiles and small (one-half-ton capacity or less) trucks and not used for business purposes or occupancy.

Garage Apartment A single Dwelling Unit located over a private detached Garage and containing square footage no greater than that of the Garage.

General Contractor An establishment that has the ability to furnish a variety of Building materials and provide multiple construction services at a specified price. This includes paving contractors.

Golf Course. A tract or tracts of land laid out for up to eighteen (18) holes for playing the game of golf and improved with tee boxes, greens, fairways, hazards, lagoons and wetlands, and utilities related to golf course irrigation and that may include club houses, driving ranges, training and expanded practice facilities including a number of par-3 holes, comfort stations, and shelters. The Golf Course shall constitute an Active Recreation Area. ~~A tract of land laid out for at least nine holes for playing the game of golf and improved with tees, greens, fairways,and hazards and that may include a clubhouse and shelter~~.

Golf Driving Range An area where golf players drive golf balls from a common driving tee. Such uses may include a concessions stand, netting, exterior lighting fixtures, putting greens, as well as maintenance and outdoor storage areas. Such uses do not include Golf Courses.

Government Office Federal, state, county, or city Offices, administrative, clerical or public contact services, together with incidental storage and maintenance of necessary vehicles.

~~**Grade** For the purpose of determining Building Height:~~

~~1. For Buildings adjoining one Street only, it is the elevation of the sidewalk directly opposite the center of that Wall which adjoins the Street; in such case where the average elevation of the finished ground surface adjacent to the exterior walls of the Building is lower than the elevation of the sidewalk Grade, or where there is no sidewalk Grade, or where there are no sidewalks, the Grade shall be the average elevation of the ground on the lowest side adjacent to the exterior Walls of the Building.~~

~~2. For Buildings adjoining more than one Street, it is the elevation of the sidewalk directly opposite the center of the Wall adjoining the Street having the lowest sidewalk elevation.~~

~~3. For Buildings having no wall adjoining the Street, it is the average level of the finished ground surface adjacent to the exterior Walls of the Building.~~

~~4. All Walls which are approximately parallel to and not more than 25 feet from a Front Lot Line shall be considered as adjoining the Street. In Alleys, the surface of the paving shall be considered to be the sidewalk elevation. Where the elevation of the sidewalk or Alley paving has not been established, the Public Works Director shall determine such elevation for the purpose of this Ordinance.~~

Grain Terminals or Elevators An agrarian facility designed to stockpile or store grain. This may or may not include a tower containing an elevator or conveyor, which scoops up grain from a lower level and deposits it in a silo or other storage facility.

Grand Tree Any Tree ~~that is graded A, B, C, or D~~ with a diameter breast height of 24 inches or greater, with the exception of Pine Tree and Sweet Gum Tree (Liquidamber styraciflua) species.

Grooming Salon An establishment primarily engaged in the grooming of Household Pets.

Gross Leasable Area (GLA) Floor Area devoted to a use designated as such in the table of uses set forth in the Plan. GLA does not include public or common areas, such as parking lots, utility rooms and stairwells, in a building or on a Lot otherwise devoted to a use designated as GLA in the Plan. GLA does not include a community amenity center, such as a fitness club or changing and shower rooms for swimming pools.

Ground Cover Low-growing Plant material less than 18 inches in height.

Ground Floor Level. Natural Ground or the lowest floor elevation for structures as set forth in the County's flood management ordinance, as amended, whichever is higher. This definition shall not be construed to prevent an owner from constructing his first finished floor higher than Ground Floor Level; provided, however, Building Height shall be measured from Ground Floor Level.

Commented [TW1]: Ray, staff asks us to delete this last sentence which appears to be the most significant. Please see comment to staff's response to our deletion of definition of "Grade".

Group Home A facility that provides care for seven to twelve children in the home of the child care provider. The facility may care for up to eight children without an additional caregiver as defined by the Department of Social Services (DSS). In the case of conflict between this definition and the definition utilized by DSS, the definition utilized by SCDHEC shall control.

Group Residential Occupancy of a residential facility or Dwelling Unit by more than six Persons unrelated by blood or marriage, including but not limited to, fraternity or sorority houses, dormitories, or residence halls, excluding rooming or boarding houses.

Effective on: 10/27/2017, as amended

Gross Receipts The amount that is or would be reported as Gross Receipts on a business's state income tax return, or on the federal income tax return filed with the state income tax return if the state return does not separately state Gross Receipts for the most recently completed tax year. Taxes collected under this section are not subject to the tax imposed by this section and are not included in Gross Receipts.

Grubbing Removal of vegetative matter from underground, including, but not limited to, stumps, roots, buried logs, and other

debris, and other earth disturbing activities.

H

Habitable A Dwelling Unit that is fit for residential occupancy.

Effective on: 10/27/2017, as amended

Hair, Nail or Skin Care Service An establishment providing personal care services related to hair, nail, skin, or beauty to individuals. This includes barber shops, hair salons, or beauty salons.

Half-Story The space under a gabled or hipped roof, where the Wall plates, or knee Walls, on at least two opposite exterior Walls are not more than two feet above the finished floor of such story. The aggregate width of dormers on a Half-Story shall not exceed 50 percent of the width of the exterior Wall below the dormer(s).

Hardship A restriction on property so unreasonable that it results in an arbitrary and capricious interference with basic property rights. Hardship relates to the physical characteristics of the property, not the personal circumstances of the owner or user, and the property is rendered unusable without granting a Variance, exception, or modification.

Health Care Laboratory A facility primarily involved in the testing, diagnosis, or observation of medical or dental samples collected at heath care facilities. The samples are generally sent to the laboratory from off-premises facilities.

Heating Oil Dealer An establishment that distributes heating oil for compensation.

Heavy Commercial Trailer A trailer vehicle used for any commercial purpose and having more than four tires and which is greater than 15 feet in overall length. Examples of heavy trailers include, but shall not be limited to "container chassis", "dump bodies", "reefers", and other trailers commonly utilized within the commercial shipping industry.

Heavy Commercial Vehicle A Class 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13 Vehicle as defined by the Federal Highway Administration (FHWA). For the purposes of this Ordinance, this definition does not include 6-wheel pickup trucks, motor homes, campers, or Recreational Vehicles.

Heavy Construction Services Services involved in road, Bridge, Building, or other Infrastructure construction.

Heavy Duty Truck or Commercial Vehicle Rental or Leasing An establishment that rents or lease Heavy Duty Trucks or commercial vehicles to an entity for a period of time, but does not transfer ownership of the trucks or vehicles to the entity renting or leasing.

Heavy Duty Truck or Commercial Vehicle Dealer An establishment that sells Heavy Duty Trucks or commercial vehicles, including incidental storage, maintenance, and servicing.

Height (of Signs) The vertical distance measured from ground level at the base of the Sign Structure to the highest point of Sign Structure.

Helipad Any landing area for helicopters on public or private lands, which in addition, includes all necessary facilities for the picking up and discharging of passengers or freight.

Hemp Crop Production and/or Processing The raising and harvesting of hemp crops on an agricultural or commercial basis and/or the preliminary processing of hemp crops into packaged products. Hemp Crop Production and Processing shall include those Accessory Uses and activities customarily associated with this type of agricultural operation, as determined by the Zoning and Planning Director.

Higher Education Facility An educational institution that offers courses of general or specialized study leading to a Degree, Diploma, Certificate, or similar qualification. This definition includes a Business or Trade School, Colleges, and Universities.

Highland The dry land area of a Lot. This excludes any Freshwater Wetlands or OCRM Critical Line areas that are present on the Lot.

Historic Building A "Building", such as a house, Barn, church, Hotel, or similar construction, that is created principally to shelter any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and Barn. Buildings must include all of their basic structural elements; parts of Buildings, such as interiors, Facades, or wings, are not eligible independent of the rest of the existing Building. Examples may include, but are not limited to: administration Building; carriage house; church; city or town hall; courthouse; detached kitchen, Barn, and privy; dormitory; fort; Garage; Hotel; house; library; mill Building; Office Building; post Office; school; shed; social hall; stable; store; theater; or train station.

Historic District A Historic District possesses a significant concentration, linkage, or continuity of sites, Buildings, Structures, or objects united historically or aesthetically by plan or physical Development. It means a geographically definable area, urban or rural, which contains sites, Buildings, Structures, objects, works of art, or a combination thereof which:

Have a special character or special historical or ethnic heritage or aesthetic interest or value;

- Represent one or more periods or styles of architecture typical of one or more eras in the history of Charleston County or the state or region; and
- Cause such area, by reason of these factors, to constitute a visibly perceptible section of Charleston County, which may either be locally-designated or NRHP-listed.

A Historic District derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. For example, a district can reflect one principal activity, such as a mill or a ranch, or it can encompass several interrelated activities, such as an area that includes industrial, residential, or commercial Buildings, sites, Structures, or objects. A Historic District can also be a grouping of Archeological Sites related primarily by their common components; these types of districts often will not visually represent a specific historic environment.

A Historic District can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.

A Historic District can contain Buildings, Structures, sites, objects, or Open Spaces that do not contribute to the significance of the Historic District. The number of noncontributing properties a Historic District can contain yet still convey its sense of time and place and historical Development depends on how these properties affect the Historic District's integrity. In archeological districts, the primary factor to be considered is the effect of any disturbances on the information potential of the district as a whole.
Effective on: 10/27/2017, as amended

Historic Object The term "Historic Object" is used to distinguish from Buildings and Structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment. Small objects not designed for a specific location are normally not included in this definition. Such works include a transportable sculpture, furniture, and other decorative arts that, unlike a fixed outdoor sculpture, do not possess association with a specific place. Objects should be in a setting appropriate to their significant historic use, roles, or character. Objects relocated to a Museum are inappropriate for designation. Examples may include, but are not limited to: boundary marker; monument; milepost fountain; sculpture; or statuary.

Historic Property A Historic Site, Historic Building, Historic Structure, or Historic Object that is fixed in location, which reflects historic, cultural or architectural significance.

Effective on: 10/27/2017, as amended

Historic Site The location of a significant event, a prehistoric or historic occupation or activity, or a Building or Structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing Structure. A site need not be marked by physical remains if it is the location of a prehistoric or historic event or pattern of events and if no Buildings, Structures, or objects marked it at the time of the events. However, when the location of a prehistoric or historic event cannot be conclusively determined because no other cultural materials were present or survive, documentation must be carefully evaluated to determine whether the traditionally recognized or identified site is accurate. A site may be a natural landmark strongly associated with significant prehistoric or historic events or patterns of events, if the significance of the natural feature is well-documented through scholarly research. Generally, though, the definition of "site" excludes natural waterways or bodies of water that served as determinants in the location of communities or were significant in the locality's subsequent economic Development. While they may have been "avenues of exploration," the features most appropriate to document this significance are the properties built in association with the waterways. Examples may include, but are not limited to: battlefield; campsite; Cemeteries significant for information potential or historic association; ceremonial site; designed landscape; habitation site; natural feature (such as a rock formation) having cultural significance; petroglyph; rock carving; rock shelter; ruins of a Building or Structure; shipwreck; trail; or a village site.

Historic Structure The term "Historic Structure" is used to distinguish from Buildings those functional constructions made usually for purposes other than creating human shelter. Structures must include all of the extant basic structural elements;parts of Structures cannot be considered eligible if the whole Structure remains. For example, a truss Bridge is composed of the metal or wooden truss, the abutments, and supporting piers, all of which, if extant, must be included when considering the property for eligibility. If a Structure has lost its historic configuration or pattern of organization through deterioration or Demolition, it is considered a "ruin" and is categorized as a site.

Home Occupation A business, profession, occupation, or trade which is conducted within a Dwelling Unit or its Accessory Structure for the economic gain or support of a resident of the Dwelling, and is incidental and secondary to the Residential Use of the Lot, and which does not adversely and/or perceptively affect the character of the Lot or surrounding area.

Home Health Agency A public, nonprofit, or proprietary organization licensed by the South Carolina Department of Health and Environmental Control (DHEC) which furnishes or offers to furnish home health services. These services include part-time or intermittent skilled nursing care, as ordered by a physician and provided by or under the supervision of a registered nurse, and at

least one other therapeutic service. The majority of home health services are furnished on a visiting basis in a place of temporary or permanent residence used as the individual's home. (See S.C. DHEC Regulation 61-77, Standards for Licensing Home Health Agencies)

Home Improvement Center A facility with over 5,000 square feet of Floor Area engaged in the retail sale of various basic hardware lines, such as tools, builders' hardware, paint and glass, housewares and household appliances, and garden supplies.

Homeowners' (or Property Owners') Association A formally constituted non-profit association or corporation made up of the Property Owners and/or residents of a fixed area. The Homeowners' or Property Owners' Association may take responsibility for costs and upkeep of Common Open Space or facilities, or enforce certain covenants and restrictions.

Horticultural, Greenhouse, Nursery, Crop, and Floriculture Production Establishments primarily engaged in growing soil or water-based crops of any kind and/or growing nursery stock and flowers, Shrubs, or Trees intended for ornamental or landscaping purposes for wholesale or retail sale in order to be transplanted to a different location. Retail sales shall not comprise more than 25 percent of gross sales. This definition excludes private gardens where flowers, fruit, vegetables, etc. are grown for use/consumption by the residents onsite.

Hospice Facility An institution, place, or Building in which a licensed Hospice provides room, board, and Inpatient Services on a 24 hour basis to individuals requiring Hospice care pursuant to the orders of a physician.

Hospital A licensed facility primarily providing in-patient medical, surgical, or psychiatric care. Hospital facilities may also include out-patient services and the following types of accessory activities: out-patient diagnostic and treatment centers, Rehabilitation Facilities, Offices, laboratories, teaching facilities, meeting areas, cafeterias, maintenance, and parking facilities. This definition includes General Hospitals, Specialized Hospitals, Chronic Hospitals, Psychiatric and Substance Abuse Hospitals, or Hospices.

Hotel or Motel A Building or portion thereof, or a group of Buildings, which provides sleeping accommodations, with or without meal service, for transients on a daily or weekly basis. Except where explicitly distinguished, Hotel and Motel are to be considered synonymous uses. This definition does not include Short-Term Rental Properties.

I

Impervious Surface Any monolithic surface made of non-porous material that prevents water from infiltrating through. Examples are a concrete or asphalt slab, driveway, patio, rooftop, and including elevated Decks constructed not to allow water to pass through to the underlying soil.

Impervious Surface Coverage A surface which has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. The term includes most conventionally surfaced Streets, roofs, sidewalks, Parking Lots, and other similar Structures.

Impound Yard A facility that provides temporary outdoor storage for:

- Mechanically operable/drivable, licensed vehicles that are to be claimed by titleholders or their agents; and/or
- Wrecked Motor Vehicles awaiting insurance adjustments and transport to repair shops.

This term excludes: Scrap and Salvage Yards; Junk Yard; Towing Facilities; Vehicle and Storage; and accessory storage of Inoperable Vehicles.

Indigenous Produce Fresh fruit, vegetables, and agronomic crops (crops such as field corn, soybean, wheat, and oats) grown in, or which are characteristic of Charleston County. This term specifically excludes livestock, Animals, or seafood.

Inoperable Vehicle Any motor-driven vehicle, regardless of size, which is incapable of being self-propelled upon the public Streets of the County or which does not meet the requirements for operation upon the public Streets, including a current Motor Vehicle registration.

Intermediate Care Facility for Individuals with Intellectual Disabilities As defined by the South Carolina Department of Health and Environmental Control (SCDHEC), a facility that serves four or more Persons with an intellectual disability or Persons with related conditions and provides health or rehabilitative services on a regular basis to individuals whose mental and physical conditions require services including room, board, and active treatment for their intellectual disability or related conditions. For purposes of this regulation, the definitions of "Intermediate Care Facility for Individuals with Intellectual Disabilities" and "Habilitation Center for Persons with Intellectual Disability or Persons with Related Conditions" are the same and both terms are utilized interchangeably. In the case of conflict between this definition and the definition utilized by SCDHEC, the definition utilized by SCDHEC shall control.

J

Job Training or Placement Services An Office or site used for education, preparation, or placement of individuals for a job in a specific field or skill.

Jurisdictional Wetland An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions. A Jurisdictional Wetland can only be determined as being such by the US Army Corps of Engineers.

K

Kennel A facility that provides boarding for three or more dogs, cats, or other Household Pets for a fee, and may include grooming, breeding, training, or selling of Animals. This definition also includes pet shelters who provide boarding and care for injured or abandoned dogs, cats, or other Household Pets.

L

Land Development Regulations. Ordinances and regulations enacted by the appropriate governing body for the regulation of any aspect of Development and includes, but is not limited to, Local Government zoning, rezoning, subdivision, building construction, occupancy, aesthetic, road, stormwater, wastewater, or sign regulations or any other regulations controlling the Development or use of property.

Landfill A disposal facility or part of a facility where solid waste is placed in or on land.

Landscaping and Horticultural Services The base of operations for services that provide care to Trees, Plants, or lawns. This may include the storage of vehicles, equipment or materials associated with the service. Services include, but are not limited to, landscaping, Tree trimming, and Tree removal.

Laundry, Dry Cleaning, or Carpet Cleaning Plants A facility used for the cleaning of fabrics, textiles, wearing apparel, or articles of any sort by immersion and agitation, or by immersions only, in water or volatile solvents.

Laws All ordinances, resolutions, regulations, comprehensive plans, Land Development Regulations, policies and rules, custom and usage (formal or informal) adopted by a Local Government affecting the Development of property and includes laws governing permitted uses of the property, governing density, and governing design, improvement, and construction standards and specifications, except as provided in section 6-31-140(A) of the South Carolina Code.

Letter of Coordination Formal correspondence from an agency, organization, or individual which expresses acknowledgement and/or consent of an application, project, or proposal.

Library A public or nonprofit facility in which books, periodicals, audio or video recordings, film, and comparable materials are kept for use or loaning to patrons of the facility. Such use may also offer use of computers and the incidental or periodic sale of surplus books. This definition also includes an Archives facility.

Limited Home Rental (LHR) A property with an owner-occupied residential dwelling, located in the RM, AG-15, AG-10, AG-8, AGR, RR, S-3, R-4, UR, or MHS Zoning Districts, where lodging is offered, advertised, or provided to Short-Term Rental Tenants (excluding Family members) for a fee or any form of compensation, not to exceed 72 days in the aggregate during any calendar year, with individual rental terms not exceeding 29 consecutive days.

Liquefied Petroleum Gas (Bottled Gas) Dealers An establishment that distributes bottled gases such as propone or liquid petroleum for compensation.

Liquor, Beer, or Wine Sales An establishment primarily engaged in the retail sale of alcoholic beverages for off-premises consumption. This definition includes all retail stores where the sales of alcoholic beverages comprise 49 percent or more of gross sales.

Local Government Any county, municipality, special district, or governmental entity of the state, county, municipality or region established pursuant to law which exercises regulatory control over, and grants Development Permits for land Development or which provides public Facilities. The County is a Local Government.

Lot Development Parcel identified in a Subdivision Plat recorded in the Office of the Register of Deeds for Charleston County, South Carolina. ~~A designated Parcel, tract, or area of land established by Plat, Subdivision, or as otherwise permitted by law, to be separately owned, used, developed, or built upon and is recorded with the Register of Deeds of Charleston County.~~

Lot Area The total area included within the boundaries of a Lot, measured in a horizontal plane, excluding Freshwater Wetlands and OCRM Critical Line Area.

Lot, Corner Either a Zoning Lot bounded entirely by streets or a Zoning Lot which adjoins the point of intersections or meeting of two or more Streets and in which the interior angle formed by the Street Lines is 135 degrees or less. If the Street Lines are curved, the angle shall be measured at the point of intersection of the extensions of the Street Lines in the directions which they take at the intersection of the Street Line with the Side Lot Line and with the Rear Lot Line of the Lot. If the Street Line is curved at its point of intersection with the Side Lot Line or Rear Lot Line, the tangent to the curve at that point shall be considered the direction of the Street Line.

Lot, Double-Frontage An Interior Lot that abuts on two parallel Streets or that abuts on two Streets that do not intersect at the boundaries of the Lot. Lots with access on a Street and Alley shall not be considered Double-Frontage Lots.

Lot, Flag A Lot that has less than the minimum required Frontage, but no less than 20 feet of Frontage, on a public or private Street, has access to a public or private Street by a narrow strip of land, and the largest portion of the Lot is situated behind adjoining Lots which front on a public or private Street.

Lot Frontage The distance for which a Zoning Lot abuts on a Street.

Lot, Interior A Lot with only one Front Lot Line.

Lot Line A line of record bounding a Lot which divides one Lot from another Lot or from a public or private Street or any other public space.

Lot Line, Front The Lot Line separating a Lot from the Street that is used as the primary access point to the Lot.

Lot Line, Interior The Lot Line other than a Front Lot Line.

Lot Line, Rear The Lot Line opposite and most distant from the Front Lot Line.

Lot Line, Side Any Lot Line other than a Front or Rear Lot Line.

Lot, Through See "Lot, Double-Frontage" for definition.

Lot Width

A. Width of an Interior lot: the length of the Front Lot Line or its chord.

B. Width of a Corner or Double-Frontage Lot:

1. If there are two Front Lot Lines, the shorter of such lines or its chord;
2. If there are more than two Front Lot Lines, the average length of the two shortest of such lines or their chords.

C. Width of Lots served by a Cul-de-Sac: width shall be measured at the Building line.

Lots of Record, Approved A platted Parcel or Parcels of land created and recorded with the Register of Deeds of Charleston County since January 1, 1955, in conformance with the Subdivision regulations and bearing the Planning Commission or County Council stamp of approval, or identical Parcels created and recorded by Plat or meets and bounds prior to January 1, 1955.

Lot, Zoning Any Lot that falls within the jurisdiction of Charleston County's Zoning and Land Development Regulations.

Low Intensity Lighting Required lighting associated with electronic Readerboards. Lighting shall automatically provide day and night dimming to reduce the illumination intensity of the Sign from one hour after sunset to one hour prior to sunrise and provide adjustments in the light levels to a maximum of 0.3 foot candles over ambient light levels as measured head on (at a 90 degree angle) 150 feet away from the Sign.

Lumber Mill, Planing or Saw Mill An establishment primarily engaged in one or more of the following: (1) sawing dimension lumber, boards, beams, timber, poles, ties, shingles, shakes, siding, and wood chips from logs or bolts; (2) sawing round wood poles, pilings, and posts and treating them with preservatives; (3) treating wood sawed, planed, or shaped in other establishments with creosote or other preservatives to prevent decay and to protect against fire and insects; and (4) chipping or mulching of wood.

M

Mail Order House An establishment that conducts its business by receiving orders and shipping its merchandise through the mail and that supplies its customers with catalogs, circulars, etc.

Main Utility Lines Those facilities including piping, conduits, outlets, and other appurtenances necessary for the proper functioning of essential services to a Development including water, electricity, gas, sanitary Sewer, storm Sewer, cable, communications, etc.

Maintenance Guarantee Any security which may be required and accepted by the County to ensure that necessary improvements are maintained and will function as required for a specific period of time.

Major Recreational Equipment Any boat, boat trailer, camper or other Recreational Vehicle.

Manufactured Home Dealer A business engaged in the sales or rental of Manufactured Housing Units.

Manufactured Housing Park A Zoning Lot on which two or more Manufactured Housing Units are parked or on which spaces for the parking and occupancy of Manufactured Housing Units are rented. The term does not include Manufactured Housing Unit Subdivisions or premises where unoccupied Manufactured Housing Units, whether new or used, are parked for the purpose of inspection, sale, storage, or repair; or Recreational Vehicle Parks.

Manufactured Housing Unit Any Dwelling Unit constructed to standards and codes set forth by the United States Department of Housing and Urban Development, including the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Article 5401). The term does not include Recreational Vehicles, travel trailers, or motorized homes licensed for travel on highways, nor Manufactured Housing Units designed and built to meet applicable requirements of the South Carolina Modular Buildings Construction Act.

Manufacturing and Production An establishment engaged in the manufacturing, processing, fabrication, packaging, or assembly of goods such as: alcoholic and nonalcoholic beverages and related products (excluding microbreweries and brewpubs); cement or concrete products including concrete batching or asphalt mixing; fabric or apparel including textile mills; food or related products; leather products including tanneries; manufactured home or other prefabricated structures; metal petroleum, coal and other mineral products including refineries, Motor Vehicles or trailers including related parts; paint, varnish or related supplies; plastics or rubber products; Signs; tobacco products; and watercraft and related parts. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other Plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, this is a subordinate part of sales. This definition does not include other Manufacturing and Productions definitions that a separately defined in this Chapter.

Mariculture A specialized branch of Aquaculture involving the cultivation of marine organisms for food and other products in the open ocean, an enclosed section of the ocean, or a river. Mariculture does not include cultivation in tanks, ponds or raceways filled with seawater, such as the farming of marine fish, including finfish and shellfish like prawns, or oysters and seaweed in saltwater ponds.

Marina A Marina is any of the following: (a) lock harbor facility; (b) any facility which provides fueling, pump-out, maintenance or repair services; or (c) any facility which has permanent docking space for 11 or more watercraft slips (d) any water area with a Structure which is used for docking or otherwise mooring vessels and constructed to provide temporary or permanent docking space for more than ten boats; (e) a dry stack facility. All Marinas shall be considered a Water-Dependent Use in accordance with Article 5.3 of this Ordinance.

Market-Rate Dwelling Unit A Dwelling Unit priced according to prevailing market trends and sold with no restrictions on the sale price, rent rate, or on the buyer's income.

Maximum Extent Feasible The point at which all possible measures have been undertaken by the Applicant, at which point further measures would involve physical or economic Hardships that would render a Development project unfeasible or would be unreasonable in the judgment of a review or Decision-Making Body.

Maximum Lot Coverage The percentage or portion of a Lot that can be covered with Impervious Surfaces including, but not limited to, Principal Buildings, Accessory Structures, parking, driveways, and walkways.

Mean Sea Level Elevation 0.0 as determined by NGVD29 datum.

Medical Office or Outpatient Clinic An Office or clinic for the private practice of health care professionals licensed by the State of South Carolina, or a publicly owned facility or not-for-profit organization providing health services for ambulatory patients. The majority of patient encounters in the Office or clinic involve examination, diagnosis, treatment, or surgical procedures on an outpatient basis not extending beyond a 24 hour period. These centers can include related facilities such as laboratories, clinics, and Administrative Offices typically operated in connection with such care centers. This definition excludes any facilities

that have been more specifically defined in this Ordinance.

Medical Services Any services provided by a licensed medical practitioner.

Microbrewery A facility for the production and packaging of beer as allowed by SC Code Title 61, Chapter 4, as amended, with a capacity of not more than 5,000 barrels per year.

Mitigation Bank A site, or suite of sites, where aquatic resources (e.g., wetlands, streams, riparian areas) are restored, established, enhanced, and/or preserved for the purpose of providing compensatory mitigation for impacts authorized by U.S. Army Corps of Engineers permits. This definition is limited to those sites which are governed by a mitigation banking instrument approved by the U.S. Army Corps of Engineers.

Mixed Use~~/Occupancy~~ ~~Occupancy of a Building or land for more than one use.~~ A use, structure, or parcel containing both residential and non-residential elements.

Mixed-Use Structure A Structure containing both residential and nonresidential uses.

Model Home A Dwelling Unit that is temporarily used as a model to display the layout and finishes of other Dwelling Units that are or will be available for sale within a Subdivision or condominium Development.

Modular Building Unit A Building including the necessary electrical, plumbing, heating, ventilating, and other service systems, manufactured off-site and transported to the point of use for installation or erection, with or without other specified components, as a finished Building and not designed for ready removal to another site. A Modular Building Unit must meet the applicable requirements of the South Carolina Modular Buildings Construction Act. This term is not to be limited to residential Dwelling Units.

Motor Vehicle Every vehicle that is self-propelled that can be licensed and registered to be driven on public Streets, roads or Rights-of-Ways, except mopeds, and every vehicle that is propelled by electric power obtained from overhead trolley wires, but not operated upon rails.

Mulching Operation An operation that produces mulch. Mulch consists of organic substances placed on the earth as a protective covering around Plants to retard weed growth and prevent moisture evaporation and freezing of roots.

Museum A Structure or Building that displays, preserves, and/or exhibits objects of community and cultural interest in one or more of the arts and sciences, intended to be used by members of the public for viewing, with or without an admission charge.

N

Nature Exhibition A public display of materials or living things of the outdoors, including the re-creation of natural wildlife habitats native to the Charleston area. This term does not include facilities, such as Zoos, where the primary purpose is the display of live Animals.

Non-Commercial Copy Material written for informational purposes only. This material is non-promotional and does not advertise a business or service.

Nonconforming Lot A tract of land, designated on a duly recorded Subdivision Plat, or by duly recorded deed, or by other lawful means, that complied with the Lot Area, Lot Width, and Lot depth standards of the Zoning District in which it was located at the time of its creation, but which does not comply with the minimum Lot Area, Lot Width, or Lot depth requirements of the Zoning District in which it is now located.

Nonconforming Sign A Sign that was legally established but which no longer complies with the Sign Regulations of Article 9.6 of this Ordinance.

Nonconforming Structure A Building or Structure that was legally established but which no longer complies with the Density/Intensity and Dimensional Standards of the base Zoning District.

Nonconforming Use A use that was legally established but which is no longer allowed by the use regulations of the Zoning District in which it is located.

Nonstore Retailer The selling of goods and services outside the confines of a retail facility. This can include a Direct Selling Establishment, electronic shopping, and/or a Mail Order House.

O

Office Unless the context clearly suggests a more specific meaning, the term Office shall mean any of the following: Government Office, Administrative or Professional Office.

Office of Ocean and Coastal Resource Management (OCRM) Critical Line Area This line is defined by South Carolina Office of Ocean and Coastal Resource Management at the date of application and determines their jurisdiction.

Open Space Land and water areas retained for use as active or Passive Recreation Areas or for resource protection, which are intended to remain generally in their natural state.

Open (Or Field) Storage The location of bulk items, assemblies or sub-assemblies in areas exposed to weather, in whole or in part, for the end use of further manufacturing process, sale or transportation. This shall include, but not be limited to, open display of transportation vehicles, marine craft, aircraft, Manufactured Housing Units, modules, Recreation Vehicles, Junk Yards, or "piggy-back" containers. It does not include uses that are totally enclosed.

On-Site Sales Office A Dwelling Unit within a Subdivision; a Dwelling Unit within a condominium; or a modular unit that is temporarily used as a sales Office for a Subdivision or condominium.

Outdoor Living Space Uncovered, horizontal Open Space on a Zoning Lot, which:

1. Does not include loading or parking areas, driveways, or refuse storage area and is so arranged as to prevent entry by Motor Vehicles;
2. Is paved, landscaped, or otherwise improved to make it suitable for passive or active outdoor recreational use and in the case of roofs and balconies is so arranged as to be safe for use by children;
3. Is readily accessible to the residents of the Building for which it is required; and
4. May include land, balcony, and roof areas.

Outdoor Shooting Range The use of land for archery and/or the discharging of firearms for the purposes of target practice, skeet and trap shooting, mock war games, or temporary competitions such as turkey shoots.

Outpatient Facility for Chemically Dependent or Addicted Persons As defined by the South Carolina Department of Health and Environmental Control (SCDHEC), a facility providing specialized non-residential services for chemically dependent or addicted persons and their Families. The outpatient services are based on an individual treatment plan in a non-residential setting including diagnosis, treatment, individual and group counseling, Family therapy, vocational and educational development counseling and referral services. In the case of conflict between this definition and the definition utilized by SCDHEC, the definition utilized by SCDHEC shall control.

Owner-Occupied Short-Term Rental Property A property with a Dwelling where lodging is offered, advertised, or provided to Short-Term Rental Tenants (excluding Family members) for individual rental terms not exceeding 29 consecutive days for a fee or any form of compensation, and which is occupied by the record owner of the Subject Property who has designated the Subject Property as his/her legal residence subject to the legal assessment ratio according to the records of the County Assessor's Office and who:

A. Has designated the Subject Property as his/her legal voting address; or

B. Has designated the Subject Property as the address on his/her driver's license or other government issued identification.

P

Paper Mills Factories or plant locations where various pulps in slurry form are mechanically treated, mixed with the proper dyes, additives, and chemicals, and converted into a sheet of paper by the processes of drainage, formation, and drying on a paper machine.

Parcel A designated Parcel, tract, or area of land established by Plat, Subdivision, or as otherwise permitted by law, to be separately owned, used, developed, or built upon and is recorded with the Register of Deeds Office of Charleston County.

Parking Lot An open area providing off-street parking for the Motor Vehicles of residents, tourists, customers, or employees on a temporary, daily, or overnight basis.

Parking Garage A Building where residents, tourists, customers, or employees park their Motor Vehicles on a temporary or daily basis with a service charge or fee being paid to the owner or operator.

Parking, Off-Site The minimum number of Required Parking spaces for the existing or proposed use(s) not on the Parcel for which the use(s) is located.

Parking, On-Site The minimum number of Required Parking for the existing or proposed use(s) on the Parcel for which the use(s) is located.

Parking, Required The minimum number of parking spaces for a specific use(s) as defined in this Ordinance. Required Parking spaces cannot be located within public Right-of-Ways.

Parking, Shared Off-street parking facilities shared by two or more uses that are in close proximity to one another and the

parking area, and that have different operational characteristics such that use of the parking facilities by one use will not generally overlap with the use of the parking area by the other use(s).

Parks and Recreation Parks, playgrounds, Swimming Pools, recreation facilities, and Open Spaces available to the general public, either without a fee or under the management or control of a public agency.

Parole Office or Probation Office An Office for those who supervise parolees or Persons placed on probation by a court in criminal proceedings.

Parties. The Property Owner and the County. When used herein with reference to a specific Tract, Development Parcel, Lot, or other portion of the Real Property, Parties shall mean and refer to the County and that specific person or entity that has legal title to such Tract, Development Parcel, Lot, or other portion of the Real Property. If portions of the Agreement apply to one or more, but not all, of the entities or persons comprising the Property Owner, those particular parties may be separately referred to herein.

Parties in Interest Any individual, associations, corporations or others who have expressed an interest in writing in an application pending before the Zoning and Planning Department and that has been received by the Zoning and Planning Director.

Passive Recreation Area Areas in and located due to the presence of a particular natural or environmental setting and that may include conservation lands or waters providing for both active and passive types of resource-based outdoor recreation activities that are less formalized or program-oriented than activity-based recreation. A farm or other agricultural use shall be considered a Passive Recreation Area. Passive Recreation Areas shall constitute Recreational and Natural Areas ~~in and located due to the presence of a particular natural or environmental setting and that may include conservation lands providing for both active and passive types of resource-based outdoor recreation activities that are less formalized or program-oriented than activity-based recreation. Resource-based outdoor recreation means and refers to activities requiring a natural condition such as boating, fishing, camping, nature trails and nature study. Farms are considered as passive Open Space if they are protected from Development by a Conservation Easement.~~

Paved Streets Those in which the traveled Roadway is constructed of a layer or layers of materials with the surface usually being constructed of Portland cement concrete or asphaltic concrete.

Paved Surface Any area which has been surfaced with bituminous asphalt, concrete, compacted aggregate Base Course, or other alternative paving material of sufficient thickness to accommodate the proposed use.

Effective on: 10/3/2017, as amended

Permanent Storage Unit Any Manufactured Housing Unit, Modular Building Unit, or Pre-Manufactured Container Unit exceeding 120 square feet in size that is used solely for non-residential purposes.

Pavement The uppermost layer of material, usually the wearing or riding surface. This term is used interchangeably with "surface course" or "surfacing" and will usually imply Portland cement concrete or asphalt concrete.

Pawn Shop A use engaged in the loaning of money on the security of property pledged in the keeping of the pawnbroker, and the incidental sale of such property.

Person Individual, proprietorship, partnership, corporation, association, or other legal entity.

Personal Improvement Education An establishment primarily engaged in the provision of information or instruction relating to a particular subject or hobby, including but not limited to, fine arts schools and automobile driving schools. This term excludes any educational services more specifically defined in this Ordinance.

Personal Improvement Service An establishment primarily engaged in the provision of informational, instructional, personal improvements or similar services. This includes but is not limited to, dance studios, photography studios. This excludes any services that have been more specifically defined in this Ordinance.

Pervious Surface Coverage A surface type including, but not limited to, grass, permeable asphalt, and permeable concrete, that allows water to penetrate through the surface and drain to the ground below at a rate greater than 0.3 in/hr, as approved by the Charleston County Public Works Department.

Pet, Household Domestic Animals typically kept for company or enjoyment within the home. Household Pets shall include, but not be limited to: domestic cats; domestic dogs; domestic ferrets; gerbils; guinea pigs; hamsters; domestic laboratory mice; domestic rabbits; goldfish, canaries, and parrots.

Pet Store An establishment primarily engaged in the retail sale of Household Pets.

Petroleum Wholesalers An establishment primarily engaged in selling and/or distributing petroleum to retailers, users, firms, or other wholesalers, as well as activities involving the movement and storage of products and equipment. This use often includes display areas, and sales to the public are limited. Products may be picked up on-site or delivered to the customer.

Pharmaceutical, Fertilizer and Pesticide Wholesaler. An establishment primarily engaged in selling and/or distributing of pharmaceuticals, fertilizers, and/or pesticides or pharmaceutical, fertilizer, or pesticide supplies to retailers, users, firms, or other wholesalers, as well as activities involving the movement and storage of products and equipment. This use often includes display

areas, and sales to the public are limited. Products may be picked up on-site or delivered to the customer.

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

Photo Finishing Laboratory An establishment primarily engaged in developing film and/or making photographic slides,prints, and enlargements.

Physical Fitness or Health Club A Building or Structure generally containing multi-use facilities for conducting fitness and recreational activities, including, but not limited to, the following: aerobic exercises, weightlifting, running, swimming, racquetball, handball, and squash.

Plan. The Orange Hill Planned Development Zoning District comprised of the PD Guidelines and Sketch Plans. The Plan is attached to the Orange Hill Development Agreement and incorporated therein by reference. The Plan shall constitute a vested right of the Property Owner during the term of the Orange Hill Development Agreement (including any extensions or renewals thereof).

Planning Commission. The Charleston County Planning Commission as established under Article 2.2 of the ZLDR.

Planning Director. The Director of the Zoning and Planning Department of Charleston County or the authorized designee or representative of the Director

Plants The term Plants is meant to include seed, seedlings, nursery stock, roots, tubers, bulbs, cuttings, and other Plant parts used in the propagation of field crops, vegetables, fruits, flowers, or other Plants.

Plat A diagram drawn to engineer's scale showing all essential data pertaining to the boundaries and Subdivision of a tract of land as determined by a professional land surveyor.

Plat, Approved and Recorded A diagram drawn to engineer's scale showing all essential data pertaining to the boundaries and Subdivision of a tract of land as determined by a professional land surveyor, illustrating the boundaries that correspond with the current recorded deed, is approved by the Zoning and Planning Department and recorded in the Register of Deeds (ROD) Office.

Pole Cover An enclosure for concealing and/or for decorating poles or other structural supports of a Pole-Mounted Sign.

Postal Service, United States Postal services, including post Offices, bulk mail processing, or sorting centers operated by the United States Postal Service.

Pre-Manufactured Container Unit A standardized, reusable vessel that is or appears to by (1) originally, specifically or formerly designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities, or (2) designed or capable of being mounted or moved on a rail car, or (3) designed for or capable of being mounted on a chassis or bogie for movement by truck trailer or loaded on a ship.

Pre-School or Educational Nursery A school, with an accredited training program and staffed with certified teachers, for children who are not old enough to attend kindergarten.

Preservation Tract. That Parcel of land described in note 2 to Table 4.1 in the Orange Hill Development Agreement.

Preserved To remain relatively unchanged. In relation to Open Space, preserved shall mean land placed in a Conservation Easement with a permanent deed restriction that prohibits further Development.

Principal Use The primary or predominant use to which a property is or may be devoted and to which all other uses on the premises are accessory.

Printing Press Production or Lithography An establishment where printed material is produced, reproduced and/or copied by either a printing press, photographic reproduction techniques, lithography, or other similar techniques.

Private Air Strip A single private runway or private helicopter landing area not open to the public, without normal air base or airport facilities.

Private Postal or Mailing Service The provision of one or more postal services, such as sorting, routing, and delivery on a contract basis. This does not include the United States Postal Service.

Professional or Commercial Equipment or Supplies Manufacturing and Production An establishment engaged in the manufacturing, processing, fabrication, packaging, or assembly of professional or commercial equipment or supplies. This includes, but is not limited to, Office, Medical, Restaurant Equipment, or Specialty Item Manufacturers. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, this is a subordinate part of sales.

Professional Office A use providing professional or consulting services in the fields of law, architecture, design, engineering, accounting, and similar professions. This term does not include "Medical Office or Clinic" or "Parole or Probation Office."

Property Owners' Association See "Homeowners' Association" for definition.

Property Owner ~~The holder of the title in fee simple and every mortgagee of record.~~ Kiawah Resort Associates, LP, a Delaware Limited Partnership, together with all subsidiaries and affiliated entities thereof and other entities, which may have a legal interest on the date of execution hereof in any of the Real Property described in Paragraph 4 of the Agreement and includes their successors in interest, successors in title (as to any portion of the Real Property), and/or assigns by virtue of assignment or other instrument compliant with the Agreement. When used herein with reference to a specific Tract, Development Parcel, Lot, or other portion of the Real Property, "Property Owner" shall mean and refer to that specific person or entity that has legal title to such Tract, Development Parcel, Lot, or other portion of the Real Property. The Property Owner warrants that there are no other legal or equitable owners of the Real Property on the Effective Date

Prosthetic Manufacturing (limited) A business which performs technical procedures related to the design, fabrication and fitting of custom-made artificial limbs or denture/orthodontic devices, and does not use hazardous materials in the manufacturing process. The majority of processes undertaken in this setting involve device design and manufacturing as prescribed by a health care professional licensed by the State of South Carolina, with no patient interaction.

Protected Tree. Any Tree on a Parcel with a Diameter Breast Height of twenty-four ~~eight~~ inches or greater prior to Development, with the exception of pines and sweet gums, and all Trees with a Diameter Breast Height of eight inches or greater prior to Development within required Scenic Road Right-of-Way buffers and required Type A and D perimeter buffers ~~or required landscape areas or~~ and any Tree within a Scenic Road Right-of-Way with a Diameter Breast Height of six inches or greater prior to Development.

Publicly Designated Area An area set aside for public use, by any federal, state, or local government.

Public Project Any project by or for a public agency using real property, as owner or tenant that falls within the jurisdiction of Charleston County. These public agencies include:

1. Agencies and departments of the State of South Carolina,
2. Counties, county agencies and departments, and
3. Municipalities, municipal agencies, and departments.

Public Works Director The Director of the Department of Public Works of the County of Charleston or an authorized representative.

Publishing Industry The production or distribution of information through the publishing of newspapers, periodicals, books, databases or software publishers.

Pulp Mills Facilities that process pulpwood, wood chips, or other such cellulosic material into pulp by using mechanical, cooking, screening and bleaching methods.

R

Rack A storage slip for a boat in a dry stack storage facility.

Railroad Facility Railroad yards, equipment servicing facilities, and terminal facilities.

Readerboard A Sign that is capable of displaying words, symbols, figures, or images that can be manually or electronically changed by remote or automatic means.

Real Property. The Real Property referred to in Paragraph 4 of the Agreement and includes any improvements or structures customarily regarded as part of real property.

Rear Yard The actual area that exists between a Building and the rear property line of the Lot on which the Building is located, extending along the full length of the rear property line between the side property lines.

Recreation and Entertainment, Indoor Participatory and spectator-oriented recreation and entertainment uses conducted within an enclosed Building, excluding any Sexually Oriented Businesses. This includes, but is not limited to, Billiard Parlors; Bowling Centers; Ice or Roller Skating Rinks; Indoor Shooting Ranges; Theaters; or Video Arcades.

Recreation and Entertainment, Outdoor Participatory and spectator-oriented recreation and entertainment uses conducted in open, partially enclosed, or screened facilities, excluding any Sexually Oriented Businesses. This includes, but is not limited to, Amusement Parks; Fairgrounds; Race or Go-Cart Tracks; and Sports Arenas.

Recreational and Natural Areas Active Recreation Areas, Passive Recreation Areas, freshwater wetlands, constructed lagoons, buffers, and other natural areas outside of Lots and Street rights of way.

Recreational Vehicle A highway vehicular, portable Structure designed as a temporary dwelling for travel, recreational, and vacation uses. The term includes camping trailer, motor home, travel trailer, and truck campers; the term does not include Manufactured Housing Units.

RV (Recreational Vehicle) Park Any Lot of land upon which two or more Recreational Vehicle sites, or Campground sites, are located, established, or maintained for occupancy as temporary living quarters for purposes of recreation or vacation. This term

does not include any premises on which unoccupied Recreational Vehicles, whether new or used, are parked for the purposes of inspection, sale, storage, or repair.

Recreation Watercraft Rental See "Charter Boat Rental" for definition.

Recycling Center An establishment engaged in the processing, collection and transfer of recyclable materials. Typical recyclable materials include: glass, paper, plastic, cans, motor oil, or other source-separated, non-decayable materials.

Recycling Collection (Drop-Off) A facility used for the collection and transfer, but not the actual processing, of any of the following recyclable materials: glass, paper, plastic, cans, or other source-separated, non-decayable materials. "Recyclable materials" at a Recycling Collection Facility shall not include motor oil, chemicals, household appliances, tires, automobiles, automobile parts, or decayable materials.

Rehabilitation Facility A facility operated for the primary purpose of assisting in the rehabilitation of disabled individuals through an integrated program of medical, psychological, social, or vocational evaluation and services under competent professional supervision.

Religious Assembly A church, synagogue, temple, monastery, convent, retreat center or any permanent or temporary Building providing regular, organized religious worship of any denomination and religious education incidental thereto, but excluding private daycare, primary or secondary educational facilities. A property tax exemption obtained pursuant to state law shall constitute prima facie evidence of Religious Assembly use.

Relocated Tree A Protected Tree that has been relocated in accordance with the requirements of this Ordinance.

Remodel The internal or external alteration or change, in whole or in part, of a Structure or thing that changes its characteristic appearance or the fundamental purpose of its existing design or arrangement and the uses contemplated. Not included in this meaning are the terms "Enlargement" and "extension".

Rendering Plants Any premises where raw rendering materials are converted into fats, oils, feeds, fertilizer, and other products.

Rental Day Each calendar day or part thereof a residential Dwelling Unit or part thereof is rented by Short-Term Rental Tenants, excluding Family members.

Effective on: 10/27/2017, as amended

Rental Party Short-Term Rental Tenants who occupy any portion of a residential Dwelling Unit for a fee or any form of compensation, excluding Family members.

Effective on: 10/27/2017, as amended

Rental Transaction The act of a Short-Term Rental Tenant (excluding Family members) and Property Owners agreeing to rent a residential Dwelling Unit or part thereof, as provided in this Ordinance.

Effective on: 10/27/2017, as amended

Repair, Minor A repair affecting 25 percent or less of the gross Floor Area of a Structure.

Repair Service, Commercial An establishment engaged in the repair or servicing of electric motors, heavy duty trucks or machinery, industrial machinery, business machinery, consumer machinery, equipment, tools, or professional instruments, or tire retreading or recapping, or welding, or similar products or by-products.

Repair Service, Consumer An establishment primarily engaged in the provision of repair services to individuals and Households rather than firms. This includes, but is not limited to appliance, shoe, watch, furniture, jewelry or musical instrument repair. This excludes vehicle and Commercial Repair Services.

Required Tree Term used to refer, either collectively or separately, to all Trees required to be retained or replaced by Article 9.4 of this Ordinance including: all Grand Trees, all Protected Trees and all Trees required by Article 9.5 of this Ordinance.

Research and Development Laboratory Indoor facilities for scientific research, and the design, development, and testing of electrical, electronic, magnetic, optical, and mechanical components in advance of product manufacturing, that are not associated with a manufacturing facility on the same site.

Residential Building or Use A Residential Building is a Building containing only Residential Uses and uses accessory thereto.

Residential Character The physical traits or characteristics of a residential Dwelling Unit which identify it as providing living accommodations as opposed to being a place of business.

Effective on: 10/27/2017, as amended

Residential Treatment Facility for Children and Adolescents As defined by the South Carolina Department of Health and Environmental Control (SCDHEC), a facility operated for the assessment, diagnosis, treatment, and care of two or more children and/or adolescents in need of mental health treatment which provides: (1) An education program, including a program for students with disabilities, that meets all applicable federal and state requirements, as defined by the South Carolina Department of Education (SCDE). The education program may be provided at the facility, if appropriate space is available to provide a free

appropriate public education in the least restrictive environment, or an alternate location; (2) Recreational facilities with an organized youth development program; and (3) Residential treatment for a child or adolescent in need of mental health treatment. In the case of conflict between this definition and the definition utilized by SCDHEC, the definition utilized by SCDHEC shall control.

Resource Extraction/Mining

A. The breaking of the surface soil to facilitate or accomplish the extraction or removal of ores or mineral solids for sale or processing or consumption in the regular operation of a business;

B. Removal of overburden lying above natural deposits of ore or mineral solids and removal of the mineral deposits exposed, or by removal of ores or mineral solids from deposits lying exposed in their natural state.

C. Removal of overburden and the Mining of limited amounts of ores or mineral solids are not considered Mining when done only for the purpose of determining location, quantity, or quality of a natural deposit, if no ores or mineral solids removed during exploratory excavation or Mining are sold, processed for sale, or consumed in the regular operation of a business and if the affected land does not exceed two acres in area. Mining does not include plants engaged in processing minerals except as the plants are an integral on-site part of the removal of ores or mineral solids from natural deposits. Mining does not include excavation or grading when conducted solely in aid of on-site farming or of on-site construction. Mining does not include dredging operations where the operations are engaged in the harvesting of oysters, clams, or the removal of shells from coastal bottoms.

Responsible Entity Defined as either (1) the unit of local government responsible under South Carolina law for the maintenance of the Roadway; or 2) in the case of private Roadways (non-publicly maintained), the owner of the property on which the Roadway is located, or if existing, a Homeowners Association previously created to maintain the Roadway.

Restaurant, Fast Food An establishment that offers quick food service, which is accomplished through a limited menu of items already prepared and held for service, or prepared, fried or griddled quickly, or heated in a device such as a microwave oven. A Fast-Food Restaurant generally has one or more of the following characteristics:

1. It serves ready-to-eat foods, frozen desserts, or beverages in edible or paper, plastic or disposable containers;
2. It serves foods that customers carry to the restaurant's seating facilities, to Motor Vehicles, or off-premises; or
3. It serves foods through a pass-through window, (which includes any and all drive-in restaurants) Alcoholic beverages shall not comprise more than 25 percent of Gross Receipts.

This includes, but is not limited to, snack or nonalcoholic beverage bars.

Restaurant, General An establishment engaged in the preparation and retail sale of food and beverages for on-premises consumption, where the sales of alcoholic beverages does not comprise more than 25 percent of Gross Receipts. This definition includes, but is not limited to, Cafeterias, Diners, Delicatessens, or Full-Service Restaurants. This definition does not include Fast Food Restaurants.

Retail Sales and Service, General An establishment primarily engaged in the sale of new or used products to the general public. This includes art, hobby, musical instrument, toy, sporting goods, clothing, piece goods, shoes, jewelry, luggage, leather goods, drug stores, pharmacies, electronics, appliance, florist, furniture, cabinet, home furnishings, tobacconist, Building materials or garden equipment and supplies, hardware, garden and outdoor supplies, power equipment, paint, varnish or wallpaper stores, and ice vending machines. This excludes those establishments more specifically defined in this Ordinance.

Review Body The entity that is authorized to recommend approval or denial of an application or permit required under this Ordinance.

Right-of-Way Land that has been, or is being, dedicated for the construction and maintenance of a Street. "Right-of-Way" may also be used to identify an area dedicated for use as part of a drainage system or Utility corridor.

Road, Major Major roads include Interstates, Arterial Roads, and Collector Roads, all as defined in this Ordinance.

Roadside Stand or Sweetgrass Basket Stand An open air stand that sells handmade baskets from locally grown sweetgrass or produce grown onsite. This definition does not include Farmers Markets.

Roadway The entire area between the outside limits of construction, including appertaining Structures, all slopes, ramps intersections, drive, and side ditches, channels waterways, etc., necessary for proper drainage. This term shall in general be considered synonymous with "Street" or "Road".

Rock Road Those in which the traveled Roadway is constructed of compacted rock material creating a rock driving surface.

Rural Area The area designated as the "Rural Area" in the *Comprehensive Plan*.

S

Safety Services Facilities for the conduct of public safety and emergency services including Emergency Medical or Ambulance Service, Fire Protection, or Police Protection.

Scenic Road A road or highway designated scenic by Charleston County or by the State of South Carolina.

School, Primary A public, private or parochial school offering instruction at the elementary school level in the branches of learning and study required to be taught in the public schools of South Carolina.

School, Secondary A public, private or parochial school offering instruction at the middle (junior) and senior high school levels in the branches of learning and study required to be taught in the public schools of South Carolina.

Scrap and Salvage Service An establishment primarily engaged in the storage, retail or wholesale sale, assembling, dismantling, sorting, distributing, or other processing of scrap, used equipment, mechanical components, or waste materials. This includes, but is not limited to: Automotive Wrecking Yards, Junk Yards, Parts Salvage, Paper Salvage Yards, Wholesale Scrap or Waste Materials Establishments, and Materials Recovery Facilities. This term excludes Impound Yards and Towing Facilities.

Screening (Elements) Various combinations of Walls, Fences, earthen Berms, Trees, shrubbery, and landscape materials which comprise a Screening plan approved by the Zoning and Planning Director to fulfill the requirements and serve the purposes of Article 9.5 of this Ordinance.

Screening, Opaque A combination of Screening Elements, approved by the Zoning and Planning Director, designed to substantially or completely obscure horizontal views between abutting or adjacent properties. When Plant materials are used for screening, the Screening shall be opaque at the time of Plant maturity.

Screening, Semi-Opaque A combination of Screening Elements in compliance with the requirements of Article 9.5 of this Ordinance designed to partially obscure horizontal views between abutting or adjacent properties.

Seafood Related Retail Sales An establishment engaged in the retail sale of seafood and seafood related products to the general public.

Self-Service Storage Storage services primarily for personal effects and household goods within enclosed storage areas having individual access, but excluding use as workshops, hobby shops, manufacturing, or commercial activity.

Septic Tank Installation, Cleaning or Related Services A service or facility involved in the installation, cleaning, or maintenance of septic tanks or systems.

Service Connection/Utility Service Lateral The portion of pipe which runs from the customer's property line to the main Sewer line, and which receives sewage from the "customer's service line".

Service Station, Gasoline Any premises used primarily for the retail sale of fuel for automobiles, light and medium trucks, motorcycles, Recreational Vehicles, and other consumer Motor Vehicles. A Gasoline Service Stations may include light maintenance such as engine tune-ups, lubrication, minor repairs, and carburetor cleaning, but shall not include heavy vehicle maintenance activities such as engine overhauls, automobile painting, and body fender work. This term may also include the sale of Motor Vehicle accessories, or used tires taken in trade on the premises, but does not include vehicle, moving truck, or trailer sales or rental. A Gasoline Service Station may or may not include a Convenience Store.

Services to Buildings or Dwellings The base of operations for services that provide maintenance to Buildings or Dwellings. This may include the storage of vehicles or materials associated with the service. Services include, but are not limited to, carpet or upholstery cleaning, extermination, or janitorial services.

Setback A required minimum distance from a Lot Line or Street Right-of-Way, ingress/egress Easement, or OCRM Critical Line that establishes an area within which a Structure shall not be erected.

Setback, Front The Setback measured from a Street Right-of-Way or ingress/egress Easement that is used to access a Lot.

Setback, Interior The Setback measured from any Interior Lot Line

Setback, OCRM Critical Line The Setback measured from the Critical Line, as determined by the Office of Ocean and Coastal Resource Management, now known as the Bureau of Coastal Management, at the time of application.

Setback, Rear The Setback measured from the Rear Lot Line, or if the Rear Lot Line is not located on high ground, the OCRM or BCM Critical Line Setback shall apply (See "Setback, OCRM Critical Line" definition)

Setback, Side Any Setback other than a Rear or Front Setback.

Settlement Areas The areas designated as "Settlement Areas" by the adopted Charleston County *Comprehensive Plan*.

Sewage Collection Service Line A non-lateral line connecting Development to a Sewage Collector or Trunk Line.

Sewage Collector or Trunk Line A public or private Sewer to which Building Sewers are connected and which conducts sewerage to an interceptor.

Sewage Collection or Disposal Facility Any arrangement of devices and Structures used for collecting and disposing of sewage waste.

Sewer or Sewer Main A primary pipe or conduit for carrying sewage, which excludes Building Sewers, Building drains, Utility

Service Laterals, and customer service links; may be a gravity or pressurized force main, owned, operated, and maintained by the provider.

Sexually Oriented Businesses Definitions provided in Section 6.4.18.C of this Ordinance.

Short-Term Lender A Deferred Presentment Lender or a Title Loan Lender.

Short-Term Rental Property (STRP) A Dwelling or any part thereof that is offered, advertised, or provided to Short-Term Rental Tenants (excluding Family members) for individual rental terms not exceeding 29 consecutive days for a fee or any form of compensation. Compensation may include, but is not limited to, an exchange or interaction between people conducting business, such as a rental contract, or agreement, cash or credit transaction, and/or bartering (exchanging goods or services for other goods or services without using money). The number of Rental Days applies per Lot and not per Dwelling.

Effective on: 10/27/2017, as amended

Short-Term Rental Tenant (STRT) Any Person (excluding Family members) who rents a Dwelling or part thereof, for individual rental terms not exceeding 29 consecutive days for a fee or any form of compensation.

Effective on: 10/27/2017, as amended

Shrub A self-supporting perennial Plant of low stature characterized by multiple stems and branches running continuous from the base.

Side Yard The actual area that exists between a Building and the side property line of the Lot on which the Building is located, extending along a side property line from the point of the minimum Front Setback to the point of the minimum Rear Setback.

Sightseeing Transportation, Land or Water Base of operations for a business or guide providing motorized transportation for recreation and entertainment purposes, where transportation equipment may also be stored. The activity is local in nature and usually involves a same-day return to the point of departure. Services offered generally include, bus tours, helicopter rides, boat and dinner cruises and locomotive excursions.

Sign Any device or visual communication that is used to announce, direct attention, inform, or advertise to the public.

Sign, Abandoned A Sign advertising a Person, business, service, event or other activity that is no longer available, or a Sign containing inaccurate or outdated information.

Sign, Animated Any Sign so designed as to facilitate or permit the rotation, oscillation, or other movement of the Sign or of any of its visible parts.

Sign, Area of The entire area within a continuous perimeter, enclosing the extreme limits of Sign display, including any frame or border. Curved, spherical, or any other shaped Sign face shall be computed on the basis of actual surface area. The Area of Signs composed of individual letters, numerals, or other devices shall be the sum of the area of the smallest rectangle or other geometric figure encompassing each of said letters or devices. Area devoted to required house numbers shall not be included in the calculation of maximum Sign Area. The calculation for a double-faced Sign shall be the area of one face only. Double-faced Signs shall be constructed so that both faces are either parallel or have an interior angle of less than 90 degrees, and the two faces shall not be more than 12 inches apart. When calculating the Sign Area of a "Monument Sign", or "Pedestal Sign", or "Pole- Mounted Sign", the internal structural framework supporting the Sign or other solid structural features (not containing Copy or any graphic, word, symbol, insignia, text sample, model, device, or combination thereof which is primarily intended to advertise, identify or notify, exclusive of a frame or border) shall not be used in the calculation of the maximum area of the Sign.

Sign, Bona Fide Agricultural Use A Sign specifically used for the advertisement of products from Bona Fide Agricultural Uses, related activities, and Farm identification that meets the requirements of this Ordinance.

Sign, Campaign A Sign that identifies or urges support for a specific political issue scheduled for inclusion on an upcoming election ballot, or a Sign that identifies or urges support for a political party or candidate for national, state, or local public Office.

Sign, Directional Signs designed to provide direction and wayfinding to pedestrian and vehicular traffic.

Sign, Electronic Copy Readerboard An electronic portion of a Free-Standing Sign tha channels light through tubes to create patterns that can produce changing display.

Sign, Flashing or Moving Any illuminated Sign on which artificial light is not constant in intensity and color at times, and which may include any revolving, rotating, moving or Animated Signs with moving lights, or Signs which create the illusion of movement. For purposes of this Ordinance, strobe lights in window fronts visible from public Rights-of-Way are included in this definition. On/off time and temperature Signs and Readerboards are not considered Flashing Signs for the purpose of this Ordinance.

Sign, Freestanding A Sign supported by a Sign Structure secured in the ground and which is wholly independent of any Building, other than the Sign Structure, for support. A Sign on a Fence shall be considered a Freestanding Sign.

Sign, Gas-Filled Any inflated device intended to advertise or draw attention to a business or event. This definition includes balloons and inflatable figures.

Sign, Height of The vertical distance measured from the natural Grade elevation at the base of the Sign Structure to the highest point of the Sign Structure.

Sign, Illuminated A Sign designed to give forth artificial light or to reflect artificial light from a source incorporated in or associated with such Sign.

Sign Imitating Traffic Devices (Signals) Signs of such size, location, movement, content, and coloring, or of a manner of illumination that could be confused with or construed to be traffic control devices; or hide from view any traffic or Street signal; or obstruct the view in any direction from a Street intersection.

Sign Imitating Traffic Signs Signs that imitate official traffic Signs or signals or Signs that contain the words 'stop', 'go', 'danger', 'slow', 'caution', 'warning', or similar words in such a fashion as to imitate official traffic Signs or signals.

Sign in Disrepair Any Sign that contains damaged or defective parts, or otherwise presents an unsightly appearance due to lack of maintenance.

Sign in Marshes Signs erected or displayed in a marsh area or on land subject to periodic inundation by tidal action.

Sign, Monument A Free-Standing Sign with a Sign support Structure that: (1) is designed as one architecturally unified and proportional element with the Sign itself, (2) is at least 90 percent of the width of the Sign face and (3) is solid from Grade at the base of the Sign to the top of the Sign Structure.

Sign, Neon or Tube A Sign that uses a cold-cathode gas-discharge tube that may be straight or formed. This is generally referred to as neon, though the gas contained inside may be a mixture of two or more inert gases, such as argon, helium, krypton, or xenon.

Sign, Off-Premises Bona Fide Agricultural Use Off-Premises Signs advertising products from Bona Fide Agricultural Uses, related activities and Farm identification.

Sign, Off-Premises Any Sign located or proposed to be located at any place other than within the same platted Parcel of land on which the specific business or activity being identified on such Sign is itself located or conducted.

Sign, On-Premises A Sign which directs attention to a business or profession conducted, or to a principal commodity, service or entertainment sold or offered on the premises where such Sign is located.

Sign, Pedestal A Free-Standing Sign with a Sign support structure that: (1) is designed as one architecturally unified and proportional element with the Sign itself, (2) is at least 50 percent of the width of the Sign face and (3) is solid from Grade at the base of the Sign to the top of the Sign Structure.

Sign, Pole-Mounted A Freestanding Sign with visible support Structure.

Sign, Political A Sign containing language that expresses a point of view on a political issue or identifies a specific political party, political organization, or political official unrelated to an upcoming election.

Sign, Portable Any Sign designed to be moved easily and not permanently affixed to the ground or to a Structure or Building.

Sign, Project Construction Signs announcing new Buildings or projects, erected after the commencement of construction.

Sign, Real Estate Temporary Sign advertising the real property upon which the Sign is located for rent or lease or sale; advertising a business or businesses to be located on the premises; or advertising the architect, contractor, Developer, finance organization, subcontractor or material vendor upon which property such individual is furnishing labor, services or material.

Sign, Roof Any Sign erected upon, against, or directly above a roof or roof eave, or on or above any architectural appendage above the roof or roof eave.

Sign, Sandwich Board/Sidewalk Sign A Sign not secured or attached to the ground or surface upon which it is located, but supported by its own frame and most often forming the cross-sectional shape of the letter "A" when viewed from the side.

Sign, Shared Freestanding A Freestanding Sign shared by one or more businesses or residential Developments on separate Parcels that also share a common property boundary or are located within an approved multi parcel Development. One shared Sign is allowed per jointly used shared Curb Cut/entry drive with an allowable maximum of two shared Signs per multi tenant Development.

Sign, Snipe Any unpermitted Sign painted on or affixed to Trees or other natural features, Utility poles, benches, or other Street furniture, including, but not limited to, waste receptacles, bike racks, drinking fountains, and public telephones, or Freestanding Signs affixed to the ground.

Sign, Special Sales Event A Temporary Sign advertising a Special Sales Event on a Parcel with a legally established business. A Temporary Special Sales Event Sign may be obtained for a maximum of five Special Sales Events per calendar year with each event not to exceed ten consecutive days.

Sign, Temporary Signs that are not permanently attached to a Building, other Structures or the ground and do not meet structural standards recognized and enforced by the Charleston County Building Inspections Services Department.

Sign, Vehicle A permanent or Temporary Sign affixed, painted on, or placed in or upon any parked vehicle, parked trailer or other parked device capable of being towed, which is displayed to attract the attention of the motoring public or pedestrian traffic.

Sign, Wall/Facade A Sign painted on or attached to the outside of a Building, and erected parallel to the face of a Building and supported throughout its length by such Building.

Sign, Wind-Blown Any attention-arresting device, with or without message, or a series of devices such as streamers, and/or pennants, with or without message, designed and fastened in such a manner as to move upon being subjected to pressure by the atmosphere. Examples of Wind-Blown Signs include: pennants, ribbons, Banners, streamers, spinners, or other similar moving devices.

Silviculture The cultivation of a forest for the purpose of harvesting timber.

Slaughter House and Meat Packing A facility for the slaughtering and processing of Animals and the refining of their byproducts; and/or a facility where slaughtered Animals (including game) are processed; and/or a facility where meat, poultry, or eggs are cooked, smoked or otherwise processed or packed.

Small Animal Boarding An establishment primarily engaged in the boarding of Household Pets within an enclosed Building.

Social or Civic Organization An establishment providing meeting, recreational, or social facilities for a nonprofit association, primarily for use by members and guests of youth organizations, fraternal organizations, and other similar groups. This use does not include any type of residential facility, such as fraternity or sorority houses.

Social Club or Lodge A Building, Structure, or grounds, or portion thereof, which is owned by or leased to private organizations, Social Clubs, or non-profit associations for meeting, recreational, or social purposes. The use of such premises is restricted to the members of these organizations and their guests.

Solar Collector A complete assembly of components, equipment, controls, interconnecting means, and terminal elements needed to convert solar energy into thermal energy for space heating or cooling, water heating, or processing purposes.

Solar Farm A solar energy system that is designed to create power and provide it to the electrical grid system.

Solid Waste Disposal Facility (Public or Private) All land, Structures, other appurtenances and improvements on the land used for treating, storing, or disposing of solid waste. A Solid Waste Disposal Facility may consist of several treatment, storage, or disposal operational units, including, but not limited to, one or more Landfills, surface impoundments, or combination thereof.

Special Exception An exception issued by the Board of Zoning Appeals authorizing a particular use in a specified location within a Zoning District, upon demonstrating that such use complies with all the conditions and standards specified by the Zoning and Land Development Regulations.

Special Event Any activity that involves public assembly for which one or more of the following apply: (1) there is an admission fee or leasing fee; (2) there is controlled or ticketed entry; and/or (3) goods and/or services (e.g., food and drink) are available for purchase. Special Events include, but are not limited to, events held on private properties and properties owned by membership based organizations and businesses. This definition does not include private parties or private functions, including neighborhood gatherings, that do not meet the above stated criteria; however, community-wide events organized by non-profit or for-profit businesses or organizations, individuals, or groups are considered Special Events.

Special Trade Contractor An establishment that specializes in a specific aspect of construction. This includes, but is not limited to, Building equipment or other machinery installation contractors, carpentry contractors, concrete contractors, drywall, plastering, acoustical or insulation contractors, electrical contractors, excavation contractors, masonry or stone contractors, painting or wall covering contractors, plumbing, heating or airconditioning contractors, roofing, siding or sheet metal contractors, and tile marble, terrazzo or mosaic contractors.

Stable, Commercial A site consisting of, but not limited to, Animal enclosures, riding arenas, corrals, paddocks, pens, Barns, and/or other Structures used for the boarding, breeding, raising, rehabilitation, riding, training and/or performing of horses, by the owners, occupants or Persons other than the owners or occupants of the permises.

Stable, Private A Building or land where horse(s) are kept for the private use of the owner(s) or resident(s) of the property.

Standard Cubic Foot (Scf) A cubic foot of gas at standard temperature and pressure, which are 68 degrees Fahrenheit and 29.92 inches of mercury.

Stockpiling of Sand, Gravel or other Aggregate Materials A facility used for the storage of sand, gravel, or other aggregate materials, prior to collection or removal to another facility or site.

Stone or Shell Products Manufacturing and Production An establishment engaged in the manufacturing, processing, fabrication, packaging, or assembly of stone or shell products. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, this is a

subordinate part of sales. Relatively few customers come to the site.

Storage or Manufacturing of Weapons or Ammunition An enclosed facility used for the storage or manufacturing of weapons or ammunition prior to collection or removal to another facility or site.

Story That portion of a building included between the surface of any floor and the surface of the next floor above, or if there be no floor above it, then the space between such and the ceiling next above it.

Street A vehicular way which may also serve in part as a way for pedestrian traffic, whether called a Street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, land, place, Alley, mall, Easement, or otherwise designated, including the entire area within the Right-of-Way.

Street, Access Sometimes called a place or lane, the Access Street is designed to conduct traffic between Dwelling Units and higher-order Streets. As the lowest-order Street in the hierarchy, the Access Street carries some through traffic and includes short Streets, Cul-de-Sacs, and courts.

Street, Arterial A facility designed mainly for through traffic, but it also normally performs a secondary land service function. Parking and loading may be restricted or prohibited to improve the capacity for moving traffic. It accommodates major movements of traffic not served by expressways and brings traffic to and from expressways.

Street, Collector A Street which collects internal traffic movements within an area of the city, such as among Subdivisions, and connects this area with the Arterial Street system. It does not handle long through trips, but performs the same land service function as a local Street.

Street, Subcollector The subcollector provides passage to Access Streets and conveys traffic to Collector Streets. Like the Access Street, the subcollector provides frontage and access to residential Lots but also carries some through traffic to lower-order (Access) Streets. The subcollector is a relatively low-volume Street.

Street Line A Lot Line separating a Street from a Lot.

Street, Minor A Street other than an Arterial Street or Collector Street used or designated primarily to provide access to abutting property. The term includes marginal Access Streets which are generally parallel and adjacent to Arterial Streets, serve abutting properties and provide protection from friction with through traffic. The term Minor Street includes loop Streets and Cul-de-Sac Streets.

Stub Street A Street that intersects with another local Street and extends, usually one Lot deep, to the property line of the Development or rear of the block being developed.

Studio Dwelling Unit A Dwelling Unit that has only one combined living and sleeping room; or a living and sleeping room, along with a separate room that contains only kitchen facilities and also a separate room that contains only sanitary facilities.

Structure Anything constructed or erected, the use of which requires more or less permanent location on the ground, or which is attached to something having a more or less permanent location on the ground. This term includes all Buildings as defined in this Ordinance unless the Zoning and Planning Director determines otherwise.

Subdivision All divisions of a tract or Parcel of land into two or more Lots, Building sites, or other divisions for the purpose, whether immediate or future, of sale, lease, or Building Development, and includes all division of land involving a new Street or change in existing Streets, and includes re-subdivision which would involve the further division or relocation of Lot Lines of any Lot or Lots within a Subdivision previously made and approved or recorded according to law; or, the alteration of any Streets or the establishment of any new Streets within any Subdivision previously made and approved or recorded according to law, and includes combination of Lots of record.

Subdivision Plat A recorded graphic description of property prepared and approved in compliance with the ZLDR, as modified by the Agreement.

~~**Subgrade** The top surface of a roadbed upon which the Roadway Structure and shoulders are constructed.~~

~~**Suburban Area** The area designated as the "Suburban Area" in the adopted Charleston County *Comprehensive* Plan.~~

Subject Property Property, which may or may not include one or more Parcel identification numbers, or the total area impacted by a specific use, e.g., Utility service area, facility, Easement, or Right-of-Way. In the case of a Utility trunk or service line, the "Subject Property," for the purpose of Posted Notice, shall be the entire distance or length of the trunk or main line Right-of-Way or Easement and shall be treated as one "Subject Property."

Support Activities for Agriculture and Forestry Provide support services that are an essential part of agricultural and forestry production. These support activities may be performed by the Agriculture or forestry producing establishment or conducted independently as an alternative source of inputs required for the production process for a given crop, Animal, or forestry industry. Establishments that primarily perform these activities independent of the Agriculture or forestry producing establishment are also included.

Swimming Pool A Structure intended for swimming, recreational bathing or wading that contains water over 24 inches (610

mm) deep. This includes in-ground, above-ground and on-ground pools; hot tubs; spas and fixed-in-place wading pools.

T

Tattoo or Tattooing To indelibly mark or color the skin by subcutaneous introduction of nontoxic dyes or pigments. The practice of Tattooing does not include the removal of tattoos, nor the practice of branding, cutting, scarification, skin braiding, or the mutilation of any part of the body.

Tattoo Facility Any room, space, location, area, structure, or business, or any part of any of these places where Tattooing is practiced or where the business of Tattooing is conducted and which is licensed by the Department (SC DHEC) as a Tattoo Facility.

Taxi or Limousine Service A facility or base of operations for a business or person that offers ground transportation in passenger automobiles or vans to Persons for a fare, or a fixed rate, or as a public service. The base of operations may include facilities for servicing and fueling the automobiles or vans, and may include accessory Office areas.

Temporary Portable Storage Unit Any Structure that is used for storage that is portable and does not have a door or other entranceway into a Dwelling Unit and that does not have water fixtures within its confines, the use of which is limited solely to storage of inanimate objects.

Tenant Dwelling A Dwelling Unit located on a bona fide Farm and which is occupied or designed to be occupied by a non-transient Farm worker employed by the owner or operator of the Farm.

Timber, Forestry, and Logging comprises establishments primarily engaged in: (1) growing Trees for reforestation; (2) gathering forest products such as gums, barks, balsam needles, rhizomes, fibers, Spanish moss, ginseng, and truffles; (3) the operation of timber tracts for the purpose of selling standing timber; and/or (4) cutting timber, cutting and transporting timber, and producing wood chips in the field.

Title Loan Lender A lender which regularly extends short-term non-purchase money loans secured by titles to motor vehicles, such as those regulated by S.C. Code Sec. 37-3-413 (Cum. Supp. 2011). The term does not include other federal or state regulated lenders, Banks, credit unions, savings Banks and like depository institutions.

Towing Facility An establishment that provides vehicle towing services and accessory temporary outdoor storage for the vehicles it tows, which shall only include: (1) mechanically operable/drivable, licensed vehicles that are to be claimed by titleholders or their agents; and/or (2) wrecked Motor Vehicles awaiting insurance adjustments and transport to repair shops. This term excludes: automotive services that have a tow truck on-site; Scrap and Salvage Services; Junk Yards; Impound Yards; Vehicle Storage; and accessory storage of Inoperable Vehicles.

Tract Composite parcels of the Real Property that have yet to be subdivided.

Trade School See "Business School" for definition.

Traditional Neighborhood Design Development designs intended to enhance the appearance and functionality of the new Development so that it functions like a traditional neighborhood or town. These designs make possible reasonably high residential Densities, a mixture of residential and commercial land uses, a range of single and multi-family housing types, and Street connectivity both within the new Development and to surrounding Roadways, pedestrian, and bicycle features.

Transitional Housing A facility providing supervision or detention, or both, for residents making the transition from institutional to community living. This classification includes pre-parole detention facilities and halfway houses for juvenile delinquents and adult offenders. This classification also includes overnight shelters for the homeless.

Tree Any self-supporting woody plant having a single trunk or trunks of two inches DBH or greater and usually having branches.

Tree Preservation Plan. A Tree Preservation Plan is a process by which trees are protected from construction damage with the use of various arboricultural services/practices including, but not limited to, canopy and root pruning, soil amendments, fertilization, root growth enhancements, and pesticides. In most cases, a Tree Preservation Plan contains a set schedule which details when a service is to be administered and for which trees. Tree Preservation Plans must be developed by certified arborists.

Tree Protection Fencing A Fence or Wall at least four feet in height that ensures the protection of protected and Grand Trees during Development.

Triplex A Structure that consists of three Dwelling Units, typically two side-by-side on the same floor and the third on a separate floor with a shared entry.

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

Truck Stop Any Building, premises, or land in which or upon which a business, service, or industry involving the maintenance, servicing, storage, or repair of commercial vehicles is conducted or rendered, including the dispensing of motor fuels or other petroleum products directly into Motor Vehicles and the sale of accessories or equipment for trucks and similar commercial

vehicles. Any overnight accommodations and restaurant facilities primarily for the use of truck crews shall be considered as separate Principal Uses, and shall follow the use requirements for that particular use as provided for in this Ordinance.

U

Understory Tree A Tree, ten to twelve feet tall at the time of planting, which will grow to a minimum height of 20 feet at maturity.

Urban Transit System A system that may include components of rail and bus, for the movement of Persons throughout an area. This also includes any Structure or use for the purpose of loading, unloading, or transferring passengers or accommodating the movement of passengers from one mode of transportation to another.

Use Allowed by Right A Principal Use allowed without the requirement of a Special Exception.

Utility A provider of electricity, gas, water, sewage service, telephone, cable, or other similar service for principal Development, and the provider of the service is publicly regulated.

Utility Pumping Station A facility or device located below or above Grade and used to supply gas, Sewer, water, electricity, communications, or television signal service.

Utility Service Lateral/Service Connection The portion of pipe which runs from the customer's property line to the main Sewer line, and which receives sewage from the "customer's service line".

Utility Service, Major Facilities and Structures that are necessary for the generation, transmission, and/or distribution of utilities to support principal Development, such as Electric or Gas Power Generation Facilities, Electrical or Telephone Switching Facilities, Utility Substations, Utility Pumping Stations, Sewage Collection or Disposal Facilities, Water or Sewage Treatment Plants, Water Storage Tanks, Sewage Collector or Trunk Lines, Water Mains, Wind Farms, and similar facilities. This definition does not include Solar Farms as defined in this Ordinance.

Utility Service, Minor Structures, such as lines, pipes, and poles, that are necessary to distribute Utilities and provide service. This includes, but is not limited to, Electric or Gas Power Distribution Lines; Sewage Collection Service Lines; and Water Service Lines.

Utility Substation A set of equipment that reduces utilities such as gas, water, electricity, communications, or television signal service to that level suitable for supply to consumers.

V

Variance A relaxation by the Board of Zoning Appeals of the dimensional regulations of the Ordinance where such action will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the results of actions or the situation of the Applicant, a literal enforcement of this code would result in unnecessary and undue hardship; and such Variance is consistent with Sec. 6.29.800 of the Code of Laws of South Carolina, Title 6, Chapter 29.

Vehicle Parts, Accessories, or Tire Stores An establishment primarily engaged in the sale of new or used vehicle parts, vehicle accessories, or tires to the public.

Vehicle Rental or Leasing The rental or leasing of bicycles, automobiles, light or medium trucks, motorcycles, Recreational Vehicles, or utility trailers, including incidental storage, maintenance, and servicing. This use does not include boats or other watercraft.

Vehicle and Boat Repair or Service An establishment that provides service to automobiles, light and medium trucks, motorcycles, Recreational Vehicles, or boats that are less than 25 feet in length. These can include muffler shops, auto repair garages, tire or brake shops, body or fender shops, automotive oil change or lubrication shops, car washes, and boat repair services. The customer may or may not wait at the site while the service or repair is being performed. This term excludes any dismantling or Scrap and Salvage Service, Impound Yards and Towing Facilities, or Boat Yards.

Vehicle Sales The sale of new or used automobiles, light or medium trucks, motorcycles, Recreational Vehicles, golf carts, or boats, including incidental storage, maintenance, and servicing.

Vehicle Storage An establishment offering long or short term storage of operating vehicles or vehicles contracted for repair. This includes boat or RV storage. This term excludes Impound Yards, Towing Facilities, and any dismantling, Scrap and Salvage Service, or Junk Yards.

Veterinary Service An establishment offering Veterinary Services and hospitals for animals.

Vibration The periodic displacement or oscillation of the earth.

Vision Clearance Triangle A triangular area of unobstructed visibility extending from the intersection of a driveway and Roadway between three and 10 feet in height above Grade. The minimum area is formed by the connection of a perpendicular line measuring 15 feet from the point of intersection at the edge of the travelway into the driveway and a 15 foot parallel line

away from the point of intersection along the Roadway.

Visitors Bureau An establishment or Building where an organization responsible for promoting a community as a travel destination is located.

W

Wall (or Fence) A structural device erected to serve as an architectural element, landscape element, visual screen or physical barrier.

Warehouse Club or Superstore A store that sells goods in bulk at discounted prices to businesses and private customers. Customers may or may not first have to become club members.

Warehouse and Distribution Facility An establishment engaged in the storage or movement of goods, such as manufactured products, supplies, equipment or food, or parcels/mail. This term excludes bulk storage of materials that are inflammable or explosive or that create hazardous or commonly recognized offensive conditions. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present. This definition includes Cold Storage Plants where activity includes the freezing and/or storing of frozen food products, warehouses or facilities used by moving or relocation companies for the storage of household goods in transit, and vending machine operators.

Waste-Related Use Uses that collect or receive solid or liquid waste for disposal, treatment, transfer to another location or production of energy from the waste. This includes, but is not limited to, Hazardous Waste Treatment or Disposal, Nonhazardous Waste Treatment or Disposal, Solid Waste Combustors or Incinerators, including Cogeneration Plants, Waste Collection Services and Waste Transfer Facilities. This term does not include uses otherwise defined as Utilities or otherwise defined in this Ordinance.

Water Mains A pipe or conduit for conveying water.

Water Service Line A non-lateral line connecting development to a Water Main.

Water or Sewage Treatment Facility A facility, or group of facilities, used for the treatment of industrial or domestic wastewater for sewer systems, or treatment of sewage, and for the reduction and handling of solids and gases removed from such wastes; and facilities used for the storage and distribution of potable and gray water to customers.

Water Storage Tank A container for storage of water for agricultural, residential, commercial, or industrial uses.

Water Transportation The process of transporting Persons via watercraft, such as a barge or boat, over a body of water, such as a sea, ocean, lake, canal or river. This includes private or public ferry services, and water taxi services. This also includes any Structure or use for the purpose of loading, unloading, or transferring passengers or accommodating the movement of passengers from one mode of transportation to another.

Waterfront Property Property within 500 feet of any river, tidal wetland or waterway, including saltwater marshes. Property abutting Freshwater Wetlands shall not be considered "Waterfront" property.

Wetlands, Freshwater Those areas of land that are inundated or saturated by fresh water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions and delineated as Freshwater Wetlands by the U.S. Army Corps of Engineers or by an environmental consultant utilizing the 1987 Army Corps of Engineers Wetland Delineation Manual and the appropriate Regional Supplement(s) for Wetland Delineation as reviewed and approved by the Charleston County Public Works Department (Stormwater Division).

Wholesale Sales An establishment engaged in the wholesale sale of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order taking, and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer. This definition includes the Wholesale Sales of the following: Aircraft and Related Parts; alcoholic and nonalcoholic beverage and related products; books, periodicals or newspapers; chemicals (except pharmaceutical products, fertilizers or pesticides); computers or electronic products; electrical equipment, appliances or components; fabric or apparel; Farm supplies or equipment; food or related products; furniture, cabinets or related products; glass or related

products; leather products; machinery, tools or construction equipment; manufactured home or other prefabricated structures; metal or mineral products (except petroleum); Motor Vehicles or trailers and related parts; paint, varnish or related supplies; paper or paper products; pharmaceutical products; plastics or rubber products; professional or commercial equipment supplies; Signs; tobacco or related products; toys or artwork; watercraft and related parts; and wood. This definition does not include other Wholesales Sales that are separately defined in this Chapter.

Winery An agricultural processing facility used for the commercial purpose of processing grapes, other fruit products or vegetables to produce wine or wine related spirits, excluding beer and liquor. Processing includes Wholesale Sales, crushing, fermenting, blending, aging, storage, bottling, Administrative Office functions for the Winery and warehousing.

Wine-Tasting Room An area that is devoted to the sampling and sales thereof of wine produced on or off the premises. Sale of food is prohibited; however, incidental provision of food without compensation is allowed.

Workforce Dwelling Unit (WDU) Housing affordable to low and moderate income Families (those earning up to 120% of the Charleston-North Charleston Metropolitan Statistical Area (MSA) median Family income, as defined in the schedule published annually by the U.S. Department of Housing and Urban Development (HUD).

Written Interpretation Any review or evaluation by the Zoning and Planning Director, in written form, concerning the Charleston County Zoning and Land Development Regulations, *Comprehensive Plan*, or any other relevant documents.

Written Notice Notice may be sent via U.S. mail or email.

Z

Zoning and Planning Director Shall mean the Director of the Zoning and Planning Department of Charleston County or the authorized designee or representative of the Director.

Zoning District A specifically delineated geographic area or zone in Charleston County within which uniform Development regulations and requirements govern the use, Density, and the placement, spacing, or size of Buildings.

Zoning Permit A permit issued by the Charleston County Zoning and Planning Department that acknowledges that the intended land use, Structure, Building, or construction complies with the provisions of the Zoning and Land Development Regulations or authorized Variance therefrom. A Zoning Permit shall be required prior to the activities described in Article 3.8.1 of the Ordinance.

Zoo A facility generally open to the public for a fee, where live Animals are kept for display.

ARTICLE 12.2 INTERPRETATION

For the purpose of this Ordinance, certain words and terms used herein are defined as set forth in this Section. If not specifically defined herein, words and terms shall be defined in Merriam-Webster's Collegiate Dictionary, 11th Edition.

APPENDIX A | ROAD AND DRAINAGE CONSTRUCTION STANDARDS

Contents:

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~~**ARTICLE A.5 ENCROACHMENTS**~~

ARTICLE A.6 STANDARD CONSTRUCTION DETAILS FOR THE ORANGE HILL PLANNED DEVELOPMENT DISTRICT

(Ord. No. 2177, 10/26/2021)

ARTICLE A.1 GENERAL INFORMATION

Sec. A.1.1 Abbreviations

For the purpose of these regulations, abbreviations relating to streets and drainage are defined as follows:

A. **AASHTO** – American Association of State Highway and Transportation Officials

B. **ADA** – Americans with Disabilities Act

C. **ADAAG** – Americans with Disabilities Act Accessibility Guidelines

D. **ASTM**–American Society for Testing Materials

E. **CTC** – County Transportation Committee

F. **CTC (SS)** – the Charleston County Transportation Committee publication STANDARD SPECIFICATIONS FOR LOCAL GOVERNMENTS' ROAD AND STREET CONSTRUCTION, latest edition.

G. **HOA** –Homeowners' Association

H. **MLW** – Mean Low Water

I. **MUTCD** – Manual on Uniform Traffic Control Devices

J. **NAVD 88** – North American Vertical Datum of 1988

K. **SCDHEC/OCRM** – South Carolina Department of Health and Environmental Control/Office of Ocean and Coastal Resource Management

L. **SCDOT** – South Carolina Department of Transportation

M. **SCDOT (SS)** – South Carolina Department of Transportation Standard Specifications for Highway Construction, latest edition

N. **USACOE** – United States Army Corps of Engineer

Sec. A.1.2 Definitions

For the purpose of these regulations, terms relating to streets and drainage are defined as follows:

A. **BASE COURSE** – The layer or layers of specified or selected material of designated thickness or rate of application placed on a sub base or Subgrade to comprise a component of the Pavement Structure to support the Pavement or subsequent layer of construction.

B. **BEST MANAGEMENT PRACTICES (BMPs)** – Schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants to Surface Waters of the State. BMPs also include treatment requirements, operating procedures, and practices to control site runoff, spillage or leaks, or drainage from material storage areas. There are structural and non-structural, designed to be temporary or permanent BMPs, which are site specific and shall be labeled accordingly on the construction plans.

C. **BRIDGE** – A Structure, including supports, erected over a depression or an obstruction; e.g., water, highway, or railway, and having a track or passageway for carrying traffic or other moving loads.

D. **CAUSEWAY** – An earthen Structure with at least one side adjacent to a depression, wetland, or marsh that supports a track or passageway for carrying traffic or other moving loads.

E. **CUL-DE-SAC** – The radial turnaround area at the end of a dead-end Street.

F. **CULVERT** – Any Structure which provides an opening under any Roadway or any other structure so named in the plans, excluding Bridges.

G. **DESIGN PROFESSIONAL** – An individual or firm appropriately licensed and registered in the State of South Carolina.

H. **DETENTION** – The temporary restriction of stormwater that is released at a predetermined or controlled rate.

I. **DEVELOPER** – The legal or beneficial owner of a Lot or of any land proposed for Development; the holder of an option or contract to purchase; or any other Person having an enforceable contractual interest in such land.

J. **DRAINAGE EASEMENT** – The right of access of stormwater runoff from adjacent drainage basins into the drainage way within the defined Easement.

K. **EARTH ROADS** – Those roads constructed of compacted earth material.

L. **EASEMENT** – A privilege or right of use, access or enjoyment granted on, above, under, or across a particular tract of land by the landowner to another Person or entity.

M. **HOMEOWNERS' (OR PROPERTY OWNERS') ASSOCIATION** – A formally constituted, non-profit association or corporation made up of the Property Owners and/or residents of a defined area. The homeowners' or Property Owners' association may take responsibility for costs and up-keep of Common Open Space or facilities, or enforce certain covenants and restrictions.

N. **MAIN UTILITY LINES** – Those facilities, including piping, conduits, outlets, and other appurtenances necessary for the proper functioning of essential services to a Development including water, electricity, gas, sanitary Sewer, storm Sewer, cable, communications, etc.

O. **PAVED STREETS** – Those Streets for which the riding surface is constructed of a layer or layers of materials usually comprised of Portland cement concrete or asphaltic concrete.

P. **PAVEMENT** – The uppermost layer of material, usually the wearing or riding surface. This term is used interchangeably with "surface course" or "surfacing" and will usually imply Portland cement concrete or asphaltic concrete.

Q. **PLAT** – A diagram drawn to an engineering scale showing all essential data pertaining to the boundaries and Subdivision of a tract of land as determined by a Professional land surveyor.

R. **PUBLIC WORKS DIRECTOR** – The Director of the Department of Public Works for the County of Charleston or his authorized representative.

S. **RESPONSIBLE ENTITY** – The unit of local government responsible under South Carolina law for the maintenance of the Roadway and/or drainage system; or, in the case of private roads and/or drainage systems, the owner of the property upon which the Roadway and/or drainage system is located; or if existing, a homeowners' association previously created to maintain the Roadway and/or drainage system.

T. **RIGHT-OF-WAY** – Land that has been or is being dedicated for the construction and maintenance of a road or Street. Right-of-Way may also be used to identify an area dedicated for use as part of a drainage system or Utility corridor.

U. **ROADWAY** – The entire area between the outside limits of construction, including Structures, slopes, ramps, intersections, utilities, side ditches, channels, waterways, etc., necessary for proper drainage. This term shall, in general, be considered synonymous with Street or road.

V. **ROCK ROADS** – Those roads in which the riding surface is constructed of a layer or layers of material usually comprised of compacted rock or other aggregate materials.

W. **STREET** – A vehicular way, which may also serve in part as a way for pedestrian traffic, whether called a Street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place, Alley, mall, or other designation, including the entire area within the Right-of-Way.

X. **STUB STREET** – A Street that intersects another local Street and extends, usually one Lot deep, to the property line of the Development or rear of the block being developed.

Y. **SUBGRADE** – The top surface of a roadbed upon which the Roadway Structure and shoulders are constructed.

Sec. A.1.3 Purpose and Scope

This Appendix sets forth the requirements for the construction of roads, ingress/egress Easements, and drainage facilities.

Sec. A.1.4 Property Access

It is the responsibility of the landowner/Developer to ensure access to properties are constructed pursuant to the requirements contained herein.

Sec. A.1.5 Design Professional/Land Surveyor Responsibilities

The Design Professional-of-record must be currently registered to practice in the State of South Carolina. The designs, and revisions made thereto, must be prepared by, or under the direct supervision of, the Design Professional-of-record in accordance with the Code of Laws of South Carolina, 1976, Title 40, Chapter 22, and Rules of Professional Conduct.

Sec. A.1.6 Coordination With Other Reviewing Agencies

The Design Professional-of-record shall provide the following to the Public Works Director prior to the final approval of construction plans:

A. A list of all regulatory permits required for the construction of all road and drainage systems including the status of each permit and the corresponding application numbers and dates; and

B. Copies of all approved permits deemed essential by the Public Works Director. Such permits may include, but are not limited to, South Carolina Department of Transportation (SCDOT) Encroachment permits, as applicable.

Sec. A.1.7 Stormwater Management and Sediment Control

All land disturbance activities shall comply with the current Charleston County Stormwater Program Permitting Standards and Procedures Manual in effect at the time of land Development or land disturbance application submittal as well as all state and/or federal regulations that may be applicable.

Sec. A.1.8 Road Classifications

A. Private roads shall include ingress/egress Easements and private Rights-of-Way dedicated to an individual or entity other than Charleston County. The individual or entity to which the ingress/egress Easement or private Right-of-Way is dedicated shall retain ownership and maintenance responsibility for access and drainage.

B. Public roads shall include all roads accepted for ownership and maintenance by a public entity (SCDOT, County, or Municipality). The following are the minimum standards for Charleston County public roads.

1. Non-Standard County Roads (Maximum of 10 Lots)
    a. Surface: earth
    b. Minimal drainage
    c. Travel way minimum width determined on a per road basis
    d. Lot drainage is each owner's responsibility
2. Secondary Rural Road (Maximum of four Lots)
    a. Surface: earth
    b. Minimal drainage (only roadside or sheet flow)
    c. Travel way minimum width of 18 feet
    d. Lot drainage is each owner's responsibility
3. Primary Rural Road (Maximum of four Lots)
    a. Surface: earth, rock, or Pavement
    b. Minimal drainage with outfall (only for the Roadway)
    c. Travel way minimum width of 20 feet
    d. Lot drainage is each owner's responsibility

4. Secondary County Road
   a. Surface: rock or Pavement
   b. Drainage plan required for property and Roadway system
   c. Open ditch drainage system
   d. Travel way minimum width of 2~~2~~0 feet
5. Primary County Road
   a. Surface: paved
   b. Curb and gutter
   c. Drainage plan required for property and Roadway system
   d. Enclosed pipe with limited open ditch drainage system
   e. Travel way minimum width of 24 feet

Sec. A.1.9 Applying Road Classifications

A. **Private Road**. The landowner/Developer shall be responsible for the design and functionality of any private road to be constructed, provided that all private roads shall meet the 20-foot clearance requirement as described in the International Fire Code. Private Roads will not be required to be paved in asphaltic concrete or Portland cement concrete and may be constructed as Rock Roads or Earth Roads as defined in this Appendix.

B. **Public Road.** Roads that are to be constructed, dedicated, and accepted into the County maintenance system shall be constructed in accordance with one of the public road classification standards contained herein. Public county roads require County Council approval for acceptance of ownership and maintenance. The minimum required classification for the road shall be determined by the Public Works Director based on its location within the unincorporated area of Charleston County. For road classification purposes, the unincorporated portions of Charleston County are divided into two areas by the Urban Growth Boundary (UGB), the Rural Area and the Urban/Suburban Area, the location of which are described on Map 3.1.2, *Growth Management Areas*, of the Charleston County *Comprehensive Plan* (as amended).

1. Secondary Rural Roads shall only be allowed outside of the Urban Growth Boundary (Rural Area).
2. Primary Rural Roads shall be allowed outside of the UGB (Rural Area)and within the UGB when one of the following conditions are met, as determined by the Public Works Director:
   a. The proposed road is a Cul-de-Sac or future expansion is limited; or
   b. The Lots being created are a minimum of five acres in size or the Design Professional demonstrates adequate Lot and Roadway drainage can be provided.
3. Secondary County Roads shall be allowed outside of the UGB (Rural Area). They are allowed inside the UGB (Urban/Suburban Area) when the following conditions are met, as determined by the Public Works Director.
   a. The proposed road is a Cul-de-Sac or future expansion is limited; or
   b. The Design Professional demonstrates that stormwater Best Management Practices can be utilized to satisfactorily address water quality requirements in conjunction with an open drainage system; and
   c. The Lots are of sufficient size to accommodate an open drainage system; and
   d. The road system is an expansion to an existing open drainage system.
4. Primary County Roads shall be allowed across the County, regardless of area.
5. All proposed Public roads shall connect to an existing public road that has been accepted by a public agency (county, municipality, or state). Connection to a Right-of-Way that has only been dedicated, but not accepted into a public maintenance system, shall be prohibited.
6. Streets within commercial and industrial Developments shall be designed as Primary County Standard Streets unless approved otherwise, in writing, by the Public Works Director.
7. If a land Development plan exceeds the Non-Standard County Road (maximum of 10 Lots), utilizing the maximum, construction shall be required to improve the Non-Standard County Road to the required County standards from its point of connection to an existing County standard or State public road.

Street Classification by Area		
Street Classification	Rural Area	Urban/Suburban Area

Primary Rural Road	X	X [1]
Secondary Rural Road	X	
Primary County Road	X	X
Secondary County Road	X	X [1]
[1] subject to conditions; see Sec. A.1.9.B, *Public Roads*		

ARTICLE A.2 PRIVATE ROAD STANDARDS

Sec. A.2.1 General Information

A. **Introduction.** Except as otherwise stated, the landowner/Developer is responsible for the establishment of standards for design and construction of private road and drainage systems and for items such as access for emergency service vehicles, school buses, mail couriers, and coordination of Utilities. Public services to Lots utilizing private roads for access are not guaranteed by Charleston County.

B. **Landowner/Developer ~~Responsibilites~~Responsibilities.** The landowner/Developer is responsible for determining the type of access to be provided pursuant to the requirements contained herein, for oversight and coordination of design and construction and for obtaining required approvals or permits from the appropriate agencies.

1. The landowner/Developer is responsible for informing prospective Property Owners, whether solicited or unsolicited, of all conditions and responsibilities, or lack thereof, that have been placed on the property.
2. If the access or drainage connects with a County Right-of-Way or Easement, an Encroachment permit shall be obtained prior to construction.

C. **Requirements.**

1. Prior to issuance of Zoning Permits for land Development activities other than construction of ingress/egress Easements and private Rights-of-Way, installation of required Street Signs, Additions/renovations to existing Structures that are legally permitted, and new construction of Accessory Structures, all ingress/egress Easements and private Rights-of-Way shall be:
   a. Constructed in the location shown on the approved, recorded Plat;
   b. Constructed to comply with the International Fire Code, as adopted by County Council, from their point of connection to an existing publicly owned and maintained Right-of-Way to Lot(s) proposed for Development; and
   c. Inspected pursuant to Sec. A.2.7, *County Inspection*, of this Ordinance.
2. The Directors of the Zoning and Planning Department may allow use of a portion of an ingress/egress Easement or private Right-of-Way that was constructed prior to July 18, 2017 that cannot comply with the width clearance requirements of the International Fire Code when: (1) the Director determines that moving it to a different location is not possible due to site constraints, property size, Grand Trees, wetlands, etc.; (2) the Applicant submits letters from the providers of emergency services for the Subject Properties stating they can access all properties utilizing it; and (3) all future portions shall comply with the International Fire Code.

Sec. A.2.2 Ingress/Egress Easements

A. When the total number of Lots utilizing an ingress/egress Easement for access exceeds ~~four~~ twelve pursuant to a Subdivision Plat application submitted after (Date of adoption of this Ordinance), the landowner/Developer of the property being Subdivided shall, at a minimum, be required to upgrade the existing ingress/egress Easement to comply with the Secondary County Road Standards contained Sec. A.3.4, *Secondary County Road Standards*, from its point of connection to a standard public road.

B. **Additional Landowner/Developer Responsibilities.** The location of proposed ingress/egress Easement(s) shall be clearly depicted and labeled on submitted Plats and plans. All ingress/egress Easements shall be a minimum of 20 feet in width in accordance with ZLDR Sec. 8.7.3(D), *Access*. All ingress/egress Easements must comply with the applicable requirements of this Ordinance The landowner/Developer shall secure the necessary licensed, professional personnel to prepare designs, obtain required approvals and permits, and oversee construction.

Sec. A.2.3 Private Rights-of-Way Constructed and Dedicated to a HOA

A. Private Rights-of-Way serving ~~five~~ thirteen or more Lots must be dedicated to a Homeowners' Association. Private Rights-of- Way serving fewer than ~~five~~ thirteen Lots may be dedicated to an individual or entity other than a Homeowners' Association. Charleston County is neither obligated nor responsible for private Right-of-Way maintenance.

B. **Additional Landowner/Developer Responsibilities.** The landowner/Developer shall determine the location(s) of Private Rights-of-Way to be provided. The Roadway and drainage system shall, at a minimum, be designed to comply with the Secondary County Road Standards described in Article A.3.4, *Secondary County Road Standards* as modified in the Orange Hill Development Agreement, provided that all private Rights-of-Way comply with all other applicable requirements of this Ordinance. The landowner/Developer shall secure the necessary licensed, professional personnel to prepare designs, obtain required approvals and permits, and oversee construction.

Sec. A.2.4 Construction Plan Submission

Roadway and/or drainage construction plans, and subsequent plan revisions, shall be submitted to the Zoning and Planning and Public Works Departments prior to submittal of Zoning Permit applications for land Development activities other than Additions/renovations to existing Structures that are legally permitted and new construction of Accessory Structures. Such plans shall be submitted to the Zoning and Planning and Public Works Departments prior to Zoning Permit applications for construction of ingress/egress Easements or private Rights-of-Way and installation of required Street Signs. The submission shall include a digital set of plans, along with three sets of the construction plans and specifications, and a copy of all required regulatory permits.

Once the Public Works Department approves the Roadway and/or drainage construction plans, a digital set must be submitted for stamping, and then the landowner/Developer may submit a Zoning Permit application(s) for construction of the ingress/egress Easement, private Right-of-Way, and/or drainage and installation of required Street Signs. No other Zoning Permits (other than Zoning Permits for Additions/renovations to existing Structures that are legally permitted and new construction of Accessory Structures) shall be issued for the property until the ingress/egress Easement, private Right-of-Way, and/or drainage, as well as the installation of required Street Signs, have been inspected and approved by the Public Works Department pursuant to Sec. A.2.5, *County Inspection*, of this Ordinance.

Sec. A.2.5 County Inspection

All Roadway and drainage work shall be inspected by the Public Works Director for compliance with the approved construction plans, submitted plans, and specifications prior to the issuance of Zoning Permits for land Development activities other than: construction of ingress/egress Easements or private Rights-of-Way; installation of required Street Signs; Additions/renovations to existing Structures that are legally permitted; and new construction of Accessory Structures. The inspections will be performed to: provide construction documentation; review ingress/egress Easements and private Rights- of-Way construction according to the International Fire Code, as adopted by County Council; ensure that ingress/egress Easements, private Rights-of-Way, and drainage, have been constructed in compliance with this Ordinance; and, if applicable, to ensure Street Signs have been installed in the correct locations and are in compliance with applicable County ordinances.

After the required County inspection and approval, the landowner/Developer may submit Zoning Permit application(s) for subsequent land Development activities.

The landowner/Developer shall give the Public Works Director a one-week notice prior to beginning work at the site. After the initial notice, a 72-hour notice shall be given prior to beginning each operation (or continuing an operation when the work has been disrupted for more than one work-day).

Sec. A.2.6 Certification from the Design Professional

The Design Professional shall provide a written statement certifying that to the best of his or her knowledge, the road and drainage Infrastructure has been constructed in accordance with the submitted plans.

~~ARTICLE A.3 PUBLIC ROAD STANDARDS~~

~~Sec. A.3.1 General Information~~

~~A. The landowner/Developer responsibilities include:~~

1. Providing the County complete Roadway and/or drainage system plans for the proposed Development.
2. Securing licensed, professional personnel to prepare designs acceptable to the County;
3. Overseeing and coordinating the presentations, reviews, and revisions of the designs with the appropriate agencies, and obtain required approvals and permits;
4. Providing field staking of the designs during the construction phase;
5. Coordinating County encroachment permit approval and subsequent inspections with the Public Works Department.
6. Once the improvements proposed for public Dedication are constructed, inspected, and approved by the County, the landowner/Developer shall provide as-built record drawings, record Plats, etc. to the Public Works Director prior to final County acceptance of publicly dedicated roads. As-built record drawings must comply with Section A.6.2, *Survey As-Built Checklist and Instructions*, and shall be submitted to the Public Works Department for review and approval. Once the as-built drawings are approved by the Public Works Department, the public Dedication request will be scheduled for a County Council Committee meeting for recommendation and subsequent County Council meeting for final determination. Final Plats that include public Dedications of roads and/or drainage will not be recorded until and unless County Council approves the Dedication request(s) and all conditions of such approval are addressed prior to Final Plat recording.

B. **Coordination with other Reviewing Agencies.** The design professional of record shall provide a list of all regulatory permits required for the construction of all road and drainage systems This list shall include the status of each permit along with corresponding application numbers and dates. The design professional of record shall provide a copy of all approved permits, deemed essential by the Public Works Director, to the Public Works Department prior to final approval of the construction plans.

C. **Right-of-Way Width.** The minimum Right-of-Way width for a Roadway to be accepted into the County maintenance system is 50 feet unless otherwise approved by the Public Works Director.

D. **Pedestrian Ways within Publicly Dedicated Right-of-Way**. When pedestrian ways are provided within the publicly dedicated Right-of-Way, they shall be constructed in accordance with Sec. A.4.1.C, *ADA Requirements*, unless otherwise approved by the Public Works Director. For Roadways with open roadside drainage systems, pedestrian ways shall be placed behind the swales or ditches. Additional Right-of-Way may be required to accommodate proposed pedestrian ways.

E. **Fee Schedule.** Filing fees as established by County Council shall be submitted with the construction plans. These fees are nonrefundable. Previously unapproved plans that are significantly altered in concept and resubmitted must be accompanied by the appropriate fees.

F. **General Requirements for Construction Plan Approval.** The Design Professionals shall prepare and submit one copy of Street plans and profiles, including typical sections, drainage data, etc., to the Zoning and Planning and Public Works Departments for review and approval prior to beginning construction of the Street and drainage systems. The designer's seal, signature, and South Carolina registration number shall be affixed to the plans and specifications.

The Public Works Department reserves the right to request an electronic CAD or GIS file of the approved plans including layout, road/Right-of-Way location, Drainage Easements, and other pertinent information that may be used to augment the County GIS to be submitted with the as-built documents.

Construction drawings at a minimum shall include the following, if applicable as determined by the Directors of the Zoning and Planning and Public Works Departments:

1. Plans and profiles shall be prepared on 24 inch x 36 inch or 22 inch x 34 inch sheets, having a profile at the bottom and a plan view at the top, with both the plan and profile stationing oriented in the same direction.
2. All elevations shall be rederenced to the NAVD 88.
3. Scales shall be: vertical 1 inch=2 feet and horizontal 1 inch= 50 feet or larger.

The following shall be shown in plan view:

1. Stations along the centerline of the proposed road with appropriate ties at intersecting Streets.
2. The width of the Right-of-Way and names of proposed roads as approved by the Consolidated 9-1-1 Center (CDC), and names of existing roads.
3. Alignment information, curve data with P.C., P.T., and P.I. angle points, as well as angles at intersections.

4. Arrows indicating the direction of drainage flow within the Right-of-Way.

5. Size, type, and location of Trees proposed to remain within the clearing limits of the road Right-of-Way.

6. DHEC/OCRM Critical Line and USACOE jurisdictional wetland delineations which relate to the Right-of-Way or Easements.

7. Existing and proposed drainage Structures and Drainage Easements along with Rights-of-Way and drainage way cross sections.

8. Benchmarks with locations, descriptions, coordinates, datum, etc.

9. Existing and proposed Utility lines and Utility Easements.

10. Road cross sections with sidewalks (when required).

11. Details shall show sight distances, traffic control devices, design speeds for roads and other related information.

12. Other general construction details required to define the scope of work.

Profiles shall show:

1. Existing Street centerline elevations showing all breaks in Grade, but in no case more than 100' feet apart. Profiles shall include existing Streets to which ties are being made with elevations extending approximately 200' feet from the intersection.

2. Proposed Street centerline profile with centerline elevations every 50' feet on vertical curves and at 100' feet along tangents and at intersections.

3. Vertical curve data.

4. Proposed and existing storm drains, sanitary Sewers, water mains, pipe under drains, and cross line pipes.

5. Proposed Grades of all ditches and swales on or off site. Show existing Grades of incoming and outfall drainage ways for 200' feet upstream/downstream if no Grade changes are proposed. An overall drainage plan shall be submitted along with the plans and profiles and detail sheets.

6. The drainage plan sheet shall show the Street layout and the entire drainage system to be constructed or improved, along with the sizes and invert elevations of drainage pipes, the widths of proposed and existing Drainage Easements, the direction of drainage flow (using arrows), Detention ponds, outfall structures, Lot drainage, and existing canals, tidal streams, etc.

7. The drainage plan shall include pertinent drainage data such as drainage areas, runoff coefficients, times of concentration (with computations), runoff volumes, soils data, Detention pond routing, pond crest elevations, and other related information.

The following statements shall be included on the plans:

1. Statement to be placed by Design Professionals on road and drainage plans: "ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE."

2. Statement to be signed by the owner or the authorized agent of the owner: "I certify as an agent for or as a record owner, lessee, or record Easement holder, I have, or will have prior to undertaking the work the necessary approval or permission from all other Persons with a legal interest in said property to conduct the work proposed in the approved subdivision construction plans."

J. **Expiration Date for County's Approval of Construction Plans.** Construction plan and specification approvals have the same duration as the Preliminary Plat approval. Refer to CHAPTER 8, *Subdivision Regulations*, for approval duration information.

K. **County Inspection.** All work required by the County for the Development being considered shall be inspected by the Public Works Director for compliance with the approved plans and specifications. The Public Works Director will make inspections when:

1. The Public Works Director has approved construction plans and specifications.

2. Sufficient notice is given. The landowner/Developer shall give a one-week notice to the Public Works Director prior to beginning work at the site. After the initial notice, a 72-hour notice shall be given prior to beginning each operation (or continuing an operation when the work has been disrupted for more than one work-day).
3. A final project inspection shall be performed prior to scheduling the request for Council consideration.

The Public Works Inspector shall have the authority to:

1. Certify that the construction and materials comply with the approved construction plans and these regulations;
2. Certify that material quantities comply with the approved construction plans.
3. Approve or reject materials and/or their installation in accordance with the approved construction plans, specifications, and these regulations; and
4. Suspend work with the approval of the Public Works Director.

L. **Site Cleanup and Finish Grading.** Prior to street and drainage system acceptance, the Right-of-Way and Drainage Easements shall be cleared of all construction trash and debris. Lots or other areas designated on the approved plans requiring fill or grading shall also be completed.

M. **Maintenance Guarantees.** Street and stormwater management/drainage systems that are to be dedicated to Charleston County for public ownership and maintenance shall be under warranty for all defects and failures as described in this Section. Prior to Final Plat approval, the Developer shall provide written verification of financial responsibility for correction of defects and/or failures to systems to be dedicated to the County. The warranty (minimally established at 20 percent of the construction cost) shall be in an amount satisfactory to the Public Works Director and effective for a period of two years from County Council's acceptance date, provided, however, that period may be extended at the Public Works Director's discretion. The financial warranty shall be in the form of a no-contest, irrevocable bank letter of credit, a performance and payment bond underwritten by an acceptable South Carolina licensed corporate surety, or a cashier's check. Payment is subject to County Attorney approval of the guarantee to determine that the interests of Charleston County are fully protected. If a cashier's check is utilized, then the opinion of counsel may be waived. The Public Works Department shall maintain surveillance over the system and provide written notification to the landowner/Developer if repair work is required during the warranty period. The Public Works Department shall identify defects not considered to be a public safety issue and notify the landowner/Developer of such defects. The landowner/Developer shall have 30 days to prepare and submit a schedule of corrective actions for approval by the Public Works Director. If defects are not satisfactorily repaired within the approved schedule, the Public Works Department will resolve the defects and bill the bonding company accordingly. The Public Works Department shall address public safety defects immediately. Subsequently, the bonding company will be billed for reimbursement.

Sec. A.3.2 Secondary Rural Road Standards (Maximum Of Four Lots)

A. **General Design Requirements.**

1. *Required Right-Of-Way.* The minimum Right-of-Way width is 50 feet.
2. *Required Minimum Street Section.* Streets shall be constructed to minimum earth Street standards and have a minimum travel way width of 18 feet.
3. *Required Minimum Street Elevations.* The minimum Street centerline elevation at finish Grade shall be 6.5 feet above NAVD 88.
4. *Required Minimum Profile Gradient.* The minimum Street profile centerline gradient shall be 0.4% except for causeways where land areas adjacent to the road embankment are jurisdictional wetlands or OCRM Critical Area.
5. *Street Centerline Minimum Curve Radius Criteria.* Street centerline curve radii shall meet AASHTO guidelines for the design speed limit.
6. Where Streets are designed for a speed limit lower than 30 mph, the Design Professional shall provide supporting design data, including traffic control signage.
7. All roads shall be designed with a minimum road centerline radius of 125 feet.
8. Horizontal sight distances shall be considered in the design process.
9. Vertical curves shall have a minimum length of 100 feet.

B. **Roadway Drainage Deisgn.** The Roadway drainage design must show, at a minimum, how the drainage is directed away from the travel way.

C. **Construction Plans and Specifications.** The construction plans and specifications shall be in compliance with the requirements of Section A.3.1.F, *General Information*.

D. **Clearing and Grubbing.** Except as otherwise stated herein, all Secondary Rural Road Rights-of-Way shall be cleared and grubbed for a minimum width of 40 feet. Any/all Tree canopies shall be pruned to a minimum height of 16.5 feet. This work shall include the removal and disposal of all Trees, stumps, brush, rubbish, roots, and other objectionable materials.

Sec. A.3.3 Primary Rural Road Standards (Maximum of Four Lots)

A. **General Design Requirements.**

1. *Required Right-Of-Way.* The minimum Right-of-Way width is 50 feet.
2. *Required Minimum Street Section.* Streets shall have a minimum travel way width of 20 feet. The travel surface shall be at least equal to the type of surface with which it is being connected (Pavement, rock, or earth). If Development characteristics warrant, the Public Works Director can approve a reduction in the surface type. Written requests for a reduction in surface type shall be directed to the Public Works Director with an accompanying justification statement.
3. *Required Minimum Street Elevations.* The minimum Street centerline elevation at finish Grade shall be 6.5 feet NAVD 88.
4. *Required Minimum Profile Gradient.* The minimum Street profile centerline gradient shall be 0.4% except for Causeways where land areas adjacent to the road embankment are jurisdictional wetlands or OCRM Critical Areas.
5. *Street Centerline Minimum Curve Radius Criteria.* Street centerline curve radii shall meet AASHTO guidelines for the design speed limit.
6. Where Streets are designed for a speed limit lower than 30 mph, the Design Professional shall provide supporting design data, including traffic control signage.
7. All roads shall be designed with a minimum road centerline radius of 125 feet.
8. Horizontal sight distances shall be considered in the design process.
9. Vertical curves shall have a minimum length of 100 feet.

B. **Roadway Drainage Design.** For Roadways with open roadside swale ditches, the swale ditches shall be graded as shown on details in Art. A.6, *Standard Construction Details*. The drainage plan shall show how the Roadway drainage will be conveyed to an outfall or wetland. Roadside swale drainage ditches and driveway pipes shall be designed for a 10 year Average Return Frequency storm (minimum driveway pipe size shall be 15 inches in diameter). Cross drains, outfall ditches, and piped systems shall be designed in accordance with the Charleston County Stormwater Program Permitting Standards and Procedures Manual. Average Return Frequencies are defined in Sec. A.4.2.D, *Rainfall Determination*. Roadside ditch inverts shall parallel the finished road longitudinal gradient except as otherwise approved by the Public Works Director. Drainage shall not be carried in roadside ditches for a distance exceeding 700 feet (accumulated distance), except as otherwise approved by the Public Works Director.

C. **Construction Plans and Specifications.** The construction plans and specifications shall be in compliance with the requirements of Section A.3.1.F, *General Information*.

D. **Clearing and Grubbing.** Except as otherwise stated herein, all Primary Rural Road Rights-of-Way shall be cleared and grubbed for a minimum width of 50 feet. Any/all Tree canopies shall be pruned to a minimum height of 16.5 feet. This work shall include the removal and disposal of Trees, stumps, brush, rubbish, roots, and other objectionable materials.

E. **Clearing of Drainage Easements.** The full width of all Drainage Easements shall be cleared of Trees, Buildings, Fences, stumps, brush, logs, rubbish, roots, overhanging Tree limbs, overhanging Utility wires or cables, or any other item that may, in the judgment of the Public Works Director, interfere with the drainage facility or the maintenance of the facility. Existing obstacles may be left in place upon approval of the Public Works Director provided that all of the following criteria are met:

1. The drainage system or the obstacle cannot be easily relocated;
2. Adequate and safe operational Easement space for maintenance by mechanized equipment is provided;
3. The drainage way is not obstructed; and
4. The Drainage Easement width is increased to accommodate the obstructions.

Sec. A.3.4 Secondary County Road Standards for Orange Hill Planned Development District

A. **General Design Requirements.**

~~1.~~ *Required Right-Of-Way.* The minimum Right-of-Way width is 50 feet, except for cul-de-sac roads which serve twelve lots or less then the minimum Right-of Way width shall be 40 feet. ~~however; the r~~Road Right-of-Way widths ~~may be altered as approved by the Public Works Director, but~~ must be of sufficient width to provide for the following:

a. Drainage;

b. Pavement or rock travel way;

c. Shoulders;

d. Signage;

e. Trees; and

f. Utilities such as Street lights and overhead/underground Utility lines (electric, telephone, cable TV, gas, water, and Sewer).

~~2.~~ *Required Minimum Street Section.* Streets shall have a minimum travel way width of ~~22~~ 20 feet. The travel surface shall be in accordance with the requirements of Section A. 1.9. A above. ~~at least equal to the type of surface with which it is being connected (Pavement or rock). If Development characteristics warrant, the Public Works Director can approve a reduction in the surface type. Written requests for a reduction in surface type shall be directed to the Public Works Director with an accompanying justification statement.~~

~~3.~~ *Required Minimum Street Elevations.* The minimum Street centerline elevation at finish Grade shall be 6.5 feet NAVD 88.

~~4.~~ *Required Minimum Profile Gradient.* The minimum Street profile centerline gradient shall be 0.4% except for Causeways where land areas adjacent to the road embankment are jurisdictional wetlands or OCRM Critical Areas.

~~5.~~ *Street Centerline Minimum Curve Radius Criteria.* Street centerline curve radii shall meet AASHTO guidelines for the design speed limit.

~~6.~~ Where Streets are designed for speed limits lower than 30 mph, the Design Professional shall provide supporting design data, including traffic control signage.

~~7.~~ All roads shall be designed with a minimum road centerline radius of ~~125~~ 50 feet.

~~8.~~ Horizontal sight distances shall be considered in the design process.

~~9.~~ Vertical curves shall have a minimum length of ~~10~~30 feet.

B. **General Requirements of Design of Drainage Systems.** The design of drainage facilities for a Development must be done with consideration being given to the entire drainage basin. Provisions must be made to receive and manage runoff from upstream areas and to ensure that downstream areas are not adversely impacted by discharges or runoff. The current zoning of upstream properties and associated runoff factors representing that land use, assumed to be fully developed, shall be used in determining design runoff rates and quantities. It is not to be assumed that existing developed properties without stormwater Detention systems will have them in the future.

C. **Roadway Drainage Design.** For Roadways with open roadside swale ditches; the swale ditches shall be graded as shown on details in Article A.6, *Standard Construction Details*(as modified in the Orange Hill Development Agreement). The drainage plan shall show the drainage basin areas contributing storm water runoff to the roadside ditches. Roadside swale drainage ditches and driveway pipes shall be designed for a 10 year Average Return Frequency storm (minimum driveway pipe size shall be 15 inches in diameter). Cross drains, outfall ditches and piped systems shall be designed in accordance with the Charleston County Stormwater Program Permitting Standards and Procedures Manual. Average Return Frequencies are defined in Sec. A.4.2.D, *Rainfall Determination*. The invert elevation of the roadside swale ditch shall be no less than 18 inches and no greater than 24 inches below the corresponding centerline street finish grade elevation and longitudinal grades shall be no less than 0.4% nominal grade, unless otherwise approved by the Public Works Director. Roadside ditch inverts shall parallel the finish road longitudinal gradient except as approved by the Public Works Director. Drainage shall not be carried in roadside ditches for a distance exceeding 700 feet (accumulated distance) except as approved by the Public Works Director.

Outfall ditches to wetland areas shall be piped for a minimum length of 20 feet at their outfall ends, or an alternative means of defining wetlands' limits for maintenance identification purposes shall be submitted for consideration.

D. **Maintenance Plan.** When Best Management Practices (BMPs) are required by local or state agencies or proposed by the Design Professional, a maintenance plan must be provided in accordance with the Charleston County Stormwater Program Permitting Standards and Procedures Manual.

E. **Construction Plans and Specifications.** The construction plans and specifications shall be in compliance with the requirements of Section A.3.1.F, *General Information.*

F. **Clearing and Grubbing.** ~~Except as otherwise stated herein, all Secondary County Road Rights-of-Way shall be cleared and grubbed for the full width of the Right-of-Way. Any/all Tree canopies shall be pruned to a minimum height of 16.5 feet. This work shall include the removal and disposal of all Trees, stumps, brush, rubbish, roots, and other objectionable materials.~~The limits of clearing and grubbing shall be that which is minimally necessary for the construction of roads, drainage and other infrastructure improvements as shown on the construction plans prepared by the Design Professional. Specimen trees may be left closer than five feet from the roadway. In such cases roadbed/roadside reflectors will be placed on the roadway adjacent to such trees.

G. **Clearing of Drainage Easements.** The clearing of drainage easements shall be which is minimally necessary for the construction of roads, drainage and other infrastructure improvements as shown on the construction plans prepared by the Design Professional. ~~full width of all Drainage Easements shall be cleared of all Trees, Buildings, Fences, stumps, brush, logs, rubbish, roots, overhanging Tree limbs, overhanging Utility wires or cables, or any other item that may, in the judgment of the Public Works Director, interfere with the drainage facility or the maintenance of the facility. Existing obstacles may be left in place upon approval of the Public Works Director provided that all of the following criteria are met:~~

~~1. The drainage system or the obstacle cannot be easily relocated;~~

~~2. Adequate and safe operational Easement space for maintenance by mechanized equipment is provided;~~

~~3. The drainage way is not obstructed; and~~

~~4. The Drainage Easement width is increased to accommodate the obstructions.~~

~~Sec. A.3.5 Primary County Road Standards~~

~~A. **General Design Requirements.**~~

~~1. *Required Right-Of-Way.* The minimum Right-of-Way width is 50 feet; however, the road Right-of-Way must be of sufficient width to provide for the following:~~

~~a. Drainage;~~

~~b. Pavement and curb and gutter;~~

~~c. Shoulders;~~

~~d. Trees;~~

~~e. Signage;~~

~~f. Sidewalks where installed (or required); and~~

~~g. Utilities such as Street lights and overhead/underground Utility lines (Electric, telephone, cable TV, gas, water, and Sewer).~~

~~2. *Required Minimum Street Section.*~~

~~a. Streets shall be constructed as Paved Streets and conform to details in Art. A.6, *Standard Construction Details.*~~

~~b. Streets shall be constructed with curb and gutter; and~~

~~c. Streets shall have a minimum travel way width of 24 feet.~~

~~3. *Required Minimum Street Elevations.* The minimum Street centerline elevation at finish Grade shall be 6.5 feet NAVD 88.~~

~~4. *Required Minimum Profile Gradient.* The minimum Street profile centerline gradient shall be 0.4% except for Causeways where land areas adjacent to the road embankment are jurisdictional wetlands or critical areas. Additionally, for Streets using an asphalt gutter, a minimum centerline gradient of 0.5% is required.~~

~~5. *Street Centerline Minimum Curve Radius Criteria.* Street centerline curve radii shall meet AASHTO guidelines for the design speed limit.~~

~~6. Where Streets are designed for speed limits lower than 30 mph, the Design Professional shall provide supporting design data, including traffic control signage.~~

~~7. All roads shall be designed with a minimum road centerline radius of 125 feet.~~

8. Horizontal sight distances shall be considered in the design process.

9. Vertical curves shall have a minimum length of 100 feet.

B. **Type of Curb and Gutter.**

1. *Concrete Curb and Gutter.* Either upright Curb and gutter or roll Curb and gutter may be used (see details in Art. A.6, *Standard Construction Details*). If upright Curb and gutter is utilized, driveway entrances for Subdivision Lots shall be shown on the construction plans and constructed as part of the Development. The distance between expansion joints unless specified otherwise herein, shall be in accordance with the CTC (SS) or the SCDOT (SS).

2. *Asphalt Curb and Gutter.* Asphalt curb and gutter sections shall be submitted for approval. All work, materials, methods, and equipment, unless specified otherwise herein, shall be in accordance with the CTC (SS) or the SCDOT (SS).

C. **General Requirements for Design of Drainage Systems.** The design of drainage facilities for a Development must be done with consideration being given to the entire drainage basin. Provisions must be made to receive and manage runoff from upstream areas and to ensure that downstream areas are not adversely impacted by discharges or runoff. The current zoning of upstream properties and associated runoff factors representing that land use, assumed to be fully developed, shall be used in determining design runoff rates and quantities. It is not to be assumed that existing developed properties without storm water Detention systems will have them in the future. Also, drainage design requirements for the entire Development shall conform to Sec. A.4.2, *Drainage Design*.

D. **Roadway Drainage Design.** Stormwater systems conveying flow to or from Streets shall be piped unless otherwise approved by the Public Works Director. Curb inlet Structures shall be located so that drainage shall not be carried in gutters for a distance exceeding 500 feet (accumulated distance). The 10 year Average Return Frequency storm shall not cause water to flow onto the road for a spread width greater than 5 feet. Culvert piping running longitudinally with the Street shall not be located under the Pavement or Curb and gutter, nor shall it conflict with the normal location of under drains.

E. **Subsurface Drainage**.

1. Where pipe under drains are required, their centerline shall be located 2.5 feet, at a minimum, behind the back of the Curb and they shall be properly connected to a permanent drainage outlet, such as a catch basin, junction box, or a manhole.

2. Piped under drains shall conform to the under drain details in Art. A.6, *Standard Construction Details*. Under drain inverts shall be a minimum of 24 inches below the bottom of the Curb and above any static lake/pond elevation.

3. Suitable outlets for the pipe under drains shall be provided in the drainage system design.

4. Pipes under drains shall be installed at low points in the Grade on both sides of the Street for a minimum distance of 100 feet in each direction along the Street; except at locations where the design engineer can demonstrate to the satisfaction of the Public Works Director that the water table will not be within 24 inches of centerline Subgrade elevation.

5. Pipes under drains, where required, shall be installed before the Base Course is placed.

6. Pipes under drains shall be placed in other locations as determined by the Design Professional or as required by the Public Works Director during construction.

7. Pipes under drains shall be properly laid on Grade and in accordance with these specifications and the CTC (SS) or the SCDOT (SS) and shall not be covered until they have been inspected and approved by the Charleston County Public Works Department.

8. Alternative under drain designs shall be presented to the Public Works Director for review and approval.

F. **Maintenance Plan.** When Best Management Practices are required by local or state agencies or proposed by the Design Professional, a maintenance plan must be provided in accordance with the Charleston County Stormwater Program Permitting Standards and Procedures Manual.

G. **Construction Plans and Specifications**. The construction plans and specifications shall be in compliance with Sec. A.3.1.F, *General Information*.

H. **Piping and Easements.** Unless justification is provided, to the satisfaction of the Public Works Director, all Drainage Easements within the urban areas of the County shall be required to follow the Charleston County Stormwater Program Permitting Standards and Procedures Manual.

I. **Clearing and Grubbing.** Except as otherwise stated herein, all Primary County Road Rights-of-Way shall be cleared and grubbed for the full width of the Right-of-Way. Any/all Tree canopies shall be pruned to a minimum height of 16.5 feet.

This work shall include the removal and disposal of Trees, stumps, brush, rubbish, roots, and other objectionable materials. For Streets constructed with upright or roll Curb and gutter, selected specimen Trees may be permitted to remain within the Right-of-Way when the following conditions are met:

1. Trees are healthy, of aesthetic value, and are firmly rooted with the base of the Tree being at or near the elevation of the Curb or edge of Pavement.
2. The distance from the back of the Curb to the nearest face of the tree is not less than 5 feet.
3. Additional Right-of-Way is provided where necessary.
4. Where under drains are required, the Tree(s) shall be removed or the Right-of-way shall be relocated.

J. **Clearing of Drainage Easements.** The full width of all Drainage Easements shall be cleared of all Trees, Buildings, Fences, stumps, brush, logs, rubbish, roots, overhanging Tree limbs, overhanging Utility wires or cables, or any other item that may, in the judgment of the Public Works Director, interfere with the drainage facility or the maintenance of the facility. Existing obstacles may be left in place upon approval of the Public Works Director provided that all of the following criteria are met:

1. The drainage system or the obstacle cannot be easily relocated;
2. Adequate and safe operational Easement space for maintenance by mechanized equipment is provided;
3. The drainage way is not obstructed; and
4. The Drainage Easement width is increased to accommodate the obstructions.

Sec. A.3.6 Non-Standard County Road Standards

Applicable only to the Charleston County Public Works Department.

ARTICLE A.4 DESIGN AND CONSTRUCTION REQUIREMENTS FOR ROADS CONSTRUCTED TO COUNTY STANDARDS

Sec. A.4.1 Road Design

A. **Street Intersection Layout.** Street intersections shall not include more than four Street approaches. Streets shall be designed to intersect at right angles whenever possible. Sight distance Easements shall be shown and dedicated on the record drawings of the Development, and should reflect a triangular area as determined by details in Art. A.6, *Standard Construction Details*. Within this triangle, there shall be no sight-obscuring or partial sight-obscuring Wall, Fence, Sign, or full-grown foliage higher than 30 inches above the edge of Pavement. In the case of Trees, there shall be no foliage lower than 16.5 feet above the top of Curb Grade when foliage is saturated with rain. Vertical measurement shall be made by the Public Works Director from the top of the nearest Curb or, if no Curb exists, from the edge of the nearest traveled Roadway finish-Grade surface. Offsets of local Streets shall have a minimum of 125 feet between centerlines.

B. **Traffic Control and Street Name Signs.** All traffic control and Street name Signs shall be installed at no cost to the County as part of the Development. The Design Professional shall show the location and type of Signs to be installed on the construction plans and specifications. All traffic control Signs shall conform to the requirements of the Manual on Uniform Traffic Control Devices for Streets and Highways. All Street name Signs in proposed publicly maintained Rights-of-Ways should be constructed as indicated by details in Art. A.6, *Standard Construction Details*.

In the event a Street name Sign is requested on an approved County road, approval must be obtained from the County Public Works Department. Details and color-coding are indicated in Art. A.6, *Standard Construction Details*.

C. **ADA Requirements.** All pedestrian ways and Curb construction shall be in accordance with the latest edition of the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

D. **Specific Right-of-Way Information.**

1. *Causeways.* Streets to be constructed on Causeways shall meet all of the requirements contained within these specifications and the Causeway shall also meet the following requirements:
   a. The minimum Street centerline elevation at finish Grade shall be 6.5 feet above NAVD 88.
   b. The minimum side slopes shall be 2:1, preferably 3:1(Horizontal/vertical).
   c. The minimum top width of the Roadway shall be as defined by the road classification plus 6 foot wide shoulders (as measured from the edge of travel way to the face of the guide rail) if SCDOT standard guide

rails are constructed. If no guide rails are constructed, 9 foot wide shoulders shall be required on each side of the travel way.

d. The Developer shall provide copies of the approved permits or application ID numbers from all applicable regulatory agencies should expanding the Causeway roadbed beyond the toe of the original roadbed be required.

2. *Bridges.* Bridges shall be designed in accordance with the AASHTO Standard Specifications for Highway Bridges, current edition and interims, as well as meet the following requirements:

a. HS 20-44 loading or an alternate military loading, whichever produces the greatest stress.

b. The minimum travel way centerline elevation shall be 6.5 feet NAVD 88.

c. The minimum width of the Bridge shall be 24 feet clear Roadway width.

d. The minimum clear width for all Bridges on Streets with curbed approaches should be the same as the Curb-to Curb width of the approaches, but not less than 24 feet clear Roadway width.

e. For Streets with shoulders and no Curbs, the clear Bridge width preferably should be the same as the Roadway width. However, in no case should it be less than 24 feet or the travel way width plus 2 feet on each side, whichever is greater.

f. Pedestrian ways on the approaches shall be carried across all new Structures.

g. SCDOT standard guide rails shall be required.

h. All Bridges shall be concrete Structures supported on concrete piles.

i. The Developer shall provide copies of approved permits from applicable regulatory agencies for the construction of Bridges.

j. The Public Works Director may consider design alternatives to the aforementioned standards. Any request for design alternatives must be submitted in writing and include details and justifications for each requested alternative. Written approval by the Public Works Director of the requested alternative is required prior to proceeding with construction.

3. *Stub Streets.* Stub Streets extending to the boundary or property line of the Subdivision shall be constructed simultaneously with the other Streets in the Development and shall be constructed in the same manner.

4. *Cul-de-Sac Streets.* Cul-de-Sacs shall be provided at the terminus of closed end Streets with minimum dimensions as indicated below.

a. *Circular turnaround.* See details in Art. A.6, *Standard Construction Details.*

b. *Y or T turnaround.* Permissible only where a Cul-de-Sac Street serves 20 Dwelling Units or less and upon approval by the Public Works Director. The design engineer must demonstrate that the road configuration will allow both emergency and service vehicles to turn around.

5. *Temporary Cul-de-Sacs.* Temporary Cul-de-Sacs shall be provided when incremental road construction and/or phasing is requested by the Developer. Temporary Cul-de-Sacs shall be constructed as required by this section. Unpaved temporary Cul-de-Sacs shall require an additional 2 inches (compacted depth) of base course.

6. *Construction Access.* The Design Professional shall identify the development's construction access routes and submit its proposed road section and surface course design for approval by the Public Works Director.

7. *Inverted Crown Roads.* Roads designed or constructed with inverted crowns shall not qualify for public road acceptance by County Council.

E. **Pedestrian Ways within Publicly Dedicated Right-of-Way.** When placed within the public Right-of-Way, pedestrian ways shall be constructed as specified below:

1. *Asphalt Sidewalk.* An asphalt sidewalk shall have a minimum asphalt thickness of 1-1/2 inches and a minimum base course thickness of 4 inches. The minimum width for pedestrian ways shall be five feet. All work, materials, methods, and equipment, unless specified otherwise herein, shall be in accordance with the CTC (SS) or the SCDOT (SS). For additional ADA requirements see Sec. A.4.1.D.2, *Bridges.*

2. *Concrete Sidewalk.* A concrete sidewalk shall have a minimum thickness of 4 inches except at driveways where the minimum thickness shall be 6 inches. Transverse expansion joints shall be placed at intervals of not more than 50 feet. The minimum width for pedestrian ways shall be five feet. All work, materials, methods, and equipment, unless specified otherwise herein, shall be in accordance with the CTC (SS) or the SCDOT (SS).

F. **Road Surfaces Types.**

1. *Earth Roads.* The County standard earth Roadway is identical in cross section to a County standard paved road except that roadbed stabilization may require that material be mixed into the existing soil material, as needed, to a depth of 6 inches to achieve suitable compaction. The crown shall be 6 inches. County Public Works' inspectors will determine whether the prepared Subgrade material and earth road overlay soil are acceptable.

   a. A suitable soil is required for a minimum depth of 18 inches to provide a Street that will serve the traffic needs in extremely dry, normal, and in wet weather. Where necessary, a stabilizing type soil shall be added and properly mixed with the soil in place for a depth of not less than 0.6 inches.

   b. Earth roads, when intersecting with an existing paved road, shall have a paved apron extending 20 feet to the paved road's Right-of-Way and when intersecting with a rocked road, shall have a rocked apron extending to the rocked road's Right-of-Way.

2. *Rock Roads.* The County standard rock Roadway is also identical in cross section to a County standard paved road except that the Subgrade is mixed with a 4-inch minimum aggregate Base Course worked into the top 2 inches of the existing Subgrade, creating a 6-inch deep compacted rock surface, meeting the CTC (SS) or the SCDOT (SS). The road crown shall be a minimum of 6 inches. The rock material shall be Crusher-Run granite aggregate unless otherwise approved by the Public Works Director.

   Rocked roads, when intersecting with an existing paved road, shall have a paved apron extending 20 feet to the edge of the paved road's Right-of-Way.

3. *Paved Roads.* The County standard paved Roadway is shown in detail in Art. A.6, *Standard Construction Details.* The County standard asphalt Pavement is a minimum 2-inch compacted hot plant mix asphaltic concrete meeting the CTC (SS) or the SCDOT (SS) type one, or equal. Asphaltic concrete material is to be placed on a minimum compacted Base Course meeting the CTC (SS) or the SCDOT (SS), and an approved Subgrade (see Pavement design below).

G. **Pavement Design.**

1. *Pavement Base and Surfaces Courses.* The Base Course shall meet the CTC (SS) or the SCDOT (SS). The width of the Base Course shall be 12 inches greater than the width of the surface course; i.e., 6 inches on each side of the Roadway. The compacted depth of the Base Course shall be 6 inches or greater as approved by the Public Works Director. After the Base Course has been properly blended, mixed, wetted, shaped, and compacted to the approved typical section and has been seasoned sufficiently and proof-rolled, the surface course shall be applied.

   a. Proof-rolling shall be accomplished as described in the CTC (SS) or the SCDOT (SS) for the proof-rolling of the Subgrade except that the minimum total weight of the testing vehicle shall be in the 30-35 ton range.

   b. The surface course materials, placement, and protection shall meet the requirements of the SCDOT (SS) type C or equal. The compacted depth of the surface course shall be no less than 2 inches or greater as approved by the Public Works Director. Weather and seasonal restrictions to placement of the bituminous materials are described in the CTC (SS) or the SCDOT (SS).

2. *Pavement Section for Typical Residential Roadway.* The County standard asphalt Pavement section for use on residential Roadways is a minimum 2-inch compacted hot plant mix asphaltic concrete meeting the CTC (SS) or the SCDOT (SS), type one or equal. This material is to be placed on a 6-inch minimum compacted Base Course and an approved Subgrade. A prime coat meeting the CTC (SS) or the SCDOT (SS) is required when the Base Course will not be paved within two weeks.

   Roadways serving large residential areas or phased Subdivisions may require Pavement designs, exceeding the minimum requirements, as determined by the Public Works Director.

3. *Pavement Design for Commercial/Industrial Use Roadways.* The design engineer shall provide a Pavement design for all Roadways that serve commercial and industrial uses. The design shall include at a minimum 2 inches of compacted hot plant mix asphaltic concrete meeting the CTC (SS) or the SCDOT (SS) type one, or equal, and a minimum 6 inches of compacted Base Course meeting the CTC (SS) or the SCDOT (SS), with an approved Subgrade. The Pavement design shall include information on anticipated traffic counts, traffic loadings, and site-specific soils. Further, the Public Works Director may require other pertinent information. A site-specific geotechnical report prepared by a Geotechnical Engineer shall be provided to substantiate/justify the proposed design for the entire length of the Roadways to be constructed. A prime coat meeting the CTC (SS) or the SCDOT (SS) is required when the Base Course will not be paved within two weeks.

4. *Alternative Pavement Designs.* The County will consider alternative Pavement materials designs. The Design Professional should present appropriate design data including laboratory tests of foundation soils to substantiate/justify the proposal.

H. **Road Construction.**

1. *Soil Testing.* The Public Works Director will determine the quality of foundation soils by visual observations and adequate soil testing provided by the Design Professional. Without such testing, the Public Works Director will utilize judgment and experience to determine the quality of the foundation material and shall require appropriate action including, but not limited to, undercutting or mucking and replacing the excavated material with suitable earth materials.

   a. The soil-testing program shall be presented to, and approved by, the Public Works Director prior to the beginning of the testing. The testing program shall show the number and approximate locations of borings, sampling depths, and type of test to be made. Ample notice of testing schedules shall be given and a copy of all results, including recommendations, shall be provided upon completion of the tests.

   b. The testing program may establish levels or degrees of testing. For example, the testing program may call for a minimum number of tests for determination of general soil classifications and water table data for preliminary site evaluation. For the design of Pavement, the testing program shall include, but is not limited to, the determination of the maximum elevation of the groundwater table, the soil classification according to the Unified Soil Classification System (laboratory test determination), and the California Bearing Ratio (CBR) (laboratory test determination utilizing 96 hour saturation). Proctor testing for determination of optimum moisture and maximum Density using the modified Proctor Test ASTM D 1557 Method A, and field moisture and Density tests may be required by the Public Works Director.

2. *Grading.* Streets shall be graded to the designed typical section in accordance with the approved plans and profiles. Grade stakes shall be set on centerlines at intervals of not more than 100 feet on tangent Grades and not more than 50 feet on vertical curves. Additional Grade stakes may be required to ensure that the final Grade matches the designed typical section in the profile.

   a. Grading work, materials, methods, and equipment, unless approved otherwise, shall be in accordance with the requirements of the CTC (SS) or the SCDOT (SS).

   b. No base or surfacing materials shall be placed before the Subgrade is inspected and approved by the Public Works Director.

   c. In general, soils classified lower than "SC," according to the Unified Soil Classification System, are not acceptable for the upper 24 inches of the Subgrade.

   d. The compacted Subgrade shall be proof-rolled prior to placement of any base or surfacing materials. Testing shall be performed in the presence of the Public Works Director. The testing procedure shall consist of driving a loaded tandem truck (10 cubic yard minimum load capacity, 30-35 ton minimum total weight), or other equivalent vehicle (as determined by the Public Works Director) at slow-walking speed longitudinally along the length of the Roadway test area. Any areas exhibiting pumping or breaking of the surface shall be stabilized or removed to appropriate depth and replaced with suitable material, recompacted, and retested.

3. *Subgrade.* Work shall consist of the construction and preparation of the Subgrade - that part of the Roadway intended to receive the Base Course, Pavement, pedestrian way, Curb, Curb and gutter, and/or shoulders.

   a. Roads shall be graded to the designed typical section in accordance with the approved plan and profile, and shall be free of roots, trash, and other unsuitable materials for a minimum depth of 24 inches below the finished Subgrade.

   b. A suitable soil is required for a minimum depth of 18 inches immediately below the Base Course to provide a road that will serve the traffic needs in extremely dry, normal, and in wet weather. Where necessary, a stabilizing type soil shall be added and properly mixed with the soil in place for a depth of not less than 6 inches.

   c. When unstable material is encountered and it is necessary to perform mucking work, the Roadway shall be mucked for its entire width, ditch line to ditch line or extending 2 feet beyond the backs of Curbs; backfilled with a suitable, stable-type soil; and properly compacted. All objectionable loose rock or boulders shall be removed or broken off to a depth of not less than 24 inches below the surface of the Subgrade.

   d. The Subgrade is to be sufficiently wetted and shall be compacted for a width extending 2 feet outside the edges of the proposed Pavement before the Base Course is placed.

e. The Subgrade, from a distance of 24 inches outside the area to be occupied by the Pavement or Curb and gutter, shall be compacted to not less than 98 percent of maximum Density. The compaction shall be accomplished by using suitable construction procedures with the Subgrade at optimum construction moisture content. Sprinkling to secure proper compaction may wet the Subgrade. ASTM D 1557 Method A will determine maximum densities.

f. The Subgrade shall be maintained in a smooth and compacted condition, free from ruts and depressions, and shall be adequately drained. In no case shall any base, surface course, or Pavement be placed on a frozen, muddy, or unstable Subgrade. Storing or stockpiling of materials directly on the Subgrade will not be permitted except with the approval of the Public Works Director.

4. *Seeding and Mulching.* All unpaved areas within the Right-of-Way shall be seeded and mulched. The Developer shall be responsible for maintenance of such seeded and mulched areas as described in the CTC (SS) or the SCDOT (SS) until the Street and/or drainage system is accepted into the County maintenance system.

Sec. A.4.2 Drainage Design

A. **Design Methods and Criteria.** Drainage designs shall be in accordance with the Charleston County Stormwater Program Permitting Standards and Procedures Manual.

B. **Approved Outfalls.** Designs shall be in accordance with the Charleston County Stormwater Program Permitting Standards and Procedures Manual.

C. **Drainage and Other Work Involving Another Public Agency.** When drainage is discharged into a drainage way maintained by, or intended for maintenance by, a public agency other than Charleston County Public Works, or if work is to be done within the road Right-of-Way of a public agency other than Charleston County, written approval must be obtained from that public agency. A copy of this approval must be furnished to the Public Works Director prior to the issuance of County permit approval.

D. **Rainfall Determination.** Rainfall shall be in accordance with the Charleston County Stormwater Program Permitting Standards and Procedures Manual.

E. **Detention Pond Design Criteria.** Detention Pond design shall be in accordance with the Charleston County Stormwater Program Permitting Standards and Procedures Manual.

F. **Infiltration/Exfiltration Drainage System.** Infiltration shall be in accordance with the Charleston County Stormwater Program Permitting Standards and Procedures Manual.

G. **Additional Road Drainage Requirements**. The Public Works Director will independently evaluate any storm drainage piping (other than cross-line pipes) designed to be placed at a depth or location such that the repair of that Culvert would adversely impact the flow of vehicular traffic. Culvert piping crossing under the Street shall be at an angle of not more than 30 degrees from the perpendicular of the Street.

1. Pipeline discharge capacities shall exceed maximum peak runoff rates. Ponding or head pressure shall not be considered in pipeline size determination. Computations for all drainage way size determinations shall be provided to the Public Works Director. Drainage ways located laterally off of the Street should be piped to the back Lot Line or for the first 150 feet from the Street Right-of-Way line, whichever comes first.

2. Where a drainage outlet pipe extends into a lake or other similar outlet, rip- rap shall be placed under and around the end joint or joints of pipe as needed and on slopes at the end of the pipe.

3. Minimum longitudinal slope shall be 0.4% except where specifically approved in writing by the Public Works Director.

4. Submerged piping or partially submerged piping shall not be used unless where specifically approved in writing by the Public Works Director. Submerged pipe systems shall require a means of accessing the submerged pipe for maintenance purposes.

5. Catch basins or junction boxes shall not be located within the radius portion of Street intersections. No manhole covers or water valves will be located within the Curb or gutter area or within the paved area of the Roadway.

6. To allow for backfill and compaction operations, a 2-foot minimum horizontal clearance between pipelines or Structures shall be provided. Reinforced concrete or rip rap of a material and gradation approved by the Public Works Director shall be placed at the ends of all culverts, bends, or junction points in drainage ways and/or other locations as determined by the Public Works Director (see details in Art. A.6, *Standard Construction Details*).

H. **Additional Drainageway Requirements.** Where drainage is directed into an existing ditch, canal, or tidal stream by use of an open ditch or pipeline, the elevation at the bottom of the existing ditch, canal, or tidal stream at the point of entry, and approximately 100 feet upstream and downstream, shall be shown on the drainage plans. In addition, the elevation of the bottom of the inlet ditch or invert elevation of inlet pipe at the outlet end shall be shown along with the bottom width of the existing canal or tidal stream.

1. Where drainage ways are piped, catch basins shall be provided as required to appropriately receive and discharge incoming drainage. In no case shall the catch basins be more than 300 feet apart.
2. Junction boxes with stubs shall be constructed at both ends of cross-line pipes for cross-ditches, at the outlet end of cross line pipes at outlet ditches, and at other locations as appropriate. Reinforced concrete pipes of the required sizes shall be used for all inlet and outlet stubs. Stub pipes of the required sizes shall be used to convey the Street ditch drainage into the junction boxes and the inlet invert of the stub shall normally be installed approximately 0.3 feet below the Street ditch Grade. Stub pipes shall be extended a minimum of 20 feet from the junction box to provide maintenance vehicle access to maintenance shelves along outfall ditches.
3. For minor swale ditches of 1-foot depth or less alongside or Rear Lot Lines that only drain a small interior area and where Street drainage is not involved, a Drainage Easement not less than 15 feet in width may be utilized.

I. **Drainage and Erosion Control Structures and Materials.** All work, materials, methods, and equipment, unless otherwise specified herein, shall be in accordance with the requirements of the CTC (SS).

1. All concrete pipes shall conform to A.S.T.M. Specifications C-76, Class III, Wall B. Joints shall conform to A.S.T.M., C-443. Jointing materials shall be all-weather preformed joint sealant.
2. Other piping materials may be considered. Specifications should be submitted to the Public Works Director along with the design data and construction plans showing the specific intended use. Materials and methods approved by the SCDOT will be considered upon submittal of SCDOT documentation and recommendations pertaining to the use of such materials.
3. Ample cover shall be provided to properly protect pipelines during construction as well as for designed usage. Minimum allowable cover for pipe at Subgrade shall be not less than 6 inches for paved areas, and 12 inches for unpaved areas and in no case less than that recommended by the manufacturer.
4. Minimum cover for other materials and usages shall be considered at the time of submittal of construction plans to the Public Works Director.
5. All Structures shall be shown clearly on the construction plans with details to show all lines, Grades, elevations, joints, reinforcing, materials of construction, etc. All appropriate specification data shall be shown on the construction plans.
6. Junction boxes, Curb inlets, outfall boxes, or any other enclosed drainage Structure exceeding 4 feet 6 inches in depth shall be constructed with interior step fixtures.
7. Precast concrete Structures will be considered. Design and specification data should be submitted to the Public Works Director along with the design and construction plans showing the specific intended use.
8. A performance bond guaranteeing restoration work must be posted with Charleston County and remain in effect for a period of two years from the date of acceptance of the restoration work (date of release by the Director of the Department of Public Works). This bond must be in a format approved by the County Attorney and in accordance with terms and conditions of CHAPTER 8, *Subdivision Regulations*.

J. **Open Channel Baffles.** Baffles of an approved design shall be constructed in open channels where the gradient is 0.70 percent or greater and shall be spaced as shown:

Gradient (percent)	Spacing (feet)
0.70 to 0.99	100 (Max.)
1.00 to 1.49	75 (Max.)
1.50 to 1.99	50 (Max.)
2.00 to 3.00*	50 (Max.)
*Where the gradient is two percent or greater for an open channel, additional Easement width equal to the maximum depth of the channel shall be provided. For a gradient greater than three percent, the channel shall be piped unless otherwise approved by the Public Works Director.	

K. **Easements for Storm Drainage Facilities.** Drainage Easements shall be provided for all drainage facilities intended to be included in the maintenance program of Charleston County. The easement shall provide adequate space for access to the facility; adequate space for the operations involved in cleaning, repairing, reconstructing, material storage and dewatering, and hauling materials to or from the area; adequate space for turning and maneuvering of the equipment; and adequate space for the sloshing and splashing of the materials being handled.

1. The portions of the Easement intended for equipment operations shall have suitable foundations to support the maintenance equipment and shall be graded to drain the working area but not graded to slopes or elevations causing difficulty in the operation of the maintenance equipment. Maximum lateral Grade for areas in which draglines may be used in the maintenance operations shall be five percent.

2. Minimum Drainage Easement widths shall be in accordance with the most recent Charleston County Stormwater Program Permitting Standards and Procedure Manual.

ARTICLE A.5 ENCROACHMENTS

Sec. A.5.1 Encroachments and Work within Rights-of-Way and Drainage Easements

A. **Introduction.** This section is intended to provide a general guideline for the design and construction of structures that may be located within Rights-of-Way or Drainage Easements that have been, or will be, accepted into the Charleston County maintenance system. No work shall be commenced until an encroachment permit for such work has been obtained from the Public Works Director. Violations shall be subject to the provisions contained in CHAPTER 11, *Violations*, of the ZLDR.

B. **Encroachment Permits - General.** Any permanent or temporary construction or placement of any Structure or object (Sign, Fence, etc.) within a Charleston County Drainage Easement or road Right-of-Way must receive an Encroachment permit from the Public Works Director prior to the beginning of work or emplacement of Structure or object. All work within publicly owned or maintained Rights-of-Way and/or Easements, must comply with the specifications listed in Article A.6, *Standard Construction Details*.

1. The encroaching entity will submit all permit requests on the Charleston County APPLICATION FOR ENCROACHMENT PERMIT FORM for review. Application fees will be in accordance with current Charleston County User Fee schedules. Permit applications will be reviewed and issued comments, approved, or denied by the Public Works Director within 30 days of receipt.

2. If, in the opinion of Charleston County, the South Carolina Department of Transportation, or any other public agency, it should ever become necessary to relocate or remove the Encroachment, or any part thereof, due to the improvement, relocation, or widening of the road, Street, or drainage system, or for any other reason, such Moving or removing will be done on demand of the Public Works Director at the expense of the permittee.

3. The Public Works Director may require the removal of unpermitted Encroachments (driveways, piping of any kind, physical Structures, etc.). The Landowner/Developer will be notified of the illegal Encroachment by letter and will be given 30 days to remove the unpermitted Encroachment or obtain a permit. Should the encroachment not be removed or permitted within this timeframe, Charleston County, or an agent of the County, will remove the Encroachment at the expense of the Landowner/Developer.

4. Encroachment permits may be issued with a provision requiring Charleston County staff, or agents of the County, to inspect the installation of the encroaching Structure. Failure to notify Charleston County of installation will nullify the Encroachment permit.

5. Adequate provisions shall be made for the protection of the traveling public at all times when performing work under an Encroachment permit. During the progress of the work, all necessary detours, barricades, warning Signs, and flagmen will be provided by, and at the expense of, the permittee to ensure safety.

6. Restoration work shall be immediately accomplished to return the road and/or drainage system to prior condition or better. The liability of the permittee will not be released until all work is inspected and approved by the Public Works Director.

7. Any proposed infrastructure encroachment into a public Easement which crosses a parcel boundary shall be accompanied with written permission from affected landowner(s).

8. Encroachments shall not cause increases to surface water elevation, either upstream or downstream of the Encroachment, during the 100-year, 24-hour rain event. This is further described within the Charleston County Stormwater Program Permitting Standards and Procedures Manual.

C. **Types of Encroachments within Public Rights-of-Way and Easements.**

1. Driveway encroachment permit applications shall be designed in accordance with Art. A.6, Standard Construction Details. Residential driveway widths shall be limited to a minimum 12 feet and maximum 20 feet. Driveways shall not be located closer to the outside travel lane of an intersection than two times the driveway width plus 22 feet (2w + 22). Driveway aprons shall be at least equal to the type of surface with which it is being connected (Pavement, rock, or earth). The permittee may be required to provide as-built information for the driveway, and up to one driveway Culvert upstream and one driveway Culvert downstream.

2. The piping of open conveyances shall be sized appropriately to accommodate the drainage of upstream and downstream flow. A minimum of one 4-foot by 4-foot junction box or inlet shall be required to accept Roadway sheet flow, though more may be required at the discretion of the Public Works Director. Request for piping of roadside ditches may be rejected, at the discretion of the Public Works Director, based on site conditions.

3. *Sprinkler Systems.* Water-sprinkling systems shall not be allowed within the public Right-of-Way or Easement without an approved encroachment permit. Each application will be reviewed on a site specific basis by the Public Works Director.

4. The installation of physical Structures (including, but not limited to, Fences, Trees, Bridges, piping, landscaping beds, roads, driveways) shall require Encroachment permits. Charleston County Public Works reserves the right to deny Encroachment permit applications.

5. *Landscaping and Planting.* Installation of landscaping and planting shall require Encroachment permits. Each application will be reviewed on a site specific basis by the Public Works Director.

6. *Subdivision Entrance Signs.* Subdivision name Signs at entrances to Developments shall be in compliance with CHAPTER 9, *Development Standards.* Building Permits must be obtained prior to installation of such entrance Signs. Subdivision name Signs will be located outside the road right-of-way except those Signs located within a Roadway median. All Signs shall be located outside of horizontal sight distance. Such signs, foundations for future signs, and conduit for electrification of signs shall be shown on the construction plans and an encroachment permit obtained prior to construction. Approval of the plans by the Public Works Director does not imply or guarantee the approval of other entities.

7. *Utilities.* The proposed concept for the location of all underground Utility lines, including water, sanitary Sewer, gas, electrical, telephone, or television cables, shall be shown utilizing typical Street plans, cross sections, and profiles. Non-typical locations, such as areas around Trees, shall be shown in sufficient detail for review and approval. Utility lines shall be located so that they will not interfere with the proper functioning of the drainage system. For Streets where the Curb and gutter section is used, underground Utility main lines shall be a minimum of 5 feet behind the back of the Curb. For Streets where the swale ditch section is used, Utility main lines shall be installed not less than 15 feet from the centerline of the Street and not less than 5 feet from the edge of the Pavement.

   a. Utility encroachments shall only be allowed within roads meeting the classifications of Secondary Rural Road, Primary Rural Road, Secondary County Road, and Primary County Road.

   b. The minimum allowable cover over the top of the Utility Encroachment or other apparatus shall be 36 inches. Deviations to the 36 inches cover requirement must be presented in the cross section format along with a written justification and submitted to the Public Works Director for approval.

   c. Proposed Utilities and existing stormwater Infrastructure must be vertically separated by a minimum of 36 inches. Deviations from this requirement must be presented in the cross section format along with a written justification and submitted to the Public Works Director for approval. Additional Utility protection, or notification, may be required.

   d. No work on Utility lines within the limits of the proposed publicly-maintained Rights-of-Way shall commence until the Street plans showing the proposed locations of the Utility lines have been approved. In case any Utility location is not provided, the Developer shall be responsible for notifying the Utility that installation work within the proposed publicly- maintained Right-of-Way or Drainage Easement will require the approval of the Public Works Director.

e. ~~Unapproved Utility work within the Right-of-Way or Drainage Easement will result in an immediate~~ supervision ~~of inspections until such time as the Utility plans have been reviewed and approved by the Public Works Director.~~

f. ~~Ditches and trenches dug within the Street Right-of-Way for Utilities and/or other purposes shall be properly backfilled per Art. A.6, *Standard Construction Details*. Backfill material shall be select material, mechanically compacted in 6-inch layers or flowable fill. Backfill material shall be mixed or wetted as required by the Public Works Director. Backfill under areas to be paved or areas within 5 feet of Pavement shall be compacted to no less than 98 percent of maximum Density. Remaining areas shall be compacted to 90 percent of maximum Density. ASTM D 1557 Method A will determine maximum densities.~~

g. ~~Where Utilities have been designed to be placed at a depth or location such that the repair of that Utility would adversely impact the flow of vehicular traffic, the Design Professional shall either address such concerns to the satisfaction of the Public Works Director or redesign the utility layout. At Grade, or above Grade infrastructure, shall not be placed within travel way, or drainage path, unless specifically approved by the Encroachment permit. The Landowner/Developer/Utility Provider may be required to obtain additional Right-of-Way, or Easement, to accommodate proposed Utility.~~

h. ~~Utilities crossing under the Street shall be at an angle of not more than 30 degrees from the perpendicular to the Street.~~

i. ~~The jetting or uncontrolled tunneling of utility lines under a Paved Street is not permitted. The cutting of the Pavement is not permitted except under extreme circumstances and only as permitted by the Public Works Director.~~

j. ~~Where Utilities are designed to be placed at a depth or location such that the repair of that Utility would~~ adversely ~~impact the flow of vehicular traffic, the Design Professional shall either address such concerns to the satisfaction of the Public Works Director or redesign the Utility layout.~~

k. ~~Proposed Street lighting facilities shall be shown on the Street construction plans submitted to the Department of Public Works for approval. Street light poles shall be placed outside the Right-of-Way unless specifically approved by the Public Works Director.~~

l. ~~Fire hydrants shall be shown on the construction plans, located at the edge of the Right-of-Way within a few feet of the property corner of two adjoining Lots, or located as otherwise approved by the Public Works Director.~~

m. ~~When dry fire hydrants are required, permanent access shall be shown on the construction plans. Access design must provide adequate space and suitable surface materials for emergency vehicle maneuverability. The Design Professional shall submit written approval of the design from the local fire service provider.~~

n. ~~The Public Works Director will only permit Utilities other than drainage facilities within Drainage Easements upon specific written authorization.~~

o. ~~Encroachments of storm drainage pipes greater than 15 inches will require outfall protection with side slope stabilization for the full width of the ditch, swale, or canal (top of bank to top of bank), and upstream and downstream of the Encroachment for a minimum of 15 feet or greater in each direction, dependent on site conditions, and velocity of stormwater.~~

D. ~~**Zoning Permits.** The Public Works Director will review Encroachment permit applications for Signs and Structures~~ within ~~public Rights-of-Way for compliance with this Ordinance. No Encroachment permits for Signs, other than traffic control Signs, will be issued without the written approval of the Public Works Director. Issuance of Zoning Permit approval does not ensure approval by the Public Works Director.~~

E. ~~**Restoration of Roads.** Restoration is intended to aid proper County road maintenance. Any entity performing work~~ within ~~a County Right-of-Way that will damage an existing road, drainage system, or Structure must ensure that the systems will be returned to a condition equal to or better than that prior to proposed/current construction work.~~

1. ~~Any Utility, public agency, or other entity or person performing work in a County Right-of-Way or Easement must obtain an Encroachment permit prior to beginning any construction. The Applicant shall furnish information on the Encroachment permit application detailing all work. Details on restoration of all disturbed areas or Utilities will also be provided on the Encroachment permit application.~~

2. ~~Restoration work will return the road, drainage system, and any impacted Utilities to prior condition or better. The liability of the permittee will not be released until all work is inspected and approved by the Public Works Director.~~

ARTICLE A.6 STANDARD CONSTRUCTION DETAILS FOR THE ORANGE HILL PLANNED DEVELOPMENT DISTRICT

Sec. A.6.1 Introduction

This section is intended to provide a guideline for the preparation of cross sections, construction details, and miscellaneous pictorial data required for the completion of the construction plans and specifications for road and drainage systems ~~that are intended to be in the maintenance systems of the County, or in Developments that must be constructed to County standards~~ within the Orange Hill Planned Development District. These detail drawings are representative of the minimum standards required by the County. However, the design engineer is responsible for the preparation of detail drawings showing clearly what is actually expected to be constructed on the ground.

Sec. A.6.2 Index of Drawings

A.E.1

A.E.2

A.E.3 Typical section for Roadway with median island

A.E.4 Pavement cut for installation of Utilities

A.E.5 Urban Street typical Cul-de-Sac plan view

A.E.6 Typical concrete driveway plan view and profile (Roadway with open ditches)

A.E.7 Typical asphalt driveway plan view and profile (Roadway with open ditches)

A.E.8 Typical section concrete Curb and gutter

A.E.9 Concrete gutter at Street intersection plan view

A.E.10 Concrete gutter at Street intersection standard construction

A.E.11 Typical sidewalk section with Curb and gutter

A.E.12 Masonry Curb inlet drainage Structure detail

A.E13 Masonry junction box detail

A.E.14 Grate type yard inlet detail

A.E.15 Type Nine yard inlet detail

A.E.16 Typical section - trapezoidal ditch

A.E.17 Typical section— swale type ditch

A.E.18 Pipe outlet to ditch with concrete slab

A.E.19 Typical rip-rap outfall protection detail

A.E.20 Rip-rap detail at end of pipe

A.E.21 Rip-rap detail at intersection of ditches

A.E.22 Rip-rap detail at bend in ditch

A.E.23 Typical Street name Sign installation (For Public Roads Only)

A.E.24 Horizontal sight distance detail

A.E.25 Standard Street name sign and specifications (For Public Roads Only)

A.E.26 ~~As-Built Checklist~~

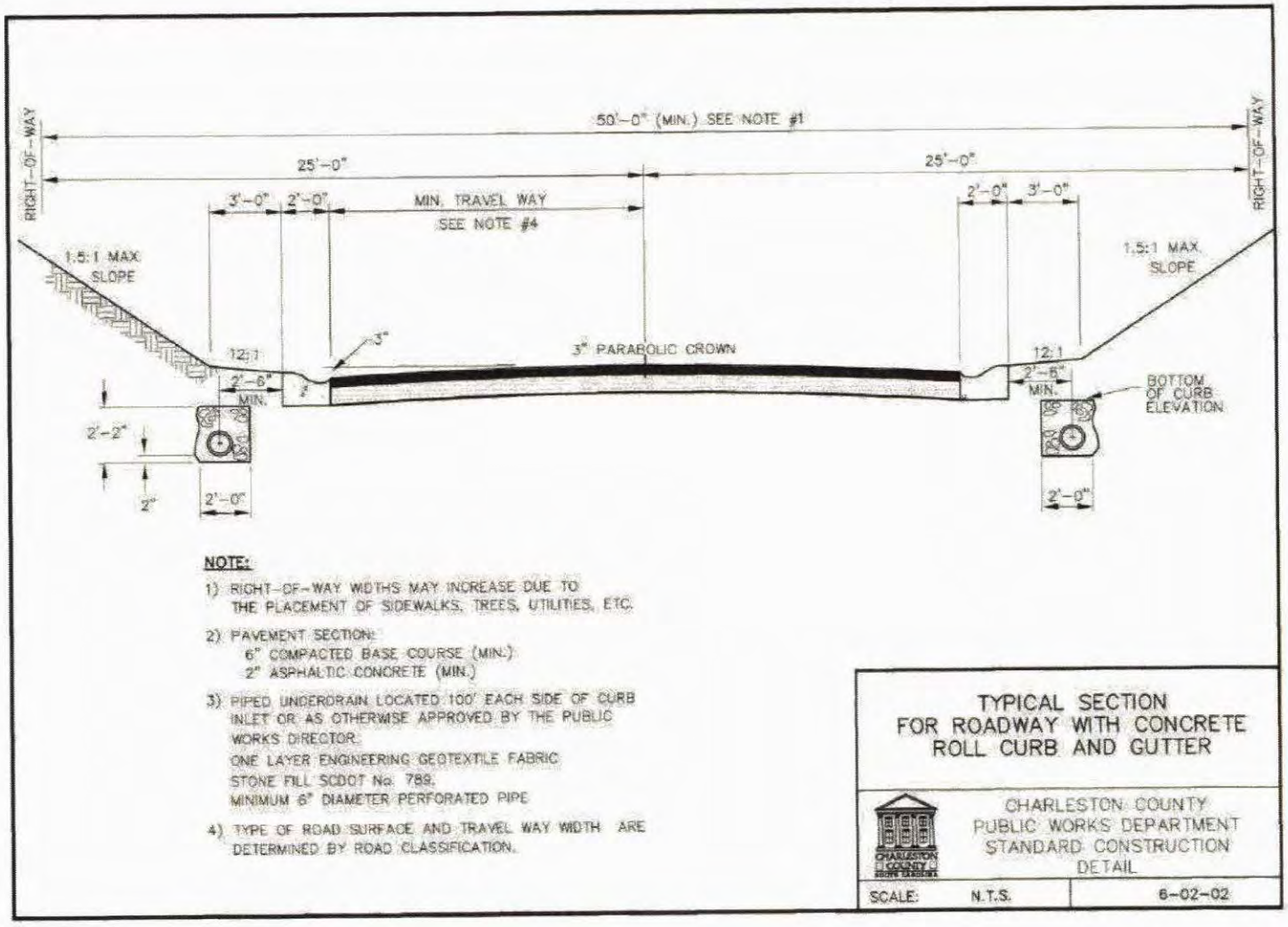
Typical Section for Roadway with Inverted Crown

Typical Section for Normal Crown Roadway with Shallow Swale

Typical Section for Pitched Roadway without Curb and Gutter

Typical Section for Roadway with Curb and Gutter

A.E.1, Typical Section for Roadway with Open Roadside Drainage Swale



NOTE:

1) RIGHT-OF-WAY WIDTHS MAY INCREASE DUE TO THE PLACEMENT OF SIDEWALKS, TREES, UTILITIES, ETC.

2) PAVEMENT SECTION:
   6" COMPACTED BASE COURSE (MIN.)
   2" ASPHALTIC CONCRETE (MIN.)

3) PIPED UNDERDRAIN LOCATED 100' EACH SIDE OF CURB INLET OR AS OTHERWISE APPROVED BY THE PUBLIC WORKS DIRECTOR.
   ONE LAYER ENGINEERING GEOTEXTILE FABRIC
   STONE FILL SCDOT No. 789.
   MINIMUM 6" DIAMETER PERFORATED PIPE

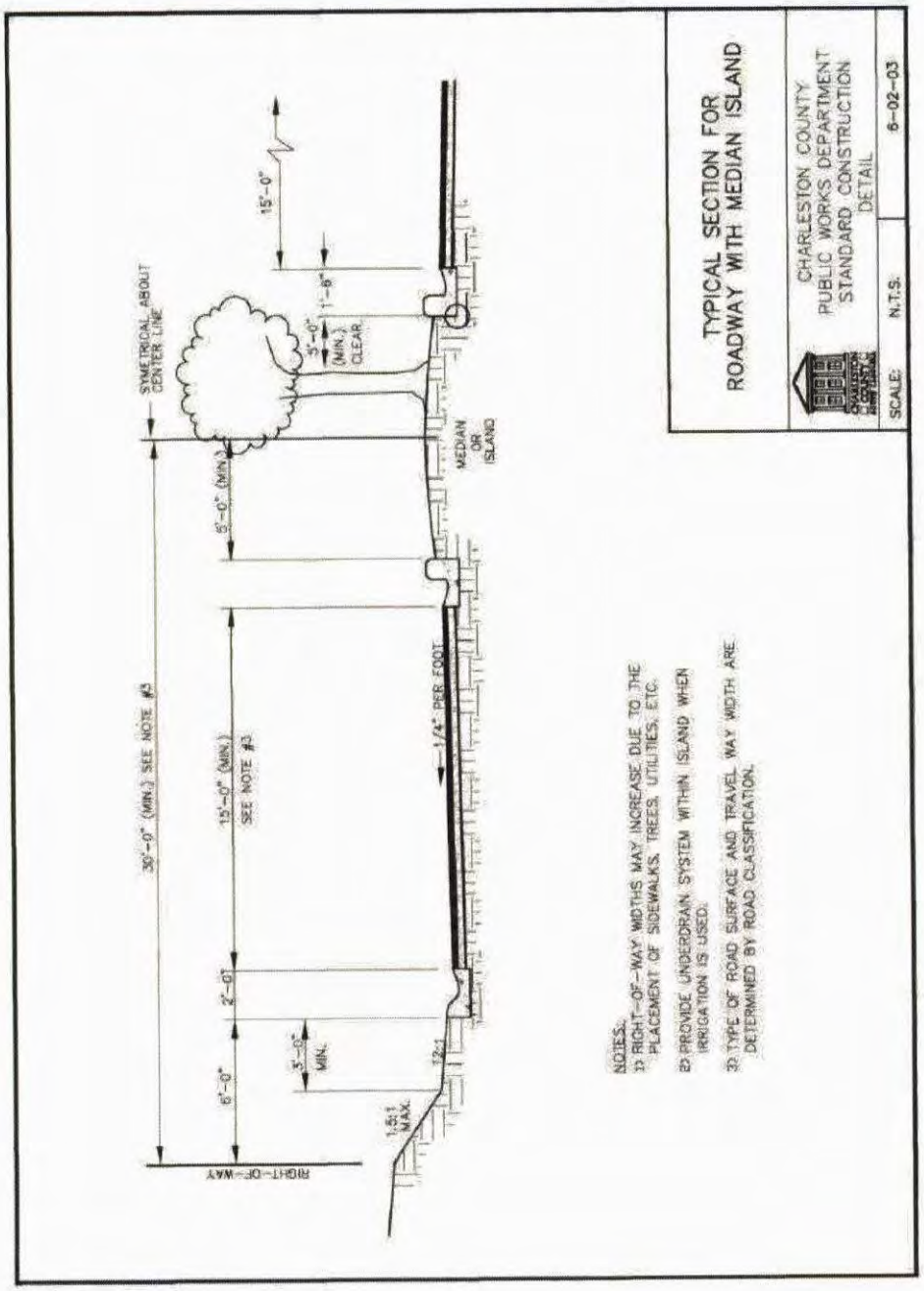
4) TYPE OF ROAD SURFACE AND TRAVEL WAY WIDTH ARE DETERMINED BY ROAD CLASSIFICATION.

TYPICAL SECTION FOR ROADWAY WITH CONCRETE ROLL CURB AND GUTTER

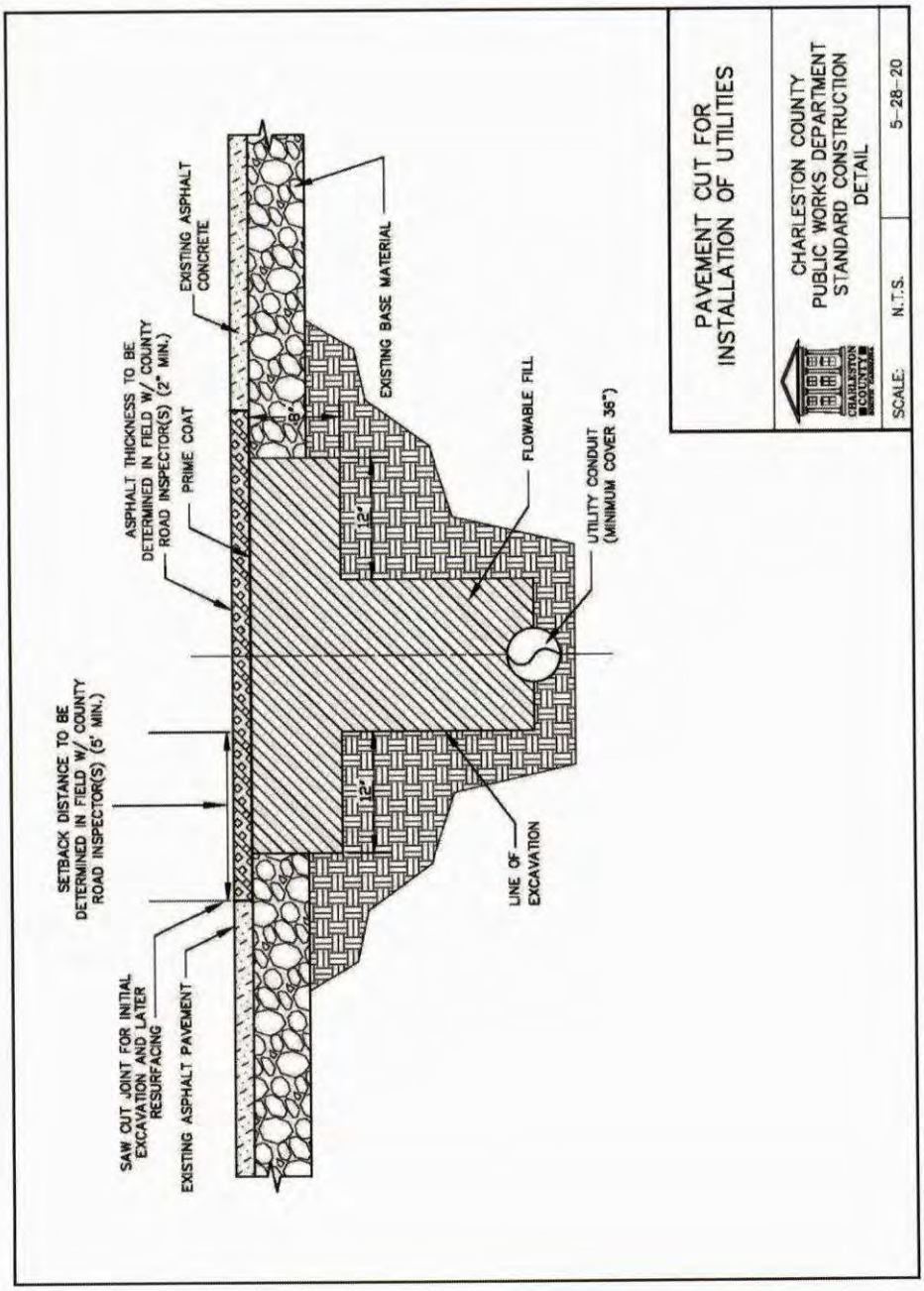
CHARLESTON COUNTY
PUBLIC WORKS DEPARTMENT
STANDARD CONSTRUCTION DETAIL

SCALE: N.T.S. | 6-02-02

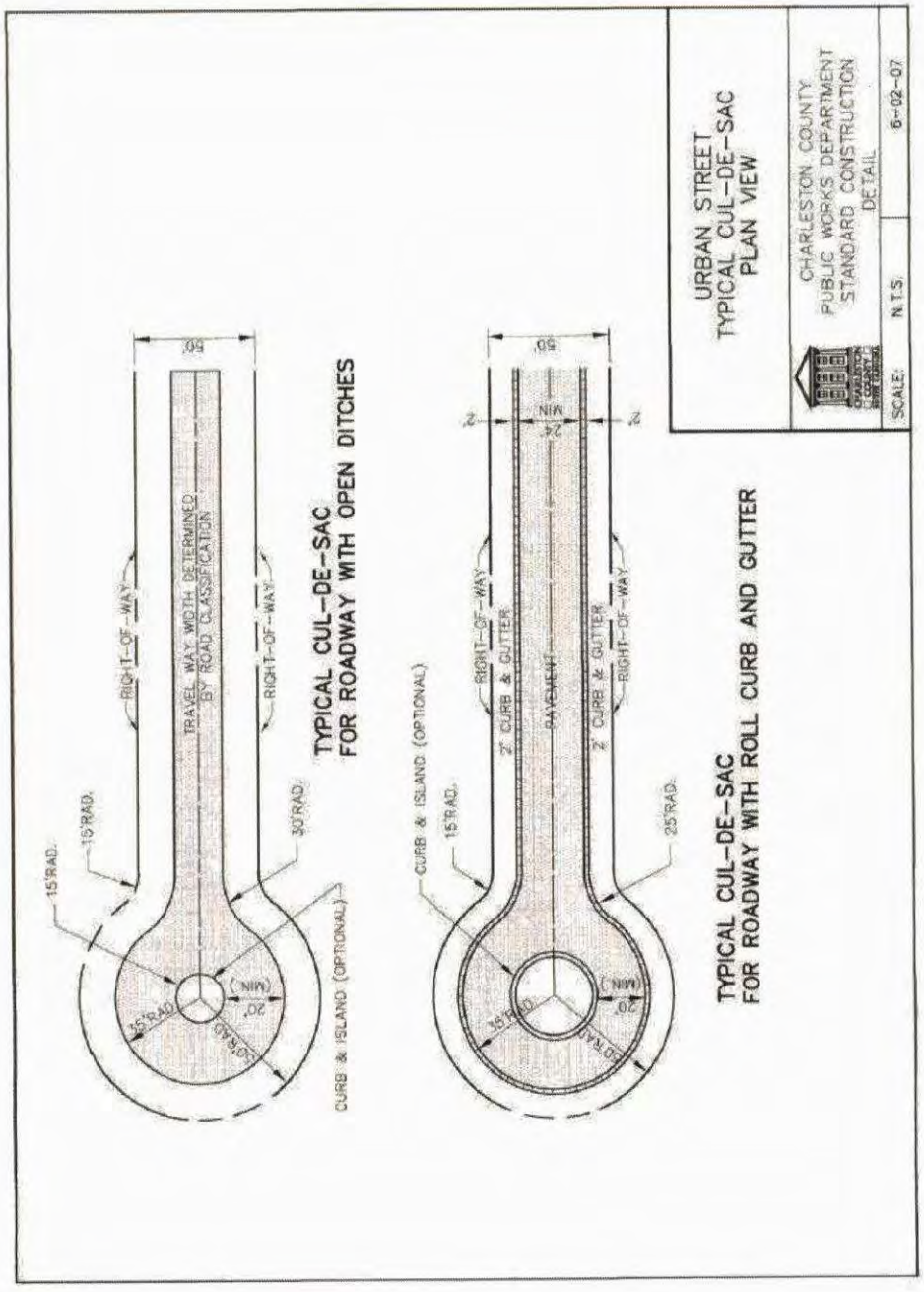
A.E.3, Typical Section for Roadway with Median Island



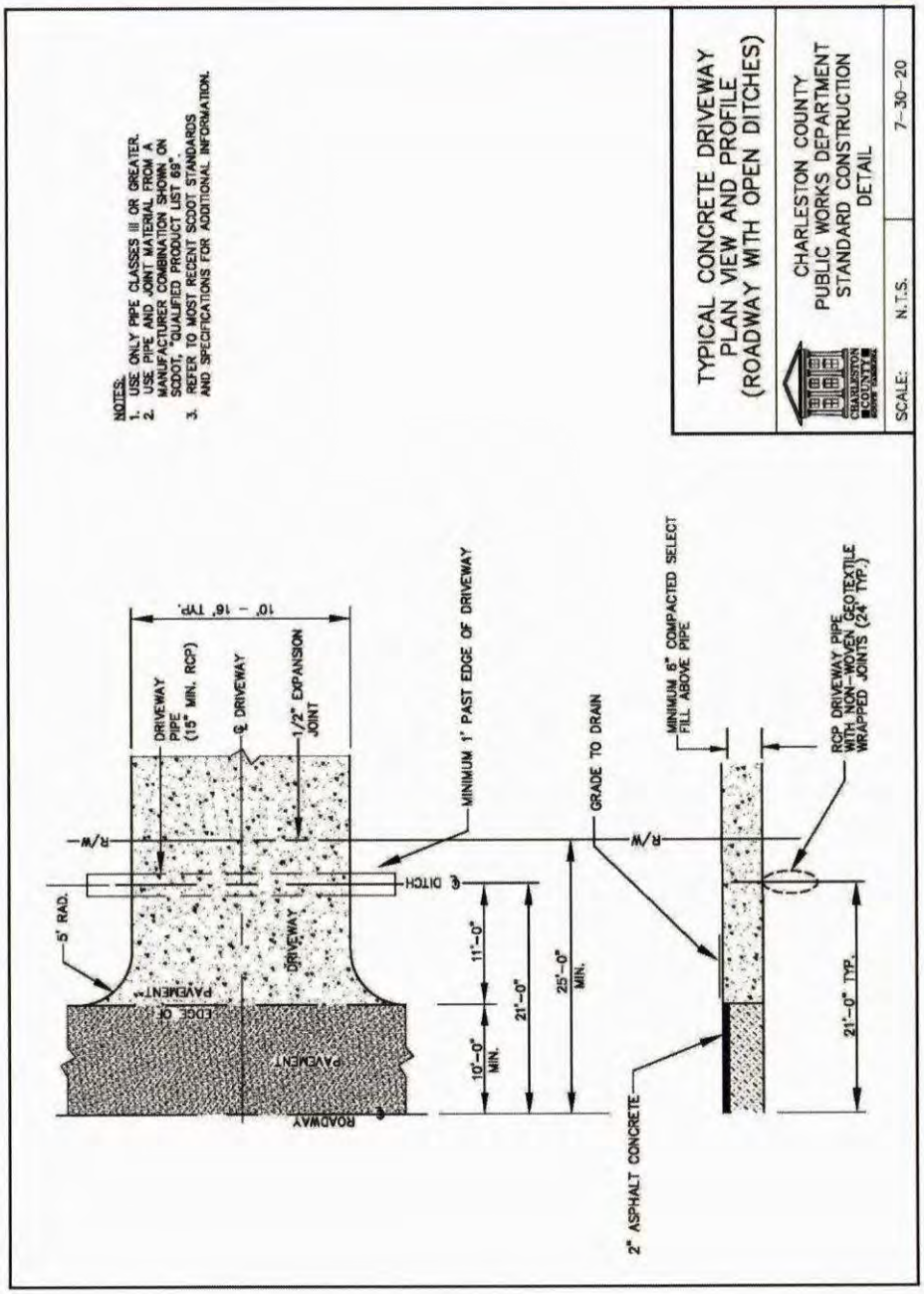
A.E.4, Pavement Cut for Installation of Utilities



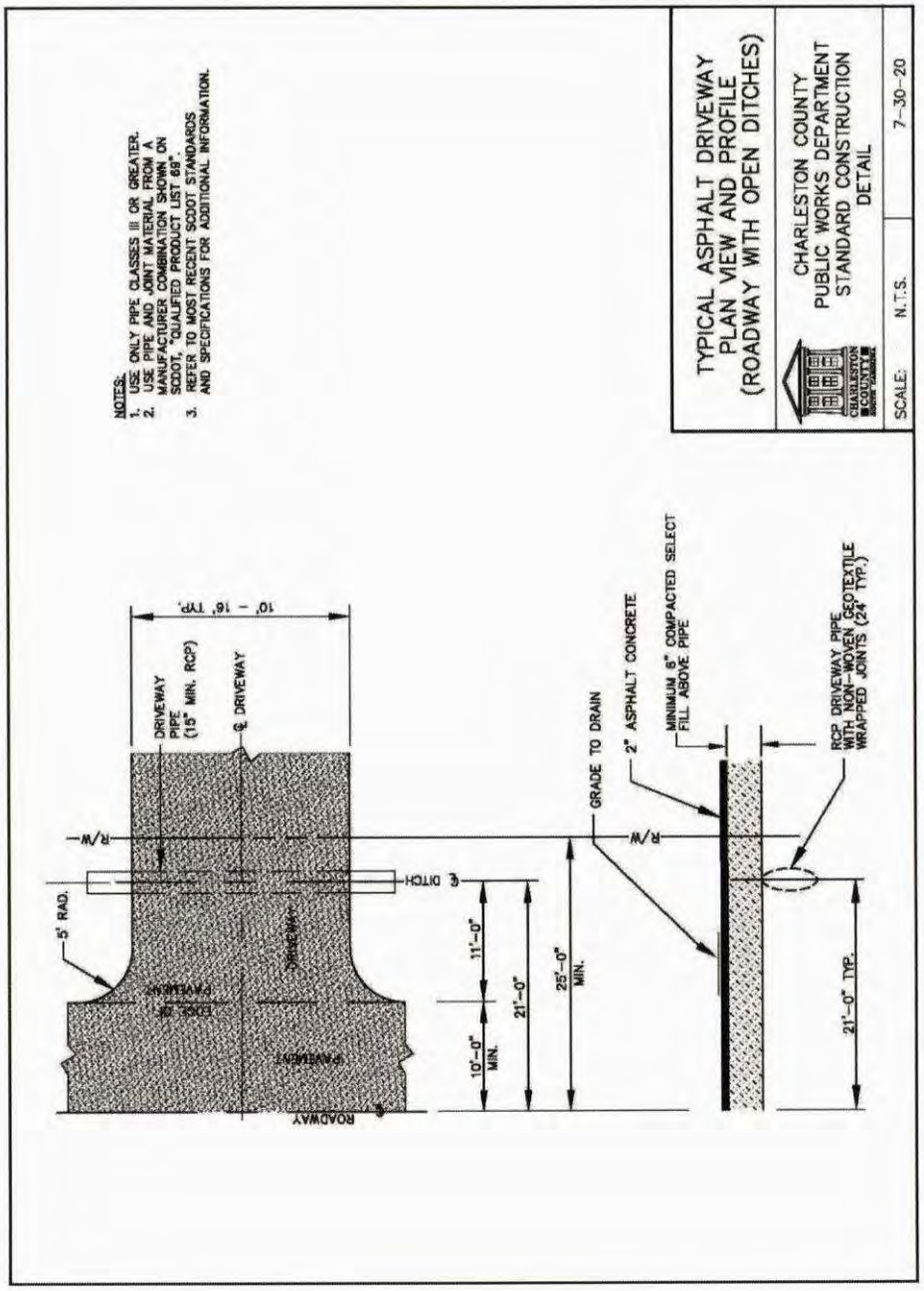
A.E.5, Urban Street Typical Cul-de-Sac Plan View

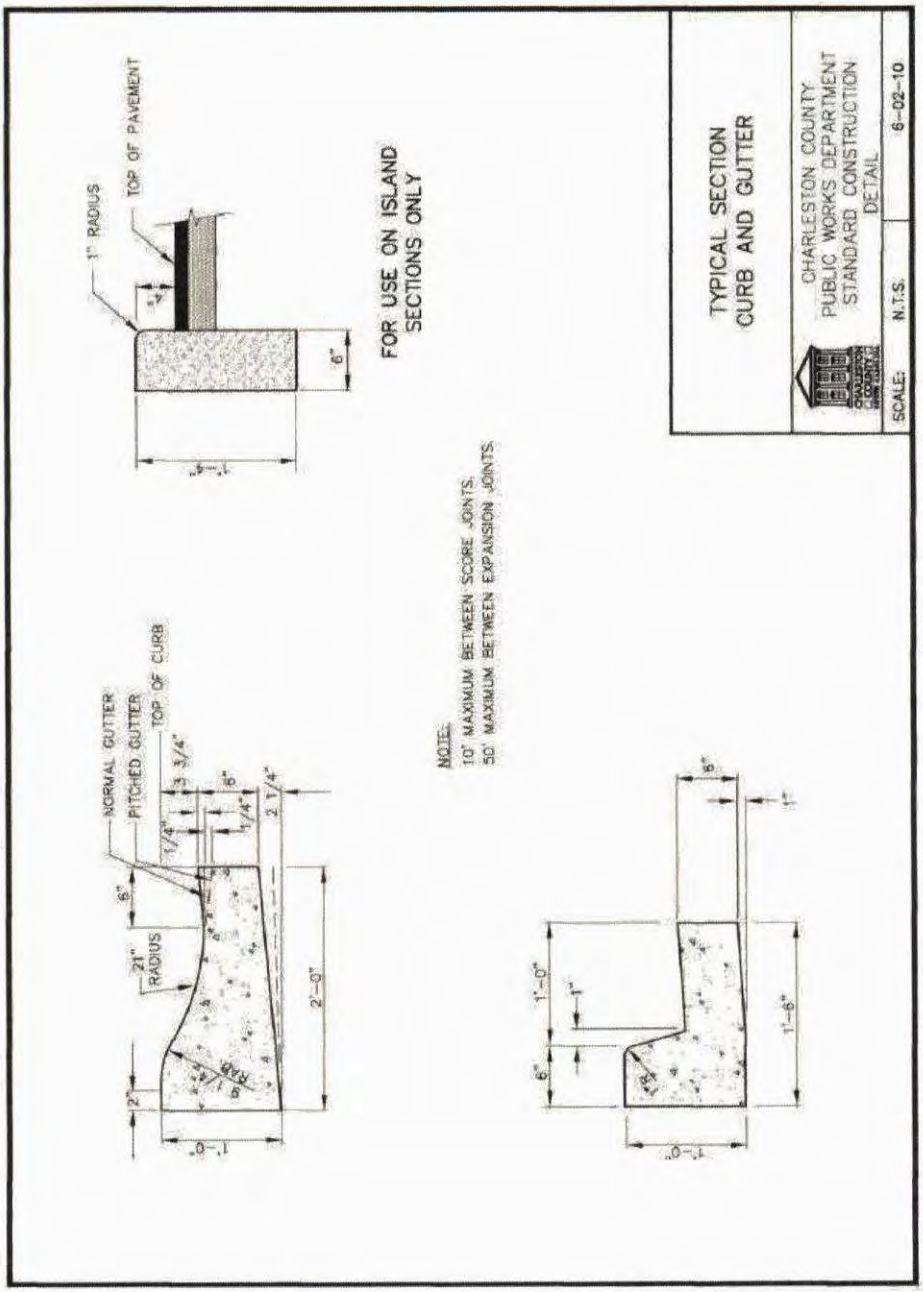


A.E.6, Typical Concrete Driveway Plan View and Profile (Roadway with Open Ditches)

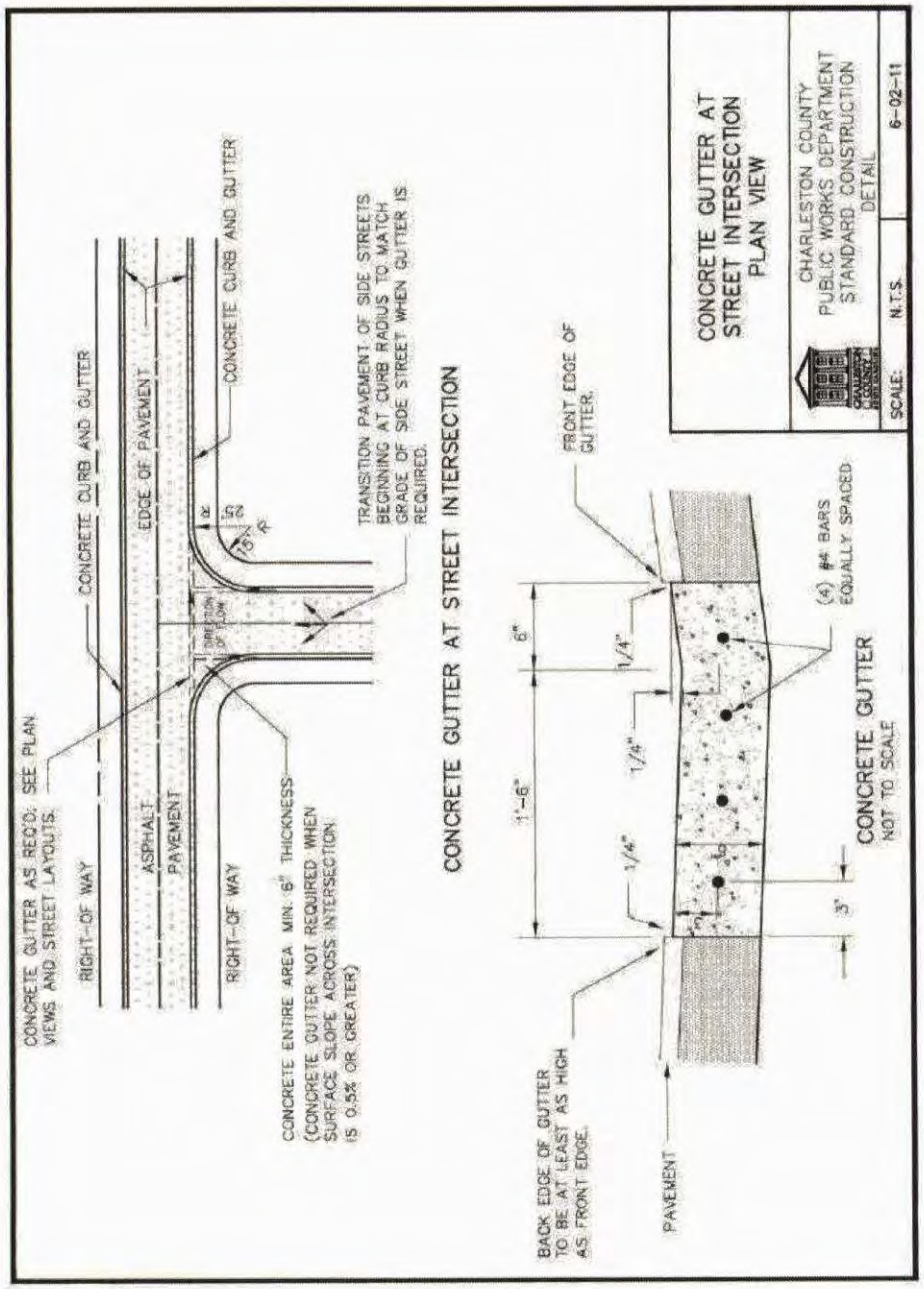


A.E.7, Typical Asphalt Driveway Plan View and Profile (Roadway with Open Ditches)

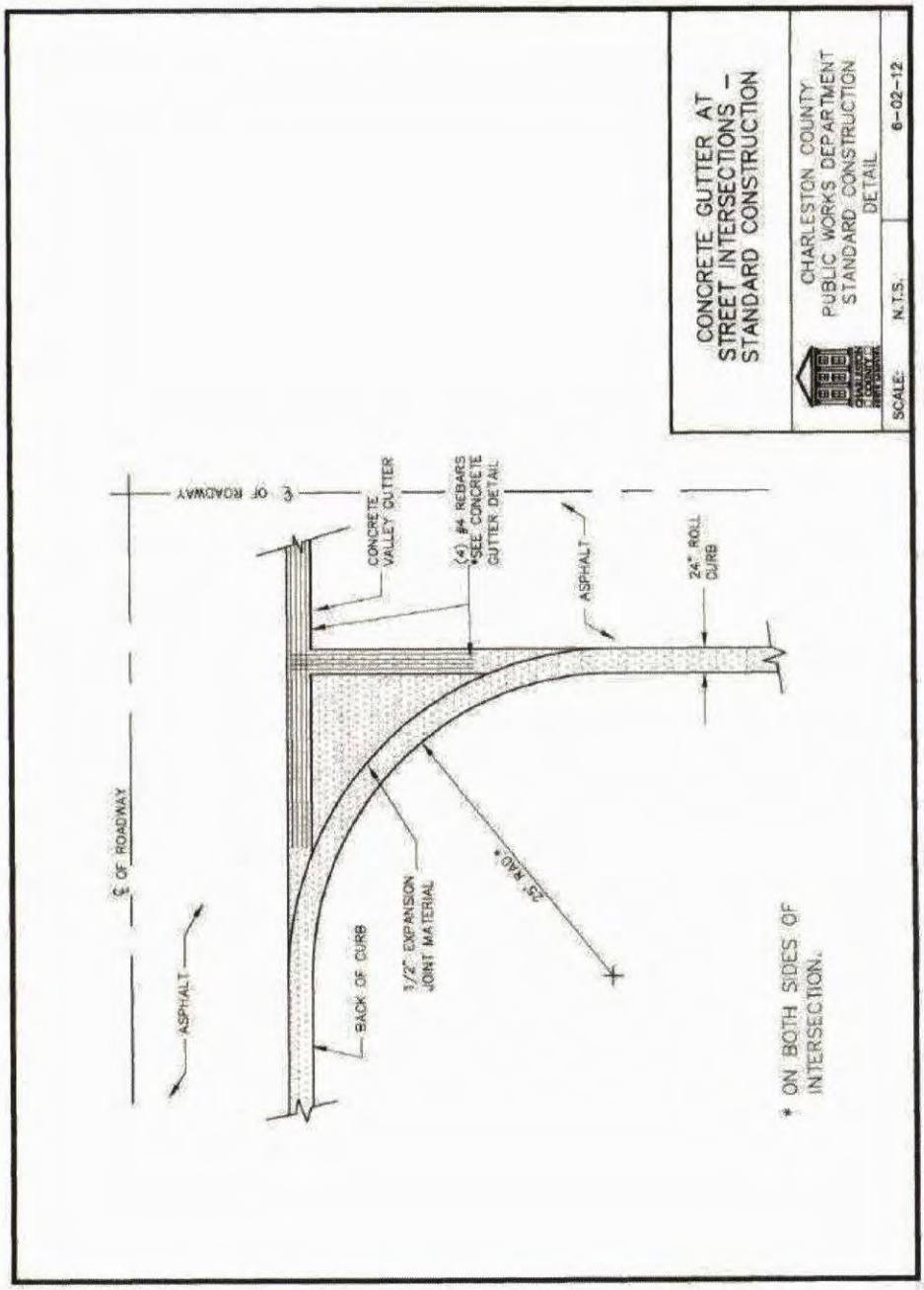



TYPICAL SECTION
CURB AND GUTTER
CHARLESTON COUNTY
PUBLIC WORKS DEPARTMENT
STANDARD CONSTRUCTION DETAIL
SCALE: N.T.S.
6-02-10
FOR USE ON ISLAND SECTIONS ONLY
1" RADIUS
TOP OF PAVEMENT
6"
NOTE:
10' MAXIMUM BETWEEN SCORE JOINTS.
50' MAXIMUM BETWEEN EXPANSION JOINTS.
NORMAL GUTTER
PITCHED GUTTER
TOP OF CURB
3 3/4"
1/4"
6"
2 1/4"
21" RADIUS
2'-0"
1'-0"
1'-6"

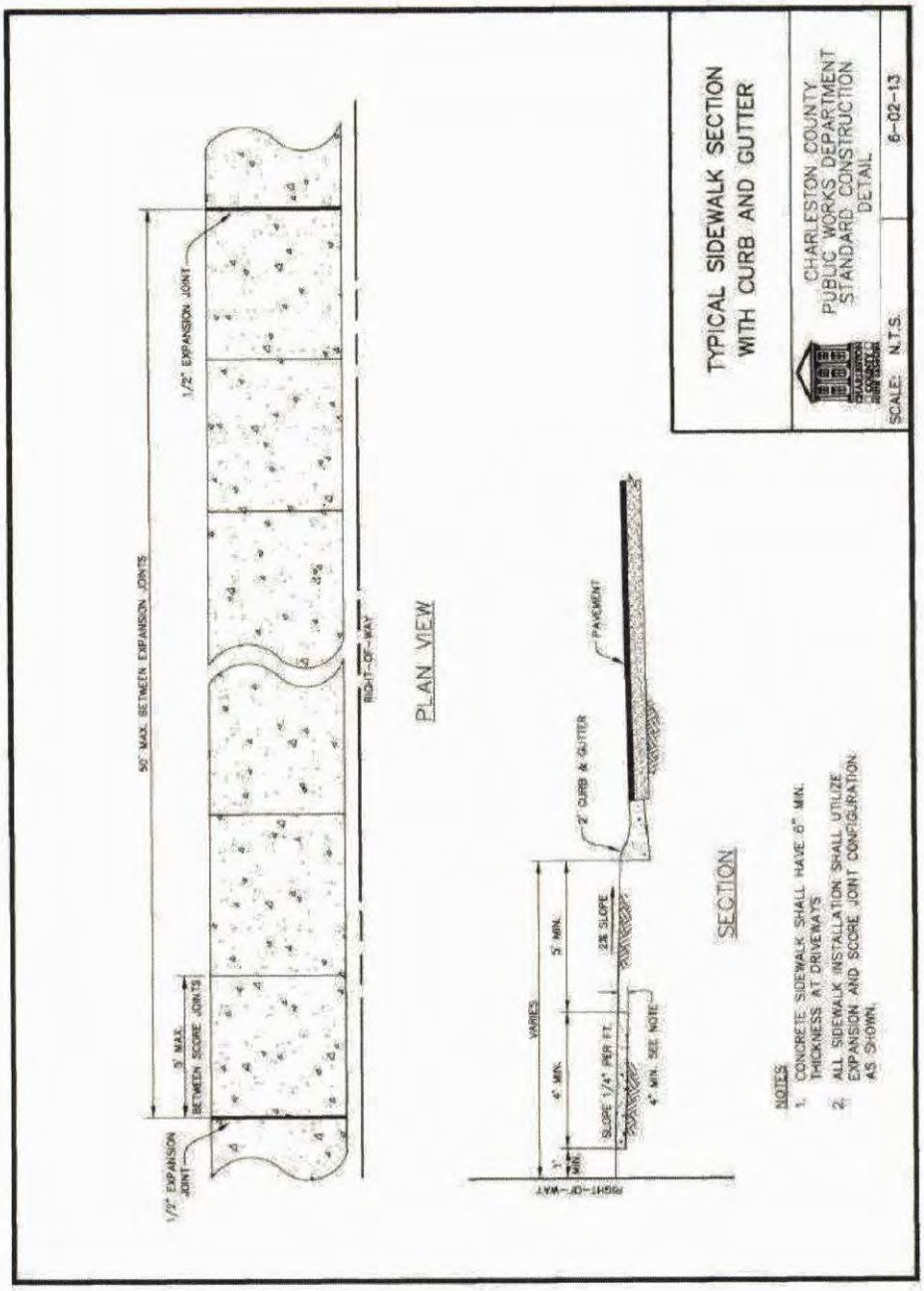
A.E.9, Concrete Gutter at Street intersection Plan View



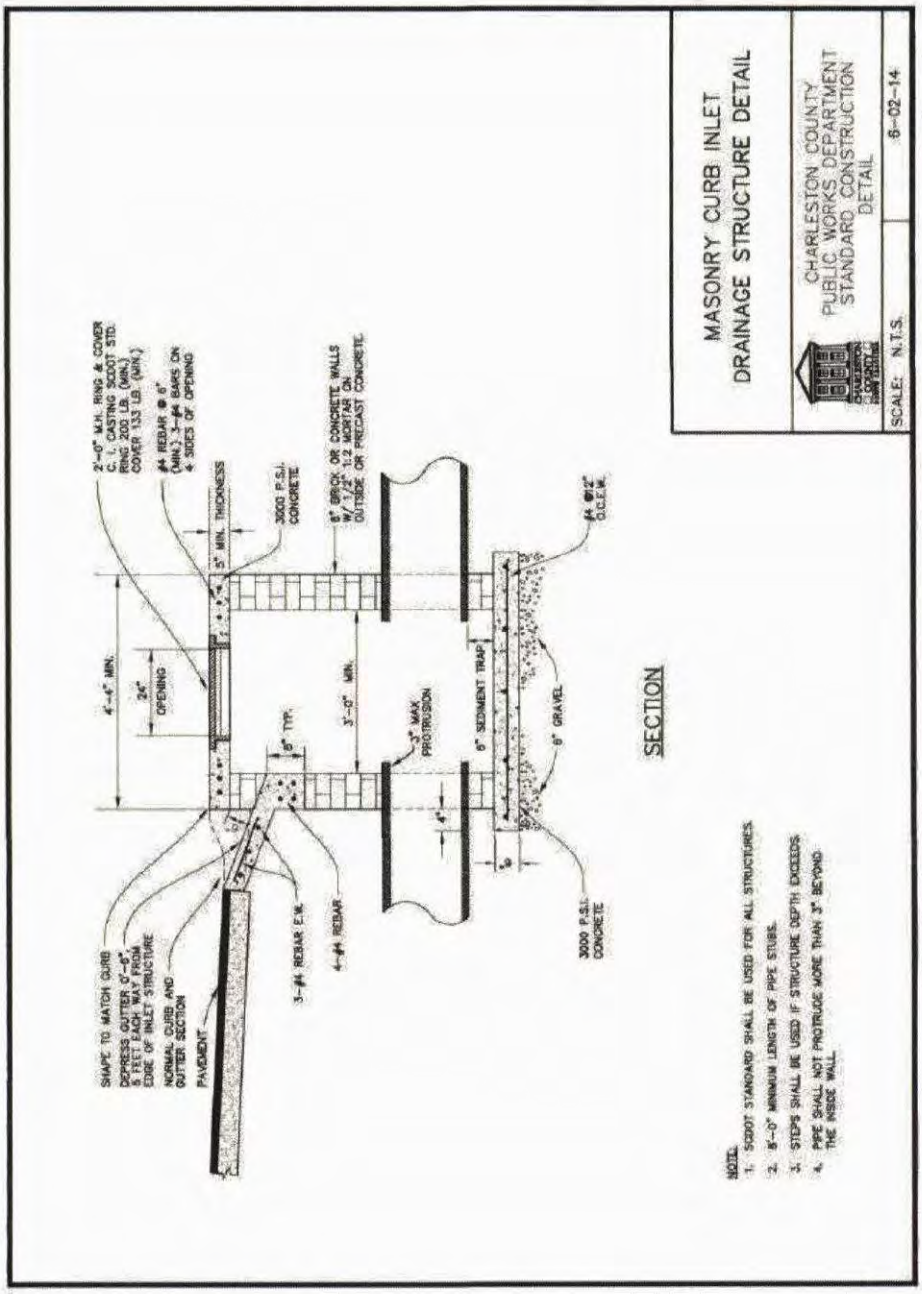
A.E.10, Concrete Gutter at Street Intersection Standard Construction

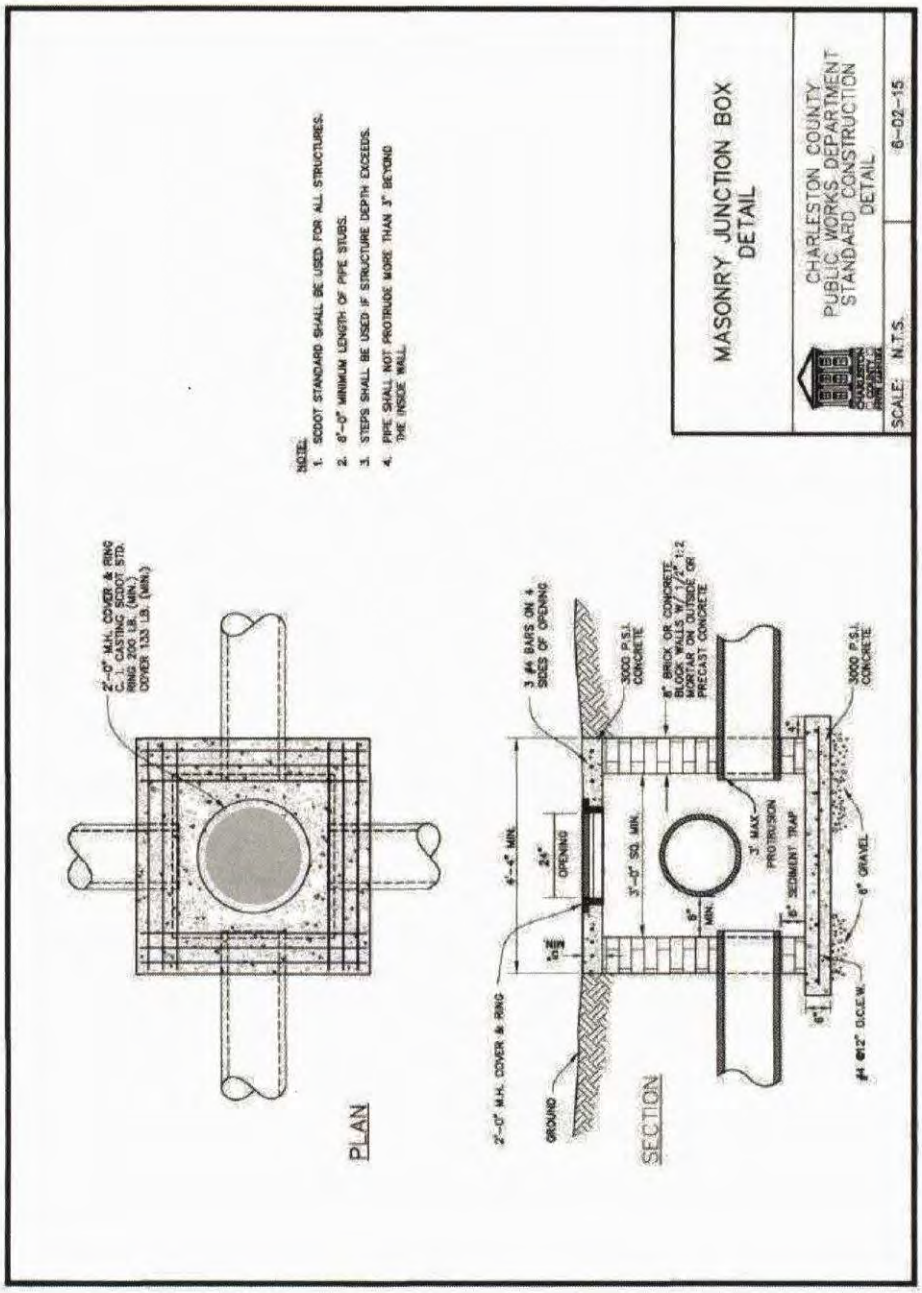


A.E.11, Typical Sidewalk Section with Curb and Gutter

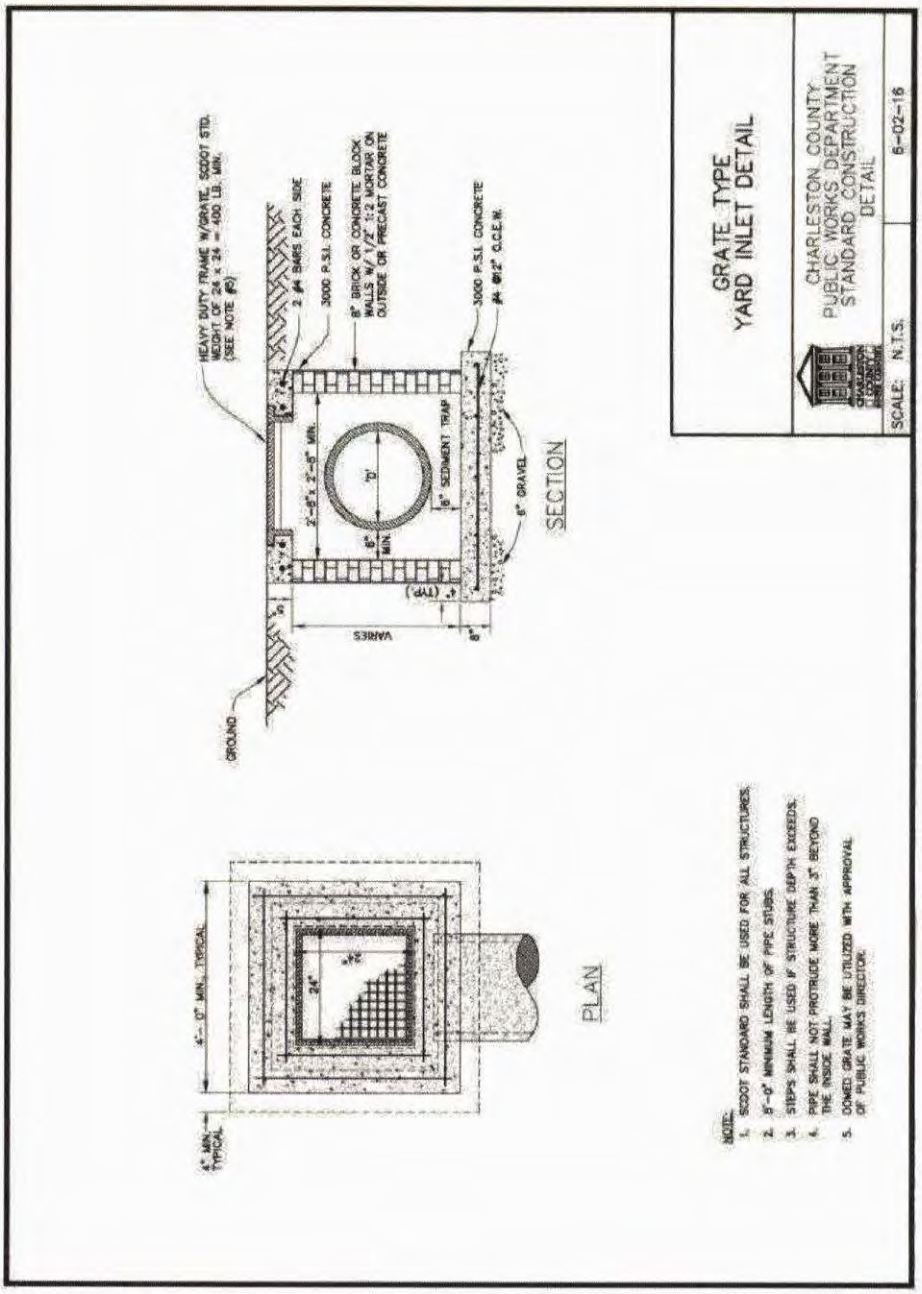


A.E.12, Masonry Curb Inlet Drainage Structure Detail

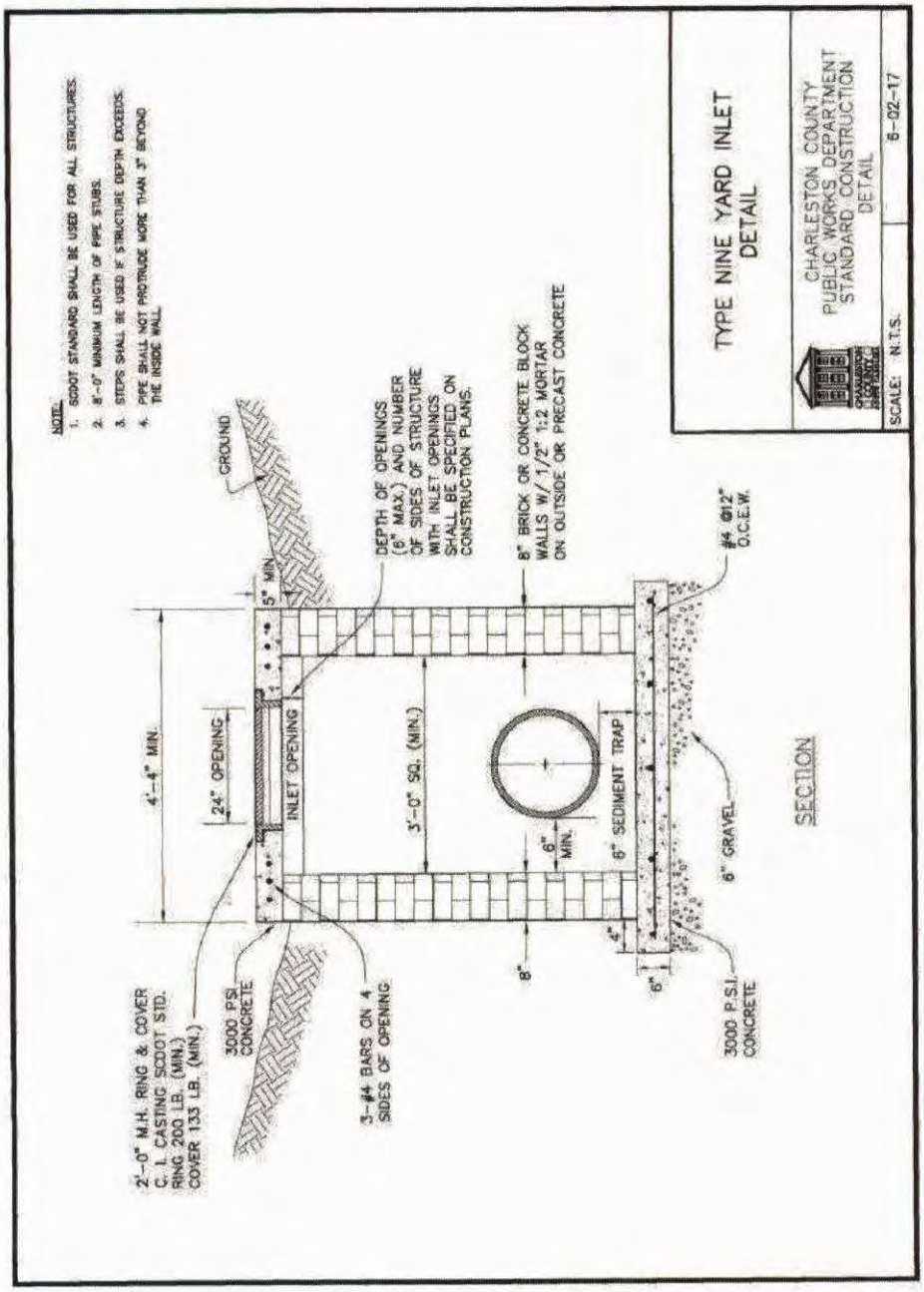



MASONRY JUNCTION BOX
DETAIL
CHARLESTON COUNTY
PUBLIC WORKS DEPARTMENT
STANDARD CONSTRUCTION
DETAIL
SCALE: N.T.S.
8-02-15
NOTE:
1. SCDOT STANDARD SHALL BE USED FOR ALL STRUCTURES.
2. 8'-0" MINIMUM LENGTH OF PIPE STUBS.
3. STEPS SHALL BE USED IF STRUCTURE DEPTH EXCEEDS.
4. PIPE SHALL NOT PROTRUDE MORE THAN 3" BEYOND THE INSIDE WALL.
2'-0" M.H. COVER & RING C.I. CASTING SCDOT STD. RING 200 LB. (MIN.) COVER 133 LB. (MIN.)
PLAN
3 #4 BARS ON 4 SIDES OF OPENING
3000 P.S.I. CONCRETE
8" BRICK OR CONCRETE BLOCK WALLS W/ 1/2" MORTAR ON OUTSIDE OR PRECAST CONCRETE
3000 P.S.I. CONCRETE
4'-0" MIN.
24" OPENING
3'-0" SQ. MIN.
3" MAX. PROTRUSION
8" MIN.
8" SEDIMENT TRAP
6" GRAVEL
#4 @12" O.C.E.W.
2'-0" M.H. COVER & RING
GROUND
SECTION

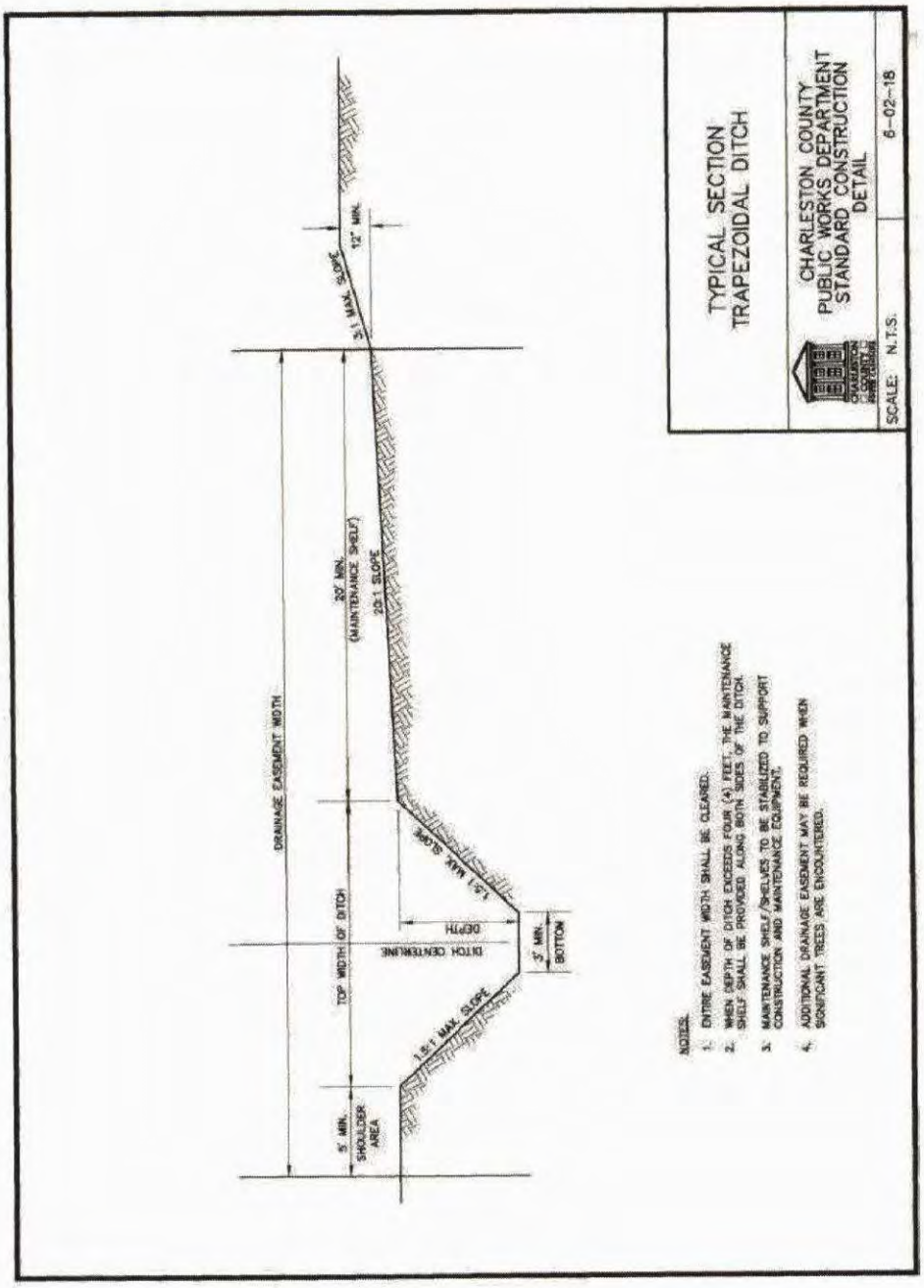
A.E.14, Grate Type Yard Inlet Detail



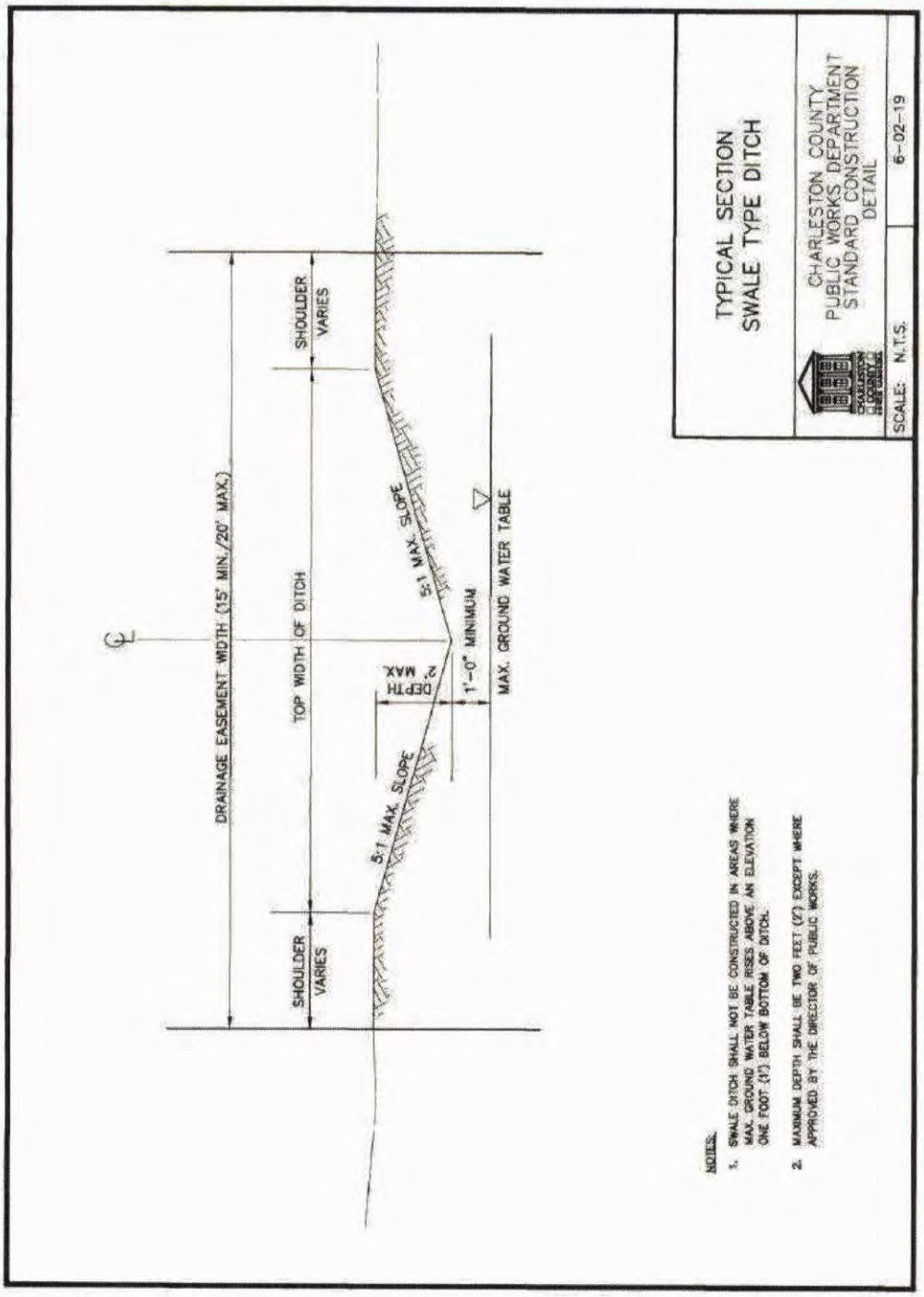
A.E.15, Type Nine Yard Inlet Detail



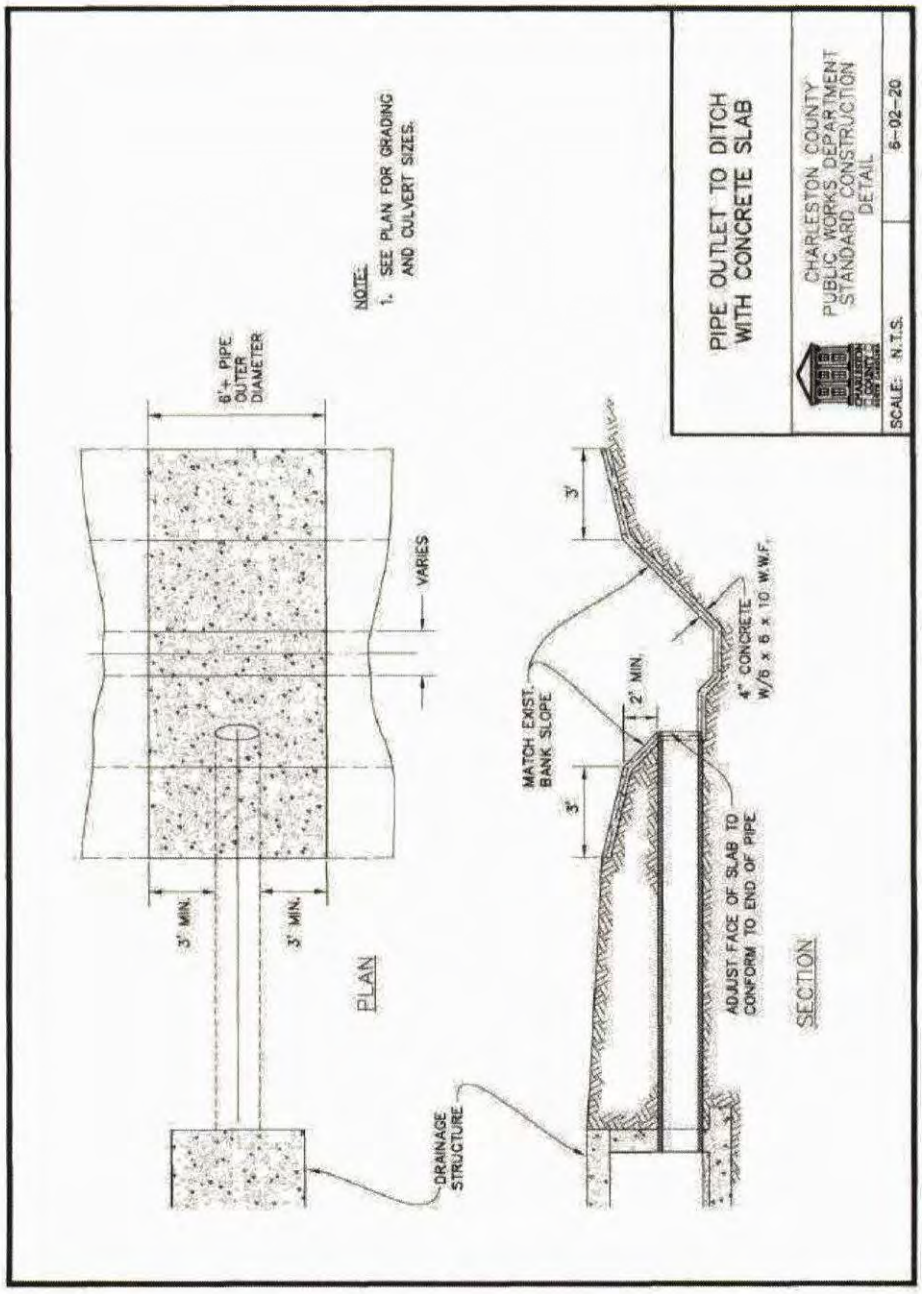
A.E.16, Typical Section - Trapezoidal Ditch



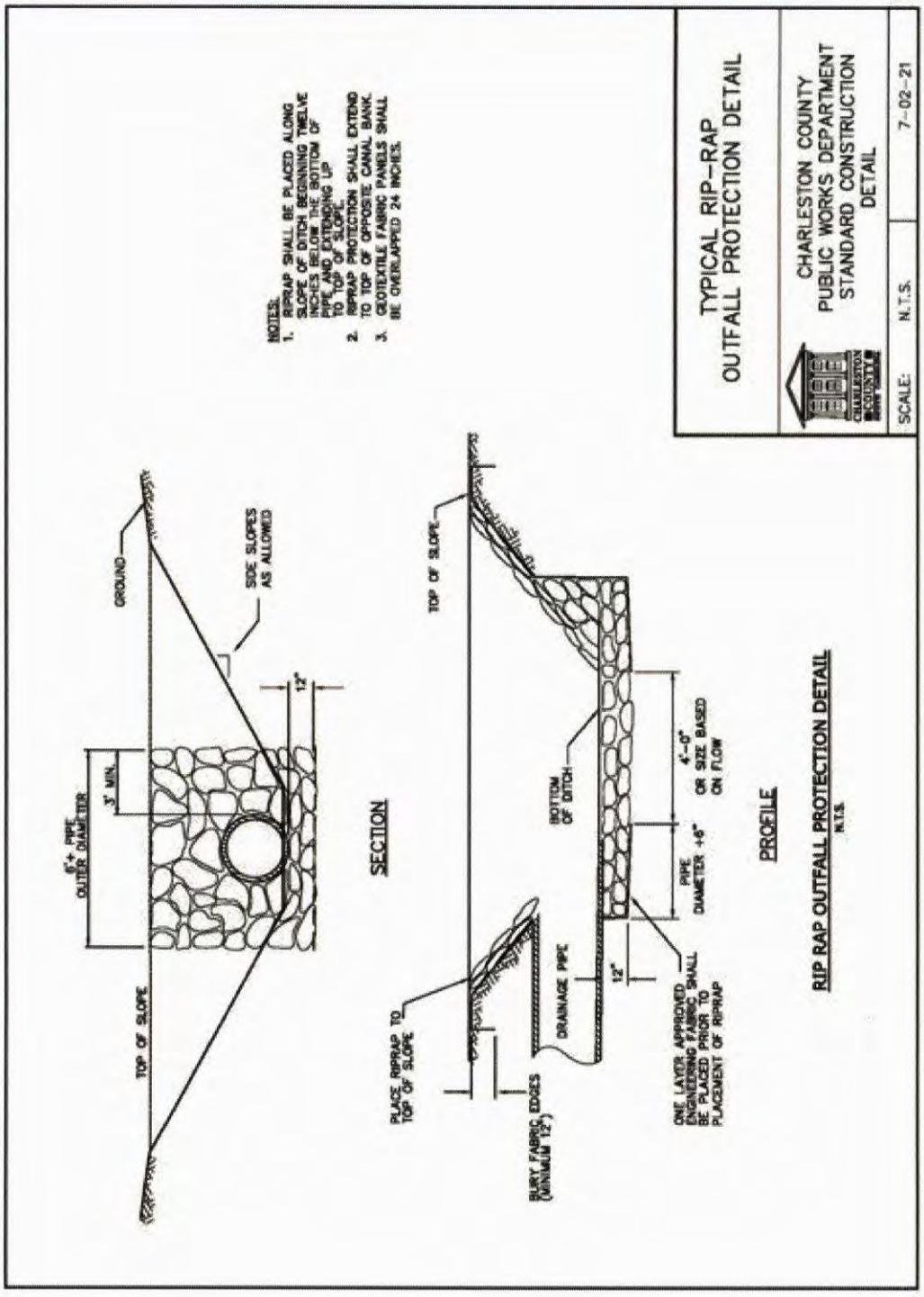
A.E.17, Typical Section— Swale Type Ditch



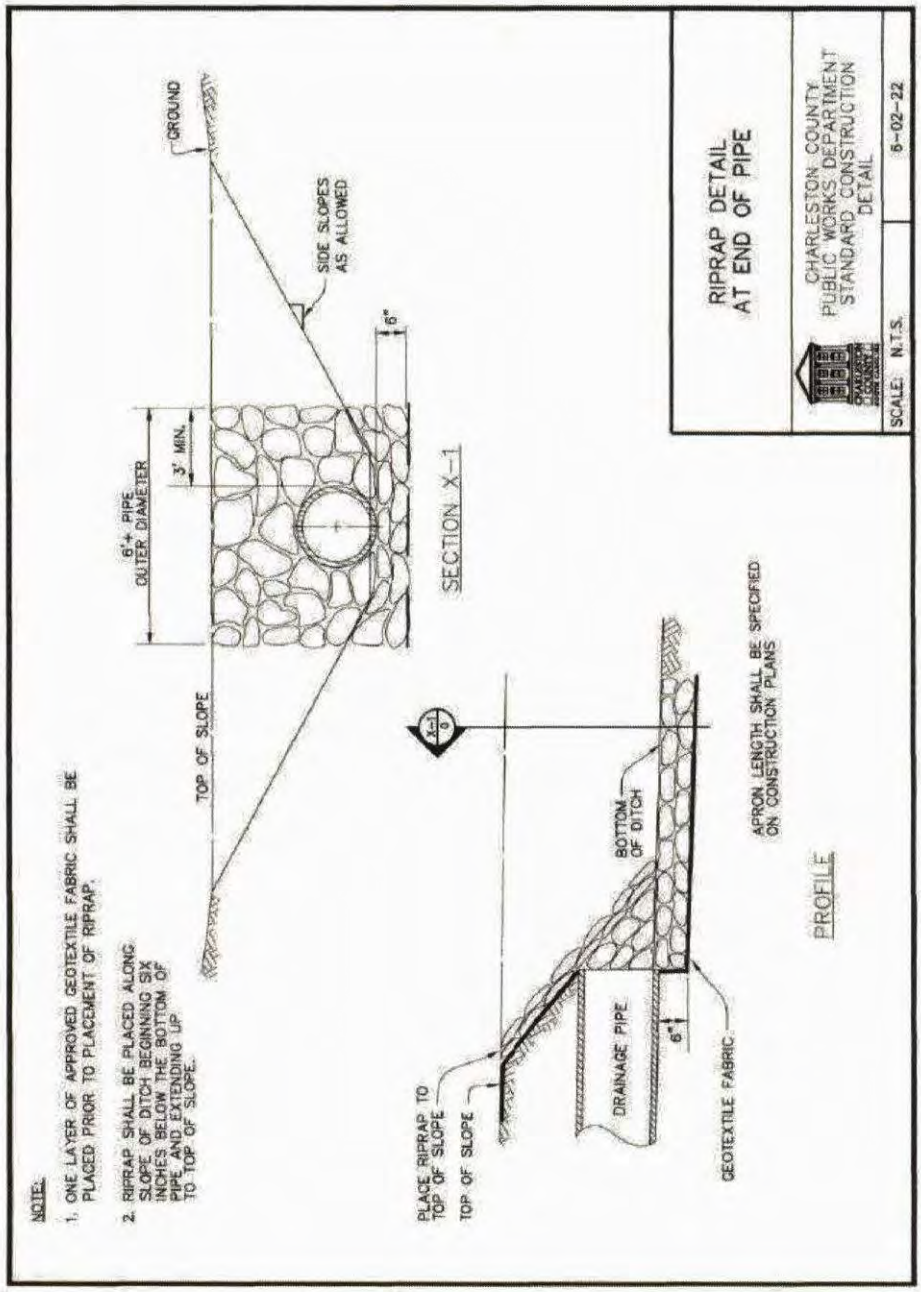
A.E.18, Pipe Outlet to Ditch with Concrete Slab



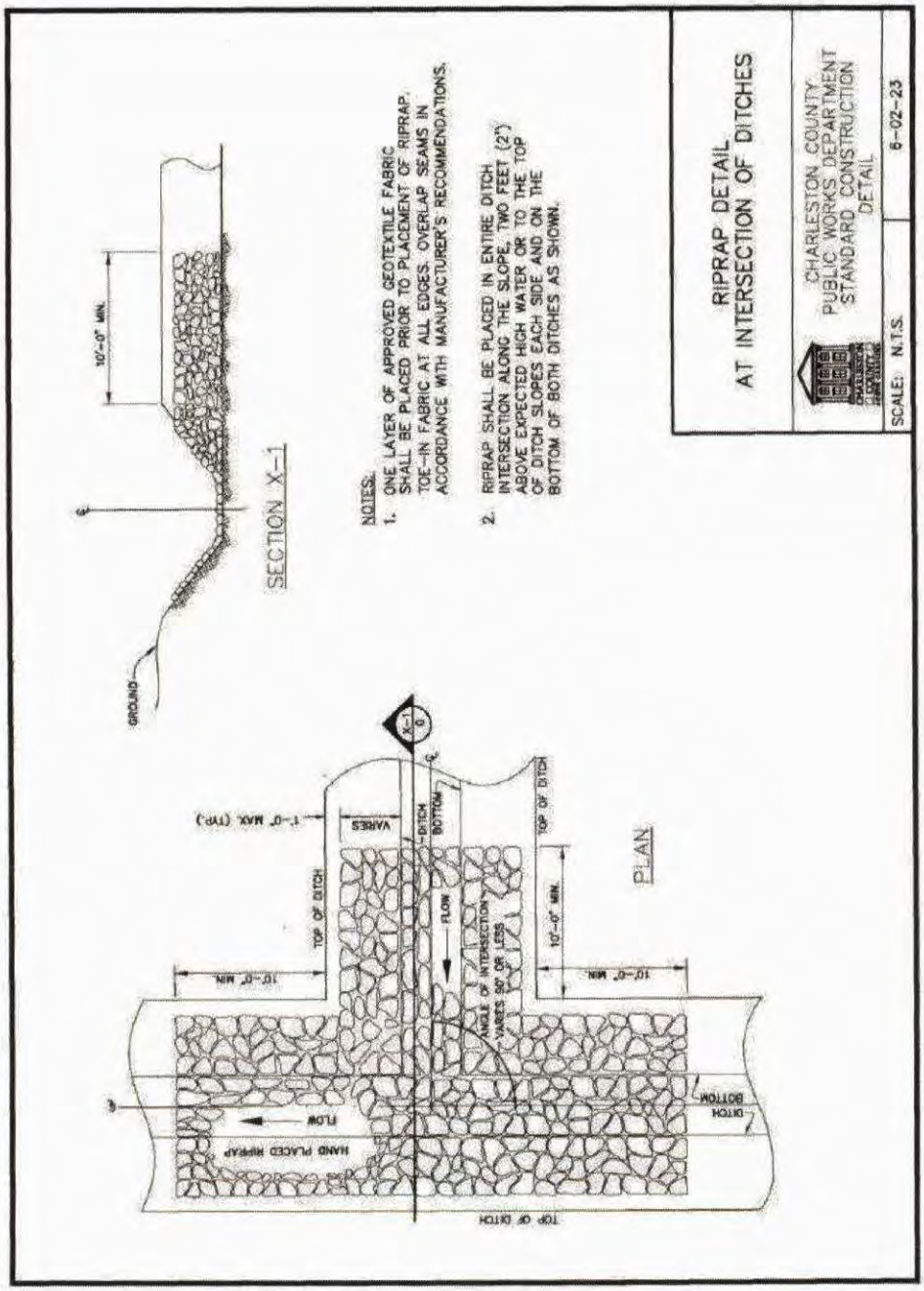
A.E.19, Typical Rip-Rap Outfall Protection Detail



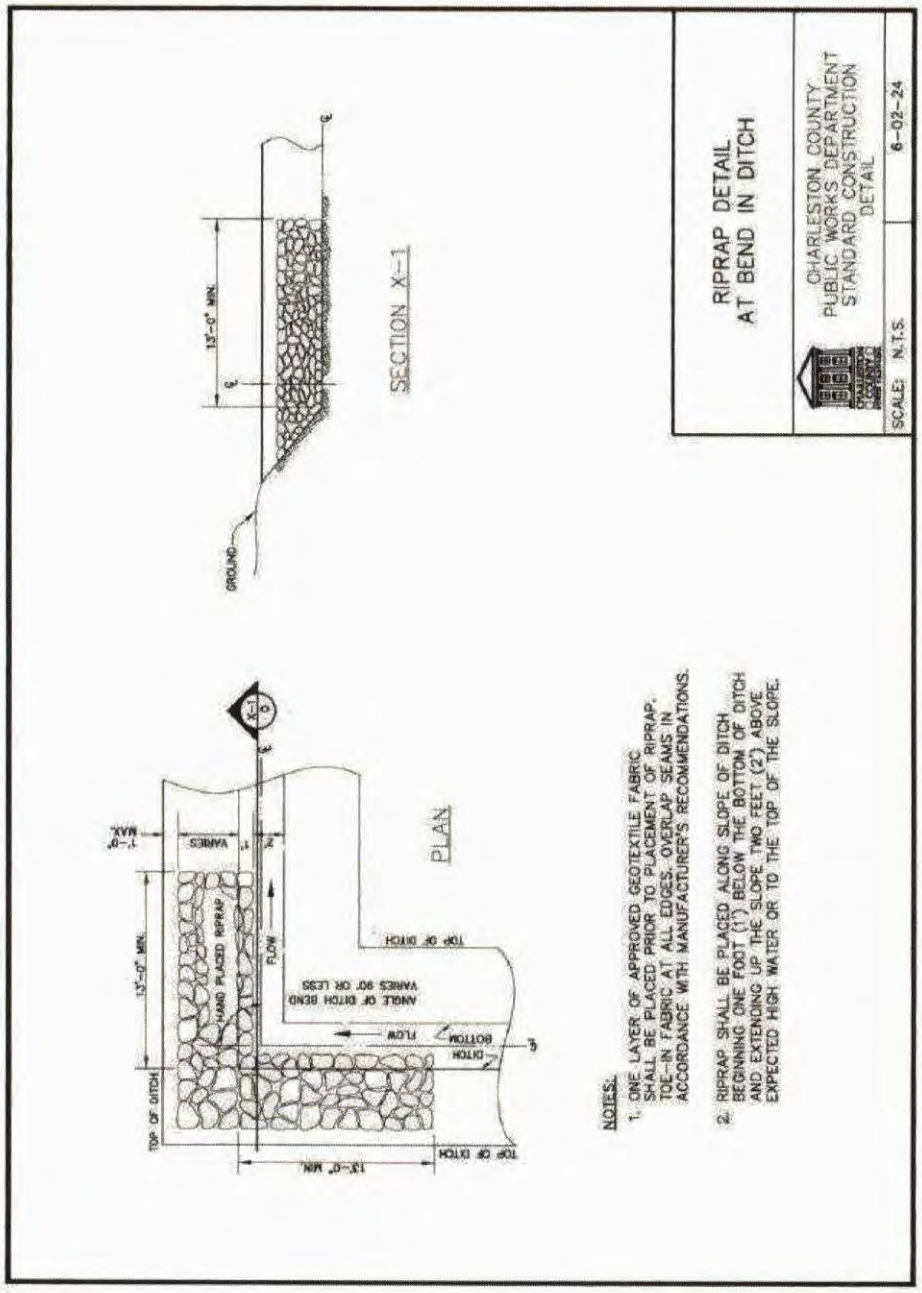
A.E.20, Rip-Rap Detail at End of Pipe



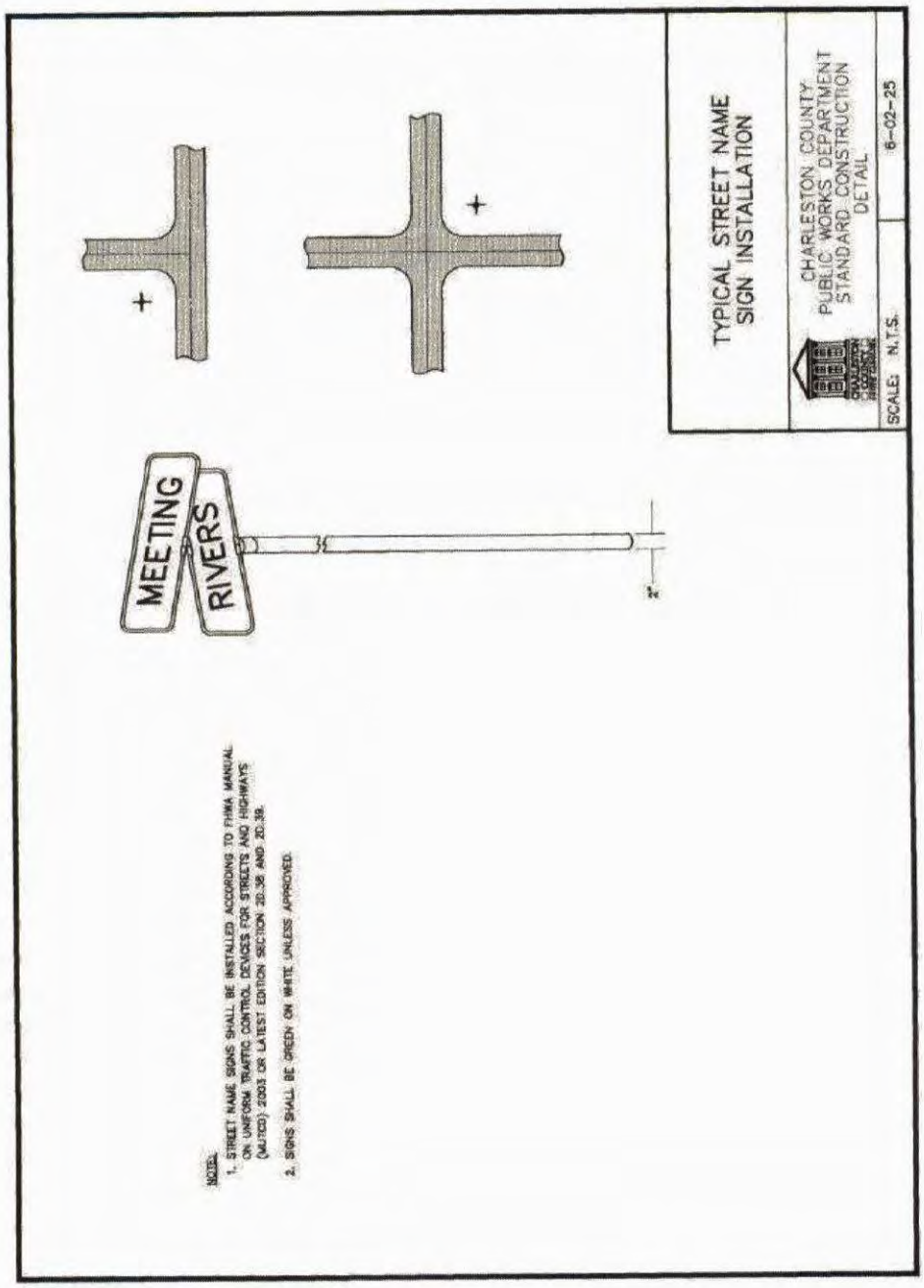
A.E.21, Rip-Rap Detail at Iintersection of Ditches

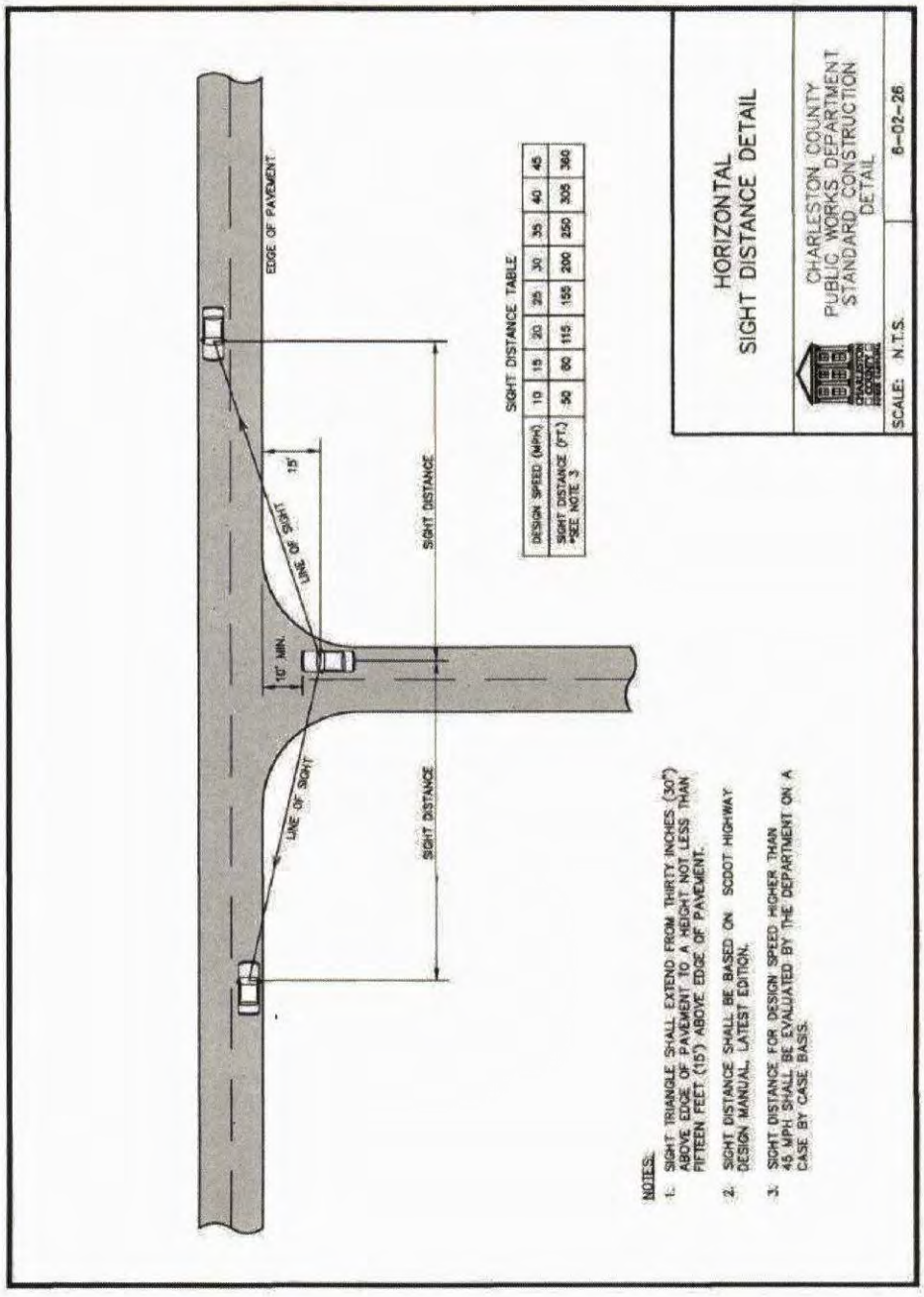


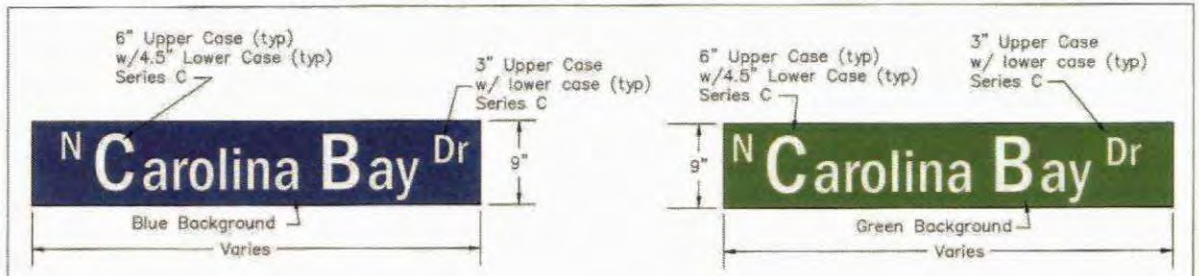
A.E.22, Rip-Rap Detail at Bend in Ditch



A.E.23, Typical Street Name Sign Installation (For Public Roads Only)




EDGE OF PAVEMENT
15'
LINE OF SIGHT
SIGHT DISTANCE
10' MIN.
LINE OF SIGHT
SIGHT DISTANCE
SIGHT DISTANCE TABLE
DESIGN SPEED (MPH) 10 15 20 25 30 35 40 45
SIGHT DISTANCE (FT.) *SEE NOTE 3 50 80 115 155 200 250 305 360
NOTES:
1. SIGHT TRIANGLE SHALL EXTEND FROM THIRTY INCHES (30") ABOVE EDGE OF PAVEMENT TO A HEIGHT NOT LESS THAN FIFTEEN FEET (15') ABOVE EDGE OF PAVEMENT.
2. SIGHT DISTANCE SHALL BE BASED ON SCDOT HIGHWAY DESIGN MANUAL, LATEST EDITION.
3. SIGHT DISTANCE FOR DESIGN SPEED HIGHER THAN 45 MPH SHALL BE EVALUATED BY THE DEPARTMENT ON A CASE BY CASE BASIS.
HORIZONTAL
SIGHT DISTANCE DETAIL
CHARLESTON COUNTY
PUBLIC WORKS DEPARTMENT
STANDARD CONSTRUCTION
DETAIL
SCALE: N.T.S.
6-02-26



STANDARD STREET NAME SIGN SPECIFICATIONS
FOR PRIVATE AND PUBLIC ROADS WITH SPEED LIMITS 35 MPH OR LESS

All signs shall meet the minimum standards found in the Manual on Uniform Traffic Control Devices (latest version)

Standard sign material and sizes:

Material – flat aluminum blanks, thickness .808 or Alpolic blanks, thickness 2mm

Sizes –
9" x 24"
9" x 30"
9" x 36"
9" x 42"
9" x 48"

Coloring: White 3M HIP reflective sheeting #3930
Green 3M ElectroCut Film #1177 (for Public Road Signs)
Blue 3M ElectroCut Film #1175 (for Private Road Signs)

Lettering: Font – FHWA Standard Highway Sign Book (latest version) Highway Gothic Series "C" alphabet
Size – First letter will be 6 inch upper case followed by 4.5 inch lower case Prefix (N, S, E, W) and Suffix (St, Av, Ln, etc.) First letter will be 3 inch followed by 2.5 inch letters

Assembly: Letters cut out of green (for Public Roads) or blue (for Private Roads) 3M electrocut film which is overlaid on white 3M sheeting applied to aluminum blank and mounted on 2 inch square post with breakaway system (see detail). Dual name plates will be used for each street name to be mounted on the post.

Installation: See Flat Sheet Sign Mounting Detail

NOTES:

1. ALL SIGNAGE SHALL COMPLY WITH THE FHWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, PART 2 (LATEST EDITION). IN ADDITION THE COUNTY REQUIRES A "BREAKAWAY" SIGN POST CONFIGURATION WHICH IS FACILITATED BY MOUNTING THE STREET NAME SIGN ON A 10'x2"x2" 14 GAUGE POST WITH A 30"x2.25"x2.5" 14 GAUGE ANCHOR AS SHOWN IN FIGURES 1 AND 2.
2. CHARLESTON COUNTY PUBLIC WORKS SHALL BE NOTIFIED ONCE STREET NAME SIGNS ARE INSTALLED TO ENSURE ALL REQUIREMENTS ARE MET.
3. PROPOSED STREET NAME SHALL BE KEPT TO MINIMUM SIZE SUCH THAT THEY CAN BE SUPPORTED BY A SIGNLE BREAK-AWAY POST IN ACCORDANCE WITH SCDOT STANDARD DRAWING & SPECIFICATIONS (LATEST EDITION).

STANDARD STREET NAME SIGN SPECIFICATIONS		
CHARLESTON COUNTY PUBLIC WORKS DEPARTMENT STANDARD DETAIL		
SCALE:	N.T.S.	6-02-27

Charleston County Zoning and Planning Department
4045 Bridge View Drive
North Charleston, SC 29405
(p) 843-202-7200

SURVEY AS-BUILT CHECKLIST AND INSTRUCTIONS

As-built record drawings are required for all publicly dedicated roadway, and drainage plans. ***Final plats seeking any Public dedication and acceptance of roads and/or subject infrastructure will not be approved, until as-built plans and all certifications are submitted, reviewed and approved by County Staff. In addition, staff recommendations for final approval to Council will also be held until submitted as-built plans have been reviewed and approved.*** Use the following PROCESS and CHECKLIST in preparing as- built plans.

PROCESS

1. Submit all as-builts to the address below including:
   [ ] 1 – As-Built plan set
   hardcopy (final)
   [ ] 1- Digital copy
   [ ] 1- Completed As-Built Checklist

Submit hardcopies to:
Charleston County Zoning and Planning Department
4045 Bridge View Drive
North Charleston, SC 29405

2. As – built Plans are reviewed by Planning and Public Works staff. Approval may require the following:
   [ ] Inspection records of Proof rolls for streets
   [ ] Final inspection approval of stormwater and transportation related infrastructure
   [ ] Final inspection of water/sewer and water/sewer test with SCDHEC approvals to operate.

AS-BUILT CHECKLIST

All entities that construct with the intent to publicly dedicate road and/or stormwater infrastructure must submit an as-built set of construction drawings as a part of the County's final inspection process.

Record as-built drawings must be submitted prior to public acceptance of improvements, final plat recording or building certificate of occupancy. The following checklist must be attached to each set of as-builts submitted for approval. Each blank must be initialed by the applicant as being included on the as-builts or marked N/A if not applicable to the project. All plan sheets must be 24" X 36" sheets and be accompanied by a digital version. Lettering shall be bold, clear and a minimum of 1/8" in height. All applicable information listed below must be included on all as-built drawings.

1 : AS-BUILT GENERAL INFORMATION:

A [ ] Project Name: _____
B [ ] Project Address: _____
C [ ] Submitted by: _____ Phone: _____
D [ ] (Please check)
(1) [ ] Hard Copies for Review Only [ ]
(2) [ ] Digital copy [ ]
E [ ] Transmittal Date: _____
F [ ] ***Note: Each sheet must include the Preparers' Seal that it is an As-Built drawing of the section that is shown.***
G [ ] When the County has accepted the plans (with signatures), provide the following items to the County for recordkeeping: One full sized paper set of plans with signatures, and Electronic files on a digital media, AutoCad files (version 2002 or later) or compatible of each sheet. If a CD-Rom is submitted it shall include the name of the project, the County's Planning Case Number, name of the engineering firm providing the CD, and (preferably) a paper insert with an index listing the contents of the CD.

Charleston County Zoning and Planning Department
4045 Bridge View Drive
North Charleston, SC 29405
(p) 843-202-7200

2 : SITE DATA: Page #_____

At the minimum, all as-builts shall provide the following information:

- **A [ ]** Project area acreage
- **B [ ]** Average lot size (If Applicable)
- **C [ ]** Total number of lots (If Applicable)
- **D [ ]** Total linear footage of infrastructure chart, Page # _____

(1) [ ] _____Streets (List individually in lengths)
(2) [ ] _____Sidewalks (Identify size and length)
(3) [ ] _____Number of fire hydrants
(4) [ ] _____Number of manholes
(5) [ ] _____Other (Any additional appurtenances)

3 : GENERAL INFORMATION: Page # _____

- **A [ ]** Boundary of tract by courses and distance with references
- **B [ ]** Tie two known points to S.C. State Plane grid coordinate system
- **C [ ]** Vicinity map
- **D [ ]** Scale of drawings and bar scale
- **E [ ]** North arrow
- **F [ ]** Location of benchmark with M.S.L. elevations
- **G [ ]** Seal and signature of South Carolina registered P.E. or R.L.S. on each sheet that performed as-builts
- **H [ ]** All easements identified and dimensioned
- **I [ ]** Horizontal locations and descriptions of any permanent structure encroachments or projections into easements
- **J [ ]** Statement designating drawings are "as-built" on each sheet

4 : STREETS and SIDEWALKS (Public Only): Page #_____

- **A [ ]** Horizontal alignment with radii, P.C.'s, and P.T.'s of all curves
- **B [ ]** Vertical alignment with centerline grades, vertical curve lengths and station and elevation of all PVC's and PVT's and centerline profile.
- **C [ ]** Dimensioned right of way, location of street widths and sidewalks
- **D [ ]** Pavement section
- **E [ ]** Typical cross section
- **F [ ]** Types and materials shall be noted in the plan set

5 : ROADSIDE DRAINAGE: Page #_____ ***PLEASE NOTE - ADDITIONAL STORMWATER AS-BUILTS MAY BE REQUIRED PRIOR TO PROJECT CLOSE OUT. REFER TO THE CHARLESTON COUNTY STORMWATER MANUAL APPENDIX I FOR ADDITIONAL INFORMATION***

- **A [ ]** Ditches, swales, pipes and drainage easements adjacent to the project shown.
- **B [ ]** Any stormwater lines shall include the following information (at a minimum): pipe size, length of line, slope of line, type of pipe and distance from near property line.
- **C [ ]** Display size and location of existing culverts, storm drains and other drainage features within the street or within the right-of-way of streets or roads adjoining the tract.
- **D [ ]** Need to show type, size and location of stormwater best management practice(s).
- **E [ ]** Permanent drainage easements shown and labeled for storm sewers and ditches outside of the streets where the system is maintained by the County or Private.
- **F [ ]** Details of Stormwater management device agreements and any or private drainage easements shall be noted. (If Applicable)
- **G [ ]** Need to show location of all drainage structures including type of structure (frame, grate, and box, and drop inlet). Need to show all elevation including top of structure and pipe(s).

Charleston County Zoning and Planning Department
4045 Bridge View Drive
North Charleston, SC 29405
(p) 843-202-7200

H [ ] Need to show location of all drainage ditches. In addition, need to show typical drainage ditch section. (If Applicable)
I [ ] Headwall or flared end dimensions and elevations need to be shown as well as the pipe invert.
J [ ] Indication of direction of flow (flow arrows).

6 : WATER SYSTEM: Page #_____
A [ ] Overall plan view of locations as located via PUPS (including all phases)
B [ ] Water, sewer and general utility drawings may be shown on same sheet or separate.

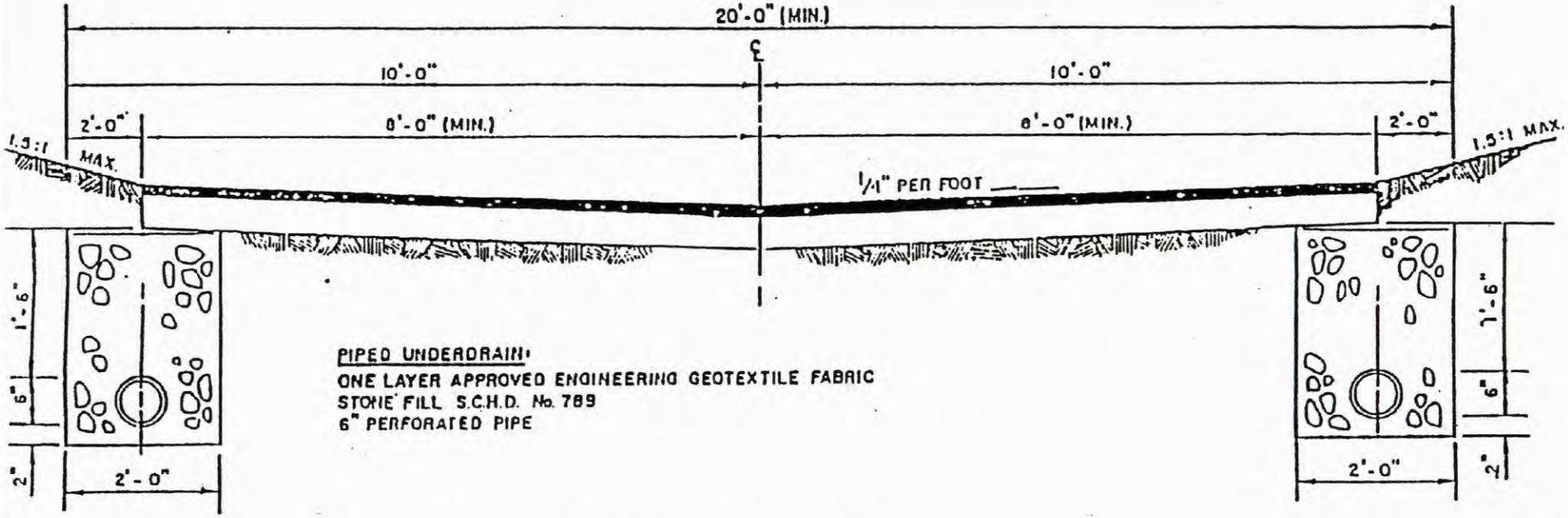
7 : SANITARY SEWER SYSTEM: Page #_____
A [ ] Overall Horizontal Locations as located via PUPS (including all phases)
B [ ] Water, sewer and general utility drawings may be shown on same sheet or separate.

8 : GENERAL UTILITY LOCATIONS: Page #_____
A [ ] Overall plan view of locations as located via PUPS to include overhead power (including all phases)
B [ ] Water, sewer and general utility drawings may be shown on same sheet or separate.

Road As-Builts Reviewed Date	_____
County Representative	_____
Storm Water As-Builts Reviewed Date	_____
County Representative	_____

STANDARD CONSTRUCTION DETAIL FOR ORANGE HILL

Typical Section For Roadway with Inverted Crown

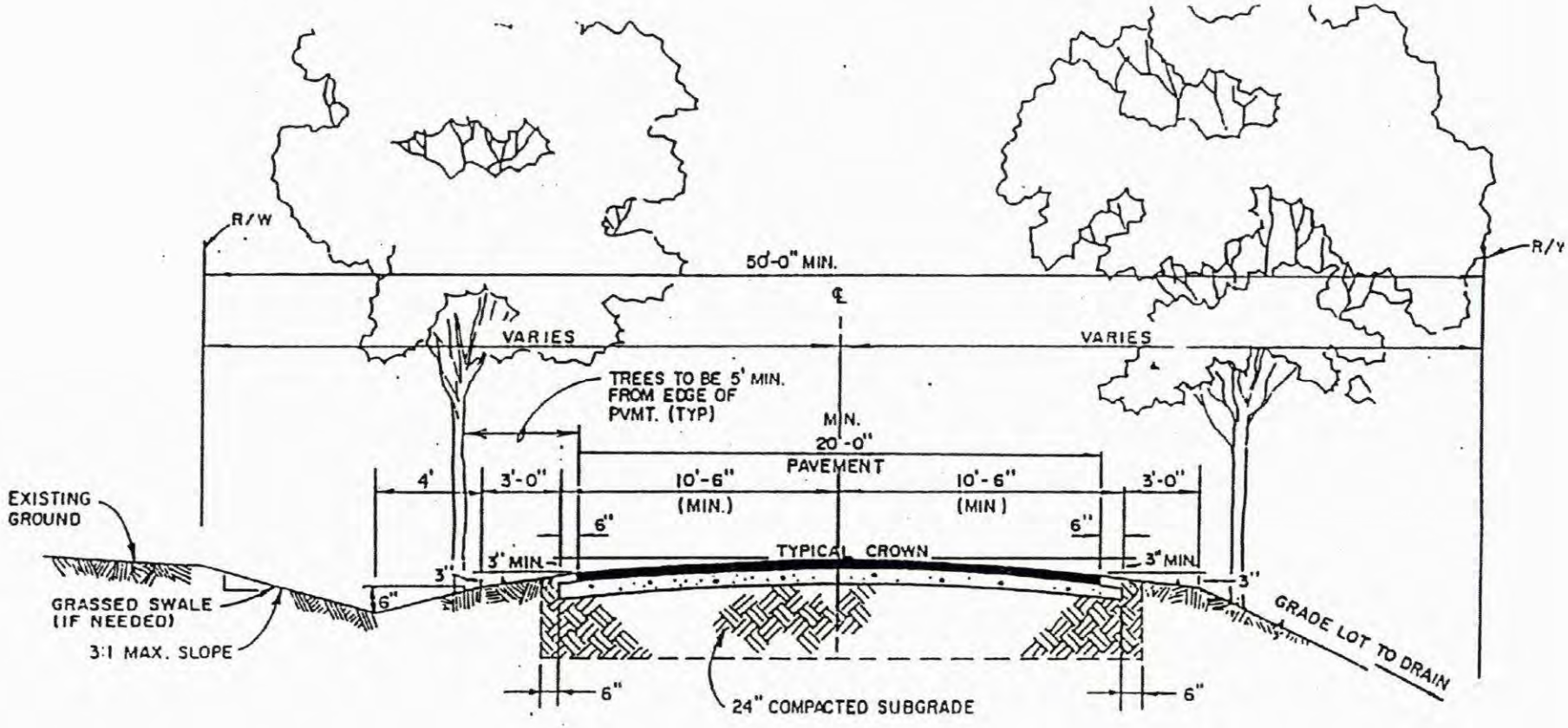


PIPED UNDERDRAIN:
ONE LAYER APPROVED ENGINEERING GEOTEXTILE FABRIC
STONE FILL S.C.H.D. No. 789
6" PERFORATED PIPE

NOTE: THIS ROADWAY SECTION APPROVED FOR USE IN PRIVATELY MAINTAINED ROADWAYS ONLY.

STANDARD CONSTRUCTION DETAIL FOR ORANGE HILL

Typical Section for Normal Crown Roadway with Shallow Swale

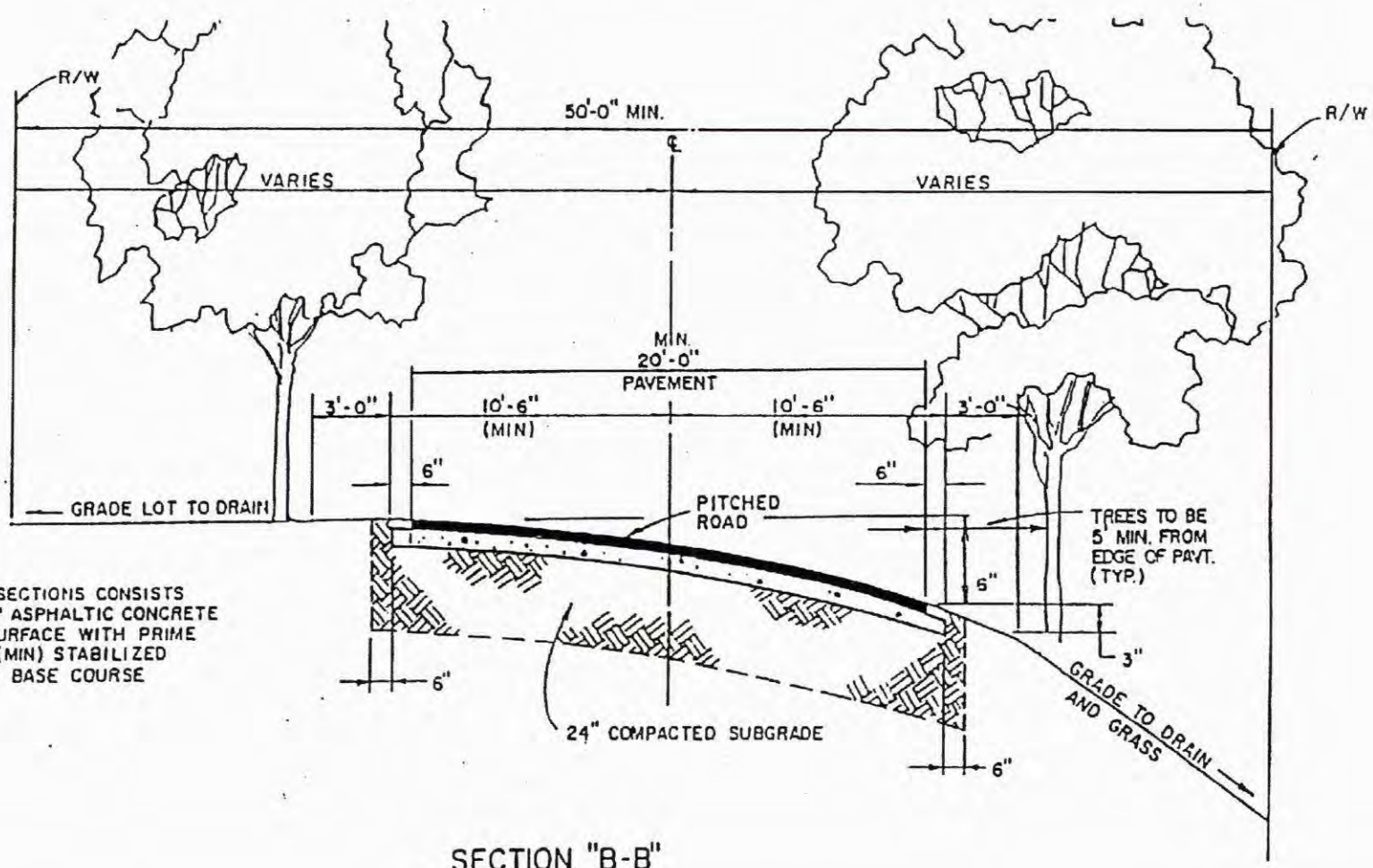


PAVEMENT SECTIONS CONSISTS OF A 1 1/2" ASPHALTIC CONCRETE WEARING SURFACE WITH PRIME AND 6" (MIN.) STABILIZED AGGREGATE BASE COURSE

SECTION "A-A"

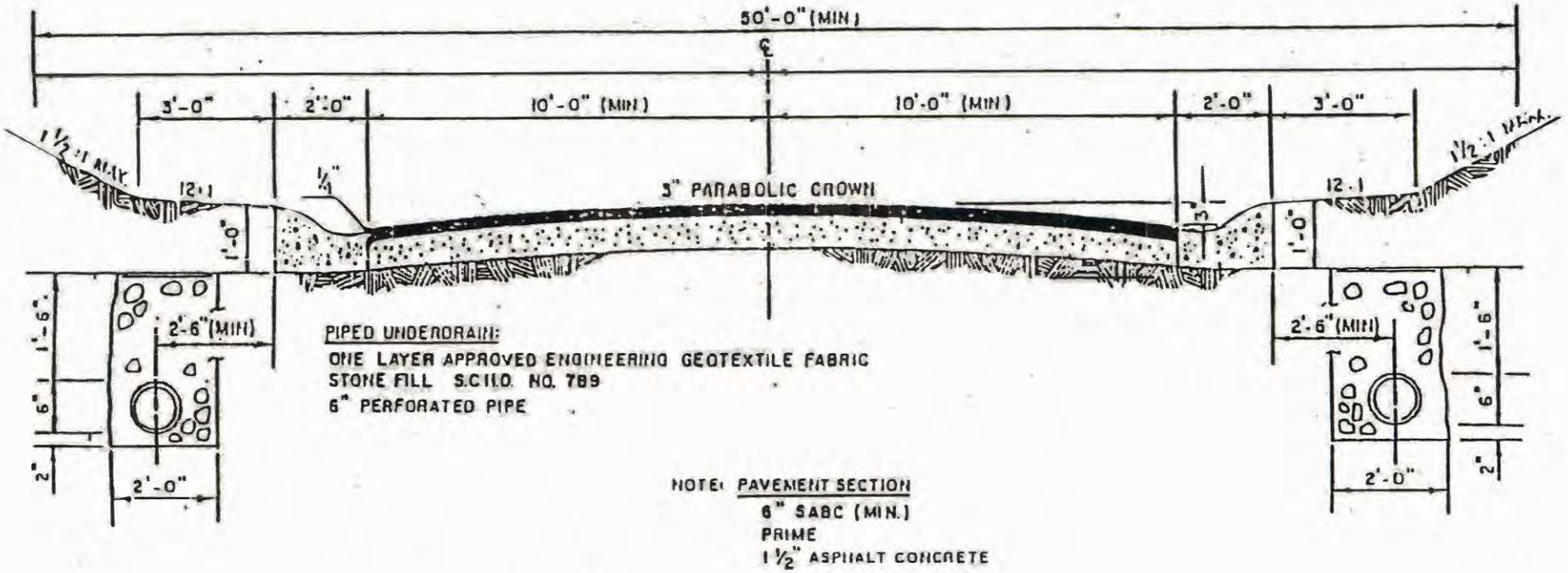
STANDARD CONSTRUCTION DETAIL FOR ORANGE HILL

Typical Section for Pitched Roadway without Curb and Gutter



PAVEMENT SECTIONS CONSISTS OF A 1 1/2" ASPHALTIC CONCRETE WEARING SURFACE WITH PRIME AND A 6" (MIN) STABILIZED AGGREGATE BASE COURSE

SECTION "B-B"



PIPED UNDERDRAIN:
ONE LAYER APPROVED ENGINEERING GEOTEXTILE FABRIC
STONE FILL S.C.I.D. NO. 789
6" PERFORATED PIPE

NOTE: PAVEMENT SECTION
6" SABC (MIN.)
PRIME
1½" ASPHALT CONCRETE

ORANGE HILL PDD

STANDARD CONSTRUCTION DETAIL

TYPICAL SECTION FOR ROADWAY WITH CONCRETE CURB & GUTTER

Appendix C- Traffic Impact Analysis

TRAFFIC IMPACT STUDY

for the

Orange Hill Development

Located in
Charleston County, South Carolina

Prepared for
Kiawah Resort Associates, L.P.

Prepared by
Ramey Kemp Associates, Inc.

Moving forward.
RKA
RAMEY KEMP ASSOCIATES

July 2023
RKA Project #22485

TRAFFIC IMPACT STUDY

for the

Orange Hill Development

Located in
Charleston County, South Carolina

Prepared for
Kiawah Resort Associates, L.P.

Prepared by
Ramey Kemp Associates, Inc.
1411 Gervais Street, Suite 150
Columbia, South Carolina 29201

Moving forward.

RKA
RAMEY KEMP ASSOCIATES

July 2023
RKA Project #22485

This document has been digitally signed and sealed by Jeffrey Ingham, South Carolina Professional Engineer Number 21331, on July 6, 2023. This electronic document is 68 pages in length.

The digital signature certificate must be verified on any electronic copies of this document.

Printed copies of this document are not considered signed and sealed.

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EXECUTIVE SUMMARY

A traffic impact study was conducted for the proposed Orange Hill Tract residential and golf course development in accordance with Charleston County and SCDOT guidelines. The development is located east of Bohicket Road and north of River Road in Charleston County, South Carolina. The development is anticipated to have up to 102 residential/resort lots and a private golf course; a majority of the residential units are anticipated to be "second" homes as opposed to primary residences. A small retail area (<5,000 SF) may also be established on the east side of the entry road.

The site will have one full access on River Road to serve the residential and golf course uses. Two additional accesses on Bohicket Road are planned but will not serve the main development. One driveway entrance is planned for the golf maintenance/utility area, a sewage treatment plant, a golf course irrigation pump station and storage tank. A separate existing driveway is planned as an entrance only connection into the community for emergency vehicles. This emergency only access will include a mechanical gate with entry codes distributed to the St. Johns Fire District, Charleston County EMS, and the Charleston County Sheriff's Office. The accesses on Bohicket Road should serve minimal traffic volumes.

With construction of the project, surrounding roadways and intersections should continue to function adequately. No changes are recommended.

The site access on River Road should function adequately with one ingress and one egress lane. Based on the 2038 anticipated build out volumes, auxiliary turn-lanes on River Road are not warranted.

The site access should be designed to provide proper sight distances and meet SCDOT design criteria.

1. INTRODUCTION

The purpose of this report is to document a traffic impact study for the proposed Orange Hill Tract development in Charleston County, South Carolina in accordance with Charleston County and SCDOT guidelines. This report summarizes the procedures and findings of the traffic impact study.

1.1. Project Background

The development is proposed to be located east of Bohicket Road and north of River Road in Charleston County, South Carolina. The development is anticipated to have up to 102 residential/resort lots and a private golf course; a majority of the residential units are anticipated to be "second" homes as opposed to primary residences. A small retail area (<5,000 SF) may also be established on the east side of the entry road.

The traffic impact study considers the weekday AM peak period (between 7:00 AM and 9:00 AM) and the weekday PM peak period (between 4:00 PM and 6:00 PM) as the study time frames. The following intersections are studied:

- Betsy Kerrison Parkway (S-20)/Bohicket Road (S-20) & River Road (S-91)
- River Road (S-91) & Site Access

Future-year analyses assume build out of the site will be complete by 2028. Figure 1 shows the location of the project site, and Figure 2 illustrates the conceptual site plan.

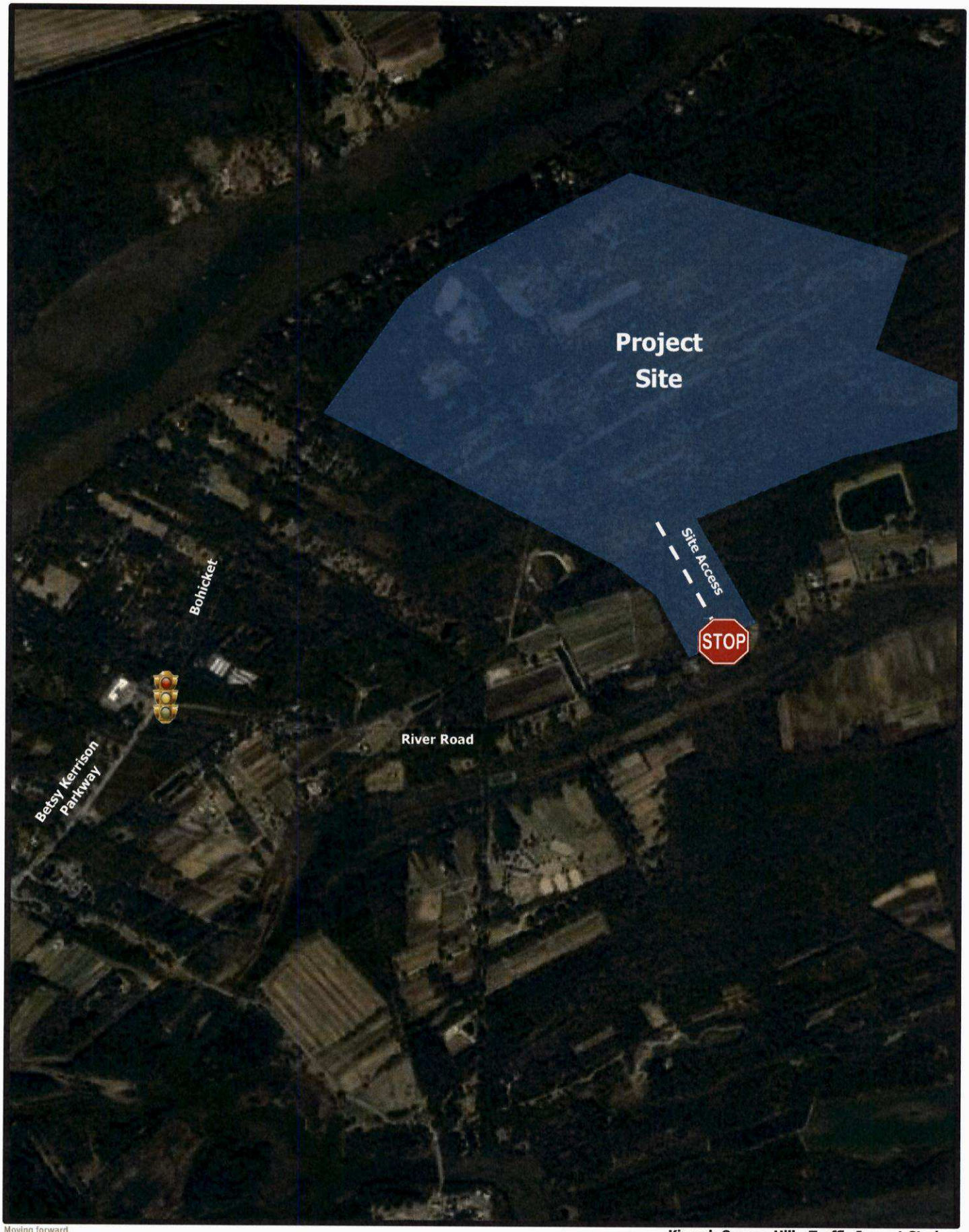

Project
Site
Site Access
STOP
Bohicket
River Road
Betsy Kerrison
Parkway

Exhibit 11.1
Sketch Plan
Bohicket Road
Emergency Access
River Road
Primary Entry
Notation:
This plan is conceptual in nature and is not final. All elements depicted in this plan are subject to revisions based upon the redesign of the project or portions thereof including, but not limited to the location of roads, the location-number-type and size of lots, the location and amount of open space, the location and types of amenities including but not limited to the golf course - practice grounds, and location and sizing of maintenance, utilities and support services serving the community.
The final plan will be as delineated in the subdivision plats submitted to and approved by Charleston County.
Conceptual Master Plan
Principal Land Use Categories Acres %
Recreation and Natural Areas 765.00 81.9
Clubhouse Grounds 7.00 0.8
Residential Homesites (120) 110.00 11.8
Preservation Lots (50) 45.00 4.8
Maintenance, Utility & Support Services 6.47 0.7
TOTAL 933.47 100.0
5 min. walk
0 300 600 1200 1800
05.15.23
SOUTH STREET PARTNERS
Orange Hill
Johns Island Charleston County South Carolina
BEAU WELLING DESIGN™

1.2. Existing Roadway Conditions

A review of the existing roadway conditions in the study area was conducted and is summarized in Table 1. Figure 3 illustrates the existing lane geometry.

Table 1 – Street Inventory

Facility Name	Route #	Typical Cross Section	Posted Speed Limit	Maintained By	2021 AADT
Bohicket Road	S-20	2-lane undivided	50 MPH	SCDOT	13,500[1]
Betsy Kerrison Parkway	S-20	2-lane undivided	50 MPH	SCDOT	7,900[2]
River Road	S-91	2-lane undivided	50 MPH	SCDOT	3,000[3]

[1]SCDOT Count Station 10-0346; [2]SCDOT Count Station 10-0348; [3]SCDOT Count Station 10-0539

1.3. Existing Traffic Count

Vehicle turning movement counts were collected in October 2022 for the AM peak period (7:00 AM to 9:00 AM) and PM peak period (4:00 PM to 6:00 PM) at the following intersections:

- Betsy Kerrison Parkway/Bohicket Road & River Road

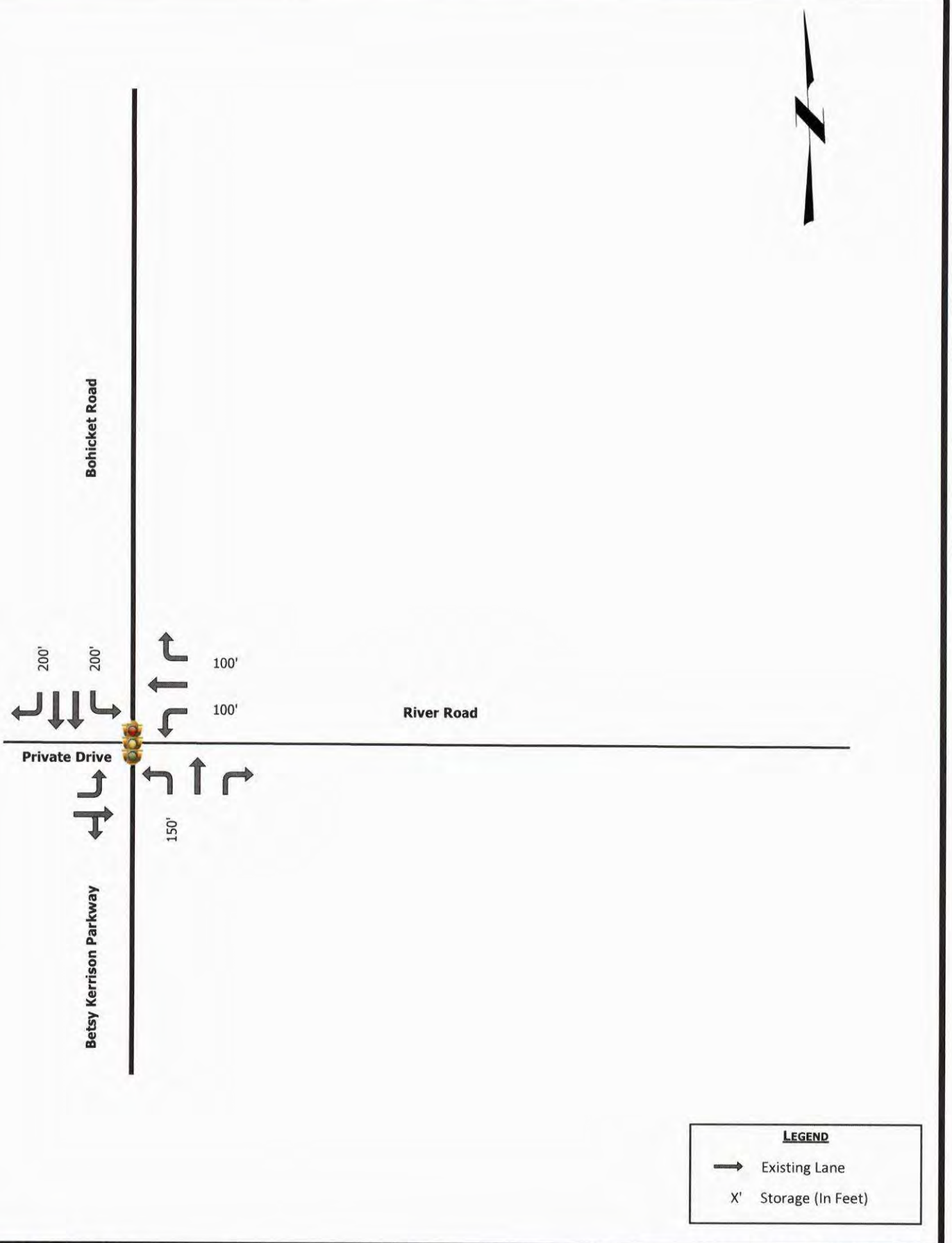
All counts were conducted while the local school district was in session. The 2022 raw traffic volumes are provided in Appendix A. Existing traffic volumes are illustrated in Figure 4.

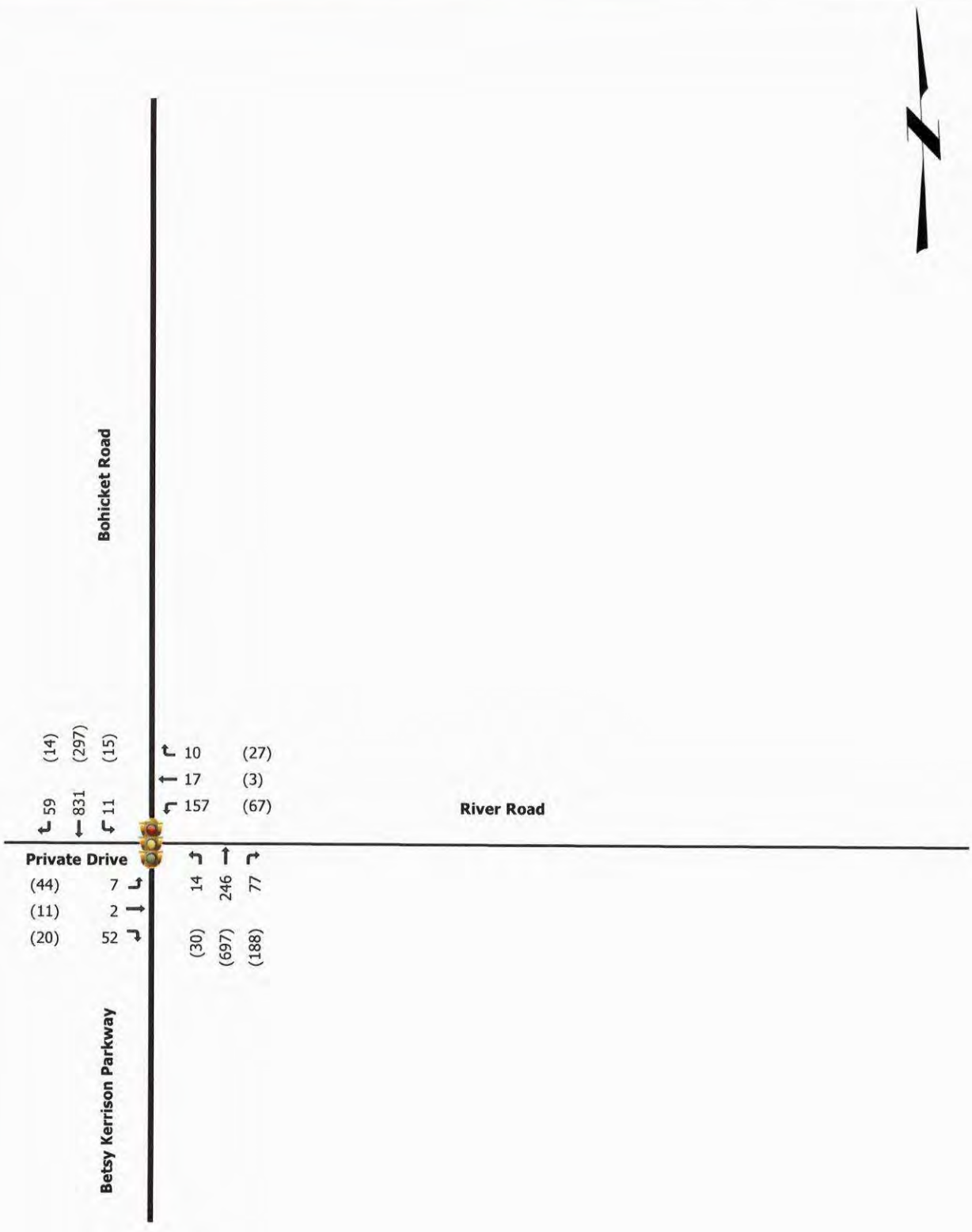
1.4. Driveway Location

The development is expected to provide one (1) full access driveway on River Road. The Site Access is located roughly 1.5 miles east of Bohicket Road.

Two additional accesses on Bohicket Road are planned but will not serve the main development. One driveway entrance is planned for the golf maintenance/utility area, a sewage treatment plant, a golf course irrigation pump station and storage tank. A separate existing driveway is planned as an entrance only connection into the community for emergency vehicles. This emergency only access will include a mechanical gate with entry codes distributed to the St. Johns Fire District, Charleston County EMS, and the Charleston County Sheriff's Office. The accesses on Bohicket Road should serve minimal traffic volumes.

The proposed driveway location appears to meet the SCDOT ARMS spacing requirements.


Bohicket Road
River Road
Private Drive
Betsy Kerrison Parkway
200'
200'
100'
100'
150'
LEGEND
Existing Lane
X' Storage (In Feet)



LEGEND

000 - AM Peak-Hour Traffic Volumes

(000) - PM Peak-Hour Traffic Volumes

2. PROJECT TRAFFIC

2.1. Proposed Land Uses

The Orange Hill development is anticipated to have up to 120 residential/resort lots and a private golf course affiliated with the Kiawah Island Club, with clubhouse and an expanded practice facility along with other limited recreational amenities. The project site currently is the site of the Kiawah Island Sporting Club, a sporting clay trap and skeet facility which may be relocated in the future. A small retail area (<5,000 SF) may also be established on the east side of the entry road.

2.2. Trip Generation Estimates

The site is currently planned for approximately 120 residential lots, most of which will likely be second or vacation homes, based upon KIC property owner surveys that indicate private member use patterns of 20-25% resident and 75-80% non-resident. More recent buyers have indicated a higher 33% primary resident use pattern that may be attributed to the influence of COVID. Based upon more recent property owner residency patterns, it is anticipated that user patterns will be closer to 33% resident and 67% non- resident annual occupancy for modeling purposes.

Initial planning envisions a potential mix of some of the residential lots with a minimum lot size of 6,000 square feet with other residential lots with larger size around 15,000 square feet ***(or greater)***. The smaller lots may likely be grouped closer to the golf clubhouse grounds and offered for sale with a predesigned home whereas the larger lots will likely be in areas further away from the clubhouse grounds and offered for sale as custom residential lots. Regardless of lot size, the ultimate user pattern for all of the 120 single family detached homes (per Charleston County land use definitions) will more likely result in approximately 67% being used as second homes and the remaining 33% for primary. Therefore, for the purpose the traffic impact analysis the classification of the 75 detached single-family homes as Recreational Homes and the remaining planned 45 detached single-family homes as Single Family (per ITE definitions) should represent a conservative, i.e., perhaps slightly overstated amount of the traffic generation.

The golf course will be private and used by Kiawah Island Club members and their guests (including) property owners within Orange Hill. An outdoor pavilion and a sporting clay field may also be included in the plan. These amenities, like the golf course, would be open only to Kiawah Island Club members to include the new Orange Hill property owners. As the golf course will be open only to Orange Hill residents and other Kiawah Island Club members, a 50% internal capture rate is applied to the golf course trip estimates (ITE estimates assume a public course).

A small retail area (<5,000 SF) may also be established on the east side of the entry road. The nature of the retail is not yet determined but will be guided by Charleston County ordinance. Potential uses include retail sales, restaurant (excluding fast food), food truck, or farmers market. As the use is not defined, a general "Strip Retail Plaza (<40k)" land use category is used for trip generation purposes.

The trip generation potential was estimated using information contained in ITE's Trip Generation Manual, 11th Edition (2021) for land use code (LUC) 210 - Single-Family Housing, LUC 260 - Recreational Homes, LUC 822 – Strip Retail Plaza (<40k), and LUC 430 - Golf Course. The trip generation estimates for the weekday daily, the weekday AM peak-hour of the adjacent street, and the weekday PM peak-hour of the adjacent street time periods are shown in Table 2.

Table 2 – Trip Generation Estimates

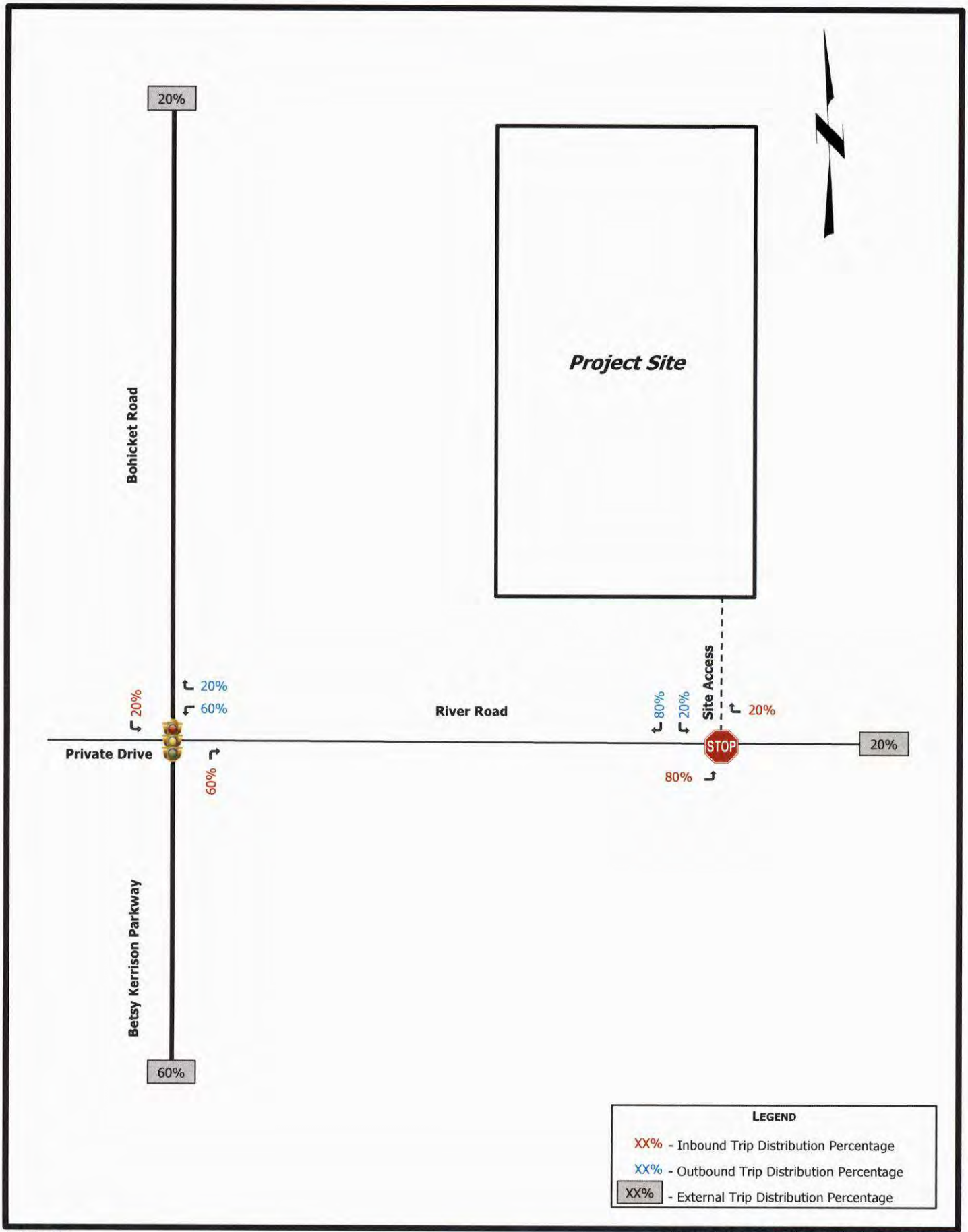
Land Use	ITE LUC	Size	Unit	Daily Traffic	AM Peak			PM Peak		
					Enter	Exit	Total	Enter	Exit	Total
Single-Family Detached Housing	210	45	DU	484	9	27	36	30	17	42
Recreational Homes	260	75	DU	298	9	7	16	12	14	26
Golf Course *(Average Rate)*	430	18	Holes	526	25	7	32	27	25	52
Strip Retail Plaza	822	5	KSF	272	7	5	12	16	17	33
50% Reduction of LUC 430 for Internal Capture				-263	-13	-4	-16	-14	-13	-26
Total New Trips				1,317	37	42	80	71	60	127

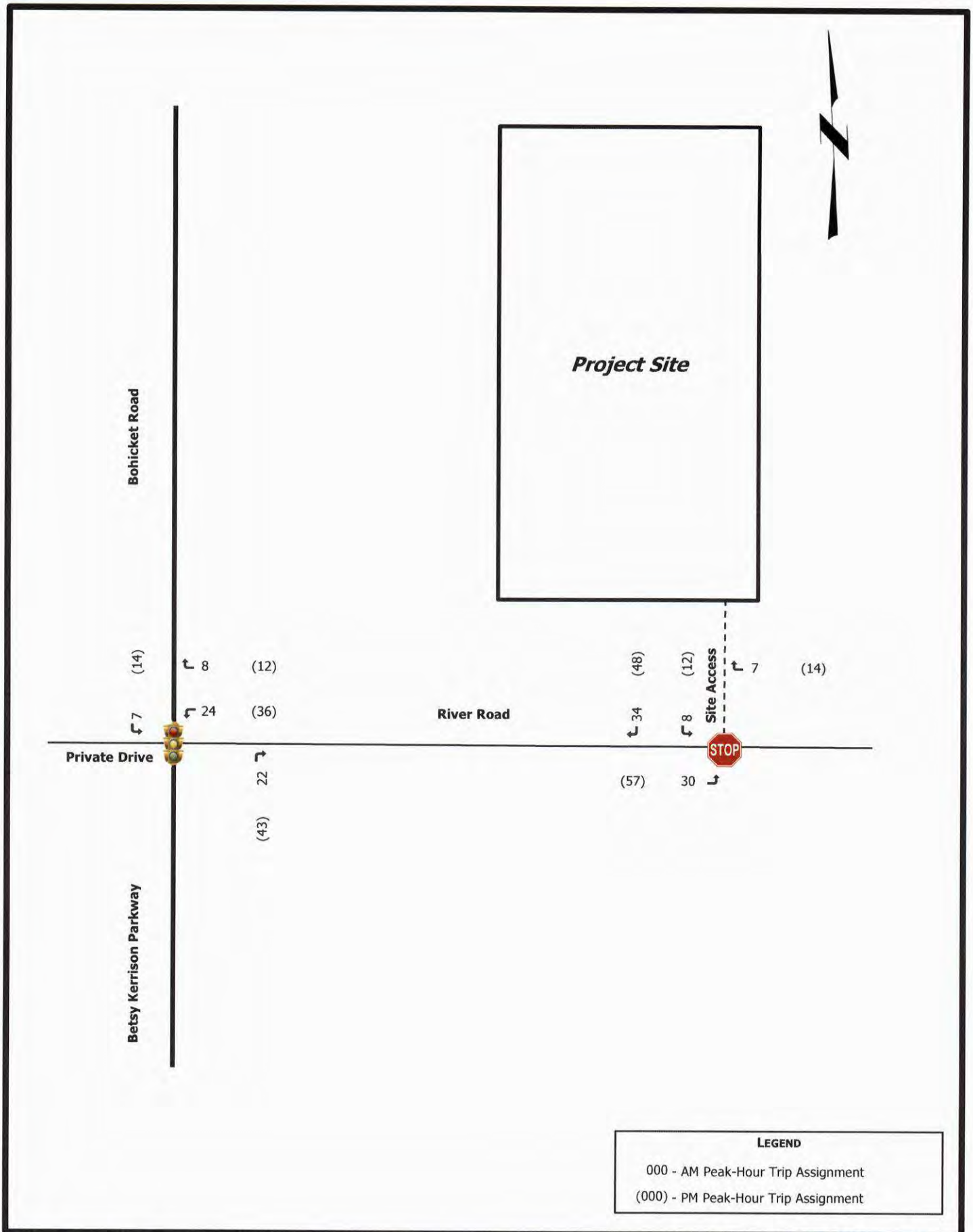
2.3. Trip Distribution & Assignment

New external traffic expected to be generated was distributed and assigned to the roadway network based on the existing patterns and surrounding land uses. Most of the traffic to and from the course and homes is assumed to be associated with Kiawah Island. The general distribution of new external project trips was assumed to be:

- 60% to/from the south via Betsy Kerrison Parkway
- 20% to/from the north via Bohicket Road
- 20% to/from the east via River Road

The directional distribution assumptions are shown in Figure 5. The assignment of the project traffic is shown in Figure 6.


20%
Bohicket Road
Project Site
Site Access
20%
20%
60%
River Road
80%
20%
20%
Private Drive
STOP
20%
60%
80%
Betsy Kerrison Parkway
60%
LEGEND
XX% - Inbound Trip Distribution Percentage
XX% - Outbound Trip Distribution Percentage
XX% - External Trip Distribution Percentage


Project Site
Bohicket Road
Betsy Kerrison Parkway
River Road
Private Drive
Site Access
STOP
(14)
8
(12)
(48)
(12)
7
(14)
7
24
(36)
34
8
22
(43)
(57)
30
LEGEND
000 - AM Peak-Hour Trip Assignment
(000) - PM Peak-Hour Trip Assignment

3. TRAFFIC VOLUME DEVELOPMENT

3.1. Future No-Build Traffic Volumes

To develop an annual background growth rate for use in the analysis, count data was reviewed from the years 2011 to 2021 at SCDOT Count Station 10-0346. In addition to traffic count data, intersection turning movement counts from 2008, 2015, 2021, and 2022 at the Betsy Kerrison Parkway/Bohicket Road and River Road intersection were reviewed. The total entering volumes for each of the years are shown in Table 3.

Table 3 – Total entering volumes at River Road & Betsy Kerrison/ Bohicket Road

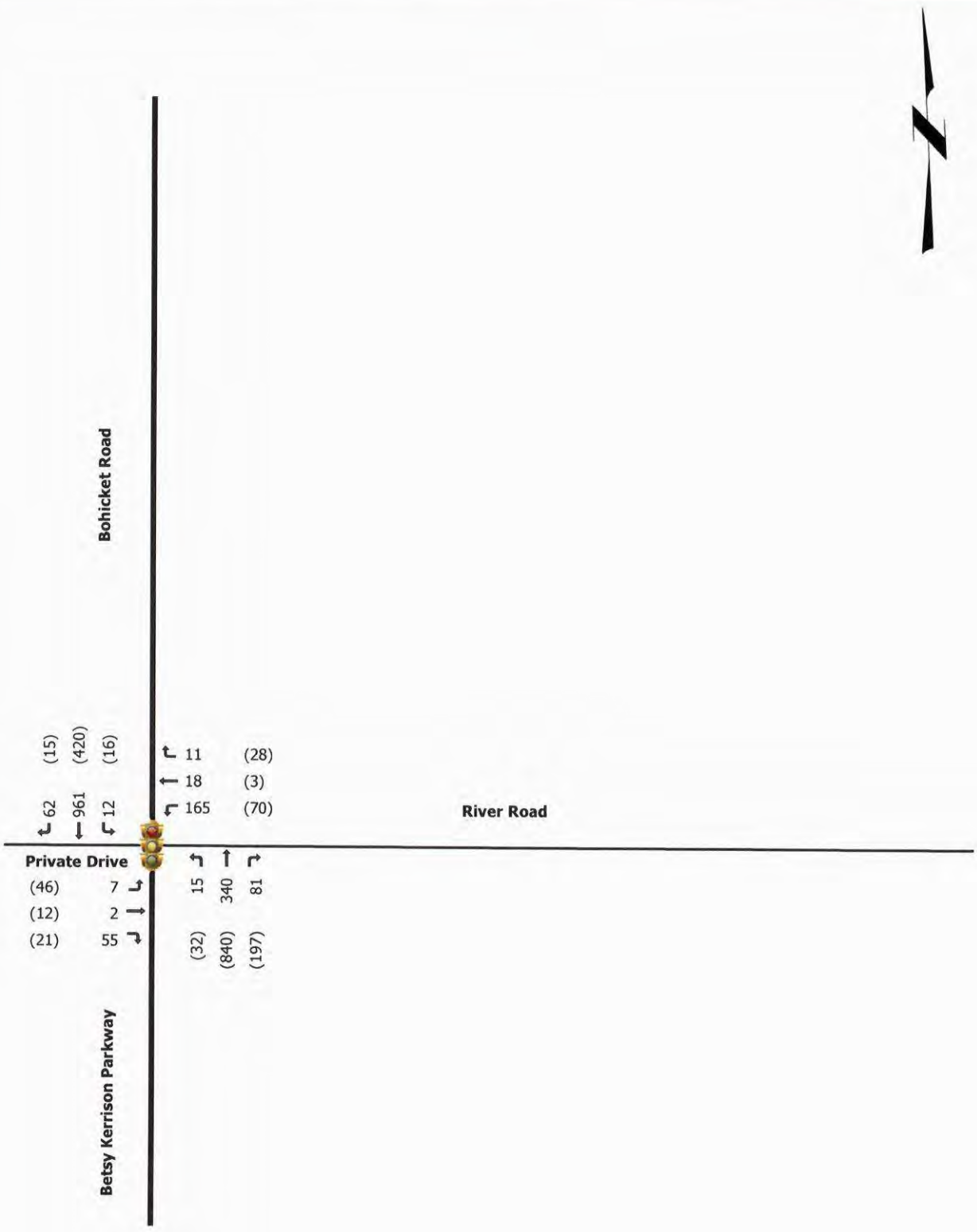
Time	2008	2015	2021	2022
AM Peak Hour	1,276	1,320	1,483	1,483
PM Peak Hour	1,365	1,361	1,451	1,413

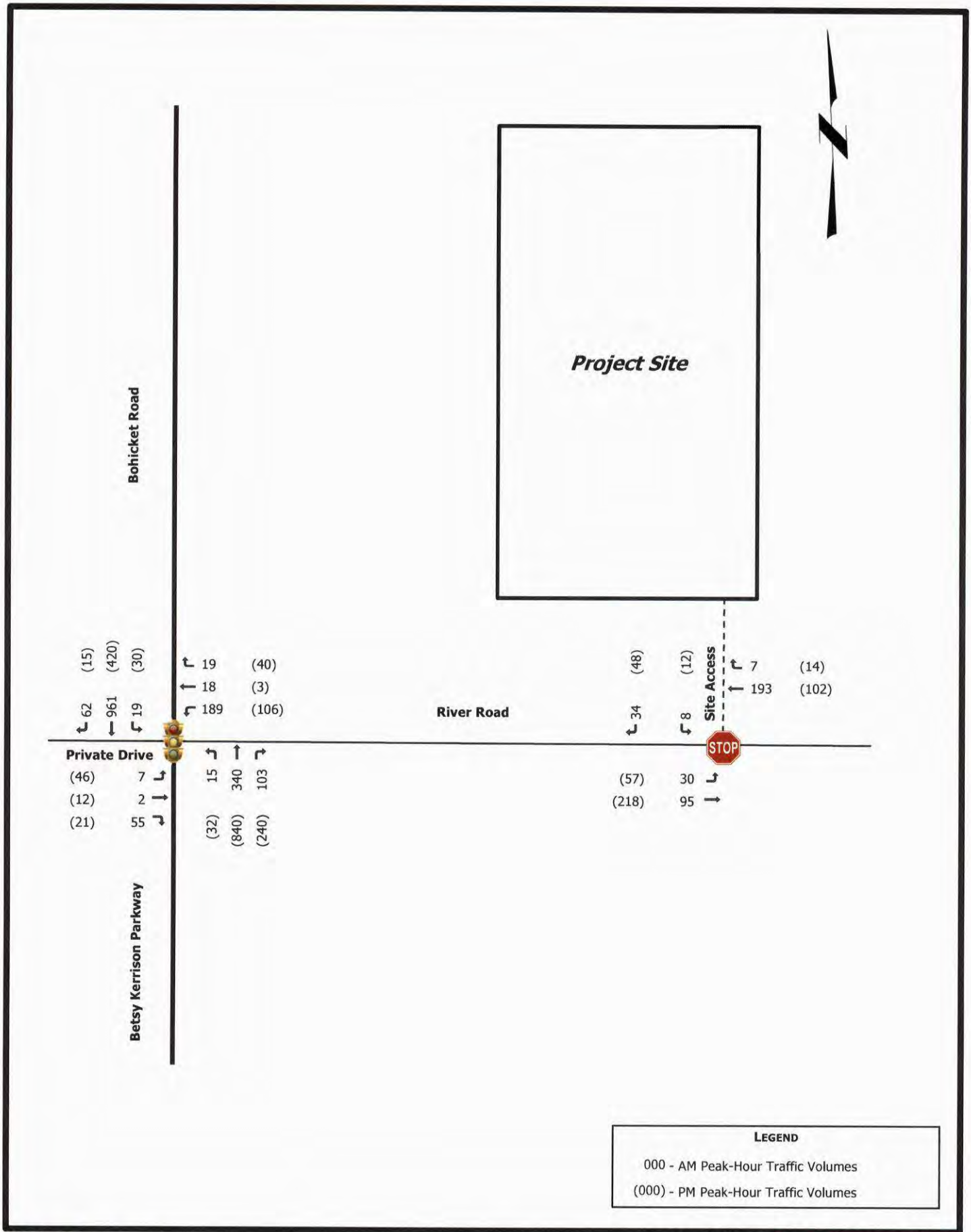
Based on the historic data, a 1.0% annual growth was adopted for this study. The 1% annual growth rate was utilized to develop the 2028 No-Build and 2038 No-Build traffic volumes, which are illustrated in Figure 7 and Figure 9. Traffic counts from 2008, 2015, 2021 and 2022 are provided in Appendix B.

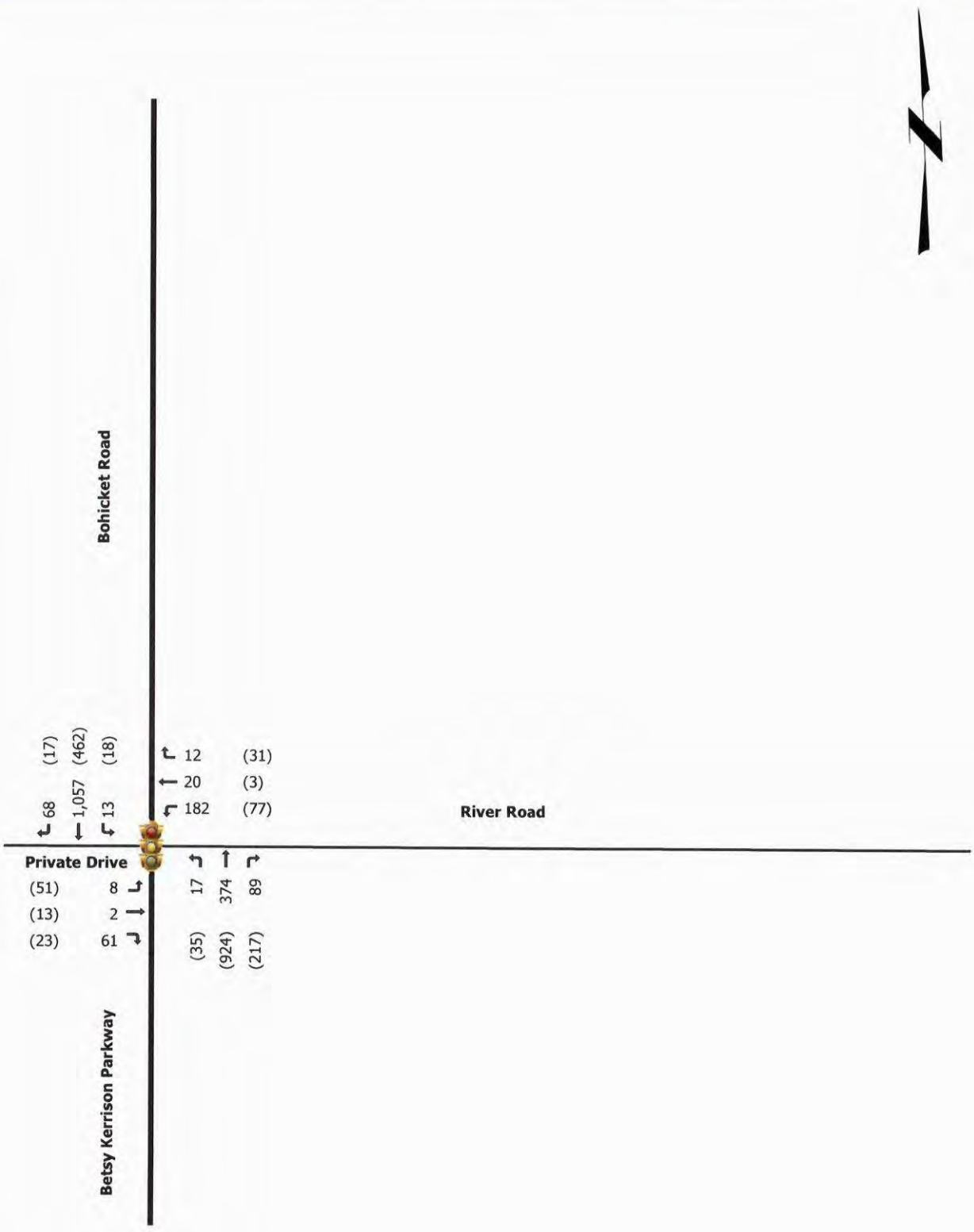
3.2. Build Out Traffic Volumes

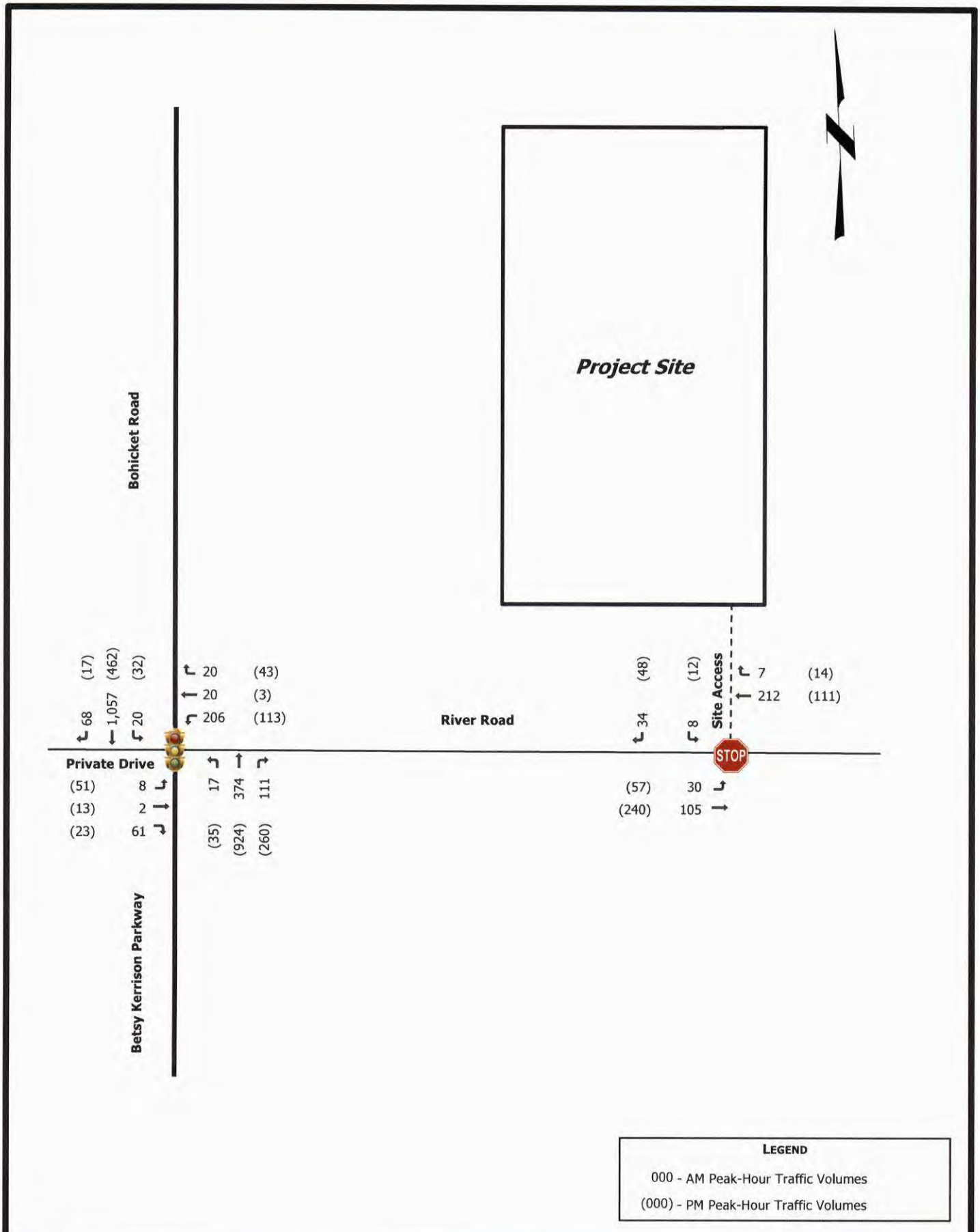
The site generated traffic volumes were added to the 2028 and 2038 No-Build traffic volumes to determine the future year Build volumes. The 2028 Build volumes are illustrated in Figure 8 and the 2038 Build volumes are in Figure 10.

Volume development worksheets are included in Appendix B.


Bohicket Road
Betsy Kerrison Parkway
River Road
Private Drive
(15) (420) (16)
62 961 12
11 18 165
(28) (3) (70)
(46) (12) (21)
7 2 55
15 340 81
(32) (840) (197)
LEGEND
000 - AM Peak-Hour Traffic Volumes
(000) - PM Peak-Hour Traffic Volumes


Project Site
Bohicket Road
Betsy Kerrison Parkway
River Road
Private Drive
Site Access
STOP
(15) (420) (30)
62 961 19
19 (40)
18 (3)
189 (106)
(46) 7
(12) 2
(21) 55
15 340 103
(32) (840) (240)
(48) (12)
34 8
(57) 30
(218) 95
7 (14)
193 (102)
LEGEND
000 - AM Peak-Hour Traffic Volumes
(000) - PM Peak-Hour Traffic Volumes


Bohicket Road
Betsy Kerrison Parkway
River Road
Private Drive
68 (17)
1,057 (462)
13 (18)
12 (31)
20 (3)
182 (77)
8 (51)
2 (13)
61 (23)
17 (35)
374 (924)
89 (217)
LEGEND
000 - AM Peak-Hour Traffic Volumes
(000) - PM Peak-Hour Traffic Volumes


Project Site
Bohicket Road
Betsy Kerrison Parkway
River Road
Private Drive
Site Access
STOP
(17) (462) (32)
68 1,057 20
20 (43)
20 (3)
206 (113)
(51) 8
(13) 2
(23) 61
17 374 111
(35) (924) (260)
(48) (12)
34 8
7 (14)
212 (111)
(57) 30
(240) 105
LEGEND
000 - AM Peak-Hour Traffic Volumes
(000) - PM Peak-Hour Traffic Volumes

4. TRAFFIC IMPACT ANALYSIS

4.1. Turn-Lane Analysis

Charleston County guidelines suggest examining traffic conditions 10 years past the anticipated build date. As such, auxiliary turn-lane analyses were conducted using the 2038 Build volumes. Turn-lane analyses were considered based on the SCDOT Roadway Design Manual (RDM) Section 9.5.1.

Based on the anticipated build out volumes, auxiliary turn-lanes on River Road are not warranted at the access point. Turn-lane analyses are provided in Appendix D.

4.2. Intersection LOS Analysis

In accordance with Charleston County requirements, intersection analyses were conducted for the study intersections considering 2022 Existing conditions, 2028 No-Build conditions, 2028 Build conditions, 2038 No-Build conditions and 2038 Build conditions. This analysis was conducted using the Transportation Research Board's *Highway Capacity Manual 6th Edition (HCM 6th Edition)* methodologies of the *Synchro*, Version 11 software.

Intersection level of service (LOS) grades range from LOS A to LOS F, which are directly related to the level of control delay at the intersection and characterize the operational conditions of the intersection traffic flow. LOS A operations typically represent ideal, free-flow conditions where vehicles experience little to no delays, and LOS F operations typically represent poor, forced-flow (bumper-to-bumper) conditions with high vehicular delays and are generally considered undesirable. Table 4 summarizes the *HCM 6th Edition* control delay thresholds associated with each LOS grade for unsignalized intersections.

Table 4 – *HCM 6th Edition* LOS Criteria for Unsignalized and Signalized Intersections

Unsignalized Intersections	
LOS	**Control Delay per Vehicle (seconds)**
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

Signalized Intersections	
LOS	**Control Delay per Vehicle (seconds)**
A	≤ 10
B	> 10 and ≤ 20
C	> 20 and ≤ 35
D	> 35 and ≤ 55
E	> 55 and ≤ 80
F	> 80

As part of the intersection analysis, SCDOT's default *Synchro* parameters were utilized. A constant PHF of 0.92 was applied for future year analysis. Existing heavy vehicle percentages were utilized for all analysis scenarios, with a minimum percentage of 2% considered.

Using the *Synchro* software, intersection analyses were conducted for the weekday AM peak-hour and weekday PM peak-hour time periods. The results of the intersection analyses are summarized in Table 5 and Table 6.

Table 5 – Unsignalized and Signalized Intersection Analysis Results

Intersection	Approach	LOS/Delay (seconds)					
		2022 Existing Conditions		2028 No-Build Conditions		2028 Build Conditions	
		AM	PM	AM	PM	AM	PM
Betsy Kerrison Parkway/Bohicket Road & River Road (Signalized)	EB	B/15.9	B/17.9	B/17.1	B/19.8	B/16.7	B/19.7
	WB	B/19.2	B/19.2	C/20.9	C/21.3	C/21.2	C/22.2
	NB	A/7.1	B/11.2	A/7.7	B/17.8	A/8.4	B/18.4
	SB	A/7.9	A/6.0	A/8.4	A/6.1	A/9.1	A/6.7
	Overall	*A/9.5*	*B/10.7*	*B/10.0*	*B/14.5*	*B/10.7*	*B/15.2*
River Road & Site Access	EB[1]	--	--	--	--	A/7.7	A/7.6
	SB[2]	--	--	--	--	B/10.0	A/9.9

[1]LOS for major street left-turn movement; [2]LOS for minor street approach

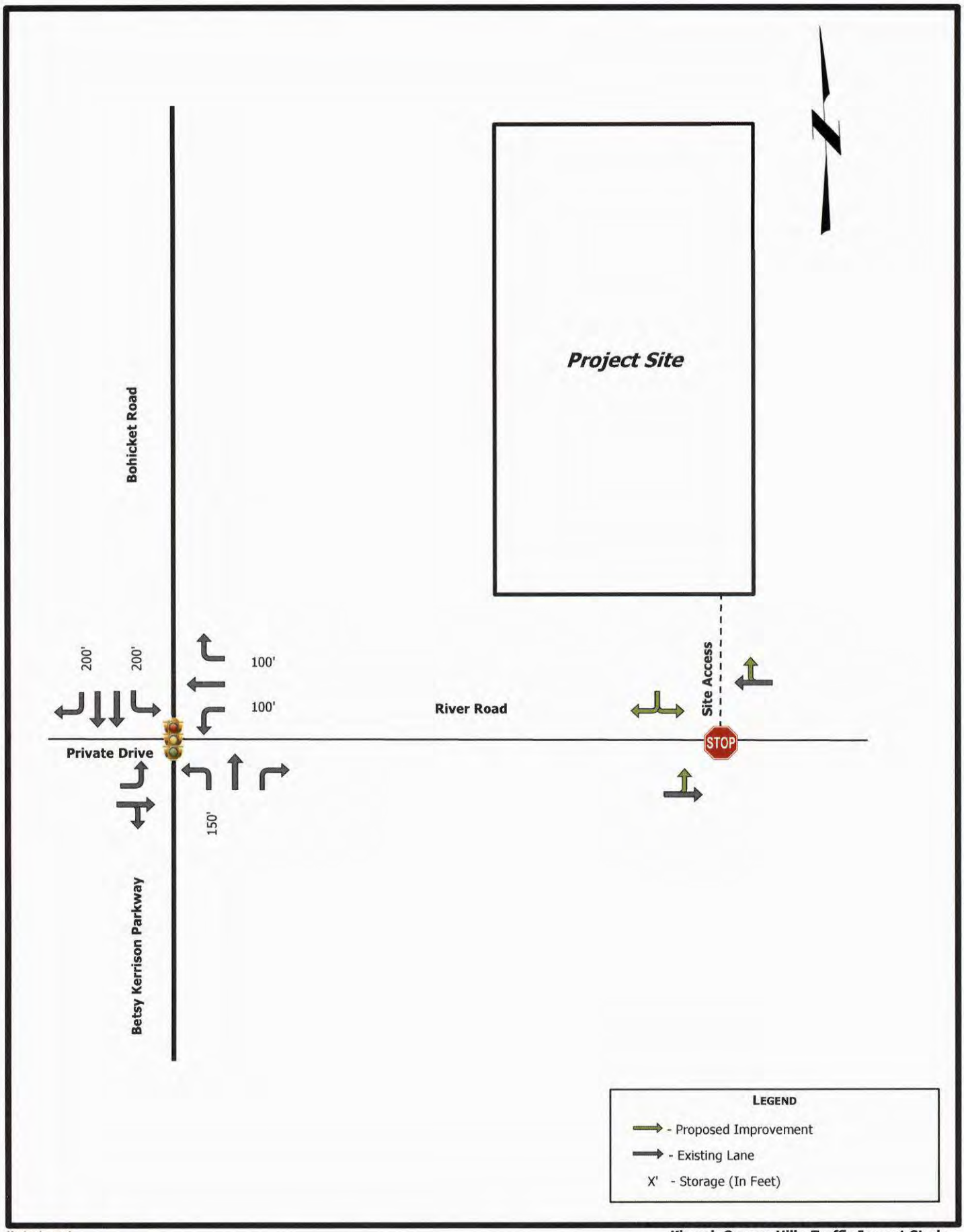
Table 6 – Unsignalized and Signalized Intersection Analysis Results

Intersection	Approach	LOS/Delay (seconds)			
		2038 No-Build Conditions		2038 Build Conditions	
		AM	PM	AM	PM
Betsy Kerrison Parkway/Bohicket Road & River Road (Signalized)	EB	B/17.6	C/20.4	B/17.2	C/20.3
	WB	C/22.1	C/22.2	C/22.4	C/23.1
	NB	A/8.6	C/28.8	A/9.3	C/29.8
	SB	A/9.6	A/6.3	B/10.4	A/7.1
	Overall	*B/11.1*	*C/21.1*	*B/11.9*	*C/21.9*
River Road & Site Access	EB[1]	--	--	A/7.8	A/7.6
	SB[2]	--	--	B/10.2	B/10.0

[1]LOS for major street left-turn movement; [2]LOS for minor street approach

With construction of the project, the signal at River Road & Betsy Kerrison Parkway should continue to function adequately. The site access can function adequately with one ingress and one egress lane.

Figure 11 shows the proposed lane configuration for the Build condition. A capacity analysis summary is proved in Appendix D.


Project Site
Bohicket Road
Betsy Kerrison Parkway
River Road
Private Drive
Site Access
STOP
200'
200'
100'
100'
150'
LEGEND
- Proposed Improvement
- Existing Lane
X' - Storage (In Feet)

5. SUMMARY OF FINDINGS AND RECOMMENDATIONS

A traffic impact study was conducted for the proposed Orange Hill Tract residential and golf course development in accordance with Charleston County and SCDOT guidelines. The development is located east of Bohicket Road and north of River Road in Charleston County, South Carolina. The development is anticipated to have up to 102 residential/resort lots and a private golf course; a majority of the residential units are anticipated to be "second" homes as opposed to primary residences. A small retail area (<5,000 SF) may also be established on the east side of the entry road.

The site will have one full access on River Road to serve the residential and golf course uses. Two additional accesses on Bohicket Road are planned but will not serve the main development. One driveway entrance is planned for the golf maintenance/utility area, a sewage treatment plant, a golf course irrigation pump station and storage tank. A separate existing driveway is planned as an entrance only connection into the community for emergency vehicles. This emergency only access will include a mechanical gate with entry codes distributed to the St. Johns Fire District, Charleston County EMS, and the Charleston County Sheriff's Office. The accesses on Bohicket Road should serve minimal traffic volumes.

With construction of the project, surrounding roadways and intersections should continue to function adequately. No changes are recommended.

The site access on River Road should function adequately with one ingress and one egress lane. Based on the 2038 anticipated build out volumes, auxiliary turn-lanes on River Road are not warranted.

The site access should be designed to provide proper sight distances and meet SCDOT design criteria.

APPENDIX A

Traffic Count Data

TDC

TRAFFIC DATA COLLECTION, INC.

Atlanta - Hilton Head
www.trafficdatacollection.com

2008

Counter: 1935
Counted By: JRM
Weather: Mild
Other: KTG

File Name : 08523-03
Site Code : 00852303
Start Date : 7/10/2008
Page No : 1

Groups Printed- Cars - Trucks & Buses

	Bohicket Rd Northbound					Bohicket Rd Southbound					River Rd Eastbound					River Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:15 AM	3	46	9	0	58	2	157	5	0	164	1	0	3	0	4	30	2	3	0	35	261
07:30 AM	2	49	11	0	62	1	163	4	0	168	1	0	2	0	3	38	0	5	0	43	276
07:45 AM	4	58	11	0	73	3	174	9	0	186	0	1	3	0	4	34	4	0	0	38	301
Total	9	153	31	0	193	6	494	18	0	518	2	1	8	0	11	102	6	8	0	116	838
08:00 AM	4	67	11	0	82	3	169	17	0	189	1	1	11	0	13	36	3	1	0	40	324
08:15 AM	3	74	12	0	89	2	182	15	0	199	1	0	8	0	9	23	2	1	0	26	323
08:30 AM	4	63	14	0	81	6	107	10	0	123	0	0	8	0	8	30	1	2	0	33	245
08:45 AM	11	64	9	0	84	5	229	12	0	246	0	0	16	0	16	33	4	1	0	38	384
Total	22	268	46	0	336	16	687	54	0	757	2	1	43	0	46	122	10	5	0	137	1276
09:00 AM	7	81	14	0	102	8	160	8	0	176	1	0	10	0	11	26	1	2	0	29	318
09:15 AM	9	80	18	0	107	3	123	6	0	132	1	2	6	0	9	21	1	5	0	27	275
Break																					
Total	16	161	32	0	209	11	283	14	0	308	2	2	16	0	20	47	2	7	0	56	593
Break																					
04:00 PM	15	200	38	0	253	0	74	4	0	78	11	2	9	0	22	16	2	4	0	22	375
04:15 PM	7	185	31	0	223	4	77	4	0	85	9	0	12	0	21	22	0	3	0	25	354
04:30 PM	8	177	33	0	218	7	92	4	0	103	14	2	10	0	26	15	0	3	0	18	365
04:45 PM	5	136	34	0	175	4	55	2	0	61	5	2	6	0	13	16	2	4	0	22	271
Total	35	698	136	0	869	15	298	14	0	327	39	6	37	0	82	69	4	14	0	87	1365
05:00 PM	4	186	39	0	229	6	64	7	0	77	7	4	14	0	25	12	1	10	0	23	354
05:15 PM	2	175	37	0	214	6	58	2	0	66	9	4	5	0	18	13	0	10	0	23	321
05:30 PM	4	121	27	0	152	7	78	4	0	89	4	1	6	0	11	21	1	6	0	28	280
05:45 PM	4	104	17	0	125	3	64	1	0	68	5	0	5	0	10	13	0	2	0	15	218
Total	14	586	120	0	720	22	264	14	0	300	25	9	30	0	64	59	2	28	0	89	1173
Grand Total	96	1866	365	0	2327	70	2026	114	0	2210	70	19	134	0	223	399	24	62	0	485	5245
Apprch %	4.1	80.2	15.7	0		3.2	91.7	5.2	0		31.4	8.5	60.1	0		82.3	4.9	12.8	0		
Total %	1.8	35.6	7	0	44.4	1.3	38.6	2.2	0	42.1	1.3	0.4	2.6	0	4.3	7.6	0.5	1.2	0	9.2	
Cars	94	1810	347	0	2251	69	1973	113	0	2155	69	18	133	0	220	378	24	62	0	464	5090
% Cars	97.9	97	95.1	0	96.7	98.6	97.4	99.1	0	97.5	98.6	94.7	99.3	0	98.7	94.7	100	100	0	95.7	97
Trucks & Buses	2	56	18	0	76	1	53	1	0	55	1	1	1	0	3	21	0	0	0	21	155
% Trucks & Buses	2.1	3	4.9	0	3.3	1.4	2.6	0.9	0	2.5	1.4	5.3	0.7	0	1.3	5.3	0	0	0	4.3	3

Note: Pedestrian data shown for each approach is crossing the approach from either direction combined.

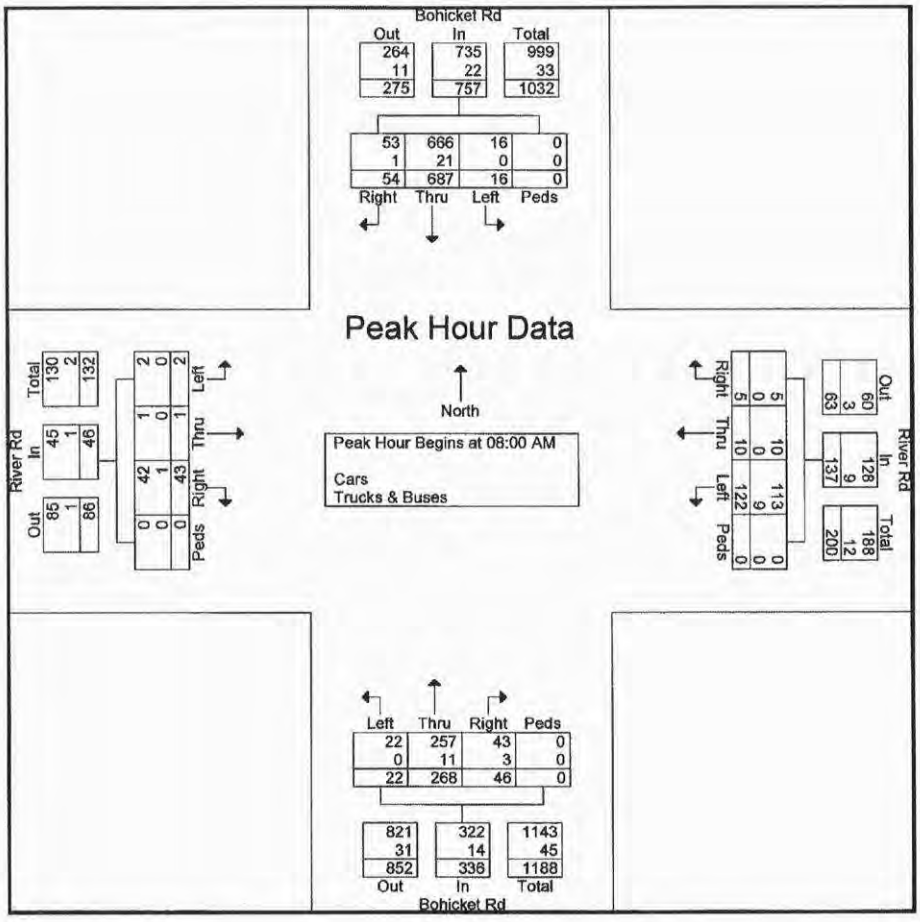
TRAFFIC DATA COLLECTION, INC.

Atlanta - Hilton Head
www.trafficdatacollection.com

Counter: 1935
Counted By: JRM
Weather: Mild
Other: KTG

File Name : 08523-03
Site Code : 00852303
Start Date : 7/10/2008
Page No : 3

	Bohicket Rd Northbound					Bohicket Rd Southbound					River Rd Eastbound					River Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:15 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	4	67	11	0	82	3	169	17	0	189	1	1	11	0	13	36	3	1	0	40	324
08:15 AM	3	74	12	0	89	2	182	15	0	199	1	0	8	0	9	23	2	1	0	26	323
08:30 AM	4	63	14	0	81	6	107	10	0	123	0	0	8	0	8	30	1	2	0	33	245
08:45 AM	11	64	9	0	84	5	229	12	0	246	0	0	16	0	16	33	4	1	0	38	384
Total Volume	22	268	46	0	336	16	687	54	0	757	2	1	43	0	46	122	10	5	0	137	1276
% App. Total	6.5	79.8	13.7	0		2.1	90.8	7.1	0		4.3	2.2	93.5	0		89.1	7.3	3.6	0		
PHF	.500	.905	.821	.000	.944	.667	.750	.794	.000	.769	.500	.250	.672	.000	.719	.847	.625	.625	.000	.856	.831
Cars	22	257	43	0	322	16	666	53	0	735	2	1	42	0	45	113	10	5	0	128	1230
% Cars	100	95.9	93.5	0	95.8	100	96.9	98.1	0	97.1	100	100	97.7	0	97.8	92.6	100	100	0	93.4	96.4
Trucks & Buses																					
% Trucks & Buses	0	4.1	6.5	0	4.2	0	3.1	1.9	0	2.9	0	0	2.3	0	2.2	7.4	0	0	0	6.6	3.6



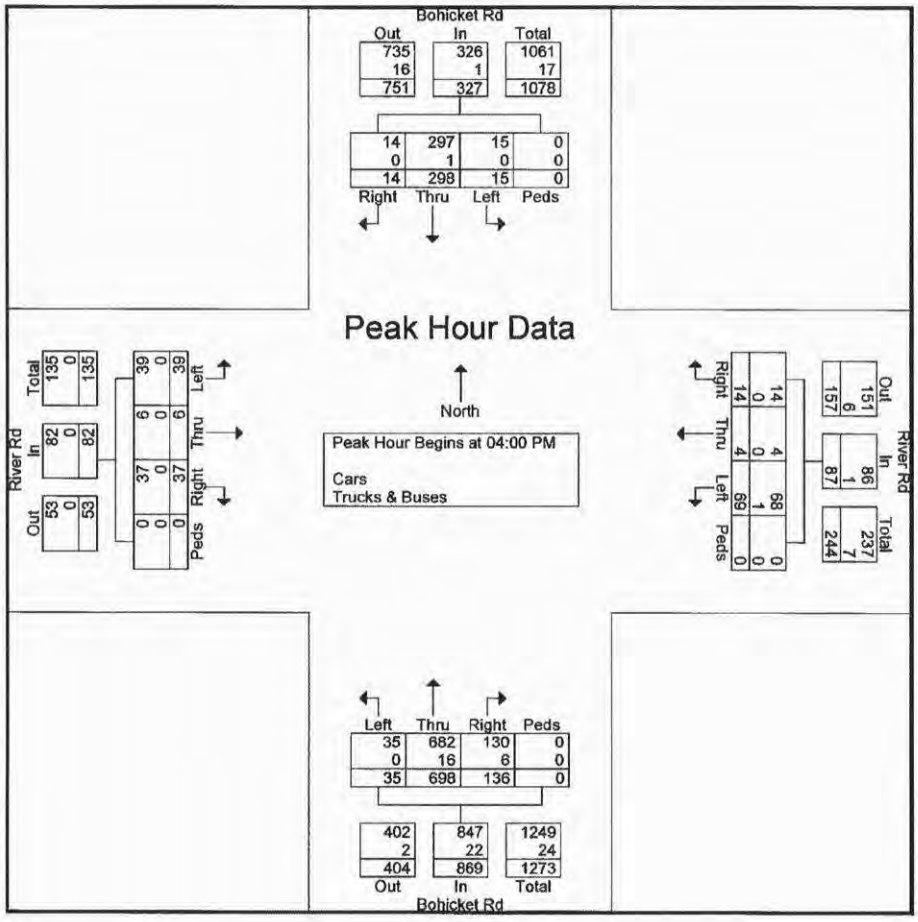
TRAFFIC DATA COLLECTION, INC.

Atlanta - Hilton Head
www.trafficdatacollection.com

Counter: 1935
Counted By: JRM
Weather: Mild
Other: KTG

File Name : 08523-03
Site Code : 00852303
Start Date : 7/10/2008
Page No : 4

	Bohicket Rd Northbound					Bohicket Rd Southbound					River Rd Eastbound					River Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:00 PM																					
04:00 PM	**15**	**200**	**38**	0	**253**	0	74	**4**	0	78	11	**2**	9	0	22	16	**2**	**4**	0	22	**375**
04:15 PM	7	185	31	0	223	4	77	4	0	85	9	0	**12**	0	21	**22**	0	3	0	**25**	354
04:30 PM	8	177	33	0	218	**7**	**92**	4	0	**103**	**14**	2	10	0	**26**	15	0	3	0	18	365
04:45 PM	5	136	34	0	175	4	55	2	0	61	5	2	6	0	13	16	2	4	0	22	271
Total Volume	35	698	136	0	869	15	298	14	0	327	39	6	37	0	82	69	4	14	0	87	1365
% App. Total	4	80.3	15.7	0		4.6	91.1	4.3	0		47.6	7.3	45.1	0		79.3	4.6	16.1	0		
PHF	.583	.873	.895	.000	.859	.536	.810	.875	.000	.794	.696	.750	.771	.000	.788	.784	.500	.875	.000	.870	.910
Cars	35	682	130	0	847	15	297	14	0	326	39	6	37	0	82	68	4	14	0	86	1341
% Cars	100	97.7	95.6	0	97.5	100	99.7	100	0	99.7	100	100	100	0	100	98.6	100	100	0	98.9	98.2
Trucks & Buses																					
% Trucks & Buses	0	2.3	4.4	0	2.5	0	0.3	0	0	0.3	0	0	0	0	0	1.4	0	0	0	1.1	1.8



Traffic Data Connection
PO Box 445
Abbeville, Ga 31001
843-412-6222

2015

Counter: T-1328
Counted By: BLE
Weather: Mild
Other: T&H

File Name : 15718-01
Site Code : 01571801
Start Date : 3/18/2015
Page No : 1

Groups Printed- Cars - Trucks & Buses - School Buses

	Betsy Kerrison Pkwy Northbound					Bohicket Rd Southbound					Shopping Ent Eastbound					River Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00	1	55	6	0	62	2	115	5	0	122	0	0	5	0	5	16	1	1	0	18	207
07:15	1	41	10	0	52	2	143	4	0	149	0	0	5	0	5	16	4	4	0	24	230
07:30	1	57	11	0	69	3	172	10	0	185	0	0	9	0	9	26	1	2	0	29	292
07:45	4	42	16	0	62	3	155	16	0	174	1	0	7	0	8	30	4	3	0	37	281
Total	7	195	43	0	245	10	585	35	0	630	1	0	26	0	27	88	10	10	0	108	1010
08:00	4	58	14	0	76	7	160	8	0	175	1	1	14	0	16	37	2	2	0	41	308
08:15	5	74	6	0	85	4	189	11	0	204	0	1	10	0	11	37	4	3	0	44	344
08:30	3	69	6	0	78	4	166	18	0	188	0	0	13	0	13	22	3	4	0	29	308
08:45	9	89	16	0	114	2	168	16	0	186	3	1	20	0	24	32	0	4	0	36	360
Total	21	290	42	0	353	17	683	53	0	753	4	3	57	0	64	128	9	13	0	150	1320
*** BREAK ***																					
16:00	18	163	37	0	218	4	87	6	0	97	9	3	15	0	27	10	1	5	0	16	358
16:15	10	160	39	0	209	5	63	2	0	70	10	3	15	0	28	15	0	4	0	19	326
16:30	5	158	33	0	196	1	82	5	1	89	4	1	6	0	11	16	0	2	1	19	315
16:45	11	172	31	0	214	2	79	2	0	83	6	6	3	0	15	15	1	3	0	19	331
Total	44	653	140	0	837	12	311	15	1	339	29	13	39	0	81	56	2	14	1	73	1330
17:00	12	187	42	0	241	4	95	0	0	99	12	1	8	0	21	21	0	7	0	28	389
17:15	5	163	33	0	201	4	68	0	0	72	7	0	3	0	10	30	0	6	0	36	319
17:30	6	110	24	0	140	1	62	0	0	63	1	0	4	0	5	19	0	4	0	23	231
17:45	7	148	30	0	185	2	74	4	0	80	12	3	3	0	18	17	0	2	0	19	302
Total	30	608	129	0	767	11	299	4	0	314	32	4	18	0	54	87	0	19	0	106	1241
Grand Total	102	1746	354	0	2202	50	1878	107	1	2036	66	20	140	0	226	359	21	56	1	437	4901
Apprch %	4.6	79.3	16.1	0		2.5	92.2	5.3	0		29.2	8.8	61.9	0		82.2	4.8	12.8	0.2		
Total %	2.1	35.6	7.2	0	44.9	1	38.3	2.2	0	41.5	1.3	0.4	2.9	0	4.6	7.3	0.4	1.1	0	8.9	
Cars	101	1699	348	0	2148	48	1824	105	1	1978	64	19	138	0	221	345	19	56	1	421	4768
% Cars	99	97.3	98.3	0	97.5	96	97.1	98.1	100	97.2	97	95	98.6	0	97.8	96.1	90.5	100	100	96.3	97.3
Trucks & Buses	1	43	5	0	49	0	49	2	0	51	2	1	2	0	5	13	1	0	0	14	119
% Trucks & Buses	1	2.5	1.4	0	2.2	0	2.6	1.9	0	2.5	3	5	1.4	0	2.2	3.6	4.8	0	0	3.2	2.4
School Buses	0	4	1	0	5	2	5	0	0	7	0	0	0	0	0	1	1	0	0	2	14
% School Buses	0	0.2	0.3	0	0.2	4	0.3	0	0	0.3	0	0	0	0	0	0.3	4.8	0	0	0.5	0.3

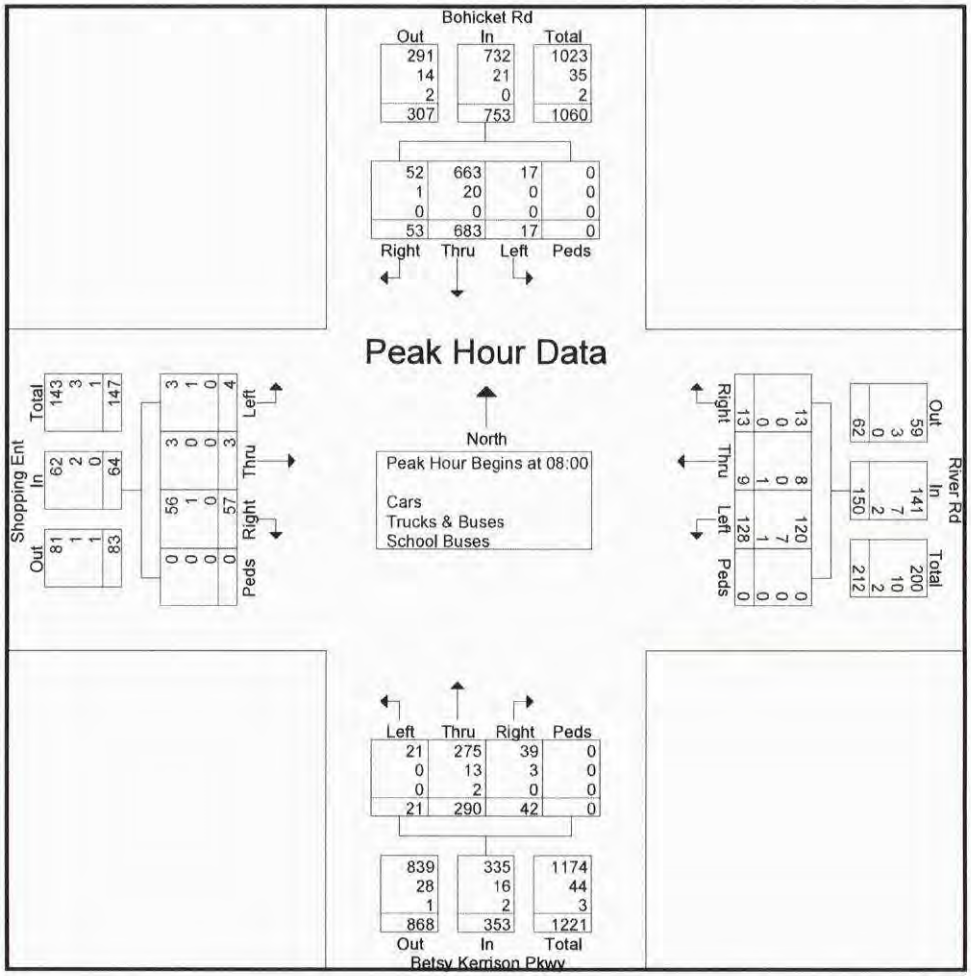
Traffic Data Connection

PO Box 445
Abbeville, Ga 31001
843-412-6222

Counter: T-1328
Counted By: BLE
Weather: Mild
Other: T&H

File Name : 15718-01
Site Code : 01571801
Start Date : 3/18/2015
Page No : 3

	Betsy Kerrison Pkwy Northbound					Bohicket Rd Southbound					Shopping Ent Eastbound					River Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 12:30 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00																					
08:00	4	58	14	0	76	7	160	8	0	175	1	**1**	14	0	16	**37**	2	2	0	41	308
08:15	5	74	6	0	85	4	**189**	11	0	**204**	0	1	10	0	11	37	**4**	3	0	**44**	344
08:30	3	69	6	0	78	4	166	**18**	0	188	0	0	13	0	13	22	3	**4**	0	29	308
08:45	**9**	**89**	**16**	0	**114**	2	168	16	0	186	**3**	1	**20**	0	**24**	32	0	4	0	36	**360**
Total Volume	21	290	42	0	353	17	683	53	0	753	4	3	57	0	64	128	9	13	0	150	1320
% App. Total	5.9	82.2	11.9	0		2.3	90.7	7	0		6.2	4.7	89.1	0		85.3	6	8.7	0		
PHF	.583	.815	.656	.000	.774	.607	.903	.736	.000	.923	.333	.750	.713	.000	.667	.865	.563	.813	.000	.852	.917
Cars	21	275	39	0	335	17	663	52	0	732	3	3	56	0	62	120	8	13	0	141	1270
% Cars	100	94.8	92.9	0	94.9	100	97.1	98.1	0	97.2	75.0	100	98.2	0	96.9	93.8	88.9	100	0	94.0	96.2
Trucks & Buses																					
% Trucks & Buses	0	4.5	7.1	0	4.5	0	2.9	1.9	0	2.8	25.0	0	1.8	0	3.1	5.5	0	0	0	4.7	3.5
School Buses	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	1	1	0	0	2	4
% School Buses	0	0.7	0	0	0.6	0	0	0	0	0	0	0	0	0	0	0.8	11.1	0	0	1.3	0.3



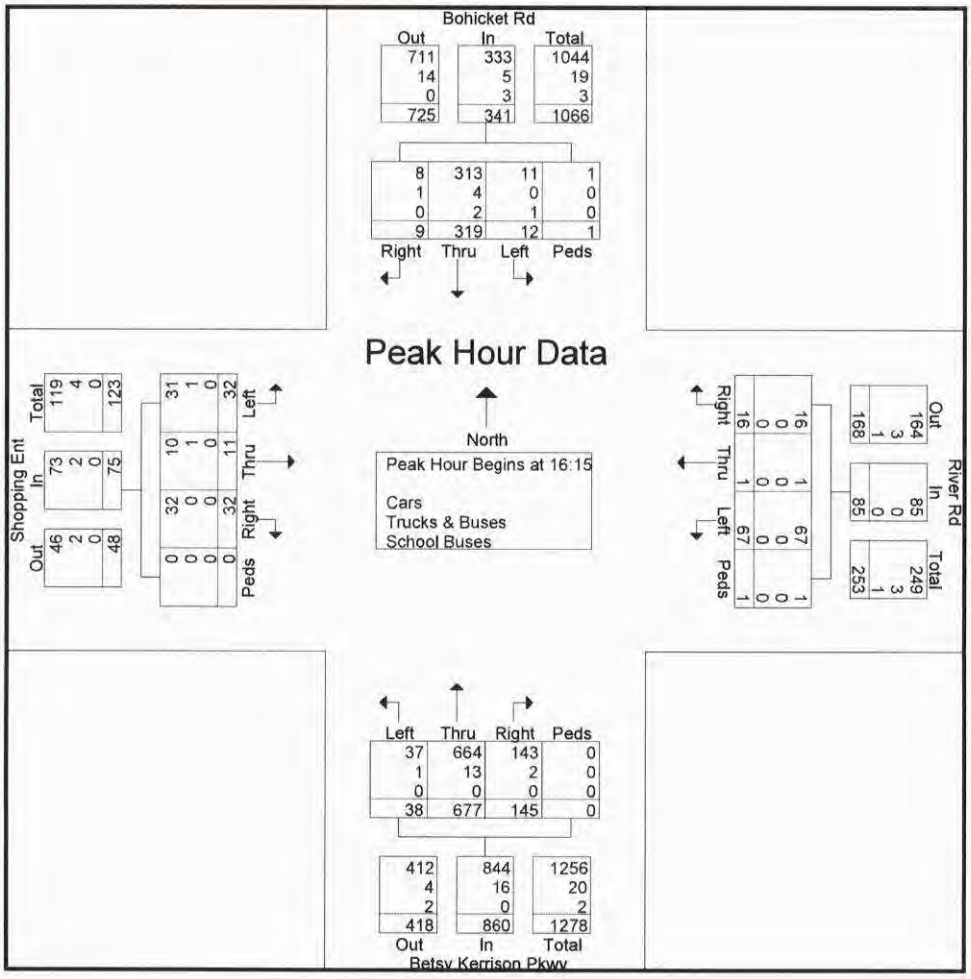
Traffic Data Connection

PO Box 445
Abbeville, Ga 31001
843-412-6222

Counter: T-1328
Counted By: BLE
Weather: Mild
Other: T&H

File Name : 15718-01
Site Code : 01571801
Start Date : 3/18/2015
Page No : 4

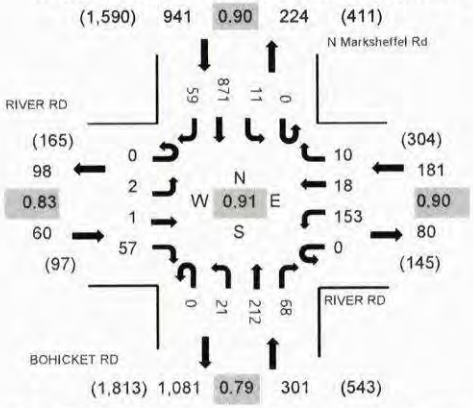
	Betsy Kerrison Pkwy Northbound					Bohicket Rd Southbound					Shopping Ent Eastbound					River Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:45 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:15																					
16:15	10	160	39	0	209	**5**	63	2	0	70	10	3	**15**	0	**28**	15	0	4	0	19	326
16:30	5	158	33	0	196	1	82	**5**	**1**	89	4	1	6	0	11	16	0	2	**1**	19	315
16:45	11	172	31	0	214	2	79	2	0	83	6	**6**	3	0	15	15	**1**	3	0	19	331
17:00	**12**	**187**	**42**	0	**241**	4	**95**	0	0	**99**	**12**	1	8	0	21	**21**	0	**7**	0	**28**	**389**
Total Volume	38	677	145	0	860	12	319	9	1	341	32	11	32	0	75	67	1	16	1	85	1361
% App. Total	4.4	78.7	16.9	0		3.5	93.5	2.6	0.3		42.7	14.7	42.7	0		78.8	1.2	18.8	1.2		
PHF	.792	.905	.863	.000	.892	.600	.839	.450	.250	.861	.667	.458	.533	.000	.670	.798	.250	.571	.250	.759	.875
Cars	37	664	143	0	844	11	313	8	1	333	31	10	32	0	73	67	1	16	1	85	1335
% Cars	97.4	98.1	98.6	0	98.1	91.7	98.1	88.9	100	97.7	96.9	90.9	100	0	97.3	100	100	100	100	100	98.1
Trucks & Buses																					
% Trucks & Buses	2.6	1.9	1.4	0	1.9	0	1.3	11.1	0	1.5	3.1	9.1	0	0	2.7	0	0	0	0	0	1.7
School Buses	0	0	0	0	0	1	2	0	0	3	0	0	0	0	0	0	0	0	0	0	3
% School Buses	0	0	0	0	0	8.3	0.6	0	0	0.9	0	0	0	0	0	0	0	0	0	0	0.2



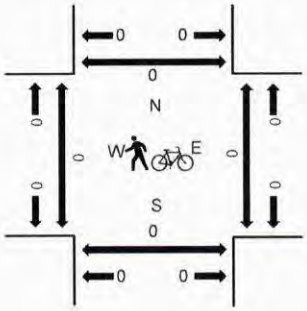
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 BOHICKET RD & RIVER RD AM
Date: Wednesday, January 20, 2021
Peak Hour: 08:00 AM - 09:00 AM
Peak 15-Minutes: 08:30 AM - 08:45 AM

Peak Hour - Motorized Vehicles



Peak Hour - Pedestrians/Bicycles in Crosswalk



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	RIVER RD Eastbound				RIVER RD Westbound				BOHICKET RD Northbound				N Marksheffel Rd Southbound				Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	1	0	10	0	19	2	4	0	3	36	9	0	1	125	11	221	1,051	0	0	0	0
7:15 AM	0	0	1	7	0	24	1	2	0	3	51	14	0	2	128	10	243	1,169	0	0	0	0
7:30 AM	0	0	0	8	0	20	3	2	0	3	42	18	0	4	170	13	283	1,295	0	0	0	0
7:45 AM	0	1	0	9	0	42	2	2	0	4	46	13	0	3	170	12	304	1,421	0	0	0	0
8:00 AM	0	0	0	12	0	36	5	3	0	7	38	13	0	1	207	17	339	1,483	0	0	0	0
8:15 AM	0	0	0	18	0	38	6	3	0	1	55	15	0	4	222	7	369		0	0	0	0
8:30 AM	0	1	0	16	0	48	3	2	0	6	56	15	0	5	238	19	409		0	0	0	0
8:45 AM	0	1	1	11	0	31	4	2	0	7	63	25	0	1	204	16	366		0	0	0	0

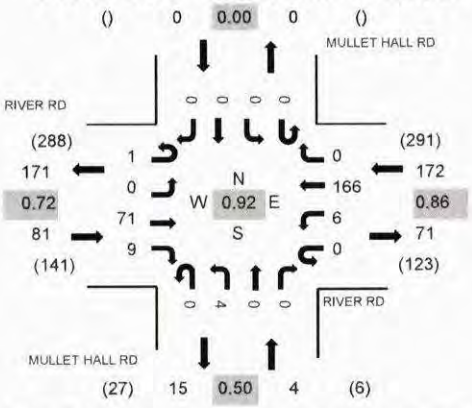
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	3	0	0	0	5	0	8
Lights	0	2	1	57	0	150	18	10	0	20	201	66	0	11	841	59	1,436
Mediums	0	0	0	0	0	3	0	0	0	1	8	2	0	0	25	0	39
Total	0	2	1	57	0	153	18	10	0	21	212	68	0	11	871	59	1,483

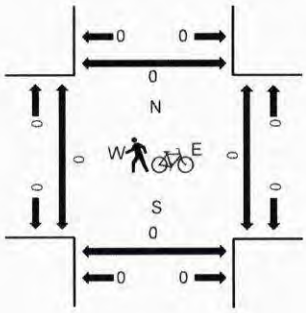
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 2 MULLET HALL RD & RIVER RD AM
Date: Wednesday, January 20, 2021
Peak Hour: 08:00 AM - 09:00 AM
Peak 15-Minutes: 08:15 AM - 08:30 AM

Peak Hour - Motorized Vehicles



Peak Hour - Pedestrians/Bicycles in Crosswalk



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	RIVER RD Eastbound				RIVER RD Westbound				MULLET HALL RD Northbound				MULLET HALL RD Southbound				Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	12	1	0	1	21	0	0	0	0	0	0	0	0	0	35	181	0	0	0	0
7:15 AM	0	0	10	3	0	0	27	0	0	0	0	0	0	0	0	0	40	206	0	0	0	0
7:30 AM	0	0	17	3	0	1	22	0	0	1	0	0	0	0	0	0	44	236	0	0	0	0
7:45 AM	0	0	12	2	0	1	46	0	0	0	0	1	0	0	0	0	62	256	0	0	0	0
8:00 AM	0	0	14	2	0	0	43	0	0	1	0	0	0	0	0	0	60	257	0	0	0	0
8:15 AM	0	0	14	2	0	3	51	0	0	0	0	0	0	0	0	0	70		0	0	0	0
8:30 AM	1	0	17	3	0	2	40	0	0	1	0	0	0	0	0	0	64		0	0	0	0
8:45 AM	0	0	26	2	0	1	32	0	0	2	0	0	0	0	0	0	63		0	0	0	0

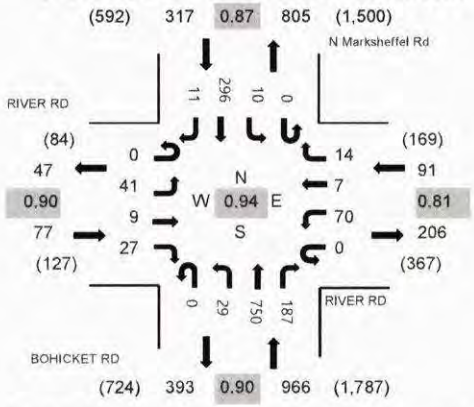
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lights	1	0	69	9	0	6	162	0	0	4	0	0	0	0	0	0	251
Mediums	0	0	2	0	0	0	4	0	0	0	0	0	0	0	0	0	6
Total	1	0	71	9	0	6	166	0	0	4	0	0	0	0	0	0	257

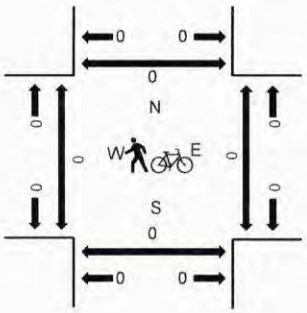
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 BOHICKET RD & RIVER RD PM
Date: Wednesday, January 20, 2021
Peak Hour: 04:15 PM - 05:15 PM
Peak 15-Minutes: 04:45 PM - 05:00 PM

Peak Hour - Motorized Vehicles



Peak Hour - Pedestrians/Bicycles in Crosswalk



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	RIVER RD Eastbound				RIVER RD Westbound				BOHICKET RD Northbound				N Marksheffel Rd Southbound				Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	10	5	9	0	17	2	6	0	14	170	41	0	6	90	4	374	1,445	0	0	0	0
4:15 PM	0	14	2	7	0	19	3	2	0	11	194	35	0	1	67	4	359	1,451	0	0	0	0
4:30 PM	0	11	2	9	0	12	1	2	0	8	155	47	0	1	75	3	326	1,405	0	0	0	0
4:45 PM	0	8	2	7	0	17	3	4	0	6	196	47	0	7	87	2	386	1,380	0	0	0	0
5:00 PM	0	8	3	4	0	22	0	6	0	4	205	58	0	1	67	2	380	1,230	0	0	0	0
5:15 PM	0	2	2	4	0	18	0	4	0	3	188	37	0	1	53	1	313		0	0	0	0
5:30 PM	0	6	2	4	0	13	0	3	0	4	168	36	0	2	58	5	301		0	0	0	0
5:45 PM	0	3	0	3	0	10	1	4	0	1	131	28	0	1	52	2	236		0	0	0	0

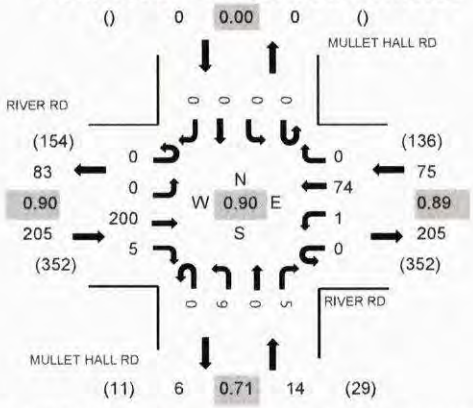
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	4	1	0	0	3	0	8
Lights	0	41	9	27	0	69	6	14	0	29	734	186	0	10	290	11	1,426
Mediums	0	0	0	0	0	1	1	0	0	0	12	0	0	0	3	0	17
Total	0	41	9	27	0	70	7	14	0	29	750	187	0	10	296	11	1,451

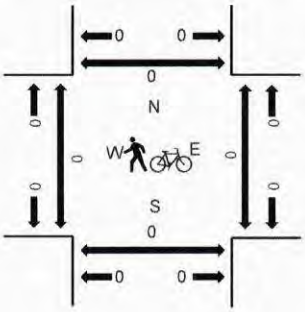
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 2 MULLET HALL RD & RIVER RD PM
Date: Wednesday, January 20, 2021
Peak Hour: 04:15 PM - 05:15 PM
Peak 15-Minutes: 05:00 PM - 05:15 PM

Peak Hour - Motorized Vehicles



Peak Hour - Pedestrians/Bicycles in Crosswalk



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	RIVER RD Eastbound				RIVER RD Westbound				MULLET HALL RD Northbound				MULLET HALL RD Southbound				Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	0	39	2	0	0	18	0	0	3	0	1	0	0	0	0	63	275	0	0	0	0
4:15 PM	0	0	40	0	0	0	21	0	0	1	0	1	0	0	0	0	63	294	0	0	0	0
4:30 PM	0	0	51	1	0	1	18	0	0	4	0	1	0	0	0	0	76	289	0	0	0	0
4:45 PM	0	0	53	3	0	0	16	0	0	1	0	0	0	0	0	0	73	276	0	0	0	0
5:00 PM	0	0	56	1	0	0	19	0	0	3	0	3	0	0	0	0	82	242	0	0	0	0
5:15 PM	0	0	38	0	0	0	17	0	0	3	0	0	0	0	0	0	58		0	0	0	0
5:30 PM	0	0	40	2	0	0	15	0	0	3	0	3	0	0	0	0	63		0	0	0	0
5:45 PM	0	0	26	0	0	1	10	0	0	2	0	0	0	0	0	0	39		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Lights	0	0	199	5	0	1	72	0	0	9	0	5	0	0	0	0	291
Mediums	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
Total	0	0	200	5	0	1	74	0	0	9	0	5	0	0	0	0	294

SHORT COUNTS, LLC

735 Maryland St
Columbia, SC 29201
We can't say we're the Best, but you Can!

File Name : River Rd @ Bohicket-Betsy Kerrison Pkwy
Site Code :
Start Date : 10/11/2022
Page No : 1

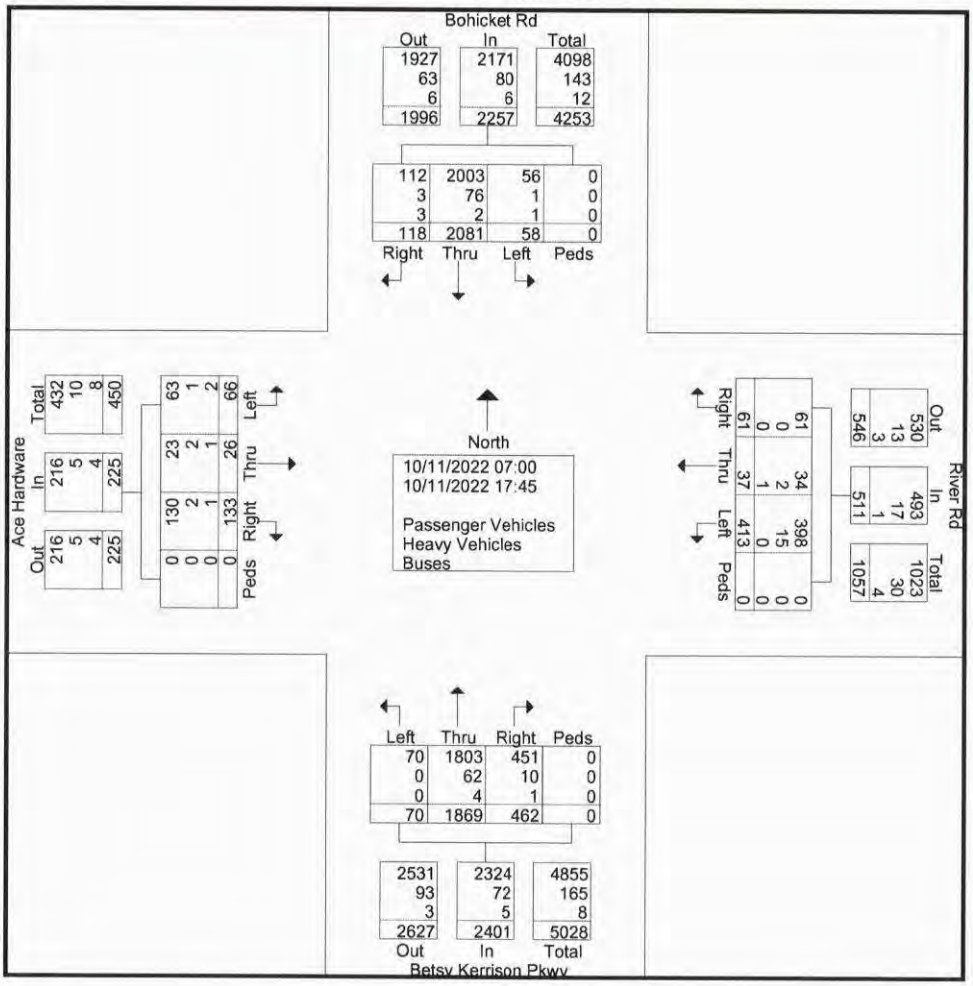
Groups Printed- Passenger Vehicles - Heavy Vehicles - Buses

	Bohicket Rd Southbound				River Rd Westbound				Betsy Kerrison Pkwy Northbound				Ace Hardware Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
07:00	6	148	7	0	25	4	4	0	0	48	9	0	0	1	6	0	258
07:15	2	122	7	0	35	2	3	0	1	39	12	0	3	1	9	0	236
07:30	8	209	13	0	29	5	1	0	1	56	15	0	0	0	8	0	345
07:45	3	207	13	0	40	6	1	0	2	58	17	0	1	0	11	0	359
Total	19	686	40	0	129	17	9	0	4	201	53	0	4	2	34	0	1198
08:00	3	201	17	0	40	4	3	0	2	56	25	0	0	1	13	0	365
08:15	2	199	15	0	41	5	4	0	2	74	21	0	4	0	13	0	380
08:30	3	224	14	0	36	2	2	0	8	58	14	0	2	1	15	0	379
08:45	5	164	10	0	48	4	1	0	7	85	18	0	1	1	13	0	357
Total	13	788	56	0	165	15	10	0	19	273	78	0	7	3	54	0	1481
16:00	2	84	3	0	16	0	4	0	10	161	43	0	5	7	6	0	341
16:15	2	67	7	0	15	0	8	0	9	188	44	0	11	5	10	0	366
16:30	8	71	3	0	24	0	9	0	9	152	39	0	14	1	6	0	336
16:45	5	72	2	0	14	1	4	0	6	176	58	0	6	3	3	0	350
Total	17	294	15	0	69	1	25	0	34	677	184	0	36	16	25	0	1393
17:00	0	87	2	0	14	2	6	0	6	181	47	0	13	2	1	0	361
17:15	2	75	1	0	12	1	6	0	1	208	40	0	2	1	11	0	360
17:30	4	75	2	0	13	1	2	0	5	173	33	0	1	1	3	0	313
17:45	3	76	2	0	11	0	3	0	1	156	27	0	3	1	5	0	288
Total	9	313	7	0	50	4	17	0	13	718	147	0	19	5	20	0	1322
Grand Total	58	2081	118	0	413	37	61	0	70	1869	462	0	66	26	133	0	5394
Apprch %	2.6	92.2	5.2	0	80.8	7.2	11.9	0	2.9	77.8	19.2	0	29.3	11.6	59.1	0	
Total %	1.1	38.6	2.2	0	7.7	0.7	1.1	0	1.3	34.6	8.6	0	1.2	0.5	2.5	0	
Passenger Vehicles	56	2003	112	0	398	34	61	0	70	1803	451	0	63	23	130	0	5204
% Passenger Vehicles	96.6	96.3	94.9	0	96.4	91.9	100	0	100	96.5	97.6	0	95.5	88.5	97.7	0	96.5
Heavy Vehicles	1	76	3	0	15	2	0	0	0	62	10	0	1	2	2	0	174
% Heavy Vehicles	1.7	3.7	2.5	0	3.6	5.4	0	0	0	3.3	2.2	0	1.5	7.7	1.5	0	3.2
Buses	1	2	3	0	0	1	0	0	0	4	1	0	2	1	1	0	16
% Buses	1.7	0.1	2.5	0	0	2.7	0	0	0	0.2	0.2	0	3	3.8	0.8	0	0.3

SHORT COUNTS, LLC

735 Maryland St
Columbia, SC 29201
We can't say we're the Best, but you Can!

File Name : River Rd @ Bohicket-Betsy Kerrison Pkwy
Site Code :
Start Date : 10/11/2022
Page No : 2

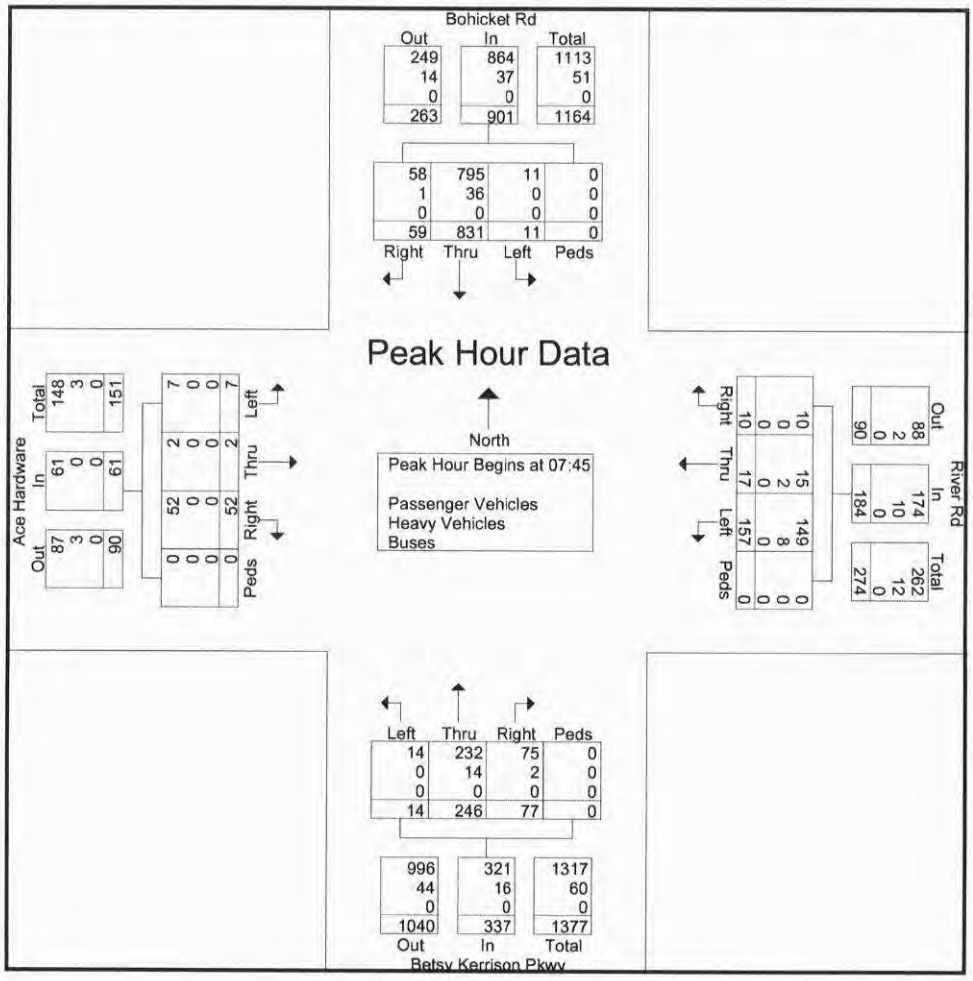


SHORT COUNTS, LLC

735 Maryland St
Columbia, SC 29201
We can't say we're the Best, but you Can!

File Name : River Rd @ Bohicket-Betsy Kerrison Pkwy
Site Code :
Start Date : 10/11/2022
Page No : 3

	Bohicket Rd Southbound					River Rd Westbound					Betsy Kerrison Pkwy Northbound					Ace Hardware Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:45																					
07:45	**3**	207	13	0	223	40	**6**	1	0	47	2	58	17	0	77	1	0	11	0	12	359
08:00	3	201	**17**	0	221	40	4	3	0	47	2	56	**25**	0	83	0	**1**	13	0	14	365
08:15	2	199	15	0	216	**41**	5	**4**	0	**50**	2	**74**	21	0	**97**	**4**	0	13	0	17	**380**
08:30	3	**224**	14	0	**241**	36	2	2	0	40	**8**	58	14	0	80	2	1	**15**	0	**18**	379
Total Volume	11	831	59	0	901	157	17	10	0	184	14	246	77	0	337	7	2	52	0	61	1483
% App. Total	1.2	92.2	6.5	0		85.3	9.2	5.4	0		4.2	73	22.8	0		11.5	3.3	85.2	0		
PHF	.917	.927	.868	.000	.935	.957	.708	.625	.000	.920	.438	.831	.770	.000	.869	.438	.500	.867	.000	.847	.976
Passenger Vehicles	11	795	58	0	864	149	15	10	0	174	14	232	75	0	321	7	2	52	0	61	1420
% Passenger Vehicles																					
Heavy Vehicles	0	36	1	0	37	8	2	0	0	10	0	14	2	0	16	0	0	0	0	0	63
% Heavy Vehicles	0	4.3	1.7	0	4.1	5.1	11.8	0	0	5.4	0	5.7	2.6	0	4.7	0	0	0	0	0	4.2
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

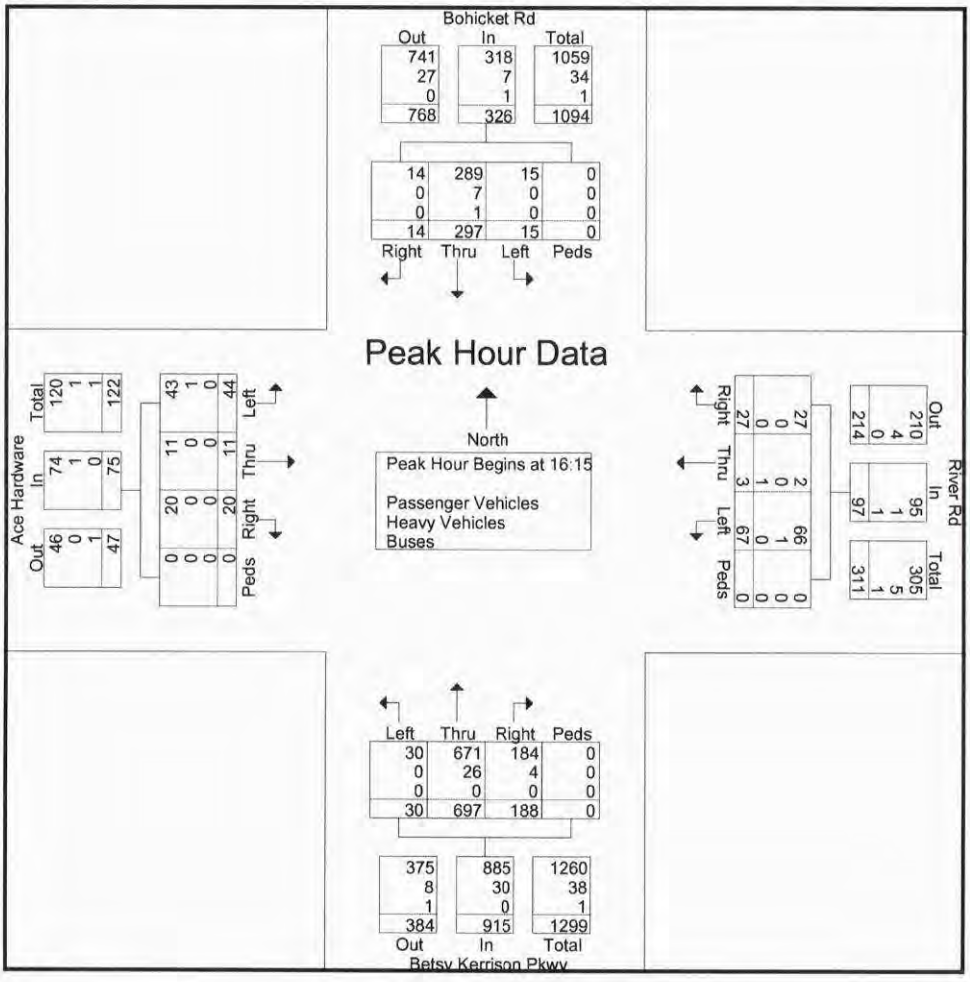


SHORT COUNTS, LLC

735 Maryland St
Columbia, SC 29201
We can't say we're the Best, but you Can!

File Name : River Rd @ Bohicket-Betsy Kerrison Pkwy
Site Code :
Start Date : 10/11/2022
Page No : 4

	Bohicket Rd Southbound					River Rd Westbound					Betsy Kerrison Pkwy Northbound					Ace Hardware Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:15																					
16:15	2	67	**7**	0	76	15	0	8	0	23	**9**	**188**	44	0	**241**	11	**5**	**10**	0	**26**	**366**
16:30	**8**	71	3	0	82	**24**	0	**9**	0	**33**	9	152	39	0	200	**14**	1	6	0	21	336
16:45	5	72	2	0	79	14	1	4	0	19	6	176	**58**	0	240	6	3	3	0	12	350
17:00	0	**87**	2	0	**89**	14	**2**	6	0	22	6	181	47	0	234	13	2	1	0	16	361
Total Volume	15	297	14	0	326	67	3	27	0	97	30	697	188	0	915	44	11	20	0	75	1413
% App. Total	4.6	91.1	4.3	0		69.1	3.1	27.8	0		3.3	76.2	20.5	0		58.7	14.7	26.7	0		
PHF	.469	.853	.500	.000	.916	.698	.375	.750	.000	.735	.833	.927	.810	.000	.949	.786	.550	.500	.000	.721	.965
Passenger Vehicles	15	289	14	0	318	66	2	27	0	95	30	671	184	0	885	43	11	20	0	74	1372
% Passenger Vehicles																					
Heavy Vehicles	0	7	0	0	7	1	0	0	0	1	0	26	4	0	30	1	0	0	0	1	39
% Heavy Vehicles	0	2.4	0	0	2.1	1.5	0	0	0	1.0	0	3.7	2.1	0	3.3	2.3	0	0	0	1.3	2.8
Buses	0	1	0	0	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	2
% Buses	0	0.3	0	0	0.3	0	33.3	0	0	1.0	0	0	0	0	0	0	0	0	0	0	0.1



APPENDIX B

Traffic Volume Development Worksheets

INTERSECTION TRAFFIC VOLUME DEVELOPMENT

Betsy Kerrison Parkway & Bonhicket Road & River Road

TRAFFIC CONTROL: Signalized

DATE COUNTED: Tuesday, October 11, 2022

AM PEAK HOUR (7:45-8:45 AM)	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
2022 TRAFFIC VOLUMES	**7**	**2**	**52**	**157**	**17**	**10**	**14**	**246**	**77**	**11**	**831**	**59**
Heavy Vehicle Percentage	2%	2%	2%	5%	12%	2%	2%	6%	3%	2%	4%	2%
2023 TRAFFIC VOLUMES	**7**	**2**	**52**	**157**	**17**	**10**	**14**	**246**	**77**	**11**	**831**	**59**
Peak Season Factor	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
2023 PEAK SEASON TRAFFIC VOLUMES	**7**	**2**	**52**	**157**	**17**	**10**	**14**	**246**	**77**	**11**	**831**	**59**
Years To Buildout (2028)	5	5	5	5	5	5	5	5	5	5	5	5
Yearly Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Background Traffic Growth	0	0	3	8	1	1	1	12	4	1	42	3
Vested New Trips								82			88	
Vested Traffic Volumes								82			88	
2028 NO-BUILD TRAFFIC VOLUMES	**7**	**2**	**55**	**165**	**18**	**11**	**15**	**340**	**81**	**12**	**961**	**62**
Inbound Trip Distribution Percentage									60%	20%		
Outbound Trip Distribution Percentage				60%		20%						
Inbound New Project Traffic									18	6		
Outbound New Project Traffic				22		8						
Total New Project Traffic				22		8			18	6		
2028 BUILD TRAFFIC VOLUMES	**7**	**2**	**55**	**187**	**18**	**19**	**15**	**340**	**99**	**18**	**961**	**62**
Years To Buildout (2035)	10	10	10	10	10	10	10	10	10	10	10	10
Yearly Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Background Traffic Growth	1	0	6	17	2	1	2	34	8	1	96	6
2035 NO-BUILD TRAFFIC VOLUMES	**8**	**2**	**61**	**182**	**20**	**12**	**17**	**374**	**89**	**13**	**1,057**	**68**
2035 BUILD TRAFFIC VOLUMES	**8**	**2**	**61**	**204**	**20**	**20**	**17**	**374**	**107**	**19**	**1,057**	**68**

PM PEAK HOUR (4:15-5:15 PM)	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
2022 TRAFFIC VOLUMES	**44**	**11**	**20**	**67**	**3**	**27**	**30**	**697**	**188**	**15**	**297**	**14**
Heavy Vehicle Percentage	2%	2%	2%	2%	2%	2%	2%	4%	2%	2%	2%	2%
2023 TRAFFIC VOLUMES	**44**	**11**	**20**	**67**	**3**	**27**	**30**	**697**	**188**	**15**	**297**	**14**
Peak Season Factor	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
2023 PEAK SEASON TRAFFIC VOLUMES	**44**	**11**	**20**	**67**	**3**	**27**	**30**	**697**	**188**	**15**	**297**	**14**
Years To Buildout (2028)	5	5	5	5	5	5	5	5	5	5	5	5
Yearly Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Background Traffic Growth	2	1	1	3	0	1	2	35	9	1	15	1
Vested New Trips								108			108	
Vested Traffic Volumes								108			108	
2028 NO-BUILD TRAFFIC VOLUMES	**46**	**12**	**21**	**70**	**3**	**28**	**32**	**840**	**197**	**16**	**420**	**15**
Inbound Trip Distribution Percentage									60%	20%		
Outbound Trip Distribution Percentage				60%		20%						
Inbound New Project Traffic									33	11		
Outbound New Project Traffic				26		9						
Total New Project Traffic				26		9			33	11		
2028 BUILD TRAFFIC VOLUMES	**46**	**12**	**21**	**96**	**3**	**37**	**32**	**840**	**230**	**27**	**420**	**15**
Years to Buildout (2035)	10	10	10	10	10	10	10	10	10	10	10	10
Yearly Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Background Traffic Growth	5	1	2	7	0	3	3	84	20	2	42	2
2035 NO-BUILD TRAFFIC VOLUMES	**51**	**13**	**23**	**77**	**3**	**31**	**35**	**924**	**217**	**18**	**462**	**17**
2035 BUILD TRAFFIC VOLUMES	**51**	**13**	**23**	**103**	**3**	**40**	**35**	**924**	**250**	**29**	**462**	**17**

INTERSECTION TRAFFIC VOLUME DEVELOPMENT

River Road & Site Access

TRAFFIC CONTROL: Unsignalized

DATE COUNTED:

AM PEAK HOUR (7:30-8:30 AM)	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
2022 TRAFFIC VOLUMES	**0**	**90**			**184**	**0**				**0**		**0**
Heavy Vehicle Percentage	2%	2%			2%	2%				2%		2%
2023 TRAFFIC VOLUMES	**0**	**90**			**184**	**0**				**0**		**0**
Peak Season Factor	1.000	1.000			1.000	1.000				1.000		1.000
2023 PEAK SEASON TRAFFIC VOLUMES	**0**	**90**			**184**	**0**				**0**		**0**
Years To Buildout (2028)	5	5			5	5				5		5
Yearly Growth Rate	1.0%	1.0%			1.0%	1.0%				1.0%		1.0%
Background Traffic Growth	0	5			9	0				0		0
Vested New Trips												
Vested Traffic Volumes												
2028 NO-BUILD TRAFFIC VOLUMES	**0**	**95**			**193**	**0**				**0**		**0**
Inbound Trip Distribution Percentage	80%					20%						
Outbound Trip Distribution Percentage										20%		80%
Inbound New Project Traffic	24					6						
Outbound New Project Traffic										8		30
Total New Project Traffic	24					6				8		30
2028 BUILD TRAFFIC VOLUMES	**24**	**95**			**193**	**6**				**8**		**30**
Years To Buildout (2035)	10	10			10	10				10		10
Yearly Growth Rate	1.0%	1.0%			1.0%	1.0%				1.0%		1.0%
Background Traffic Growth	0	10			19	0				0		0
2035 NO-BUILD TRAFFIC VOLUMES	**0**	**105**			**212**	**0**				**0**		**0**
2035 BUILD TRAFFIC VOLUMES	**24**	**105**			**212**	**6**				**8**		**30**

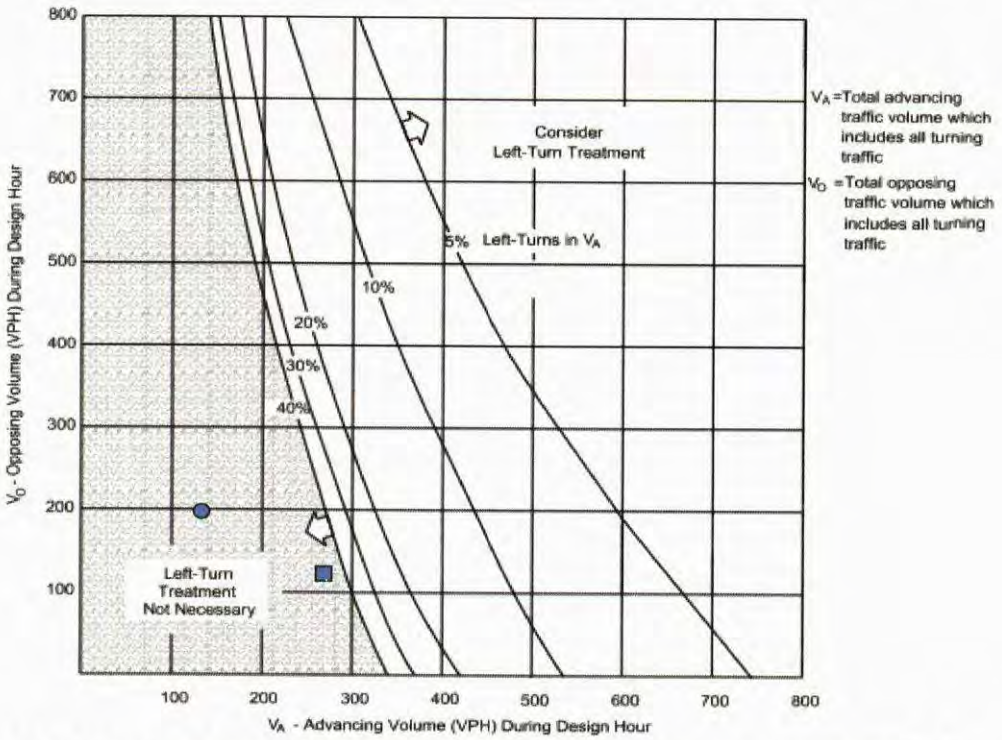
PM PEAK HOUR (5:00-6:00 PM)	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
2022 TRAFFIC VOLUMES	**0**	**208**			**97**	**0**				**0**		**0**
Heavy Vehicle Percentage	2%	2%			2%	2%				2%		2%
2023 TRAFFIC VOLUMES	**0**	**208**			**97**	**0**				**0**		**0**
Peak Season Factor	1.000	1.000			1.000	1.000				1.000		1.000
2023 PEAK SEASON TRAFFIC VOLUMES	**0**	**208**			**97**	**0**				**0**		**0**
Years To Buildout (2028)	5	5			5	5				5		5
Yearly Growth Rate	1.0%	1.0%			1.0%	1.0%				1.0%		1.0%
Background Traffic Growth	0	10			5	0				0		0
Vested New Trips												
Vested Traffic Volumes												
2028 NO-BUILD TRAFFIC VOLUMES	**0**	**218**			**102**	**0**				**0**		**0**
Inbound Trip Distribution Percentage	80%					20%						
Outbound Trip Distribution Percentage										20%		80%
Inbound New Project Traffic	44					11						
Outbound New Project Traffic										9		35
Total New Project Traffic	44					11				9		35
2028 BUILD TRAFFIC VOLUMES	**44**	**218**			**102**	**11**				**9**		**35**
Years To Buildout (2035)	10	10			10	10				10		10
Yearly Growth Rate	1.0%	1.0%			1.0%	1.0%				1.0%		1.0%
Background Traffic Growth	0	22			9	0				0		0
2035 NO-BUILD TRAFFIC VOLUMES	**0**	**240**			**111**	**0**				**0**		**0**
2035 BUILD TRAFFIC VOLUMES	**44**	**240**			**111**	**11**				**9**		**35**

APPENDIX C

Turn Lane Analysis Worksheets

KIAWAH ORANGE HILL TIS

LEFT-TURN LANE WARRANT REVIEW (2028 VOLUMES)



VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (45 mph)

Figure 9.5-F

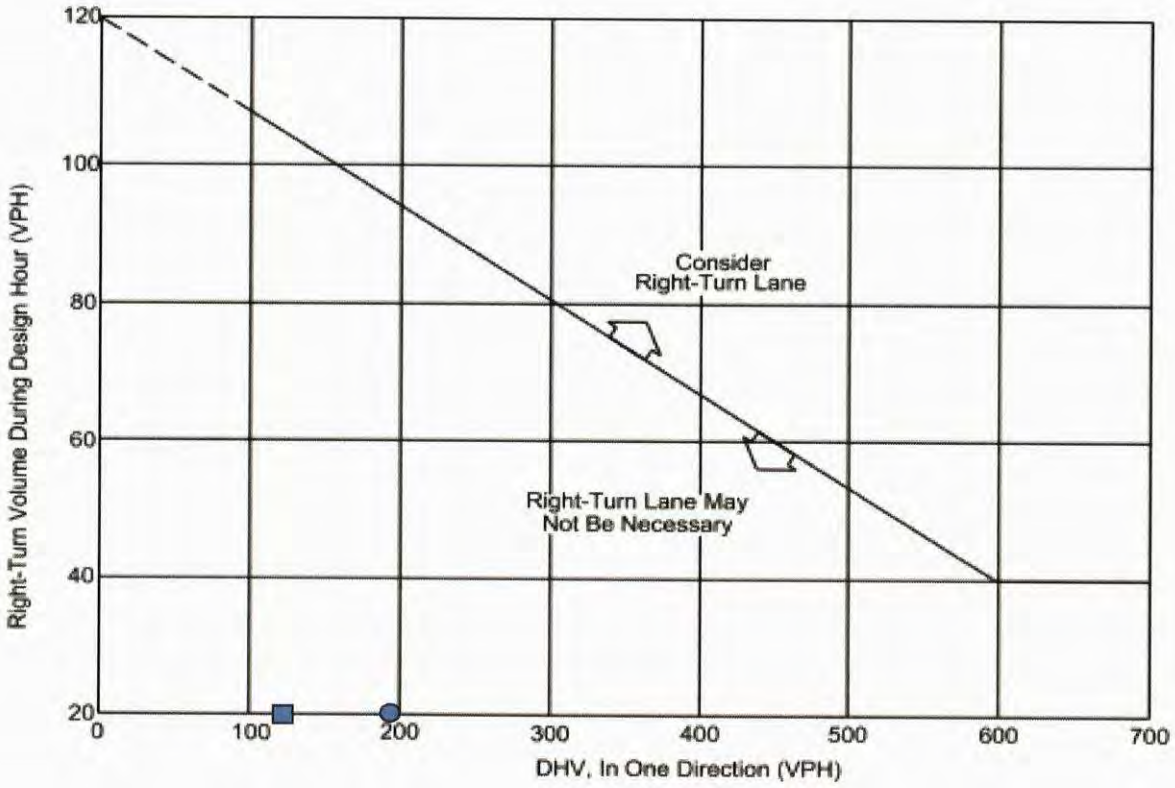
INTERSECTION: River Road & Site Access

MOVEMENT: Eastbound Left Turn

SCENARIO	Advancing Volume (V_a)	Eastbound Left Turn	Opposing Volume (V_o)	Left Turn % of V_a	Symbol
AM Build	125	30	200	24.0%	●
PM Build	275	57	116	20.7%	■

KIAWAH ORANGE HILL TIS

RIGHT-TURN LANE WARRANT REVIEW (2028 VOLUMES)



Note: For highways with a design speed below 50 miles per hour with a DHV < 300 and where right turns > 40, an adjustment should be used. To read the vertical axis of the chart, subtract 20 from the actual number of right turns.

GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS

Figure 9.5-A

INTERSECTION: River Road & Site Access

MOVEMENT: Westbound right turn

SCENARIO	Design Hour Volume	Right Turn Volume	Symbol
AM Build	200	7	●
PM Build	116	14	■

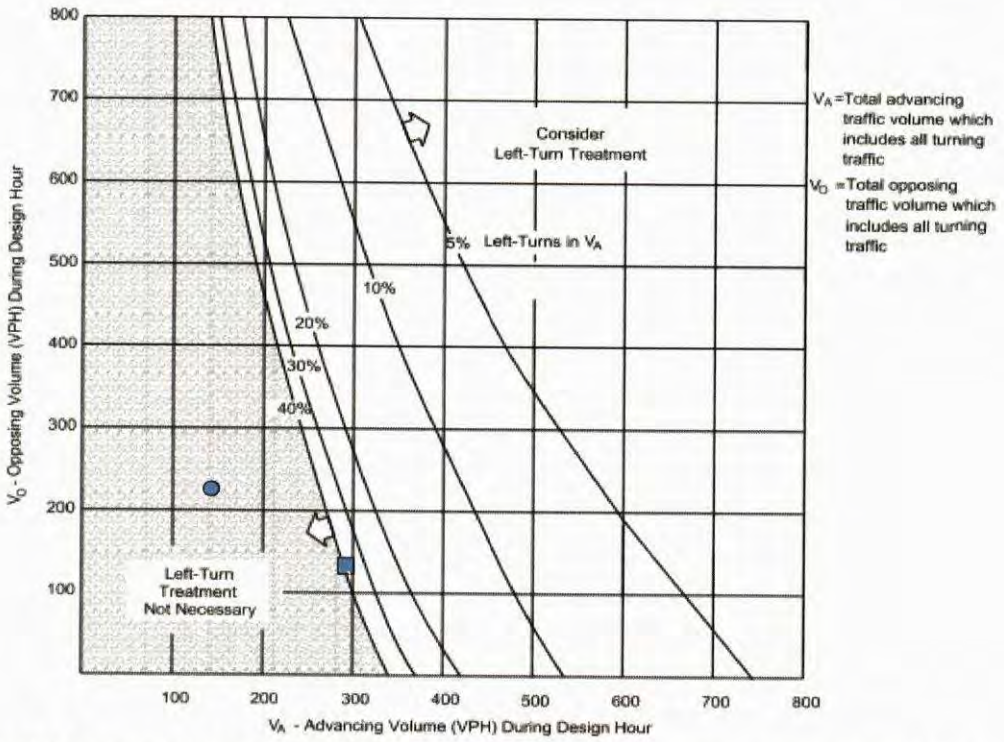
Moving forward.

RKA

RAMEY KEMP ASSOCIATES

KIAWAH ORANGE HILL TIS

LEFT-TURN LANE WARRANT REVIEW (2038 VOLUMES)



VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (45 mph)

Figure 9.5-F

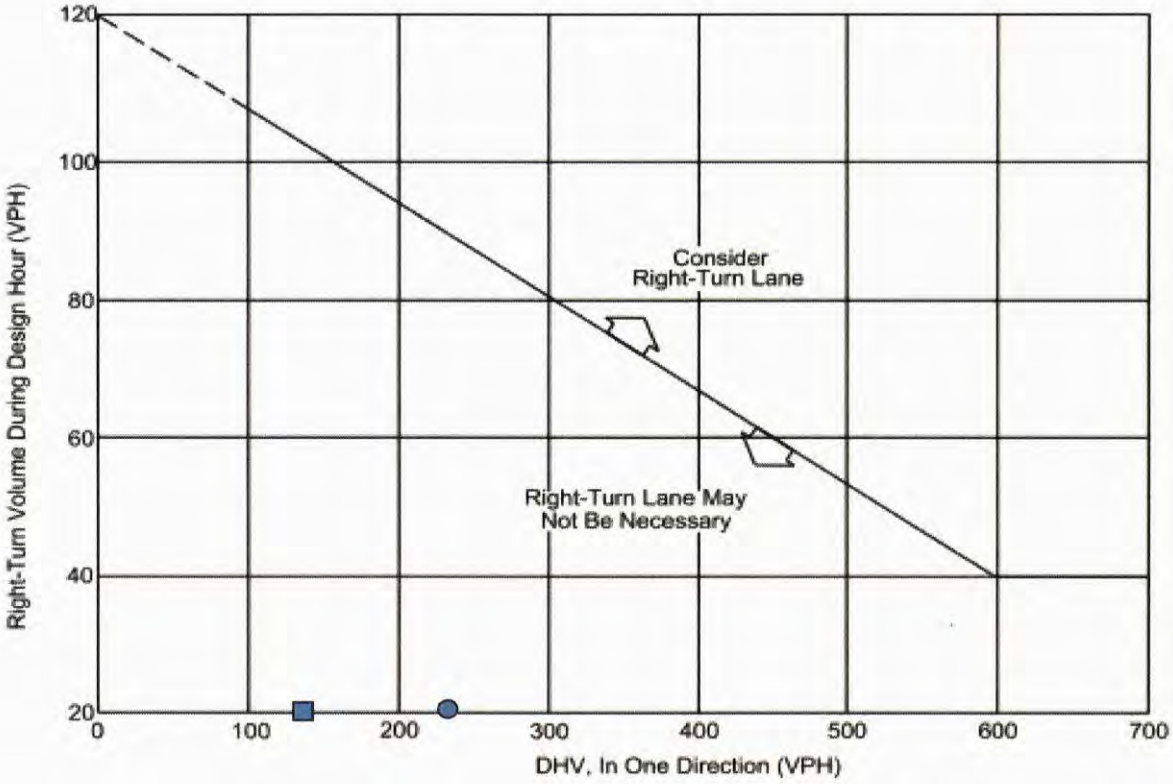
INTERSECTION: River Road & Site Access

MOVEMENT: Eastbound Left Turn

SCENARIO	Advancing Volume (V_a)	Eastbound Left Turn	Opposing Volume (V_o)	Left Turn % of V_a	Symbol
AM Build	135	30	219	22.2%	●
PM Build	297	57	125	19.2%	■

KIAWAH ORANGE HILL TIS

RIGHT-TURN LANE WARRANT REVIEW (2038 VOLUMES)



Note: For highways with a design speed below 50 miles per hour with a DHV < 300 and where right turns > 40, an adjustment should be used. To read the vertical axis of the chart, subtract 20 from the actual number of right turns.

GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS

Figure 9.5-A

INTERSECTION: River Road & Site Access

MOVEMENT: Westbound right turn

SCENARIO	Design Hour Volume	Right Turn Volume	Symbol
AM Build	219	7	●
PM Build	125	14	■

APPENDIX D

Capacity Analysis

2022 Existing Conditions

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	7	2	52	157	17	10	14	246	77	11	831	59
Future Volume (veh/h)	7	2	52	157	17	10	14	246	77	11	831	59
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1826	1722	1870	1870	1811	1856	1870	1841	1870
Adj Flow Rate, veh/h	8	2	58	174	19	0	16	273	0	12	923	66
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	5	12	2	2	6	3	2	4	2
Cap, veh/h	423	11	314	378	351		342	923		619	1783	808
Arrive On Green	0.20	0.20	0.20	0.20	0.20	0.00	0.51	0.51	0.00	0.51	0.51	0.51
Sat Flow, veh/h	1393	53	1540	1311	1722	1585	569	1811	1572	1106	3497	1585
Grp Volume(v), veh/h	8	0	60	174	19	0	16	273	0	12	923	66
Grp Sat Flow(s),veh/h/ln	1393	0	1593	1311	1722	1585	569	1811	1572	1106	1749	1585
Q Serve(g_s), s	0.2	0.0	1.5	6.0	0.4	0.0	0.9	4.1	0.0	0.3	8.3	1.0
Cycle Q Clear(g_c), s	0.6	0.0	1.5	7.5	0.4	0.0	9.3	4.1	0.0	4.4	8.3	1.0
Prop In Lane	1.00		0.97	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	423	0	325	378	351		342	923		619	1783	808
V/C Ratio(X)	0.02	0.00	0.18	0.46	0.05		0.05	0.30		0.02	0.52	0.08
Avail Cap(c_a), veh/h	670	0	607	610	656		451	1270		831	2452	1111
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	15.5	0.0	15.6	18.7	15.2	0.0	10.8	6.7	0.0	8.0	7.8	6.0
Incr Delay (d2), s/veh	0.0	0.0	0.3	0.9	0.1	0.0	0.1	0.2	0.0	0.0	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	0.0	0.5	1.6	0.1	0.0	0.1	0.9	0.0	0.0	1.7	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	15.5	0.0	15.9	19.6	15.3	0.0	10.9	6.9	0.0	8.0	8.0	6.0
LnGrp LOS	B	A	B	B	B		B	A		A	A	A
Approach Vol, veh/h		68			193			289			1001	
Approach Delay, s/veh		15.9			19.2			7.1			7.9	
Approach LOS		B			B			A			A	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		30.9		16.6		30.9		16.6				
Change Period (Y+Rc), s		6.7		6.9		6.7		6.9				
Max Green Setting (Gmax), s		33.3		18.1		33.3		18.1				
Max Q Clear Time (g_c+I1), s		10.3		9.5		6.1		3.5				
Green Ext Time (p_c), s		13.9		0.4		4.1		0.2				
Intersection Summary												
HCM 6th Ctrl Delay			9.5									
HCM 6th LOS			A									

Notes

Unsignalized Delay for [NBR, WBR] is excluded from calculations of the approach delay and intersection delay.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	44	11	20	67	3	27	30	697	188	15	297	14
Future Volume (veh/h)	44	11	20	67	3	27	30	697	188	15	297	14
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1826	1722	1870	1870	1811	1856	1870	1841	1870
Adj Flow Rate, veh/h	49	12	22	74	3	0	33	774	0	17	330	16
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	5	12	2	2	6	3	2	4	2
Cap, veh/h	390	104	191	356	304		669	1005		297	1941	880
Arrive On Green	0.18	0.18	0.18	0.18	0.18	0.00	0.56	0.56	0.00	0.56	0.56	0.56
Sat Flow, veh/h	1414	591	1084	1342	1722	1585	1035	1811	1572	696	3497	1585
Grp Volume(v), veh/h	49	0	34	74	3	0	33	774	0	17	330	16
Grp Sat Flow(s),veh/h/ln	1414	0	1675	1342	1722	1585	1035	1811	1572	696	1749	1585
Q Serve(g_s), s	1.5	0.0	0.9	2.5	0.1	0.0	0.8	16.8	0.0	1.0	2.3	0.2
Cycle Q Clear(g_c), s	1.6	0.0	0.9	3.4	0.1	0.0	3.2	16.8	0.0	17.8	2.3	0.2
Prop In Lane	1.00		0.65	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	390	0	296	356	304		669	1005		297	1941	880
V/C Ratio(X)	0.13	0.00	0.11	0.21	0.01		0.05	0.77		0.06	0.17	0.02
Avail Cap(c_a), veh/h	645	0	598	598	615		774	1190		368	2298	1041
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	17.9	0.0	17.5	18.9	17.2	0.0	6.3	8.8	0.0	15.7	5.5	5.1
Incr Delay (d2), s/veh	0.1	0.0	0.2	0.3	0.0	0.0	0.0	2.6	0.0	0.1	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	0.0	0.3	0.7	0.0	0.0	0.1	4.1	0.0	0.1	0.5	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	18.0	0.0	17.7	19.2	17.2	0.0	6.3	11.4	0.0	15.8	5.6	5.1
LnGrp LOS	B	A	B	B	B		A	B		B	A	A
Approach Vol, veh/h		83			77			807			363	
Approach Delay, s/veh		17.9			19.2			11.2			6.0	
Approach LOS		B			B			B			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		34.8		15.8		34.8		15.8				
Change Period (Y+Rc), s		6.7		6.9		6.7		6.9				
Max Green Setting (Gmax), s		33.3		18.1		33.3		18.1				
Max Q Clear Time (g_c+I1), s		4.3		5.4		18.8		3.6				
Green Ext Time (p_c), s		5.1		0.1		9.3		0.2				

Intersection Summary	
HCM 6th Ctrl Delay	10.7
HCM 6th LOS	B

Notes

Unsignalized Delay for [NBR, WBR] is excluded from calculations of the approach delay and intersection delay.

2028 No-Build Conditions

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	7	2	55	165	18	11	15	340	81	12	961	62
Future Volume (veh/h)	7	2	55	165	18	11	15	340	81	12	961	62
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1826	1722	1870	1870	1811	1856	1870	1841	1870
Adj Flow Rate, veh/h	8	2	61	183	20	0	17	378	0	13	1068	69
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	5	12	2	2	6	3	2	4	2
Cap, veh/h	417	11	321	369	359		298	957		545	1847	837
Arrive On Green	0.21	0.21	0.21	0.21	0.21	0.00	0.53	0.53	0.00	0.53	0.53	0.53
Sat Flow, veh/h	1392	51	1542	1307	1722	1585	495	1811	1572	1005	3497	1585
Grp Volume(v), veh/h	8	0	63	183	20	0	17	378	0	13	1068	69
Grp Sat Flow(s),veh/h/ln	1392	0	1593	1307	1722	1585	495	1811	1572	1005	1749	1585
Q Serve(g_s), s	0.2	0.0	1.7	6.9	0.5	0.0	1.2	6.4	0.0	0.4	10.7	1.1
Cycle Q Clear(g_c), s	0.7	0.0	1.7	8.6	0.5	0.0	12.0	6.4	0.0	6.8	10.7	1.1
Prop In Lane	1.00		0.97	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	417	0	332	369	359		298	957		545	1847	837
V/C Ratio(X)	0.02	0.00	0.19	0.50	0.06		0.06	0.40		0.02	0.58	0.08
Avail Cap(c_a), veh/h	615	0	558	555	604		356	1168		663	2256	1022
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	16.7	0.0	16.8	20.4	16.4	0.0	12.3	7.3	0.0	9.3	8.3	6.0
Incr Delay (d2), s/veh	0.0	0.0	0.3	1.0	0.1	0.0	0.1	0.3	0.0	0.0	0.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	0.0	0.6	1.9	0.2	0.0	0.1	1.5	0.0	0.1	2.4	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	16.7	0.0	17.1	21.4	16.4	0.0	12.4	7.5	0.0	9.3	8.6	6.1
LnGrp LOS	B	A	B	C	B		B	A		A	A	A
Approach Vol, veh/h		71			203			395			1150	
Approach Delay, s/veh		17.1			20.9			7.7			8.4	
Approach LOS		B			C			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		34.0		17.7		34.0		17.7				
Change Period (Y+Rc), s		6.7		6.9		6.7		6.9				
Max Green Setting (Gmax), s		33.3		18.1		33.3		18.1				
Max Q Clear Time (g_c+I1), s		12.7		10.6		8.4		3.7				
Green Ext Time (p_c), s		14.6		0.4		5.8		0.2				

Intersection Summary												
HCM 6th Ctrl Delay			10.0									
HCM 6th LOS			B									

Notes

Unsignalized Delay for [NBR, WBR] is excluded from calculations of the approach delay and intersection delay.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	46	12	21	70	3	28	32	840	197	16	420	15
Future Volume (veh/h)	46	12	21	70	3	28	32	840	197	16	420	15
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1826	1722	1870	1870	1811	1856	1870	1841	1870
Adj Flow Rate, veh/h	51	13	23	78	3	0	36	933	0	18	467	17
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	5	12	2	2	6	3	2	4	2
Cap, veh/h	367	102	180	332	290		605	1058		216	2043	926
Arrive On Green	0.17	0.17	0.17	0.17	0.17	0.00	0.58	0.58	0.00	0.58	0.58	0.58
Sat Flow, veh/h	1414	606	1072	1340	1722	1585	911	1811	1572	600	3497	1585
Grp Volume(v), veh/h	51	0	36	78	3	0	36	933	0	18	467	17
Grp Sat Flow(s),veh/h/ln	1414	0	1677	1340	1722	1585	911	1811	1572	600	1749	1585
Q Serve(g_s), s	1.7	0.0	1.0	2.9	0.1	0.0	1.1	24.3	0.0	1.5	3.5	0.2
Cycle Q Clear(g_c), s	1.8	0.0	1.0	3.9	0.1	0.0	4.6	24.3	0.0	25.7	3.5	0.2
Prop In Lane	1.00		0.64	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	367	0	282	332	290		605	1058		216	2043	926
V/C Ratio(X)	0.14	0.00	0.13	0.23	0.01		0.06	0.88		0.08	0.23	0.02
Avail Cap(c_a), veh/h	595	0	553	549	568		626	1099		230	2122	962
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	19.8	0.0	19.4	21.1	19.0	0.0	6.6	9.8	0.0	20.8	5.5	4.8
Incr Delay (d2), s/veh	0.2	0.0	0.2	0.4	0.0	0.0	0.0	8.4	0.0	0.2	0.1	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	0.0	0.4	0.8	0.0	0.0	0.1	7.4	0.0	0.2	0.7	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	19.9	0.0	19.6	21.4	19.0	0.0	6.6	18.2	0.0	21.0	5.5	4.8
LnGrp LOS	B	A	B	C	B		A	B		C	A	A
Approach Vol, veh/h		87			81			969			502	
Approach Delay, s/veh		19.8			21.3			17.8			6.1	
Approach LOS		B			C			B			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		38.8		16.1		38.8		16.1				
Change Period (Y+Rc), s		6.7		6.9		6.7		6.9				
Max Green Setting (Gmax), s		33.3		18.1		33.3		18.1				
Max Q Clear Time (g_c+I1), s		5.5		5.9		26.3		3.8				
Green Ext Time (p_c), s		7.5		0.1		5.8		0.2				

Intersection Summary	
HCM 6th Ctrl Delay	14.5
HCM 6th LOS	B

Notes

Unsignalized Delay for [NBR, WBR] is excluded from calculations of the approach delay and intersection delay.

2028 Build Conditions

Moving forward.
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3: Betsy Kerrison Parkway/Bohicket Road & Private Drive/River Road

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	7	2	55	189	18	19	15	340	100	19	961	62
Future Volume (veh/h)	7	2	55	189	18	19	15	340	100	19	961	62
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1826	1722	1870	1870	1811	1856	1870	1841	1870
Adj Flow Rate, veh/h	8	2	61	210	20	0	17	378	0	21	1068	69
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	5	12	2	2	6	3	2	4	2
Cap, veh/h	440	12	351	391	392		286	936		526	1807	819
Arrive On Green	0.23	0.23	0.23	0.23	0.23	0.00	0.52	0.52	0.00	0.52	0.52	0.52
Sat Flow, veh/h	1392	51	1542	1307	1722	1585	495	1811	1572	1005	3497	1585
Grp Volume(v), veh/h	8	0	63	210	20	0	17	378	0	21	1068	69
Grp Sat Flow(s),veh/h/ln	1392	0	1593	1307	1722	1585	495	1811	1572	1005	1749	1585
Q Serve(g_s), s	0.2	0.0	1.7	8.2	0.5	0.0	1.3	6.8	0.0	0.7	11.3	1.2
Cycle Q Clear(g_c), s	0.7	0.0	1.7	9.9	0.5	0.0	12.6	6.8	0.0	7.5	11.3	1.2
Prop In Lane	1.00		0.97	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	440	0	363	391	392		286	936		526	1807	819
V/C Ratio(X)	0.02	0.00	0.17	0.54	0.05		0.06	0.40		0.04	0.59	0.08
Avail Cap(c_a), veh/h	596	0	542	538	586		340	1133		636	2188	992
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	16.3	0.0	16.5	20.5	16.1	0.0	13.3	7.9	0.0	10.1	8.9	6.5
Incr Delay (d2), s/veh	0.0	0.0	0.2	1.1	0.1	0.0	0.1	0.3	0.0	0.0	0.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	0.0	0.6	2.2	0.2	0.0	0.1	1.7	0.0	0.1	2.7	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	16.4	0.0	16.8	21.6	16.1	0.0	13.4	8.1	0.0	10.2	9.3	6.5
LnGrp LOS	B	A	B	C	B		B	A		B	A	A
Approach Vol, veh/h		71			230			395			1158	
Approach Delay, s/veh		16.7			21.2			8.4			9.1	
Approach LOS		B			C			A			A	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		34.2		19.0		34.2		19.0				
Change Period (Y+Rc), s		6.7		6.9		6.7		6.9				
Max Green Setting (Gmax), s		33.3		18.1		33.3		18.1				
Max Q Clear Time (g_c+I1), s		13.3		11.9		8.8		3.7				
Green Ext Time (p_c), s		14.2		0.4		5.8		0.2				
Intersection Summary												
HCM 6th Ctrl Delay			10.7									
HCM 6th LOS			B									

Notes

Unsignalized Delay for [NBR, WBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	30	95	193	7	8	34
Future Vol, veh/h	30	95	193	7	8	34
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	33	106	214	8	9	38

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	222	0	-	0	390	218
Stage 1	-	-	-	-	218	-
Stage 2	-	-	-	-	172	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1347	-	-	-	614	822
Stage 1	-	-	-	-	818	-
Stage 2	-	-	-	-	858	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1347	-	-	-	598	822
Mov Cap-2 Maneuver	-	-	-	-	598	-
Stage 1	-	-	-	-	797	-
Stage 2	-	-	-	-	858	-

Approach	EB	WB	SB
HCM Control Delay, s	1.9	0	10
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1347	-	-	-	767
HCM Lane V/C Ratio	0.025	-	-	-	0.061
HCM Control Delay (s)	7.7	0	-	-	10
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.2

3: Betsy Kerrison Parkway/Bohicket Road & Private Drive/River Road

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	46	12	21	106	3	37	32	840	240	30	420	15
Future Volume (veh/h)	46	12	21	106	3	37	32	840	240	30	420	15
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1826	1722	1870	1870	1811	1856	1870	1841	1870
Adj Flow Rate, veh/h	51	13	23	118	3	0	36	933	0	33	467	17
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	5	12	2	2	6	3	2	4	2
Cap, veh/h	373	105	186	338	299		601	1052		211	2032	921
Arrive On Green	0.17	0.17	0.17	0.17	0.17	0.00	0.58	0.58	0.00	0.58	0.58	0.58
Sat Flow, veh/h	1414	606	1072	1340	1722	1585	911	1811	1572	600	3497	1585
Grp Volume(v), veh/h	51	0	36	118	3	0	36	933	0	33	467	17
Grp Sat Flow(s),veh/h/ln	1414	0	1677	1340	1722	1585	911	1811	1572	600	1749	1585
Q Serve(g_s), s	1.7	0.0	1.0	4.5	0.1	0.0	1.1	24.6	0.0	2.8	3.6	0.3
Cycle Q Clear(g_c), s	1.8	0.0	1.0	5.5	0.1	0.0	4.7	24.6	0.0	27.4	3.6	0.3
Prop In Lane	1.00		0.64	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	373	0	291	338	299		601	1052		211	2032	921
V/C Ratio(X)	0.14	0.00	0.12	0.35	0.01		0.06	0.89		0.16	0.23	0.02
Avail Cap(c_a), veh/h	591	0	549	544	563		620	1090		224	2105	954
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	19.7	0.0	19.3	21.7	18.9	0.0	6.7	10.0	0.0	21.9	5.6	4.9
Incr Delay (d2), s/veh	0.2	0.0	0.2	0.6	0.0	0.0	0.0	8.8	0.0	0.3	0.1	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	0.0	0.4	1.3	0.0	0.0	0.1	7.7	0.0	0.4	0.7	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	19.8	0.0	19.5	22.3	19.0	0.0	6.8	18.9	0.0	22.2	5.7	4.9
LnGrp LOS	B	A	B	C	B		A	B		C	A	A
Approach Vol, veh/h		87			121			969			517	
Approach Delay, s/veh		19.7			22.2			18.4			6.7	
Approach LOS		B			C			B			A	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		38.8		16.5		38.8		16.5				
Change Period (Y+Rc), s		6.7		6.9		6.7		6.9				
Max Green Setting (Gmax), s		33.3		18.1		33.3		18.1				
Max Q Clear Time (g_c+I1), s		5.6		7.5		26.6		3.8				
Green Ext Time (p_c), s		7.4		0.2		5.5		0.2				
Intersection Summary												
HCM 6th Ctrl Delay			15.2									
HCM 6th LOS			B									

Notes

Unsignalized Delay for [NBR, WBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	57	218	102	14	12	48
Future Vol, veh/h	57	218	102	14	12	48
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	63	242	113	16	13	53

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	129	0	-	0	489	121
Stage 1	-	-	-	-	121	-
Stage 2	-	-	-	-	368	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1457	-	-	-	538	930
Stage 1	-	-	-	-	904	-
Stage 2	-	-	-	-	700	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1457	-	-	-	511	930
Mov Cap-2 Maneuver	-	-	-	-	511	-
Stage 1	-	-	-	-	859	-
Stage 2	-	-	-	-	700	-

Approach	EB	WB	SB
HCM Control Delay, s	1.6	0	9.9
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1457	-	-	-	799
HCM Lane V/C Ratio	0.043	-	-	-	0.083
HCM Control Delay (s)	7.6	0	-	-	9.9
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	-	0.3

2038 No-Build Conditions

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	8	2	61	182	20	12	17	374	89	13	1057	68
Future Volume (veh/h)	8	2	61	182	20	12	17	374	89	13	1057	68
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1826	1722	1870	1870	1811	1856	1870	1841	1870
Adj Flow Rate, veh/h	9	2	68	202	22	0	19	416	0	14	1174	76
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	5	12	2	2	6	3	2	4	2
Cap, veh/h	429	10	348	377	388		259	958		507	1849	838
Arrive On Green	0.23	0.23	0.23	0.23	0.23	0.00	0.53	0.53	0.00	0.53	0.53	0.53
Sat Flow, veh/h	1390	45	1547	1299	1722	1585	445	1811	1572	970	3497	1585
Grp Volume(v), veh/h	9	0	70	202	22	0	19	416	0	14	1174	76
Grp Sat Flow(s),veh/h/ln	1390	0	1592	1299	1722	1585	445	1811	1572	970	1749	1585
Q Serve(g_s), s	0.3	0.0	2.0	8.3	0.6	0.0	1.8	7.8	0.0	0.5	13.2	1.3
Cycle Q Clear(g_c), s	0.8	0.0	2.0	10.2	0.6	0.0	14.9	7.8	0.0	8.3	13.2	1.3
Prop In Lane	1.00		0.97	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	429	0	359	377	388		259	958		507	1849	838
V/C Ratio(X)	0.02	0.00	0.20	0.54	0.06		0.07	0.43		0.03	0.63	0.09
Avail Cap(c_a), veh/h	571	0	521	509	564		292	1091		578	2106	955
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	17.1	0.0	17.4	21.5	16.8	0.0	14.5	8.0	0.0	10.5	9.2	6.4
Incr Delay (d2), s/veh	0.0	0.0	0.3	1.2	0.1	0.0	0.1	0.3	0.0	0.0	0.5	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	0.0	0.7	2.3	0.2	0.0	0.1	2.0	0.0	0.1	3.2	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	17.2	0.0	17.6	22.7	16.9	0.0	14.7	8.3	0.0	10.5	9.8	6.5
LnGrp LOS	B	A	B	C	B		B	A		B	A	A
Approach Vol, veh/h		79			224			435			1264	
Approach Delay, s/veh		17.6			22.1			8.6			9.6	
Approach LOS		B			C			A			A	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.9	19.4	35.9	19.4
Change Period (Y+Rc), s	6.7	6.9	6.7	6.9
Max Green Setting (Gmax), s	33.3	18.1	33.3	18.1
Max Q Clear Time (g_c+I1), s	15.2	12.2	9.8	4.0
Green Ext Time (p_c), s	14.1	0.4	6.3	0.3

Intersection Summary	
HCM 6th Ctrl Delay	11.1
HCM 6th LOS	B

Notes

Unsignalized Delay for [NBR, WBR] is excluded from calculations of the approach delay and intersection delay.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	51	13	23	77	3	31	35	924	217	18	462	17
Future Volume (veh/h)	51	13	23	77	3	31	35	924	217	18	462	17
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1826	1722	1870	1870	1811	1856	1870	1841	1870
Adj Flow Rate, veh/h	57	14	26	86	3	0	39	1027	0	20	513	19
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	5	12	2	2	6	3	2	4	2
Cap, veh/h	363	98	183	325	289		581	1069		157	2064	936
Arrive On Green	0.17	0.17	0.17	0.17	0.17	0.00	0.59	0.59	0.00	0.59	0.59	0.59
Sat Flow, veh/h	1414	586	1088	1335	1722	1585	872	1811	1572	549	3497	1585
Grp Volume(v), veh/h	57	0	40	86	3	0	39	1027	0	20	513	19
Grp Sat Flow(s),veh/h/ln	1414	0	1674	1335	1722	1585	872	1811	1572	549	1749	1585
Q Serve(g_s), s	2.0	0.0	1.1	3.3	0.1	0.0	1.3	30.2	0.0	2.0	4.0	0.3
Cycle Q Clear(g_c), s	2.1	0.0	1.1	4.4	0.1	0.0	5.2	30.2	0.0	32.2	4.0	0.3
Prop In Lane	1.00		0.65	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	363	0	281	325	289		581	1069		157	2064	936
V/C Ratio(X)	0.16	0.00	0.14	0.26	0.01		0.07	0.96		0.13	0.25	0.02
Avail Cap(c_a), veh/h	581	0	539	530	554		583	1072		158	2070	938
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	20.4	0.0	19.9	21.8	19.5	0.0	6.8	10.9	0.0	26.2	5.5	4.8
Incr Delay (d2), s/veh	0.2	0.0	0.2	0.4	0.0	0.0	0.0	18.7	0.0	0.4	0.1	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	0.0	0.4	0.9	0.0	0.0	0.2	11.8	0.0	0.2	0.8	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	20.6	0.0	20.2	22.3	19.5	0.0	6.8	29.6	0.0	26.5	5.6	4.8
LnGrp LOS	C	A	C	C	B		A	C		C	A	A
Approach Vol, veh/h		97			89			1066			552	
Approach Delay, s/veh		20.4			22.2			28.8			6.3	
Approach LOS		C			C			C			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		39.9		16.4		39.9		16.4				
Change Period (Y+Rc), s		6.7		6.9		6.7		6.9				
Max Green Setting (Gmax), s		33.3		18.1		33.3		18.1				
Max Q Clear Time (g_c+I1), s		6.0		6.4		32.2		4.1				
Green Ext Time (p_c), s		8.3		0.1		1.0		0.2				

Intersection Summary		
HCM 6th Ctrl Delay		21.1
HCM 6th LOS		C

Notes

Unsignalized Delay for [NBR, WBR] is excluded from calculations of the approach delay and intersection delay.

2038 Build Conditions

3: Betsy Kerrison Parkway/Bohicket Road & Private Drive/River Road

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	8	2	61	207	20	20	17	374	111	20	1057	68
Future Volume (veh/h)	8	2	61	207	20	20	17	374	111	20	1057	68
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1826	1722	1870	1870	1811	1856	1870	1841	1870
Adj Flow Rate, veh/h	9	2	68	230	22	0	19	416	0	22	1174	76
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	5	12	2	2	6	3	2	4	2
Cap, veh/h	452	11	378	399	421		248	936		488	1808	820
Arrive On Green	0.24	0.24	0.24	0.24	0.24	0.00	0.52	0.52	0.00	0.52	0.52	0.52
Sat Flow, veh/h	1390	45	1547	1299	1722	1585	445	1811	1572	970	3497	1585
Grp Volume(v), veh/h	9	0	70	230	22	0	19	416	0	22	1174	76
Grp Sat Flow(s),veh/h/ln	1390	0	1592	1299	1722	1585	445	1811	1572	970	1749	1585
Q Serve(g_s), s	0.3	0.0	2.0	9.7	0.6	0.0	1.9	8.2	0.0	0.8	13.9	1.4
Cycle Q Clear(g_c), s	0.8	0.0	2.0	11.7	0.6	0.0	15.8	8.2	0.0	9.0	13.9	1.4
Prop In Lane	1.00		0.97	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	452	0	389	399	421		248	936		488	1808	820
V/C Ratio(X)	0.02	0.00	0.18	0.58	0.05		0.08	0.44		0.05	0.65	0.09
Avail Cap(c_a), veh/h	554	0	505	493	547		277	1058		553	2042	926
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	16.8	0.0	17.0	21.6	16.5	0.0	15.7	8.6	0.0	11.5	10.0	7.0
Incr Delay (d2), s/veh	0.0	0.0	0.2	1.3	0.1	0.0	0.1	0.3	0.0	0.0	0.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	0.0	0.7	2.6	0.2	0.0	0.2	2.2	0.0	0.1	3.6	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	16.8	0.0	17.2	23.0	16.5	0.0	15.9	9.0	0.0	11.5	10.6	7.0
LnGrp LOS	B	A	B	C	B		B	A		B	B	A
Approach Vol, veh/h		79			252			435			1272	
Approach Delay, s/veh		17.2			22.4			9.3			10.4	
Approach LOS		B			C			A			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		36.2		20.8		36.2		20.8				
Change Period (Y+Rc), s		6.7		6.9		6.7		6.9				
Max Green Setting (Gmax), s		33.3		18.1		33.3		18.1				
Max Q Clear Time (g_c+I1), s		15.9		13.7		10.2		4.0				
Green Ext Time (p_c), s		13.6		0.3		6.3		0.3				

Intersection Summary												
HCM 6th Ctrl Delay			11.9									
HCM 6th LOS			B									

Notes

Unsignalized Delay for [NBR, WBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	30	105	212	7	8	34
Future Vol, veh/h	30	105	212	7	8	34
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	33	117	236	8	9	38

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	244	0	-	0	423	240
Stage 1	-	-	-	-	240	-
Stage 2	-	-	-	-	183	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1322	-	-	-	588	799
Stage 1	-	-	-	-	800	-
Stage 2	-	-	-	-	848	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1322	-	-	-	572	799
Mov Cap-2 Maneuver	-	-	-	-	572	-
Stage 1	-	-	-	-	778	-
Stage 2	-	-	-	-	848	-

Approach	EB	WB	SB
HCM Control Delay, s	1.7	0	10.2
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1322	-	-	-	743
HCM Lane V/C Ratio	0.025	-	-	-	0.063
HCM Control Delay (s)	7.8	0	-	-	10.2
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.2

3: Betsy Kerrison Parkway/Bohicket Road & Private Drive/River Road

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	51	13	23	113	3	43	35	924	260	32	462	17
Future Volume (veh/h)	51	13	23	113	3	43	35	924	260	32	462	17
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1826	1722	1870	1870	1811	1856	1870	1841	1870
Adj Flow Rate, veh/h	57	14	26	126	3	0	39	1027	0	36	513	19
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	5	12	2	2	6	3	2	4	2
Cap, veh/h	368	101	187	330	296		578	1064		154	2056	932
Arrive On Green	0.17	0.17	0.17	0.17	0.17	0.00	0.59	0.59	0.00	0.59	0.59	0.59
Sat Flow, veh/h	1414	586	1088	1335	1722	1585	872	1811	1572	549	3497	1585
Grp Volume(v), veh/h	57	0	40	126	3	0	39	1027	0	36	513	19
Grp Sat Flow(s),veh/h/ln	1414	0	1674	1335	1722	1585	872	1811	1572	549	1749	1585
Q Serve(g_s), s	2.0	0.0	1.1	5.0	0.1	0.0	1.3	30.5	0.0	2.7	4.0	0.3
Cycle Q Clear(g_c), s	2.1	0.0	1.1	6.1	0.1	0.0	5.3	30.5	0.0	33.2	4.0	0.3
Prop In Lane	1.00		0.65	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	368	0	288	330	296		578	1064		154	2056	932
V/C Ratio(X)	0.15	0.00	0.14	0.38	0.01		0.07	0.96		0.23	0.25	0.02
Avail Cap(c_a), veh/h	578	0	536	527	551		579	1067		154	2060	933
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	20.3	0.0	19.9	22.5	19.4	0.0	6.9	11.1	0.0	27.3	5.6	4.9
Incr Delay (d2), s/veh	0.2	0.0	0.2	0.7	0.0	0.0	0.0	19.5	0.0	0.8	0.1	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	0.0	0.4	1.4	0.0	0.0	0.2	12.2	0.0	0.5	0.8	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	20.5	0.0	20.1	23.2	19.4	0.0	7.0	30.6	0.0	28.1	5.7	4.9
LnGrp LOS	C	A	C	C	B		A	C		C	A	A
Approach Vol, veh/h		97			129			1066			568	
Approach Delay, s/veh		20.3			23.1			29.8			7.1	
Approach LOS		C			C			C			A	
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		39.9		16.6		39.9		16.6				
Change Period (Y+Rc), s		6.7		6.9		6.7		6.9				
Max Green Setting (Gmax), s		33.3		18.1		33.3		18.1				
Max Q Clear Time (g_c+I1), s		6.0		8.1		32.5		4.1				
Green Ext Time (p_c), s		8.1		0.2		0.7		0.2				
Intersection Summary												
HCM 6th Ctrl Delay			21.9									
HCM 6th LOS			C									

Notes

Unsignalized Delay for [NBR, WBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	2.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	57	240	111	14	12	48
Future Vol, veh/h	57	240	111	14	12	48
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	63	267	123	16	13	53

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	139	0	-	0	524	131
Stage 1	-	-	-	-	131	-
Stage 2	-	-	-	-	393	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1445	-	-	-	514	919
Stage 1	-	-	-	-	895	-
Stage 2	-	-	-	-	682	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1445	-	-	-	488	919
Mov Cap-2 Maneuver	-	-	-	-	488	-
Stage 1	-	-	-	-	849	-
Stage 2	-	-	-	-	682	-

Approach	EB	WB	SB
HCM Control Delay, s	1.5	0	10
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1445	-	-	-	781
HCM Lane V/C Ratio	0.044	-	-	-	0.085
HCM Control Delay (s)	7.6	0	-	-	10
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.3

ACCESS ENGINEERING
Traffic & Transportation Consultants

MEMORANDUM

DATE: February 12, 2025

TO: Ray Pantlik – South Street Partners

From: Jeff Ingham, PE, PTOE – Access Engineering LLC

REFERENCE: ORANGE HILL TRAFFIC STUDY CLARIFICATIONS

As requested, the following clarifications are provided in response to inquiries regarding the 2023 Orange Hill Traffic Study.

The 2023 study did account for trips associated with the currently proposed farmers market and restaurant. Page 8 of the report states:

> A small retail area (<5,000 SF) may also be established on the east side of the entry road. The nature of the retail is not yet determined but will be guided by Charleston County ordinance. Potential uses include retail sales, restaurant (excluding fast food), food truck, or farmers market. As the use is not defined, a general "Strip Retail Plaza (<40k)" land use category is used for trip generation purposes.

Traffic generation for a potential recreational amenity facility (swimming pool, sports courts, exercise room, etc.) located within the project is effectively accounted for within the residential use category. Neighborhood amenity centers that are not open to the public are not treated as separate trip generators.

A right turn lane on westbound River Road is not warranted at the site access. The turn lane threshold charts are included in Appendix C of the 2023 report.

SCDOT reviewed and approved the Orange Hill Traffic Impact Study on July 19, 2023. The approval states, "The Kiawah Orange Hill TIA is accepted with no external mitigation required."

If you have any questions or concerns, please feel free to email or call the number below.

Sincerely,
Access Engineering LLC

Jeff Ingham, P.E., PTOE, RSP2
Traffic Engineer
843-819-0270
Jingham@accesstrafficsc.com

Appendix D- Letters of Coordination

From: Johnson, Joshua A.
To: Ray Pantlik
Cc: Katelyn Love; Fleming, Juleigh B.; Grooms, Robert W.; Marscher, John; woody.t@tandh.com; Jeff Ingham
Subject: RE: Orange Hill Development Traffic Impact Study
Date: Thursday, December 5, 2024 3:47:30 PM
Attachments: image004.png

Ray,

I have looked at the prior TIA approval and can confirm an update will not be needed at this time. Therefore, the prior approval still stands for SCDOT.

Thanks,

Josh Johnson, PE, PTOE
District 6 Traffic Engineer

P 843-746-6719 **E** johnsonja@scdot.org

South Carolina Department of Transportation
6355 Fain Street, North Charleston, SC 29406

From: Ray Pantlik <rpantlik@southstreetpartners.com>
Sent: Thursday, December 5, 2024 1:26 PM
To: Johnson, Joshua A. <JohnsonJA@scdot.org>
Cc: Katelyn Love <klove@rameykemp.com>; Payne, Adam C. <PayneAC@scdot.org>; Fleming, Juleigh B. <FlemingJB@scdot.org>; Grooms, Robert W. <GroomsRW@scdot.org>; Marscher, John <marscher.j@tandh.com>; woody.t@tandh.com; Jeff Ingham <jingham@accesstrafficsc.com>
Subject: RE: Orange Hill Development Traffic Impact Study

*** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. ***

Josh,

The Charleston County Planning Department requires the submission of Letters of Coordination in support of a Planned Development zoning applications. I used the email below dated July 19, 2023, as the Letter of Coordination from SCDOT in an earlier draft submission of the Planned Development application but the County requires that such letter be dated no later than six month from the date of the application. There have no substantive changes to the traffic study or master plan so accordingly I am requesting an updated email to complete the above requirement.

Thanks in advance for your assistance.

From: Johnson, Joshua A. <JohnsonJA@scdot.org>
Sent: Wednesday, July 19, 2023 8:34 AM

To: 'Jeff Ingham' <jingham@rameykemp.com>
Cc: Katelyn Love <klove@rameykemp.com>; Ray Pantlik <rpantlik@southstreetpartners.com>; Mark Permar (mpermar@permarinc.com) <mpermar@permarinc.com>; Payne, Adam C. <PayneAC@scdot.org>; Fleming, Juleigh B. <FlemingJB@scdot.org>; Grooms, Robert W. <GroomsRW@scdot.org>
Subject: RE: Orange Hill Development Traffic Impact Study

Jeff,

The Kiawah Orange Hill TIA is accepted with no external mitigation required. Please upload the TIA and this approval email with the encroachment application in EPPS.

Thank you,
Josh Johnson, PE, PTOE
District Traffic Engineer | SCDOT District 6

LEAD 2023
A Hire Purpose

From: Jeff Ingham <jingham@rameykemp.com>
Sent: Thursday, July 6, 2023 3:19 PM
To: Johnson, Joshua A. <JohnsonJA@scdot.org>; Payne, Adam C. <PayneAC@scdot.org>
Cc: Katelyn Love <klove@rameykemp.com>; Ray Pantlik <rpantlik@southstreetpartners.com>; Mark Permar (mpermar@permarinc.com) <mpermar@permarinc.com>
Subject: Orange Hill Development Traffic Impact Study

*** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. ***

Josh/Adam,
Attached is a TIS for your review. New golf course and residential area near Kiawah, off River Rd.
FYI, this will also be submitted to Charleston County public works for their review.

Please take a look and let me know any comments.
Thanks again!

Jeff Ingham, PE, PTOE, RSP2I
Director of South Carolina
843 819 0270

Moving forward.

RKA

RAMEY KEMP ASSOCIATES

OWNERSHIP > OUR CULTURE > YOUR SUCCESS

rameykemp.com

Ray Pantlik

From: Johnson, Joshua A. <JohnsonJA@scdot.org>
Sent: Wednesday, July 19, 2023 8:34 AM
To: 'Jeff Ingham'
Cc: Katelyn Love; Ray Pantlik; Mark Permar (mpermar@permarinc.com); Payne, Adam C.; Fleming, Juleigh B.; Grooms, Robert W.
Subject: RE: Orange Hill Development Traffic Impact Study
Attachments: Orange_Hill_Traffic_Report.pdf

Jeff,

The Kiawah Orange Hill TIA is accepted with no external mitigation required. Please upload the TIA and this approval email with the encroachment application in EPPS.

Thank you,
Josh Johnson, PE, PTOE
District Traffic Engineer | SCDOT District 6

LEAD 2023
A Hire Purpose

From: Jeff Ingham <jingham@rameykemp.com>
Sent: Thursday, July 6, 2023 3:19 PM
To: Johnson, Joshua A. <JohnsonJA@scdot.org>; Payne, Adam C. <PayneAC@scdot.org>
Cc: Katelyn Love <klove@rameykemp.com>; Ray Pantlik <rpantlik@southstreetpartners.com>; Mark Permar (mpermar@permarinc.com) <mpermar@permarinc.com>
Subject: Orange Hill Development Traffic Impact Study

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Josh/Adam,
Attached is a TIS for your review. New golf course and residential area near Kiawah, off River Rd. FYI, this will also be submitted to Charleston County public works for their review.

Please take a look and let me know any comments.
Thanks again!

Jeff Ingham, PE, PTOE, RSP2I
Director of South Carolina
843 819 0270

Moving forward.

RKA

RAMEY KEMP ASSOCIATES

OWNERSHIP > OUR CULTURE > YOUR SUCCESS

rameykemp.com

Ray Pantlik

From: Fleming, Juleigh B. <FlemingJB@scdot.org>
Sent: Wednesday, March 1, 2023 10:58 AM
To: Ray Pantlik
Cc: Clark, Wayne E.; Grooms, Robert W.; Cannady, Jack R.
Subject: FW: Orange Hill Planned Development- Request for Letter of Coordination
Attachments: Orange Hill Plat 5-15-06.pdf; DRAFT_ORANGE HILL_Concept Plan_REV_2-10-23 sent.pdf; RE: Orange Hill Planned Development- Request for Letter of Coordination

Good morning, Mr. Pantlik;

Thank you for the early coordination concerning the proposed Orange Hill site between Bohicket and River Roads 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 conceptual plan:

1) Proposed access to Bohicket and River Road is generally acceptable. We will want to ensure the following any finalized driveway locations:
    a. Required sight distance is met for all driveways – you will need to identify existing trees in the RW and ensure that these trees do not block visibility from/to each driveway.
    b. If driveways require road improvements, the improvements should be constructable within your property frontage (i.e., driveways should not overlap your property lines, turn lanes should not extend outside of your property lines).
2) All ARMS manual requirements (to include roadway and hydraulic design) for commercial development shall be met.
3) This development will require a traffic impact analysis. Please note that traffic impact studies must be provided to our traffic engineer for review and approval **prior to submitting your permit application**.

During site design, please check SCDOT Plans Online for as built road plans to indentify any drainage structures that may have been placed in the RW during road construction and for any controls of access- https://link.edgepilot.com/s/50ef061c/D8FibLeDYU2dJkjq7LSe4A?u=https://falcon.scdot.org/falconwebv4/default.aspx. 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 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!

JuLeigh B Fleming, PE
District 6 Permit Engineer

SCDOT
#ProgressisourPriority

P 843-746-6722 **E** flemingjb@scdot.org
6355 Fain Street, North Charleston, SC 29406
LET 'EM WORK. LET 'EM LIVE.

From: Ray Pantlik <rpantlik@southstreetpartners.com>
Sent: Tuesday, February 28, 2023 5:37 PM
To: Clark, Wayne E. <ClarkWE@scdot.org>
Subject: FW: Orange Hill Planned Development- Request for Letter of Coordination

*** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. ***

Dear Mr. Clark,

I am writing to follow up on my request for a letter of coordination from the South Carolina Department of Transportation. Please let me know if you have any questions related to this request.

From: Ray Pantlik
Sent: Tuesday, February 14, 2023 3:49 PM
To: clarkwe@scdot.org
Subject: Orange Hill Planned Development- Request for Letter of Coordination

Dear Mr. Clark,

Kiawah Resort Associates, L.P. (KRA) and its related entities owns 721.07 acres on Johns Island bounded by Bohicket Road to the northwest and River Road to the southeast known as Orange Hill Plantation. An overall boundary survey is attached, and property is currently used as the Kiawah Island Sporting Club and has been more recently managed for wildlife and forestry activities.

This property is currently zoned Planned Development (PD) which was established by the approval of a PD application in November of 2004 by Charleston County Council. This Planned Development provided for the development of 181 single family homesites, and an 18-hole golf course. Access to the development was proposed via entry roads located along both Bohicket and River Roads.

KRA is preparing to submit to Charleston County a proposed Development Agreement with a revised PD application. As part of the submittal requirements for these applications we must provide Letter of Coordination with various service providers and public agencies. In requesting this Letter, please note the following primary uses proposed under this revised plan.

1. Single Family Dwellings units- maximum number 120 dwelling units.

2. An 18-golf course with expanded practice area.

3. Golf clubhouse and other limited recreational facilities.

3. Open Space and open water lagoons.

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December 20, 2024

Mr. Ray Pantlik, P.E., Vice President of Development
South Street Partners
1 Kiawah Island Parkway
Kiawah Island, SC 29455

Subject: Proposed Orange Hill WWTF – Johns Island
Charleston County, South Carolina

Mr. Pantlik,

Please accept this letter as an indication of Berkeley-Charleston-Dorchester Council of Governments' willingness to continue working with you on the proposed Orange Hill WWTF. Please be reminded that this project does require a Major Amendment to the BCDCOG 208 Regional Water Quality Management Plan. The process for the amendment will resume once the Development Agreement/Planned Development has been finalized with Charleston County and financial assurances regarding the treatment facility have been agreed upon.

If you have any questions or need additional information, please don't hesitate to contact me.

Sincerely,

Ronald E. Mitchum
Executive Director

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

Board Members
Thomas Legare, Jr., Chair
Cindy Floyd, Vice Chair
Glenda Miller, Sec/Treas
Isaac Robinson
H Bernard Freeman
Becky Dennis
Mellen Moore
Tommy West
Richard Thomas

Original: August 23, 2022
Updated: July 3, 2023
Updated: December 12, 2024

Ray Pantlik
South Street Partners
1 Kiawah Island Parkway
Kiawah Island, SC 29455

Re: **Orange Hill Development**
TMS Numbers: 215-00-00-030, 163, 165, 166, 167, 168, 169, 170, 171, 172
Water Availability and Willingness to Serve Letter

Dear Ray Pantlik:

This letter confirms that the Orange Hill Development at TMS Numbers 215-00-00-030, 163, 165, 166, 167, 168, 169, 170, 171, and 172 on Johns Island are within the water service area of the St. John's Water Company, Inc (SJWC). SJWC does have water availability from an existing 16-inch water line on Bohicket Road and an existing 24-inch water line on River Road. Our system is SC DHEC approved and we have the capacity and willingness to provide potable water service to the proposed 120 single family homes and community amenities for the Orange Hill Development.

Upon completion of your certification of water system construction, our final inspection, the satisfaction of all legal requirements, payment of all fees, and SC DHEC approval, SJWC will own, operate, and maintain the water distribution system in the referenced project.

If you have any questions, please do not hesitate to 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!

December 6, 2024

Kiawah Resort Associates LP
Attn: Ray Pantlik
One Kiawah Island Parkway
Kiawah, SC 29455

Subject: Orange Hill Project
TMS # 215-00-00-130, 163, 165-172

Operations Division

Anita W. Huggins
Acting Superintendent of Schools

Jeffrey Borowy, P.E.
Chief Operating Officer

Dear Mr. Pantlik:

Please accept this letter as "Proof of Coordination" and adequate service capacity for the proposed Orange Hill Project consisting of one hundred twenty single family attached units located at 4612 River Road in John's Island, SC.

The planned design will consist of approximately one hundred twenty 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.

- Mt. Zion Elementary
- Haut Gap Middle
- St. John's High

From a capacity standpoint, we anticipate little impact to Haut Gap Middle and St. John's High. However, Mt. Zion Elementary will be moderately 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,

Heather Studer
Interim Director of Planning & Real Estate

County of Charleston, South Carolina

Sheriff Carl Ritchie

February 19, 2025

Mr. Ray Pantlik
1 Kiawah Island Parkway
Kiawah Island, SC 29455

Re: Letter of Coordination

Mr. Pantlik:

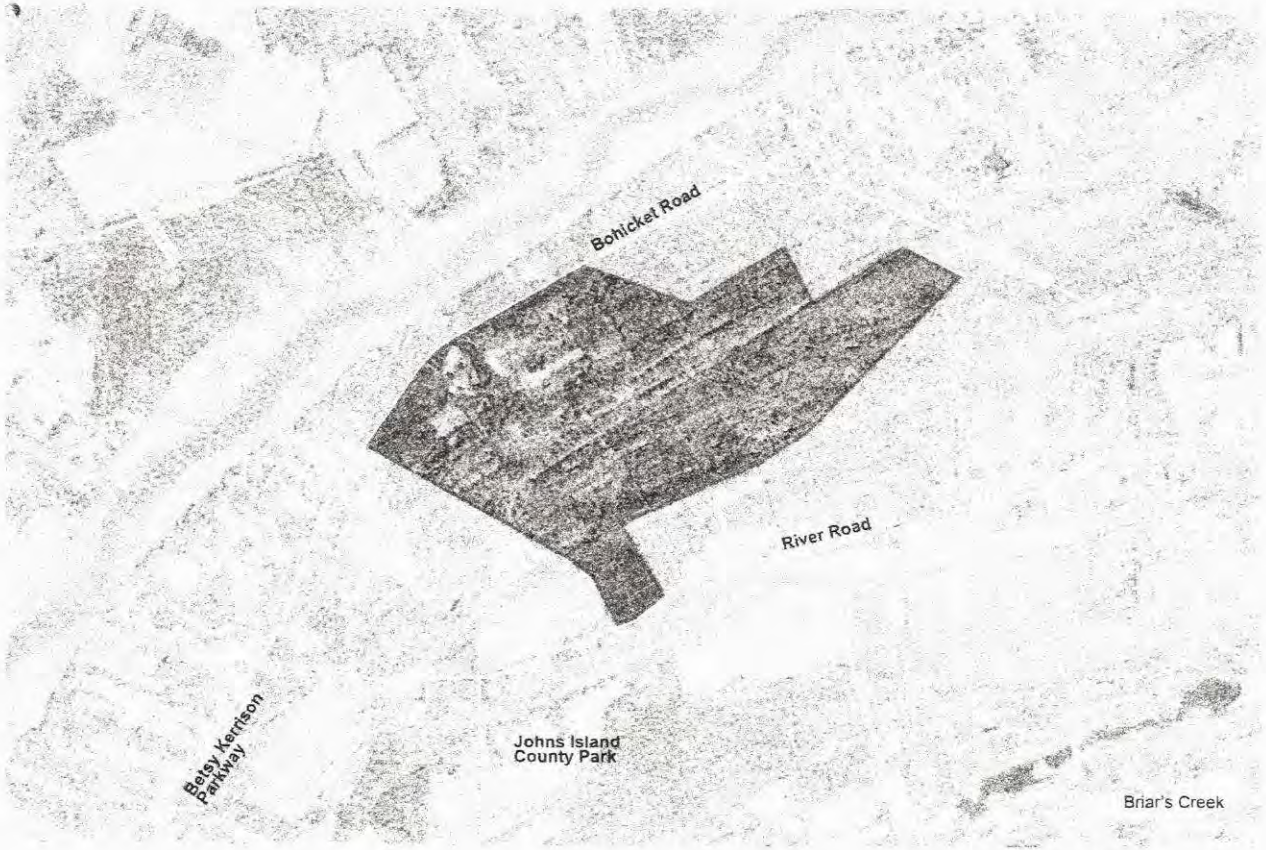
The Charleston County Sheriff's Office acknowledges your intention to develop property located in the area of the intersection of Bohicket Road and River Road on Johns Island, South Carolina, (721.07 Acre Tract, TMS #215-00-00-030), Orange Hill Planned Development. This location is currently under the jurisdiction of this agency.

Please understand that all law enforcement matters will need to be reported to this agency. This can be accomplished by calling the **Charleston County Consolidated Dispatch Center** at **843-743-7200** or dialing **911 for emergencies**. Additional information can be accessed on our agency website at www.sheriff.charlestoncounty.org.

If you have any questions, please feel free to contact this office via telephone or email.

Sincerely,

Carl Ritchie/Sheriff
Charleston County Sheriff's Office
(843) 554-3511
critchie@charlestoncounty.org



Location Graphic

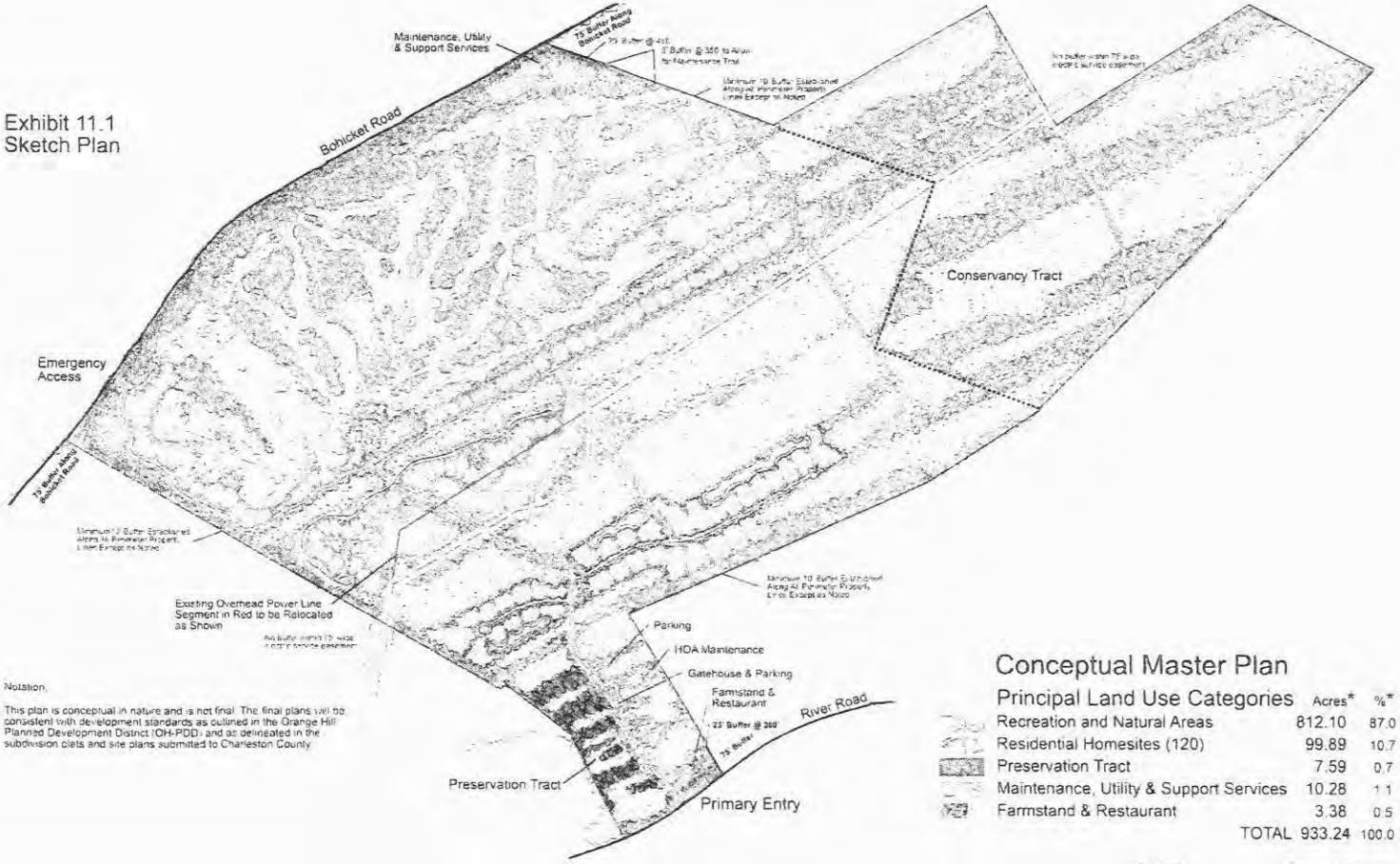
nts

Orange Hill

Johns Island Charleston County South Carolina

BEAU WELLING DESIGN

Exhibit 11.1
Sketch Plan



Notation:

This plan is conceptual in nature and is not final. The final plans will be consistent with development standards as outlined in the Orange Hill Planned Development District (OH-PDD) and as delineated in the subdivision plats and site plans submitted to Charleston County.

Conceptual Master Plan

Principal Land Use Categories	Acres*	%*
Recreation and Natural Areas	812.10	87.0
Residential Homesites (120)	99.89	10.7
Preservation Tract	7.59	0.7
Maintenance, Utility & Support Services	10.28	1.1
Farmstand & Restaurant	3.38	0.5
TOTAL	933.24	100.0

* Approximate acreage

12.18.24

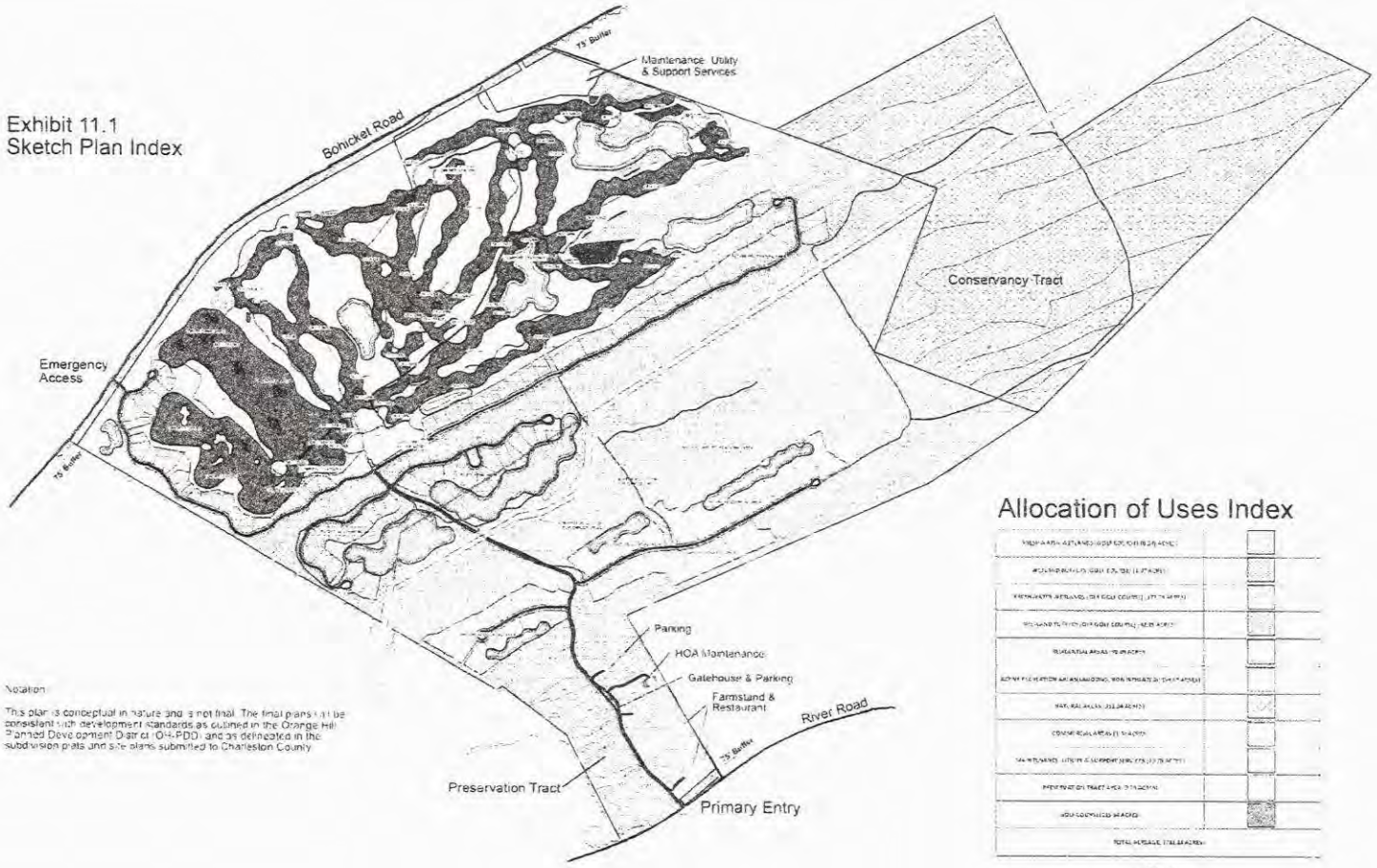
BEAU WELLING DESIGN

Kiawah Resort Associates, L.P.

Orange Hill

Johns Island Charleston County South Carolina

Exhibit 11.1
Sketch Plan Index



Notation:

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Allocation of Uses Index

Kiawah Resort Associates, L.P.

Orange Hill

Johns Island Charleston County South Carolina

BEAU WELLING DESIGN

ST. JOHN'S FIRE DISTRICT

FIRE CHIEF RYAN KUNITZER

COMMISSIONERS

CHAIR, WILLIAM THOMAE
VICE CHAIR, DEBRA LEHMAN
LEROY BLAKE
ISIAH WHITE
STEVE ROLANDO
ROBERT WRIGHT
BROOKS MCGOUGAN
JACKIE STANLEY
TERRILYNN DURHAM

12/18/2024

Ray Pantlik
South Street Partners
1 Kiawah Island Parkway
Kiawah Island, SC 29455

Mr. Pantlik,

The St. John's Fire District is in receipt of a planned development located within our jurisdiction labeled "Orange Hill".

While this letter serves as an acknowledgement of the proposed development only, further site plan review and on-site inspections will be required as final plans are further developed. Additionally, applicable code compliance will be based on the type and use of the structures, including the location of fire hydrants and fire department access points. Appropriate codes regarding fire department access are based on the 2021 International Fire Code and final approval by the Fire District.

We look forward to working with you throughout this project.

Thank you,

Ryan Kunitzer
Fire Chief
St. Johns Fire District
843-559-9194

DAVID ABRAMS, J.D., NREMT-P
Director

CHARLESTON COUNTY
SOUTH CAROLINA

Emergency Medical Services

2010 NATIONAL EMS SERVICE OF THE YEAR

843.202.6700
Fax: 843.202.6712
dabrams@charlestoncounty.org
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive, Suite C 204
North Charleston, SC 29405-7464

DATE: December 10, 2024

TO: Ray C. Pantlik, P.E.

RE: Letter of Coordination

Dear Mr. Pantlik:

This letter is to acknowledge that Charleston County EMS is in receipt of information related to The Orange Hill Planned Development proposal located on Johns Island by the Kiawah Resorts Association and its related entities. We understand this relates to single family dwellings, an 18-hole golf course with clubhouse and other limited recreational facilities, open space and water lagoons, utilities as well as a maintenance area. Thank you for providing us with the information, at this point we see no impact towards EMS operations concerning your proposal.

All the best,

Deputy Chief C. L. Benton

Berkeley
Electric Cooperative, Inc.
Your Touchstone Energy® Cooperative
www.berkeleyelectric.coop Post Office Box 1234, Moncks Corner, SC 29461

December 17, 2024

South Street Partners
C/o: Ray Pantlik
1 Kiawah Island Parkway
Kiawah Island, SC 29455

Re: Power Availability for Proposed 120 Single Family Residential Units and Amenities in Orange Hill Development
Located off Bohicket Road and River Road
Charleston County, SC
TMS 215-00-00-030

Dear Ray:

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
Manager of Distribution Design and Easements

KM/ts

Cc: Thomas Barnette, Director of Engineering Services
Scott Bennett, Johns Island District Operations Manager
Fred Cox, Johns Island District Planning Supervisor
William Howe, Johns Island District Service Planner
Ray Pantlik, South Street Partners (emailed copy)
File

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, CHARLESTON DISTRICT
1949 INDUSTRIAL PARK ROAD, ROOM 140
CONWAY, SOUTH CAROLINA, 29526

March 7, 2025

Regulatory Division

Mr. Ray Pantlik
Kiawah Resort Associates, L.P.
1 Kiawah Island Parkway
Kiawah Island, South Carolina 29455
rpantlik@southstreetpartners.com

Dear Mr. Pantlik:

This is in response to your request for an Approved Jurisdictional Determination (AJD) (SAC-2006-00773) received in our office on January 23, 2023, for a 720.80 acres site located south of Bohicket Road and north of River Road at Tax Map Sequence (TMS) # 215-00-00-030 and 215-00-00-163, Johns Island, Charleston County, South Carolina (Latitude: 32.6598 °, Longitude: -80.1166 °). An AJD is used to indicate the Corps 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 pursuant to Section 404 of the Clean Water Act (CWA) (33 U.S.C. § 1344) and/or navigable waters of the United States pursuant to Section 10 of the Rivers and Harbors Act of 1899 (RHA) (33 U.S.C. § 403).

The site is shown on the attached map entitled "Orange Hill / Charleston County, South Carolina" and dated October 10, 2024, revised February 7, 2025, and February 12, 2025, prepared by Newkirk Environmental Inc. Based on on-site inspections, a review of aerial photography, topographic maps, National Wetlands Inventory maps, soil survey information, Wetland Determination Data Forms, and elevation data, we conclude the referenced map accurately reflects the location and boundaries of aquatic resources within the site. The site contains 175.00 acres of jurisdictional wetlands that are subject to Corps' jurisdiction under Section 404 of the CWA.

The site also contains 7.57 acres of freshwater wetlands as federally defined by the 1987 Corps of Engineers Wetland Delineation Manual and applicable regional supplement; however, the 7.57 acres of freshwater wetlands are not subject to Corps' jurisdiction based upon U.S. Supreme Court decisions. The location and configuration of these non-jurisdictional areas are reflected on the above referenced map. It should be clearly noted that decisions of the U.S. Supreme Court to exclude certain waters and wetlands from federal jurisdiction under the CWA have no effect on any state or local government restrictions or requirements concerning wetlands. You are strongly cautioned to ascertain whether such restrictions or requirements exist for the area in question before undertaking any activity which might impact these aquatic resources.

The site in question also contains aquatic resources that are not subject to regulatory jurisdiction under Section 404 of the CWA or Section 10 of the RHA.

Attached is a Memorandum for Record describing the basis of jurisdiction for the delineated area(s). Be aware that a Department of the Army (DA) permit may be required for certain activities in the areas subject to Corps' regulatory jurisdiction, and these areas may be subject to restrictions or requirements of other state or local government agencies.

If you submit a permit application as a result of this AJD, include a copy of this letter and the map as part of the application. Not submitting the letter and depiction will cause a delay while we confirm an AJD was performed for the proposed permit project area. Note that some or all of these areas may be regulated by other state or local government entities, and you should contact the South Carolina Department of Environmental Services, Bureau of Water, or Bureau of Coastal Management, to determine the limits of their jurisdiction.

This AJD is valid for five (5) years from the date of this letter unless new information warrants revision before the expiration date. This AJD is an appealable action under the Corps of Engineers administrative appeal procedures defined at 33 CFR Part 331. The administrative appeal options, process and appeals request form is attached for your convenience and use.

This AJD was conducted pursuant to Corps of Engineers' regulatory authority to identify the limits of Corps of Engineers' jurisdiction for the particular site identified in this request. This AJD may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

In all future correspondence, please refer to file number SAC-2006-00773. A copy of this letter is forwarded to State and/or Federal agencies for their information. If you have any questions, please contact Kelby Callahan, Project Manager, at 843-901-1687, or by email at kelby.a.callahan@usace.army.mil.

Sincerely,

Erica Stone
Northeast Branch Chief

Attachments:
Memorandum for Record
Notification of Appeal Options
Map titled: "Orange Hill / Charleston County, South Carolina"

Copies Furnished:

Mr. Connor Breedlove
Newkirk Environmental Inc.
PO Box 746
Mt. Pleasant, SC 29465
Connor@newkirkenv.com

SCDES – Bureau of Water
2600 Bull Street
Columbia, South Carolina 29201
WQCWetlands@des.sc.gov

SCDES – Bureau of Coastal Management
1362 McMillan Avenue, Suite 400
North Charleston, South Carolina 29405
OCRMPermitting@des.sc.gov

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, CHARLESTON DISTRICT
1949 INDUSTRIAL PARK ROAD, ROOM 140
CONWAY, SOUTH CAROLINA, 29526

CESAC-RD

March 7, 2025

MEMORANDUM FOR RECORD

SUBJECT: US Army Corps of Engineers (Corps) Pre-2015 Regulatory Regime Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023),[1] SAC-2006-00773 (MFR 1 of 2) [2].

BACKGROUND. An Approved Jurisdictional Determination (AJD) is a Corps document stating the presence or absence of waters of the United States on a parcel or a written statement and map identifying the limits of waters of the United States on a parcel. AJDs are clearly designated appealable actions and will include a basis of JD with the document.[3] AJDs are case-specific and are typically made in response to a request. AJDs are valid for a period of five years unless new information warrants revision of the determination before the expiration date or a District Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.[4] For the purposes of this AJD, we have relied on section 10 of the Rivers and Harbors Act of 1899 (RHA),[5] the Clean Water Act (CWA) implementing regulations published by the Department of the Army in 1986 and amended in 1993 (references 2.a. and 2.b. respectively), the 2008 *Rapanos-Carabell* guidance (reference 2.c.), and other applicable guidance, relevant case law and longstanding practice, (collectively the pre-2015 regulatory regime), and the *Sackett* decision (reference 2.d.) in evaluating jurisdiction.

This Memorandum for Record (MFR) constitutes the basis of jurisdiction for a Corps AJD as defined in 33 CFR §331.2. The features addressed in this AJD were evaluated consistent with the definition of "waters of the United States" found in the pre-2015 regulatory regime and consistent with the Supreme Court's decision in *Sackett*. This AJD did not rely on the 2023 "Revised Definition of 'Waters of the United States,'" as

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[1] While the Supreme Court's decision in *Sackett* had no effect on some categories of waters covered under the CWA, and no effect on any waters covered under RHA, all categories are included in this Memorandum for Record for efficiency.

[2] When documenting aquatic resources within the review area that are jurisdictional under the Clean Water Act (CWA), use an additional MFR and group the aquatic resources on each MFR based on the TNW, interstate water, or territorial seas that they are connected to. Be sure to provide an identifier to indicate when there are multiple MFRs associated with a single AJD request (i.e., number them 1, 2, 3, etc.).

[3] 33 CFR 331.2.

[4] Regulatory Guidance Letter 05-02.

[5] USACE has authority under both Section 9 and Section 10 of the Rivers and Harbors Act of 1899 but for convenience, in this MFR, jurisdiction under RHA will be referred to as Section 10.

amended on 8 September 2023 (Amended 2023 Rule) because, as of the date of this decision, the Amended 2023 Rule is not applicable in this state due to litigation.

1. SUMMARY OF CONCLUSIONS.

   a. Provide a list of each individual feature within the review area and the jurisdictional status of each one (i.e., identify whether each feature is/is not a water of the United States and/or a navigable water of the United States).

Name of Aquatic Resource	**Size (Acres/Linear Feet**	**Waters of the US (WOTUS)**	**Section 404/Section 10**
Jurisdictional Wetland E	13.06 acres	Yes	Section 404
Jurisdictional Wetland F	12.02 acres	Yes	Section 404
Jurisdictional Wetland G	2.49 acres	Yes	Section 404
Jurisdictional Wetland H	5.21 acres	Yes	Section 404
Jurisdictional Wetland I	10.19 acres	Yes	Section 404
Jurisdictional Wetland J	56.68 acres	Yes	Section 404
Jurisdictional Wetland K	2.44 acres	Yes	Section 404
Jurisdictional Wetland M	19.85 acres	Yes	Section 404
Jurisdictional Wetland N	2.45 acres	Yes	Section 404
Jurisdictional Wetland O	3.04 acres	Yes	Section 404
Jurisdictional Wetland P	3.96 acres	Yes	Section 404
Jurisdictional Wetland Q	6.42 acres	Yes	Section 404
Jurisdictional Wetland R	4.25 acres	Yes	Section 404
Jurisdictional Wetland S	0.36-acre	Yes	Section 404
Non-Jurisdictional Wetland AA	0.03-acre	No	N/A

Non-Jurisdictional Wetland BB	0.08-acre	No	N/A
Non-Jurisdictional Wetland CC	0.54-acre	No	N/A
Non-Jurisdictional Wetland DD	0.21-acre	No	N/A
Non-Jurisdictional Wetland EE	1.89 acres	No	N/A
Non-Jurisdictional Wetland FF	0.33-acre	No	N/A
Non-Jurisdictional Wetland GG	0.73-acre	No	N/A
Non-Jurisdictional Wetland KK	0.03-acre	No	N/A
Non-Jurisdictional Linear Feature A	2673 LF/0.10-acre	No	N/A
Non-Jurisdictional Linear Feature B	1476 LF/0.07-acre	No	N/A
Non-Jurisdictional Linear Feature C	4,394 LF/0.40-acre	No	N/A
Non-Jurisdictional Linear Feature E	1,021 LF/0.05-acre	No	N/A
Non-Jurisdictional Linear Feature F	859 LF/0.04-acre	No	N/A
Non-Jurisdictional Linear Feature G	1,296 LF/0.05-acre	No	N/A
Non-Jurisdictional Linear Feature H	490 LF/0.02-acre	No	N/A
Non-Jurisdictional Linear Feature I	1,882 LF/0.29-acre	No	N/A
Non-Jurisdictional OWA	0.63-acre	No	N/A

2. REFERENCES.

   a. Final Rule for Regulatory Programs of the Corps of Engineers, 51 FR 41206 (November 13, 1986).

   b. Clean Water Act Regulatory Programs, 58 FR 45008 (August 25, 1993).

c. U.S. EPA & U.S. Army Corps of Engineers, Clean Water Act Jurisdiction Following the U.S. Supreme Court's Decision in *Rapanos v. United States & Carabell v. United States* (December 2, 2008)

d. *Sackett v. EPA*, 598 U.S. _, 143 S. Ct. 1322 (2023)

e. 2008 *Rapanos* guidance

f. GL 05-05. Subject: Ordinary High Water Mark (OHWM) Identification

3. REVIEW AREA.
    a. Project Area Size: 720.80 acres
    b. Center Coordinates of Review Area: 32.6633, -80.1160
    c. City: Johns Island
    d. County: Charleston
    e. State: South Carolina

The overall review area consists of a 720.94 acres site that has predominately been utilized for agriculture and silviculture. The jurisdictional aquatic resources the review area either connect to Bohicket Creek or Abbapoola Creek. The aquatic resources described in this MFR (1 of 2) are associated with Bohicket Creek. Aquatic resources associated with Abbapoola Creek are documented in MFR 2 of 2. Extensive ditching throughout the review area has affected the hydrology of the site. A previous Approved Jurisdictional Determination (AJD) was issued for the project area, (SAC-2007-00773), dated June 19, 2006.

4. NEAREST TRADITIONAL NAVIGABLE WATER (TNW), INTERSTATE WATER, OR THE TERRITORIAL SEAS TO WHICH THE AQUATIC RESOURCE IS CONNECTED. Bohicket Creek: Section 10 waterbody. Navigable limits of Bohicket Creek are documented in the Corps' Navigability Study of 1977, Cooper River Basin Report No. 3.[6]

5. FLOWPATH FROM THE SUBJECT AQUATIC RESOURCES TO A TNW, INTERSTATE WATER, OR THE TERRITORIAL SEAS

[6] This MFR should not be used to complete a new stand-alone TNW determination. A stand-alone TNW determination for a water that is not subject to Section 9 or 10 of the Rivers and Harbors Act of 1899 (RHA) is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where upstream or downstream limits or lake borders are established.

Name	Flow Path
Jurisdictional Wetland E Jurisdictional Wetland F Jurisdictional Wetland G Jurisdictional Wetland H Jurisdictional Wetland I Jurisdictional Wetland J Jurisdictional Wetland K Jurisdictional Wetland M	These wetlands (E, F, G, H, I, J, K, M) flow 1,476 linear feet through Non-Jurisdictional Linear Feature B, and then 1,882 linear feet through into Non-Jurisdictional Linear Feature I, which flows underneath Bohicket road via an approximately 60' long culvert via into Bohicket Creek, a tidally influenced TNW.
Jurisdictional Wetland N Jurisdictional Wetland O	These wetlands (N and O) flow approximately 900 linear feet through Non-Jurisdictional Linear Feature F and into Jurisdictional Wetland H. There is a confined conveyance that continues for 800 linear feet through Wetland H that maintains a physical connection. The flow then continues for 1,476 linear feet through Non-Jurisdictional Linear Feature B, and then 1,882 linear feet through into Non-Jurisdictional Linear Feature I, which flows underneath Bohicket road via an approximately 60' long culvert via into Bohicket Creek, a tidally influenced TNW.
Jurisdictional Wetland P Jurisdictional Wetland Q Jurisdictional Wetland R	These wetlands (P, Q, R) are connected via culvert to Non-Jurisdictional Linear Feature A, which flows approximately 1500 linear feet (approximately 300 linear feet RPW and 1200 feet non-RPW; described in Section 10). An additional culvert maintains flow for approximately 60' long underneath Bohicket road, and immediately discharges into Bohicket Creek, a tidally influenced TNW.
Jurisdictional Wetland S	This wetland (S) flows 600 linear feet via Non-Jurisdictional Linear Feature G, into a 60' long culvert under neath Bohicket Road, which then continues 1000 linear feet to Bohicket Creek, a tidally influenced TNW.
Non-Jurisdictional Wetland AA Non-Jurisdictional Wetland BB	N/A. These aquatic resources (Wetlands AA through GG and KK; OWA) are surrounded by uplands and do not have a flow path to a TNW, interstate water, or the territorial seas.

Non-Jurisdictional Wetland CC Non-Jurisdictional Wetland DD Non-Jurisdictional Wetland EE Non-Jurisdictional Wetland FF Non-Jurisdictional Wetland GG Non-Jurisdictional Wetland KK Non-Jurisdictional OWA	
Non-Jurisdictional Linear Feature A Non-Jurisdictional Linear Feature B Non-Jurisdictional Linear Feature E Non-Jurisdictional Linear Feature F Non-Jurisdictional Linear Feature G Non-Jurisdictional Linear Feature H Non-Jurisdictional Linear Feature I	These linear features (Labeled A through I) flow through the review area. Once reaching Bohicket Road, the features flow through a 60' long culvert under Bohickett Road. The features continue to flow into Bohickett Creek, a tidally influenced TNW.

6. SECTION 10 JURISDICTIONAL WATERS[7]: Describe aquatic resources or other features within the review area determined to be jurisdictional in accordance with Section 10 of the Rivers and Harbors Act of 1899. Include the size of each aquatic resource or other feature within the review area and how it was determined to be jurisdictional in accordance with Section 10.[8] [N/A]

[7] 33 CFR 329.9(a) A waterbody which was navigable in its natural or improved state, or which was susceptible of reasonable improvement (as discussed in § 329.8(b) of this part) retains its character as "navigable in law" even though it is not presently used for commerce, or is presently incapable of such use because of changed conditions or the presence of obstructions.

[8] This MFR is not to be used to make a report of findings to support a determination that the water is a navigable water of the United States. The district must follow the procedures outlined in 33 CFR part

7. SECTION 404 JURISDICTIONAL WATERS: Describe the aquatic resources within the review area that were found to meet the definition of waters of the United States in accordance with the pre-2015 regulatory regime and consistent with the Supreme Court's decision in *Sackett*. List each aquatic resource separately, by name, consistent with the naming convention used in section 1, above. Include a rationale for each aquatic resource, supporting that the aquatic resource meets the relevant category of "waters of the United States" in the pre-2015 regulatory regime. The rationale should also include a written description of, or reference to a map in the administrative record that shows, the lateral limits of jurisdiction for each aquatic resource, including how that limit was determined, and incorporate relevant references used. Include the size of each aquatic resource in acres or linear feet and attach and reference related figures as needed.

   a. TNWs (a)(1): [N/A]

   b. Interstate Waters (a)(2): [N/A]

   c. Other Waters (a)(3): [N/A]

   d. Impoundments (a)(4): [N/A]

   e. Tributaries (a)(5): [N/A]

   f. The territorial seas (a)(6): N/A

   g. Adjacent wetlands (a)(7):

329.14 to make a determination that water is a navigable water of the United States subject to Section 10 of the RHA.

Name	Rationale
Jurisdictional Wetland E Jurisdictional Wetland F Jurisdictional Wetland G Jurisdictional Wetland H Jurisdictional Wetland I Jurisdictional Wetland J Jurisdictional Wetland K Jurisdictional Wetland M	These wetlands (Jurisdictional Wetlands E, F, G, H, I, J, K, and M) are being documented as one, as the flow between these wetlands is maintained via a series of 10'-15' long culverts. Additionally, NWI and NRCS soils mapping show the wetlands mapped as one. The wetland areas exhibited hydric soils, hydrophytic vegetation, and indicators of hydrology, which satisfied the criteria set forth in the 1987 Corps' Wetland Delineation Manual and the Atlantic and Gulf Coastal Plain Regional Supplement. The limits of the wetlands are depicted on the map titled "Orange Hill / Charleston County, South Carolina". The wetlands are depicted as lower in elevation on LiDAR than the surrounding uplands and are mapped as hydric soils (Dawhoo and rutlege loamy fine sand, 100% hydric rating). The approximately 3,418 linear foot flow path described in Section 5 of this MFR contains physical indicators of flow, including a continuous OHWM with a defined bed and bank. Flow is maintained through the flow path via a series of culverts which are sized to facilitate moderate to large volumes of flow in direct response to precipitation. Furthermore, sediment deposition lines on vegetation were observed approximately 6" above the bed of Non-Jurisdictional Linear Feature B, and undercut banks within Non-jurisdictional Feature I, indicating water is present and flows in direct response to precipitation within the described flow path. Therefore, it was concluded that these wetlands are jurisdictional under Section 404 of the CWA.

Jurisdictional Wetland N Jurisdictional Wetland O	These jurisdictional wetlands (N and O) are connected via 15' long culvert and are being assessed as one. The wetland areas exhibited hydric soils, hydrophytic vegetation, and indicators of hydrology, which satisfied the criteria set forth in the 1987 Corps' Wetland Delineation Manual and the Atlantic and Gulf Coastal Plain Regional Supplement. The limits of the wetlands are depicted on the map titled "Orange Hill / Charleston County, South Carolina". The wetlands are depicted as lower in elevation on LiDAR than the surrounding uplands are mapped as hydric soils (Dawhoo and rutlege loamy fine sand, 100% hydric rating). Non-Jurisdictional Linear Feature E connects Jurisdictional Wetlands N and O into Jurisdictional Wetland H, a flowpath wetland. The flow is maintained through the flowpath wetland via a defined depressional conveyance. Furthermore, there is an OHWM entering and leaving the flowpath wetland. Furthermore, flow is maintained through the flow path via a series of culverts which are sized to facilitate moderate to large volumes of flow in direct response to precipitation. Sediment deposition lines on vegetation were observed approximately 6" above the bed of Non-Jurisdictional Linear Feature B, and undercut banks within Non-jurisdictional Feature I, indicating water is present and flows in direct response to precipitation within the described flow path. The approximately 5,118 linear foot flow path described in Section 5 of this MFR contains physical indicators of flow. Therefore, it was concluded that these wetlands are jurisdictional under Section 404 of the CWA.

Jurisdictional Wetland P Jurisdictional Wetland Q Jurisdictional Wetland R	Jurisdictional Wetlands Q, R, P, are connected via a series of culverts and are mapped as the same soil series (Dawhoo and rutlege loamy fine sand, 100% hydric rating). Therefore, these wetlands are being assessed as one. The wetland areas exhibited hydric soils, hydrophytic vegetation, and indicators of hydrology, which satisfied the criteria set forth in the 1987 Corps' Wetland Delineation Manual and the Atlantic and Gulf Coastal Plain Regional Supplement. The limits of the wetlands are depicted on the map titled "Orange Hill / Charleston County, South Carolina". The wetlands are depicted as lower in elevation on LiDAR than the surrounding uplands. The approximately 1,060 linear foot flow path described in Section 5 of this MFR contains physical indicators of flow, including a continuous OHWM from the wetlands to the TNW. Furthermore, flow is maintained through the flow path via a series of culverts ranging from approximately which are sized to facilitate moderate to large volumes of flow in direct response to precipitation. Therefore, it was concluded that these wetlands are jurisdictional under Section 404 of the CWA.
Jurisdictional Wetland S	The wetland depressional areas exhibited hydric soils, hydrophytic vegetation, and indicators of hydrology, which satisfied the criteria set forth in the 1987 Corps' Wetland Delineation Manual and the Atlantic and Gulf Coastal Plain Regional Supplement. The limits of the wetlands are depicted on the map titled "Orange Hill / Charleston County, South Carolina". The wetlands are depicted as lower in elevation on LiDAR than the surrounding uplands. The approximately 1,660 linear foot flow path described in Section 5 of this MFR contains physical indicators of flow, including a continuous OHWM. Furthermore, water stain lines were observed above the confined conveyance within the flow path, indicating that surface water is present in direct response to precipitation. Therefore, it was concluded that these wetlands are jurisdictional under Section 404 of the CWA.

8. NON-JURISDICTIONAL AQUATIC RESOURCES AND FEATURES

a. Describe aquatic resources and other features within the review area identified as "generally non-jurisdictional" in the preamble to the 1986 regulations (referred to as "preamble waters").[9] Include size of the aquatic resource or feature within the review area and describe how it was determined to be non-jurisdictional under the CWA as a preamble water.

Name	Rationale
Non-Jurisdictional OWA	This aquatic resource is an upland-cut pond. Historic photographs indicate the pond was cut out of a farm field, and no wetland symbology is present near the feature on USGS topographic maps or NWI. The *Rapanos* guidance states that, "Artificial lakes or ponds created by excavating and/or diking dry land to collect and retain water and which are used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing" are generally not jurisdictional. Therefore, this feature is non-jurisdictional.

b. Describe aquatic resources and features within the review area identified as "generally not jurisdictional" in the *Rapanos* guidance. Include size of the aquatic resource or feature within the review area and describe how it was determined to be non-jurisdictional under the CWA based on the criteria listed in the guidance. [N/A]

Name	Rationale
Non-Jurisdictional Linear Feature C Non-Jurisdictional Linear Feature H	These features are cut out of uplands, drain uplands, and do not contain relatively permanent flow. Page 12 of the 2008 Rapanos guidance states, "In addition, ditches (including roadside ditches) excavated wholly in and draining only uplands and that do not carry a relatively permanent flow of water are generally not waters of the United States because they are not tributaries

[9] 51 FR 41217, November 13, 1986.

	or they do not have a significant nexus to downstream traditional navigable waters." Therefore, these features are non-jurisdictional.

c. Describe aquatic resources and features identified within the review area as waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA. Include the size of the waste treatment system within the review area and describe how it was determined to be a waste treatment system. [N/A]

d. Describe aquatic resources and features within the review area determined to be prior converted cropland in accordance with the 1993 regulations (reference 2.b.). Include the size of the aquatic resource or feature within the review area and describe how it was determined to be prior converted cropland. [N/A]

e. Describe aquatic resources (i.e. lakes and ponds) within the review area, which do not have a nexus to interstate or foreign commerce, and prior to the January 2001 Supreme Court decision in "*SWANCC*," would have been jurisdictional based solely on the "Migratory Bird Rule." Include the size of the aquatic resource or feature, and how it was determined to be an "isolated water" in accordance with *SWANCC*.

Name	Rationale
Non-Jurisdictional Linear Feature A	The feature was assessed via a site visit on November 1, 2023. The majority (approximately 1200 linear feet) of the feature was determined to lack relatively permanent flow, due to a weak OHWM and presence of vegetative growth within the channel. The most downstream portion of the reach (approximately 300 linear feet) did appear to have relatively permanent flow, based off of strong OHWM, including undercut banks, changes in sediment characteristics, pools, and a lack of vegetation and leaves. Additionally, photographs provided by the agent from May 8, 2024, that depict flowing water within the lower portion of the reach. However, since the majority of the reach does not have relatively permanent flow, and the downstream portion of the reach is not representative of the majority of the feature, the feature does not meet the definition of an (a)(5) water, and is therefore, non-jurisdictional.
Non-Jurisdictional	The feature was assessed via a site visit on November 1, 2023. During the site visit, hydrophytic vegetation (predominately *Sagittaria lancifola*

Linear Feature B	and *Typha latifolia*) was observed growing within the conveyance This feature exhibited an OHWM, via evidence of undercut banks, and a sediment deposition line was observed approximately 6" above the ground level on the base of the vegetation. However, due to the dominance of emergent vegetative growth, it appears that the feature does not exhibit relatively permanent flow, and the feature only flows in direct response to precipitation. Since the reach does not have relatively permanent flow, the feature does not meet the definition of an (a)(5) water, and therefore, is non-jurisdictional.
Non-Jurisdictional Linear Feature E	Non-Jurisdictional Linear Feature E is a non-RPW linear drainage feature that only flows in response to precipitation events and lacks indicators of at least seasonal flow. The feature was assessed via a site visit on November 1, 2023. Weak indicators of flow were present, including a visible bed and bank. The feature was dominated by herbaceous vegetation, which indicates that the feature does not facilitate at least seasonal flow. Since the reach does not have relatively permanent flow, the feature does not meet the definition of an (a)(5) water, and therefore, is non-jurisdictional.
Non-Jurisdictional Linear Feature F	Non-Jurisdictional Linear Feature F is a non-RPW linear drainage feature that only flows in response to precipitation events and lacks indicators of at least seasonal flow. This feature was assessed via a site visit on November 1, 2023. Weak indicators of flow were present, including a visible bed and undercut banks. The bed of the feature contained leaf litter and contained sparse woody vegetative growth. No flowing or standing water was present at the time of assessment. Based on these observations, the feature was determined to lack at least seasonal flow. Since the reach does not have relatively permanent flow, the feature does not meet the definition of an (a)(5) water, and therefore, is non-jurisdictional.
Non-Jurisdictional Linear Feature G	This ditch predominately receives hydrology from upland overland sheet flow, but also facilitates drainage of Jurisdictional Wetland S. This feature contained evidence of an OHWM, indicated by undercut banks and water stain lines above the soil surface. However, the reach does not have relatively permanent flow. Specifically, the bed of the feature contained accumulated leaf litter and debris, and no evidence of at least seasonal flow was observed. Since the reach does not have relatively permanent flow, the feature does not meet the definition of an (a)(5) water, and therefore, is non-jurisdictional.

Non-Jurisdictional Linear Feature I	Non-Jurisdictional Linear Feature I is a non-RPW linear drainage feature that only flows in response to precipitation events and lacks indicators of at least seasonal flow. This feature was assessed via a site visit on November 1, 2023. During the site visit, weak indicators of flow were observed, including presence of a bed and undercut banks. The bed of the contained leaf litter and debris. No standing or flowing water was observed. Since the reach does not have relatively permanent flow, the feature does not meet the definition of an (a)(5) water, and therefore, is non-jurisdictional.

f. Describe aquatic resources and features within the review area that were determined to be non-jurisdictional because they do not meet one or more categories of waters of the United States under the pre-2015 regulatory regime consistent with the Supreme Court's decision in *Sackett* (e.g., tributaries that are non-relatively permanent waters; non-tidal wetlands that do not have a continuous surface connection to a jurisdictional water).

Non-tidal wetlands that do not have a continuous surface connection to a jurisdictional water:

Name	**Rationale**
Non-Jurisdictional Wetland AA Non-Jurisdictional Wetland BB Non-Jurisdictional Wetland CC Non-Jurisdictional Wetland DD Non-Jurisdictional Wetland EE Non-Jurisdictional Wetland FF Non-Jurisdictional Wetland GG Non-Jurisdictional Wetland KK	These freshwater non-tidal wetlands (AA through GG, and KK) exhibited hydric soils, hydrophytic vegetation, and indicators of hydrology, which satisfied the criteria set forth in the 1987 Corps' Wetland Delineation Manual and the Atlantic and Gulf Coastal Plain Regional Supplement. Additionally, a site visit confirmed these wetlands are depressional and surrounded by uplands that sever any connection to a requisite water. USGS topographic maps do not indicate flow lines near the features, and no discrete connections were identified a review of LiDAR or imagery. It was determined that these wetlands do not have a continuous surface connection to a requisite water, do not meet the definition of an (a)(7) water, and are non-jurisdictional.

9. DATA SOURCES. List sources of data/information used in making determination. Include titles and dates of sources used and ensure that information referenced is available in the administrative record.

   a. Aquatic Resources delineation submitted by, or on behalf of, the requestor: Approved Jurisdictional Determination Request package including wetland determination forms, associated data maps, and aquatic resource map titled "Orange Hill/ Charleston County" dated October 10, 2024, and prepared by Newkirk Environmental, Inc.

   b. Field Evaluation conducted November 1, 2023, and May 8, 2024, including site photographs obtained by the Corps.

   c. Office Evaluations: Multiple dates throughout 2023 and 2024.

   d. LiDAR: 3DEP Digital Elevation Model (DEM). "LiDAR and Hillshade / Orange Hill Plantation", prepared by the Corps, dated December 28, 2023.

   e. Soil Survey: USDA-NCSS SSURGO and STATSGO Digital Soil Survey. "Soils Map", prepared by the agent, dated October 27, 2022.

   f. USGS Topographic maps: 7.5 minute – Legareville Quad, "USGS Quad Map", prepared by the agent, dated October 27, 2022. Additional historic topographic maps, "EDR Historic Topo Map Report", prepared by the agent, dated October 7, 2024.

   g. USFWS NWI Map Service: "NWI Map", prepared by the agent, dated October 27, 2022.

   h. Antecedent Precipitation Tool: Outputs for November 1, 2023, and May 8, 2024. Prepared by the Corps.

   i. Satellite Imagery: World View 3 Imagery, taken on June 7, 2024. "Satellite Imagery", prepared by the Corps, dated October 25, 2024.

10. OTHER SUPPORTING INFORMATION.

   a. Previous Approved Jurisdictional Determination documented under SAC-2006-00773, dated June 19, 2006.

b. Memorandum on NOW-2003-60436

c. Memorandum on LRB-2023-00541

11. NOTE: The structure and format of this MFR were developed in coordination with the EPA and Department of the Army. The MFR's structure and format may be subject to future modification or may be rescinded as needed to implement additional guidance from the agencies; however, the approved jurisdictional determination described herein is a final agency action.

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, CHARLESTON DISTRICT
1949 INDUSTRIAL PARK ROAD, ROOM 140
CONWAY, SOUTH CAROLINA, 29526

CESAC-RD

March 7, 2025

MEMORANDUM FOR RECORD

SUBJECT: US Army Corps of Engineers (Corps) Pre-2015 Regulatory Regime Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023),[1] SAC-2006-00773 (MFR 2 of 2)[2].

BACKGROUND. An Approved Jurisdictional Determination (AJD) is a Corps document stating the presence or absence of waters of the United States on a parcel or a written statement and map identifying the limits of waters of the United States on a parcel. AJDs are clearly designated appealable actions and will include a basis of JD with the document.[3] AJDs are case-specific and are typically made in response to a request. AJDs are valid for a period of five years unless new information warrants revision of the determination before the expiration date or a District Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.[4] For the purposes of this AJD, we have relied on section 10 of the Rivers and Harbors Act of 1899 (RHA),[5] the Clean Water Act (CWA) implementing regulations published by the Department of the Army in 1986 and amended in 1993 (references 2.a. and 2.b. respectively), the 2008 *Rapanos-Carabell* guidance (reference 2.c.), and other applicable guidance, relevant case law and longstanding practice, (collectively the pre-2015 regulatory regime), and the *Sackett* decision (reference 2.d.) in evaluating jurisdiction.

This Memorandum for Record (MFR) constitutes the basis of jurisdiction for a Corps AJD as defined in 33 CFR §331.2. The features addressed in this AJD were evaluated consistent with the definition of "waters of the United States" found in the pre-2015 regulatory regime and consistent with the Supreme Court's decision in *Sackett*. This AJD did not rely on the 2023 "Revised Definition of 'Waters of the United States,'" as

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[1] While the Supreme Court's decision in *Sackett* had no effect on some categories of waters covered under the CWA, and no effect on any waters covered under RHA, all categories are included in this Memorandum for Record for efficiency.

[2] When documenting aquatic resources within the review area that are jurisdictional under the Clean Water Act (CWA), use an additional MFR and group the aquatic resources on each MFR based on the TNW, interstate water, or territorial seas that they are connected to. Be sure to provide an identifier to indicate when there are multiple MFRs associated with a single AJD request (i.e., number them 1, 2, 3, etc.).

[3] 33 CFR 331.2.

[4] Regulatory Guidance Letter 05-02.

[5] USACE has authority under both Section 9 and Section 10 of the Rivers and Harbors Act of 1899 but for convenience, in this MFR, jurisdiction under RHA will be referred to as Section 10.

amended on 8 September 2023 (Amended 2023 Rule) because, as of the date of this decision, the Amended 2023 Rule is not applicable in this state due to litigation.

1. SUMMARY OF CONCLUSIONS.

   a. Provide a list of each individual feature within the review area and the jurisdictional status of each one (i.e., identify whether each feature is/is not a water of the United States and/or a navigable water of the United States).

Name of Aquatic Resource	**Size (acres/ linear feet)**	**Waters of the US (WOUS)**	**Section 404/ Section 10**
Jurisdictional Wetland A	0.94-acre	Yes	Section 404
Jurisdictional Wetland B	3.45 acres	Yes	Section 404
Jurisdictional Wetland C	2.95 acres	Yes	Section 404
Jurisdictional Wetland E	13.06 acres	Yes	Section 404
Jurisdictional Wetland F	12.02 acres	Yes	Section 404
Jurisdictional Wetland G	2.49 acres	Yes	Section 404
Jurisdictional Wetland H	5.21 acres	Yes	Section 404
Jurisdictional Wetland I	10.19 acres	Yes	Section 404
Jurisdictional Wetland J	56.68 acres	Yes	Section 404
Jurisdictional Wetland K	2.44 acres	Yes	Section 404
Jurisdictional Wetland L	13.93 acres	Yes	Section 404
Jurisdictional Wetland M	19.85 acres	Yes	Section 404
Jurisdictional Wetland T	4.06 acres	Yes	Section 404
Jurisdictional Wetland U	2.74 acres	Yes	Section 404

Jurisdictional Wetland V	2.01 acres	Yes	Section 404
Jurisdictional Wetland W	1.80 acres	Yes	Section 404
Jurisdictional Wetland X	0.70-acre	Yes	Section 404
Non-Jurisdictional Linear Feature D	6,329 LF/0.87-acre	No	N/A
Non-Jurisdictional Wetland AA	0.03-acre	No	N/A
Non-Jurisdictional Wetland BB	0.08-acre	No	N/A
Non-Jurisdictional Wetland HH	0.78-acre	No	N/A
Non-Jurisdictional Wetland II	1.64 acres	No	N/A
Non-Jurisdictional Wetland JJ	1.31 acres	No	N/A

2. REFERENCES.

   a. Final Rule for Regulatory Programs of the Corps of Engineers, 51 FR 41206 (November 13, 1986).

   b. Clean Water Act Regulatory Programs, 58 FR 45008 (August 25, 1993).

   c. U.S. EPA & U.S. Army Corps of Engineers, Clean Water Act Jurisdiction Following the U.S. Supreme Court's Decision in *Rapanos v. United States & Carabell v. United States* (December 2, 2008)

   d. *Sackett v. EPA*, 598 U.S. _, 143 S. Ct. 1322 (2023)

   e. GL 05-05. Subject: Ordinary High Water Mark (OHWM) Identification

3. REVIEW AREA.

   a. Project Area Size: 720.80 acres
   b. Center Coordinates of Review Area: 32.6633, -80.1160
   c. City: Johns Island

d. County: Charleston
e. State: South Carolina

The overall review area consists of a 720.80 acres site that has predominately been utilized for agriculture and silviculture. The jurisdictional aquatic resources the review area either connect to Bohicket Creek or Abbapoola Creek. The aquatic resources described in this MFR (2 of 2) are associated with Abbapoola Creek. Aquatic resources associated with Bohicket Creek are documented in MFR 1 of 2. A previous Approved Jurisdictional Determination (AJD) was issued for the project area, (SAC-2007-00773), dated June 19, 2006.

4. NEAREST TRADITIONAL NAVIGABLE WATER (TNW), INTERSTATE WATER, OR THE TERRITORIAL SEAS TO WHICH THE AQUATIC RESOURCE IS CONNECTED. Abbapoola Creek: Section 10 waterbody. Navigable limits of Abbapoola Creek are documented in the Corps' Navigability Study of 1977, Cooper River Basin Report No. 3. [6]

5. FLOWPATH FROM THE SUBJECT AQUATIC RESOURCES TO A TNW, INTERSTATE WATER, OR THE TERRITORIAL SEAS

Name	Flow Path
Jurisdictional Wetland A Jurisdictional Wetland B Jurisdictional Wetland C Jurisdictional Wetland X	Based on LiDAR, NRCS soil survey mapping, and observations of standing water off-site directly abutting the on-site wetlands on May 8, 2024, Jurisdictional Wetlands A, B, C, and X, continue offsite to the east to a larger wetland system, where the wetland abuts a linear conveyance, which flows south for approximately 1,900' into a 35' culvert, which flows underneath River Road. The culvert immediately discharges into Abbapoola Creek. Abbapoola Creek continues downstream for approximately 2.0 miles until becoming a tidally influenced TNW.
Jurisdictional Wetland E Jurisdictional Wetland F	These wetlands (E, F, G, H, I, J, K, M) are connected via culvert to Non-Jurisdictional Linear Feature D. This

[6] This MFR should not be used to complete a new stand-alone TNW determination. A stand-alone TNW determination for a water that is not subject to Section 9 or 10 of the Rivers and Harbors Act of 1899 (RHA) is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where upstream or downstream limits or lake borders are established.

Jurisdictional Wetland G Jurisdictional Wetland H Jurisdictional Wetland I Jurisdictional Wetland J Jurisdictional Wetland K Jurisdictional Wetland M	linear conveyance continues approximately 2,800 linear feet until reaching River Road. Flow underneath river road is maintained via a 35' culvert. The conveyance continues for an additional 300 linear feet until discharging into Abbapoola Creek. Abbapoola Creek continues downstream for approximately 2.0 miles until becoming a tidally influenced TNW.
Jurisdictional Wetland T Jurisdictional Wetland U	Based on LiDAR, NRCS soil survey mapping, and observations of standing water off-site directly abutting the on-site wetlands on May 8, 2024, Jurisdictional Wetland T and U continue offsite to the east. Offsite, the wetlands abut a linear conveyance that facilitates flow for approximately 1500 linear feet. The conveyance then flows into a 35' culvert underneath River Road. The culvert discharges directly into Abbapoola Creek. Abbapoola Creek continues downstream for approximately 2.0 miles until becoming a tidally influenced TNW.
Jurisdictional Wetland V Jurisdictional Wetland W	Based on LiDAR, NRCS soil survey mapping, and observations of standing water off-site directly abutting the on-site wetlands on May 8, 2024, these wetlands (V and W) continue off-site to the east where they abut a 300 linear foot conveyance, which connects via culvert to a second, 500 linear foot conveyance. The conveyance flows south into a 35' culvert beneath River Road. The culvert discharges directly into Abbapoola Creek. Abbapoola Creek continues downstream for approximately 2.0 miles until becoming a tidally influenced TNW.
Jurisdictional Wetland L	Jurisdictional Wetland L abuts a linear conveyance which flows approximately 1900' linear feet into a 35' culvert, which flows beneath River Road. The Culvert immediately discharges into Abbapoola Creek. Abbapoola Creek continues downstream for approximately 2.0 miles until becoming a tidally influenced TNW.
Non-Jurisdictional Wetland AA	N/A. These wetlands are surrounded by uplands and do not have a flow path to a TNW, interstate water, or

Non-Jurisdictional Wetland BB Non-Jurisdictional Wetland HH	the territorial seas. Furthermore, a man-made berm, created from sidecast material from historic ditch excavation, severs the connection to Non-Jurisdictional Linear Feature D.
Non-Jurisdictional Wetland II Non-Jurisdictional Wetland JJ	N/A. These wetlands do not have a flow path to a TNW, interstate water, or the territorial seas. A man-made berm, created from sidecast material from historic ditch excavation, severs connection to Non-Jurisdictional Linear Feature D, and a dirt roadway to the east of the wetland severs any connection via discrete feature to Jurisdictional Wetland L. Uplands border the wetlands to the north and south with no defined conveyances present.

6. SECTION 10 JURISDICTIONAL WATERS[7]: Describe aquatic resources or other features within the review area determined to be jurisdictional in accordance with Section 10 of the Rivers and Harbors Act of 1899. Include the size of each aquatic resource or other feature within the review area and how it was determined to be jurisdictional in accordance with Section 10.[8] [N/A]

7. SECTION 404 JURISDICTIONAL WATERS: Describe the aquatic resources within the review area that were found to meet the definition of waters of the United States in accordance with the pre-2015 regulatory regime and consistent with the Supreme Court's decision in *Sackett*. List each aquatic resource separately, by name, consistent with the naming convention used in section 1, above. Include a rationale for each aquatic resource, supporting that the aquatic resource meets the relevant category of "waters of the United States" in the pre-2015 regulatory regime. The rationale should also include a written description of, or reference to a map in the administrative record that shows, the lateral limits of jurisdiction for each aquatic resource, including how that limit was determined, and incorporate relevant references used. Include the size of each aquatic resource in acres or linear feet and attach and reference related figures as needed.

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[7] 33 CFR 329.9(a) A waterbody which was navigable in its natural or improved state, or which was susceptible of reasonable improvement (as discussed in § 329.8(b) of this part) retains its character as "navigable in law" even though it is not presently used for commerce, or is presently incapable of such use because of changed conditions or the presence of obstructions.

[8] This MFR is not to be used to make a report of findings to support a determination that the water is a navigable water of the United States. The district must follow the procedures outlined in 33 CFR part 329.14 to make a determination that water is a navigable water of the United States subject to Section 10 of the RHA.

a. TNWs (a)(1): N/A

b. Interstate Waters (a)(2): N/A

c. Other Waters (a)(3): [N/A]

d. Impoundments (a)(4): N/A

e. Tributaries (a)(5): N/A

f. The territorial seas (a)(6): [N/A]

g. Adjacent wetlands (a)(7):

Name	Rationale
Jurisdictional Wetland B Jurisdictional Wetland C	These wetlands (B and C) are severed by a 15' wide dirt road constructed of permeable sandy material. According to a review of historic imagery, the roadway was constructed in the 1980s as a farm road. The roadway currently sits less than 0.5 feet above the elevation of the adjacent wetlands, which could allow water to flow over or through the road in times of high water. Due to the permeability of the structure, evidence of surface water presence immediately on each side of the structure, and similar soils/vegetative community in the wetlands, there is evidence of a shallow subsurface connection. Additionally, these wetlands are mapped as one on NWI. Therefore, these wetlands are being assessed as one. The wetland areas exhibited hydric soils, hydrophytic vegetation, and indicators of hydrology, which satisfied the criteria set forth in the 1987 Corps' Wetland Delineation Manual and the Atlantic and Gulf Coastal Plain Regional Supplement. The wetlands are depicted as lower in elevation on LiDAR than the surrounding uplands. The limits of the wetlands are depicted on the map titled "Orange Hill / Charleston County, South Carolina". Based on observations of standing water on May 8, 2024 that continued offsite and directly abutted the on-site wetland areas, LiDAR, and NRCS soils map data, these wetlands continue off-site to the east. The wetlands abut a 1900' linear foot unnamed linear conveyance. Satellite imagery from February 13, 2023, depicts water thorough out the reach, which indicates a physical hydrologic connection to the TNW. Therefore, it was concluded that these wetlands are jurisdictional under Section 404 of the CWA.

Jurisdictional Wetland A Jurisdictional Wetland X	These wetlands (A and X) are severed by a 15' wide dirt road constructed of permeable sandy material. According to a review of historic imagery, the roadway was constructed in the 1980s as a farm road. The roadway currently sits less than 0.5 feet above the elevation of the adjacent wetlands, which could allow water to flow over or through the road in times of high water. Due to the permeability of the structure, evidence of surface water presence immediately on each side of the structure, and similar soils/vegetative community in the wetlands, there is evidence of a shallow subsurface connection. Therefore, these wetlands are being assessed as one. The wetland areas exhibited hydric soils, hydrophytic vegetation, and indicators of hydrology, which satisfied the criteria set forth in the 1987 Corps' Wetland Delineation Manual and the Atlantic and Gulf Coastal Plain Regional Supplement. The wetlands are depicted as lower in elevation on LiDAR than the surrounding uplands. The limits of the wetlands are depicted on the map titled "Orange Hill / Charleston County, South Carolina". Based on observations of standing water on May 8, 2024, that continued offsite and directly abutted the on-site wetland areas, LiDAR, and NRCS soils map data, these wetlands continue off-site to the east where they abut a 1900' linear conveyance. Satellite imagery from February 13, 2023, depicts water thorough out the conveyance's reach. Thus, the approximately 1935' linear foot flow path described in Section 5 of this MFR contains physical indicators of flow. Therefore, it was concluded that these wetlands are jurisdictional under Section 404 of the CWA.
Jurisdictional Wetland V Jurisdictional Wetland W	These wetlands (V and W) are severed by an approximately 15' wide dirt road constructed of permeable sandy material. According to a review of historic imagery, the roadway was constructed in the 1980s as a farm road. The roadway currently sits less than 0.5 feet above the elevation of the adjacent wetlands, which could allow water to flow over or through the road in times of high water. Due to the permeability of the structure, evidence of surface water presence immediately on each side of the structure, and similar soils/vegetative community in the wetlands, there is evidence of a shallow subsurface connection. Therefore, these wetlands are being assessed as one. The wetland areas exhibited hydric soils, hydrophytic vegetation, and indicators of hydrology, which satisfied the criteria set forth in the 1987 Corps' Wetland Delineation Manual and the Atlantic and Gulf Coastal Plain Regional Supplement. The wetlands are depicted as lower in elevation on LiDAR than the surrounding uplands. The limits of the wetlands are

	depicted on the map titled "Orange Hill / Charleston County, South Carolina". Based on observations of standing water on May 8, 2024, that continued offsite and directly abutted the on-site wetland areas, LiDAR, and NRCS soils map data, these wetlands continue off-site to the east. Due to vegetation surrounding the conveyances, no imagery was identified that depicted water within the reaches. However, based on conveyances observed in the area with similar landscape, location, and elevation that contained physical indicators of flow, and the relatively short distance of 800 linear feet, it is assumed that these features facilitate a continuous surface connection. Therefore, it was concluded that these wetlands are jurisdictional under Section 404 of the CWA.
Jurisdictional Wetland E Jurisdictional Wetland F Jurisdictional Wetland G Jurisdictional Wetland H Jurisdictional Wetland I Jurisdictional Wetland J Jurisdictional Wetland K Jurisdictional Wetland M	The flow between Jurisdictional Wetlands E, F, J, K, and M are maintained via approximately 15' long culverts. 15' culverts also connect Jurisdictional Wetlands G, H, and I. A permeable dirt roadway, depicted on historic topographic maps dating back to 1919 and constructed of sandy material, bisects Jurisdictional Wetland M from Wetland I. Furthermore, the roadway is constructed less than 0.5-feet above the wetland surface, which could allow water to flow over or through the road in times of high water., Additionally, there is similar soils and vegetation on each side of the roadway, and the wetlands are mapped similarly on NRCS soil surveys. Therefore, these wetlands (E, F, G, H, I, J, K, M) are being assessed as one. The wetland areas exhibited hydric soils, hydrophytic vegetation, and indicators of hydrology, which satisfied the criteria set forth in the 1987 Corps' Wetland Delineation Manual and the Atlantic and Gulf Coastal Plain Regional Supplement. The wetlands are depicted as lower in elevation on LiDAR than the surrounding uplands. The limits of the wetlands are depicted on the map titled "Orange Hill / Charleston County, South Carolina". The flow path described in Section 5 contained visible, slowly flowing water on May 8, 2024 (wetter than normal conditions) and physical indicators of flow to the TNW. Since there is a continuous surface connection from the wetlands to a TNW, the wetlands are jurisdictional under Section 404 of the Clean Water Act.
Jurisdictional Wetland T Jurisdictional Wetland U	These wetlands (T and U) are severed by a 15' wide dirt road constructed of permeable sandy material. According to a review of historic imagery, the roadway was constructed in the 1980s as a farm road, which is exempt under Section 404(f) of the CWA until a change in use occurs. The roadway currently sits less than 0.5 feet above the

	elevation of the adjacent wetlands, which could allow water to flow over or through the road in times of high water. Due to the permeability of the structure, evidence of surface water presence immediately on each side of the structure, and similar soils/vegetative community in the wetlands, there is evidence of a shallow subsurface connection. Therefore, these wetlands are being assessed as one. The wetland areas exhibited hydric soils, hydrophytic vegetation, and indicators of hydrology, which satisfied the criteria set forth in the 1987 Corps' Wetland Delineation Manual and the Atlantic and Gulf Coastal Plain Regional Supplement. The wetlands are depicted as lower in elevation on LiDAR than the surrounding uplands. The limits of the wetlands are depicted on the map titled "Orange Hill / Charleston County, South Carolina". Based on observations of standing water on May 8, 2024, that continued offsite and directly abutted the on-site wetland areas, LiDAR, and NRCS soils map data, these wetlands continue off-site to the east where the wetlands abut a linear conveyance. Due to vegetation surrounding the conveyances, no imagery was identified that depicted water within the reaches. However, based on conveyances observed in the area with similar landscape, location, and elevation that contained physical indicators of flow, and the relatively short distance of 1500 linear feet, it is assumed that these features facilitate a continuous surface connection. Therefore, it was concluded that these wetlands are jurisdictional under Section 404 of the CWA.
Jurisdictional Wetland L	The wetland (L) area exhibited hydric soils, hydrophytic vegetation, and indicators of hydrology, which satisfied the criteria set forth in the 1987 Corps' Wetland Delineation Manual and the Atlantic and Gulf Coastal Plain Regional Supplement. The wetlands are depicted as lower in elevation on LiDAR than the surrounding uplands. Additionally, the area is mapped as wetlands on NWI and USGS topographic maps. The limits of the wetlands are depicted on the map titled "Orange Hill / Charleston County, South Carolina". Based on LiDAR, Jurisdictional Wetland L directly abuts a 1900 linear foot conveyance. Satellite imagery from February 13, 2023, depicts water thorough out the reach, which indicates a physical hydrologic connection to the TNW. Since there is a continuous surface connection from the wetlands to a TNW, the wetlands are jurisdictional under Section 404 of the Clean Water Act.

8. NON-JURISDICTIONAL AQUATIC RESOURCES AND FEATURES

a. Describe aquatic resources and other features within the review area identified as "generally non-jurisdictional" in the preamble to the 1986 regulations (referred to as "preamble waters").[9] Include size of the aquatic resource or feature within the review area and describe how it was determined to be non-jurisdictional under the CWA as a preamble water. [N/A]

b. Describe aquatic resources and features within the review area identified as "generally not jurisdictional" in the *Rapanos* guidance. Include size of the aquatic resource or feature within the review area and describe how it was determined to be non-jurisdictional under the CWA based on the criteria listed in the guidance. [N/A]

c. Describe aquatic resources and features identified within the review area as waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA. Include the size of the waste treatment system within the review area and describe how it was determined to be a waste treatment system. [N/A]

d. Describe aquatic resources and features within the review area determined to be prior converted cropland in accordance with the 1993 regulations (reference 2.b.). Include the size of the aquatic resource or feature within the review area and describe how it was determined to be prior converted cropland. [N/A]

e. Describe aquatic resources (i.e. lakes and ponds) within the review area, which do not have a nexus to interstate or foreign commerce, and prior to the January 2001 Supreme Court decision in "*SWANCC*," would have been jurisdictional based solely on the "Migratory Bird Rule." Include the size of the aquatic resource or feature, and how it was determined to be an "isolated water" in accordance with *SWANCC*.

Name	**Rationale**
Non-Jurisdictional Linear Feature D	Non-Jurisdictional Linear Feature D is a non-RPW linear drainage feature that only flows in response to precipitation events and lacks indicators of at least seasonal flow. The most downstream portion of the reach was assessed via site visit on May 8, 2024. The most downstream portion of the reach was assessed, and there were only weak indicators of

[9] 51 FR 41217, November 13, 1986.

	flow. Flow indicators included a bed and bank (portions undercut), and wracked debris. Water was present in the reach; however, the APT indicated that conditions were "wetter than normal". No aquatic fauna was observed in the water, and water was pooled in some locations. Based on these observations, it was determined that the feature does not meet the definition of an (a)(5) water and is non-jurisdictional.

f. Describe aquatic resources and features within the review area that were determined to be non-jurisdictional because they do not meet one or more categories of waters of the United States under the pre-2015 regulatory regime consistent with the Supreme Court's decision in *Sackett* (e.g., tributaries that are non-relatively permanent waters; non-tidal wetlands that do not have a continuous surface connection to a jurisdictional water).

Name	**Rationale**
Non-Jurisdictional Wetland AA Non-Jurisdictional Wetland BB Non-Jurisdictional Wetland HH	These freshwater non-tidal wetlands exhibited hydric soils, hydrophytic vegetation, and indicators of hydrology, which satisfied the criteria set forth in the 1987 Corps' Wetland Delineation Manual and the Atlantic and Gulf Coastal Plain Regional Supplement. The wetlands are depressional and are surrounded by uplands that sever any connection to a requisite water. USGS topographic maps do not indicate flow lines near the features, and no discrete connections were identified via site visits or review of desktop information. It was determined that these wetlands do not have a continuous surface connection to a requisite water and are non-jurisdictional.
Non-Jurisdictional Wetland II Non-Jurisdictional Wetland JJ	Non-Jurisdictional Wetlands II and JJ are connected via a 15' culvert. Therefore, these wetlands are being assessed as one. The wetland areas exhibited hydric soils, hydrophytic vegetation, and indicators of hydrology, which satisfied the criteria set forth in the 1987 Corps' Wetland Delineation Manual and the Atlantic and Gulf Coastal Plain Regional Supplement. The wetlands are depicted as lower in elevation on LiDAR than the surrounding uplands. A linear conveyance exits the wetlands to the east; however, the conveyance terminates at a roadway that does not contain a

	culvert. Therefore, it was determined that these wetlands do not have a continuous surface connection to a requisite water and are non-jurisdictional.

9. DATA SOURCES. List sources of data/information used in making determination. Include titles and dates of sources used and ensure that information referenced is available in the administrative record.

   a. Aquatic Resources delineation submitted by, or on behalf of, the requestor: Approved Jurisdictional Determination Request package including wetland determination forms, associated data maps, and aquatic resource map titled "Orange Hill/ Charleston County" dated October 10, 2024, and prepared by Newkirk Environmental, Inc.

   b. Field visits conducted by the Corps on October 25, 2023, and May 8, 2024, and associated photo log prepared by the Corps.

   c. Office Evaluations: Multiple dates throughout 2023 and 2024.

   d. USFWS NWI Map Service: "NWI Map", prepared by the agent, dated October 27, 2022.

   e. LiDAR: 3DEP Digital Elevation Model (DEM). "LiDAR and Hillshade / Orange Hill Plantation", prepared by the Corps, dated December 28, 2023.

   f. USGS Topographic maps: 7.5 minute – Legareville Quad, "USGS Quad Map", prepared by the agent, dated October 27, 2022. Additional historic topographic maps, "EDR Historic Topo Map Report", prepared by the agent, dated October 7, 2024.

   g. Soil Survey: USDA-NCSS SSURGO and STATSGO Digital Soil Survey. "Soils Map", prepared by the agent, dated October 27, 2022.

   h. Antecedent Precipitation Tool: Outputs for November 1, 2023, and May 8, 2024. Prepared by the Corps.

   i. Satellite Imagery: World View 3 Imagery, taken on June 7, 2024. "Satellite Imagery / Orange Hill Plantation", prepared by the Corps, dated October 25, 2024. Connect Explorer Imagery, taken on February 13, 2023. "Connect Explorer Imagery", prepared by the Corps, dated October 25, 2024.

10. OTHER SUPPORTING INFORMATION.

    a. Previous Approved Jurisdictional Determination documented under SAC-2006-00773, dated June 19, 2006.

    b. Memorandum on NWO-2003-60436

    c. Memorandum on LRB-2023-00541

11. NOTE: The structure and format of this MFR were developed in coordination with the EPA and Department of the Army. The MFR's structure and format may be subject to future modification or may be rescinded as needed to implement additional guidance from the agencies; however, the approved jurisdictional determination described herein is a final agency action.

U.S. Army Corps of Engineers (USACE)

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

For use of this form, see Section 404 of the Clean Water Act, Section 10 of the Rivers and Harbors Act of 1899, and Section 103 of the Marine Protection, Research, and Sanctuaries Act; the proponent agency is CECW-COR.

Form Approved -
OMB No. 0710-0003
Expires 2027-10-31

DATA REQUIRED BY THE PRIVACY ACT OF 1974

Authority The authorities for requesting this information are Sections 9, 10, 13, and 14, Rivers and Harbors Act of March 3, 1899; Section 404, Clean Water Act; and Section 103 Marine Protection Research and Sanctuaries Act of 1972.

Principal Purpose This information serves as notification to affected parties regarding the USACE administrative appeal options and process, as well as to facilitate requests for appeal of USACE decisions with which they disagree.

Routine Uses Routine uses will include: (a) To serve as notification to affected parties of the Corps administrative appeal options and process and to facilitate requests for appeal of Corps decisions with which they disagree. (b) Records may be referred to the Department of Justice for possible criminal prosecution. (c) Records may be referred to other Federal, State, and local agencies for evaluation and enforcement purposes.

Disclosure Disclosure of this information is voluntary on your part. However, failure of individual to provide requested information could result in inability to determine all pertinent information regarding a Department of the Army permit matter.

The Agency Disclosure Notice (ADN)

The Public reporting burden for this collection of information, 0710-0003, is estimated to average 1 hour per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.

PURPOSE: This form is used to facilitate the initiation of the administrative appeals process. The appeals process allows an affected party to pursue an administrative appeal of certain Corps of Engineers decisions with which they disagree.

Upon release, this form will also be available on the Corps website https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/

Applicant: Mr. Ray Pantlik	File Number: SAC-2006-00773	Date: 2025-03-07

Documents Attached (*select all that apply*):		Form Reference Section:
☐	INITIAL PROFFERED PERMIT (*Standard Permit or Letter of Permission*)	A
☐	PROFFERED PERMIT (*Standard Permit or Letter of Permission*)	B
☐	PERMIT DENIAL WITHOUT PREJUDICE	C
☐	PERMIT DENIAL WITH PREJUDICE	D
☒	APPROVED JURISDICTIONAL DETERMINATION	E
☐	PRELIMINARY JURISDICTIONAL DETERMINATION	F

SECTION I

The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/appeals/ or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: *You may accept or object to the permit*

ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: *You may accept or appeal the permit*

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C. PERMIT DENIAL WITHOUT PREJUDICE: *Not appealable*

You received a permit denial without prejudice because a required Federal, state, and/or local authorization and/or certification has been denied for activities which also require a Department of the Army permit before final action has been taken on the Army permit application. The permit denial without prejudice is not appealable. There is no prejudice to the right of the applicant to reinstate processing of the Army permit application if subsequent approval is received from the appropriate Federal, state, and/or local agency on a previously denied authorization and/or certification.

D: PERMIT DENIAL WITH PREJUDICE: *You may appeal the permit denial*

You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: APPROVED JURISDICTIONAL DETERMINATION: *You may accept or appeal the approved JD or provide new information for reconsideration*

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice means that you accept the approved JD in its entirety and waive all rights to appeal the approved JD.

- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

- RECONSIDERATION: You may request that the district engineer reconsider the approved JD by submitting new information or data to the district engineer within 60 days of the date of this notice. The district will determine whether the information submitted qualifies as new information or data that justifies reconsideration of the approved JD. A reconsideration request does not initiate the appeal process. You may submit a request for appeal to the division engineer to preserve your appeal rights while the district is determining whether the submitted information qualifies for a reconsideration.

F: PRELIMINARY JURISDICTIONAL DETERMINATION: *Not appealable*

You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also, you may provide new information for further consideration by the Corps to reevaluate the JD.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision you may contact:	If you have questions regarding the appeal process, or to submit your request for appeal, you may contact:
Name: Kelby Callahan	Name: Jonathan Swartz
Street Address, City, State: Charleston District-NE Branch 1949 Industrial Park Rd, Rm 140 Conway, SC 29569	Street Address, City, State: South Atlantic Division 60 Forsyth St SW, Floor M9 Atlanta, Georgia 30303-8803
Phone: 843-901-1687	Phone: 803-260-5536
Email: kelby.a.callahan@usace.army.mil	Email: jonathan.m.swartz@usace.army.mil

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT	
REASONS FOR APPEAL OR OBJECTIONS: (*Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. Use additional pages as necessary. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.*)	
ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.	
RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation and will have the opportunity to participate in all site investigations.	
Email address of appellant and/or agent	Telephone number
Signature of appellant or agent	Date

Newkirk ENVIRONMENTAL INC.

Orange Hill
Charleston County, South Carolina

Project #: 01-5026a Date: October 10 2024 (Revised 2/7/2025)
Created by:CAB

Resource Map

0 750 1,500 3,000 Feet

From: Sigmon, Eric - Great Falls, SC
To: Ray Pantlik
Cc: Anderson, Willie E
Subject: RE: [EXTERNAL] 29455
Date: Monday, February 12, 2024 2:58:58 PM
Attachments: image002.png

Ray,

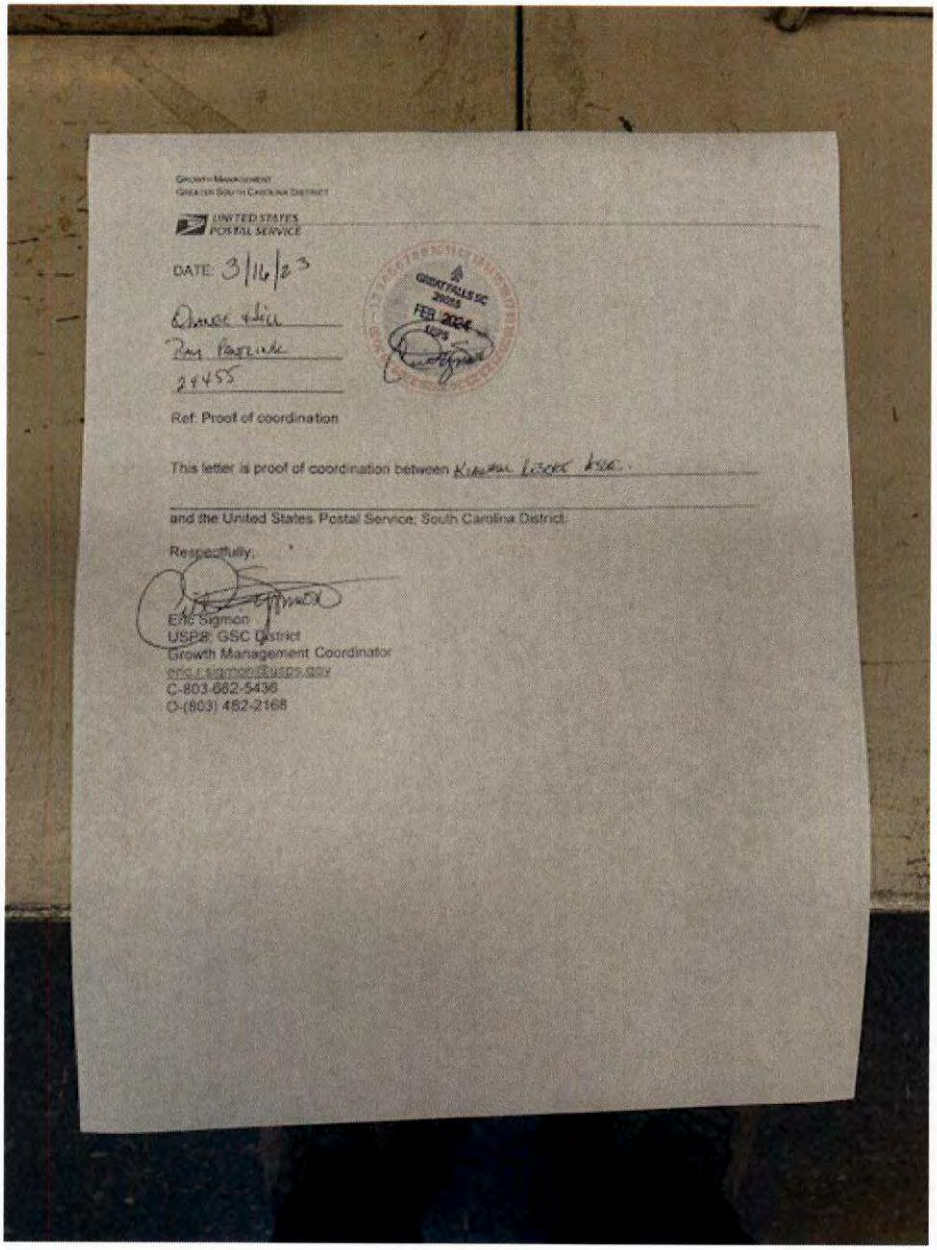
This will do for now. There is a new LoC form. When I have it I will send another one for your records.

Respectfully,
Eric Sigmon
USPS; Great Falls
Postmaster

UNITED STATES POSTAL SERVICE

From: Eric Sigmon <sigmoner@gmail.com>
Sent: Monday, February 12, 2024 10:05 AM
To: Sigmon, Eric - Great Falls, SC <Eric.R.Sigmon@usps.gov>
Subject: [EXTERNAL] 29455

CAUTION: This email originated from outside USPS. STOP and CONSIDER before responding, clicking on links, or opening attachments.



GROWTH MANAGEMENT
GREATER SOUTH CAROLINA DISTRICT

UNITED STATES POSTAL SERVICE

DATE: 3/16/23

Owner title

Troy Pearlman

29455

GREAT FALLS SC 29055 FEB 2024

Ref: Proof of coordination

This letter is proof of coordination between Kinetic Loops Inc.

and the United States Postal Service, South Carolina District.

Respectfully,

Eric Sigmon
USPS: GSC District
Growth Management Coordinator
eric.l.sigmon@usps.gov
C-803-662-5436
O-(803) 462-2168

Sent from my iPhone

Placeholder for Letter of Coordination from the Charleston County Public Works Department

TRIDENT
WASTE & RECYCLING

5264B International Blvd., Suite 100
N. Charleston, SC 29418
843-576-5050

December 6, 2024

Mr. Ray Pantlik
South Street Partners
345 Freshfields Drive
Kiawah Island, SC 29455

Re: Orange Hill Development

Dear Mr. Pantlik,

Thank you for reaching out to Trident Waste & Recycling with regards to the waste collection for the upcoming proposed Orange Hill Development which includes an 18-hole golf course, a short game course, 120 single family homes, golf clubhouse and maintenance area and a reclaimed water facility. Trident Waste & Recycling would appreciate the opportunity to work with the Home Owners Association for this development and handle any and all waste related needs. We will be taking over the Kiawah Island Commercial and Residential contract in July of this year and this development will align well with that contract.

Please let me know if additional information is needed. Thank you for the opportunity and I look forward to working with you soon.

Sincerely,

Stephanie Godfrey
Director of Sales
Trident Waste & Recycling, LLC

APPENDIX E- Stormwater Sketch Plan

STORMWATER NARRATIVE

The proposed Orange Hill development is a golf course and residential development located on the southwestern end of Johns Island, South Carolina. The site is located north of River Road and South of Bohicket Road. The project parcel TMS # 215-00-00-163 and 215-00-00-030. The site is in Zone X, Map Number 45019C, Panel 0665k and 0645K, dated January 29, 2021.

Existing Drainage Conditions

Under existing conditions, the site is primarily a mix of undeveloped woods and wetlands, with smaller areas consisting of dirt roads, water, agricultural uses, and small outbuildings. Elevations onsite range from 5 to 21 feet (NAVD88). The soils present on site are predominantly classified in Hydrologic Soil Group (HSG) Da, with smaller areas of HSG WnB, Ka, Sk, and St. Existing drainage facilities on the site generally consist of small to moderately sized ditches that direct water to outfalls on the northwest and southeast sides of the site. The existing ditches are crossed by earthen roads with culverts. Some existing areas appear to not have a positive outfall (identified as closed watersheds) and most likely drain via infiltration.

There are eight existing outfalls from the site. Four outfalls are to the northwest and northeast that flow under Bohicket Road in small to medium sized culverts. These outfalls continue a short distance flowing southwest to Bohicket Creek, which flows to the North Edisto River, which finally outfalls into the Atlantic Ocean. Four outfalls are to the southwest. Three of these outfalls flow under River Road in small to medium sized culverts and on to Abbapoola Creek. The other (fourth) outfall is to an unnamed tributary of Abbapoola Creek. Abbapoola Creek flows northeast to the Stono River, which flows into the Atlantic Ocean. Bohicket Creek is designated as impaired for Shellfish Fecal (12A -21 and 12A-46) and Abbapoola Creek is designated as impaired for Enterococcus (MD-802) on the 2018 (303d) list. Note that the existing drainage conditions described here are based on a limited analysis and subject to change based on confirmed field conditions.

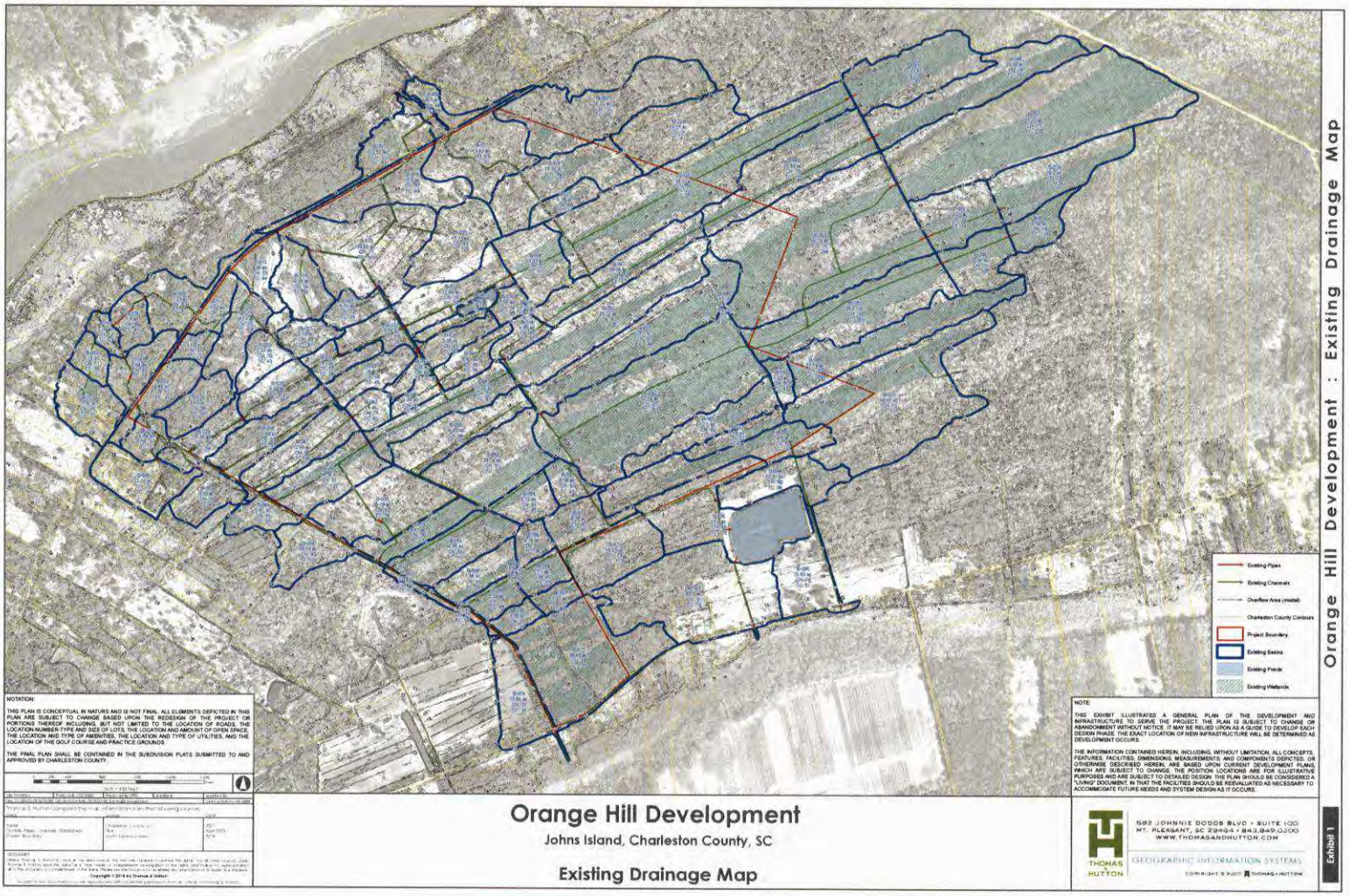
Proposed Drainage System

Stormwater within the Orange Hill golf course/residential development will generally be managed with proposed stormwater wet-detention ponds. The wet-detention ponds not only provide water quantity benefits (peak flow reductions and runoff volume control) but also provide water quality (treatment) benefits. Other stormwater best management practices (BMPs) may be incorporated in the stormwater management plan based on site conditions. The proposed stormwater wet-detention ponds will be interconnected for rainwater harvesting and irrigation withdrawal(s).

In general, existing runoff patterns (including most of the existing ditches) will be maintained. Runoff from developed areas will be directed to the stormwater wet-detention ponds (and other BMPs, if appropriate). Runoff from the stormwater wet-detention ponds will discharge to the existing on-site ditches and flow to the existing outfalls. The Orange Hill Golf Course Community's stormwater management system was design to meet or exceed the applicable standards of Charleston County, South Carolina Department of Environmental Service (SCDES – formerly SCDHEC), and the South Carolina Department of Transportation (SCDOT) for water quantity and water quality. The proposed drainage system described here has not been fully designed and thus may be adjusted based on the outcome of the project's final design.

The Orange Hill Golf Course Community's stormwater management system was designed to meet the Charleston County SPA additional criteria related to peak discharge rates. This criterion requires "the post-development, peak discharge rates are restricted to one-half the pre-development rates for the 2-year and 10-year, 24-hour duration storm events". In addition, The Orange Hill Golf Course Community's stormwater management system was designed to meet Charleston County criteria for larger storm events. The post-development peak flows do not exceed the pre-development discharge rates for the 25-year, 50-year, and 100-year frequency 24-hour duration storm events.

A water quality study was conducted to demonstrate that the proposed project will not cause further impairment of 303(d) listed waters. The post-development model accounts for the treatment provided by all proposed wet-detention ponds. The model results indicated that all constituent loads (sediment, nitrogen, phosphorous, and bacteria) were significantly reduced to Bohicket Creek and reduced somewhat to Abbapoola Creek. The study demonstrated that the project met the SCDES and Charleston County criteria for "anti-degradation".



Orange Hill Development : Existing Drainage Map

NOTATION:

THIS PLAN IS CONCEPTUAL IN NATURE AND IS NOT FINAL. ALL ELEMENTS DEPICTED IN THIS PLAN ARE SUBJECT TO CHANGE BASED UPON THE REDESIGN OF THE PROJECT OR PORTIONS THEREOF INCLUDING, BUT NOT LIMITED TO, THE LOCATION OF ROADS, THE LOCATION-NUMBER-TYPE AND SIZE OF LOTS, THE LOCATION AND AMOUNT OF OPEN SPACE, THE LOCATION AND TYPE OF AMENITIES, THE LOCATION AND TYPE OF UTILITIES, AND THE LOCATION OF THE GOLF COURSE AND PRACTICE GROUNDS.

THE FINAL PLAN SHALL BE CONTAINED IN THE SUBDIVISION PLATS SUBMITTED TO AND APPROVED BY CHARLESTON COUNTY.

NOTE:

THIS EXHIBIT ILLUSTRATES A GENERAL PLAN OF THE DEVELOPMENT AND INFRASTRUCTURE TO SERVE THE PROJECT. THE PLAN IS SUBJECT TO CHANGE OR ABANDONMENT WITHOUT NOTICE. IT MAY BE RELIED UPON AS A GUIDE TO DEVELOP EACH DESIGN PHASE. THE EXACT LOCATION OF NEW INFRASTRUCTURE WILL BE DETERMINED AS DEVELOPMENT OCCURS.

THE INFORMATION CONTAINED HEREIN, INCLUDING, WITHOUT LIMITATION, ALL CONCEPTS, FEATURES, FACILITIES, DIMENSIONS, MEASUREMENTS, AND COMPONENTS DEPICTED OR OTHERWISE DESCRIBED HEREIN, ARE BASED UPON CURRENT DEVELOPMENT PLANS, WHICH ARE SUBJECT TO CHANGE. THE POSITION LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES AND ARE SUBJECT TO DETAILED DESIGN. THE PLAN SHOULD BE CONSIDERED A "LIVING" DOCUMENT, IN THAT THE FACILITIES SHOULD BE REEVALUATED AS NECESSARY TO ACCOMMODATE FUTURE NEEDS AND SYSTEM DESIGN AS IT OCCURS.

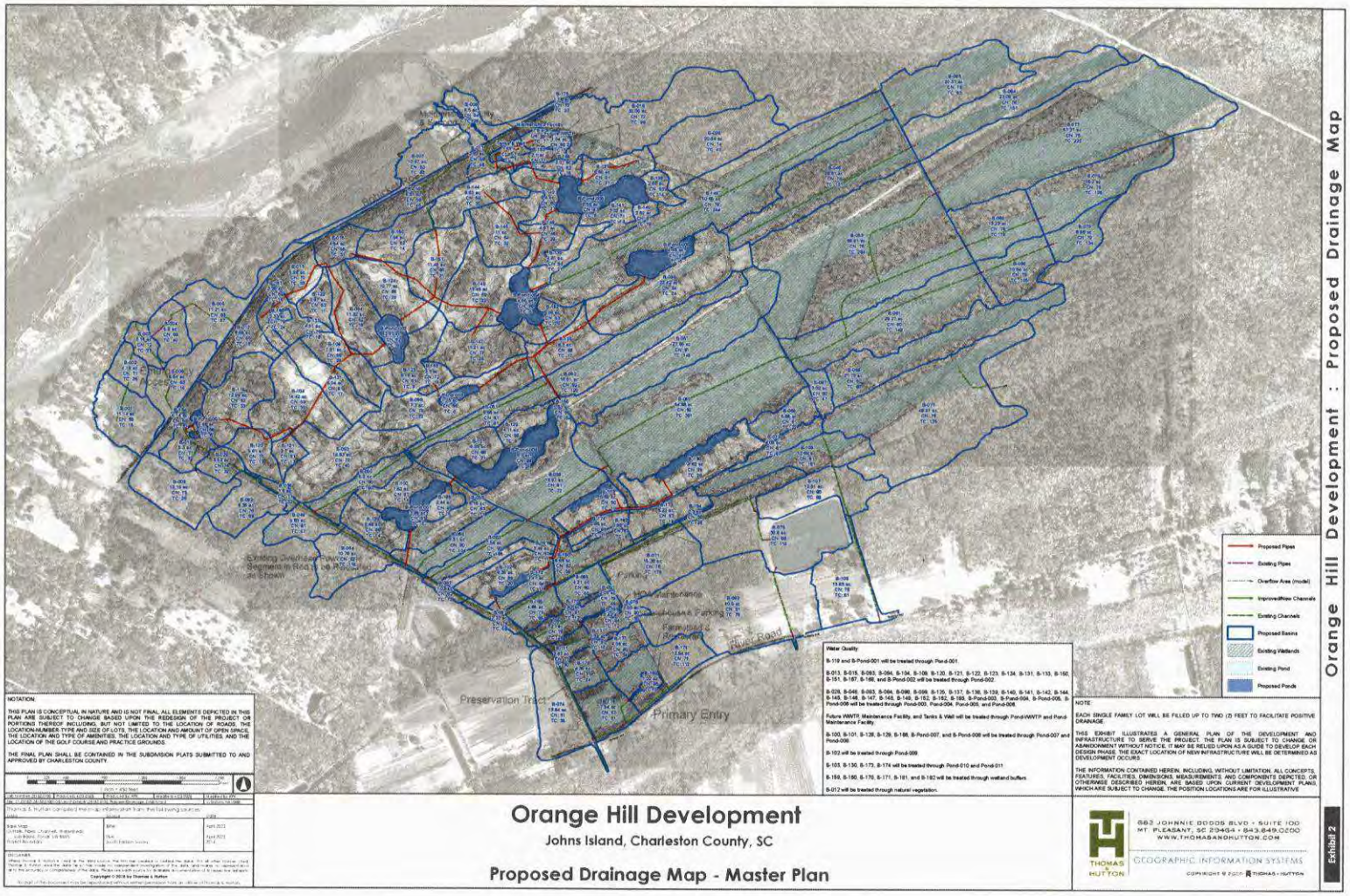
Orange Hill Development

Johns Island, Charleston County, SC

Existing Drainage Map

THOMAS & HUTTON
582 JOHNNIE DODDS BLVD • SUITE 100
MT. PLEASANT, SC 29464 • 843.849.0200
WWW.THOMASANDHUTTON.COM
GEOGRAPHIC INFORMATION SYSTEMS
COPYRIGHT © 2020 THOMAS & HUTTON

Exhibit 1



Orange Hill Development : Proposed Drainage Map

Water Quality

B-119 and B-Pond-001 will be treated through Pond-001.

B-013, B-015, B-083, B-084, B-104, B-108, B-120, B-121, B-122, B-123, B-124, B-131, B-133, B-150, B-151, B-187, B-188, and B-Pond-002 will be treated through Pond-002.

B-029, B-046, B-063, B-064, B-096, B-099, B-135, B-137, B-138, B-139, B-140, B-141, B-142, B-144, B-145, B-146, B-147, B-148, B-149, B-152, B-182, B-186, B-Pond-003, B-Pond-004, B-Pond-006, B-Pond-006 will be treated through Pond-003, Pond-004, Pond-005, and Pond-006.

Future WWTP Maintenance Facility and Tanks & Well will be treated through Pond-WWTP and Pond-Maintenance Facility.

B-100, B-101, B-128, B-129, B-166, B-Pond-007, and B-Pond-008 will be treated through Pond-007 and Pond-008.

B-102 will be treated through Pond-009.

B-103, B-130, B-173, B-174 will be treated through Pond-010 and Pond-011.

B-159, B-160, B-170, B-171, B-181, and B-182 will be treated through wetland buffers.

B-012 will be treated through natural vegetation.

NOTE:

EACH SINGLE FAMILY LOT WILL BE FILLED UP TO TWO (2) FEET TO FACILITATE POSITIVE DRAINAGE.

THIS EXHIBIT ILLUSTRATES A GENERAL PLAN OF THE DEVELOPMENT AND INFRASTRUCTURE TO SERVE THE PROJECT. THE PLAN IS SUBJECT TO CHANGE OR ABANDONMENT WITHOUT NOTICE. IT MAY BE RELIED UPON AS A GUIDE TO DEVELOP EACH DESIGN PHASE. THE EXACT LOCATION OF NEW INFRASTRUCTURE WILL BE DETERMINED AS DEVELOPMENT OCCURS.

THE INFORMATION CONTAINED HEREIN, INCLUDING, WITHOUT LIMITATION, ALL CONCEPTS, FEATURES, FACILITIES, DIMENSIONS, MEASUREMENTS, AND COMPONENTS DEPICTED, OR OTHERWISE DESCRIBED HEREIN, ARE BASED UPON CURRENT DEVELOPMENT PLANS, WHICH ARE SUBJECT TO CHANGE. THE POSITION LOCATIONS ARE FOR ILLUSTRATIVE

NOTATION:

THIS PLAN IS CONCEPTUAL IN NATURE AND IS NOT FINAL. ALL ELEMENTS DEPICTED IN THIS PLAN ARE SUBJECT TO CHANGE BASED UPON THE REDESIGN OF THE PROJECT OR PORTIONS THEREOF INCLUDING, BUT NOT LIMITED TO THE LOCATION OF ROADS, THE LOCATION/NUMBER TYPE AND SIZE OF LOTS, THE LOCATION AND AMOUNT OF OPEN SPACE, THE LOCATION AND TYPE OF AMENITIES, THE LOCATION AND TYPE OF UTILITIES AND THE LOCATION OF THE GOLF COURSE AND PRACTICE GROUNDS.

THE FINAL PLAN SHALL BE CONTAINED IN THE SUBDIVISION PLATS SUBMITTED TO AND APPROVED BY CHARLESTON COUNTY.

1" = 450 feet

Thomas & Hutton compiled this map primarily from the following sources:

Data	Source	Date
Base Map (Lands, Roads, Channels, Watershed Lots Roads, Ponds, Utilities, Project Boundary)	Esri	April 2023
	TNH	April 2023
	South Edisto Survey	2019

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Orange Hill Development

Johns Island, Charleston County, SC

Proposed Drainage Map - Master Plan

THOMAS & HUTTON
843 JOHNNIE DODDS BLVD • SUITE 100
MT. PLEASANT, SC 29464 • 843.849.0200
WWW.THOMASANDHUTTON.COM
GEOGRAPHIC INFORMATION SYSTEMS

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Exhibit 2

Appendix F- SHPO Letters and Report

July 14, 2023

Ray C. Pantlik, P.E.
Vice President of Development
South Street Partners
1 Kiawah Island Parkway
Kiawah Island, SC 29455
rpantlik@southstreetpartners.com

Re: Orange Hill Tract, Cultural Resources Survey, 2023 Review
Johns Island, Charleston County, South Carolina
SHPO Project No. 23-RL0201

Dear Ray Pantlik:

Thank you for project correspondence which we received on July 3rd, 2023 that you submitted as due diligence regarding the Orange Hill Tract, Cultural Resources Survey, 2023 Review. We have received a copy of the *Cultural Resources Survey of the Orange Hill Tract, Charleston County, South Carolina* as supporting documentation for this undertaking. This letter is for preliminary, informational purposes only and does not constitute consultation or agency coordination with our Office as defined in 36 CFR 800: "Protection of Historic Properties" or by any state regulatory process. The recommendation stated below could change once the responsible federal and/or state agency initiates consultation with our Office.

Our office previously concurred with findings of the *Cultural Resources Survey of the Orange Hill Tract, Charleston County, South Carolina* on January 23rd, 2002. While this survey was conducted before the current *South Carolina Standards and Guidelines for Archaeological Investigations* (2013) were adopted, after a re-analyzation of report's archaeological survey methodologies, the SHPO concurs this report is compliant with the current standards. Our office still concurs archaeological sites 38CH1873-1885 are not eligible for listing in the National Register of Historic Places. The SHPO also still concurs with the report's recommendations that the undertaking will have no effect on historic properties and that further cultural resources management is not currently required.

The State Historic Preservation Office will provide comments regarding historic architectural and archaeological resources and effects to them once the federal or state agency initiates consultation. The federal or state agency or agencies will take our recommendation(s) into consideration when evaluating the project. Project Review Forms and additional guidance regarding our Office's role in the compliance process and historic preservation can be found on our website at:
https://scdah.sc.gov/historic-preservation/programs/review-compliance

We do request, however, that our Office be notified immediately if archaeological materials or human skeletal remains are encountered prior to or during construction on the project site. Archaeological materials consist of any items, fifty years old or older, which were made or used by man. These items include, but are not limited to, stone projectile points (arrowheads), ceramic sherds, brick scatters, worked wood, bone and stone, along with metal and glass objects.

Please refer to SHPO Project Number 23-RL0201 in any future correspondence regarding this project. If you have any questions, please contact me at (803) 896-6168 or RLarsen@scdah.sc.gov.

Sincerely,

Robert P. Larsen III

Robert P. Larsen III, MSc, RPA
Archaeologist
State Historic Preservation Office

Cc:
Ralph Bailey – Brockington and Associates, Inc.

South Carolina Archives & History Center

History & Heritage For All Generations

February 5, 2002

Mr. Ralph Bailey
Brockington and Associates, Inc.
1051 Johnnie Dodds Boulevard, Suite F
Mt. Pleasant, SC 29464

RE: *Cultural Resources Survey of the Orange Hill Tract, Johns Island, Charleston County, South Carolina*

Dear Ralph:

We have received five copies of the above referenced final report prepared by Brockington and Associates. The report meets the standards and guidelines established by the Secretary of the Interior and those prepared by the South Carolina SHPO.

This letter was written to assist you and your client with your responsibilities under pertinent state and federal laws that concern cultural resource management. If you have any further questions, please contact me at (803) 896-6181.

Sincerely,

Chad C. Long
Staff Archaeologist
State Historic Preservation Office

Cc: Mike Casa, Orange Hill Plantation, LLC 1001 Landfall Way Johns Island, SC 29455

BROCKINGTON AND ASSOCIATES, INC.

CONSULTING ARCHAEOLOGISTS, HISTORIANS, AND CULTURAL RESOURCES PLANNERS

January 31, 2002

Chad Long
State Historic Preservation Office
SC Department of Archive and History
8301 Parklane Road

Re: Final Report, *Cultural Resources Survey of the Orange Hill Tract Charleston County, South Carolina*

Dear Chad:

Enclosed are three bound copies, one unbound copy and disk copy of the above referenced report. Thank you for your assistance with this project. If you need anything further, please feel free to contact Ralph Bailey at 843-881-3128.

Sincerely,

Susannah Munson
Brockington and Associates

cc: Mike Casa, Orange Hill Plantation, LLC 1001 Landfall Way Johns Island, SC 29455

ATLANTA
8611 BAY CIRCLE, SUITE 220
NORCROSS, GEORGIA 30071
770-662-5807 • FAX 770-662-5824

RALEIGH
1803 GARNER STATION BOULEVARD
RALEIGH, NORTH CAROLINA 27603
919-779-9975 • FAX 919-779-7955

CHARLESTON
1051 JOHNNIE DODDS BOULEVARD, SUITE F
MT. PLEASANT, SOUTH CAROLINA 29464
843-881-3128 • FAX 843-849-1776

South Carolina Archives & History Center

History & Heritage For All Generations

January 23, 2002

Mr. Ralph Bailey
Brockington and Associates, Inc.
1051 Johnnie Dodds Boulevard, Suite F
Mt. Pleasant, SC 29464

RE: *Cultural Resources Survey of the Orange Hill Tract, Johns Island, Charleston County, South Carolina*

Dear Ralph:

I have recently reviewed the above-referenced draft report that describes cultural resource investigations at the Orange Hill Tract in Charleston County, South Carolina. The report was well written and contained excellent graphics. Our office concurs with the report's recommendation that **archaeological sites 38CH1873-1885 are not eligible** for listing in the National Register of Historic Places. Construction and/or ground disturbing activities may proceed without additional cultural resource investigations.

This letter was written to assist you and your client with your responsibilities under pertinent state and federal laws that concern cultural resource management. If you have any further questions, please contact me at (803) 896-6181.

Sincerely,

Chad C. Long
Staff Archaeologist
State Historic Preservation Office

cc: Keith Derting
SCIAA/USC

BROCKINGTON AND ASSOCIATES, INC.

CONSULTING ARCHAEOLOGISTS, HISTORIANS, AND CULTURAL RESOURCES PLANNERS

January 4, 2002

Valerie Marcil
State Historic Preservation Office
8301 Parklane Road
Columbia, SC 29223

Re: Cultural Resources Survey of the Orange Hill Tract, Johns Island, Charleston County, SC

Dear Valerie:

Enclosed are two copies of the draft report for the above referenced project for your review. The project was conducted at the request of OCRM based on SHPO recommendations following a public notice for a permit application by Orange Hill, LLC. We identified 13 sites, none of which is recommended potentially eligible or eligible for the NRHP. If you have any questions or need any additional information, please let me know.

Sincerely,

Ralph Bailey, Jr.
Project Manager

cc: Mike Casa, Orange Hill, LLC

ATLANTA
6611 BAY CIRCLE, SUITE 220
NORCROSS, GEORGIA 30071
770-662-5807 • FAX 770-662-5824

RALEIGH
1803 GARNER STATION BOULEVARD
RALEIGH, NORTH CAROLINA 27603
919-779-9975 • FAX 919-779-7955

CHARLESTON
1051 JOHNNIE DODDS BOULEVARD, SUITE F
MT. PLEASANT, SOUTH CAROLINA 29464
843-881-3128 • FAX 843-849-1776

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To Mike Casa	From J. D Dukes	
Co./Dept.	Co. Davis + Floyd	
Phone # 768-2146	Phone #	
Fax #	Fax #	

October 29, 2001

Mr. Richard Geer
Office of Ocean and Coastal Resource Management
1362 McMillan Avenue, Suite 400
Charleston, SC 29405

Re: P/N #10-01-09-12
Orange Hill Property, John's Island, Charleston County, SC

Dear Mr. Geer:

I have reviewed the above referenced permit application. I am recommending that a cultural resources survey of the proposed project area be conducted prior to any land-disturbing activities. The survey should be sufficient to make determinations of eligibility for the National Register.

The cultural resources assessment performed by Brockington and Associates on the tract this year indicates a moderate probability for this property to contain archaeological sites, some of which may be eligible for the National Register. A full intensive survey by qualified archaeologists will be necessary to identify and evaluate sites.

These comments are provided to assist you with your responsibility under the SC Coastal Zone Management Act, as amended, and Section 106 of the National Historic Preservation Act, as amended. If you have any questions or comments, please contact me at (803) 896-6173.

Sincerely,

Valerie Marcil
Staff Archaeologist
State Historic Preservation Office

Cultural Resources Survey of the Orange Hill Tract Charleston County, South Carolina

Final Report

Brockington and Associates, Inc.
Atlanta Charleston Raleigh
2002

Cultural Resources Survey of the Orange Hill Tract Charleston County, South Carolina

Final Report

Prepared for

Orange Hill Plantation, LLC
Johns Island, South Carolina

Prepared By

Joshua N. Fletcher
Archaeologist

and

Pat Hendrix
Historian

under the direction of

Ralph Bailey
Principal Investigator

Brockington and Associates, Inc.
Atlanta Charleston Raleigh
January 2002

Abstract

In November-December 2001, Brockington and Associates, Inc., conducted a cultural resources survey of the 300 hectare Orange Hill Tract, located on Johns Island, Charleston County, South Carolina for Orange Hill Plantation, LLC. This survey included a review of the history of land ownership and use through public documents, a review of previous investigations near the Orange Hill Tract, and the excavation of shovel tests at 15 and 30 meter intervals across the tract. This cultural resources survey was undertaken to provide information concerning the kinds of cultural resources present on the tract and how these resources may be affected by future use of the tract. This cultural resources survey was conducted in compliance with current state and federal regulations regarding the management of cultural resources in the coastal zone of South Carolina as administered by the regulatory program of the South Carolina Office of Ocean and Coastal Resource Management (15 CFR 930).

Investigators identified 13 archaeological sites (38CH1873-38CH1885) and 13 isolated finds (Isolates 1-13), during the cultural resources survey of the Orange Hill Tract. We recommend the 13 archaeological sites (38CH1873-38CH1885) and the 13 isolated finds (Isolates 1-13) not eligible for the NRHP. No further management consideration of these archaeological sites and isolated finds is warranted. No buildings greater than 50 years of age and no historic properties exist within or near the Orange Hill Tract. Development activities within the Orange Hill Tract will not affect any historic properties. Ground disturbing activities within the Orange Hill Tract should be allowed to proceed without further consideration of cultural resources.

Acknowledgments

The authors would like to thank Mike Casa and Mike Lawrence of Orange Hill Plantation, LLC and Jake Casa for their assistance during this project. The field crew consisted of Ralph Bailey, Jeff Bowdoin, David Dellenbach, Ellen Giese, Suzanne Johnson, Dave Joyner, Brent Lansdell, Susannah Munson, and Justin Parker. In the laboratory, Susan Ritter and Julie Wilburn Peeler conducted laboratory analysis and processing. Inna Burns prepared the report graphics and Carol Poplin provided editorial assistance and produced this report.

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Chapter I. Introduction and Methods of Investigation

Introduction

Brockington and Associates, Inc., conducted an intensive cultural resources survey of the Orange Hill Tract, Charleston County, South Carolina in November-December 2001. This cultural resources survey was undertaken for the Orange Hill Plantation, LLC to provide information concerning the kinds of cultural resources present on the tract and how these resources may be affected by future use of the tract. This cultural resources survey was conducted in compliance with current state and federal regulations regarding the management of cultural resources in the coastal zone of South Carolina. Compliance is administered by the regulatory program the South Carolina Office of Ocean and Coastal Resource Management (15 CFR Part 930). These laws and regulations include:

Coastal Zone Management Act of 1972 [16 USC 1451 seq.], as amended; and
Coastal Zone Management Act of 1976 [Chapter 39, Title 48, SC Code], as amended.

The Orange Hill Tract occupies approximately 300 hectares in Charleston County, South Carolina. The majority of the northern portion of the project tract lies in fallow agricultural fields. The southern and eastern portions of the tract are covered in mixed pine and hardwood forest. A large swath of lowlands extends east/west across the southern portion of the project tract and drains water towards Bohicket Creek to the west. The tract is bounded to the north by Bohicket Road (Sc Route 20), to the east and west by private land, and to the south by River Road (SC Route 91). Figure 1 displays the location of the Orange Hill Tract and all identified cultural resources. There is one standing structure in the northwest portion of the project tract. This is a concrete silo associated with the remnants of a mid-twentieth century dairy (Site 38CH1882).

Investigators identified 13 archaeological sites (38CH1873-38CH1885) and 13 isolated finds (Isolates 1-13), during the cultural resources survey of the Orange Hill Tract. Table 1 summarizes the archaeological sites identified during the present investigations of the Orange Hill Tract. We recommend the 13 archaeological sites (38CH1873-38CH1885) and the 13 isolated finds (Isolates 1-13) not eligible for the National Register of Historic Places (NRHP). No further management consideration of these archaeological sites and isolated finds is warranted.

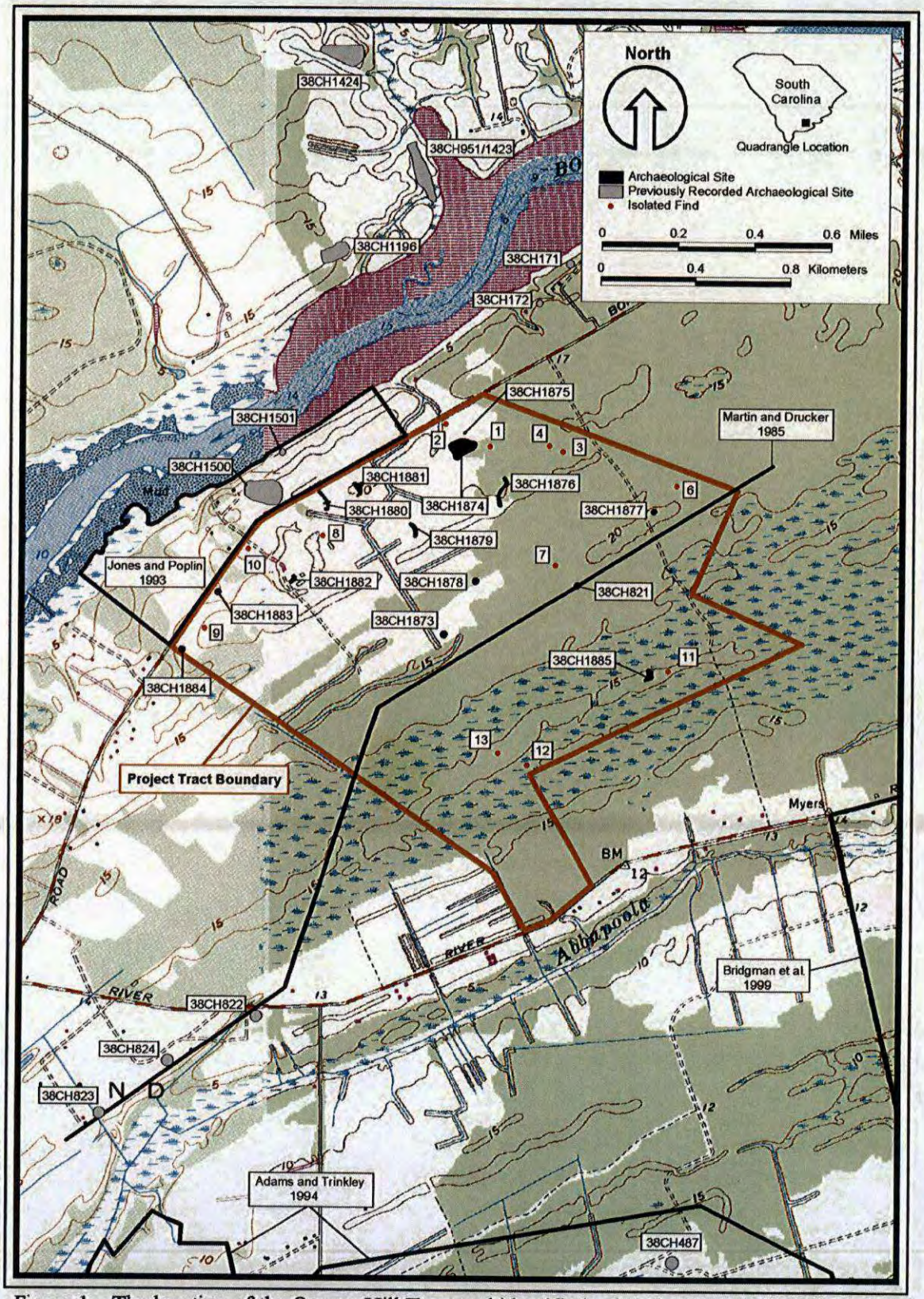


Figure 1. The location of the Orange Hill Tract and identified culutral resources (USGS 1971 Legareville and Wadmalaw Island, SC quadrangles).

Table 1. Archaeological Sites Identified on the Orange Hill Tract.

Site Number	Component	NRHP Status
38CH1873	Early to Middle Woodland	Not eligible
38CH1874	Unknown Pre-Contact, late 18th to early 19th century	Not eligible
38CH1875	Unknown Pre-Contact	Not eligible
38CH1876	Unknown Pre-Contact	Not eligible
38CH1877	Late 19th-early 20th century	Not eligible
38CH1878	Middle 19th-early 20th century	Not eligible
38CH1879	Middle 19th-early 20th century	Not eligible
38CH1880	Unknown Pre-Contact, middle 19th-early 20th century	Not eligible
38CH1881	Unknown Pre-Contact, middle 19th-early 20th century	Not eligible
38CH1882	20th century	Not eligible
38CH1883	Unknown Pre-Contact, middle 19th-early 20th century	Not eligible
38CH1884	Middle 19th-early 20th century	Not eligible
38CH1885	18th -19th century	Not eligible

No historic properties exist within or near the Orange Hill Tract. Development activities within the Orange Hill Tract will not affect any historic properties. Ground disturbing activities within the Orange Hill Tract should be allowed to proceed without further consideration of cultural resources.

The remainder of Chapter I describes the methods of investigation employed during the cultural resources survey and the assessment of NRHP eligibility. Chapter II includes the natural and cultural settings for the project area. Chapter III presents the results of the cultural resources survey and recommendations concerning the future management of identified cultural resources. Artifact inventories and the resumes of the Project Principals are attached as Appendices A and B, respectively.

Methods of Investigation

The cultural resources survey of the Orange Hill Tract involved background research and field investigations. Methods employed to complete these tasks are described below.

Background Research

Background research included examination of archival, documentary, and cartographic resources in various libraries and repositories. These resources included the archaeological site files maintained by the South Carolina Institute of Archaeology and Anthropology (SCIAA) and the NRHP listings maintained by the South Carolina Department of Archives and History (SCDAH). Sites located within 1.6 kilometers of the project tract were noted. One previously recorded archaeological site (38CH821) is present within the Orange Hill Tract. Site 38CH821 is not eligible for the NRHP. Previously recorded archaeological sites near and within the Orange Hill Tract will be discussed in Chapter II.

Reports of previous cultural resources investigations near the project tract also were reviewed. The locations of cultural resources identified during these investigations were examined to determine if similar settings were present in the Orange Hill Tract. The kinds of cultural resources discovered during previous investigations also were noted to provide information concerning the kinds of resources that could be expected in the project tract. These reports were examined at the SCIAA.

Maps from the South Carolina Library at the University of South Carolina and the South Carolina Historical Society (SCHS) were reviewed. The history of ownership of the tract was obtained from the Charleston County Records of Mesne Conveyance. Deeds and plats of the project tract also were reviewed. The purpose of the archival research was to identify potential Pre-Contact or Post-Contact archaeological sites and buildings, and to develop a historic context that would assist in evaluating cultural resources.

Field Investigations

The 300 hectare project tract was systematically inspected by the pedestrian traverse of transects spaced at 30 meter intervals across the tract. Figure 2 presents the location of survey transects across the project tract. Investigators excavated 2,818 shovel tests at 30 meter intervals. Each shovel test, excavated at 30 meter intervals along each transect, measured approximately 30 cm in diameter and was excavated to sterile subsoil (50-70+ cm bs). Fill from each shovel test was screened through ¼ inch mesh hardware cloth. Information relating to each shovel test also was recorded in field notebooks. This information included the content (e.g., presence or absence of

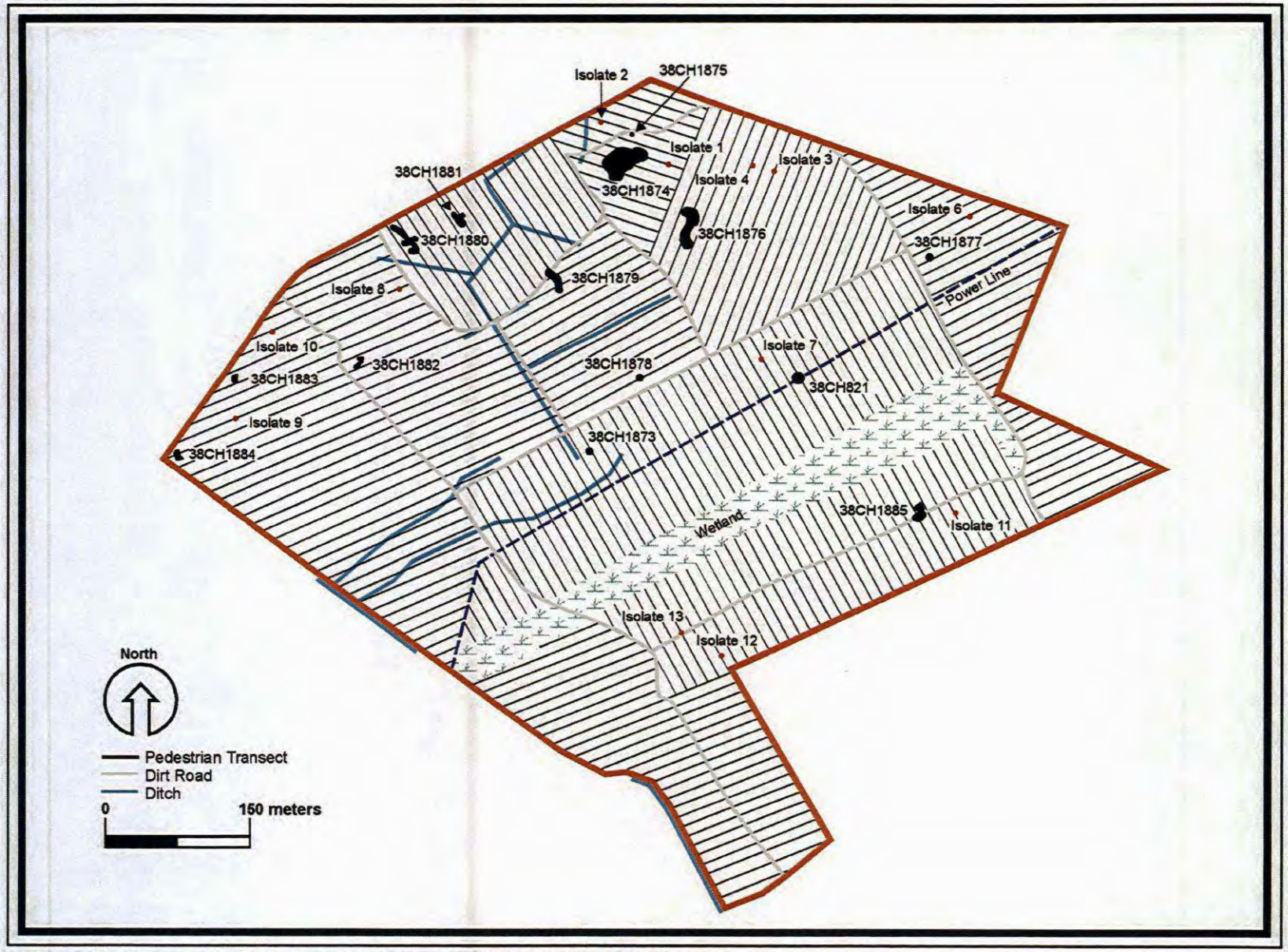


Figure 2. Plan showing the survey coverage of the Orange Hill Tract.

artifacts) and context (e.g., soil color, texture, stratification) of each test. All identifiable or suspected cultural materials were collected and bagged by provenience. Investigators recorded provenience information, including transect, shovel test, and surface collection numbers on re-sealable acid-free artifact collection bags. Investigators flagged and labeled positive shovel tests (those where artifacts were present) for relocation and site delineation.

An archaeological site is a locale yielding three or more Pre-Contact or Post-Contact artifacts within a 30 meter radius. Locales that produce less than three contemporaneous artifacts are isolated finds (SCDAH 2000). Locales that produced artifacts from shovel testing or surface inspection were subjected to reduced interval shovel testing. Investigators excavated additional shovel tests at 15 meter intervals around positive tests until two consecutive negative shovel tests were encountered or natural features (i.e., edges of marshes or drainages) were encountered. Shovel tests were excavated at 15 meter intervals within the site boundaries. A map showing the location of each shovel test, the extent of surface scatters, and the approximate site boundary was prepared in the field for each site. A state site form was completed for each identified site and submitted to the SCIAA. Permanent site numbers were assigned by the SCIAA for each site.

Laboratory Analyses

All recovered artifacts were transported to the Brockington and Associates, Inc., Mount Pleasant laboratory facility, where they were washed, cataloged, and analyzed. Laboratory personnel assigned distinct provenience numbers to artifacts from each supplemental shovel test and nonsystematic surface find. They separated artifacts from each provenience by class/type and assigned catalog numbers.

Typological identification as manifested by technological and stylistic attributes served as the basis for Pre-Contact and Contact artifact analysis. Laboratory personnel classified all Pre-Contact and Contact ceramic sherds larger than 2 by 2 cm by surface decoration and aplastic content. When recognizable, diagnostic attributes were recorded for residual sherds, i.e., those smaller than 2 by 2 cm. Nondiagnostic residual sherds were tabulated as a group. Sherds and other diagnostic artifacts then were compared to published type descriptions from available sources (Anderson et al. 1982; Blanton et al. 1986; DePratter 1979, 1984; Espenshade and Brockington 1989; South 1976; Trinkley 1980, 1981a, 1981b, 1981c, 1989, 1990; Williams and Shapiro 1990). Lithic artifacts are described by material and morphological characteristics. Categories identified include projectile

points/bifaces, flakes (primary, thinning, and fragments) cores, shatter, and cobbles. Following Crabtree (1972), among others, lithic artifacts are described by material and morphological characteristics. Categories identified include projectile points/bifaces, flakes (primary, secondary, tertiary, thinning, retouched, utilized, and fragments), and shatter.

The basis of the Post-Contact artifact analysis was observable stylistic and technological attributes. Artifacts were identified by material of manufacture (e.g., ceramic, glass, metal), color, function, and method of manufacture, when possible. Temporally diagnostic artifacts were compared with published analytical sources (Jones and Sullivan 1985; Nelson 1968; Noël Hume 1970).

Artifacts and research materials associated with this project are currently stored at the Mount Pleasant office of Brockington and Associates, Inc. Upon acceptance of the final report, analysis sheets, field notes, photographs, slides, maps, and artifacts will be transferred to the SCIAA.

Assessing NRHP Eligibility

The significance of all cultural resources in the project tract was assessed based on the criteria of the NRHP. As per 36 CFR 60.4, there are four broad evaluative criteria for determining the significance of a particular resource and its eligibility to the NRHP. Any resource (building, structure, site, object, or district) that:

A. is associated with events that have made a significant contribution to the broad pattern of history;

B. is associated with the lives of persons significant in the past;

C. embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, possesses high artistic value, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. has yielded, or is likely to yield, information important to history or prehistory,

may be eligible for the NRHP. A resource may be eligible under one or more of these criteria. Criteria A, B, and C are most frequently applied to historic buildings, structures, objects, non-archaeological sites, (e.g., battlefields, natural features, designed landscapes, or cemeteries) or districts. The eligibility of archaeological sites is most frequently considered with respect to Criterion D. Also, a general guide of 50 years of age is employed to define "historic" in the NRHP evaluation process. That is, all resources greater than 50 years of age may be considered. However, more recent resources may be considered if they display "exceptional" significance (Sherfy and Luce n.d.).

Following *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Savage and Pope 1998:3), evaluation of any resource requires a twofold process. First, the resource must be associated with an important historic context. If this association is demonstrated, the integrity of the resource must be evaluated to ensure that it conveys the significance of its context. The applications of both of these steps are discussed in more detail below.

Determining the association of a resource with a historic context involves five steps (Savage and Pope 1998:7). First, the resource must be associated with a particular facet of local, regional (state), or national history.

Secondly, one must determine the significance of the identified historical facet/context with respect to the resource under evaluation. As an example, if the project tract contained no buildings that were constructed during the early nineteenth century, then an Antebellum Agricultural context would not be significant for the development of the project area or any of its internal resources. Similarly, a lack of Pre-Contact archaeological sites within the project tract would preclude the use of contexts associated with the Pre-Contact use of a region.

The third step is to demonstrate the ability of a particular resource to illustrate the context. A resource should be a component of the locales and features created or used during the historical period in question. For example, early nineteenth century farm houses, the ruins of African-American slave settlements from the 1820s, and/or field systems associated with particular antebellum plantations in the region would illustrate various aspects of the agricultural development of the region prior to the Civil War. Conversely, contemporary churches or road networks may have been used during this time period but do not reflect the agricultural practices suggested by the other kinds of resources.

The fourth step involves determining the specific association of a resource with aspects of the significant historic context. Savage and Pope (1998:11-24) define how one should consider a resource under each of the four criteria of significance. Under Criterion A, a resource must have existed at the time that a particular event or pattern of events occurred and activities associated with the event(s) must have occurred at the site. In addition, this association must be of a significant nature, not just a casual occurrence (Savage and Pope 1998:12). Under Criterion B, the resource must be associated with historically important individuals. Again, this association must relate to the period or events that convey historical significance to the individual, not just that this person was present at this locale (Savage and Pope 1998:15-16). Under Criterion C, a resource must possess physical features or traits that reflect a style, type, period, or method of construction; display high artistic value; or, represent the work of a master (an individual whose work can be distinguished from others and possesses recognizable greatness [Savage and Pope 1998:17-20]). Under Criterion D, a resource must possess sources of information that can address specific important research questions (Savage and Pope 1998:21-24). These questions must generate information that is important in reconstructing or interpreting the past (Butler 1987; Townsend et al. 1993). For archaeological sites, recoverable data must be able to address specific research questions.

After a resource is specifically associated with a significant historic context, one must determine what physical features of the resource are necessary to reflect its significance. One should consider the types of resources that may be associated with the context, how these resources represent the theme, and which aspects of integrity apply to the resource in question (Savage and Pope 1998:8). As in the Antebellum Agriculture example given above, a variety of resources may reflect this context (farm houses, ruins of slave settlements, field systems, etc.). One must demonstrate how these resources reflect the context. The farm houses represent the residences of the principal landowners who were responsible for implementing the agricultural practices that drove the economy of the Lower South Carolina area during the antebellum period. The slave settlements housed the workers who conducted the vast majority of the daily activities necessary to plant, harvest, process, and market crops.

Once the above steps are completed and the association with a historically significant context is demonstrated, one must consider the aspects of integrity applicable to a resource. Integrity is defined in seven aspects of a resource; one or more may be applicable depending on the nature of the resource under evaluation. These aspects are *location, design, setting, materials, workmanship, feeling, and association* (36 CFR 60.4; Savage and Pope 1998:44). If a resource does not possess integrity with respect to these aspects, it cannot adequately reflect or represent its associated

historically significant context. Therefore, it cannot be eligible for the NRHP. To be considered eligible under Criteria A and B, a resource must retain its essential physical characteristics that were present during the event(s) with which it is associated. Under Criterion C, a resource must retain enough of its physical characteristics to reflect the style, type, etc., or work of the artisan that it represents. Under Criterion D, a resource must be able to generate data that can address specific research questions that are important in reconstructing or interpreting the past.

Chapter II. Project Area Setting

Environmental Setting

The 300 hectare Orange Hill Tract is located on Johns Island, south of Bohicket Creek and east and north of the junction of Bohicket and River Roads. Ditches or fencelines between adjacent properties, Bohicket Road, and River Road define the tract boundaries. Planted pine or mixed pine/hardwood forests cover the majority of the tract. Fields extend south from Bohicket Road. A series of old irrigation ditches cris-cross this portion of the tract. Wetlands extend across the south-central portion of the project tract. Shallow ditches drain these wetlands.

The Orange Hill Tract is located in South Carolina's Coastal Zone on Johns Island, in Charleston County. Johns Island is part of the Sea Island complex that extends from just below the Santee Delta (Bull Island) 160 kilometers southwest to the Savannah River (Turtle Island) and into Georgia (Kovacik and Winberry 1987:24). The Sea Islands vary greatly in size, origin, and level of development. Generally, they are comprised of two types of islands: erosional remnant islands (i.e., Johns Island and James Island), and active barrier islands (i.e., Seabrook Island and Kiawah Island). The origins of the barrier Sea Islands remains unclear. Originally, it was thought that these islands were formed from offshore sandbars built up by wave action. However, recent studies suggest they were formed by the emergence and submergence of the coast during the Pleistocene epoch. Kovacik and Winberry (1987:25) explain that:

> As sea level declined during the glacial period and the ocean retreated from the coast, dunes were built along the new coastline and the old dunes were left inland. But as the ocean returned and inundated the former dune ridges, parts of them remained above the water to become the cores of coastal island.

A series of terraces formed by late Tertiary and Quaternary period marine sediments characterize the Coastal Plain. The project tract lies on the most recent terraces (the Pamlico and the Talbot) that formed near the end of the Pleistocene epoch.

Topography in the region generally consists of low ridges between meandering channels of the many streams that drain the Lower Coastal Plain. The ridges consist of sandy and loamy soils; more clayey soils and sediments occur in the drainages, and the marshes and swamps that border the streams.

Miller (1971) describes the majority of the soils within the project tract as nearly level to level, moderately to very poorly drained. These include Hockley loamy fine sand, Seabrook loamy fine sand, Santee loam, and Yonges loamy fine sand. Seabrook loamy fine sand, in the southern portion of the tract, is defined as a nearly level, moderately well drained soil. Santee loam is very poorly drained with clayey marine sediments. It has a black clay loamy surface layer and a dark-gray clayey subsoil. These soils form the wetland area encountered in the southwest portion of the project tract. Yonges loamy fine sand, present to the north of the wetland area, is described as poorly drained soils with a loamy to clayey subsoil. At the northern edge of the project tract adjacent to the marsh, investigators encountered Hockley loamy fine sand, a moderately well-drained soil.

Information on floral and faunal communities for the area is summarized from general sources such as Quarterman and Keever (1962) and Shelford (1963). Most of the extant woodlands today are mixed pine/hardwood forests. A mixed forest supports an active faunal community including deer and small mammals (e.g., various squirrels and mice, opossum, raccoon, rabbit, fox, skunk), birds (e.g., various songbirds, ducks and wading birds, quail, turkey, doves, hawks, owls), and reptiles/amphibians (e.g., frogs, toads, lizards, snakes, turtles, alligator). Fresh and saltwater fish are abundant in the streams and marshes of the region, and shellfish are present in large numbers in most of the tidally affected waters throughout the region.

The climate of this area is mild and temperate. The area averages 1.24 meters of annual precipitation, with 41 percent falling in the summer months. The average daily maximum temperature is 76°Fahrenheit (range of 61 to 89°). A long growing season is indicated by the average yearly freeze free interval of 294 days (Miller 1971).

Holocene Changes in the Environment

Profound changes in climate and dependent biophysical aspects of regional environments have been documented over the last 20,000 years (the time of potential human occupation of the Southeast). Major changes include a general warming trend, melting of the large ice sheets of the Wisconsin glaciation in northern North America, and the associated rise in sea level. This sea level rise was dramatic along the South Carolina coast (Brooks et al. 1989), with an increase of as much as 100 meters during the last 20,000 years. At least 10,000 years ago (the first documented presence of human groups in the region) the ocean was located 80-160 kilometers east of its present position. Unremarkable Coastal Plain flatwoods probably characterized the project area. Sea level rose

steadily from that time until about 5,000 years ago, when the sea reached essentially modern levels. During the last 5,000 years there has been a 400-500 year cycle of sea level fluctuations of about two meters (Brooks et al. 1989; Colquhoun et al. 1981). Table 2 summarizes these more recent fluctuations in the region.

Table 2. South Carolina Sea Level Curve Data (after Brooks et al. 1989).

Calendar Date	Sea Level	Condition
5000 BC	6.5 m	In continuing rise
3000 BC	4.5 m	Significant low stand
2800 BC	1.5 m	High stand
2500 BC	3.5 m	Low stand
2200 BC	1.0 m	High stand
1900 BC	3.2 m	Low stand
1700 BC	0.8 m	Significant high stand
1300 BC	4.0 m	Significant low stand
1000 BC	1.0 m	High stand
800 BC	1.9 m	Low stand
600 BC	0.7 m	High stand
400 BC	3.0 m	Significant low stand
AD 300	0.4 m	High stand
AD 600	0.6 m	Low stand
AD 900	0.4 m	High stand
AD 1300	1.2 m	Low stand
AD 1989	0.0 m	In continuing rise

Sea level is in meters below present high marsh surface.

As sea level quickly rose to modern levels, it altered the gradients of major rivers and flooded near-coast river valleys, creating estuaries like the Cooper-Ashley-Wando River mouths. These estuaries became great centers for saltwater and freshwater resources, and thus population centers for human groups. Such dramatic changes affected any human groups living in the region.

The general warming trend that led to the melting of glacial ice and the rise in sea level also greatly affected vegetation communities in the Southeast. During the late Wisconsin glacial period, until about 12,000 years ago, boreal forest dominated by pine and spruce covered most of the Southeast. This forest changed from coniferous trees to deciduous trees by 10,000 years ago. The new deciduous forest was dominated by northern hardwoods such as beech, hemlock, and alder, with oak and hickory beginning to increase in number. With continuation of the general warming and drying trend, the oak and hickory came to dominate, along with southern species of pine. Oak and hickory appear from pollen data to have reached a peak at 7,000 to 5,000 years ago (Watts 1970, 1980; Whitehead 1965, 1973). Since then, the general climatic trend in the Southeast has been toward cooler and moister conditions, and the present Southern Mixed Hardwood Forest as defined

by Quarterman and Keever (1962) became established. Faunal communities also changed dramatically during this time. Several large mammal species (e.g., mammoth, mastodon, horse, camel, giant sloth) became extinct at the end of the glacial period, approximately 12,000 to 10,000 years ago. Pre-Contact groups, that had focused on hunting these large mammals, adapted their strategy to exploitation of smaller mammals, primarily deer in the Southeast.

Cultural Setting

Generally, the cultural history of North America is divided into three eras: Pre-Contact, Contact, and Post-Contact. The Pre-Contact era refers primarily to the Native American groups and cultures that were present for at least 10,000-12,000 years prior to the arrival of Europeans. The Contact era refers to the time of exploration and initial European settlement on the continent. The Post-Contact era refers to the time after the establishment of European settlements, when Native American populations usually were in rapid decline. Within these eras, finer temporal and cultural subdivisions are defined to permit discussions of particular events and the lifeways of the peoples who inhabited North America at that time.

The Pre-Contact Era

In South Carolina, the Pre-Contact era generally is divided into four stages (after Willey and Phillips 1958). These include the Lithic, Archaic, Woodland, and Mississippian. Specific technologies and strategies for procuring resources define each of these stages, with approximate temporal limits also in place. Within each stage, with the exception of the Lithic stage, there are temporal periods that are defined on technological bases as well. A brief description of each stage follows. Readers are directed to Goodyear et al. (1989) for more detailed discussions of particular aspects of these stages and periods in South Carolina.

The Lithic Stage- Paleoindian Period (10000-8000 BC). Human presence in the South Carolina Coastal Plain apparently began about 12,000 years ago with the movement into the region of Paleoindian hunter-gatherers. The Paleoindian period is marked initially by the presence of distinctive fluted stone projectile points. Excavations at sites throughout North America have produced datable remains that indicate that these types of stone tools were in use by about 10000 BC. Recent excavations at a few sites in North and South America suggest that Lithic stage populations

were present 10,000-20,000 years before this date. However, no diagnostic tools or definitive evidence of these populations have been recovered to date that permits the identification of specific temporal periods or cultural adaptations.

Goodyear et al. (1989) review the evidence for the Paleoindian occupation of South Carolina. Based on the distribution of distinctive fluted spear points diagnostic to the period, they see the major sources of highly workable lithic raw materials as the principal determinant of Paleoindian site location, with a concentration of sites at the Fall Line possibly indicating a subsistence strategy of seasonal relocation between the Piedmont and Coastal Plain. Based on data from many sites excavated throughout North America, Paleoindian groups generally were nomadic, with subsistence focusing on the hunting of large mammals, specifically the now-extinct mammoth, horse, camel, and giant bison. Groups were probably small, kin-based bands of 50 or fewer persons. As the environment changed at the end of the Wisconsin glaciation, Paleoindian groups had to adapt to new forest conditions in the Southeast and throughout North America.

The Archaic Stage. The Archaic stage represents the adaptation of southeastern Native Americans to Holocene environments. By 8000 BC, the forests changed from sub-boreal types common during the Paleoindian period to more modern types. The Archaic stage is divided into three temporal periods: Early, Middle, and Late. Distinctive projectile point types serve as markers for each of these periods. Hunting and gathering was the predominant subsistence mode throughout the Archaic periods, although incipient use of cultigens probably was occurring by the Late Archaic period. Also, the terminal Archaic witnessed the introduction of a new technology, namely the manufacture and use of pottery.

Early Archaic Period (8000-6000 BC). The Early Archaic corresponds to the adaptation of native groups to Holocene conditions. The environment in coastal South Carolina during this period was still colder and moister than at present, and an oak-hickory forest was establishing itself on the Coastal Plain (Watts 1970, 1980; Whitehead 1965, 1973). The megafauna of the Pleistocene became extinct early in this period, and more modern woodland flora and fauna were established. The Early Archaic adaptation in the South Carolina Lower Coastal Plain is not clear, as Anderson and Logan (1981:13) report:

> At the present, very little is known about Early Archaic site distribution, although there is some suggestion that sites tend to occur along river terraces, with a decrease in occurrence away from this zone.

Early Archaic finds in the Lower Coastal Plain typically are corner- or side-notched projectile points, determined to be Early Archaic through excavation of sites in other areas of the Southeast (Claggett and Cable 1982; Coe 1964). Early Archaic sites generally are small, indicating a high degree of mobility.

Middle and Preceramic Late Archaic Period (6000-2500 BC). The trends initiated in the Early Archaic, i.e., increased population and adaptation to local environments, continued through the Middle Archaic and Preceramic Late Archaic. Climatically, the region was still warming, and an oak-hickory forest dominated the coast until after 3000 BC, when pines became more prevalent (Watts 1970, 1980). Stemmed projectile points and ground stone artifacts characterize this period, and sites increased in size and density through the period.

Ceramic Late Archaic Period (2500-1000 BC). By the end of the Late Archaic period, two developments occurred that changed human lifeways on the South Carolina Coastal Plain. Sea level rose to within one meter of present levels, and the extensive estuaries now present were established (Colquhoun et al. 1981). These estuaries were a reliable source of shellfish, and the Ceramic Late Archaic period saw the first emphasis on shellfish exploitation. It was also during this time that the first pottery appeared on the South Carolina coast. In the project region, this pottery is represented by the fiber tempered Stallings series and the sand tempered or untempered Thom's Creek series. Decorations include punctation, incising, finger pinching, and possibly simple stamping and dentate stamping. The ceramic sequence for the Central Coast of South Carolina is presented in Table 3.

The best known Ceramic Late Archaic period sites are shell rings, which occur frequently along tidal marshes. These usually are round or oval rings of shell and other artifacts, with a relatively sterile area in the center. Many of these rings are currently in tidal marsh waters, and they have been interpreted as actual habitation loci adjacent to or within productive shellfish beds. These sites attest to a high degree of sedentism, at least seasonally.

The Woodland Stage. The Woodland stage is marked by the widespread use of pottery with many new and regionally diverse types appearing, and changes in the strategies and approaches to hunting and gathering. Native Americans appear to be living in smaller groups than during the preceding Ceramic Late Archaic period but the actual population likely increased. The Woodland Stage is divided into three temporal periods (Early, Middle, and Late), marked by distinctive pottery types. Also, there is an interval when Ceramic Late Archaic ceramic types and Early Woodland ceramic types were manufactured at the same time, often on the same site (see Espenshade and

Table 3. Ceramic Sequence for the Central Coast of South Carolina.

Period/Era	Date	Ceramic Types
Contact	AD 1550 - 1715	Ashley Complicated Stamped Ashley Burnished Plain
Late Mississippian	AD 1400 - 1550	Pee Dee/Irene Complicated Stamped Pee Dee/Irene Incised Pee Dee/Irene Burnished Plain
Early Mississippian	AD 1100 - 1400	Savannah/Jeremy Complicated Stamped Savannah Check Stamped Savannah Burnished Plain
Late Woodland	AD 900 - 1100	Santee Simple Stamped McClellanville Fabric Impressed McClellanville Cord Marked Wilmington Cord Marked
	AD 500 - 900	McClellanville Cord Marked McClellanville Fabric Impressed Wilmington Cord Marked Wilmington Fabric Impressed Wilmington Plain Deptford Cord Marked Deptford Fabric Impressed
Middle Woodland	AD 200 - 500	Wando Check Stamped Wando Cord Marked Wando Fabric Impressed Wando Simple Stamped Wando Plain Wilmington Check Stamped Wilmington Cord Marked Wilmington Fabric Impressed Wilmington Plain Deptford Cord Marked Deptford Fabric Impressed Deptford Check Stamped Deptford Linear Check Stamped Deptford Plain
	200 BC - AD 200	Deptford Check Stamped Deptford Linear Check Stamped Deptford Simple Stamped Deptford Plain Hanover Fabric Impressed Hanover Cord Marked
Early Woodland	1000 - 200 BC	Deptford Check Stamped Deptford Linear Check Stamped Deptford Simple Stamped (rare) Deptford Plain Hanover Fabric Impressed Hanover Cord Marked
	1500 - 1000 BC	Refuge Incised Refuge Punctate Refuge Dentate Stamped RefugeSimple Stamped Refuge Plain
Ceramic Late Archaic	2500 - 1000 BC	Thom's Creek Incised Thom's Creek Simple Stamped Thom's Creek Linear Punctate Thom's Creek Drag and Jab Punctate Thom's Creek Plain Stallings Incised Stallings Simple Stamped Stallings Drag and Jab Punctate Stallings Linear Punctate Stallings Plain

Brockington 1989). It is unclear at present if these coeval types represent distinct individual populations, some of whom continued to practice Archaic lifeways, or technological concepts that lingered in some areas longer than in others.

Early Woodland Period (1500 BC-AD 200). In the Early Woodland period, the region apparently was an area of interaction between widespread ceramic decorative and manufacturing traditions. The paddle stamping tradition dominated the decorative tradition to the south, and fabric impressing and cord marking dominated to the north and west (Blanton et al. 1986; Caldwell 1958; Espenshade and Brockington 1989).

The subsistence and settlement patterns of the Early Woodland period suggest population expansion, and the movement of groups into areas minimally used in the earlier periods. Early and Middle Woodland sites are the most common on the South Carolina coast, and generally consist of shell middens near tidal marshes, along with ceramic and lithic scatters in a variety of other environmental zones. It appears that group organization during this period was based on the semipermanent occupation of shell midden sites, with the short-term use of interior coastal strand sites.

Middle Woodland Period (200 BC - AD 500). The extreme sea level fluctuations which marked the Ceramic Late Archaic and Early Woodland periods ceased during the Middle Woodland period. The Middle Woodland period began as sea level rose from a significant low stand at 300 BC; for the majority of the period sea level remained within one meter of current levels (Brooks et al. 1989). The comments of Brooks et al. (1989:95) are pertinent in describing the changes in settlement:

> It is apparent that a generally rising sea level, and corresponding estuarine expansion, caused an increased dispersion of some resources (e.g., small inter-tidal oyster beds in the expanding tidal creek network . . .). This hypothesized change in the structure of the subsistence resource base may partially explain why these sites tend to be correspondingly smaller, more numerous, and more dispersed through time.

Survey and testing data from a number of sites in the region clearly indicate that Middle Woodland period sites are the most frequently encountered throughout the region. These sites include small, single house, shell middens, more significant shell middens, and a wide variety of shell-less sites of varying size and density in the interior. The present data from the region suggest seasonal mobility, with certain locations revisited on a regular basis (e.g., 38GE46 [Espenshade and

Brockington 1989]). Subsistence remains indicate that oysters and estuarine fish were major faunal contributors, while hickory nut and acorn have been recovered from ethnobotanical samples (Espenshade and Brockington 1989; Drucker and Jackson 1984; Trinkley 1976, 1980).

The Middle Woodland period witnessed increased regional interaction, and saw the incorporation of extralocal ceramic decorative modes into the established Deptford technological tradition. As Caldwell (1958) first suggested, the period apparently saw the expansion and subsequent interaction of groups of different regional traditions (Espenshade 1986, 1990). A local tradition also flourished in the region as evidenced by Wando limestone tempered ceramics. This type occurs only in the Charleston Harbor area. Recent radiocarbon dates from 38CH1025 on the Wando River suggest a late Middle Woodland association for this type (Eric Poplin, personal communication, August 2000).

Late Woodland Period (AD 500-1100). The nature of the Late Woodland adaptation in the region is unclear due to a general lack of excavations of Late Woodland components, but Trinkley (1989:84) offers this summary:

> In many respects the South Carolina Late Woodland may be characterized as a continuation of previous Middle Woodland cultural assemblages. While outside the Carolinas there were major cultural changes, such as the continued development and elaboration of agriculture, the Carolina groups settled into a lifeway not appreciably different from that observed for the past 500 to 700 years.

The Late Woodland represents the most stable Pre-Contact period in terms of sea level change, with sea level for the entire period between 0.4-0.6 meters bphms (Brooks et al. 1989). It would be expected that this general stability in climate and sea level would have resulted in a well-entrenched settlement pattern, but the data are not available to address this expectation. In fact, the recognition/interpretation of Late Woodland adaptations in the region has been somewhat hindered by past typological problems.

Overall, the Late Woodland is noteworthy for its lack of check stamped pottery. Recent excavations at the Buck Hall Site (38CH644) in the Francis Marion National Forest suggest that McClellanville and Santee ceramic types were employed between AD 500 and 900, and represent the dominant ceramic assemblages of this period (Poplin et al. 1993).

Typically, the Late Woodland, as defined by Anderson et al. (1982), is separated into two phases: McClellanville (AD 500 to 700) and Santee I (AD 700 to 900). A revised chronology is offered, which not only includes these phases but also incorporates ceramics previously assigned to the Early Mississippian Santee II phase by Anderson et al. (1982). These ceramics include Santee Simple Stamped, McClellanville Cord Marked, McClellanville Fabric Impressed, and Wilmington Cord Marked pottery. Although these types have been encountered in an Early Mississippian context, closer inspection finds that they occur no more frequently than Deptford Cord Marked and Fabric Impressed sherds which are delegated to the Late Woodland period. The presence of these sherds in such a late context is more likely the result of bioturbation than the continuation of the ceramic technology.

The sea level change at this time caused major shifts in settlement and subsistence patterns. The rising sea level and estuary expansion caused an increase in the dispersion of resources, such as oyster beds, and a corresponding increase in the dispersion of sites. Semipermanent shell midden sites continue to be common in this period, although the overall site frequency appears to be lower than during the Early Woodland. Instead, there appears to be an increase in short term occupations along the tidal marshes. Espenshade et al. (1994) state that at many of the sites postdating the Early Woodland period, the intact shell deposits appear to represent short term activity areas rather than permanent or semipermanent habitations.

The Mississippian Stage. Approximately 1,100 years ago, Native American cultures in much of the Southeast began a marked shift away from the settlement and subsistence practices common during the Woodland periods. Some settlements became quite large, often incorporating temple mounds or plazas. The use of tropical cultigens (e.g., corn and beans) became more common. Hierarchical societies developed and technological, decorative, and presumably religious ideas spread throughout the Southeast, supplanting what had been distinct regional traditions in many areas. In coastal South Carolina, the Mississippian is divided into two temporal periods: Early and Late. Previous sequences for the region separated Mississippian ceramic types into three periods (Early, Middle, and Late), following sequences developed in other portions of the Southeast. However, a simpler characterization of the technological advancements made between AD 1000 and AD 1500 appears more appropriate. During these centuries, the decorative techniques which characterize the Early Mississippian period slowly evolved without the appearance of distinctly new ceramic types until the Late Mississippian.

Early Mississippian Period (AD 1100-1400). In much of the Southeast, the Mississippian Stage is marked by major mound ceremonialism, regional redistribution of goods, chiefdoms, and maize horticulture as a major subsistence activity. It is unclear how early and to what extent similar developments occurred in coastal South Carolina. The ethnohistoric record, discussed in greater detail below, certainly indicates that seasonal villages and maize horticulture were present in the area, and that significant mound centers were present in the interior Coastal Plain to the north and west (Anderson 1989; DePratter 1989; Ferguson 1971, 1975).

Distinct Mississippian ceramic phases have been recognized for the region (Anderson et al. 1982; Anderson 1989). In coastal South Carolina, the Early Mississippian period is marked by the presence of Jeremy Phase (AD 1100-1400) ceramics, including Savannah Complicated Stamped, Savannah Check Stamped, and Burnished and Semi-burnished plain types. By the end of the Late Woodland period, cord marked and fabric impressed decorations were being replaced by complicated stamped decorations. Anderson (1989:115) notes "that characteristically Mississippian complicated stamped ceramics do not appear until at least AD 1100, and probably not until as late as AD 1200, over much of the South Carolina area." Recent excavations at the Buck Hall Site (38CH644) produced radiocarbon dates around AD 1000 for complicated stamped ceramics similar to the Savannah series (Poplin et al. 1993). This represents the earliest date for complicated stamped wares in the region and may indicate an earlier appearance of Mississippian types than previously assumed.

Sites of the period in the region include shell middens, sites with apparent multiple and single house shell middens, and oyster processing sites (e.g., 38CH644 [Poplin et al. 1993]). Adaptation during this period apparently saw a continuation of the generalized Woodland hunting-gathering-fishing economy, with perhaps a growing importance on horticulture and storable food stuffs. Anderson (1989) suggests that environmental unpredictability premised the organization of hierarchical chiefdoms in the Southeast beginning in the Early Mississippian period; the redistribution of stored goods (i.e., tribute) probably played an important role in the Mississippian social system. Maize was recovered from a feature suggested to date to the Early Mississippian period from 38BK226, near St. Stephen (Anderson et al. 1982:346).

Late Mississippian Period (AD 1400-1550). During this period, the regional chiefdoms apparently realigned, shifting away from the Savannah River centers to those located in the Oconee River basin and the Wateree-Congaree basin. As in the Early Mississippian, the Charleston County area apparently lacked any mound centers. Regardless, it appears that the region was well removed

from the core of Cofitachequi, the primary chiefdom to the interior (Anderson 1989; DePratter 1989). DePratter (1989:150) specifies:

> The absence of 16th century mound sites in the upper Santee River valley would seem to indicate that there were no large population centers there. Any attempt to extend the limits of Cofitachequi even farther south and southeast to the coast is pure speculation that goes counter to the sparse evidence available.

Pee Dee/Irene Incised, Pee Dee/Irene Complicated Stamped and Mississippian Plain ceramics mark the Late Mississippian Pee Dee phase. Simple stamped, cord marked, and check stamped pottery was apparently not produced in this period.

The Contact Era

Native groups encountered by the European explorers and settlers probably were living in a manner quite similar to the late Pre-Contact Mississippian groups identified in archaeological sites throughout the Southeast. The highly structured Native American society of Cofitachequi, formerly located in central South Carolina and visited by De Soto in 1540, represents an excellent example of the Mississippian social organizations present throughout southeastern North America during the late Pre-Contact era (Anderson 1985). However, initial European forays into the Southeast contributed to the disintegration and collapse of the aboriginal Mississippian social structures; disease, warfare, and European slave raids all contributed to the rapid decline of the regional Indian populations during the sixteenth century (Dobyns 1983; Ramenofsky 1982; Smith 1984). By the late seventeenth century, Native American groups in coastal South Carolina apparently lived in small politically and socially autonomous semi-sedentary groups (Waddell 1980). By the middle eighteenth century, very few Native Americans remained in the region; all had been displaced or annihilated by the ever-expanding English colonial settlement of the Carolinas (Bull 1770, cited in Anderson and Logan 1981:24-25).

The ethnohistoric record from coastal South Carolina suggests that the Contact era groups of the region followed a seasonal pattern which included summer aggregation in villages for planting and harvesting domesticates, and dispersal into one to three family settlements for the remainder of the year (Rogel 1570 [in Waddell 1980:147-151]). This coastal adaptation is apparently very similar to the Guale pattern of the Georgia coast, as reconstructed by Crook (1986:18). Specific accounts of the Contact era groups of the region, the Sewee and the Santee, have been summarized by

Waddell (1980). It appears that both groups included horticultural production within their seasonal round, but did not have permanent, year round villages. Trinkley (1981c) suggests that a late variety of Pee Dee ceramics were produced by Sewee groups in the region; his late variety may correspond to the Ashley ware initially described by South (1973; see also Anderson et al. 1982).

The Post-Contact Era

Spanish exploration on the South Carolina coast began as early as 1514, and a landing party went ashore in the Port Royal vicinity (now Beaufort County) in 1520 at a spot they named Santa Elena (Hoffman 1983:64; Rowland 1985:1). From that time on, the Port Royal area was of great interest to both the Spanish and the French. This was not a permanent settlement, however. The first Spanish attempt at a permanent settlement on the South Carolina coast, in 1526, was San Miguel de Gualdape. It appears to have been in the Winyah Bay area, near Georgetown (Quattlebaum 1965). The French, under Jean Ribault, also attempted to establish a settlement on the South Carolina coast in 1562. This settlement, on Parris Island, was called Charlesfort, and also was unsuccessful.

French presence on the South Carolina coast drew the Spanish back to protect their original interest. Spanish forces attacked Charlesfort and established their own settlement of Santa Elena in 1566. Recent archaeological evidence indicates that the Spanish built their new settlement of Santa Elena on top of the destroyed French settlement (DePratter et al. 1997). Local Indians, the Cusabo, were less than friendly, but despite numerous attacks and several burnings, the Spanish settlers did not abandon Santa Elena until 1587 (Lyon 1984; Rowland 1978:25-57). The Spanish maintained their interest in Santa Elena as part of a series of missions on the sea islands from St. Augustine, Florida, through Georgia, and into South Carolina; Spanish friars were at "St. Ellens" when William Hilton visited the area in 1663 (Covington 1978:8-9; Hilton 1664). During its twenty year existence, Santa Elena served as the base for the first serious explorations into the interior of the state.

English settlers in the Carolina Lowcountry were caught up in and were integral parts of wide-ranging disputes and rivalries among the English, Spanish, Native Americans, and African slaves. These disputes and rivalries encompassed nearly all of the Lowcountry, an area that spanned hundreds of miles from Georgetown, South Carolina, to northern Florida. The Spanish had routed the French in East Florida in 1565, and established a settlement at what is now St. Augustine. This Spanish presence was a continual threat to the English settlers, particularly after the 1670s, when Spain learned of the Charles Towne settlement.

The English were the first Europeans to establish permanent colonies. In 1663, King Charles II made a proprietary grant to a group of powerful English courtiers who had supported his return to the throne in 1660, and who sought to profit from the sale of the new lands. These Lords Proprietors, including Sir John Colleton, Sir William Berkeley, and Sir Anthony Ashley Cooper, provided the basic rules of governance for the new colony. They also sought to encourage settlers, many of whom came from the overcrowded island of Barbados in the early years. These Englishmen from Barbados first settled at Albemarle Point on the west bank of the Ashley River in 1670. By 1680, they moved their town down the river to Oyster Point, the present location of Charleston, and called it Charles Towne. These initial settlers, and more who followed them, quickly spread along the central South Carolina coast. By the second decade of the eighteenth century, they had established settlements from the Port Royal Harbor in Beaufort County northward to the Santee River in Georgetown County.

The colony's early settlements grew slowly, and despite its geographic spread, the South Carolina Lowcountry contained only around 5,000 European and African-American inhabitants in 1700. The earliest South Carolina economy centered around naval stores, beef and pork, and trade with the Native American populations.

Waddell (1980) identified 19 distinct Native American groups between the mouth of the Santee River and the mouth of the Savannah River in the middle of the sixteenth century. Anderson and Logan (1981:29) suggest that many of these groups probably were controlled by Cofitachequi, the dominant Mississippian center/polity in South Carolina, prior to its collapse. By the seventeenth century, all were independently organized. The principal Native groups on Johns Island were the Stono and the Bohicket (Fick et al. 1989:5). According to Swanton (1952:95-96), the Stono were related to the larger Cusabo group, though later scholars dispute this (Waddell 1980). The Stono were involved in a war with the Coosa Indians in 1674, and then clashed with the colonists in 1694. The last official reference to the Stono was in 1707, in the Act for Regulating the Indian Trade. The last reference to the Bohicket group was also in 1707, when an act of the South Carolina Assembly directed that the Bohicket were to man lookouts on "Jones Island" (Fick et al. 1989:5).

Historic maps document the presence of Native Americans near Johns Island in the late seventeenth and early eighteenth centuries, though none on the Island. By the early eighteenth century the Native presence was fast diminishing, though an act of the General Assembly in 1716 provided areas for Native Americans to trade with the colonists, including Col. John Fenwick's land on the Stono River (Fick et al. 1989:5).

The colonists also began to experiment with rice cultivation by the end of the seventeenth century. The regular flood conditions of the immediate tidal area proved valuable, and production for export increased rapidly. By 1715, Charles Towne exported more than 8,000 barrels of rice annually; this number increased to 40,000 by the 1730s. On Johns Island, however, the shortage of fresh water in sufficient quantities limited the development of rice culture. Instead, planters there, along with other residents in the Lowcountry, began in the 1740s to experiment with growing and processing indigo. This plant produced a blue dye that was very popular in Europe and which became one of South Carolina's principal exports during the eighteenth century. Both indigo and rice were labor-intensive, and laid the basis for South Carolina's dependence on African slave labor, much as tobacco had done in the Virginia colony (Coclanis 1989; Wood 1974).

One of the important commercial ventures in the early settlements of the Lowcountry was the raising of cattle. The climate in South Carolina permitted year-round grazing, and the many necks of land surrounded by rivers and creeks along the coast provided naturally bounded cowpens and allowed the cattle to range freely. Cattle ranching was also a low-capital industry, with a natural market in the West Indies sugar plantations. Cattle ranching in South Carolina began in the late seventeenth century in the Charleston area, and by the early eighteenth century it had extended into what is now Colleton County, between the Edisto and Combahee rivers (Rowland et al. 1997: 85-88).

While cattle ranching was an ideal frontier industry, it required great amounts of open land. Large purchases of land throughout the Lowcountry created problems between the white settlers and the Yamasee Indians, whose lands were steadily and rapidly encroached upon. Angered by mistreatment from traders and encroachments on their land, the Indians attacked in the Yamasee War in 1715 but did not succeed in dislodging the English (Covington 1978: 12). While the Yamasee staged a number of successful raids through the 1720s, by 1728 the English had routed them and made the area more accessible for renewed English settlement.

Early maps showing the Carolina colony (Mortier 1696; Moll 1710; Crisp 1715) show scattered settlements on both James and Johns Islands. The early settlers established themselves exclusively along the waterways, particularly the Stono River. With the rapidly increasing wealth in the South Carolina Lowcounty, and with the Yamasee War largely behind them, the population began to swell. By 1730 the colony had 30,000 residents, at least half of whom were black slaves. A 1755 magazine, cited by Peter Wood, estimates that South Carolina residents had imported over 32,000 slaves by 1723 (Wood 1974:151). The growing population increased pressure for territorial expansion, which was compounded by the growing black majority in the Lowcountry. Fears of a

slave rebellion, along with fears of attack from the Indians such as the Yemasee War in 1715, led Charles Towne residents to encourage settlement in the backcountry.

The capacity of the Lords Proprietors to govern the colony effectively declined in the early years of the eighteenth century. Governance under the Lords Proprietors became increasingly arbitrary, while wars with Indians arose and the colonial currency went into steep depreciation. According to one recent historian of colonial South Carolina, "proprietary attitudes and behavior...convinced many of the dissenters—who at one time had composed the most loyal faction—that the crown was a more reliable source of protection against arbitrary rule" (Weir 1983:94). South Carolina's legislature sent a petition to Parliament in 1719, requesting that royal rule supplant that of the Lords Proprietors. After several years in limbo, South Carolinians received a degree of certainty in 1729 when the crown purchased the Proprietors' interests, and in 1730 when the new royal governor, Robert Johnson, arrived in the colony.

The colony was organized with the parish as the local unit of government. The present study tract was originally a part of St. Paul's Parish, which was created by the Church Act of 1706. Within the parishes, the Church building itself was to serve both religious and political purposes. As Gregorie (1961:5) explains "the parish church as a public building was to be the center for the administration of some local government in each parish, for at that time there was not a courthouse in the province, not even in Charleston." In 1734, the parish boundaries were redrawn, and Johns, Wadmalaw, and Edisto Islands were separated to form St. John's Parish, Colleton (Fick et al. 1989:15).

The rapidly increasing number of African American slaves being brought to South Carolina in the early eighteenth century worried many residents. Fears of a slave insurrection ran high. These fears were heightened in 1739 with the "Stono Rebellion," in which a group of slaves made an attempt to escape and travel south to Florida, which was then controlled by the Spanish. As the initial group began to move away from their plantation they either encouraged or forced other slaves to join with them. The movement was quickly put down by area planters, though, and the leaders were executed (Fick et al. 1989:14; Wood 1974).

The American colonies declared their independence from Britain in 1776, following several years of increasing tension due to unfair taxation and trade restrictions imposed on them by the British Parliament. South Carolinians were divided during the war, although most citizens ultimately

supported the American cause. Those individuals who remained loyal to the British government tended to reside in Charleston or in certain enclaves within the interior of the province.

Britain's Royal Navy attacked Fort Sullivan (later renamed Fort Moultrie) near Charleston in 1776. The British failed to take the fort, and the defeat bolstered the morale of American revolutionaries throughout the colonies. The British military then turned their attention northward. They returned in 1778, however, besieging and capturing Savannah late in December. A major British expeditionary force under Sir Henry Clinton landed on Seabrook Island in February, 1780. After a minor skirmish with the Patriot forces at Stono Ferry, the British Forces crossed the Stono River and secured Johns Island. Clinton established a Headquarters at Fenwick Hall, adjacent to the project tract; it is likely that British troops were stationed on what is now the project tract. From Johns Island, Clinton's troops crossed over to James Island, and then across the Ashley to the Charleston peninsula above the city (Fick et al. 1989:17-18; Lumpkin 1981:42-46). The rebel South Carolinians were not prepared for an attack in this direction. They were besieged and entirely captured in May after offering a weak defense.

Charleston subsequently became a base of operations for British campaigns into the interior of South Carolina, Georgia, and North Carolina. However, the combined American and French victory over Lord Cornwallis at Yorktown in 1782 effectively destroyed British military activity in the south and forced a negotiated peace (Lumpkin 1981). The 13 colonies gained full independence, and the English evacuated Charleston in December 1782.

In the wake of the Revolutionary War, the Charleston area suffered an economic depression. The confiscation of slaves by the British reduced the area's vital work force, while the loss of the British bounty on indigo eliminated the traditional markets for the dye and essentially destroyed the industry in South Carolina. Finally, many fields had been left fallow during the War, and trees had begun to grow in them. The economy was revived, however, with the introduction of Sea Island cotton in the early 1790s.

Originally introduced in the 1790s, Sea Island (or long staple) cotton provided high market returns for planters throughout the antebellum period. The fine, long staple (1.5-2.0 inches compared to 0.75-1.0 inch for upland cotton) was used to weave the finest laces and fabrics. The crop thrived on the soils of the Sea Islands, where farmers fertilized it with marsh mud, eventually even reclaiming salt marshes for cotton fields. The diking and ditching necessary for this reclamation,

and also to channel away torrential rains from the fields, created a flood control system nearly as extensive as that for rice.

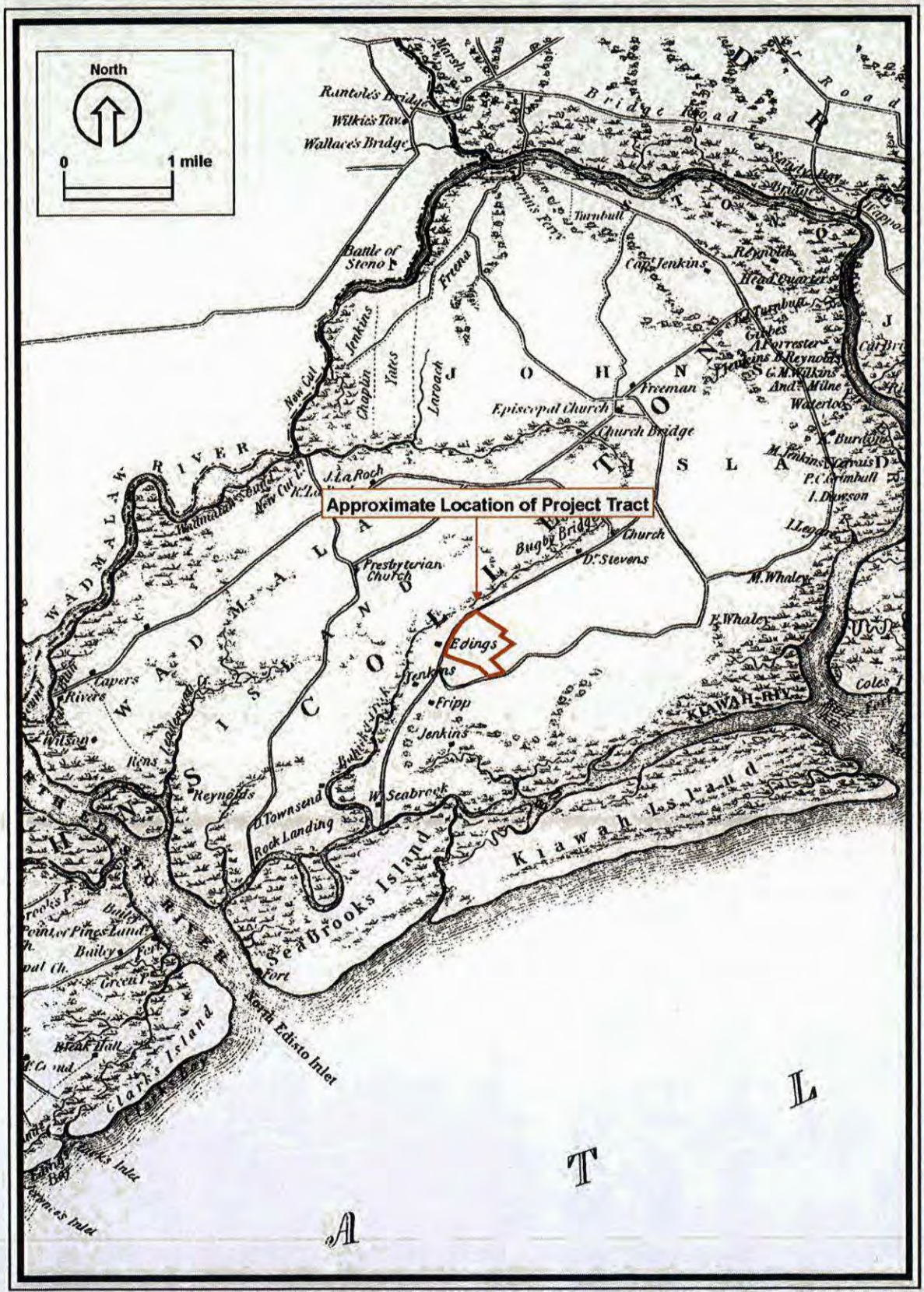
According to Gray (1933:734-735):

> [I]t was customary to "quarter-drain" the land; that is, divide it into square plots of ¼ acre by cross ditches about 105 feet apart, commonly spoken of as a "task."
>
> The crop was planted on high ridges thrown up at distances of 3 to 6 feet, usually about 4 feet. In the old sea-island region the labor of throwing up the ridges and the entire work of cultivation were generally performed with the hoe until near the close of the period. Many planters maintained permanent ridges, sometimes alternating them with provision crops. Others continued the older practice of hauling down the ridges into the baulks, bedding on the cotton stalks and other manures. In the last two decades of the ante bellum [*sic*] period the plow was more generally employed.

The crop required greater care in production than the shorter stapled upland cotton, and underwent a number of different operations prior to being shipped. These included planting, hoeing, picking, whipping, moting, ginning (initially by hand, then by treadle gins, and by the 1850s the larger and mechanized McCarthy Gin), and packing. Bale weights averaged 300 to 350 pounds, and actually were large, round sacks of cotton—not the square, higher compression bales used for upland cotton (Gray 1933:735-737). However, it was a remarkably lucrative crop to grow, and values for land on the Sea Islands were consistently the highest in the state throughout the antebellum era (Fick et al. 1989:18).

The development of this new lucrative crop accentuated the drive to create large plantations. Plantation settlements were most often along the various rivers and creeks that provided both transportation to markets for the crops and the suitable lands that Sea Island cotton needed. Mills' 1825 map of Charleston District, presented in Figure 3, shows this trend on Johns Island.

Seven months after the successful Confederate attack on Fort Sumter, the initial military action of the Civil War, Beaufort and the surrounding Sea Islands fell to Union forces. The harbor of Port Royal was attacked by a Federal fleet on 7 November 1861. This laid the entire South Carolina coast, including the Charleston area, vulnerable to Union attack. Charleston was recognized as a vital center by both Union and Confederate forces. As a result, the Civil War brought extensive battles to Charleston. There is no indication in the Civil War Atlas (Davis et al. 1978), though, that Johns Island was directly impacted by the war. Instead, neighboring James Island


North
0
1 mile
Approximate Location of Project Tract
Edings
Jenkins
Fripp
Jenkins
Bugby Bridge
Church
Dr. Stevens
Presbyterian Church
Episcopal Church
Church Bridge
Freeman
Battle of Stono
Rantowles Bridge
Wilkies Tavern
Wallaces Bridge
Bridge Road
Turnbull
Capt. Jenkins
Head Quarters
Jenkins
Yates
Chaplin
Laroach
New Cut
Wadmalaw River
Wadmalaw Island
John's Island
Seabrooks Island
Kiawah Island
Kiawah River
North Edisto Inlet
Clark's Island
Capers
Rivers
Wilson
Reynolds
Townsend
Rock Landing
W. Seabrook
Bailey
Fort
Green
Break Hall
Pointer Pines Landing
Coles
M. Whaley
E. Whaley
Jenkins
Jenkins
Jenkins

felt the brunt of the armies, and had the bulk of the fortifications. Most planters on Johns Island evacuated their land when the Island was deemed indefensible by the Confederate forces. The main impact of that war on Johns Island was social and economic upheaval. Union Army foraging parties took or destroyed food, seed, and livestock, and slaves were set free.

The Civil War effectively destroyed the plantation system in South Carolina and the rest of the South. This meant profound changes for the County both economically and socially. The antebellum economic system disintegrated as a result of emancipation and the physical destruction of agricultural property through neglect and (to a lesser extent) military action. A constricted money supply coupled with huge debt made the readjustments worse. The changes were enormous. Land ownership was reshuffled, as outsiders began purchasing plots and former plantations which had been abandoned in the wake of the Civil War. Newly freed former slaves often exercised their freedom by moving, making the labor situation even more unsettled.

One result of this migration was a variety of labor systems for whites as well as freed African Americans; this fostered an period of experimentation and redefinition in the socio-economic relationships between the freed African Americans and white landowners. The Reconstruction period also witnessed a drastic increase in the number of farms and a drastic decrease in average farm size as predominately white landowners began selling and/or renting portions of their holdings. On Johns Island, for example, the number of farms increased from 61 in 1860 to 400 in 1870 (Fick et al.1989:28). Sea Island cotton continued to be grown on Johns Island into the early twentieth century, though the arrival of the boll weevil in the 1910s effectively killed the crop.

Truck farming also began to emerge during the late nineteenth century. Johns Island farmers began growing produce such as vegetables for outside markets beginning in the 1870s and 1880s, and it continued to grow in significance into the early twentieth century. In 1916, the Seaboard Coast Line Railroad established a branch across the Stono River to Johns Island, primarily to service the growing number of truck farms.

The substantial African American majority on Johns Island, dating to the plantation period of the eighteenth and early nineteenth centuries, continued after the Civil War. Shifts in settlement related to plantation reorganization apparently occurred throughout Johns Island and the Lowcountry. Following the Civil War, there was a movement away from the traditional nucleated plantation village toward a more dispersed pattern of tenant farms having varying degrees of independence from the planter/landowner. According to Prunty (1955:470), the critical factor determining the

extent of settlement distribution was the control and ownership of working livestock, agricultural implements, and housing. The nucleated form of settlement found on antebellum plantations continued to predominate until freedmen acquired: (1) freedom from direct control and continuous supervision, (2) their own homes in proximity to crop land at least functionally, if not nominally, under their control, and (3) use and control of mules. As these aspects of freedom were slowly realized, freed blacks were able to move away from the plantation village complex and occupy outlying tracts within the planter's holdings.

As the former slaves gained their freedom they began to form communities and establish institutions. The churches formed by the freedmen were the most visible result, and many of these buildings are still standing. Conditions for the black farmers continued to be difficult throughout the nineteenth and early twentieth centuries, though. In the wake of World War I, many blacks from Johns Island and throughout the South began to migrate to the North, seeking employment and more favorable social and political conditions.

Despite this migration, Johns Island maintained its African American majority in the years since World War II. In the face of the increasing pace of suburbanization throughout the Charleston area, Johns Island has remained a rural area, populated primarily by small farms.

A Brief Overview of the Project Tract

The first known owner of the project tract was William Davis who had immigrated to South Carolina from Barbados and was in the province by 23 March 1685 when he obtained a warrant for a lot in Charles Town (Edgar and Bailey 1977). Davis brought with him his wife Eleanor, his daughter Jane, his son-in-law Robert Gibbes, and two servant girls. Davis was a Captain in the militia from 1692 to 1700, and at his death was a Colonel in the provincial forces. The project tract was part of nearly 1,200 acres in proprietary grants he received along Bohicket Creek (Jordan and Stringfellow 1998:234). To these lands, he eventually added another 800 acres along the Stono River on Johns Island and one-half interest in Kiawah Island from Captain George Raynor in 1701. The Kiawah property was described as undeveloped when Davis purchased the property but he appears to have used the island as spill-over for herds of livestock (Edgar and Bailey 1977, Jordan Stringfellow 1998:41-42).

Davis' investment in cattle was common in the first years of the colony. Livestock arrived in the colony with the first Europeans and thrived with little care on the abundant grasses. Cattle in particular, quickly moved from a commodity for subsistence to a commercial product of some value, especially if slaughtered, packed, and shipped to provision poor Barbados. Davis may have raised livestock on the project tract also. In the colony's first decades, grazing cattle and cowpens were ubiquitous on Johns Island in particular. Exports of beef and hides brought the first settlers of the island much needed capital to establish themselves, and to increase their landholdings, their labor force, and their living as a planter. Only in the nineteenth century would staple crop production relegate livestock farming to the backcountry. Davis died sometime after August 1706 when his second wife Mary Godfrey was ordered to inventory her deceased husband's estate (Charleston County Wills and Mis. Records 52:113). The project tract appears to have been purchased a few years later by Commodore Campbell of Johns Island (Jordan and Stringfellow 1998:236, CCDB R28:249). Archival research revealed nothing about Campbell, his family, or how he may have used the project tract during his tenure. The project tract was sold at the conclusion of the American Revolution to William E. Fripp of St. Helena (CCDB R28:249).

There is no indication what deprivations the project tract may have suffered during the unexpected but successful struggle for independence. On the economic side, consequences of the Revolution were decidedly mixed. Freedom from English bureaucrats and taxes was balanced by broken ties with British markets, and disruption of the plantation economy. A large portion of the Lowcountry's population, white loyalists who emigrated, as well as hundreds of slaves, were gone. The external slave trade, closed since 1770, was reopened in 1803 to expand the available labor pool for the new king, cotton. In 1789, census takers identified 600 white people, 4,660 slaves, and about 40 free blacks residing in about 200 households in St. James Parish (Jordan and Stringfellow 1998:99).

By 1805, the island was fully organized for large-scale agriculture, with more affluent planters buying out the less prosperous or less committed planters. William Fripp left the plantation "he purchased of Commodore Campbell unto his daughter Mary Fripp the wife of John A. Fripp (CCDB R28:249). The main plantation house was constructed by 1825; the name Fripp is shown on the Mills' map of Charleston District (see Figure 3). In that same year, tax records show that John A. Fripp owned 740 acres on Johns Island (Orange Hill Plantation) worked by 50 slaves. He owned an additional 373 acres and 44 slaves in St. Helena Parish in Beaufort County (Archives and History Consolidated Index).

A complete state census, by parish, achieved in 1850, offers a numerical sketch of Johns Island at the close of the antebellum period. John Fripp's property in St. Johns Colleton Parish (including the project tact) included two plantations worth a combined $24,000 (1850 US Agricultural Census). His Orange Hill and Saxby plantations produced 1,610 bushels of rye, 1,600 bushels of corn, and 7,200 pounds of rice. The 1850 census also shows that livestock was an important commodity on Fripp's plantations in terms of maintenance and production. His 80 cows provided milk, butter and cheese. Hogs and cattle provided meat, while 20 oxen, 5 mules and 20 oxen shared the burden of plowing and pulling carts and wagons. The plantations had 100 sheep that would have been important not only for meat, but for their wool which likely was used to the manufacture clothing (1850 US Agricultural Census). The 1860 census shows that Orange Hill Plantation (730 acres) was still owned by John A. Fripp who was then 66 years old. Fripp had grown more prosperous during his ownership of Orange Hill and his real estate was estimated to worth $55,000 with a personal value of $171,510 (1860 US Census). The 1860 US Census also indicates that Fripp's Orange Hill and Saxby plantations had a combined 60 slaves with 40 slave houses.

John Fripp lived long enough to see the great contest between the North and South. By 1862, all planters were ordered to evacuate Johns Island after Union forces occupied Beaufort and Hilton Head Island. Maybe a few slaves would have been left to grow provisions on Orange Hill Plantation, but the world of the plantations was in much disarray by the middle of the war and worsened as the war wound down. Johns Island became a no-man's land between the Union forces below Charleston and a significant Confederate force on James Island. Buildings that were not destroyed by troops, and there were not many on Johns Island left standing, were looted of valuables and contents like clothing and carpet by soldiers or by slaves. Fences and levees fell into disrepair and fields that had once grown rice, cotton and corn became useless fields of weeds and scrub pines (Jordan and Stringfellow 1998:145).

On Johns Island, where control was disputed and the land was fought over in innumerable small pitched battles. Research indicates that the project area was the site of one these intense skirmishes. At first light on 8 February 1863, over 2,300 Federal troops, having landed on Kiawah Island, crossed over the causeway at Haulover to Johns Island. Surprising Confederate pickets at sleep or breakfast, in heavy fog, the Union soldiers pushed up Bohicket Road. A number of Confederates were camped at the Orange Hill Plantation house across Bohicket Road from the project tract. Initially just 150 men, including members of Walpole's Stono Scouts, a few Citadel cadets, some infantrymen, and a handful of cannoneers fought doggedly through the morning and gave little ground. Eventually Confederate reinforcements arrived with General Wise at noon on the

tenth. At dawn on the eleventh the defenders, now numbering over 1,000 men, decisively counterattacked at the triangle-shaped junction of Bohicket and River roads called the "cocked hat," one mile west of the project tract (Jordan and Stringfellow 1998:146-147). The Union forces retreated burning everything in their path. The Orange Hill Plantation house was located behind the line of Confederate defenders and was sparred the deprivations of the invading army. Though celebrated by locals in later years, the Battle of the Haulover had no bearing on the outcome of the war.

Mary Fripp died on 24 March 1891 leaving three heirs (CCDB T28:90). At the request of her children the estate was divided into three parts in 1894. Figure 4 is a plat showing the division of Orange Hill. The plat clearly shows the plantation settlement (north of the project tract) was had survived the war and was standing in 1894. Lot A went to the estate of John A.Fripp who died in 1870. Lot B went to William Eding Fripp who was married to Alice Wescott. Their family lived in the Orange Hill Plantation house on the north side of Bohicket Road before they moved to another plantation called the Cottage in the 1890s. Lot C went to M.J. Tennant who married Allan R. Fripp. They moved from Orange Hill to a house in Legareville in 1915 (CCDB R28:249). The Fripp family leased Saxby Plantation to black freedman, Peter Jenkins in 1867 (Jordan and Stringfellow 1998:267). The project tract, however, appears to have been retained by the Fripp family until the first decades of the twentieth century. Allan R. Fripp sold Lots A and B in 1908 to C. Deas Gadson, while Lot C was sold at auction to D. La Far Bissell who paid $2,400 for 246 acres (CCDB M34:295, T28:90).

It was during the first decades of the twentieth century that a number tenant houses were constructed on the project tract. Figure 5 is a 1919 Wadmalaw Quad showing several structures on the project tract. Remains from these structures are recorded as sites (38CH1879, 38CH1883, and 38CH1884). Figure 6 is a 1938 South Carolina Highway map showing the tenant houses had disappeared from the project tract. Time and neglect was playing havoc with all the houses along Bohicket Creek. The list of survivors grew slimmer with each passing year. Even the Orange Hill plantation house which had stood for over 200 years and survived invasion by two armies was gone by 1938.

The property was eventually consolidated by the Stoney family in the 1950s (CCDB E64:495). The Stoney family's tenure was indicative of a larger trend towards "truck farming." This type of agriculture grew as a result of increased urban demand for fresh fruits and vegetables, and an expansion of railroads and steamships enabled rapid access to market centers. During the Stoney

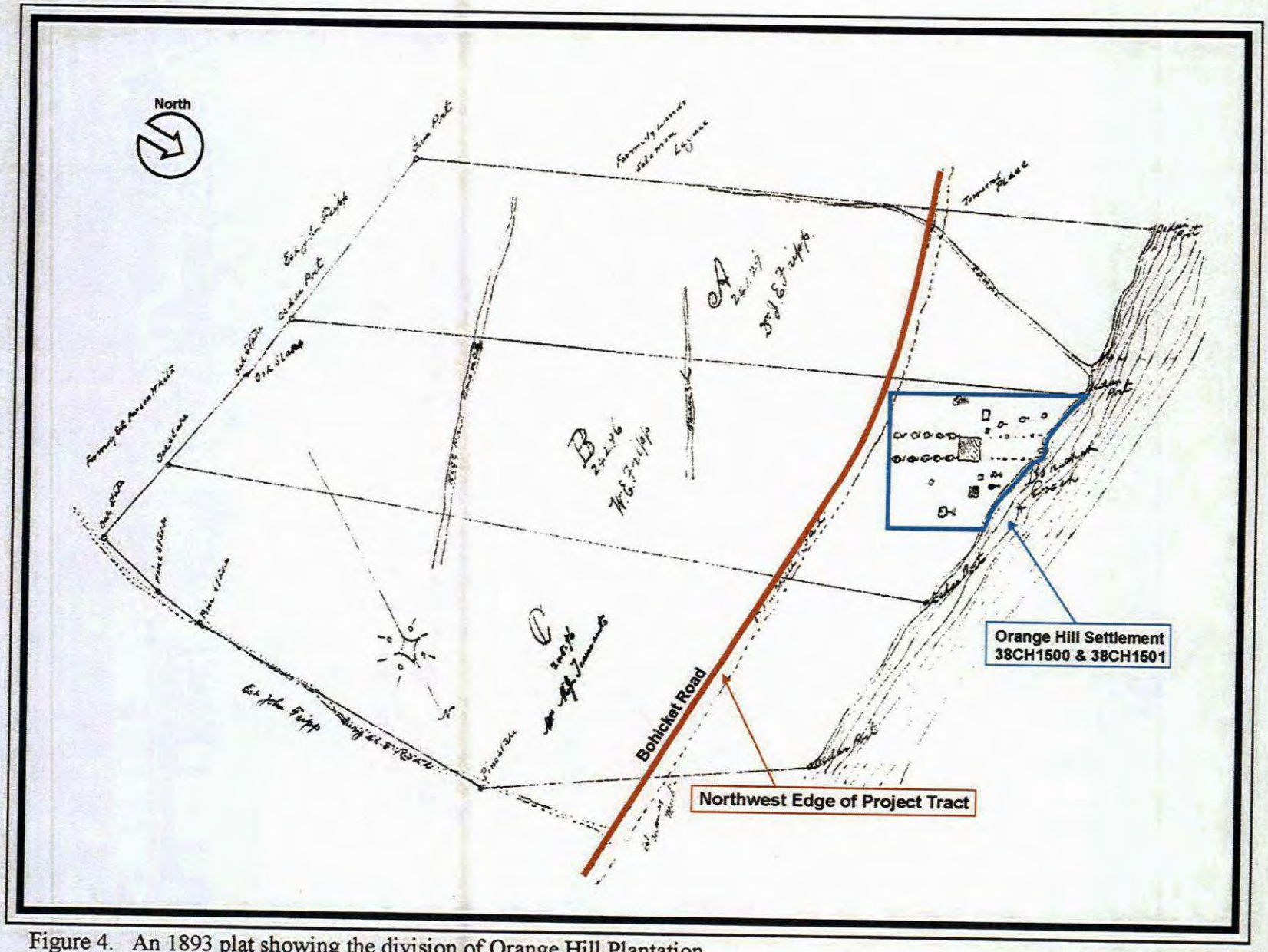


Figure 4. An 1893 plat showing the division of Orange Hill Plantation.

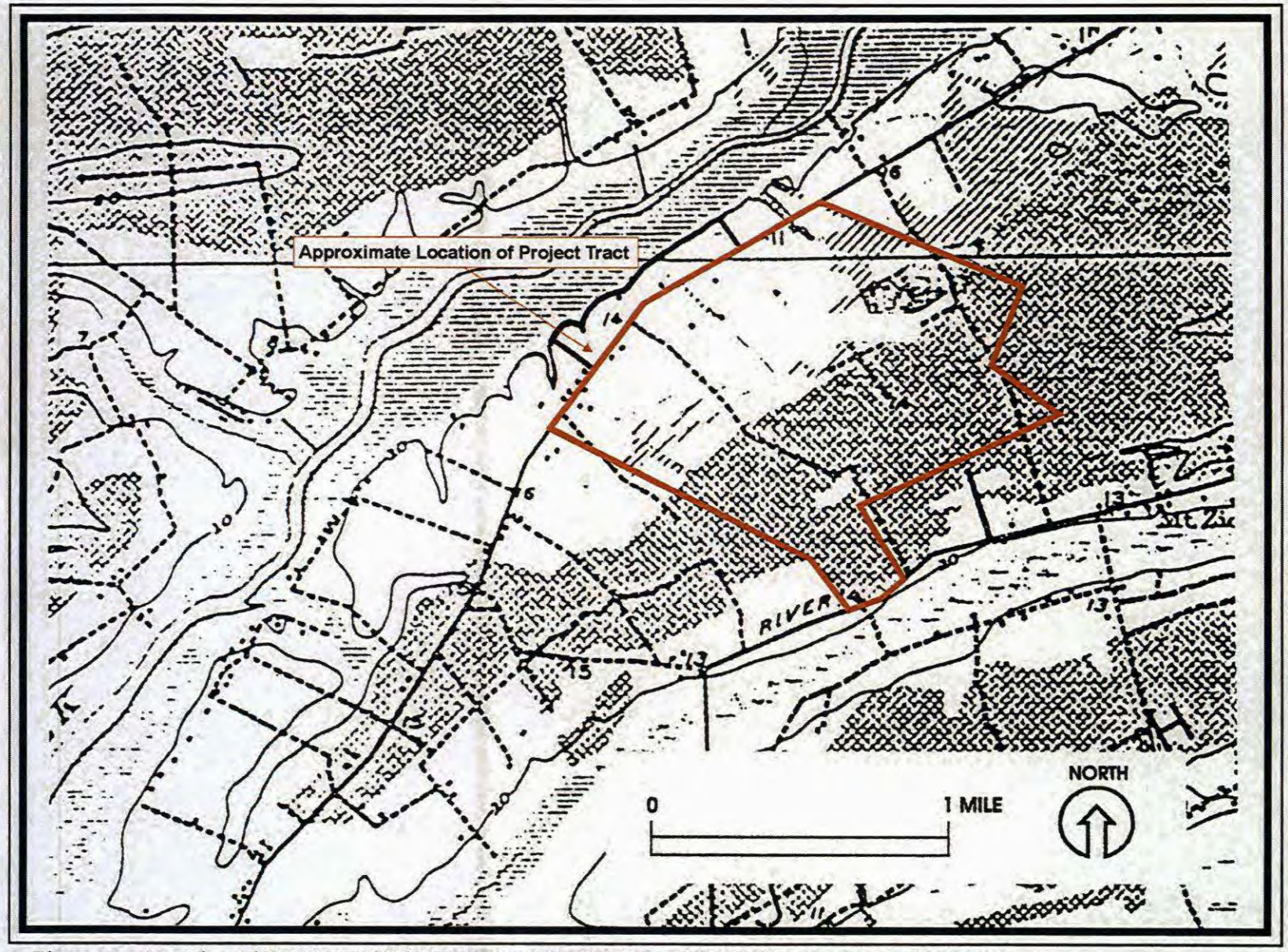


Figure 5. A portion of the 1919 USGS Wadmalaw Island, SC quadrangle showing the project tract.

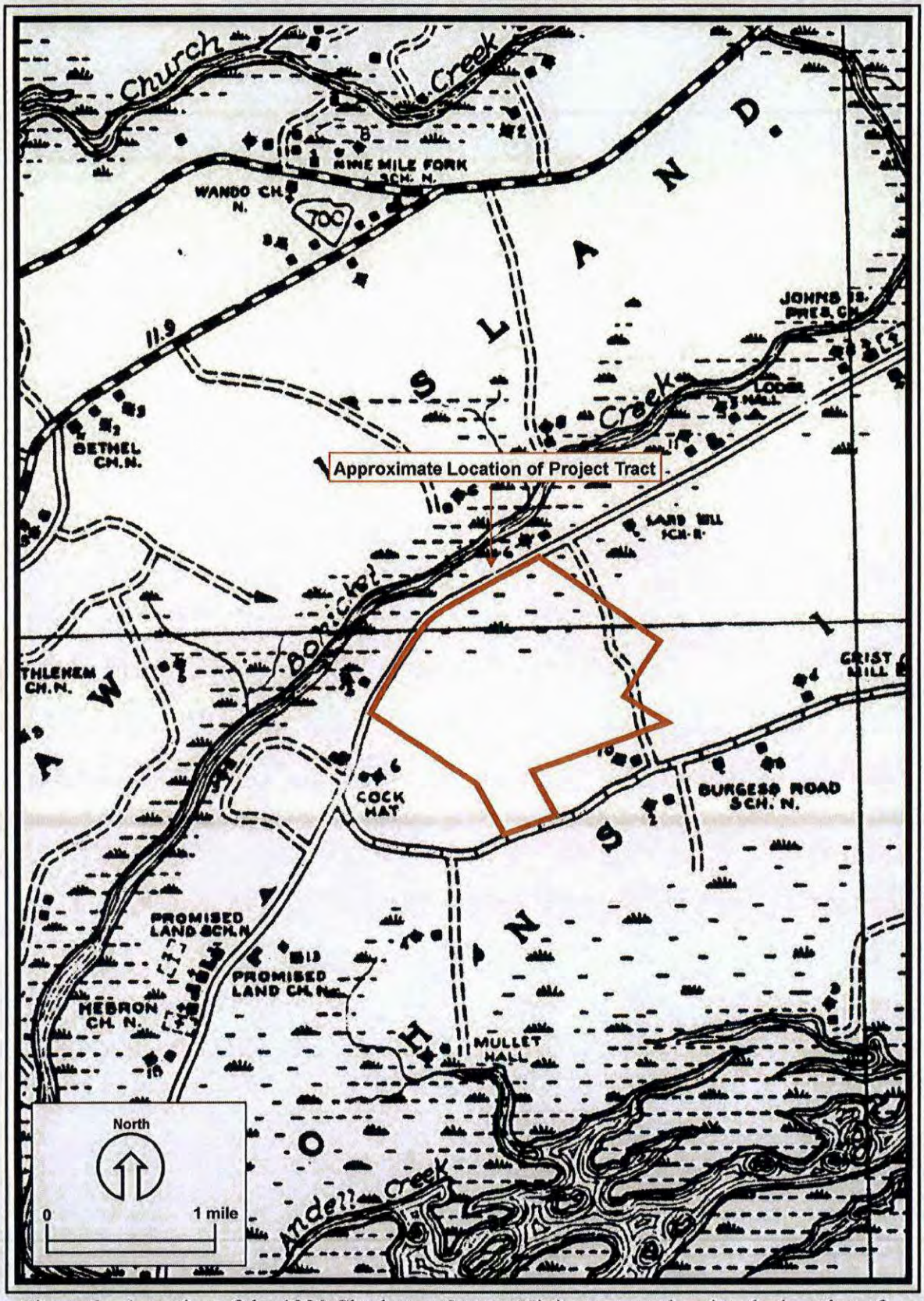


Figure 6. A portion of the 1938 Charleston County Highway map showing the location of the project tract.

family ownership of the project tract, diversified crop production, timbering and livestock displaced single-crop agriculture in an ironic turn backward to the frontier economy of Johns Island.

The Casa family has owned the property for over two decades and, up until 2001, planted large portions of the project tract through leases (CCDB A106:319). Significant portions of the tract have been planted in pine, while a small dairy farm built in north-central portion of the property has been totally abandoned.

Previous Investigations

Cultural Resources Reconnaissance of a Portion of Orange Hill Plantation. Brockington and Associates, Inc., conducted a cultural resources reconnaissance of the portion of Orange Hill Plantation that lies west of Bohicket Road (see Figure 1). Jones and Poplin (1993) recorded three archaeological sites (38CH1499, 38CH1500, and 38CH1501) on the 36 hectare tract. Site 38CH1499 is a small Post-Contact shell lense. No artifacts were recovered. Site 38CH1500 is the remnants of a tenant house. Small amounts of shell, whiteware, window glass, and brick fragments were collected. Site 38CH1501 also consists of the remnants of an early twentieth century tenant house. Archaeologists recovered small amounts of shell, brick, whiteware, and light green bottle glass. All three sites were recommended not eligible for the NRHP, primarily because of heavy subsurface disturbance from agricultural activities. No evidence of the Orange Hill settlement shown in Figure 4 was identified during the reconnaissance.

Cultural Resources Survey of the Briars Creek Tract. Brockington and Associates, Inc., conducted an intensive cultural resources survey of the 338 hectare Briars Creek Tract following an unsystematic survey of the area in 1983 by Mark Brooks. The tract lies just southeast of the project tract on the south side of River Road (see Figure 1). Investigators identified 16 sites, including previously recorded sites 38CH614-38CH621, 38CH623-38CH626, 38CH628, 38CH629, newly recorded sites 38CH1730-38CH1733, and structure 297 0011 (Brigman et al. 1999). Sites varied widely from the Ceramic Late Archaic through the early to mid-twentieth century. Investigators noted extensive subsurface disturbance by agricultural activities across most of the tract. None of the sites, including the early twentieth century house is eligible for the NRHP.

Archaeological Survey of the Seabrook Tap Transmission Line. The transmission line corridor the extends east/west across the project tract was survey by Martin and Drucker (1985).

Investigators recorded 15 sites (38CH816-38CH830). One site, 38CH821, lies within the project tract (38CH821). This is a small unknown Pre-Contact ceramic artifact scatter. The site is not eligible for the NRHP. The site was not relocated during the current investigations.

Archaeological Reconnaissance of the Mullet Hall Tract. The Mullet Hall Tract is located just south of the project tract (see Figure 1). Investigators revisited one site (38CH487) and recorded 11 sites (38CH1539-38CH1149) during a reconnaissance level investigation by Adams and Trinkley (1994). Two of the sites (38CH1548 and 38CH1549) are cemeteries, with a third cemetery reported but not located during the investigations. Three sites (38CH1539, 38CH1544, and 38CH1546) were recommended not eligible for the NRHP. Investigators recommended seven sites (38CH487, 38CH1540, 38CH1541, 38CH1542, 38CH1543, 38CH1545, and 38CH1547 potentially eligible for the NRHP. These sites are associated with three plantation complexes.

Chapter III. Results and Recommendations

Investigators identified 13 archaeological sites (38CH1873–38CH1885) and 13 isolated finds (Isolates 1-13) during the cultural resources survey of the Orange Hill Tract. The locations of these cultural resources are displayed in Figure 1. The discussion below describes each site and isolated find and provides NRHP eligibility and management recommendations. No historic architectural resources or historic properties lie within or near the project tract.

Site 38CH1873

Cultural Affiliation *- Early to Middle Woodland*
Site Type *- Pre-Contact scatter*
Site Dimensions *- 15 meters N/S by 7.5 meters E/W*
Soil Type *- Kiawah loamy fine sand*
Elevation *- 4.6 meters*
Nearest Water Source *- Bohicket Creek*
Present Vegetation *- Mixed pines and hardwoods*
NRHP/Management Recommendations *- Not eligible/no further work*

Site 38CH1873 is a 15 by 7.5 meter subsurface scatter of Pre-Contact artifacts located in the central portion of the project tract (see Figure 1). The site is located on a small bluff approximately five meters north of a broad, shallow drainage, 10 meters east of an unnamed dirt road, and 20 meters south of another unnamed dirt road. The site is wooded in pines and hardwoods. The site area has been heavily disturbed by the construction of a road and ditch. Figure 7 presents a plan and view of 38CH1873.

Investigators excavated 12 shovel tests at 15 meter intervals within and around 38CH1873; two shovel tests produced three artifacts. Soils at 38CH1873 consisted of a 10YR5/2 grayish brown loamy fine sand Ap horizon 0-35 cm below surface (bs), underlain by a 7.5YR5/6 strong brown loamy fine sand B21t horizon 35-70 cm bs. Artifacts were recovered from the Ap and B21t horizons (0-50 cm bs). An area of mottled sandy fill soils was noted just west of the site, at the south end of the dirt road.

The three artifacts recovered from 38CH1873 include one Oemler Complicated Stamped sherd and two residual Pre-Contact sherds. For a complete artifact inventory, see Appendix A. The Oemler sherd indicates the site was occupied during the Early to Middle Woodland periods. The two residual sherds cannot be associated with a particular cultural period.

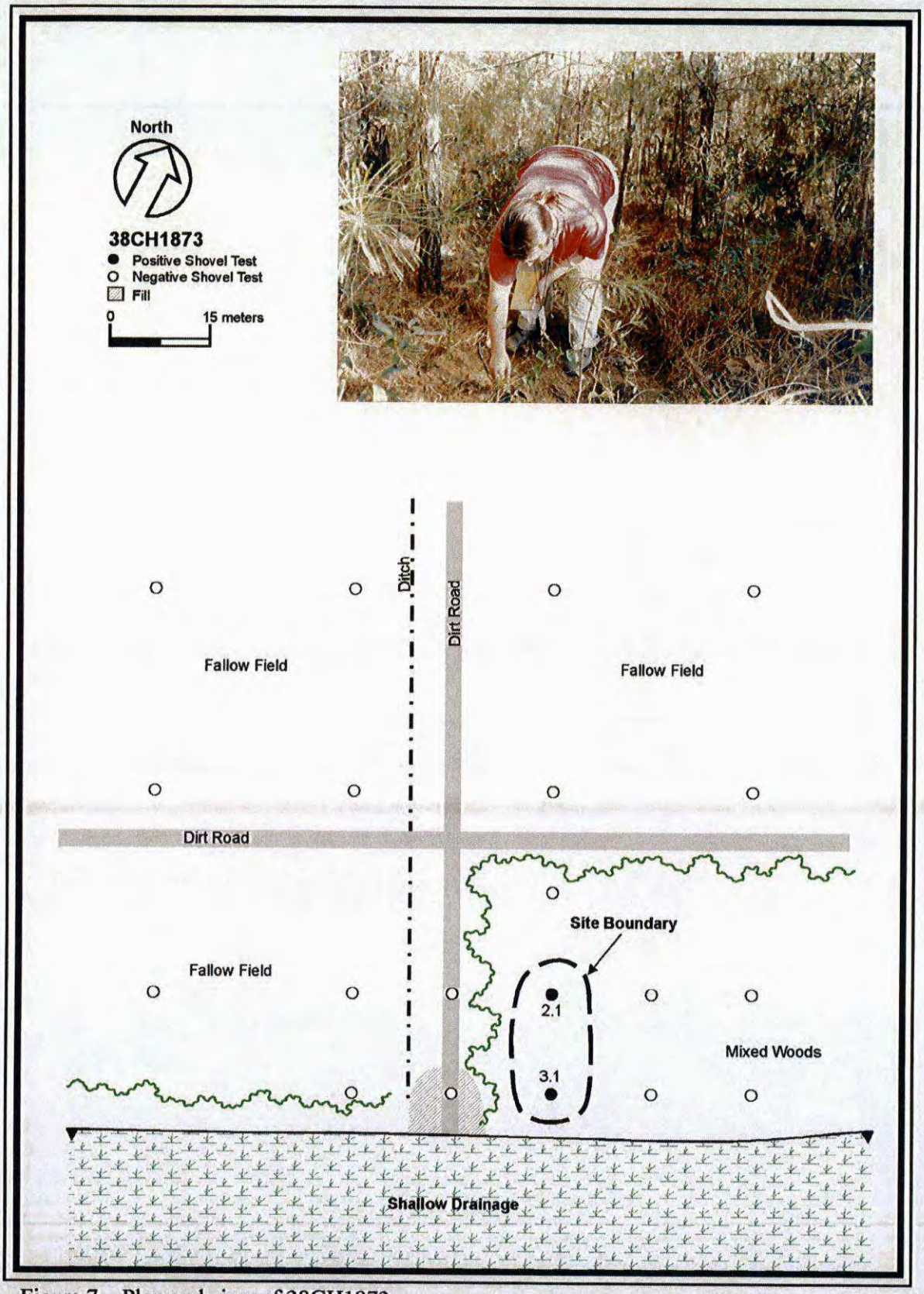


Figure 7. Plan and view of 38CH1873.

Site 38CH1873 is assessed with respect to Criterion D, its ability to add significantly to our understanding of the history of the region. Site 38CH1873 is typical of sites found in the region. It is a small ceramic scatter associated with the Early to Middle Woodland periods. No evidence of subsurface features or shell was encountered in any shovel test. The artifacts do not occur in concentrations indicative of artifact producing activity areas. Generally, the artifacts are very small (less than 3.0 cm in maximum dimension). Years of plowing have scattered and mixed the deposits at the site causing extensive damage and wear to the artifacts. The integrity of the materials, their location, and their associations are severely compromised. The potential for intact subsurface features to be present at the site is low. Additional investigation of 38CH1873 is unlikely to generate information concerning the Early to Middle Woodland settlement patterns or land use practices on Johns Island. Therefore, we recommend 38CH1873 not eligible for the NRHP. Further management consideration of the site is not warranted.

Site 38CH1874

Cultural Affiliation *- unknown Pre-Contact and late eighteenth - early nineteenth century Post-Contact*
Site Type *- Pre-Contact and Post-Contact scatter*
Site Dimensions *- 75 meters N/S by 135 meters E/W*
Soil Type *- Wando loamy fine sand*
Elevation *- 4.6 meters*
Nearest Water Source *- Bohicket Creek*
Present Vegetation *- Fallow field and mixed pines and hardwoods*
NRHP/Management Recommendations *- Not eligible/no further work*

Site 38CH1874 is a 75 by 135 meter subsurface scatter of Pre-Contact and Post-Contact artifacts located in the northern portion of the project tract (see Figure 1). An unnamed dirt road bisects the site. A firebreak passes through the eastern portion of the site and a large ditch passes along the northern edge of the site. The western portion of the site is located in a fallow field. The field was cultivated until one year ago. The eastern portion of the site is wooded in mixed pines and hardwoods. The site area has been heavily disturbed by logging activities and the construction of a road and ditch. Figure 8 presents a plan and view of 38CH1874.

Investigators excavated 69 shovel tests at 15 meter intervals within 38CH1874; 16 shovel tests produced 36 artifacts. Soils at 38CH1874 consisted of a 10YR4/3 dark brown loamy sand Ap horizon 0-25 cm bs, underlain by a 7.5YR5/6 strong brown loamy sand C2 horizon 25-65+ cm bs. Artifacts were recovered from the Ap and C2 horizons (0-50 cm bs).

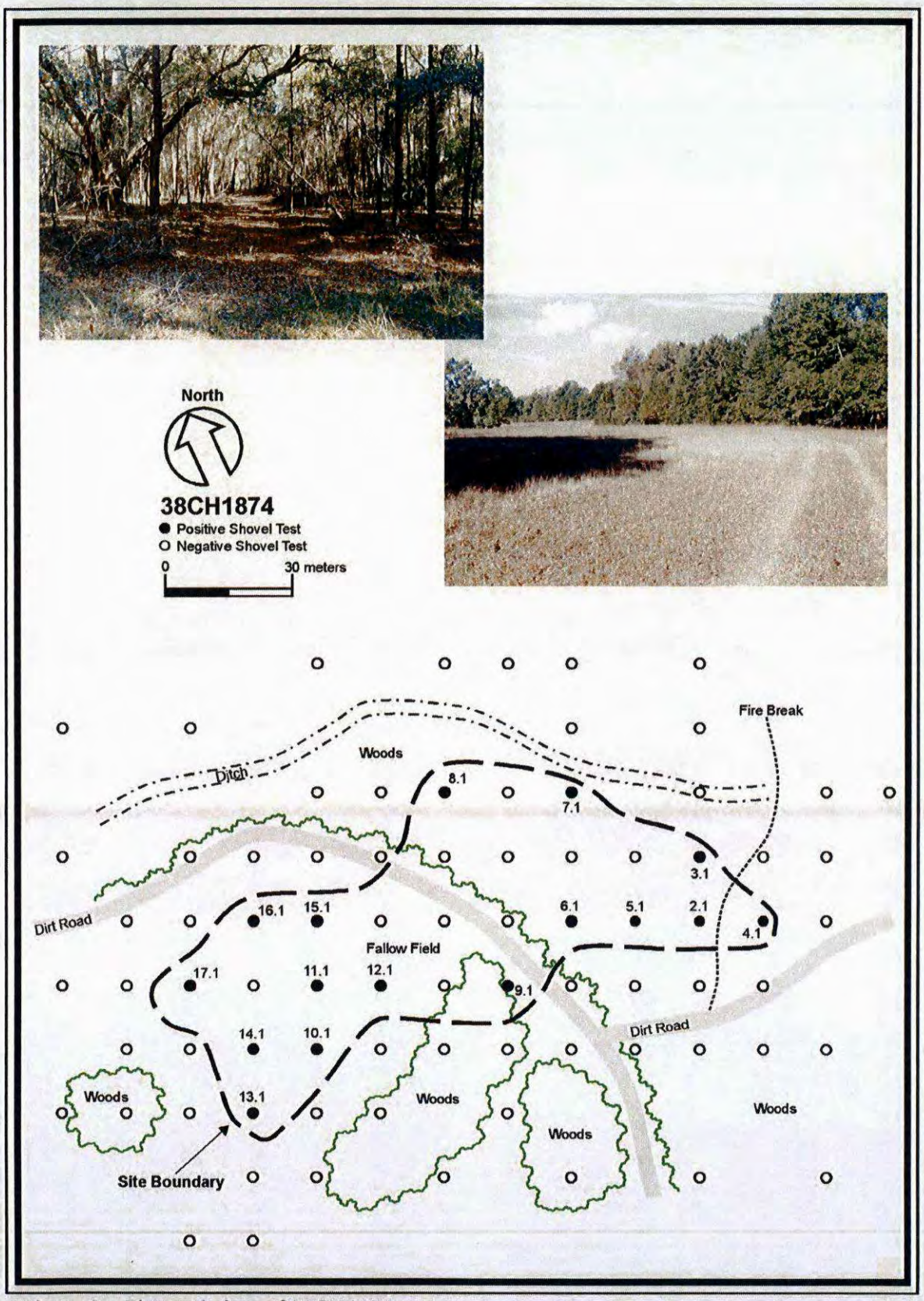


Figure 8. Plan and view of 38CH1874.

A total of 36 artifacts was recovered from 38CH1874. Pre-Contact artifacts recovered include one plain sherd with fine/medium sand, one plain sherd with coarse sand temper, 31 eroded/residual sherds, one Coastal Plain chert tertiary bifacial reduction flake, and one hydrated Coastal Plain Chert flake fragment. Post-Contact artifacts recovered include one undecorated pearlware sherd and 340 grams of small brick fragments. A summary of artifacts recovered from 38CH1874 is presented in Table 4. For a complete artifact inventory, see Appendix A. The Pre-Contact component of the site could not be assigned to a particular cultural period since no diagnostic artifacts were recovered. The undecorated pearlware sherd indicates a late eighteenth to early nineteenth century presence at the site. Concentrations of artifacts indicative of former house piers or other architectural features, or house activity areas are not apparent.

Table 4. Artifacts Recovered from 38CH1874.

Artifact Type	Total
Plain sherds	2
Eroded/residual sherds	31
Coastal Plain chert flakes and flake fragments	2
Undecorated pearlware	1
Total	**36**

Site 38CH1874 is assessed with respect to Criterion D, its ability to add significantly to our understanding of the history of the region. Site 38CH1874 is typical of similar Pre-Contact sites found in the region. It is a nondiagnostic ceramic and lithic scatter associated with an unknown cultural period. Site 38CH1874 also contains scant evidence of a late eighteenth to early nineteenth century presence. No evidence of subsurface features was encountered in any shovel test. The artifacts do not occur in concentrations indicative of former structures or activity areas. Generally, the artifacts are very small (less than 3.0 cm in maximum dimension). Years of plowing have scattered and mixed the deposits at the site, while causing extensive damage and wear to the artifacts. The integrity of the materials, their location, and their associations are severely compromised. The potential for intact subsurface features to be present at the site is low. Additional investigation of 38CH1874 is unlikely to generate information concerning Pre-Contact or Post-Contact settlement patterns or land use practices on Johns Island. Therefore, we recommend 38CH1874 not eligible for the NRHP. Further management consideration of the site is not warranted.

Site 38CH1875

Cultural Affiliation *- unknown Pre-Contact*
Site Type *- Pre-Contact scatter*
Site Dimensions *- 15 meters N/S by 15 meters E/W*
Soil Type *- Wando loamy fine sand*
Elevation *- 4.6 meters*
Nearest Water Source *- Bohicket Creek*
Present Vegetation *- Mixed pines and hardwoods*
NRHP/Management Recommendations *- Not eligible/no further work*

Site 38CH1875 is a 15 by 15 meter subsurface scatter of Pre-Contact artifacts located in the northern portion of the project tract (see Figure 1). The site is located approximately 10 meters to the south of an unnamed dirt road and 40 meters to the north of a large ditch. The site is wooded in pines and hardwoods. The site area has been heavily disturbed by logging activities and the construction of a road and ditch. Figure 9 presents a plan and view of 38CH1875.

Investigators excavated 18 shovel tests at 15 meter intervals within and around 38CH1875; three shovel tests produced three artifacts. Soils at 38CH1875 consisted of a 10YR4/3 dark brown loamy fine sand Ap horizon 0-20 cm bs, underlain by a 7.5YR5/6 strong brown loamy fine sand C2 horizon 20-65 cm bs. Artifacts were recovered from the Ap and C2 horizons (0-45 cm bs).

The three artifacts recovered from 38CH1875 include two plain sherds with coarse sand temper and one residual sherd. For a complete artifact inventory, see Appendix A. The site could not be assigned to a particular cultural period since no diagnostic artifacts were recovered.

Site 38CH1875 is assessed with respect to Criterion D, its ability to add significantly to our understanding of the history of the region. Site 38CH1875 is typical of sites found in the region. It is a small ceramic scatter associated with an unknown Pre-Contact period. No evidence of subsurface features was encountered in any shovel test. The artifacts do not occur in concentrations indicative of activity areas. Generally, the artifacts are very small (less than 3.0 cm in maximum dimension). Years of plowing and timbering activities have scattered and mixed the deposits at the site while causing extensive damage and wear to the artifacts. The integrity of the materials, their location, and their associations are severely compromised. The potential for intact subsurface features to be present at the site is low. Additional investigation of 38CH1875 is unlikely to generate information concerning Pre-Contact settlement patterns or land use practices on Johns Island. Therefore, we recommend 38CH1875 not eligible for the NRHP. Further management consideration of the site is not warranted.

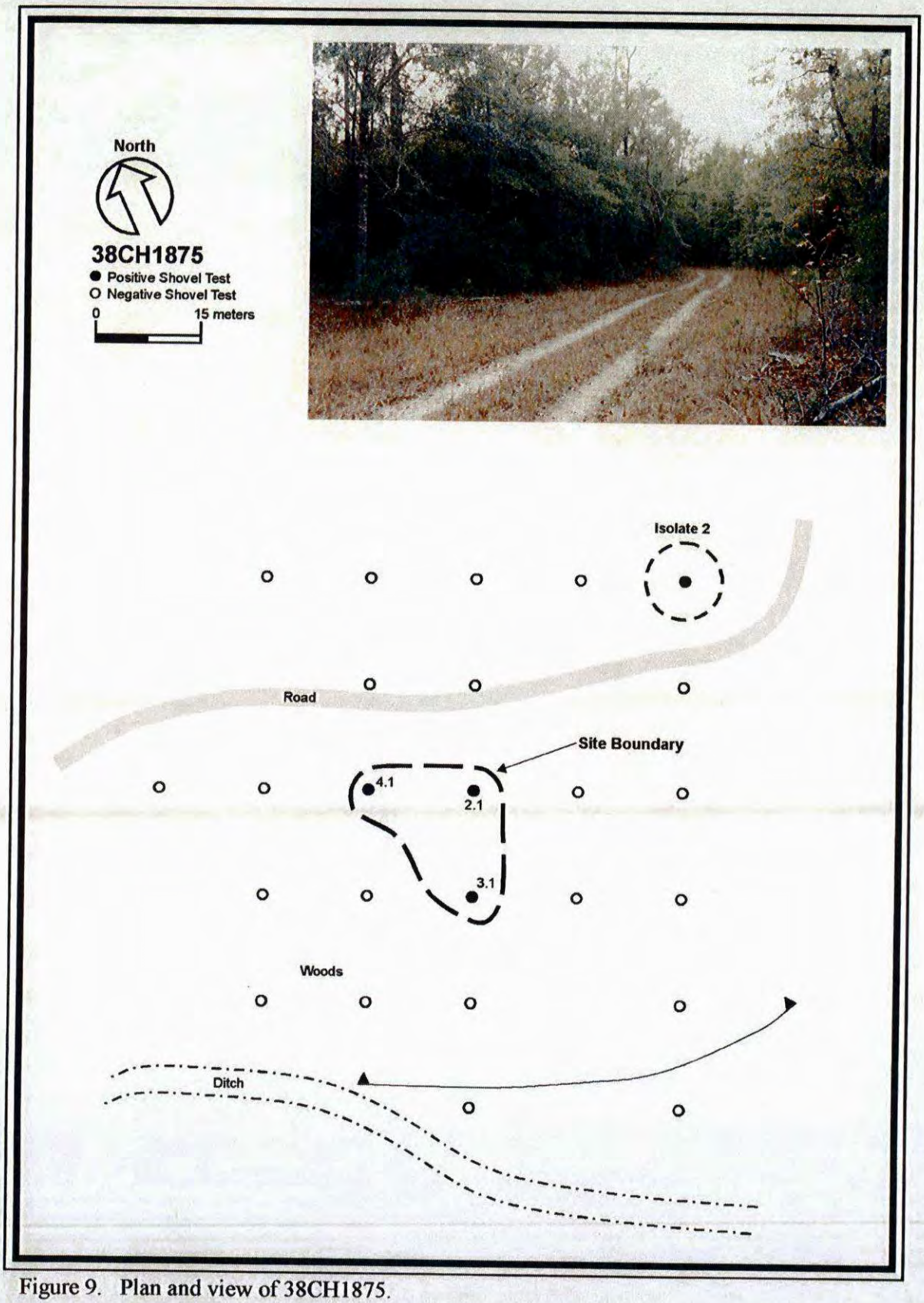


Figure 9. Plan and view of 38CH1875.

Site 38CH1876

Cultural Affiliation *- unknown Pre-Contact*
Site Type *- Pre-Contact scatter*
Site Dimensions *- 90 meters N/S by 45 meters E/W*
Soil Type *- Wando loamy fine sand*
Elevation *- 4.6 meters*
Nearest Water Source *- Bohicket Creek*
Present Vegetation *- Mixed pines and hardwoods*
NRHP/Management Recommendations *- Not eligible/no further work*

Site 38CH1876 is a 90 by 45 meter subsurface scatter of Pre-Contact artifacts located in the northern portion of the project tract (see Figure 1). The site is located approximately 25 meters to the west of a large ditch. The site is wooded in hardwoods. The site area has been heavily disturbed by logging activities. Figure 10 presents a plan and view of 38CH1876.

Investigators excavated 45 shovel tests at 15 meter intervals within and around 38CH1876; eight shovel tests produced nine artifacts. Soils at 38CH1876 consisted of a 10YR4/3 dark brown loamy sand Ap horizon 0-15 cm bs, underlain by a 7.5YR5/6 strong brown loamy sand C2 horizon 15-60+ cm bs. Artifacts were recovered from the Ap and C2 horizons (0-50 cm bs).

The nine artifacts recovered from 38CH1876 include one plain sherd with coarse sand temper and eight eroded/residual sherds, as well as 10 grams of oyster shell. For a complete artifact inventory, see Appendix A. The site could not be assigned to a particular cultural period since no diagnostic artifacts were recovered.

Site 38CH1876 is assessed with respect to Criterion D, its ability to add significantly to our understanding of the history of the region. Site 38CH1876 is typical of sites found in the region. It is a small ceramic scatter associated with an unknown Pre-Contact period. No evidence of subsurface features was encountered in any shovel test. The artifacts do not occur in concentrations indicative of former structures or activity areas. Generally, the artifacts are very small (less than 3.0 cm in maximum dimension). Years of plowing and timbering activities have scattered and mixed the deposits at the site causing extensive damage and wear to the artifacts. The integrity of the materials, their location, and their associations are severely compromised. The potential for intact subsurface features to be present at the site is low. Additional investigation of 38CH1876 is unlikely to generate information concerning Pre-Contact settlement patterns or land use practices on Johns Island. Therefore, we recommend 38CH1876 not eligible for the NRHP. Further management consideration of the site is not warranted.

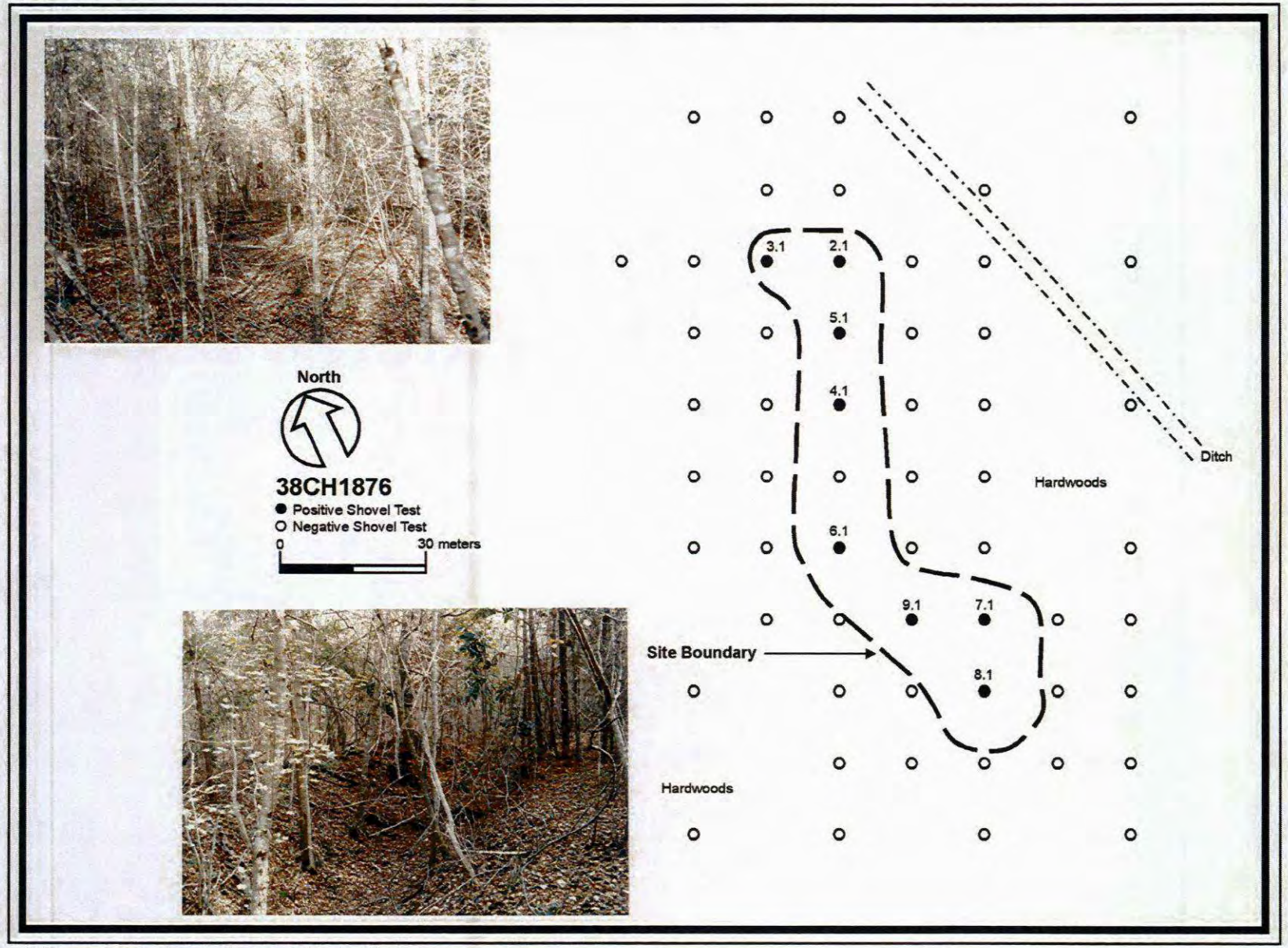


Figure 10. Plan and view of 38CH1876.

Site 38CH1877

Cultural Affiliation *- Late nineteenth to early twentieth century*
Site Type *- Post-Contact homesite/scatter*
Site Dimensions *- 15 meters N/S by 45 meters E/W*
Soil Type *- Dawhoo and Rutledge loamy fine sands*
Elevation *- 6.1 meters*
Nearest Water Source *- Bohicket Creek*
Present Vegetation *- Mixed pines and hardwoods*
NRHP/Management Recommendations *- Not eligible/no further work*

Site 38CH1877 is a 15 by 45 meter subsurface scatter of Post-Contact artifacts located in the eastern portion of the project tract (see Figure 1). The site is bordered to the north by lowlands. An unnamed dirt road is located approximately 20 meters to the west of the site. The site is wooded in pines and hardwoods. The site area has been heavily disturbed by logging activities. Several depressions are located within the site. These features may be associated with illegal liquor production during the early twentieth century. Figure 11 presents a plan and view of 38CH1877.

Investigators excavated 21 shovel tests at 15 meter intervals within and around 38CH1877; three shovel tests produced artifacts. Soils at 38CH1877 consisted of a 10YR4/2 dark grayish brown loamy sand Ap horizon 0-30 cm bs, underlain by a 10YR4/6 dark yellowish brown loamy sand C1 horizon 30-50 cm bs over a 10YR7/8 yellow sand C2 horizon 50-70 cm bs. Artifacts were recovered from the Ap and C1 horizons (0-50 cm bs).

Investigators recovered one amethyst bottle glass fragment, as well as 550.19 grams of brick and 4.04 grams of oyster shell from 38CH1877. For a complete artifact inventory, see Appendix A. Concentrations of artifacts indicative of former house piers or other architectural features, or house activity areas are not apparent. Investigators did record four depressions, including two round depressions approximately seven meters in diameter and two meters deep and two smaller linear depressions approximately 5 meters long and 80 cm deep (see Figure 11). Archaeologists cleaned the profile of one of the large depressions (see Figure 11, insert) and revealed a few partial bricks.

Site 38CH1877 is assessed with respect to Criterion D, its ability to add significantly to our understanding of the history of the region. Site 38CH1877 likely is the scant remnant of an early twentieth century activity area, probably associated with illegal liquor production by tenant farmers during prohibition. The location of the site in a wooded area near but away from a dirt road and bordered by a wetland would be suitable for a still. The depressions would permit the discrete operation of the facility. The 1938 and 1978 Charleston County Highway maps indicate no

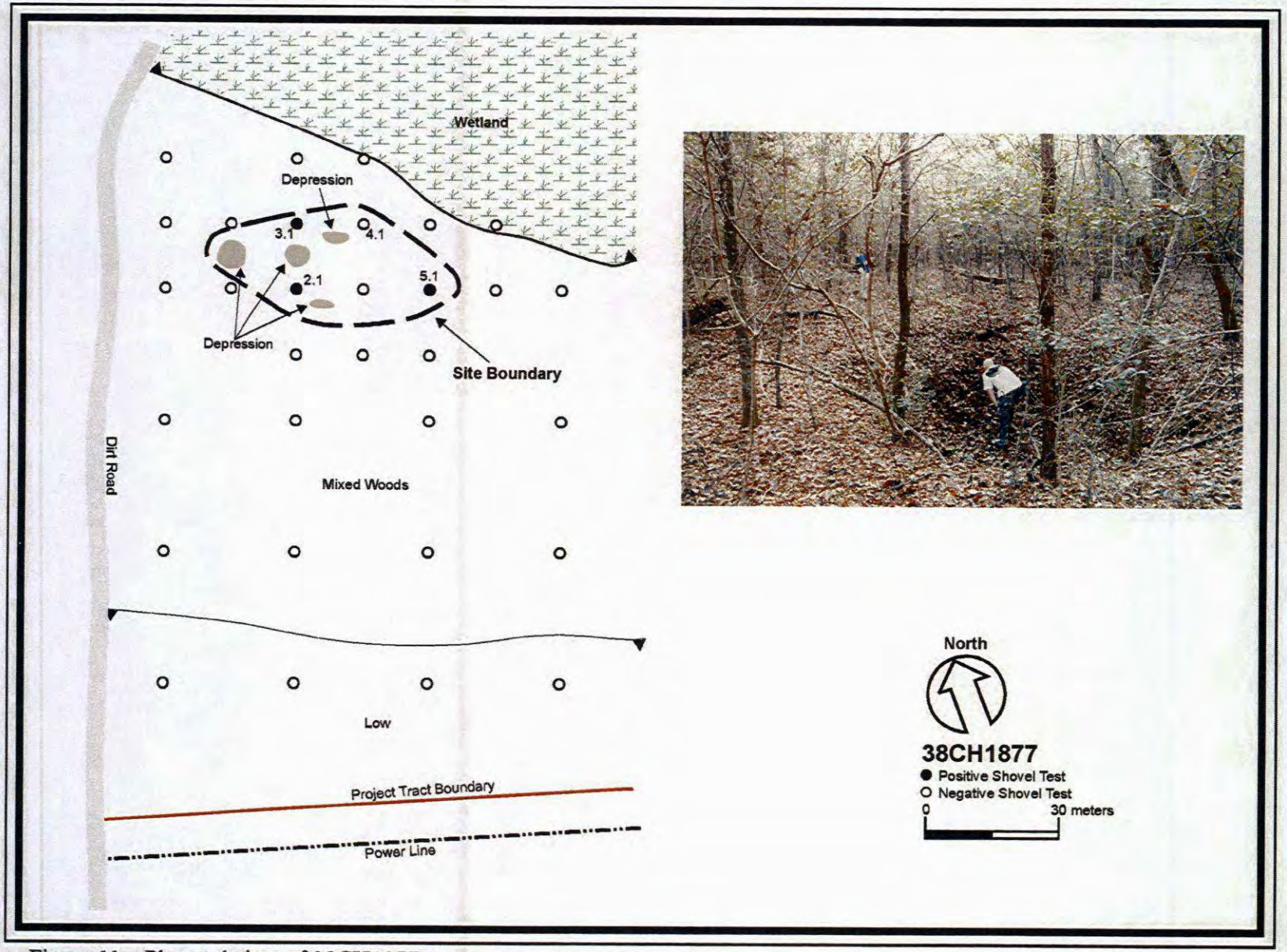


Figure 11. Plan and view of 38CH1877.

structures in the site area. A review of the 1971 USGS Legareville quadrangle also revealed no structures in the site area.

Site 38CH1877 is assessed with respect to Criterion D, its ability to add significantly to our understanding of the history of the region. Generally, stills are not eligible for the NRHP because they lack the ability to contribute significant, new information that can be used to answer specific research questions. The potential for intact subsurface features to be present at the site is very low. Additional investigation of 38CH1877 is unlikely to generate information beyond the occupation/presence (late nineteenth to early twentieth century) and the presumed function (still) presented above. The site cannot generate additional information concerning the past settlement patterns or land use practices on Johns Island. Therefore, 38CH1877 is recommended not eligible for the NRHP. Further management consideration of the site is not warranted.

Site 38CH1878

Cultural Affiliation *- Middle nineteenth to early twentieth century*
Site Type *- Post-Contact homesite/scatter*
Site Dimensions *- 30 meters N/S by 30 meters E/W*
Soil Type *- Kiawah loamy fine sand*
Elevation *- 6.1 meters*
Nearest Water Source *- Bohicket Creek*
Present Vegetation *- Mixed pines and hardwoods*
NRHP/Management Recommendations *- Not eligible/no further work*

Site 38CH1878 is a 30 by 30 meter subsurface scatter of Post-Contact artifacts located in the central portion of the project tract (see Figure 1). A large depression, noted as a dry pond, is located directly to the north of the site. A large ditch is located approximately 20 meters to the south of the site. An unnamed dirt road is located approximately 50 meters to the south of the site. The site is wooded in pines and hardwoods. Several large live oaks are located within and around the site. Figure 12 presents a plan and view of 38CH1878.

Investigators excavated 24 shovel tests at 15 meter intervals within and around 38CH1878; five shovel tests produced nine artifacts. Soils at 38CH1878 consisted of a 10YR3/2 very dark grayish brown clayey sand Ap horizon 0-30 cm bs, underlain by a 10YR7/1 pale gray sandy clay B21t horizon 30-55 cm bs. Artifacts were recovered from the Ap and B21t horizons (0-40 cm bs).

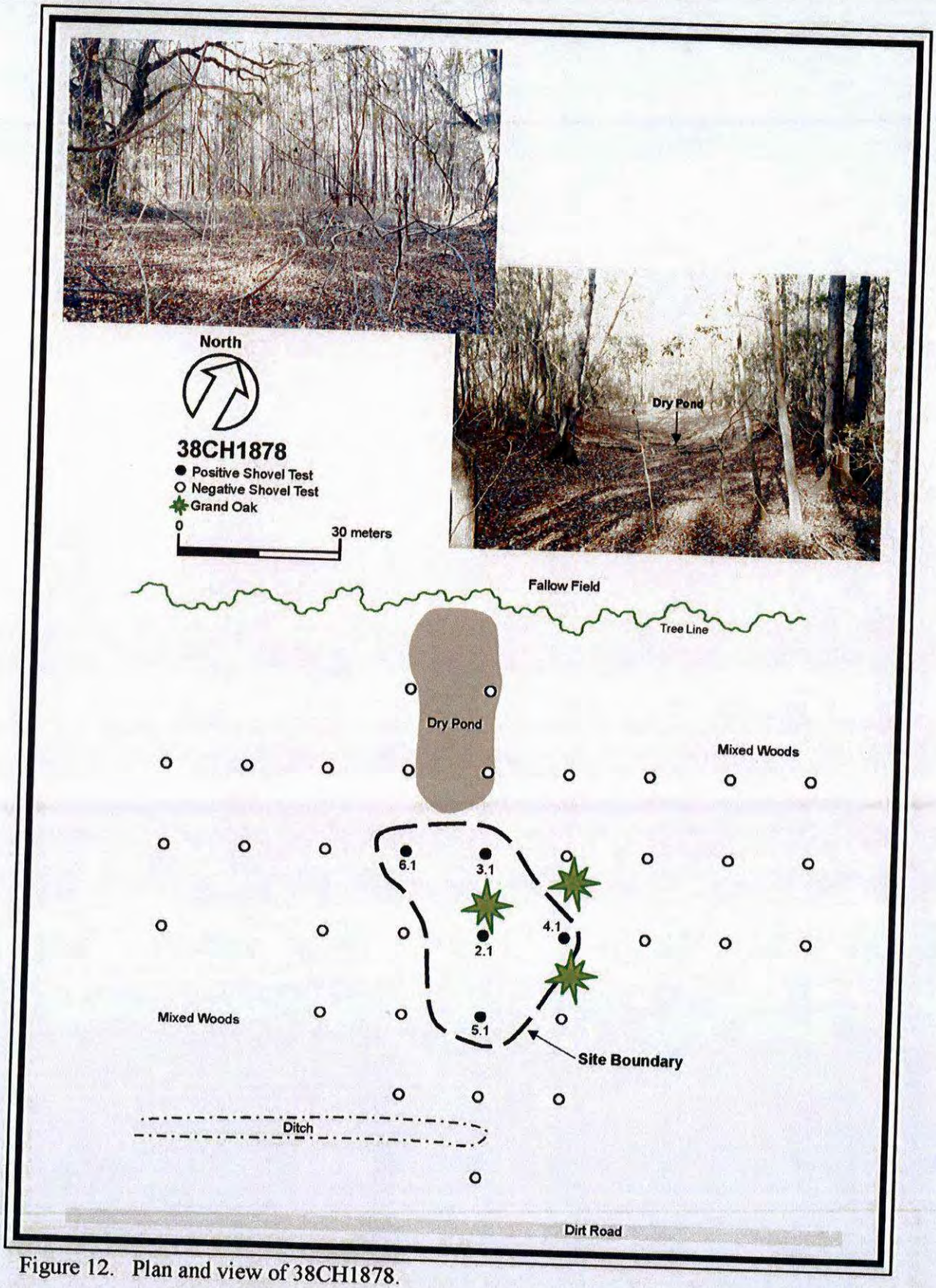


Figure 12. Plan and view of 38CH1878.

The nine artifacts recovered from 38CH1878 include one undecorated porcelain sherd, one molded ironstone sherd, three undecorated ironstone sherds, one unidentifiable burned sherd, one clear bottle glass fragment, one unidentifiable square nail, and one unidentifiable nail, as well as 917.39 grams of brick, 81.9 grams of concrete, and 0.24 grams of oyster shell. For a complete artifact inventory, see Appendix A. Concentrations of artifacts indicative of former house piers or other architectural features, or house activity areas are not apparent. Diagnostic artifacts indicate the site likely was occupied during the middle nineteenth to early twentieth century.

Site 38CH1878 is assessed with respect to Criterion D, its ability to add significantly to our understanding of the history of the region. Site 38CH1878 is the remnant of a middle nineteenth to early twentieth century domestic occupation, possibly associated with late nineteenth to early twentieth century tenant farming in the area. The 1938 and 1978 Charleston County Highway maps indicate no structures in the site area. A review of the 1971 USGS Legareville quadrangle also revealed no structures in the site area. The artifacts do not occur in concentrations sufficient to interpret activities that occurred at the site. Generally, the artifacts are very small (less than 3.0 cm in maximum dimension). Years of plowing have scattered and mixed the deposits at the site causing extensive damage and wear to the artifacts. The integrity of the materials, their location, and their associations are severely compromised. The potential for intact subsurface features to be present at the site is very low. Additional investigation of 38CH1878 is unlikely to generate information beyond the occupation/presence (early twentieth century) and the presumed function (residence) presented above. The site cannot generate additional information concerning the past settlement patterns or land use practices on Johns Island. Therefore, 38CH1878 is recommended not eligible for the NRHP. Further management consideration of the site is not warranted.

Site 38CH1879

Cultural Affiliation *- Late nineteenth to early twentieth century*
Site Type *- Post-Contact homesite/scatter*
Site Dimensions *- 75 meters N/S by 15 meters E/W*
Soil Type *- Dawhoo and Rutledge loamy fine sands*
Elevation *- 4.6 meters*
Nearest Water Source *- Bohicket Creek*
Present Vegetation *- Fallow field and mixed pines and hardwoods*
NRHP/Management Recommendations *- Not eligible/no further work*

Site 38CH1879 is a 75 by 15 meter subsurface scatter of Post-Contact artifacts located in the central portion of the project tract (see Figure 1). An unnamed dirt road passes through the southern

portion of the site. The northern portion of the site is located in a fallow field. The southern portion of the site is wooded in mixed pines and hardwoods. The site area has been heavily disturbed by agricultural activities and the construction of the road. Figure 13 presents a plan and view of 38CH1879.

Investigators excavated 38 shovel tests at 15 meter intervals within and around 38CH1879; eight shovel tests produced 21 artifacts. Soils at 38CH1879 consisted of a 10YR2/1 black clayey sand Ap horizon 0-30 cm bs, underlain by a 7.5YR4/6 strong brown sandy clay C1 horizon 30-60 cm bs. Artifacts were recovered from the Ap and C1 horizons (0-45 cm bs).

The 21 artifacts recovered from 38CH1879 include one molded ironstone sherd, four undecorated ironstone sherds, one emerald green bottle glass fragment, two amethyst bottle glass fragments, two light blue bottle glass fragments, three clear bottle glass fragments, one light green flat glass fragment, three unidentifiable aluminum/tin objects, three unidentifiable square nails, and one unidentifiable nail, as well as 199.7 grams of brick 104.42 grams of oyster shell. A summary of artifacts recovered from 38CH1879 is presented in Table 5. For a complete artifact inventory, see Appendix A. Concentrations of artifacts indicative of former house piers or other architectural features, or house activity areas are not apparent. Diagnostic artifacts indicate the site likely was occupied during the middle nineteenth to early twentieth century.

Table 5. Artifacts Recovered from 38CH1879.

Artifact Type	Total
Mold decorated ironstone	1
Undecorated ironstone	4
Bottle glass	8
Flat glass	1
Unidentifiable aluminum/tin object	3
Nails	4
Total	21

A review of the 1919 USGS topographic map indicates a structure in the general area of 38CH1879 (see Figure 5). No structures are present in the area of 38CH1879 on the 1971 USGS Legareville quadrangle. The presence of domestic artifacts, along with brick and mortar rubble, suggests that a small house may have been located here. Agricultural activities and the construction of the road appear to have disrupted the archaeological deposits present at 38CH1879. No intact architectural features remain.

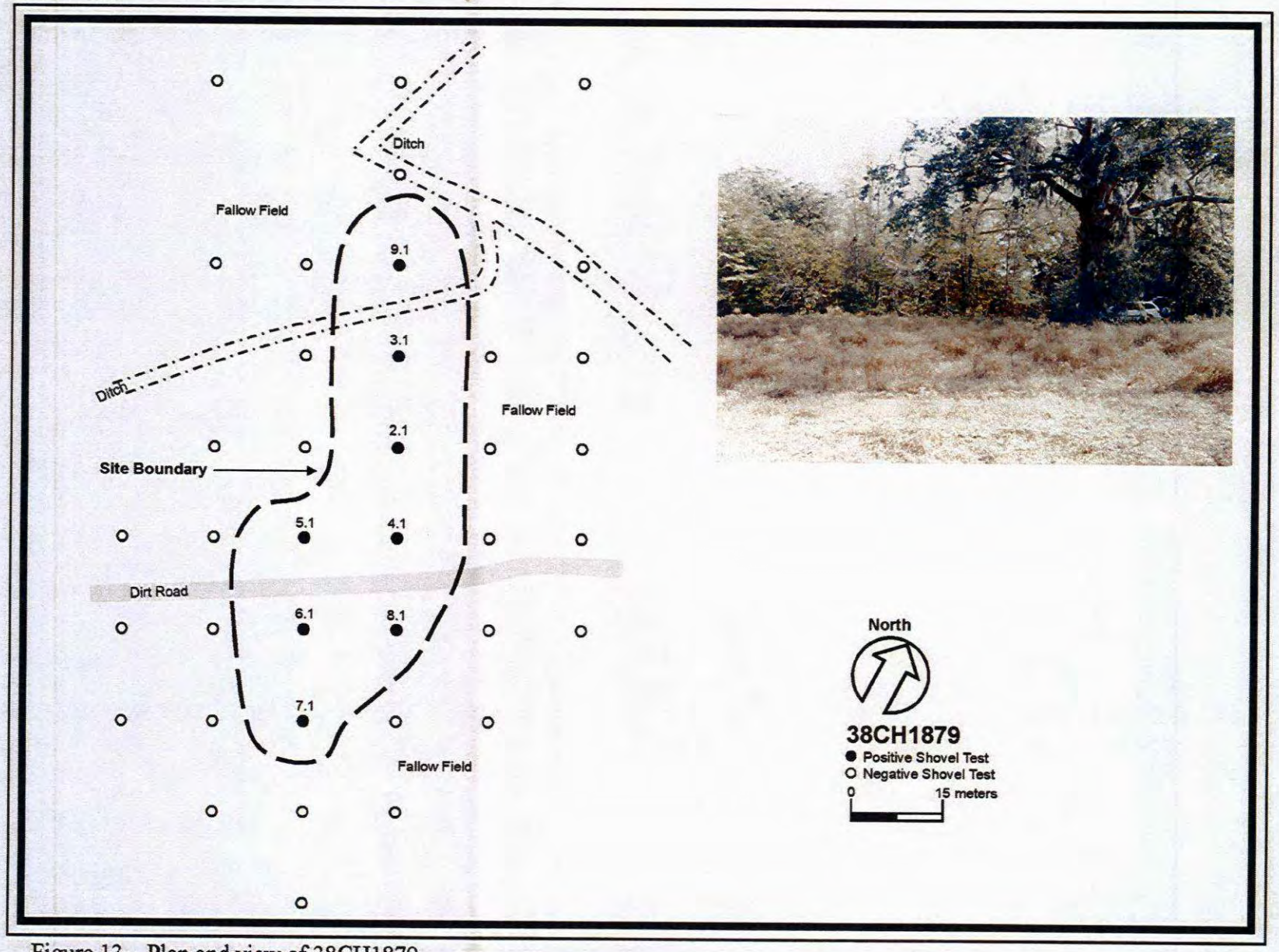


Figure 13. Plan and view of 38CH1879.

Site 38CH1879 is assessed with respect to Criterion D, its ability to add significantly to our understanding of the history of the region. Site 38CH1879 is the remnant of a middle nineteenth to early twentieth century domestic occupation, possibly related to tenant farming in the area. A topographic map from 1919 shows a structure at the general location of 38CH1879. No visible above ground cultural features remain at the site. The artifacts, however, do not occur in concentrations sufficient to interpret specific activities that occurred at the site. Generally, the artifacts are very small (less than 3.0 cm in maximum dimension). Years of plowing and timbering activities have scattered and mixed the deposits at the site causing extensive damage and wear to the artifacts. The integrity of the materials, their location, and their associations are severely compromised. The potential for intact subsurface features to be present at the site is low. Additional investigation of 38CH1879 is unlikely to generate information beyond the occupation/presence (late nineteenth/early twentieth century) and the presumed function (residence) presented above. The site cannot generate additional information concerning the past settlement patterns or land use practices on Johns Island. Therefore, 38CH1879 is recommended not eligible for the NRHP. Further management consideration of the site is not warranted.

Site 38CH1880

Cultural Affiliation *- unknown Pre-Contact and middle nineteenth to early twentieth century Post-Contact*
Site Type *- Pre-Contact scatter and Post-Contact homesite/scatter*
Site Dimensions *- 45 meters N/S by 105 meters E/W*
Soil Type *- Wando loamy fine sand, 0-6% slopes*
Elevation *- 4.6 meters*
Nearest Water Source *- Bohicket Creek*
Present Vegetation *- Fallow field*
NRHP/Management Recommendations *- Not eligible/no further work*

Site 38CH1880 is a 45 by 195 meter subsurface scatter of Pre-Contact and Post-Contact artifacts located in the northern portion of the project tract (see Figure 1). Bohicket Road is located approximately 15 meters to the north of the site. An unnamed dirt road is located approximately 30 meters to the south of the site. The site is located in a fallow field. The site area has been heavily disturbed by agricultural activities. Figure 14 presents a plan and view of 38CH1880.

Investigators excavated 48 shovel tests at 15 meter intervals within and around 38CH1880; 11 shovel tests produced 12 artifacts. Soils at 38CH1880 consisted of a 10YR4/3 dark brown loamy sand Ap horizon 0-35 cm bs, underlain by a 7.5YR5/6 strong brown clayey sand C2 horizon 35-70 cm bs. Artifacts were recovered from the Ap and C2 horizons (0-50 cm bs).

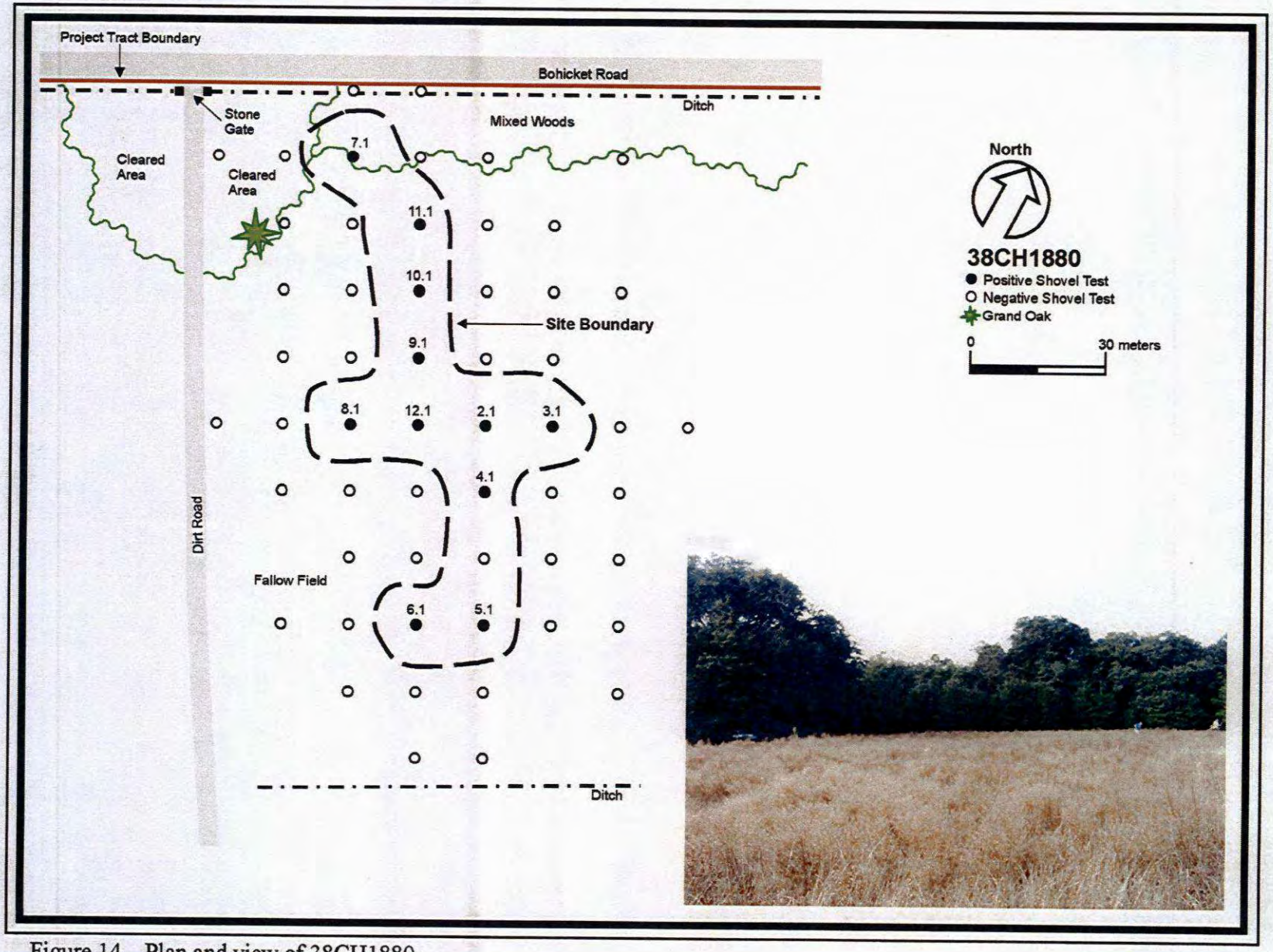


Figure 14. Plan and view of 38CH1880.

A total of 12 artifacts was recovered from 38CH1880. These artifacts include one Pre-Contact residual sherd, one transfer printed ironstone sherd, one unidentifiable burned sherd, four amethyst bottle glass fragments, three clear bottle glass fragments, one unidentifiable square nail, one piece of wire, and 20 grams of unidentifiable iron/steel, 124.77 grams of brick, and 50.17 grams of oyster shell. A summary of artifacts recovered from 38CH1880 is presented in Table 6. For a complete artifact inventory, see Appendix A. Concentrations of artifacts indicative of former house piers or other architectural features, or house activity areas are not apparent. The transfer printed ironstone sherd and amethyst bottle glass indicates the site was occupied from the middle nineteenth to early twentieth century. The Pre-Contact component of the site could not be assigned to a particular cultural period since no diagnostic artifacts were recovered.

Table 6. Artifacts Recovered from 38CH1880.

Artifact Type	Total
Residual sherd	1
Transfer printed ironstone	1
Unidentifiable burned sherd	1
Bottle glass	7
Nail	1
Wire	1
Total	12

Site 38CH1880 is assessed with respect to Criterion D, its ability to add significantly to our understanding of the history of the region. Site 38CH1880 is the remnant of a middle nineteenth to early twentieth century domestic occupation, possibly associated with late nineteenth to early twentieth century tenant farming in the area. The 1938 and 1978 Charleston County Highway maps and the 1919 topographic map indicate no structures in the site area. A review of the 1971 USGS Legareville quadrangle also revealed no structures in the site area. There is also scant artifactual evidence of an unknown Pre-Contact presence at the site. The artifacts do not occur in concentrations sufficient to interpret activities that occurred at the site. Generally, the artifacts are very small (less than 3.0 cm in maximum dimension). Years of plowing have scattered and mixed the deposits at the site causing extensive damage and wear to the artifacts. The integrity of the materials, their location, and their associations are severely compromised. The potential for intact subsurface features to be present at the site is low. Additional investigation of 38CH1880 is unlikely to generate information beyond the occupation/presence (middle nineteenth to early twentieth century and unknown Pre-Contact) and the presumed function (residence) presented above. The site

cannot generate additional information concerning the past settlement patterns or land use practices on Johns Island. Therefore, 38CH1880 is recommended not eligible for the NRHP. Further management consideration of the site is not warranted.

Site 38CH1881

Cultural Affiliation *- unknown Pre-Contact and middle nineteenth to early twentieth century Post-Contact*
Site Type *- Pre-Contact scatter and Post-Contact homesite/scatter*
Site Dimensions *- 60 meters N/S by 30 meters E/W*
Soil Type *- Seabrook loamy fine sand*
Elevation *- 6.1 meters*
Nearest Water Source *- Bohicket Creek*
Present Vegetation *- Mixed pines and hardwoods*
NRHP/Management Recommendations *- Not eligible/no further work*

Site 38CH1881 is a 60 by 30 meter subsurface scatter of Pre-Contact and Post-Contact artifacts located in the northern portion of the project tract (see Figure 1). Bohicket Road is located approximately 60 meters to the north of the site. An unnamed dirt road enters a clearing in the northern portion of the site. The remainder of the site is wooded in mixed pines and hardwoods. The site area has been heavily disturbed by timbering activities. Figure 15 presents a plan and view of 38CH1881.

Investigators excavated 32 shovel tests at 15 meter intervals within and around 38CH1881; six shovel tests produced nine artifacts. Soils at 38CH1881 consisted of a 10YR4/3 dark brown loamy sand Ap horizon 0-35 cm bs, underlain by a 10YR6/6 brownish-yellow loamy fine sand C2 horizon 35-65 cm bs. Artifacts were recovered from the Ap and C2 horizons (0-45 cm bs).

The nine artifacts recovered from 38CH1881 include one plain sherd with coarse sand temper, one residual sherd, two pieces of Coastal Plain Chert shatter, one mocha yellowware sherd, one undecorated whiteware sherd, two amethyst bottle glass fragments, and one clear bottle glass fragment, as well as 261.66 grams of brick and 6.2 grams of oyster shell. A summary of artifacts recovered from 38CH1881 is presented in Table 7. For a complete artifact inventory, see Appendix A. Concentrations of artifacts indicative of former house piers or other architectural features, or house activity areas are not apparent. Diagnostic Post-Contact artifacts indicate the site was occupied during the middle nineteenth to early twentieth century. The Pre-Contact component of the site could not be assigned to a particular cultural period since no diagnostic artifacts were recovered.

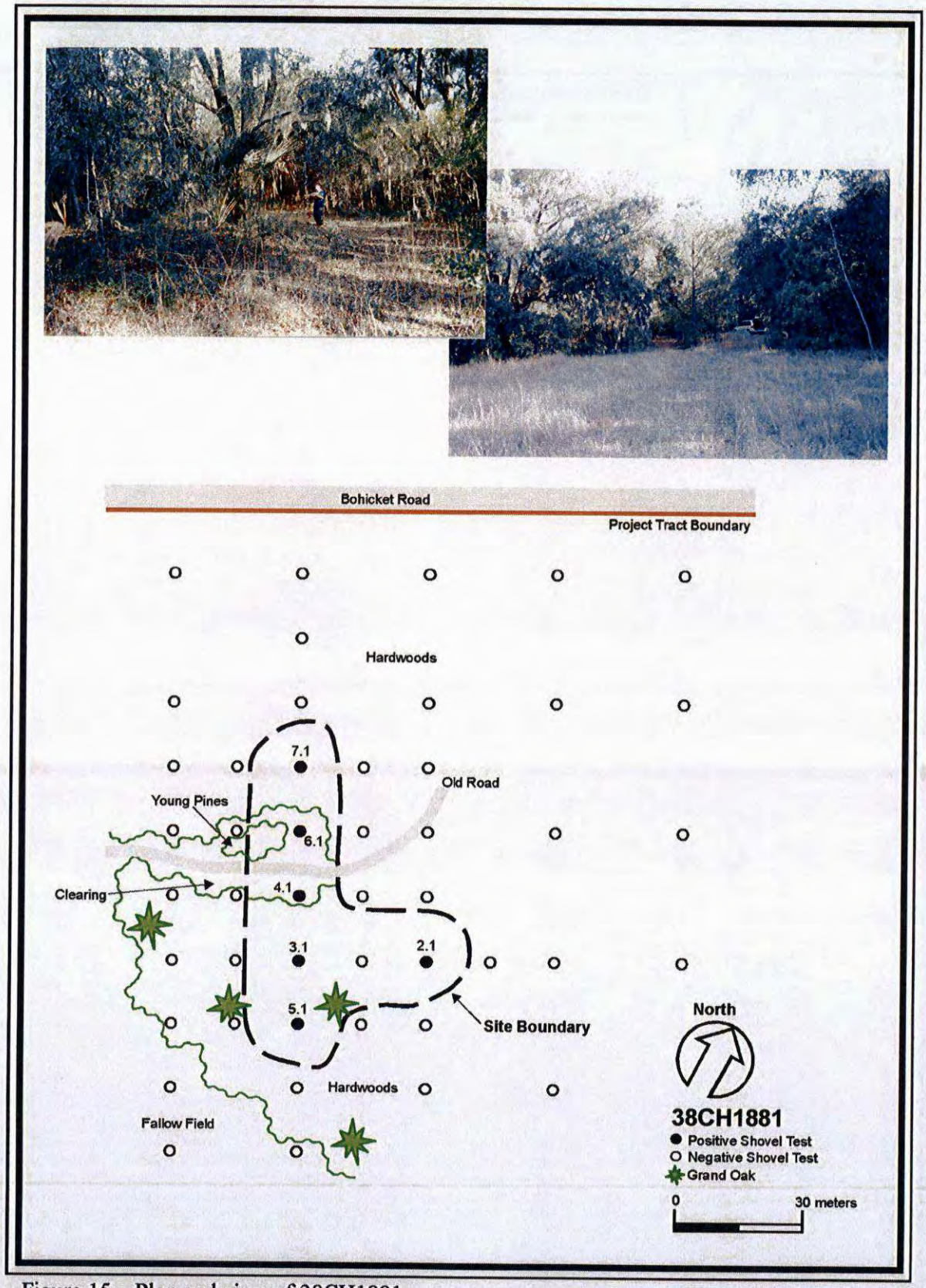


Figure 15. Plan and view of 38CH1881.

Table 7. Artifacts Recovered from 38CH1881.

Artifact Type	Total
Plain sherd	1
Residual sherd	1
Coastal Plain chert shatter	2
Mocha yellowware	1
Undecorated whiteware	1
Bottle glass	3
Total	**9**

Site 38CH1881 is assessed with respect to Criterion D, its ability to add significantly to our understanding of the history of the region. Site 38CH1881 is the remnant of a middle nineteenth to early nineteenth century domestic occupation, possibly associated with late nineteenth to early twentieth century tenant farming in the area. The 1938 and 1978 Charleston County Highway maps indicate no structures in the site area. A review of the 1971 USGS Legareville quadrangle also revealed no structures in the site area. There is also scant artifactual evidence of an unknown Pre-Contact presence in the site area. The artifacts do not occur in concentrations sufficient to interpret activities that occurred at the site. Generally, the artifacts are very small (less than 3.0 cm in maximum dimension). Years of plowing and timbering activities have scattered and mixed the deposits at the site causing extensive damage and wear to the artifacts. The integrity of the materials, their location, and their associations are severely compromised. The potential for intact subsurface features to be present at the site is low. Additional investigation of 38CH1881 is unlikely to generate information beyond the occupation/presence (middle nineteenth to early twentieth century and unknown Pre-Contact) and the presumed function (residence) presented above. The site cannot generate additional information concerning the past settlement patterns or land use practices on Johns Island. Therefore, 38CH1881 is recommended not eligible for the NRHP. Further management consideration of the site is not warranted.

Site 38CH1882

Cultural Affiliation *- Twentieth century*
Site Type *- Post-Contact dairy/scatter*
Site Dimensions *- 50 meters N/S by 95 meters E/W*
Soil Type *- Dawhoo and Rutledge loamy fine sands*
Elevation *- 6.1 meters*
Nearest Water Source *- Bohicket Creek*
Present Vegetation *- Fallow field with some hardwoods*
NRHP/Management Recommendations *- Not eligible/no further work*

Site 38CH1882 is a 50 by 95 meter subsurface scatter of Post-Contact artifacts in the northwest portion of the project tract (see Figure 1). An unnamed dirt road passes north-south through the western portion of the site and intersects with an east-west dirt road that passes along the southern edge of the site. The majority of the site is located in a fallow field, with some hardwoods in the westernmost portion of the site. Figure 16 presents a plan and view of 38CH1882.

Several modern features are located within site 38CH1882. A PVC pipe well point is located in the center of the site (see Figure 16, insert). Several gas tanks are located in the southeast portion of the site. A power line pole with electrical meter is located in the northeast portion of the site. Concrete block foundation and siding rubble is located in the vicinity of this electrical pole. One silo still stands in the western portion of the site. Figure 17 presents a view of the standing silo.

The 1938 and 1978 Charleston County Highway maps and the 1919 topographic map indicate no structures in the site area, however structures are present in the area of 38CH1882 on the 1971 USGS Legareville quadrangle (see Figure 1). A GPS reading at the concrete foundation at 38CH1882 indicates that the foundation and the southernmost structure in the site area on the quadrangle map are the same. We recovered no evidence of the northernmost structure visible on the quadrangle map, despite 15 meter interval shovel testing in the area. Local informants recall a dairy once stood in the area. It was razed in recent years. The standing silo, access to power and water, and the rubble of a former structure support the recollections of the local informants that a twentieth century dairy was located in the site area.

Investigators excavated 27 shovel tests at 15 meter intervals within and around 38CH1882; six shovel tests produced five artifacts. Soils at 38CH1882 consist of a 10YR3/2 very dark grayish brown loamy sand Ap horizon 0-30 cm bs, underlain by a 7.5YR4/6 strong brown loamy fine sand C1 horizon 30-65 cm bs. Artifacts were recovered from the Ap horizon (0-30 cm bs).

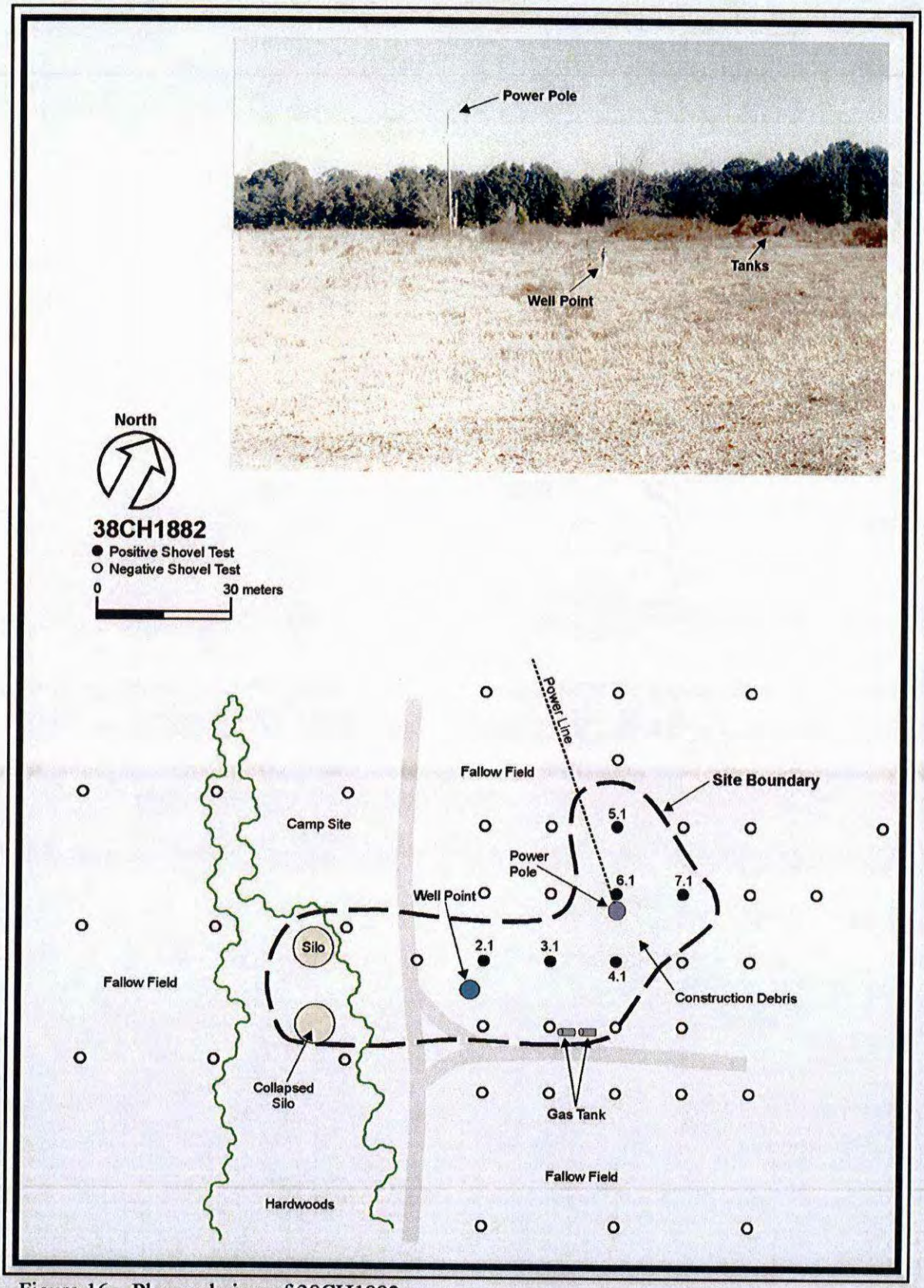


Figure 16. Plan and view of 38CH1882.

Figure 17. A view of the standing silo at 38CH1882.

The five artifacts recovered from 38CH1882 include four clear bottle glass fragments and one unidentifiable nail, as well as 1.11 grams of unidentifiable iron/steel, 34.47 grams of brick, 192.18 grams of concrete, and 30.57 grams of asbestos shingle fragments. For a complete artifact inventory, see Appendix A. These artifacts indicate the site likely was likely utilized during the middle twentieth century.

Site 38CH1882 is assessed with respect to Criterion D, its ability to add significantly to our understanding of the history of the region. Site 38CH1882 is the remnant of a twentieth century

dairy. Any structures once present at the site, besides the one silo, were razed or collapsed sometime in the relatively recent past. Additional investigation of 38CH1882 is unlikely to generate information beyond the time of use (twentieth century) and the presumed function (dairy) presented above. The site cannot generate additional information concerning the past settlement patterns or land use practices on Johns Island. Therefore, 38CH1882 is recommended not eligible for the NRHP. Further management consideration of the site is not warranted.

Site 38CH1883

Cultural Affiliation *- Unknown Pre-Contact; Middle nineteenth to early twentieth century Post-Contact*
Site Type *- Pre-Contact scatter and Post-Contact homesite/scatter*
Site Dimensions *- 15 meters N/S by 30 meters E/W*
Soil Type *- Wando loamy fine sand, 0-6%*
Elevation *- 6.1 meters*
Nearest Water Source *- Bohicket Creek*
Present Vegetation *- Fallow field*
NRHP/Management Recommendations *- Not eligible/no further work*

Site 38CH1883 is a 15 by 30 meter subsurface scatter of Pre-Contact and Post-Contact artifacts located in the northwest portion of the project tract (see Figure 1). Bohicket Road is located approximately 10 meters to the north of the site. The site is located in a fallow field. The site area has been heavily disturbed by agricultural activities. Figure 18 presents a plan and view of 38CH1883.

Investigators excavated 19 shovel tests at 15 meter intervals within and around 38CH1883; five shovel tests produced 13 artifacts. Soils at 38CH1883 consisted of a 10YR4/3 dark brown loamy sand Ap horizon 0-35 cm bs, underlain by a 7.5YR5/6 strong brown loamy fine sand C2 horizon 35-65 cm bs. Artifacts were recovered from the Ap and C2 horizons (0-45 cm bs).

The 13 artifacts recovered from 38CH1883 include one Pre-Contact residual sherd, one undecorated porcelain sherd, one molded ironstone sherd, one undecorated ironstone sherd, four amethyst bottle glass fragments, one light green bottle glass fragment, three clear bottle glass fragments, and one unidentifiable square nail, as well as 30.87 grams of brick, 4.25 grams of mortar, and 4.96 grams of oyster shell. A summary of artifacts recovered from 38CH1883 is presented in Table 8. For a complete artifact inventory, see Appendix A. Concentrations of artifacts indicative

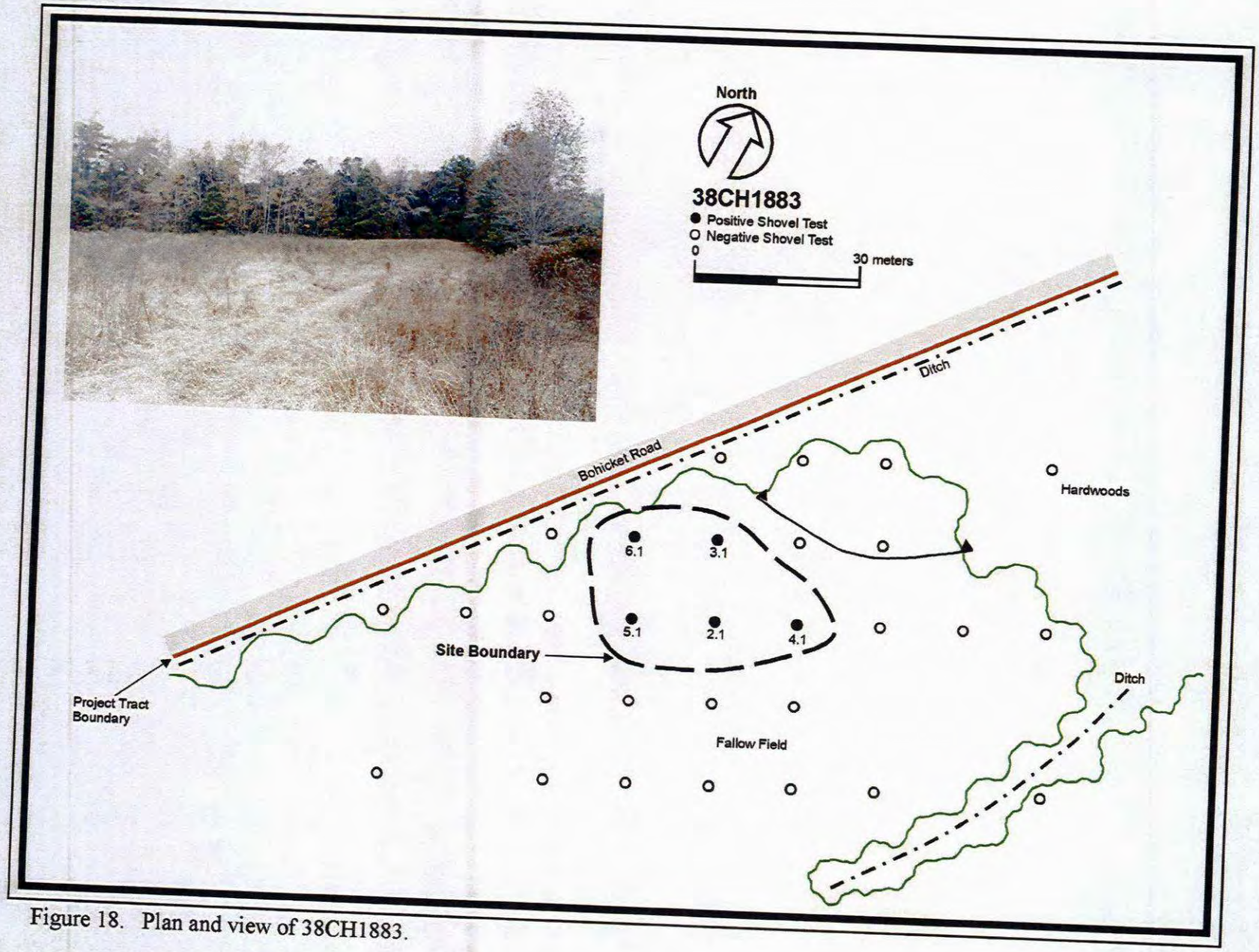


Figure 18. Plan and view of 38CH1883.

of former house piers or other architectural features, or house activity areas are not apparent. Diagnostic Post-Contact artifacts indicate the site was occupied during the middle nineteenth to early twentieth century. The Pre-Contact component of the site could not be assigned to a particular cultural period since only one non-diagnostic Pre-Contact artifact was recovered.

Table 8. Artifacts Recovered from 38CH1883.

Artifact Type	Total
Residual sherd	1
Undecorated porcelain	1
Mold decorated ironstone	1
Undecorated ironstone	1
Bottle glass	8
Nail	1
Total	13

A review of the 1919 topographic map indicates a structure in the general area of 38CH1883 (see Figure 5). No structures are present in the area of 38CH1883 on the 1938 Charleston County Highway map or the 1971 USGS Wadmalaw Island quadrangle. The presence of domestic artifacts, along with brick and mortar rubble also suggests that a structure may have been located at the site. Agricultural activities appear to have disrupted the archaeological deposits present at 38CH1883. No intact architectural features remain. .

Site 38CH1883 is assessed with respect to Criterion D, its ability to add significantly to our understanding of the history of the region. Site 38CH1883 is the remnant of a middle nineteenth to early twentieth century domestic occupation, possibly associated with late nineteenth to early twentieth century tenant farming in the area. A topographic map from 1919 shows a structure at the general location of 38CH1883. No visible above ground cultural features remain at the site. The artifacts do not occur in concentrations sufficient to interpret activities that occurred at the site. Generally, the artifacts are very small (less than 3.0 cm in maximum dimension). Years of plowing have scattered and mixed the deposits at the site causing extensive damage and wear to the artifacts. The integrity of the materials, their location, and their associations are severely compromised. The potential for intact subsurface features to be present at the site is low. Additional investigation of 38CH1883 is unlikely to generate information beyond the occupation/presence (middle nineteenth to early twentieth century and unknown Pre-Contact) and the presumed function (residence) presented above. The site cannot generate additional information concerning the past settlement

patterns or land use practices on Johns Island. Therefore, 38CH1883 is recommended not eligible for the NRHP. Further management consideration of the site is not warranted.

Site 38CH1884

Cultural Affiliation *- Middle nineteenth to early twentieth century*
Site Type *- Post-Contact homesite/scatter*
Site Dimensions *- 15 meters N/S by 15 meters E/W*
Soil Type *- Wando loamy fine sand, 0-6%*
Elevation *- 6.1 meters*
Nearest Water Source *- Bohicket Creek*
Present Vegetation *- Fallow field*
NRHP/Management Recommendations *- Not eligible/no further work*

Site 38CH1884 is a 15 by 15 meter subsurface scatter of Post-Contact artifacts located in the northwest portion of the project tract (see Figure 1). Bohicket Road is located approximately 35 meters to the north of the site. A ditch/project tract boundary is located approximately 20 meters to the northwest of the site. The site is located in a fallow field. The site area has been heavily disturbed by agricultural activities. Figure 19 presents a plan and view of 38CH1884.

Investigators excavated 17 shovel tests at 15 meter intervals within and around 38CH1884; three shovel tests produced nine artifacts. Soils at 38CH1884 consisted of a 10YR4/3 dark brown loamy fine sand Ap horizon 0-40 cm bs, underlain by a 7.5YR5/6 strong brown loamy fine sand C2 horizon 40-65+ cm bs. Artifacts were recovered from the Ap horizon (0-40 cm bs). Investigators also noted a light scatter of shell on the surface across most of the site.

The nine artifacts recovered from 38CH1884 include one transfer printed ironstone sherd, four amethyst bottle glass fragments, one light blue bottle glass fragment, two clear bottle glass fragments, and one unidentifiable square nail, as well as 1.9 grams of mortar, 252.61 grams of oyster shell, and 1.57 grams of faunal material. Concentrations of artifacts indicative of former house piers or other architectural features, or house activity areas are not apparent. Diagnostic artifacts indicate the site was occupied during the middle nineteenth to early twentieth century.

A review of the 1919 topographic map indicates a structure in the general area of 38CH1884 (see Figure 5). No structures are present in the area of 38CH1884 on the 1938 Charleston County Highway map or the 1971 USGS Wadmalaw Island quadrangle. The presence of domestic artifacts, along with mortar rubble, further suggests that a structure may have been located in the site.

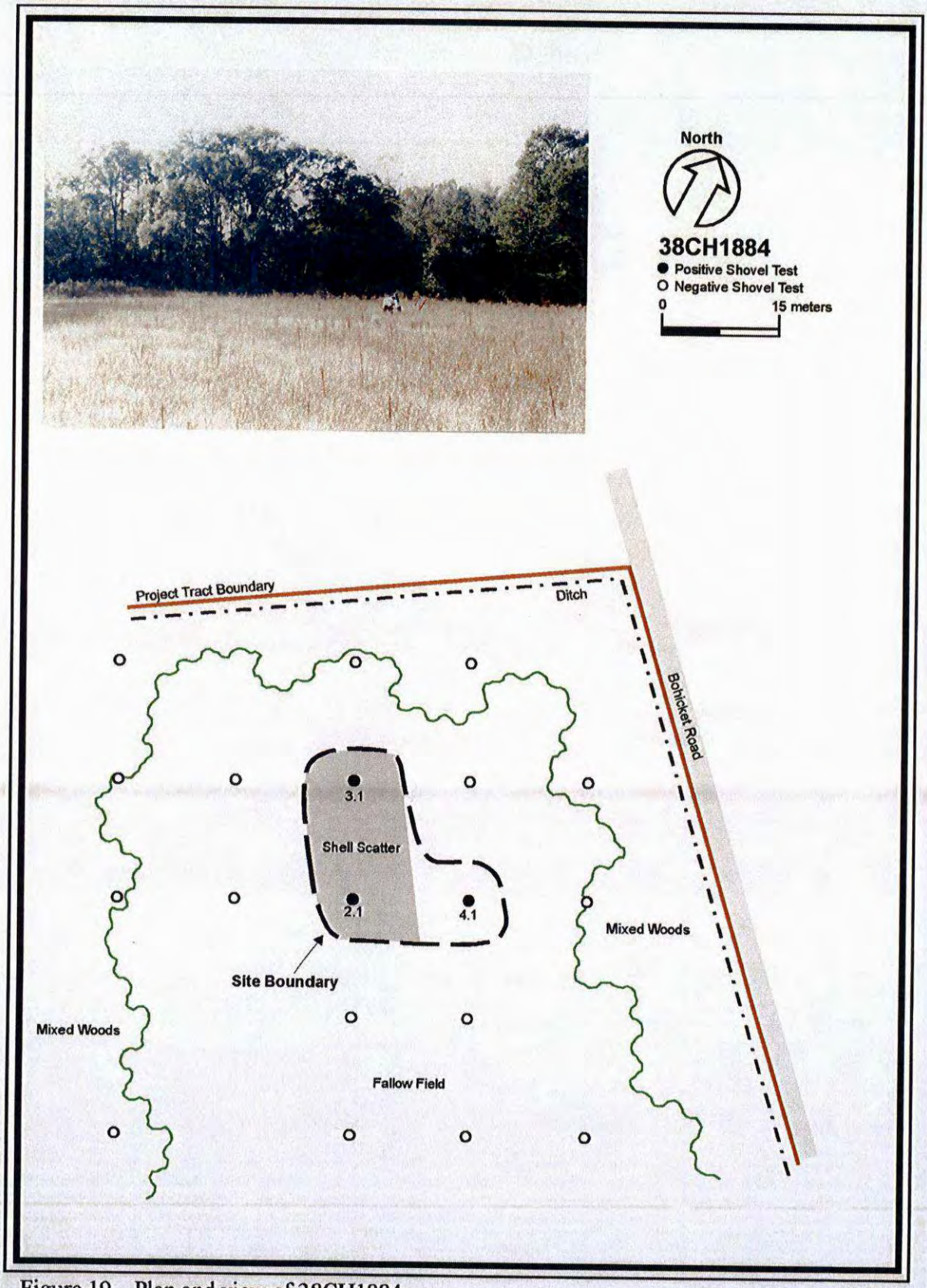


Figure 19. Plan and view of 38CH1884.

Agricultural activities appear to have disrupted the archaeological deposits present at 38CH1884. No intact architectural features remain.

Site 38CH1884 is assessed with respect to Criterion D, its ability to add significantly to our understanding of the history of the region. Site 38CH1884 is the remnant of a middle nineteenth to early twentieth century domestic occupation, possibly associated with late nineteenth to early twentieth century tenant farming in the area. A map from 1919 shows a structure at the general location of 38CH1884. No visible above ground cultural features remain at the site. The artifacts do not occur in concentrations sufficient to interpret activities that occurred at the site. Generally, the artifacts are very small (less than 3.0 cm in maximum dimension). Years of plowing have scattered and mixed the deposits at the site causing extensive damage and wear to the artifacts. The integrity of the materials, their location, and their associations are severely compromised. The potential for intact subsurface features to be present at the site is very low. Additional investigation of 38CH1884 is unlikely to generate information beyond the occupation/presence (middle nineteenth to early twentieth century) and the presumed function (residence) presented above. The site cannot generate additional information concerning the past settlement patterns or land use practices on Johns Island. Therefore, 38CH1884 is recommended not eligible for the NRHP. Further management consideration of the site is not warranted.

Site 38CH1885

Cultural Affiliation *-Late18th-middle 19th century*
Site Type *-Post-Contact scatter*
Site Dimensions *-45 meters N/S by 45 meters E/W*
Soil Type *-Dawhoo and Rutledge loamy fine sand*
Elevation *-4.6 meters*
Nearest Water Source *-Abbapoola Creek*
Present Vegetation *-Mixed pines and hardwoods*
NRHP/Management Recommendations *- Not Eligible/no further work*

Site 38CH1885 is a 45 by 45 meter subsurface/surface scatter of Post-Contact artifacts located in the eastern portion of the project tract (see Figure 1). The site is wooded in pines and hardwoods and is bisected by an unnamed dirt road. The site has been heavily disturbed by the construction of the dirt road. Figure 20 presents a plan and view of 38CH1885.

Investigators excavated 30 shovel tests at 15 meter intervals within and around site 38CH1885; six shovel tests produced artifacts. Investigators also made one surface collection of

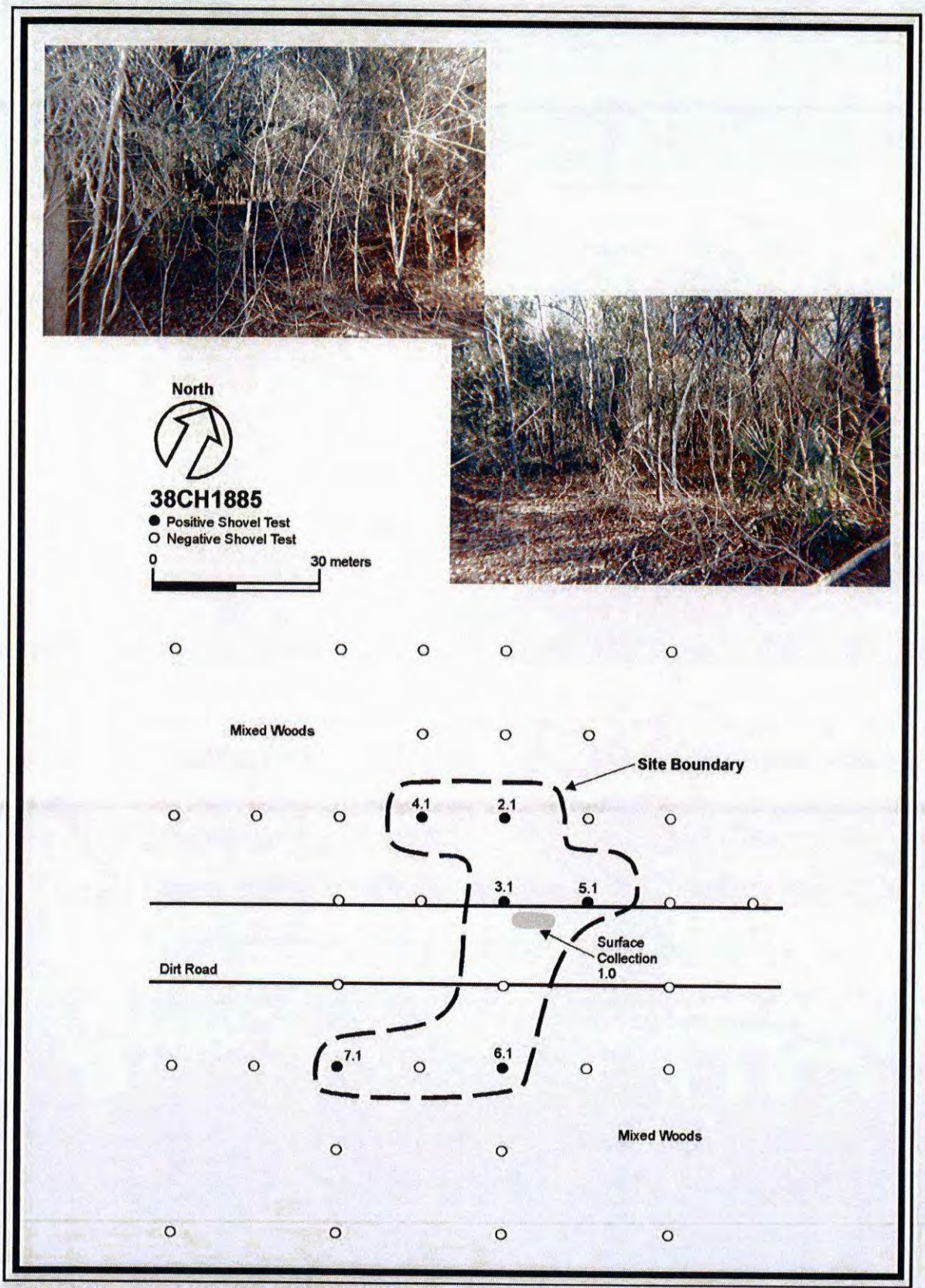


Figure 20. Plan and view of 38CH1885.

artifacts from the dirt road in the center of the site. Soils at site 38CH1885 consisted of a 10YR3/2 very dark grayish brown loamy sand Ap horizon 0-20 cm bs, underlain by a 7.5YR4/6 strong brown loamy fine sand C1 horizon 25-65+ cm bs. Artifacts were recovered from the ground surface and Ap and C1 horizons (0-50 cm bs).

The 14 artifacts recovered from site 38CH1885 include two Chinese blue underglazed porcelain sherds, three undecorated creamware sherds, one polychrome painted pearlware sherd, two blue transfer printed pearlware sherds, one Colonoware sherd, one dark olive green bottle glass fragment, two olive green bottle glass fragments, and two unidentifiable square nails, as well as 31.75 grams of brick and 8.2 grams of oyster shell. A summary of artifacts recovered from site 38CH1885 is presented in Table 9. For a complete artifact inventory, see Appendix A. Concentrations of artifacts indicative of former house piers or other architectural features, or house activity areas are not apparent. Diagnostic artifacts indicate the site was occupied during the late eighteenth to middle nineteenth century. The Colonoware sherd suggests an African American slave presence in the area.

Table 9. Artifacts Recovered from 38CH1885.

Artifact Type	Total
Chinese blue underglazed porcelain	2
Undecorated creamware	3
Polychrome painted pearlware	1
Blue transfer printed pearlware	2
Colonoware	1
Bottle glass	3
Nail	2
Total	**14**

Site 38CH1885 is assessed with respect to Criterion D, its ability to add significantly to our understanding of the history of the region. Site 38CH1885 is the remnants of a late eighteenth to early nineteenth century domestic occupation, possibly an African American slave occupation. No visible above ground cultural features remain at the site. No evidence of subsurface architectural elements or soil features was encountered in any of the shovel tests. The artifacts do not occur in concentrations sufficient to interpret activities that occurred at the site. Generally, the artifacts are very small (less than 3.0 cm in maximum dimension). Years of plowing and the construction of the road that passes through the site have scattered and mixed the deposits at the site causing extensive

damage and wear to the artifacts. The integrity of the materials, their location, and their associations are severely compromised. The potential for intact subsurface features to be present at the site is low. Additional investigation of 38CH1885 is unlikely to generate information beyond the occupation/presence (late eighteenth to early nineteenth century) and the presumed function (residence) presented above. The site cannot generate additional information concerning the past settlement patterns or land use practices on Johns Island. Therefore, 38CH1885 is recommended not eligible for the NRHP. Further management consideration of the site is not warranted.

Isolated Finds

Investigators identified 13 isolated finds (Isolates 1-13) in the project tract. These isolated finds are locales that produced less than three artifacts. When possible, additional shovel tests were excavated at 15 meter intervals around each initial find to recover additional artifacts and define the artifact cluster until two negative shovel tests were encountered in each cardinal direction. Table 10 summarizes the isolated finds identified during this survey.

Table 10. Isolated Finds Identified on the Orange Hill Tract.

Number	Component	Artifacts	NRHP Status
Isolate 1	Unknown Pre-Contact	One residual sherd	Not eligible
Isolate 2	Unknown Post-Contact	One unidentifiable square nail	Not eligible
Isolate 3	Unknown Pre-Contact	Two plain sherds	Not eligible
Isolate 4	Unknown Post-Contact	One unidentifiable square nail	Not eligible
Isolate 5	Unknown Pre-Contact	One residual sherd	Not eligible
Isolate 6	Unknown Pre-Contact	One plain sherd, one residual sherd	Not eligible
Isolate 7	Unknown Pre-Contact	One plain sherd	Not eligible
Isolate 8	Late 19th to early 20th century	One undecorated ironstone sherd, one amethyst bottle glass fragment	Not eligible
Isolate 9	Unknown Pre-Contact	One residual sherd	Not eligible
Isolate 10	Late 18th to middle 19th century	One blue transfer printed pearlware sherd	Not eligible
Isolate 11	Unknown Pre-Contact	One residual sherd	Not eligible
Isolate 12	Unknown Post-Contact	One unidentifiable stoneware sherd	Not eligible
Isolate 13	Early to middle 18th century	Two blue hand painted Delft sherds	Not eligible

The isolated finds are scattered throughout the project tract (see Figure 1). The Pre-Contact isolated finds likely represent locales where very limited activities occurred. These activities required few artifacts or occurred so infrequently that few artifacts were deposited at the locales. Some of the Post-Contact isolated finds may represent items lost or broken by people working in

what used to be agricultural fields or objects dislocated from their original locations due to plowing and/or timbering activities.

Due to the low frequencies of artifacts at these locales and the lack of cultural features, we recommend the 13 isolated finds not eligible for the NRHP. Further management consideration of these isolated finds is not warranted.

Summary and Management Recommendations

Brockington and Associates, Inc., conducted an intensive cultural resources survey of the Orange Hill Tract. These investigations included background research and archaeological survey. The archaeological survey entailed systematic shovel testing of the project tract. No historic architectural resources are present in or near the tract. Investigators identified 13 archaeological sites (38CH1873-38CH1885), and 13 isolated finds (Isolates 1-13) during the cultural resources survey of the Orange Hill Tract.

The majority of the cultural resources located on the Orange Hill Tract have middle nineteenth to early twentieth century components and likely are the remnants of domestic structures associated with tenant farming in the area. These sites include 38CH1874, 38CH1877-28CH1881, 38CH1883, and 38CH1884. The 1919 USGS topographic map shows structures near sites 38CH1879, 38CH1883, and 38CH1884. The 1971 USGS Legareville quadrangle shows structures near site 38CH1882. It is possible that some of the other Post-Contact sites at the Orange Hill Tract are associated with tenant farming, but there is no historic record of their locations.

Farming directly influenced the landscape at the Orange Hill Tract. The project tract has been farmed for approximately three centuries. Years of agricultural activities have severely compromised the integrity of the entire project area. All changes to the landscape caused by farming and other intrusive agricultural practices (e.g., plowing, silviculture, the excavation of drainage and irrigation ditches, and the construction of access roads) have contributed to the loss of historic integrity in the project area. Therefore, the integrity of all cultural resources identified at the Orange Hill Tract is poor.

We recommend the 13 archaeological sites (38CH1873-38CH1885) and the 13 isolated finds (Isolates 1-13) not eligible for the NRHP. No further management consideration of these

archaeological sites and isolated finds is warranted. No historic properties exist within or near the Orange Hill Tract. Development activities within the Orange Hill Tract will not affect any historic properties. Ground disturbing activities within the Orange Hill Tract should be allowed to proceed without further consideration of cultural resources.

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Appendix A

Artifact Inventory

Artifact Catalog

Brockington and Associates, Inc. uses the following proveniencing system. Provenience 1 designates general surface collections. Numbers after the decimal point designate subsequent surface collections, or trenches. Proveniences 2 to 200 designate shovel tests. Controlled surface collections and 50 by 50 cm units are also designated by this provenience range. Proveniences 201 to 400 designate 1 by 1 m units done for testing purposes. Proveniences 401 to 600 designate excavation units (1 by 2 m, 2 by 2 m, or larger). Provenience numbers over 600 designate features. For all provenience numbers except 1, the numbers after the decimal point designate levels. Provenience X.0 is a surface collection at a shovel test or unit. X.1 designates level one, and X.2 designates level two. For example, 401.2 is Excavation Unit 401, level 2. Flotation samples are designated by a 01 added after the level. For example, 401.201 is the flotation material from Excavation Unit 401, level 2. All weights are measured in grams.

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SITE NUMBER: 38CH1873

PROVENIENCE NUMBER: 2 , 1 Transect D21, shovel test 1

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	2	2.07	residual sherd	

PROVENIENCE NUMBER: 3 , 1 Transect D21, 15m S of shovel test 1

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	7.83	check stamped body sherd, fine/medium sand temper	Oemler

SITE NUMBER: 38CH1874

PROVENIENCE NUMBER: 2 , 1 Transect A42, shovel test 4

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	1.17	chert tertiary bifacial reduction flake	

PROVENIENCE NUMBER: 3 , 1 Transect A42, 15m N of shovel test 4

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	4.79	plain body sherd, fine/medium sand temper	

Site Number: 38CH1874

PROVENIENCE NUMBER: 4 , 1 Transect A42, 15m E of shovel test 4

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	1.87	residual sherd	

PROVENIENCE NUMBER: 5 , 1 Transect A42, 15m W of shovel test 4

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	2	4.08	residual sherd	

PROVENIENCE NUMBER: 6 , 1 Transect A43, shovel test 5

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	2	5.72	residual sherd	

PROVENIENCE NUMBER: 7 , 1 Transect A43, shovel test 6

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	2.83	eroded body sherd, grog temper	
2	1	0.75	residual sherd	

PROVENIENCE NUMBER: 8 , 1 Transect A44, shovel test 3

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	2	3.23	residual sherd	

PROVENIENCE NUMBER: 9 , 1 Transect A44, 15mN 15m E of shovel test 5

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	8.94	plain body sherd, coarse sand temper	
2	2	3.94	residual sherd	

PROVENIENCE NUMBER: 10 , 1 Transect A45, shovel test 4

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	3	3.50	residual sherd	

PROVENIENCE NUMBER: 11 , 1 Transect A45, 15m N of shovel test 4

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	2	1.40	residual sherd	
2		340.00	brick fragments	discarded in lab

PROVENIENCE NUMBER: 12 , 1 Transect A45, 15m N 15m E of shovel test 4

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	3	4.66	residual sherd	

PROVENIENCE NUMBER: 13 , 1 Transect A45, 15m S 15m W of shovel test 4

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	6	6.95	residual sherd	

PROVENIENCE NUMBER: 14 , 1 Transect A45,15m W of shovel test 4

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	2	1.96	residual sherd	

PROVENIENCE NUMBER: 15 , 1 Transect A45,shovel test 5

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	3	4.67	residual sherd	

Site Number: 38CH1874

PROVENIENCE NUMBER: 16 . 1 Transect A45, 15m W of shovel test 5

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	1.90	residual sherd	
2	1	0.83	chert flake fragment	hydrated

PROVENIENCE NUMBER: 17 . 1 Transect A46, shovel test 3

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	0.56	undecorated pearlware	

SITE NUMBER: 38CH1875

PROVENIENCE NUMBER: 2 . 1 Transect A43, shovel test 8

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	1.09	residual sherd	

PROVENIENCE NUMBER: 3 . 1 Transect A43, 15m S of shovel test 8

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	8.20	plain body sherd, coarse sand temper	

PROVENIENCE NUMBER: 4 . 1 Transect A43, 15m W of shovel test 8

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	3.14	plain body sherd, coarse sand temper	

SITE NUMBER: 38CH1876

PROVENIENCE NUMBER: 2 . 1 Transect A1, shovel test 10

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	1.91	residual sherd	

PROVENIENCE NUMBER: 3 . 1 Transect A1, 15m W of shovel test 10

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	3.31	residual sherd	

PROVENIENCE NUMBER: 4 . 1 Transect A1, shovel test 11

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	9.28	eroded body sherd, grog temper	
2	1	8.17	plain body sherd, coarse sand temper	

PROVENIENCE NUMBER: 5 . 1 Transect A1, 15m N of shovel test 11

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	3.92	residual sherd	

PROVENIENCE NUMBER: 6 . 1 Transect A1, shovel test 12

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	1.37	residual sherd	

PROVENIENCE NUMBER: 7 . 1 Transect A2, shovel test 13

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	1.31	residual sherd	
2		10.00	oyster	

Site Number: 38CH1876

PROVENIENCE NUMBER: 8 . 1 Transect A2, 15m S of shovel test 13

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	2.17	residual sherd	

PROVENIENCE NUMBER: 9 . 1 Transect A2, 15m W of shovel test 13

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	1.11	residual sherd	

SITE NUMBER: 38CH1877

PROVENIENCE NUMBER: 2 . 1 Transect B32, shovel test 2

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1		3.43	oyster	discarded in lab
2		15.59	brick fragments	discarded in lab

PROVENIENCE NUMBER: 3 . 1 Transect B32, 15m N of shovel test 2

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1		0.61	oyster	discarded in lab
2		534.60	brick fragments	discarded in lab
3		13.89	mortar	discarded in lab

PROVENIENCE NUMBER: 4 . 1 Transect B32, 15m N 15m E of shovel test 2

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	0	0.00	No cultural material	

PROVENIENCE NUMBER: 5 . 1 Transect B32, shovel test 3

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	1.17	amethyst bottle glass	

SITE NUMBER: 38CH1878

PROVENIENCE NUMBER: 2 . 1 Transect E1, shovel test 9

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	0.53	undecorated porcelain	
2	1	0.29	undecorated ironstone	
3	1	1.50	unidentifiable square nail	
4		0.24	oyster	discarded in lab
5		835.00	brick fragments	discarded in lab

PROVENIENCE NUMBER: 3 . 1 Transect E1, 15m N of shovel test 9

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	3.72	unidentifiable nail	
2		27.84	brick fragments	discarded in lab

PROVENIENCE NUMBER: 4 . 1 Transect E1, 15m E of shovel test 9

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	0.73	unidentified burned ceramic	
2		1.56	brick fragments	discarded in lab
3		81.90	concrete	discarded in lab

Site Number: 38CH1878

PROVENIENCE NUMBER: 5 . 1 Transect E1, 15m S of shovel test 9

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	2.10	mold decorated ironstone	
2	2	1.84	undecorated ironstone	
3	1	22.21	clear bottle glass	

PROVENIENCE NUMBER: 6 . 1 Transect E1, 15m N 15m W of shovel test 9

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1		52.99	brick fragments	discarded in lab

SITE NUMBER: 38CH1879

PROVENIENCE NUMBER: 2 . 1 Transect F8, shovel test 1

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	2	2.64	undecorated ironstone	
2		4.31	oyster	discarded in lab

PROVENIENCE NUMBER: 3 . 1 Transect F8, 15m N of shovel test 1

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	3.10	unidentifiable nail	

PROVENIENCE NUMBER: 4 . 1 Transect F8, 15m S of shovel test 1

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	3	6.95	unidentifiable square nail	

PROVENIENCE NUMBER: 5 . 1 Transect F8, 15m S 15m W of shovel test 1

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	3.17	mold decorated ironstone	
2	1	4.07	light blue bottle glass	

PROVENIENCE NUMBER: 6 . 1 Transect F8, 30m S 15m W of shovel test 1

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	0.61	undecorated ironstone	
2	1	0.11	clear bottle glass	
3	1	1.14	emerald green bottle glass	
4	1	5.51	light blue bottle glass	
5		18.61	oyster	discarded in lab
6		15.45	brick fragments	discarded in lab

PROVENIENCE NUMBER: 7 . 1 Transect F8, 45m S 15m W of shovel test 1

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	0.98	undecorated ironstone	
2	1	2.59	clear bottle glass	
3	2	101.93	amethyst bottle glass	
4	1	1.45	light green flat (window) glass	
5	3	0.64	aluminum/tin object	embossed with "nd USA"
6		81.50	oyster	discarded in lab
7		4.25	brick fragments	discarded in lab

PROVENIENCE NUMBER: 8 . 1 Transect F8, 30m S of shovel test 1

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1		180.00	brick fragments	discarded in lab

Site Number: 38CH1879

PROVENIENCE NUMBER: 9 . 1 Transect F8, shovel test 2

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	0.31	clear bottle glass	

SITE NUMBER: 38CH1880

PROVENIENCE NUMBER: 2 . 1 Transect F17, shovel test 3

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	2	8.47	amethyst bottle glass	
2		20.00	unidentifiable iron/steel	discarded in lab
3		11.59	oyster	discarded in lab
4		75.00	brick fragments	discarded in lab

PROVENIENCE NUMBER: 3 . 1 Transect F17, 15m E of shovel test 3

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	0.36	transfer printed ironstone	
2		8.37	oyster	discarded in lab
3		22.34	brick fragments	discarded in lab

PROVENIENCE NUMBER: 4 . 1 Transect F17, 15m S of shovel test 3

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	2	0.96	clear bottle glass	
2		6.99	oyster	discarded in lab

PROVENIENCE NUMBER: 5 . 1 Transect F17, 15m S of shovel test 4

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	2.30	unidentified burned ceramic	

PROVENIENCE NUMBER: 6 . 1 Transect F17, 15m S 15m W of shovel test 4

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1		12.46	brick fragments	disscarded in lab

PROVENIENCE NUMBER: 7 . 1 Transect F18, shovel test 1

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	3.06	clear bottle glass	

PROVENIENCE NUMBER: 8 . 1 Transect F18, shovel test 3

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	1.76	amethyst bottle glass	
2		4.42	oyster	discarded in lab

PROVENIENCE NUMBER: 9 . 1 Transect F18, 15m N 15m E of shovel test 3

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	2.53	wire	iron

PROVENIENCE NUMBER: 10 . 1 Transect F18, 30m N 15m E of shovel test 3

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	5.75	unidentifiable square nail	

PROVENIENCE NUMBER: 11 . 1 Transect F18, 45m N 15m E of shovel test 3

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	12.72	amethyst bottle glass	

Site Number: 38CH1880

2	1	2.80	residual sherd	

PROVENIENCE NUMBER: 12 , 1 Transect F18, 15m E of shovel test 3

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1		18.80	oyster	discarded in lab
2		14.97	brick fragments	discarded in lab

SITE NUMBER: 38CH1881

PROVENIENCE NUMBER: 2 , 1 Transect F11, shovel test 4

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	7.31	plain body sherd, coarse sand temper	
2	2	2.38	chert shatter	hydrated

PROVENIENCE NUMBER: 3 , 1 Transect F12, shovel test 4

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	0.94	yellowware with Mocha slip	

PROVENIENCE NUMBER: 4 , 1 Transect F12, 15m N of shovel test 4

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	0.43	undecorated whiteware	
2	1	0.23	clear bottle glass	
3	2	0.62	amethyst bottle glass	
4		3.63	brick fragments	discarded in lab
5		3.84	oyster	discarded in lab

PROVENIENCE NUMBER: 5 , 1 Transect F12, 15m S of shovel test 4

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	2.87	residual sherd	

PROVENIENCE NUMBER: 6 , 1 Transect F12, shovel test 5

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1		2.36	oyster	discarded in lab
2		25.03	brick fragments	discarded in lab

PROVENIENCE NUMBER: 7 , 1 Transect F12, shovel test 5

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1		233.00	brick fragments	discarded in lab

SITE NUMBER: 38CH1882

PROVENIENCE NUMBER: 2 , 1 Transect G17, shovel test 1

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	0.39	clear bottle glass	
2		2.32	brick fragments	discarded in lab

PROVENIENCE NUMBER: 3 , 1 Transect G17, 15m E of shovel test 1

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1		28.66	brick fragments	discarded in lab
2		2.53	brick fragments	discarded in lab

Site Number: 38CH1882

PROVENIENCE NUMBER: 4 . 1 Transect G17, shovel test 2

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1		30.00	asbestos shingle	

PROVENIENCE NUMBER: 5 . 1 Transect G18, shovel test 2

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	2	5.02	clear bottle glass	

PROVENIENCE NUMBER: 6 . 1 Transect G18, 15mS of shovel test2

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	4.08	clear bottle glass	
2	1	5.83	unidentifiable nail	
3		1.11	unidentifiable iron/steel	discarded in lab
4		0.96	brick fragments	discarded in lab
5		57.18	concrete	discarded in lab

PROVENIENCE NUMBER: 7 . 1 Transect G18, 15m S 15m E of shovel test 2

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1		135.00	concrete	discarded in lab
2		0.57	asbestos shingle	discarded in lab

SITE NUMBER: 38CH1883

PROVENIENCE NUMBER: 2 . 1 Transect H21, shovel test 9

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	3	5.16	amethyst bottle glass	
2		3.00	oyster	discarded in lab
3		7.27	brick fragments	discarded in lab

PROVENIENCE NUMBER: 3 . 1 Transect H21, 15m N of shovel test 9

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	0.23	undecorated porcelain	
2	1	1.14	clear bottle glass	
3	1	8.34	amethyst bottle glass	
4	1	0.07	light green bottle glass	
5		0.38	oyster	discarded in lab

PROVENIENCE NUMBER: 4 . 1 Transect H21, 15m E of shovel test 9

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	1.79	unidentifiable square nail	

PROVENIENCE NUMBER: 5 . 1 Transect H21, 15m W of shovel test 9

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	0.23	clear bottle glass	
2		0.88	oyster	discarded in lab
3		4.53	brick fragments	discarded in lab
4		4.25	mortar	

PROVENIENCE NUMBER: 6 . 1 Transect H21, 15m N 15m W of shovel test 9

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	0.83	mold decorated ironstone	
2	1	1.56	undecorated ironstone	

Site Number:	38CH1883			
3	1	0.33	clear bottle glass	
4	1	1.25	residual sherd	
5		0.70	oyster	discarded in lab
6		19.07	brick fragments	discarded in lab

SITE NUMBER: 38CH1884

PROVENIENCE NUMBER: 2 , 1 Transect H17, shovel test 18

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	1.62	unidentifiable square nail	

PROVENIENCE NUMBER: 3 , 1 Transect H17, 15m N of shovel test 18

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	3.57	clear bottle glass	
2		2.61	oyster	discarded in lab

PROVENIENCE NUMBER: 4 , 1 Transect H17, 15m W of shovel test 18

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	4.02	transfer printed ironstone	
2	2	1.57	faunal remains	
3	1	0.75	clear bottle glass	
4	4	14.74	amethyst bottle glass	
5	1	0.99	light blue bottle glass	
6		250.00	oyster	discarded in lab
7		1.90	mortar	discarded in lab

SITE NUMBER: 38CH1885

PROVENIENCE NUMBER: 1 , 0 Surface collection near Transect 32

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	2	5.24	undecorated creamware	
2	2	2.89	blue transfer printed pearlware	

PROVENIENCE NUMBER: 2 , 1 Transect 11, shovel test 1

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	2	0.84	Chinese blue underglazed porcelain	

PROVENIENCE NUMBER: 3 , 1 Transect 11, 15m S of shovel test 1

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	4.03	undecorated creamware	
2	1	0.28	polychrome hand painted pearlware	
3		1.97	oyster	discarded in lab

PROVENIENCE NUMBER: 4 , 1 Transect 11, 15m W of shovel test 1

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	0.51	dark olive green bottle glass	
2	1	0.70	olive green bottle glass	
3	2	3.43	unidentifiable square nail	
4		6.23	oyster	discarded in lab
5		15.41	brick fragments	discarded in lab

Site Number: 38CH1885

PROVENIENCE NUMBER: 5 , 1 Transect 11, 15m E 15m S of shovel test 1

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	1.19	colonoware rim sherd	

PROVENIENCE NUMBER: 6 , 1 Transect 50, shovel test 1

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	35.91	olive green bottle glass	

PROVENIENCE NUMBER: 7 , 1 Transect 51, shovel test 4

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1		16.34	brick fragments	discarded in lab

SITE NUMBER: Iso 1

PROVENIENCE NUMBER: 0 , 0 Transect 40, shovel test 7

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	1.67	residual sherd	

SITE NUMBER: Iso 2

PROVENIENCE NUMBER: 0 , 0 Transect 54, shovel test 1

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	1.08	unidentifiable square nail	

SITE NUMBER: Iso 3

PROVENIENCE NUMBER: 0 , 0 Transect 37, shovel test 11

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	2	10.11	plain body sherd, fine/medium sand temper	2 mend

SITE NUMBER: Iso 4

PROVENIENCE NUMBER: 0 , 0 Transect 38, shovel test 4

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	6.51	unidentifiable square nail	

SITE NUMBER: Iso 5

PROVENIENCE NUMBER: 0 , 0 Transect 49, shovel test 2

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	1.35	residual sherd	

SITE NUMBER: Iso 6

PROVENIENCE NUMBER: 2 , 1 Transect B-34, shovel test 7

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	1.83	residual sherd	

PROVENIENCE NUMBER: 3 , 1 Transect B-34, shovel test 8

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	4.49	plain rim sherd, very coarse sand temper	

SITE NUMBER: Iso 7

PROVENIENCE NUMBER: 0 , 0 Transect 16, shovel test 1

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	4.31	plain body sherd, very coarse sand temper	

SITE NUMBER: Iso 8

PROVENIENCE NUMBER: 2 , 1 Transect 20, shovel test 7

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	3.27	undecorated ironstone	

PROVENIENCE NUMBER: 3 , 1 Transect 20, 15m N of shovel test 7

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	0.48	amethyst bottle glass	

SITE NUMBER: Iso 9

PROVENIENCE NUMBER: 0 , 0 Transect 18, shovel test 8

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	1.97	residual sherd	

SITE NUMBER: Iso 10

PROVENIENCE NUMBER: 0 , 0 Transect 25, shovel test 1

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	6.34	blue transfer printed pearlware	

SITE NUMBER: Iso 11

PROVENIENCE NUMBER: 0 , 0 Transect 47, shovel test 5

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	2.08	residual sherd	

SITE NUMBER: Iso 12

PROVENIENCE NUMBER: 0 , 0 Transect 72, shovel test 2

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	1	1.72	unidentifiable stoneware	

SITE NUMBER: Iso 13

PROVENIENCE NUMBER: 0 , 0 Surface collection

Catalog #	*Count*	*Weight*	*Artifact Description*	*Comments*
1	2	1.83	blue painted Delft	

Appendix B.

Resume of the Project Principals

Ralph Bailey, Jr.

Brockington and Associates, Inc.
1051-F Johnnie Dodds Blvd.
Mt. Pleasant, South Carolina 29464

Education

1997 M.A. The Citadel and The University of Charleston, Charleston, S.C. (History)

1990 B.A. The George Washington University, Washington, D.C. (Anthropology)

Employment

Archaeologist, Brockington and Associates, Inc., 1996 to present

Research Associate, Brockington and Associates, Inc., 1993 to 1995

Archaeological Field Technician, Brockington and Associates, Inc., 1992

Reports And Papers Presented

1993 (with Eric C. Poplin and David C. Jones)
Fort Jackson Military Reservation Historic Preservation Plan- Volume I: Cultural Resources Management Plan. Prepared for the Fort Jackson Directorate of Public Works and the US Army Corps of Engineers- Savannah District, Savannah, Georgia.

1993 (with Eric C. Poplin)
Fort Jackson Military Reservation Historic Preservation Plan- Volume III: Archaeological Site Database. Prepared for the Fort Jackson Directorate of Public Works and the US Army Corps of Engineers- Savannah District, Savannah, Georgia.

1993 (with Eric C. Poplin an Kenneth F. Styer)
Cultural Resources Survey For FY 93 Timber Harvest Areas and Testing of 10 Separate Sites, Fort Jackson, South Carolina. Prepared for the US Army Corps of Engineers- Savannah District, Savannah, Georgia.

1993 (with Eric C. Poplin)
Cultural Resources Reconnaissance of the Hibri Tract, Charleston County, South Carolina. Prepared for the South Carolina Real Estate Development Board, Columbia, South Carolina.

1993 (with Eric C. Poplin and Elsie I. Eubanks)
Cultural Resources Survey of the Hibri Tract, Charleston County, South Carolina. Prepared for the South Carolina Real Estate Development Board, Columbia.

1993 (with Eric C. Poplin and David C. Jones)
An Intensive Cultural Resources Survey of a Lake Marion Transmission Line Right-of-Way, Berkeley and Clarendon Counties, South Carolina. Prepared for Newkirk Environmental Consultants, Inc., Charleston, South Carolina.

1993 (with Eric C. Poplin)
Cultural Resources Reconnaissance of Selected Portions of Sunny Point Farms, Wadmalaw Island, South Carolina. Prepared for Sunny Point Farms, Wadmalaw Island, South Carolina.

1993 (with Eric C. Poplin and Elsie I. Eubanks)
Cultural Resources Survey of the Silverman Tract, Charleston County, South Carolina. Prepared for the Southern National Bank of South Carolina, Charleston.

1994 (with Eric C. Poplin and David C. Jones)
An Intensive Cultural Resources Survey of Two Proposed New Mining Areas, Blue Circle Cement, Inc., Harleyville, Dorchester County, South Carolina. Prepared for Kilpatrick and Cody, Atlanta, Georgia.

1994 (with Eric C. Poplin and Elsie Eubanks)
Cultural Resources Survey and Testing of the Ellis Tract, Charleston County, South Carolina. Prepared for the Ellis Family, Charleston, South Carolina.

1995 (with Eric C. Poplin and Elsie Eubanks)
Cultural Resources Survey and Testing of the Bulls Bay Overlook Tract, Charleston County, South Carolina. Prepared for Reg Tisdale, Indianapolis, Indiana.

1995 *The Use of Plats in Historical Archaeology: The H.A.M. Smith Plat Collection at the South Carolina Historical Society.* Paper presented at the South Carolina Archaeological Society Annual Meeting, Columbia, 1 May.

1995 *Cultural Resources Survey of Selected Improvements of the Columbia Metropolitan Airport, Lexington County, South Carolina.* Prepared for LPA Group, Inc., Columbia.

1995 *Cultural Resources Survey of the Rice Fields South Tract, Georgetown County, South Carolina.* Prepared for Planning/Design Resources, Pawleys Island.

1995 *Cultural Resources Survey of the Proposed 46 Acre Catawba River Park, York County, South Carolina.* Prepared for the City of Rock Hill.

1995 *An Intensive Cultural Resources Survey of the McCurry Tract, Calhoun County, South Carolina.* Prepared for Blue Circle Cement Company, Harleyville, South Carolina.

1995 *An Archaeological Reconnaissance of the Sandpit Road Mine Site, Dorchester County, South Carolina.* Prepared for Banks Construction Company, North Charleston, South Carolina.

1995 *An Archaeological Reconnaissance of the Norman Landing Mine Site, Dorchester County, South Carolina.* Prepared for Truluck Construction Company, Charleston, South Carolina.

1995 *An Archaeological Reconnaissance of the Keiffer Tract, Jasper County, South Carolina.* Prepared for Coastal Concrete, Hilton Head Island, South Carolina.

1995 *An Intensive Archaeological Survey of a 34 Acre and a 7 Acre Portion of the Ponds Plantation Tract, Dorchester County, South Carolina.* Prepared for Ralph B. Simmons, Jr., Anderson.

1995 *Cultural Resources Survey of the Savannah Quarters Tract-Southwest Quadrant, Chatham County, Georgia.* Prepared for Hall Development Company, Myrtle Beach.

1996 *Archaeological Reconnaissance of the Cone Mine Site, Dorchester County, South Carolina.* Prepared for Palmetto Sand Company, Summerville.

1996 *Cultural Resources Overview, Tega Cay Development Tract, York County, South Carolina.* Prepared for Tega Cay Communities, LLC.

1996 (with Eric C. Poplin)
Archaeological Survey of the Proposed East and West Access Shafts for the Bushy Park Water Tunnel, Berkeley County, South Carolina. Prepared for the Commissioners of Public Works, City of Charleston, South Carolina.

1996 (with Tina Rust)
Archaeological Survey of the Proposed Naval Nuclear Power Training Command Facility, Naval Weapons Station- Charleston, Berkeley County, South Carolina. Prepared for Naval Facilities Engineering Command, Southern Division, North Charleston, South Carolina.

1996 *Cultural Resources Survey of the Waddell Road Realignment Corridor, Beaufort County, South Carolina.* Prepared for Andrews Engineering Company, Port Royal.

1996 (with Todd McMakin and Eric C. Poplin)
Historic Resources Survey of 1,700 Acres of US Forest Service Land, Camp Shelby, Mississippi. Prepared for the Mississippi Military Department, Jackson.

1996 *Archaeological Reconnaissance of the Oak Park Tract, Mt. Pleasant, South Carolina.* Prepared for Marc Copeland, Mt. Pleasant.

1996 (with Tina Rust and Eric C. Poplin)
Cultural Resources Survey of a 15 Acre Tract, E.I. DuPont de Nemours' Cooper River Plant, Berkeley County, South Carolina. Prepared for E.I. DuPont de Nemours' and Company, Charleston.

1996 *Archaeological Reconnaissance of the Clubhouse Road Mine Site, Dorchester County, South Carolina.* Prepared for Sabine and Waters, Summerville.

1996 (with Eric C. Poplin)
Archaeological Survey of the McGinnis-Horres Tract, James Island, South Carolina. Prepared for Patrick N. McGinnis and Marietta M. Horres.

1996 (with Tina Rust and Eric C. Poplin)
Archaeological Monitoring of a Proposed Water Line Easement, Fort Johnson (38CH69), Charleston, South Carolina. Prepared for City of Charleston Commissioners of Public Works, Charleston.

1996 (with Bruce Harvey, W.A. McElveen, and Eric C. Poplin)
Archaeological and Architectural Survey for Proposed Improvements to McCrays Mill Road, Sumter, South Carolina. Prepared for LPA Group, Inc., Columbia.

1996 (with Bruce Harvey and Eric C. Poplin)
Cultural Resources Inventory of Proposed Development Areas in the Kaminski Tract, Georgetown and Horry Counties, South Carolina. Prepared for Canal Industries, Incorporated, Conway.

1996 (with Bruce Harvey)
Cultural Resource Reconnaissance for the Extension of Red Bay Road, Sumter, South Carolina. Prepared for LPA Group, Incorporated, Columbia.

1996 *Cultural Resources Overview of the Wescot Tract, Dorchester County, South Carolina.* Prepared for The Westvaco Corporation, Summerville.

1996 Archaeological Reconnaissance, Davis Road Mine Site, Beaufort County, South Carolina. Prepared for Cleland Construction Company, Hilton Head Island, South Carolina.

1997 (with Todd A. McMakin, Tina R. Rust, and Eric C. Poplin)
Archaeological Data Recovery in the SC151 Widening Project, Chesterfield County, South Carolina. Prepared for South Carolina Department of Transportation, Columbia.

1997 (with Eric C. Poplin)
Archaeological Reconnaissance and Assessment, Legend Oaks Plantation and Country Club, Dorchester County, South Carolina. Prepared for Trico Engineering Consultants, Inc., North Charleston.

1997 (with Bruce Harvey)
Cultural Resources Inventory of the I'On Development Tract, Mt. Pleasant, South Carolina. Prepared for The Graham Company, Mt. Pleasant.

1997 (with Tina Rust and Eric C. Poplin)
Cultural Resources Survey of the Proposed Palmetto Parkway Corridor, Charleston and Dorchester Counties, South Carolina. Prepared for the Charleston County Department of Public Works, Charleston.

1997 (with Todd McMakin and Eric C. Poplin)
Cultural Resources Survey of the Godley Tract-Phase I, Chatham County, Georgia. Prepared for the Branigar Organization, Savannah.

1997 *Cultural Resources Reconnaissance of the Palmetto Commerce Park, Charleston County, South Carolina.* Prepared for Palmetto Commerce Park, LLC, Charleston.

1997 *Cultural Resources Reconnaissance of the Whitehall II Tract, Dorchester County, South Carolina.* Prepared for Civil Site Environmental, Inc., Charleston, South Carolina.

1997 Intensive Cultural Resources Survey of the Myrtle Beach National Tract, Horry County, South Carolina. Prepared for Coastal Science Associates, Inc., Columbia, South Carolina.

1997 *Cultural Resources Reconnaissance of the Ingleside Plantation Tract, Charleston County, South Carolina.* Prepared for the Albert Weber Manufacturing Company, Summerville, South Carolina.

1997 *Archaeological Monitoring of Selected Areas of the Octagon House (38LU7), 619 East Main Street, Laurens, South Carolina.* Prepared for Landmark Asset Services, Winston-Salem, North Carolina.

1998 (with Eric C. Poplin)
Archaeological Survey of MGI Industry's Proposed Nitrogen Gas Line, Berkeley County, South Carolina. Prepared for Kenco Associates, Inc., Ashland, Kentucky.

1998 *Archaeological Reconnaissance Survey of the Proposed Dirt Cheap Inc. Borrow Pits, City of Charleston, Berkeley County, South Carolina.* Prepared for Bridge Creek, LLC, Mt. Pleasant, South Carolina.

1998 (with Harry Pecorelli and Todd McMakin)
Archaeological Survey of a Proposed Mine Site at the Ponds Plantation, Dorchester County, South Carolina. Prepared for Palmetto Sand Company, Inc., Ridgeville, South Carolina.

1998 (with Todd McMakin)
Cultural Resources Survey of the Fabian Tract, Charleston County, South Carolina. Prepared for Albert Weber Manufacturing Company, Summerville, South Carolina.

1998 (with Keith Stephenson)
Archaeological Survey of the Carolina Nurseries Property Management Tract, Berkeley County, South Carolina. Prepared for Carolina Nursery, Inc., Charleston.

1998 *Cultural Resources Reconnaissance of Cummings Point, Charleston County, South Carolina. Prepared for Mr. Jack Theimer, San Francisco, California.*

1998 (with Scott Wolf)
Cultural Resources Survey of the Harmony Industrial Park, Georgetown County, South Carolina. Prepared for DDC Engineers, Inc., North Myrtle Beach, South Carolina.

1998 (with E. Poplin, B. Harvey, and T. McMakin)
Phase I Cultural Resources Survey of Selected Areas on the Marine Corps Air Station Beaufort, Beaufort County, South Carolina. Prepared for The United State Marine Corps and the US Army Corps of Engineers-Savannah District.

1998 (with Eric C. Poplin and Bruce Harvey)
Archaeological Data Recovery at 38GE334, Prince George River Tract, Georgetown County, South Carolina. Prepared for the Prince George Development Corporation, Georgetown.

1998 (with Tina Rust and Eric C. Poplin)
Archaeological Data Recovery at 38CH1402 and 38CH1405, Park West Tract, Charleston County, South Carolina. Prepared for Land Tech Charleston, L.L.C., Charleston.

1999 *Cultural Resources Inventory of the Appian Way Tract, Dorchester County, South Carolina.* Prepared for Ford Development, Inc., Dallas, Texas.

1999 *Archaeological Survey of the Whitehall II Tract, Dorchester County, South Carolina.* Prepared for Civil Site Environmental, Inc., Charleston, South Carolina.

1999 (with Eric C. Poplin and Stephen Roberts)
Cultural Resources Survey of Darrell Creek Phase II Tract, Charleston County, South Carolina. Prepared for Ed Goodwin, Charleston, South Carolina.

1999 *Archaeological Testing of 38HR371 and 38HR372, Horry County, South Carolina.* Prepared for Taylor, Mahon, and Associates, Inc., Pawleys Island, South Carolina.

1999 (with Harry Pecorelli, III and Bruce G. Harvey)
Cultural Resources Inventory of Tilly Island, Colleton County, South Carolina. Prepared for Tilly Island, L.L.C., Charleston, South Carolina.

1999 (with Scott Wolf)
Archaeological Reconnaissance and Intensive Survey of Friendfield Plantation on the Sampit River, Georgetown County, South Carolina. Prepared for the National Trust for Historic Preservation, Washington, DC.

1999 *Archaeological Testing of 39 Hagood Avenue, Charleston, South Carolina.* Prepared for The Citadel Alumni Association, Charleston, South Carolina.

1999 *Cultural Resources Reconnaissance and Intensive Survey of Cherokee Plantation, Colleton County, South Carolina.* Prepared for The Carnegie Club, Ltd., England.

1999 *Cultural Resources Survey of Molasses Creek Crossing, Charleston County, South Carolina.* Prepared for George Christodal, Mt. Pleasant, South Carolina.

1999 (with Bruce Harvey)
Intensive Cultural Resources Survey of the New Long Point Road Right of Way from Whipple Road to the SPA Terminal, Charleston County, South Carolina. Prepared for Transystems, Inc. Greenville, South Carolina.

1999 *Archaeological Survey of The Hill at Legend Oaks, Dorchester County, South Carolina.* Prepared for Asset Corporation of the South, L.L.C., Charlotte, North Carolina.

1999 (with David Baluha)
Cultural Resources Reconnaissance of the 23.33 Acre Lowcountry Business Park, Mount Pleasant, South Carolina. Prepared for Seamon, Whiteside and Associates, Inc. Mount Pleasant, South Carolina.

1999 (with Kara Bridgman and Bruce Harvey)
Cultural Resources Inventory of the Briars Creek Tract, Johns Island, Charleston County, South Carolina. Prepared for Koenig Construction Company, Johns Island, South Carolina.

2000 (with Eric Poplin and Bruce Harvey)
National Register of Historic Places Evaluation of 29 Archaeological Sites Charleston Naval Weapons Station, Berkeley and Charleston Counties, South Carolina. Prepared for US Navy, Southern Division, Naval Facilities Engineering Command, North Charleston, South Carolina.

2000 (with Eric Poplin and Stephen Roberts)
Cultural Resources Survey of Darrell Creek Phase II Tract, Charleston, South Carolina. Prepared for Ed Goodwin, Charleston, South Carolina.

2000 (with Pat Hendrix)
Cultural Resources Survey of Rushland Plantation, Johns Island, South Carolina. Prepared for Hoffman, Lester, and Associates, Inc., Charleston, South Carolina.

2000 *Archaeological Reconnaissance Survey of the Proposed Expansion to the Basic Science Building College of Dental Medicine, Medical University of South Carolina, Charleston.* Prepared for The Medical University of South Carolina, Charleston, South Carolina.

2000 (with Kara Bridgman)
Cultural Resources Inventory of the Oyster Point Tract, Mount Pleasant, Charleston County South Carolina. Prepared for Pulte Home Corporation, Duluth, Georgia.

2000 (with Bruce Harvey and Joshua Fletcher)
Intensive Cultural Resources Survey of the New Long Point Road Right *of Way, Charleston, South Carolina.* Prepared for Transystems, Inc., Greenville, South Carolina.

2000 (with Gwendolyn Burns and Pat Hendrix)
Cultural Resources Survey of the Stono River at Limehouse Bridge Tract, Charleston County, South Carolina. Prepared for Ford Development Corporation, Dallas, Texas.

2000 (with Dave S. Baluha and Pat Hendrix)
Cultural Resources Survey of an 8 Hectare Parcel of the Ashley Park Tract, Charleston County, South Carolina. Prepared for Meridian Place, LLC, Charleston.

2000 (with Gwendolyn Burns and Pat Hendrix)
Cultural Resources Survey of the Bolton Bees Ferry Tract, Charleston County, South Carolina. Prepared for Getrag Precision Gear Company, North Charleston, South Carolina.

2000 (with Eric C. Poplin and David S. Baluha)
Intensive Cultural Resources Survey of Selected Portions of the Charleston Naval Weapons Station, Berkeley County, South Carolina. Prepared for the US Navy, Facilities Engineering Command, North Charleston, South Carolina.

2000 (with Eric C. Poplin and Bruce G. Harvey)
National Register of Historic Places Evaluation of 29 Archaeological Sites, Charleston Naval Weapons Station, Berkeley and Charleston Counties, South Carolina. Prepared for the US Navy, Facilities Engineering Command, North Charleston, South Carolina.

2000 (with Joshua N. Fletcher)
Cultural Resources Survey of the Reserve at Lake Keowee, Pickens County, South Carolina. Prepared for The Reserve at Lake Keowee, LLC, Sunset, South Carolina.

2000 *Archaeological Reconnaissance Survey of the Seabreeze Development, City of Charleston, South Carolina.* Prepared for Nelson, Mullins, Riley, and Scarborough, LLP, Charleston.

2000 (with Kara Bridgman)
Cultural Resources Inventory of the Elms at Charleston, Tracts A and B, Charleston County, South Carolina. Prepared for The Herman Group, LLC, Charleston.

2000 (with Dave Baluha and Pat Hendrix)
Cultural Resources Survey of Fenwick Tract D, Johns Island, South Carolina. Prepared for Trico Engineering Consultants, Inc., North Charleston, South Carolina.

2000 (with Pat Hendrix)
Archaeological Survey of 35 Acres in Port Royal, Beaufort County, South Carolina. Prepared for Tony Porter, Beaufort.

2000 Archaeological Testing of Selected Portions of Cedar Grove Plantation (38DR158), Whitehall II Development Tract, Dorchester County, South Carolina. Prepared for Floyd Whitfield.

2000 *Archaeological Reconnaissance Survey of the Proposed Expansion to the Basic Science Building, College of Dental Medicine, Medical University of South Carolina, Charleston.* Prepared for the Medical University of South Carolina, Charleston.

2001 (with Dave Joyner and Pat Hendrix)
Cultural Resources Survey of Roddin's Island, Berkeley County, South Carolina. Prepared for The Daniel Island Company, Charleston, South Carolina.

2001 (with Pat Hendrix)
Cultural Resources Survey and Archaeological Testing of Rushland Plantation, Johns Island, South Carolina. Prepared for IBG Partners, LLC, Washington, DC.

Joshua N. Fletcher

Brockington and Associates, Inc.
1051 Johnnie Dodds Blvd., Suite F
Mt. Pleasant, South Carolina 29464

Education

M.A. *Anthropology (with an emphasis on Archaeology)*, Department of Anthropology, University of South Carolina, Columbia, South Carolina, 1999.

B.S. *Architectural Design*, Department of Architecture, Clemson University, Clemson, South Carolina, 1993.

Professional Experience

1997-present Archaeologist, Brockington and Associates, Inc., Mt. Pleasant, South Carolina.

1997 Instructor, Archaeology for Kids Summer at USC, University of South Carolina, Columbia, South Carolina.

1997 Archaeological illustrator, South Carolina Institute of Archaeology and Anthropology, Columbia, South Carolina.

1995-1996 Research assistant and archaeological illustrator, South Carolina Institute of Archaeology and Anthropology, Columbia, South Carolina.

1995 Archaeology intern, South Carolina Department of Transportation, Columbia, South Carolina.

Field Director/Reports/Publications

2000 (with Pat Hendrix)
Cultural Resources Survey of the Grimball Farm Tract, Charleston County, South Carolina. Prepared for Thomas & Hutton, Inc., Mt. Pleasant, South Carolina.

2000 (with Bruce Harvey)
Intensive Cultural Resources Survey of the Proposed US Route 176/I-585 Improvements Project, Spartanburg County, South Carolina. Prepared for ARCADIS Geraghty & Miller, Inc., Raleigh, NC and South Carolina Department of Transportation.

2000 (with Ralph Bailey)
Cultural Resources Survey of the Reserve at Lake Keowee, Pickens County, South Carolina. Prepared for The Reserve at Lake Keowee, LLC, Sunset, South Carolina.

2000 (with Bruce G. Harvey and Eric C. Poplin)
Cultural Resources Survey of the Hasell Point Tract, Beaufort County, South Carolina. Prepared for D'Amico Management Associates, Hilton Head Island, South Carolina.

2000 (with Bruce Harvey and Eric C. Poplin)
Intensive Cultural Resources Survey of the US Route 378 Improvements Corridor, Clarendon County, Florence County, and Williamsburg County, South Carolina. Prepared for THE LPA GROUP, Inc., Columbia, SC.

2000 (with Ralph Bailey and Bruce G. Harvey)
Intensive Cultural Resources Survey of the New Long Point Road Right of Way from Whipple Road to the SPA Terminal, Charleston County, South Carolina. Prepared for Transystems, Inc., Greenville, SC.

1999 (with Ralph Bailey)
Cultural Resources Inventory of the Marsh Hall at Appian Landing Tract, Dorchester County, South Carolina. Prepared for Trico Engineering, North Charleston, SC.

1999 (with Eric C. Poplin and Bruce G. Harvey)
Intensive Archaeological Survey of US Route 521/301 Improvements Corridor, Clarendon County, South Carolina. Prepared for ARCADIS Geraghty & Miller, Inc., Raleigh, NC.

1999 (with Eric C. Poplin and Bruce G. Harvey)
Cultural Resources Survey of the Shults Tract, Beaufort County, South Carolina. Prepared for Branigar Organization, Bluffton, SC.

1999 (with Eric C. Poplin and Bruce G. Harvey)
Archaeological Testing of 38BK1631, 38BK1633, 38BK1634, and 38BK1635, Daniel Island, South Carolina. Prepared for Daniel Island Company, Charleston, SC.

1999 (with Eric C. Poplin and Bruce G. Harvey)
Archaeological Testing of 38BK815 and 38BK1625, Daniel Island, South Carolina. Prepared for Daniel Island Company, Charleston, SC.

1999 (with Eric C. Poplin)
Cultural Resources Survey of Infrastructure Corridors for NUCOR Steel Company's Proposed Mill, Hertford County, North Carolina. Prepared for NUCOR Steel, Ahoskie, North Carolina.

1999 (with Eric C. Poplin and Bruce G. Harvey)
Archaeological Survey of the Plantation Oaks Tract, Georgetown County, South Carolina. Prepared for A & B Land Development, Inc., Murrells Inlet, South Carolina.

1999 (with Eric C. Poplin)
Cultural Resources Survey of the Proposed Spartanburg Metro-B Lawsons Fork Creek Water Line, Spartanburg County, South Carolina. Prepared for B. P. Barber & Associates, Inc., Spartanburg, South Carolina.

1999 (with Eric C. Poplin)
Cultural Resources Survey of The City of Winton Wastewater Treatment Plant Expansion, Hertford County, North Carolina. Prepared for NUCOR Steel, Ahoskie, North Carolina.

1999 (with Eric C. Poplin and Bruce G. Harvey)
Cultural Resources Survey of the Buckwalter Access Road Tract, Beaufort County, South Carolina. Prepared for The Branigar Organization, Hilton Head Island, South Carolina.

1999 (with Eric C. Poplin and Bruce G. Harvey)
Cultural Resources Survey of the Villages at Buckwalter Plantation Tract, Beaufort County, South Carolina. Prepared for Cardamone Associates, Hilton Head Island, South Carolina.

1998 (with Bruce G. Harvey and Todd McMakin)
Cultural Resources Survey of the Loring Mill Road Widening Corridor, Sumter County, South Carolina. Prepared for Wilbur Smith Associates, Inc., Columbia, South Carolina.

1998 (with Eric C. Poplin and Bruce G. Harvey)
Cultural Resources Survey of the Lowcountry Medical Group Tract, Beaufort County, South Carolina. Prepared for Davis & Floyd, Inc., Port Royal, South Carolina.

1998 (with Todd McMakin and Bruce G. Harvey)
Cultural Resources Survey of Portions of Tracts J and J1 at Indigo Run, Beaufort County, South Carolina. Prepared for The Melrose Company, Hilton Head Island, South Carolina.

1998 (with Todd McMakin)
Archaeological Testing of 38BU1727, Picket Fences Tract, Beaufort County, South Carolina. Prepared for Andrews Engineering Company, Inc., Port Royal, South Carolina.

1998 (with Eric Poplin, David Jones, and David Lineberry)
Archaeological Testing of 38CH1281, Belle Hall Development Tract 3, Mount Pleasant, South Carolina. Prepared for Plantation Partners, LP, Mount Pleasant, South Carolina.

Published Illustrations

1998 Joanna Casey
Just a Formality: The Presence of Fancy Projectile Points in a Basic Tool Assemblage. In *Gender in African Prehistory*, edited by Susan Kent, pp. 83-103. Altamira Press, Walnut Creek, California.

1997 David C. Crass, Bruce R. Penner, Tammy R. Forehand, John Huffman, Lois J. Potter, and Larry Potter
Excavations at New Windsor Township, South Carolina. Savannah River Archaeological Research Heritage Series 3. Columbia.

Pat Hendrix

Brockington and Associates
1051-F Johnnie Dodds Blvd.
Mt. Pleasant, South Carolina, 29464

Education

Winthrop University, Rock Hill, SC
Masters of Arts. Fall1999.

Coastal Carolina University, Conway, SC
Bachelor of Arts in History, cognate in Politics and Philosophy.

Employment

2000-Present
Historian and Archaeological Field Technician, Brockington and Associates, Inc., Mt. Pleasant, South Carolina

1997/1998
Winthrop University, Rock Hill, SC
Graduate Research Assistant
Responsible for the organization and maintenance of historical collections, including preservation. Assisted students and faculty with research in the University Archives.

Published Cultural Resources Reports

2000(with Ralph Bailey, Jr.)
Cultural Resources Survey of Rushland Plantation Johns Island, South Carolina. Prepared for Hoffman, Lester, and Associates, Inc. Charleston, South Carolina.

2000
Literature Review of the Carolina Eastman Plant Expansion, Calhoun County, South Carolina. Prepared for Carolina Eastman, Columbia, South Carolina.

2000
Literature Review of the Carolina Eastman Plant Expansion, Augusta, Georgia, Prepared for Carolina Eastman, Augusta, Georgia.

2000
Cultural Resources Reconnaissance of Rushland Plantation, Johns Island, South Carolina. Prepared for Hoffman, Lester, and Associates, Inc., Charleston, South Carolina.

2000
Cultural Resources Reconnaissance of Orange Hill Tract, Johns Island, South Carolina. Prepared for Wetland Environmental Services, Myrtle Beach, South Carolina.

2000(with David Baluha)
Cultural Resources Survey of the Swygert Property Tract, Charleston County, South Carolina. Prepared for Thomas and Hutton Engineering Company, Mount Pleasant, South Carolina.

2000(with Ralph Bailey, Jr.)
Archaeological Survey of 35 Acres in Port Royal, Beaufort County, South Carolina. Prepared for Tony Porter, Beaufort, South Carolina.

2000(with Josh Fletcher)
Cultural Resources Survey of the Grimball Farms Tract James Island, South Carolina. Prepared for Thomas and Hutton Engineering Co. Mt. Pleasant, South Carolina.

2000(with Tina Rust)
Cultural Resources Survey of the Myrtle Plantation Beaufort County, South Carolina. Prepared for Andrews Engineering Co. Port Royal, South Carolina.

2000 (with Kara Bridgeman)
Cultural Resource Inventory of the Edisto Beach Tract, Charleston, South Carolina. Prepared for Robert Marvin, Howell Beach, and Associates, PA, Walterboro, South Carolina.

2000
Cultural Resources Survey of the Tiara Lane Tract, Georgetown County, South Carolina. Prepared for Hunter Brown, Georgetown, South Carolina.

2000(with Ralph Bailey)
Cultural Resources Survey of the Dobson Builder's Tract, Berkeley County, South Carolina. Prepared for Thomas and Hutton Engineering Company, Mt. Pleasant, South Carolina.

2000(with Dave Baluha)
Cultural Resources Survey of an 8 Hectare Parcel of the Ashley Park Tract, Charleston, South Carolina. Prepared for Meridan Place, Charleston, South Carolina.

2000(with Josh Fletcher)
Cultural Resources Survey of the Norfolk Southern Tract, Savannah, Georgia. Prepared for Hussey, Gay, Bell, & DeYoung, Savannah, Georgia.

2001(with David Baluha)
Cultural Resources Survey and Testing of the Parrot Point Tract, Charleston County, South Carolina. Prepared for Ford Development Company, Dallas, Texas.

2001(with Kara Bridgman)
Intensive Cultural Resources Survey of the Okatee Plant Floyd Tract, Jasper County, South Carolina. Prepared for South Carolina Electric and Gas, Columbia, South Carolina.

2001
Cultural Resources Survey of the North Charleston Regional Intermodal Transportation Center, Charleston, South Carolina. Prepared for Wilbur Smith and Associates, Columbia, South Carolina.

2001
Cultural Resource Survey of the Bolton Bees Ferry Tract, Charleston, South Carolina. Prepared for Getrag Precision Gear Company, North Charleston, South Carolina.

2001(with David Baluha)
Cultural Resources Survey of the Ripley Light Marina Tract, Charleston, South Carolina. Prepared for General Engineering Company, Charleston, South Carolina.

2001(with Kara Bridgman)
Cultural Resources Survey of the Rose Dhu Creek Plantation Tract, Beaufort County, South Carolina. Prepared for Thomas and Hutton Engineering, Savannah, Georgia.

2001(with Ralph Bailey)
Cultural Resources Survey of Fenwick Tract D, Charleston County, South Carolina. Prepared for Trico Engineering Consultants, Inc., North Charleston, South Carolina.

2001(with Kara Bridgman)
Cultural Resources Survey and Testing of Harper Tract, Berkeley, County. Prepared for Greenwood Development, North Charleston, South Carolina.

2001(with Ralph Bailey)
Cultural Resources Survey of Roddin's Island, Berkeley County. Prepared for The Daniel Island Company, Charleston, South Carolina.

2001
Cultural Resources Survey of the Santee Cooper Right of Way, Chester County, South Carolina. Prepared for Santee Cooper, Monks Corner, South Carolina.

2001(with Pete von Lowe)
Cultural Resources Inventory of the Hanahan High School Tract, Berkeley County, South Carolina. Prepared for Southern Management Group. Columbia, South Carolina.

2001 (with Pete von Lowe)
Cultural Resource Inventory of the Skatell Tract, Berkeley County, South Carolina. Prepared for H.S. Ltd. of Daniel Island, Mt. Pleasant, South Carolina.

2000 (with Gwendolyn Burns)
Cultural Resources Survey of the Stono River at Limehouse Bridge Tract, Charleston County, South Carolina. Prepared for Ford Development Corporation, Dallas, Texas.

2001(with Kara Bridgman)
Cultural Resources Survey of the D.R. Horton Tract, Beaufort County, South Carolina. Prepared for Thomas and Hutton Engineering, Savannah, Georgia.

South Carolina Archives & History Center
History & Heritage For All Generations

February 5, 2002

Mr. Ralph Bailey
Brockington and Associates, Inc.
1051 Johnnie Dodds Boulevard, Suite F
Mt. Pleasant, SC 29464

RE: *Cultural Resources Survey of the Orange Hill Tract, Johns Island, Charleston County, South Carolina*

Dear Ralph:

We have received five copies of the above referenced final report prepared by Brockington and Associates. The report meets the standards and guidelines established by the Secretary of the Interior and those prepared by the South Carolina SHPO.

This letter was written to assist you and your client with your responsibilities under pertinent state and federal laws that concern cultural resource management. If you have any further questions, please contact me at (803) 896-6181.

Sincerely,

Chad C. Long
Staff Archaeologist
State Historic Preservation Office

Cc: Mike Casa, Orange Hill Plantation, LLC 1001 Landfall Way Johns Island, SC 29455

BROCKINGTON AND ASSOCIATES, INC.

CONSULTING ARCHAEOLOGISTS, HISTORIANS, AND CULTURAL RESOURCES PLANNERS

January 31, 2002

Chad Long
State Historic Preservation Office
SC Department of Archive and History
8301 Parklane Road

Re: Final Report, *Cultural Resources Survey of the Orange Hill Tract Charleston County, South Carolina*

Dear Chad:

Enclosed are three bound copies, one unbound copy and disk copy of the above referenced report. Thank you for your assistance with this project. If you need anything further, please feel free to contact Ralph Bailey at 843-881-3128.

Sincerely,

Susannah Munson
Brockington and Associates

cc: Mike Casa, Orange Hill Plantation, LLC 1001 Landfall Way Johns Island, SC 29455

ATLANTA
6611 BAY CIRCLE, SUITE 220
NORCROSS, GEORGIA 30071
770-662-5807 • FAX 770-662-5824

RALEIGH
1803 GARNER STATION BOULEVARD
RALEIGH, NORTH CAROLINA 27603
919-779-9975 • FAX 919-779-7955

CHARLESTON
1051 JOHNNIE DODDS BOULEVARD, SUITE F
MT. PLEASANT, SOUTH CAROLINA 29464
843-881-3128 • FAX 843-849-1776

South Carolina Archives & History Center
History & Heritage For All Generations

January 23, 2002

Mr. Ralph Bailey
Brockington and Associates, Inc.
1051 Johnnie Dodds Boulevard, Suite F
Mt. Pleasant, SC 29464

RE: *Cultural Resources Survey of the Orange Hill Tract, Johns Island, Charleston County, South Carolina*

Dear Ralph:

I have recently reviewed the above-referenced draft report that describes cultural resource investigations at the Orange Hill Tract in Charleston County, South Carolina. The report was well written and contained excellent graphics. Our office concurs with the report's recommendation that **archaeological sites 38CH1873-1885 are not eligible** for listing in the National Register of Historic Places. Construction and/or ground disturbing activities may proceed without additional cultural resource investigations.

This letter was written to assist you and your client with your responsibilities under pertinent state and federal laws that concern cultural resource management. If you have any further questions, please contact me at (803) 896-6181.

Sincerely,

Chad C. Long
Staff Archaeologist
State Historic Preservation Office

cc: Keith Derting
SCIAA/USC

BROCKINGTON AND ASSOCIATES, INC.

CONSULTING ARCHAEOLOGISTS, HISTORIANS, AND CULTURAL RESOURCES PLANNERS

January 4, 2002

Valerie Marcil
State Historic Preservation Office
8301 Parklane Road
Columbia, SC 29223

Re: Cultural Resources Survey of the Orange Hill Tract, Johns Island, Charleston County, SC

Dear Valerie:

Enclosed are two copies of the draft report for the above referenced project for your review. The project was conducted at the request of OCRM based on SHPO recommendations following a public notice for a permit application by Orange Hill, LLC. We identified 13 sites, none of which is recommended potentially eligible or eligible for the NRHP. If you have any questions or need any additional information, please let me know.

Sincerely,

Ralph Bailey, Jr.
Project Manager

cc: Mike Casa, Orange Hill, LLC

ATLANTA
6611 BAY CIRCLE, SUITE 220
NORCROSS, GEORGIA 30071
770-662-5807 • FAX 770-662-5824

RALEIGH
1803 GARNER STATION BOULEVARD
RALEIGH, NORTH CAROLINA 27603
919-779-9975 • FAX 919-779-7955

CHARLESTON
1051 JOHNNIE DODDS BOULEVARD, SUITE F
MT. PLEASANT, SOUTH CAROLINA 29464
843-881-3128 • FAX 843-849-1776

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Post-it® Fax Note 7671	Date 11-1-01	# of pages ▶ 1
To Mike Casa	From J. D. Dukes	
Co./Dept.	Co. Davis + Floyd	
Phone # 768-2146	Phone #	
Fax #	Fax #	

October 29, 2001

Mr. Richard Geer
Office of Ocean and Coastal Resource Management
1362 McMillan Avenue, Suite 400
Charleston, SC 29405

Re: P/N #10-01-09-12
Orange Hill Property, John's Island, Charleston County, SC

Dear Mr. Geer:

I have reviewed the above referenced permit application. I am recommending that a cultural resources survey of the proposed project area be conducted prior to any land-disturbing activities. The survey should be sufficient to make determinations of eligibility for the National Register.

The cultural resources assessment performed by Brockington and Associates on the tract this year indicates a moderate probability for this property to contain archaeological sites, some of which may be eligible for the National Register. A full intensive survey by qualified archaeologists will be necessary to identify and evaluate sites.

These comments are provided to assist you with your responsibility under the SC Coastal Zone Management Act, as amended, and Section 106 of the National Historic Preservation Act, as amended. If you have any questions or comments, please contact me at (803) 896-6173.

Sincerely,

Valerie Marcil
Staff Archaeologist
State Historic Preservation Office

EXHIBIT 1.1

AUGUST 26, 2025

Definitions

The "*Act*" means the South Carolina Local Government Development Agreement Act, codified at sections 6-31-10 to -160 of the South Carolina Code.

"*Accessory Use*" means a use customarily incidental and subordinate to the principal use of a *Lot* or of a structure, or as allowed by the *ARB* in accordance with Article 6.5 of Appendix B, the modified *ZLDR*. An *Accessory Use* is located on the same *Lot* as the principal use, except in cases of off-street parking, temporary real estate sales office, and temporary construction facilities.

"*Accessory Dwelling Unit*" means no more than one (1) *Dwelling Unit*, with no more than 1,600 square feet of total *Floor Area*, providing complete, independent living facilities for one or more persons that is separate from the *principal Dwelling Unit*, or that has been added to, onto, or created within, a single family house. This definition includes garage apartments. Attached *Accessory Dwelling Units* shall be serviced by the same electrical meter as the principal *Dwelling Unit*. Detached *Accessory Dwelling Units* shall have a separate electrical meter.

"*Active Recreation Area*" means any park and recreational facility which is developed with recreation and support facilities such as playgrounds, skeet and trap shooting courses, Golf Courses, bicycle trails, , tennis courts, pickle ball courts, baseball or softball fields, football or soccer fields, basketball courts, Swimming Pools, clubhouses, equestrian facilities, and tennis courts Active Recreation Areas shall constitute Recreational and Natural Areas.. *Active Recreation Areas* shall constitute *Recreational and Natural Areas*. Approximately 279.88 acres or 35% of the total of *the Recreational and Natural Areas* is the *Golf Course*. However, the *Property Owner* may construct some of the described activities outside the *Golf Course*, which will increase the acreage of the dedicated *Active Recreation Areas*.

"*Affordable Dwelling Unit*" means in the case of *Dwelling Units* for sale, housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than 28 percent (28%) of the annual household income for a household earning no more than 80 percent (80%) of the area median income, by household size, for the metropolitan statistical area as published from time to time by the U.S. Department of Housing and Community Development (HUD) and, in the case of *Dwelling Units* for rent, housing for which the rent and utilities constitute no more than 30 percent (30%) of the annual household income for a household earning no more than 80 percent (80%) of the area median income, by household size for the metropolitan statistical area as published from time to time by HUD

"*Agreement*" means this Development Agreement, including the recitals and exhibits attached hereto. The *Agreement* shall also include the *Plan*.

"*ARB*" is the Orange Hill Architectural Review Board that will be functional under the auspices of the *Property Owner* and/or as it may later functional under applicable *Covenants*. The *ARB* may promulgate, modify, and enforce development guidelines, such as architectural and landscaping guidelines, assigned to it under the *Agreement* or the *Plan* with respect to any portion of the *Real Property*.

"*Association*" means one or more non-profit association(s) or corporation(s), which will be formally constituted and made up of the property owners and/or residents of the *Real Property*, or a particular portion or portions thereof. An *Association* may take responsibility for costs and maintenance of *Common Areas* on or affecting any portion of the *Real Property* subject to such *Association*'s jurisdiction, as delineated in any applicable *Covenants*.

"*BCM*" means *DES*'s Bureau of Coastal Management.

"*Building Development Standards*" means any applicable dimensional standards for *Lots*, *Development Parcels*, buildings, and structures, including but not limited to any minimum standards for *Lot* area, *Lot* width, *Setbacks*, and yard requirements and any maximum standards for *Building Height* and *Building Coverage* on *Lots* or *Development Parcels*.

"*Building Height*" means the vertical distance between the Design Flood Elevation (DFE), or ground level if the Structure is not in a Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA), and:

1. The average height level between the eaves and ridge line of a gable, hip or gambrel roof; or
2. The highest point of a mansard roof; or
3. The highest point of the coping of a flat roof.

Building Height does not include those items specifically excluded from consideration of *Building Height* in the *Plan*.

"*Club*" shall mean and refer to the Kiawah Island Club, its successors and assigns.

"*Common Areas*" means "Common Areas," as defined under any *Covenants* encumbering all or portions of the *Real Property*, i.e., all real and personal properties which now or hereafter are deeded or leased to, or are the subject of a use agreement or easement with, an *Association* and wherein the property therein described is specifically denominated to be part of the *Common Areas*. The *Common Areas* may include but shall not be limited to recreation and natural areas; maintenance and drainage areas; *Facilities*; easements; alleys; *Streets*; parking lots; signs; lagoons; ponds; wetlands; rights-of-way; and the area between any property line of an owner and any freshwater body. The designation of any land and/or improvements as a *Common Area* shall not mean or imply that the public at large acquires any easement of use or enjoyment therein.

"*Comprehensive Plan*" means the Charleston County Comprehensive Plan, adopted pursuant to sections 6-29-510 to -540 of the South Carolina Code.

"*Conservancy Tract*" means the 212.30 acres of real property identified as TMS 256-00-00-120 that is subject to the Declaration of Restrictive Covenants for Wetlands Preservation, as amended, copy attached as Exhibit 4.5 to this *Agreement*.

"*Corps*" means the United States Army Corps of Engineers.

"*County*" means Charleston County, a political subdivision of the State of South Carolina.

"*County Council*" means the County Council of Charleston County, South Carolina.

"*County Ordinances*" means the Code of Ordinances of Charleston County, South Carolina including the *ZLDR*.

"*Covenants*" means and refers to one or more declaration(s) of covenants, conditions, and restrictions encumbering all or portions of the *Real Property* that have been or will be recorded by the *Property Owner*.

"*DES*" means the South Carolina Department of Environmental Services, as established pursuant to section 44-1-1 of the South Carolina Code.

"*Development*" means the changing of land characteristics through redevelopment, construction, *Subdivision* into Parcels, condominium complexes, apartment complexes, commercial parks, shopping centers, industrial parks, mobile home parks, and similar *Developments* for sale, lease, or any combination of owner and rental characteristics.

"*Development Parcel*" means any parcel of land on which *Development* may occur, including platted *Lots* and unplatted parcels, but excluding public or private street rights-of-way.

"*Development Permit*" includes a building permit, zoning permit, construction permit, *Subdivision* or plat approval, rezoning certification, special exception, variance, certificate of occupancy or any other official action of *Local Government* having the effect of permitting or approving the *Development* or use of real property.

"*Diameter Breast Height*" or "*DBH*" means the total diameter, in inches, of a single tree trunk measured at a point four and one half feet above existing grade (at the base of the tree). In measuring *DBH*, the circumference of the tree shall be measured with a standard diameter tape, and the circumference shall be divided by 3.14.

"*District*" means the Orange Hill Planned Development District, as established in the *Plan*.

"*Dock*" or "*Pier*" means a structure built over and/or floating on water used to provide access to any of the lagoons on the *Real Property*.

"*DOT*" means the South Carolina Department of Transportation, as established in section 57-1-20 of the South Carolina Code.

"*Dwelling Unit*" means a building or portion of it designed and used for residential occupancy by a single household and that includes exclusive sleeping, cooking, eating and sanitation facilities, provided, however, that legally permitted *Dwelling Units* may be used as *Short-Term Rental Properties* pursuant to the terms of this *Agreement* and the modified *ZLDR* attached as Appendix B.

"*Facilities*" means major on-site capital or community improvements including, but not limited to, transportation, sanitary sewer, solid waste, drainage, potable water, and electrical service.

"*Floor Area*" means the sum of the gross horizontal areas of the several floors of the building, measured from the exterior faces of the exterior walls or from the center lines of walls separating two buildings, computed as follows: (1) floor space devoted to the principal use of the premises, including accessory storage areas located within selling or working space, such as counters, racks, or closets; (2) any basement *Floor Area* devoted to the production or processing of goods or to business or professional offices. *Floor Area* shall not include space devoted primarily to storage purposes (except as otherwise noted herein), off-street parking or loading facilities, including ramps, and maneuvering space, or basement *Floor Area*, other than area devoted to retailing activities, the production or processing of goods, or business or professional offices.

"*Golf Course*" means a tract or tracts of land laid out for up to eighteen (18) holes for playing the game of golf and improved with tee boxes, greens, fairways, hazards, lagoons and wetlands, and utilities related to golf course irrigation and that may include club houses, driving ranges, training and expanded practice facilities including a number of par-3 holes, comfort stations, and shelters. The *Golf Course* shall constitute an *Active Recreation Area*.

"*Grand Tree*" means any tree with a *DBH* of 24 inches or greater, with the exception of pine tree and sweet gum tree (Liquidamber styraciflua) species.

"*Gross Leasable Area*" or "*GLA*" means *Floor Area* devoted to a use designated as such in the table of uses set forth in the *Plan*. *GLA* does not include public or common areas, such as parking lots, utility rooms and stairwells, in a building or on a *Lot* otherwise devoted to a use designated as *GLA* in the *Plan*. *GLA* does not include a community amenity center, such as a fitness club or changing and shower rooms for swimming pools.

"*Ground Level*" means *Natural Ground* or the lowest floor elevation for structures as set forth in the *County*'s flood management ordinance, as amended, whichever is higher.

"*Land Development Regulations*" means ordinances and regulations enacted by the appropriate governing body for the regulation of any aspect of *Development* and includes, but is not limited to, *Local Government* zoning, rezoning, subdivision, building construction, occupancy, aesthetic, road, stormwater, wastewater, or sign regulations or any other regulations controlling the *Development* or use of property.

"*Laws*" means all ordinances, resolutions, regulations, comprehensive plans, *Land Development Regulations*, policies and rules, custom and usage (formal or informal) adopted by a *Local Government* affecting the *Development* of property and includes laws governing permitted uses of the property, governing density, and governing design, improvement, and construction standards and specifications, except as provided in section 6-31-140(A) of the South Carolina Code.

"*Local Government*" means any county, municipality, special district, or governmental entity of the state, county, municipality or region established pursuant to law which exercises regulatory control over, and grants *Development Permits* for land *Development* or which provides public *Facilities*. The *County* is a *Local Government*.

"*Lot*" means *Development Parcel* identified in a *Subdivision Plat* recorded in the Office of the Register of Deeds for Charleston County, South Carolina.

"*Mixed Use*" means a use, structure, or parcel containing both residential and non-residential elements.

"*Parties*" are the *Property Owner* and the *County*. When used herein with reference to a specific *Tract*, *Development Parcel*, *Lot*, or other portion of the *Real Property*, *Parties* shall mean and refer to the *County* and that specific person or entity that has legal title to such *Tract*, *Development Parcel*, *Lot*, or other portion of the *Real Property*. If portions of the *Agreement* apply to one or more, but not all, of the entities or persons comprising the *Property Owner*, those particular parties may be separately referred to herein.

"*Passive Recreation Area*" means areas in and located due to the presence of a particular natural or environmental setting and that may include conservation lands or waters providing for both active and passive types of resource-based outdoor recreation activities that are less formalized or program-oriented than activity-based recreation. A farm or other agricultural use shall be considered a *Passive Recreation Area*. *Passive Recreation Areas* shall constitute *Recreational and Natural Areas*.

"*Plan*" means the Orange Hill Planned Development Zoning District comprised of the PD Guidelines and Sketch Plans. The *Plan* is attached to the *Agreement* and incorporated therein by reference. The *Plan* shall constitute a vested right of the *Property Owner* during the term of the *Agreement* (including any extensions or renewals thereof).

"*Planning Commission*" means the Charleston County Planning Commission as established under Article 2.2 of the *ZLDR*.

"*Planning and Zoning Director*" means the Director of the Zoning and Planning Department of Charleston County or the authorized designee or representative of the Director.

"*Preservation Tract*" means that parcel of land described in note 2 to Table 4.1 in this *Agreement*.

"*Project*" is the *Development* that has occurred and will occur on the *Real Property*.

"*Property Owner*" means Kiawah Resort Associates, LP, a Delaware Limited Partnership, together with all subsidiaries and affiliated entities thereof and other entities, which may have a legal interest on the date of execution hereof in any of the *Real Property* described in Paragraph 4 of the *Agreement* and includes their successors in interest, successors in title (as to any portion of the *Real Property*), and/or assigns by virtue of assignment or other instrument compliant with the

Agreement. When used herein with reference to a specific *Tract*, *Development Parcel*, *Lot*, or other portion of the *Real Property*, "*Property Owner*" shall mean and refer to that specific person or entity that has legal title to such *Tract*, *Development Parcel*, *Lot*, or other portion of the *Real Property*. The *Property Owner* warrants that there are no other legal or equitable owners of the *Real Property* on the *Effective Date*.

"*Protected Trees*" means any Tree on a Parcel with a Diameter Breast Height of twenty-four inches or greater prior to Development, with the exception of pines and sweet gums, and all Trees with a Diameter Breast Height of eight inches or greater prior to Development within required Scenic Road Right-of-Way buffers and required Type A and D perimeter buffers, and any Tree within a Scenic Road Right-of-Way with a Diameter Breast Height of six inches or greater prior to Development.

"*Real Property*" is the *Real Property* referred to in Paragraph 4 of the *Agreement* and includes any improvements or structures customarily regarded as part of real property.

"*Recreational and Natural Areas*" means *Active Recreation Areas, Passive Recreation Areas*, freshwater wetlands, constructed lagoons, buffers, and other natural areas outside of *Lots* and *Street* rights of way.

"*Setback*" means a required minimum distance from a *Lot* line or *Street* right-of-way, ingress/egress easement, or OCRM or *BCM* critical line that establishes an area within which a structure shall not be erected.

"*Short-Term Rental Property*" or "*STRP*" means a dwelling or any part thereof that is offered, advertised, or provided to Short-Term Rental Tenants (excluding Family members) for individual rental terms not exceeding 29 consecutive days for a fee or any form of compensation. Compensation may include, but is not limited to, an exchange or interaction between people conducting business, such as a rental contract, or agreement, cash or credit transaction, and/or bartering (exchanging goods or services for other goods or services without using money). The number of Rental Days applies per Lot and not per dwelling.

"*Street*" means a vehicular way which may also serve in part as a way for pedestrian traffic, whether called a *Street*, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, land, place, alley, mall, easement, or otherwise designated, including the entire area within the right-of-way.

"*Subdivision*" means all divisions of a tract or *Parcel* of land into two or more *Lots*, building sites, or other divisions for the purpose, whether immediate or future, of sale, lease, or building development, and includes all division of land involving a new *Street* or change in existing *Streets,* and includes re-subdivision which would involve the further division or relocation of *Lot* lines of any *Lot* or *Lots* within a *Subdivision* previously made and approved or recorded according to law; or, the alteration of any *Streets* or the establishment of any new *Streets* within any *Subdivision* previously made and approved or recorded according to law, and includes combination of *Lots* of record.

Tree Preservation Plan means a process by which trees are protected from construction damage with the use of various arboricultural services/practices including, but not limited to, canopy and root pruning, soil amendments, fertilization, root growth enhancements, and pesticides. In most cases, a Tree Preservation Plan contains a set schedule which details when a service is to be administered and for which trees. Tree Preservation Plans must be developed by certified arborists.

"*Workforce Dwelling Unit*" means housing affordable to low and moderate income Families (those earning up to 120% of the Charleston-North Charleston Metropolitan Statistical Area (MSA) median Family income, as defined in the schedule published annually by the U.S. Department of Housing and Urban Development (HUD).

"*Zoning and Land Development Regulations*" or "*ZLDR*" means and refers to the Zoning and Land Development Regulations of Charleston County, South Carolina, as of February 28, 2025

EXHIBIT 4.1

Property Description

Tract A – 249.930 Acre Tract

ALL that certain piece, parcel or tract of land containing 249.930 acres, more or less, situate, lying and being on Johns Island in the County of Charleston, State of South Carolina, known and designated as **"LANDS OF KIAWAH RESORT ASSOCIATES, LP TMS# 215-00-00-163 (ORANGE HILL PLANTATION) TRACT A TOTAL AREA 10,886,969 SQ. FT. 249.930 ACRES"** on a plat entitled "A LOT LINE ABANDONMENT PLAT TMS# 215-00-00-030, 165 THRU 172 & 163 ORANGE HILL PLANTATION BOUNDARY SURVEY LOCATED ON JOHNS ISLAND CHARLESTON COUNTY, SOUTH CAROLINA," prepared by Southeastern Land Surveying LLC, dated December 6, 2023, last revised on February 18, 2025, and recorded in **Plat Book** 525 **at Page** 0026 in the ROD Office for Charleston County, South Carolina.

SAID property having such size, shape and dimensions, more or less, as will by reference to said plats more fully appear.

Derivation: Being the same property conveyed to Kiawah Resort Associates, L.P. by deed of Orange Hill Plantation, LLC, a South Carolina limited liability company dated March 4, 2008, and recorded March 5, 2008, in Book Z652, page 563 in the ROD Office.

TAX MAP PARCEL NUMBER(S): **215-00-00-163**

ALSO

Property Description, Continued

Tract B – 470.867 Acres

ALL that certain piece, parcel or tract of land containing 470.867 acres, more or less, situate, lying and being on Johns Island in the County of Charleston, State of South Carolina, known and designated as **"LAND OF KIAWAH RESORT ASSOCIATES, LP TMS#215-00-00-030 (ORANGE HILL PLANTATION) TRACT B TOTAL AREA BEFORE ABANDONMENT 18,419,766 SQ.FT. 422.860 ACRES TOTAL AREA AFTER ABANDONMENT 20,510,958 SQ. FT. 470.867 ACRES"** on a plat entitled "A LOT LINE ABANDONMENT PLAT TMS# 215-00-00-030, 165 THRU 172 & 163 ORANGE HILL PLANTATION BOUNDARY SURVEY LOCATED ON JOHNS ISLAND CHARLESTON COUNTY, SOUTH CAROLINA," prepared by Southeastern Land Surveying LLC, dated December 6, 2023, last revised on February 18, 2025, and recorded in **Plat Book** 525 **at Page** 0024 in the ROD Office for Charleston County, South Carolina.

SAID property having such size, shape and dimensions, more or less, as will by reference to said plat more fully appear.

Derivation: Being the same property conveyed to Kiawah Resort Associates, L.P. (i) by Limited Warranty Deed of Orange Hill Development Group, LLC, a North Carolina limited liability company dated January 10, 2008, and recorded January 11, 2008, in Book 0648, page 580 in the ROD Office; and (ii) by deed of Vintage Properties, LLC dated September 22, 2022, and recorded September 26, 2022 in Book 1139, page 923 in the ROD Office.

TAX MAP PARCEL NUMBER(S): **215-00-00-030**

ALSO

Property Description, Continued

Tract 1 - 212.30 Acres

Parcel One:

ALL that certain parcel of land situated about two miles southwest of the Johns Island Rural Center, Charleston County, S.C., containing **160.101 acres** and described as follows:

Commencing at the intersection of River Road and Bohicket Road; thence with Bohicket Road northeasterly 2.6 miles to a concrete monument on the southerly right-of-way line, said concrete monument being a common property corner for lands now or formerly of Westvaco Corporation and lands now or formerly of Joseph Qualls; thence departing Bohicket Road and running with the Westvaco/Qualls Line southeasterly 3,494 feet to an iron marking the "Point of Beginning" for the herein described property; thence with lands now or formerly of K.M. Qualls S65-26-08E 197.83 feet to an iron; thence S65-05-56E 996.36 feet to an axle; thence with lands now or formerly of Fleming and with lands now or formerly of West Ashley Awning Manufacturing Co., Inc., S43-12-52W 4,349.53 feet to an iron; thence with lands now or formerly of Orange Hill Associates N70-17-08W 1,106.16 feet to an iron; thence N70-32-08W 484.44. feet to an iron; thence N21-10-35E 758.14 feet to an iron; thence N19-33-42E 455.13 feet to an iron; thence a new line dividing the herein described property from residual acreage owned now or formerly by Westvaco Corporation N55-59-39E 3,578.38 feet to the "Point of Beginning." All of which is more particularly shown on a plat by F.E. Quinn, III, R.L.S., dated May 3, 1995, such plat being recorded in Plat Book EA at page 688 in the ROD Office.

Together with an ingress-egress easement, fifty feet in width which is appropriately delineated on the above-referenced plat. The terms and conditions of the ingress-egress easement are more specifically set forth in that certain Grant of Easement from Westvaco Corporation to Landmark Land Company of Carolina, Inc., of record in the Charleston County ROD Office. The ingress-egress easement is subject to Westvaco Corporation's reservation of the right to relocate said easement at any future date and Westvaco Corporation's right to cross and recross said easement, as set forth in the Deed recorded in Book E258 at page 775 of the ROD Office.

Parcel Two:

ALL that tract or parcel of land, situate, lying and being located on Johns Island, Charleston County, South Carolina, shown and designated as "**ADDITIONAL AREA = 52.20 ACRES** (2.20 ACRES IN POWERLINE R/W)" on a plat entitled "PLAT OF A PROPERTY LINE ADJUSTMENT BETWEEN THE EAST BANK TRACT (236 ACRES) AND TRACT 1 JOHNS ISLAND CHARLESTON COUNTY, S.C." by SouthStar Surveying, Inc. dated April 2, 1997, and recorded on April 28, 1997, in Plat Book EB at Page 782, in the ROD Office.

SAID PARCEL ONE AND PARCEL TWO, TOGETHER, also being shown and designated as "TRACT 1 S.C. NATURE CONSERVANCY TOTAL AREA 212.30 ACRES" on a plat entitled "PLAT OF A PROPERTY LINE ADJUSTMENT BETWEEN THE EAST BANK TRACT (236 ACRES) AND TRACT 1 JOHNS ISLAND CHARLESTON COUNTY, S.C." by SouthStar Surveying, Inc. dated April 2, 1997, and recorded on April 28, 1997, in Plat Book EB at Page 782, in the ROD Office.

DERIVATION: BEING the same property conveyed to Kiawah Resort Associates, L.P. by deed of Orange Hill Development Group, LLC, a North Carolina limited liability company dated January 10, 2008, and recorded January 11, 2008, in Book 0648, page 588 in the ROD Office.

TAX MAP PARCEL NUMBER: 256-00-00-120

EXHIBIT 4.2 PLATS

VICINITY MAP
(NOT TO SCALE)

ACREAGE CHART	
PARCEL	ACRES
TRACT A (TMS# 215-00-00-163)	709.870
TRACT B (TMS# 215-00-00-030)	10.971
TOTAL ACREAGE	720.841

"THIS PLAT SUPERSEDES RECORDED PLAT BOOK L24-0055"

GRAPHIC SCALE

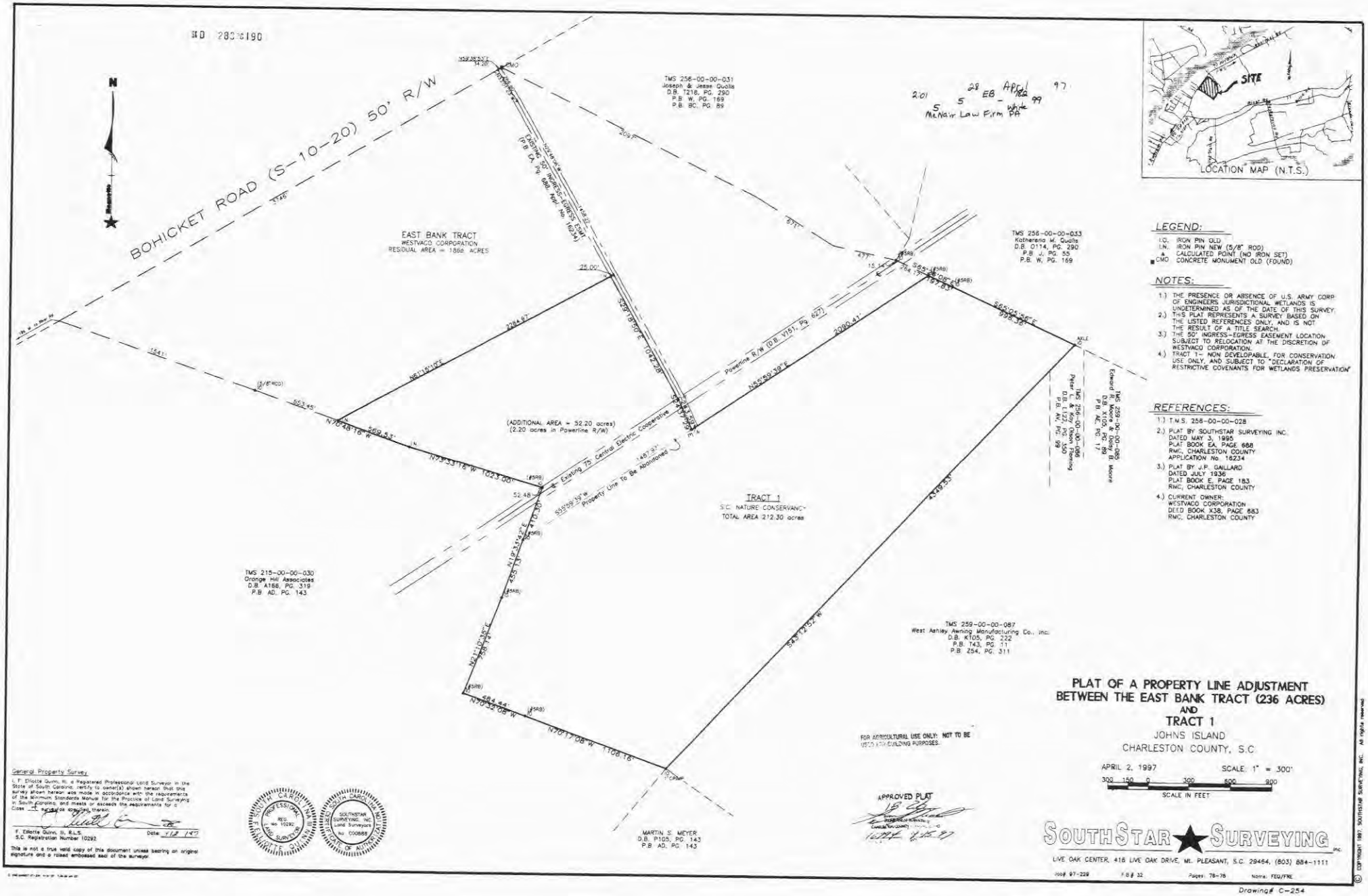
SURVEYORS CERTIFICATION:

APPROVED PLAT

RECORDED

A LOT LINE ABANDONMENT PLAT
TMS# 215-00-00-030,165 THRU 172 & 163
ORANGE HILL PLANTATION BOUNDARY SURVEY
LOCATED ON JOHNS ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

SOUTHEASTERN LAND SURVEYING LLC



LEGEND:

I.O. IRON PIN OLD
I.N. IRON PIN NEW (5/8" ROD)
▲ CALCULATED POINT (NO IRON SET)
■CMO CONCRETE MONUMENT OLD (FOUND)

NOTES:

1.) THE PRESENCE OR ABSENCE OF U.S. ARMY CORP OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.
2.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY, AND IS NOT THE RESULT OF A TITLE SEARCH.
3.) THE 50' INGRESS-EGRESS EASEMENT LOCATION SUBJECT TO RELOCATION AT THE DISCRETION OF WESTVACO CORPORATION.
4.) TRACT 1 - NON DEVELOPABLE, FOR CONSERVATION USE ONLY, AND SUBJECT TO "DECLARATION OF RESTRICTIVE COVENANTS FOR WETLANDS PRESERVATION"

REFERENCES:

1.) T.M.S. 256-00-00-028
2.) PLAT BY SOUTHSTAR SURVEYING INC. DATED MAY 3, 1995 PLAT BOOK EA, PAGE 688 RMC, CHARLESTON COUNTY APPLICATION No. 16234
3.) PLAT BY J.P. GAILLARD DATED JULY 1936 PLAT BOOK E, PAGE 183 RMC, CHARLESTON COUNTY
4.) CURRENT OWNER: WESTVACO CORPORATION DEED BOOK K38, PAGE 883 RMC, CHARLESTON COUNTY

FOR AGRICULTURAL USE ONLY. NOT TO BE USED FOR BUILDING PURPOSES.

APPROVED PLAT

PLAT OF A PROPERTY LINE ADJUSTMENT BETWEEN THE EAST BANK TRACT (236 ACRES) AND TRACT 1

JOHNS ISLAND
CHARLESTON COUNTY, S.C.

APRIL 2, 1997 SCALE: 1" = 300'

300 150 0 300 600 900
SCALE IN FEET

General Property Survey

I, F. Elliotte Quinn, III, a Registered Professional Land Surveyor in the State of South Carolina, certify to owner(s) shown hereon that this survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class ___ survey as specified therein.

F. Elliotte Quinn, III, R.L.S.
S.C. Registration Number 10292

Date: 4/2/97

This is not a true valid copy of this document unless bearing an original signature and a raised embossed seal of the surveyor.

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR F. ELLIOTTE QUINN REG. No. 10292

SOUTHSTAR SURVEYING, INC. Land Surveyors Ac 000888 CERTIFICATE OF AUTHORIZATION

SOUTHSTAR SURVEYING, Inc.
LIVE OAK CENTER, 416 LIVE OAK DRIVE, Mt. PLEASANT, S.C. 29464, (803) 884-1111

Job# 97-229 F.B.# 32 Pages: 78-79 Name: FEQ/FRE

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Drawing# C-254

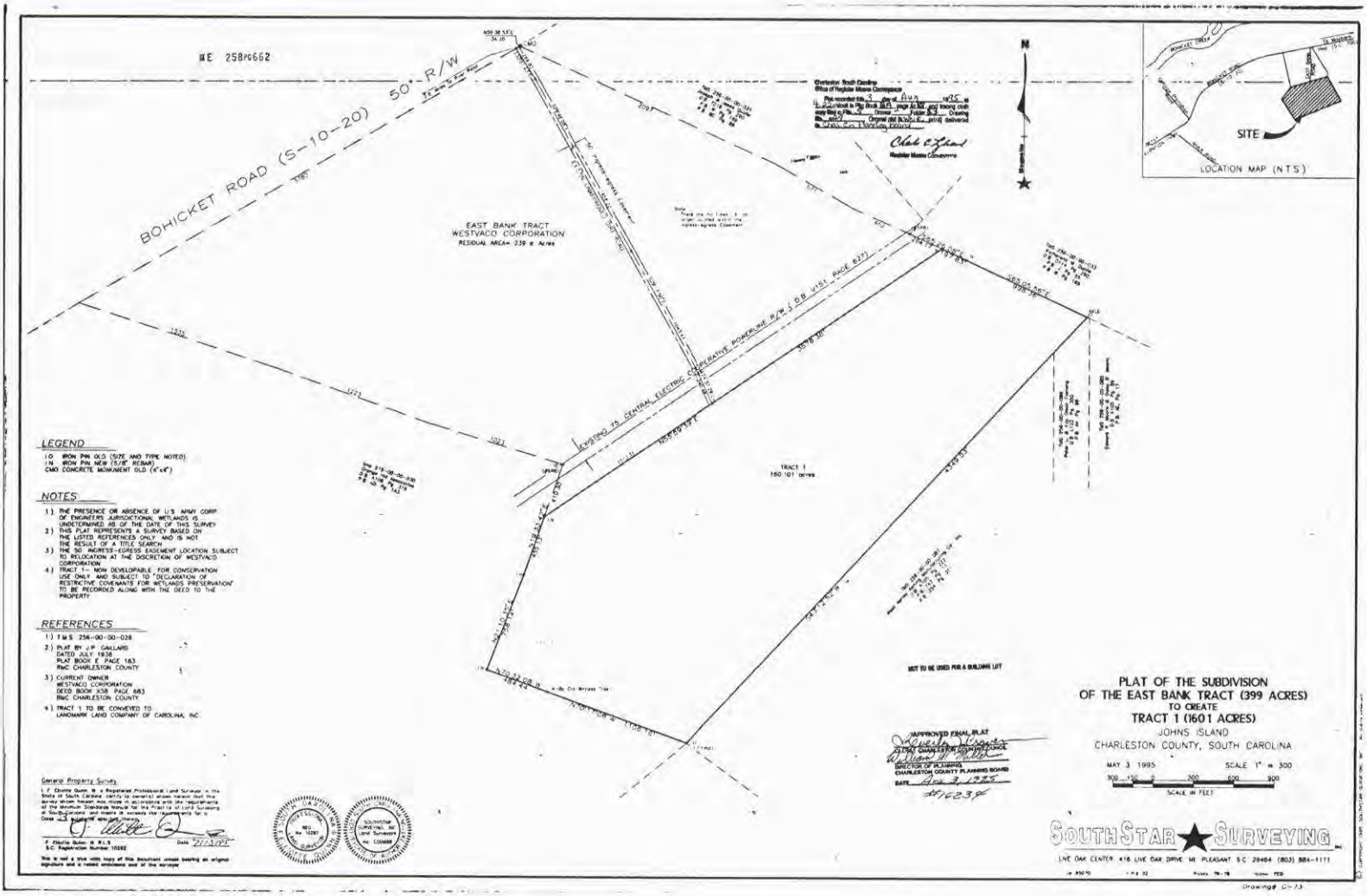

WE 258PG662
BOHICKET ROAD (S-10-20) 50' R/W
EAST BANK TRACT
WESTVACO CORPORATION
RESIDUAL AREA= 239 ± Acres
TRACT 1
160.101 acres
SITE
LOCATION MAP (N.T.S.)
LEGEND
NOTES
REFERENCES
PLAT OF THE SUBDIVISION
OF THE EAST BANK TRACT (399 ACRES)
TO CREATE
TRACT 1 (160.1 ACRES)
JOHNS ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA
MAY 3 1995
SCALE 1" = 300
SCALE IN FEET
SOUTH STAR SURVEYING

EXHIBIT 4.3 Deeds

BK 0 648PG580

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

LIMITED WARRANTY DEED

WHEREAS, an Order entitled "Order Authorizing Receiver to Cause Peerless to Sell Orange Hill Property Free & Clear of Liens & Encumbrances & Hold Net Proceeds in Escrow," a copy of which is attached hereto as **Exhibit "A"**, was entered in Case No. 07-CVS-009006 in the Wake County, North Carolina Superior Court on December 6, 2007 (the "**Order**").

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that, pursuant to said Order, **Orange Hill Development Group, LLC, a North Carolina limited liability company** (the "**Grantor**"), in the State aforesaid, for and in consideration of the sum of **Six Million Two Hundred Sixty-Two Thousand Three Hundred Fifty-Seven and 09/100ths Dollars ($6,262,357.09)** to it in hand paid at and before the sealing of these presents by **Pontos QI, LLC, a South Carolina limited liability company, as Qualified Intermediary for Kiawah Resort Associates, L.P., a Delaware limited partnership**, in the State aforesaid, the receipt and sufficiency of which is hereby acknowledged, has, subject to the Permitted Exceptions (as hereinafter defined), granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, subject to the Permitted Exceptions, unto **Kiawah Resort Associates, L.P., a Delaware limited partnership** (the "**Grantee**"), its successors and assigns, forever, the following described property, to wit:

> ALL that certain piece, parcel or tract of land situated, lying and being on Johns Island in the County of Charleston, State of South Carolina, and being more particularly described and identified on **Exhibit "B"** attached hereto and incorporated herein by reference, together with (i) all and singular, easements, covenants, agreements, rights, privileges, tenements, hereditaments and appurtenances thereunto now or hereafter belonging or appertaining thereto, (ii) any and all oil, gas and mineral rights relating to the real estate, water and water rights, and any other rights to use and appropriate water from or relating to the real estate, and (iii) all buildings, structures, improvements, fixtures and other items of real property located on the land.
>
> Tax Map Parcel Number(s): **215-00-00-030**
>
> Grantee's Address: **Kiawah Resort Associates, L.P.**
> **Attention: Steve Heyboer**
> **P.O. Box 12001**
> **Charleston, South Carolina 29422**

THIS CONVEYANCE IS MADE SUBJECT TO all covenants, conditions, restrictions, reservations, easements, rights-of-way and other matters of public record affecting the subject property (collectively, the "**Permitted Exceptions**").

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise thereto incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned, subject to the Permitted Exceptions, unto the Grantee, its successors and assigns, forever.

AND, subject to the Permitted Exceptions, the Grantor does hereby bind itself and its successors to warrant and forever defend, all and singular, the said premises unto the Grantee, its successors and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, under or through it, but not otherwise.

WITNESS the Grantor's hand and seal this 10th day of January, 2008.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Orange Hill Development Group, LLC,
a North Carolina limited liability company

By: Peerless Real Estate Services, Inc.,
a North Carolina corporation
Its: Manager

A. Colleen Wright
Witness #1

By: _____

Name: Joseph W. Grier, III

Deborah L Curran
Witness #2

Title: Receiver

STATE OF North Carolina)
)
COUNTY OF Mecklenburg)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 9th day of January, 2008, by **Orange Hill Development Group, LLC**, a North Carolina limited liability company, by Peerless real Estate Services, Inc., a North Carolina corporation, by Joseph W. Grier, III, its Receiver.

Kay R. Buffaloe
Notary Public for State of North Carolina
My commission expires: 9-18-2011
(NOTARY SEAL)

EXHIBIT "A"

BK 0 648PG582

Copy of Order

See attached

BK 0 648PG583

STATE OF NORTH CAROLINA

COUNTY OF WAKE

IN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION
07-CVS-009006

STATE OF NORTH CAROLINA ex rel.
ROY COOPER, Attorney General,

Plaintiff,

vs.

PEERLESS REAL ESTATE SERVICES, INC., et al.

ORDER AUTHORIZING RECEIVER TO CAUSE PEERLESS TO SELL ORANGE HILL PROPERTY FREE & CLEAR OF LIENS & ENCUMBRANCES & HOLD NET PROCEEDS IN ESCROW

This matter was heard on December 6, 2007 on the *Receiver's Motion For Authority To Cause Peerless To Sell Orange Hill Property Free & Clear Of Liens & Encumbrances & Hold Net Proceeds In Escrow* (the "Motion"). The Court finds that it has jurisdiction over this matter. No party opposes the relief requested in the motion. The Court has reviewed the motion and considered the representation of the parties in open court. The Court concludes that the relief requested in the motion should be granted.

It is THEREFORE ORDERED that Joseph W. Grier, III, Receiver (the "Receiver") of Peerless Real Estate Services, Inc. ("Peerless") is authorized to:

1. Cause Peerless, as the manager Orange Hill Development Group, LLC, a North Carolina limited liability company ("Orange Hill"), to carry out the transactions described in the Motion and the Purchase And Sale Agreements attached to the Motion and to act on behalf of Orange Hill to sell to Kiawah Resort Associates, L.P., a Delaware limited partnership or its designee:

   a. That certain parcel on Johns Island, Charleston County, South Carolina, being further described as Tax Map Parcel Number 215-00-00-030, consisting of 423 acres, more or less, and being more specifically known, designated and described as "Tract B" of Orange Hill Plantation, for the balance owed as of the date of closing to Regions Bank, which obligation is secured by the parcel, the amount of which is approximately $6,176,828.56 as of November 30, 2007 plus attorneys fees and costs incurred by Regions Bank, which obligation will be paid in full at closing; and

b. That certain parcel on Johns Island, Charleston County, South Carolina, being further known as Tax Map Parcel Number 256-00-00-120, consisting of 212.21 acres, more or less, for the sum of $800,000

free and clear of all liens and encumbrances other than Permitted Encumbrances as described in those agreements, including executing a deed on behalf of Peerless as manager of Orange Hill to convey the Property and to execute such other documents typical for a closing of this type;

2. Pay $225,000 of the closing proceeds to the principals of Source One having an ownership interest in Orange Hill; and

3. Hold the net proceeds from this sale in an interest bearing escrow account pending further order by this Court as to the terms of the disbursal of the proceeds.

Dated this 6th day of December, 2007.

Superior Court Judge

CERTIFIED TRUE COPY FROM ORIGINAL
Clerk of Superior Court, Wilkes County
By: Assistant, Deputy Clerk of Superior Court
Date: 12/6/07

EXHIBIT "B"

Description of Property

ALL that certain piece, parcel or tract of land containing 423.00 acres, more or less, situate, lying and being on Johns Island in the County of Charleston, State of South Carolina, known and designated as **"TRACT "B" 18,425,880 SF 423.00 ACRES"** on a plat entitled "SUBDIVISION PLAT OF ORANGE HILL PLANTATION TMS 215-00-00-030 CONTAINING 721.07 ACRES LOCATED ON JOHN'S ISLAND IN CHARLESTON COUNTY, SOUTH CAROLINA", prepared by General Engineering & Environmental, LLC, dated May 1, 2006, and recorded May 15, 2006, in Plat Book EJ at Pages 765-769, in the RMC Office for Charleston County, South Carolina. SAID property having such size, shape and dimensions, more or less, as will by reference to said plat more fully appear.

DERIVATION: BEING a portion of the same property conveyed to Orange Hill Development Group, LLC by deed of Orange Hill Plantation, LLC dated May 15, 2006, and recorded May 15, 2006, in Book J-583 at Page 347, in the RMC Office for Charleston County, South Carolina.

BK 0 648PG586

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

AFFIDAVIT

Date of Transfer of Title
January 10, 2008

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.

2. The property is being transferred by Orange Hill Development Group, LLC (Grantor) to Kiawah Resort Associates, L.P. (Grantee) on January 10, 2007.

3. The DEED is (check one of the following)

(a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.

(c) _____ EXEMPT from the deed recording fee because (exemption# and explanation required): N/A

(If exempt, please skip items 4-6, and go to item 7 of this affidavit).

4. Check one of the following if either item 3(a) or item 3(b) above has been checked.

(a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $6,262,357.09.

(b) _____ The fee is computed on the fair market value of the realty which is $N/A.

(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is $N/A.

5. Check YES ____ or NO X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is $N/A.

6. The DEED Recording Fee is computed as follows:

(a) The amount listed in item 4 above:	$ 6,262,357.09
(b) The amount listed in item 5 above (no amount place zero):	$0.00
(c) Subtract Line 6(b) from Line 6(a) and place the result.	$ 6,262,357.09

7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: **Grantor**

8. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Orange Hill Development Group, LLC,
a North Carolina limited liability company

By: Peerless Real Estate Services, Inc.,
a North Carolina corporation
Its: Manager

By: _____
Name: Joseph W. Grier, III
Title: Receiver

Sworn to before me this 10th day of January 2008

_____ (SEAL)
Notary Public for the State of South Carolina
My Commission Expires: 9-18-2011

NOTARY PUBLIC BEAUFORT COUNTY, SC

CLT 1097844v1

BK 0 648PG587

RECORDER'S PAGE

***NOTE*: This page MUST remain with the original document**

FILED

January 11, 2008

10:42:15 AM

BK 0 648PG580

Charlie Lybrand, Register
Charleston County, SC

Filed By:

Parker, Poe Adams & Bernstein, LLP
200 Meeting St.
Suite 301
Charleston SC 29401

Number of Pages:

8

DESCRIPTION	AMOUNT
Recording Fee	$ 13.00
State Fee	$ 16,282.50
County Fee	$ 6,888.75
Postage	
TOTAL	**$ 23,184.25**

AUDITOR STAMP HERE

RECEIVED FROM RMC

JAN 16 2008

PEGGY A. L. SHELEY
CHARLESTON COUNTY AUDITOR

PID VERIFIED BY ASSESSOR

REP

DATE JAN 17 2008

$ Amount (in thousands): 6262.5

DRAWER: B - ECP

DO NOT STAMP BELOW THIS LINE

BK Z652PG653

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF CHARLESTON)

KNOW ALL MEN BY THESE PRESENTS, that **Orange Hill Plantation, LLC, a South Carolina limited liability company** (the "**Grantor**"), in the State aforesaid, for and in consideration of the sum of **Five Million and 00/100 Dollars ($5,000,000.00)** to it in hand paid at and before the sealing of these presents by **Pontos QI, LLC, a South Carolina limited liability company, as Qualified Intermediary for Kiawah Resort Associates, L.P., a Delaware limited partnership**, in the State aforesaid, the receipt and sufficiency of which is hereby acknowledged, has, subject to the Permitted Exceptions (as hereinafter defined), granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, subject to the Permitted Exceptions, unto **Kiawah Resort Associates, L.P., a Delaware limited partnership** (the "**Grantee**"), its successors and assigns, forever, the following described property, to wit:

ALL that certain piece, parcel or tract of land situated, lying and being on Johns Island in the County of Charleston, State of South Carolina, and being more particularly described and identified on **Exhibit "A"** attached hereto and incorporated herein by reference, together with (i) any and all rights-of-way, easements, appurtenances, and hereditaments affecting the said property in any way as are owned, claimed or run in favor of the Grantor, (ii) any and all oil, gas and mineral rights relating to the real estate, water and water rights, and any other rights to use and appropriate water from or relating to the real estate, and (iii) any and all buildings, structures, improvements, fixtures and other items of real property located on the land.

Tax Map Parcel Number(s): **215-00-00-163**

Grantee's Address: **Kiawah Resort Associates, L.P.**
Attention: Steve Heyboer
P.O. Box 12001
Charleston, South Carolina 29422

THIS CONVEYANCE IS MADE SUBJECT TO all of the covenants, restrictions, conditions, easements and other matters, if any, set forth on **Exhibit "B"** attached hereto and incorporated herein by reference (collectively, the "**Permitted Exceptions**").

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise thereto incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned, subject to the Permitted Exceptions, unto the Grantee, its successors and assigns, forever.

AND, subject to the Permitted Exceptions, the Grantor does hereby bind itself and its successors to warrant and forever defend, all and singular, the said premises unto the Grantee, its successors and assigns, against itself and its successors, and all persons whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS the Grantor's hand and seal as of the 4th day of March, 2008.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness #1

Witness #2

Orange Hill Plantation, LLC,
a South Carolina limited liability company

By: Michael T. Casa

Its: Member

By: Ocean Investments, LLC,
a South Carolina limited liability company

Its: Member

Witness #1

Witness #2

By: G. Thomas Sacks

Its: Managing Member

STATE OF SC.)
) ACKNOWLEDGMENT
COUNTY OF Charleston)

The foregoing instrument was acknowledged before me this 4th day of March, 2008, by Orange Hill Plantation, LLC, a South Carolina limited liability company, by Michael T. Casa, its Member.

Lorena Blacklocke
Notary Public for State of SC
My commission expires: 12-30-12
(NOTARY SEAL)

STATE OF Fla.)
) ACKNOWLEDGMENT
COUNTY OF Pasco)

The foregoing instrument was acknowledged before me this 29 day of FEB., 2008, by Orange Hill Plantation, LLC, a South Carolina limited liability company, by Ocean Investments, LLC, a South Carolina limited liability company, its Member, by G. Thomas Sacks, its Managing Member.

Donna B. Clark
Notary Public for State of Florida
My commission expires: 2/7/2010
(NOTARY SEAL)

NOTARY PUBLIC STATE OF FLORIDA
(407) 398-0153
DONNA B. CLARK
MY COMMISSION # DD485737
EXPIRES: Feb. 7, 2010
Florida Notary Service.com

EXHIBIT "A" bk Z652PG656

Description of Property

ALL that certain piece, parcel or tract of land containing 250.00 acres, more or less, situate, lying and being on Johns Island in the County of Charleston, State of South Carolina, known and designated as **"TRACT "A" 10,890,027.57 SF 250.00 ACRES"** on a plat entitled "PLAT SHOWING THE SUBDIVISION OF A 720.93 ACRE TRACT OF LAND KNOWN AS ORANGE HILL PLANTATION TMS 215-00-00-030 CREATING NEW TRACT "A" (250.00 ACRES) & NEW TRACT "B" (470.93 ACRES) OWNED BY ORANGE HILL PLANTATION, LLC LOCATED JOHNS ISLAND CHARLESTON COUNTY, SOUTH CAROLINA," prepared by Davis & Floyd, Inc., dated March 2, 2006, last revised on May 12, 2006, and recorded May 15, 2006, in Plat Book EJ at Page 764, in the RMC Office for Charleston County, South Carolina.

SAID property also being shown and designated as **"TRACT "A" 10,885,502 SF 249.90 AC"** on a plat entitled "SUBDIVISION PLAT OF ORANGE HILL PLANTATION TMS 215-00-00-030 CONTAINING 721.07 ACRES LOCATED ON JOHN'S ISLAND IN CHARLESTON COUNTY, SOUTH CAROLINA", prepared by General Engineering & Environmental, LLC, dated May 1, 2006, and recorded May 15, 2006, in Plat Book EJ at Pages 765-769, in the RMC Office for Charleston County, South Carolina.

SAID property having such size, shape and dimensions, more or less, as will by reference to said plats more fully appear.

DERIVATION: BEING a portion of the same property conveyed to Orange Hill Plantation, LLC by deed of G. T. Sacks and Barbara Sacks dated February 27, 1998, and recorded March 10, 1998, in Book T-298 at Page 189, in the RMC Office for Charleston County, South Carolina.

TAX MAP PARCEL NUMBER(S): **215-00-00-163**

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2008, and subsequent years, which are a lien but are not yet due and payable.

2. Easement granted by Orange Hill Associates to Central Electric Power Cooperative dated January 31, 1986, and recorded February 26, 1986, in the RMC Office for Charleston County, South Carolina in Book B-152 at Page 368.

3. Any taxes assessed under the rollback provisions of Section 12-43-220 (D-4) South Carolina Code of Laws 1976, as amended.

4. "Central Electric Power 75' Power Easement" as shown on plat recorded in the RMC Office for Charleston County, South Carolina in Plat Book EJ, Page 764.

5. "Existing Central Electric Power 75' Power Easement" as shown on plat recorded in the RMC Office for Charleston County, South Carolina in Plat Book EJ, Pages 765-769.

BK Z652PG658

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

AFFIDAVIT

Date of Transfer of Title
3-4, 2008

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.

2. The property is being transferred by **Orange Hill Plantation, LLC** (Grantor) to **Kiawah Resort Associates, L.P.** (Grantee) on march 4, 2008.

3. The DEED is (check one of the following)

   (a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

   (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.

   (c) _____ EXEMPT from the deed recording fee because (exemption# and explanation required): N/A

   (If exempt, please skip items 4-6, and go to item 7 of this affidavit).

4. Check one of the following if either item 3(a) or item 3(b) above has been checked.

   (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of **$5,000,000.00**.

   (b) _____ The fee is computed on the fair market value of the realty which is $N/A.

   (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is $N/A.

5. Check YES ____ or NO X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is $N/A.

6. The DEED Recording Fee is computed as follows:

(a) The amount listed in item 4 above:	**$5,000,000.00**
(b) The amount listed in item 5 above (no amount place zero):	$0.00
(c) Subtract Line 6(b) from Line 6(a) and place the result.	**$5,000,000.00**

7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: **Attorney for Grantor**

8. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Kerry W. Koon, Esquire

Sworn to before me this 4th day of March, 2008

Notary Public for the State of South Carolina (SEAL)
My Commission Expires: 12-30-12

BK Z652PG659

RECORDER'S PAGE

***NOTE*: This page MUST remain with the original document**

FILED

March 5, 2008

3:24:00 PM

BK Z652PG653

Charlie Lybrand, Register
Charleston County, SC

Filed By:

Parker, Poe Adams & Bernstein, LLP
200 Meeting St.
Suite 301
Charleston SC 29401

Number of Pages: 7

DESCRIPTION	AMOUNT
Recording Fee	$ 12.00
State Fee	$ 13,000.00
County Fee	$ 5,500.00
Postage	
TOTAL	**$ 18,512.00**

$ Amount (in thousands): 5000

DRAWER: C - slw

AUDITOR STAMP HERE

RECEIVED FROM RMC
MAR 7 2008
PEGGY A. MOSELEY
CHARLESTON COUNTY AUDITOR

PID VERIFIED BY ASSESSOR

REP TRW

DATE 3-07 08

DO NOT STAMP BELOW THIS LINE

BP1139923

 # PGS: 4

WHEREAS, at a meeting of the Managers and/or Members of Vintage Properties, LLC, duly called and held, it was unanimously resolved that the property hereinbelow described be conveyed to the Grantee(s) herein for the consideration hereinafter shown and that Linda L. Derbyshire, as Member & Authorized Agent of Vintage Properties, LLC, be and is authorized to execute this deed of conveyance on behalf of the said LLC as its act and deed.

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, **VINTAGE PROPERTIES, LLC**, (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **TWO MILLION FIVE HUNDRED THOUSAND AND NO/100 ($2,500,000.00) DOLLARS, and subject to the restrictions, exceptions and limitations, if any,** as hereinafter set forth, to the Grantor paid by **KIAWAH RESORT ASSOCIATES, LP**, (hereinafter whether singular or plural the "Grantee") have granted, bargained, sold and released, and, by these presents, do grant, bargain, sell and release unto the said **KIAWAH RESORT ASSOCIATES, LP**, its Successors and/or Assigns, forever, in fee simple, the following described real property, to-wit:

All those certain lots, pieces, or parcels of land, situate, lying and being on Johns Island, Charleston County, South Carolina, known and designated as "Lot C-1, 268,225 SF 6.16 AC", "Lot C-2, 258,192 SF 5.93 AC", "Lot C-3 268,000 SF 6.15 AC", "Lot C-4 258,193 SF 5.93 AC", "Lot C-5 261,360 SF 6.00 AC", "Lot C-6 261,360 SF 6.00 AC", " Lot C-7 261,430 SF 6.00 AC", and "Lot C-8 261,360 SF 6.00 AC", on a plat entitled "Subdivision Plat of Orange Hill Plantation TMS 215-00-00-030 Containing 721. 07 Acres Located on Johns Island in Charleston County, South Carolina," prepared by General Engineering & Environmental, LLC, dated May 1, 2006, and recorded May 15, 2006, in Plat Book EJ at pages 765-769 in the RMC Office for Charleston County, South Carolina.

Subject to:

1. Unrecorded Easement to Berkeley Electric Cooperative dated July 7, 1948.

2. The following matters as shown on the survey entitled, "Plat of Boundary Survey of 721 105 Acres", prepared by Robert A. Warner and Associates, Inc. dated July 20, 2001, and recorded September 14, 2011, in Plat Book EF, at Page 63 in the RMC Office for Charleston County, South Carolina, which reveals the following:

   a. 15' Drain Pipe
   b. Fire Hyd
   c. 12' Pipe

BEING the same property conveyed to Vintage Properties, LLC, by Deed of Mikell R. Scarborough, as Master In Equity for Charleston County, dated May 2, 2008 and recorded on May 16, 2008 in the ROD Office for Charleston County, SC, in Book S659, at Page 535.

Grantee's Address: 1 Kiawah Island Parkway, Kiawah Island, SC 29455

TMS No.: **215-00-00-165, 215-00-00-166, 215-00-00-167, 215-00-00-168, 215-00-00-169, 215-00-00-170, 215-00-00-171 and 215-00-00-172**

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said **KIAWAH RESORT ASSOCIATES, LP**, and its Successors and/or Assigns forever.

Buist, Byars & Taylor, LLC
652 Coleman Blvd.
Suite 200
Mt. Pleasant, SC 29464

1854.0074

And the Grantor does hereby bind the Grantor and the Grantor's Successors and/or Assigns, to warrant and forever defend all and singular the said premises unto the said Grantee hereinabove named and the Grantee's Successors and/or Assigns against the Grantor and the Grantor's Successors and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS my hand and seal this 22nd day of September in the year of our Lord, Two Thousand and Twenty-Two (2022) and in the Two Hundred Forty Seventh (247th) year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness No. 1

Witness No. 2

Vintage Properties, LLC

BY:
Linda L. Derbyshire, Its Member and authorized agent

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

Before me personally appeared Vintage Properties, LLC, By Linda L. Derbyshire, Its Member and Authorized Agent, on this the 22nd day of September, 2022, and acknowledged the due execution of the foregoing instrument.

Notary Public
Name of Notary: 10/9/28 BETH A. DAVIS

My Commission Expires: 10/9/28

(SEAL)

Beth A. Davis
Notary Public
South Carolina

My Commission Expires 10/9/2028

STATE OF SOUTH CAROLINA)
) **AFFIDAVIT**
COUNTY OF CHARLESTON)

Date of Transfer of Title
September 23, 2022

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is located at Lots C-1 thru C-8, River Road (8 parcels), Johns Island, SC 29455, bearing County Tax Map Numbers 215-00-00-165, 215-00-00-166, 215-00-00-167, 215-00-00-168, 215-00-00-169, 215-00-00-170, 215-00-00-171 & 215-00-00-172 was transferred by Vintage Properties, LLC to Kiawah Resort Associates, LP on September 23, 2022.
3. Check one of the following: The deed is:
   a. X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
   b. ___ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
   c. ___ EXEMPT from the deed recording fee because _____. (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item No. 7 of this affidavit.

If exempt under exemption #14, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes ____ or No ____. This realty was purchased with the funds of the principal.

4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
   a. X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $2,500,000.00.
   b. ___ The fee is computed on the fair market value of the realty, which is $_____.
   c. ___ The fee is computed on the fair market value of the realty as established for property tax purposes which is $_____.

5. Check YES ☐ or NO ☒ to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract agreement between the lien holder and the buyer existing before the transfer.) If "YES", the amount of the outstanding balance of this lien or encumbrance is $_____.
6. The DEED Recording Fee is computed as follows:
   a. Place the amount listed in item 4 above here: $2,500,000.00
   b. Place the amount listed in item 5 above here: $0.00
      (if no amount listed, place zero here.)
   c. Subtract line 6(b) from line 6(a) and place result here: $2,500,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: $9,250.00.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year or both.

Vintage Properties, LLC

By: _____
Linda L. Derbyshire, Its Member & Authorized Agent

SWORN to before me this the 22nd day of September, 2022.

Beth A. Davis
Notary Public
My Commission Expires: 10/9/28
(SEAL)

Beth A. Davis
Notary Public
South Carolina

My Commission Expires 10/9/2028

RECORDER'S PAGE

NOTE: This page MUST remain with the original document

Filed By:

BUIST BYARS & TAYLOR, LLC
652 COLEMAN BLVD.
SUITE 200
MT. PLEASANT SC 29464-4018 (COURIER)

RECORDED

Date:	September 26, 2022
Time:	12:21:17 PM

Book	Page	DocType
1139	923	Deed

Michael Miller, Register
Charleston County, SC

MAKER:
VINTAGE PROPS LLC

RECIPIENT:
KIAWAH RESORT ASSOCS

Note:

# of Pages: 4

Recording Fee	$	15.00
State Fee	$	6,500.00
County Fee	$	2,750.00
Extra Pages	$	-
Postage	$	-
Chattel	$	-
TOTAL	$	9,265.00

Original Book:

Original Page:

AUDITOR STAMP HERE
RECEIVED From ROD
Dec 13, 2022
Peter J. Tecklenburg
Charleston County Auditor

PID VERIFIED BY ASSESSOR
REP JBA
DATE 12/13/2022

DRAWER	Drawer 2
CLERK	SLW

1139 — Book
923 — Page
09/26/2022 — Recorded Date
4 — # Pgs

Original Book
Original Page
D — Doc Type
12:21:17 — Recorded Time

STATE OF SOUTH CAROLINA)
) LIMITED WARRANTY DEED
COUNTY OF CHARLESTON)

WHEREAS, an Order entitled "Order Authorizing Receiver to Cause Peerless to Sell Orange Hill Property Free & Clear of Liens & Encumbrances & Hold Net Proceeds in Escrow," a copy of which is attached hereto as **Exhibit "A"**, was entered in Case No. 07-CVS-009006 in the Wake County, North Carolina Superior Court on December 6, 2007 (the "**Order**").

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that, pursuant to said Order, **Orange Hill Development Group, LLC, a North Carolina limited liability company** (the "**Grantor**"), in the State aforesaid, for and in consideration of the sum of **Eight Hundred Thousand and No/100ths Dollars ($800,000.00)** to it in hand paid at and before the sealing of these presents by **Pontos QI, LLC, a South Carolina limited liability company, as Qualified Intermediary for Kiawah Resort Associates, L.P., a Delaware limited partnership**, in the State aforesaid, the receipt and sufficiency of which is hereby acknowledged, has, subject to the Permitted Exceptions (as hereinafter defined), granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, subject to the Permitted Exceptions, unto **Kiawah Resort Associates, L.P., a Delaware limited partnership** (the "**Grantee**"), its successors and assigns, forever, the following described property, to wit:

> ALL that certain piece, parcel or tract of land situated, lying and being on Johns Island in the County of Charleston, State of South Carolina, and being more particularly described and identified on **Exhibit "B"** attached hereto and incorporated herein by reference, together with (i) all and singular, easements, covenants, agreements, rights, privileges, tenements, hereditaments and appurtenances thereunto now or hereafter belonging or appertaining thereto, (ii) any and all oil, gas and mineral rights relating to the real estate, water and water rights, and any other rights to use and appropriate water from or relating to the real estate, and (iii) all buildings, structures, improvements, fixtures and other items of real property located on the land.
>
> Tax Map Parcel Number(s): **256-00-00-120**
>
> Grantee's Address: **Kiawah Resort Associates, L.P.**
> **Attention: Steve Heyboer**
> **P.O. Box 12001**
> **Charleston, South Carolina 29422**

THIS CONVEYANCE IS MADE SUBJECT TO all covenants, conditions, restrictions, reservations, easements, rights-of-way and other matters of public record affecting the subject property, including the Declaration of Restrictive Covenants for Wetlands Preservation dated August 1, 1995, and recorded August 4, 1995, in the RMC Office for Charleston County, South Carolina in Book G-258, Page 164, and the Declaration of Restrictive Covenants for Wetlands Preservation dated August 25, 1997, and recorded April 28, 1997, in the aforesaid RMC Office in Book E-283, Page 499 (collectively, the "**Permitted Exceptions**").

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise thereto incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned, subject to the Permitted Exceptions, unto the Grantee, its successors and assigns, forever.

AND, subject to the Permitted Exceptions, the Grantor does hereby bind itself and its successors to warrant and forever defend, all and singular, the said premises unto the Grantee, its successors and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, under or through it, but not otherwise.

WITNESS the Grantor's hand and seal this 10th day of January, 2008.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Orange Hill Development Group, LLC,
a North Carolina limited liability company

By: Peerless Real Estate Services, Inc.,
a North Carolina corporation
Its: Manager

A. Colleen Wright
Witness #1

By: _____

Name: Joseph W. Grier, III

Deborah Z Curran
Witness #2

Title: Receiver

STATE OF North Carolina)
) ACKNOWLEDGEMENT
COUNTY OF Mecklenburg)

The foregoing instrument was acknowledged before me this 9th day of January, 2008, by **Orange Hill Development Group, LLC**, a North Carolina limited liability company, by Peerless real Estate Services, Inc., a North Carolina corporation, by Joseph W. Grier, III, its Receiver.

_____
Notary Public for State of North Carolina
My commission expires: 9-18-2011
(NOTARY SEAL)

NOTARY PUBLIC KAY MECKLENBURG

EXHIBIT "A"

Copy of Order

See attached

BK 0 648PG591

STATE OF NORTH CAROLINA

COUNTY OF WAKE

IN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION
07-CVS-009006

STATE OF NORTH CAROLINA ex rel. ROY COOPER, Attorney General,

Plaintiff,

vs.

PEERLESS REAL ESTATE SERVICES, INC., et al.

ORDER AUTHORIZING RECEIVER TO CAUSE PEERLESS TO SELL ORANGE HILL PROPERTY FREE & CLEAR OF LIENS & ENCUMBRANCES & HOLD NET PROCEEDS IN ESCROW

This matter was heard on December 6, 2007 on the *Receiver's Motion For Authority To Cause Peerless To Sell Orange Hill Property Free & Clear Of Liens & Encumbrances & Hold Net Proceeds In Escrow* (the "Motion"). The Court finds that it has jurisdiction over this matter. No party opposes the relief requested in the motion. The Court has reviewed the motion and considered the representation of the parties in open court. The Court concludes that the relief requested in the motion should be granted.

It is THEREFORE ORDERED that Joseph W. Grier, III, Receiver (the "Receiver") of Peerless Real Estate Services, Inc. ("Peerless") is authorized to:

1. Cause Peerless, as the manager Orange Hill Development Group, LLC, a North Carolina limited liability company ("Orange Hill"), to carry out the transactions described in the Motion and the Purchase And Sale Agreements attached to the Motion and to act on behalf of Orange Hill to sell to Kiawah Resort Associates, L.P., a Delaware limited partnership or its designee:

   a. That certain parcel on Johns Island, Charleston County, South Carolina, being further described as Tax Map Parcel Number 215-00-00-030, consisting of 423 acres, more or less, and being more specifically known, designated and described as "Tract B" of Orange Hill Plantation, for the balance owed as of the date of closing to Regions Bank, which obligation is secured by the parcel, the amount of which is approximately $6,176,828.56 as of November 30, 2007 plus attorneys fees and costs incurred by Regions Bank, which obligation will be paid in full at closing; and

b. That certain parcel on Johns Island, Charleston County, South Carolina, being further known as Tax Map Parcel Number 256-00-00-120, consisting of 212.21 acres, more or less, for the sum of $800,000

free and clear of all liens and encumbrances other than Permitted Encumbrances as described in those agreements, including executing a deed on behalf of Peerless as manager of Orange Hill to convey the Property and to execute such other documents typical for a closing of this type;

2. Pay $225,000 of the closing proceeds to the principals of Source One having an ownership interest in Orange Hill; and

3. Hold the net proceeds from this sale in an interest bearing escrow account pending further order by this Court as to the terms of the disbursal of the proceeds.

Dated this 6th day of December, 2007.

Superior Court Judge

CERTIFIED TRUE COPY FROM ORIGINAL
Clerk of Superior Court, Wake County
By: Assistant/Deputy Clerk of Superior Court
Date: 1/9/08

EXHIBIT "B" BK 0 548PG593

Description of Property

Parcel One:

ALL that certain parcel of land situated about two miles southwest of the Johns Island Rural Center, Charleston County, S.C., containing 160.101 acres and described as follows:

Commencing at the intersection of River Road and Bohicket Road; thence with Bohicket Road northeasterly 2.6 miles to a concrete monument on the southerly right-of-way line, said concrete monument being a common property corner for lands of Westvaco Corporation and lands of Joseph Qualls; thence departing Bohicket Road and with the Westvaco/Qualls Line southeasterly 3,494 feet to an iron marking the "Point of Beginning" for the herein described property; thence with lands of K.M. Qualls S65-26-08E 197.83 feet to an iron; thence S65-05-56E 996.36 feet to an axle; thence with lands of Fleming and with lands of West Ashley Awning Manufacturing Co., Inc., S43-12-52W 4,349.53 feet to an iron; thence with lands of Orange Hill Associates N70-17-08W 1,106.16 feet to an iron; thence N70-32-08W 484.44. feet to an iron; thence N21-10-35E 758.14 feet to an iron; thence N19-33-42E 455.13 feet to an iron; thence a new line dividing the herein described property from Westvaco Corporation's residual acreage N55-59-39 E 3,578.38 feet to the "Point of Beginning." All of which is more particularly shown on a plat by F.E. Quinn, III, R.L.S., dated May 3, 1995, such plat being recorded in Plat Book EA at page 688.

Also made a part of this conveyance is an ingress-egress easement, fifty feet in width which is appropriately delineated on the above-referenced plat. The terms and conditions of the ingress-egress easement are more specifically set forth in that certain Grant of Easement from Westvaco Corporation to Landmark Land Company of Carolina, Inc., of record in the Charleston County RMC. The ingress-egress easement is subject to Westvaco Corporation's reservation of the right to relocate said easement at any future date and Westvaco Corporation's right to cross and recross said easement, as set forth in the Deed recorded in Book E258 at page 775 of the Charleston County RMC.

Parcel Two:

ALL that tract or parcel of land, situate, lying and being located on Johns Island, Charleston County, South Carolina, shown and designated as **"ADDITIONAL AREA = 52.20 ACRES (2.20 ACRES IN POWERLINE R/W)"** on a plat entitled "PLAT OF A PROPERTY LINE ADJUSTMENT BETWEEN THE EAST BANK TRACT (236 ACRES) AND TRACT 1 JOHNS ISLAND CHARLESTON COUNTY, S.C." by SouthStar Surveying, Inc. dated April 2, 1997 and recorded on April 28, 1997, in Plat Book EB at Page 782, in the RMC Office for Charleston County, South Carolina.

Said property is conveyed subject to an easement 3,008.91 feet, more or less, in length and 50' in width as set forth in that certain easement between Westvaco Corporation and Landmark Land Company of Carolina, Inc. dated July 19, 1995 and recorded in Book G 258 at Page 147 of the Charleston County RMC.

SAID PARCEL ONE AND PARCEL TWO, TOGETHER, also being shown and designated as **"TRACT 1 S.C. NATURE CONSERVANCY TOTAL AREA 212.30 ACRES"** on a plat entitled "PLAT OF A PROPERTY LINE ADJUSTMENT BETWEEN THE EAST BANK TRACT (236 ACRES) AND TRACT 1 JOHNS ISLAND CHARLESTON COUNTY, S.C." by SouthStar Surveying, Inc. dated April 2, 1997 and recorded on April 28, 1997, in Plat Book EB at Page 782, in the RMC Office for Charleston County, South Carolina.

DERIVATION: BEING all of the same property conveyed to Orange Hill Development Group, LLC by deed of The Nature Conservancy dated July 20, 2006, and recorded July 27, 2006, in Book R-592 at Page 534, in the RMC Office for Charleston County, South Carolina.

TAX MAP PARCEL NUMBER: 256-00-00-120

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

AFFIDAVIT

Date of Transfer of Title
January 10, 2008

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.

2. The property is being transferred by Orange Hill Development Group, LLC (Grantor) to Kiawah Resort Associates, L.P. (Grantee) on January 10, 2007.

3. The DEED is (check one of the following)

(a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.

(c) _____ EXEMPT from the deed recording fee because (exemption# and explanation required): N/A

(If exempt, please skip items 4-6, and go to item 7 of this affidavit).

4. Check one of the following if either item 3(a) or item 3(b) above has been checked.

(a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $800,000.00.

(b) _____ The fee is computed on the fair market value of the realty which is $N/A.

(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is $N/A.

5. Check YES ____ or NO X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is $N/A.

6. The DEED Recording Fee is computed as follows:

(a) The amount listed in item 4 above:	$ 800,000.00
(b) The amount listed in item 5 above (no amount place zero):	$0.00
(c) Subtract Line 6(b) from Line 6(a) and place the result.	$ 800,000.00

7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: **Grantor**

8. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Orange Hill Development Group, LLC,
a North Carolina limited liability company

By: Peerless Real Estate Services, Inc.,
a North Carolina corporation
Its: Manager

By: _____
Name: Joseph W. Grier, III
Title: Receiver

Sworn to before me this 9th day of January 2008.

_____ (SEAL)
Notary Public for the State of South Carolina
My Commission Expires: 9-18-2010

NOTARY PUBLIC CHARLESTON COUNTY SOUTH CAROLINA KAY R. BOZARD

CLT 1097844v1

BK 0 648PG596

RECORDER'S PAGE

***NOTE*: This page MUST remain with the original document**

FILED

January 11, 2008

10:42:57 AM

BK 0 648PG588

Charlie Lybrand, Register
Charleston County, SC

Filed By:

Parker, Poe Adams & Bernstein, LLP
200 Meeting St.
Suite 301
Charleston SC 29401

Number of Pages: 9

DESCRIPTION	AMOUNT
Recording Fee	$ 14.00
State Fee	$ 2,080.00
County Fee	$ 880.00
Postage	
TOTAL	$ 2,974.00

$ Amount (in thousands): 800

DRAWER: B - ECP

AUDITOR STAMP HERE

RECEIVED FROM RMC

JAN 16 2008

PEGGY A. ROSELEY
CHARLESTON COUNTY AUDITOR

PID VERIFIED BY ASSESSOR

REP JAN 17 2008

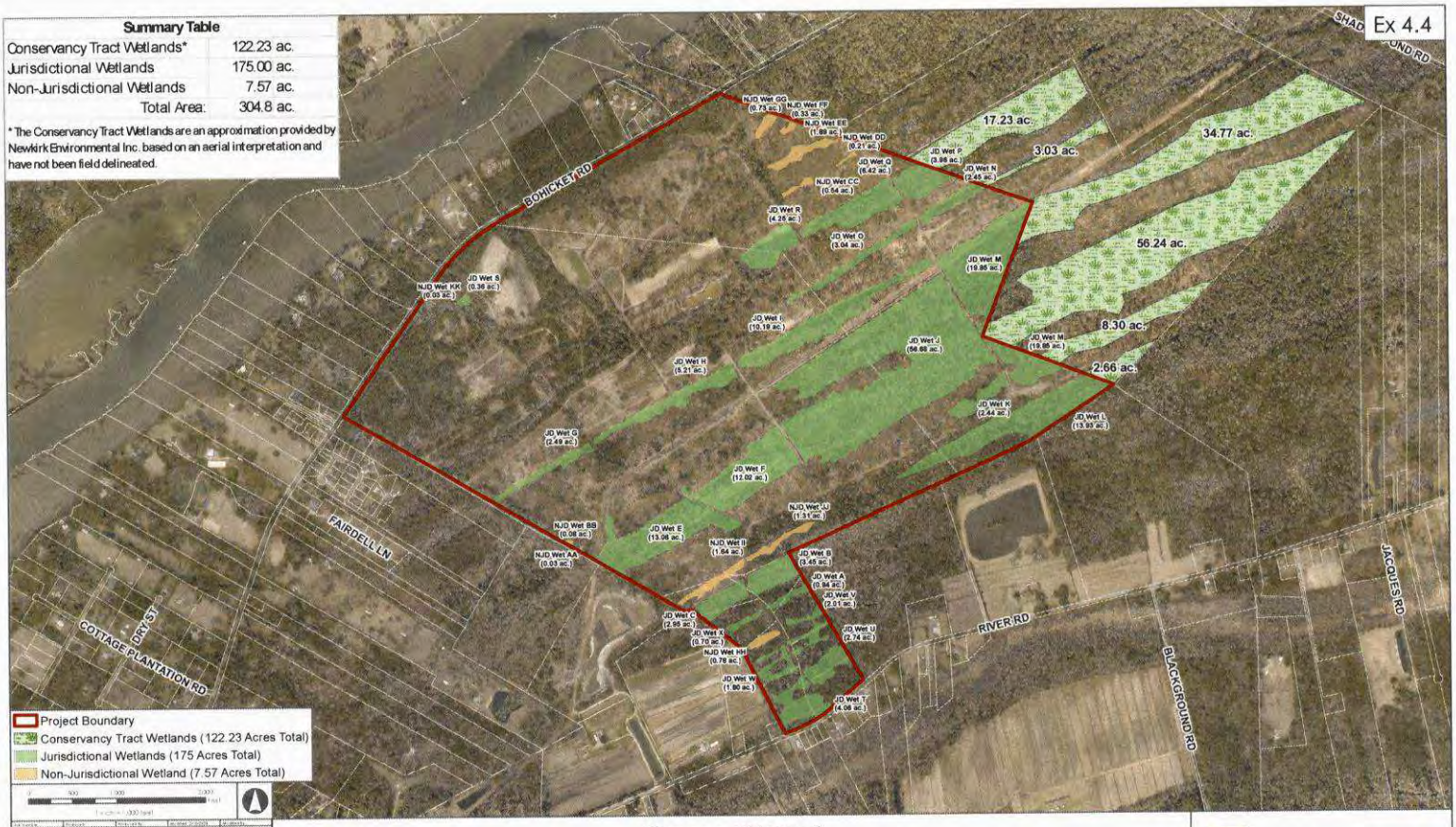
DATE JAN 17 2008

DO NOT STAMP BELOW THIS LINE

Ex 4.4

Summary Table	
Conservancy Tract Wetlands*	122.23 ac.
Jurisdictional Wetlands	175.00 ac.
Non-Jurisdictional Wetlands	7.57 ac.
Total Area:	304.8 ac.

* The Conservancy Tract Wetlands are an approximation provided by Newkirk Environmental Inc. based on an aerial interpretation and have not been field delineated.



Orange Hill Tract

Charleston County, South Carolina

Wetlands Exhibit

THOMAS HUTTON
682 JOHNNIE DODDS BLVD • SUITE 100
MT. PLEASANT, SC 29464 • 843.849.3200
WWW.THOMASANDHUTTON.COM
GEOGRAPHIC INFORMATION SYSTEMS

EXHIBIT 4.5 Declaration of Restrictive Covenants for Wetlands Preservation

BK G 258PG164

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

DECLARATION OF RESTRICTIVE COVENANTS FOR WETLANDS PRESERVATION

THIS DECLARATION OF RESTRICTIVE COVENANTS is made this 1st day of August, 1995, by Landmark Land Company of Carolina, Inc. ("Declarant").

RECITALS

WHEREAS, Declarant is the owner of certain real property [*"real property" includes wetlands, lands underlying other waters of the U.S., uplands, associated riparian/littoral rights*] located in Charleston County, South Carolina, more particularly described as a portion of the East Bank Tract and containing 160.101 acres, more or less, and hereafter further described in Exhibit "A" attached hereto ("Property"); and

WHEREAS, in connection with the construction of the Ocean Course golf course, Permit No. SAC-26-90-271D (hereinafter referred to as the "Permit") was issued to Declarant by the U.S. Army Corps of Engineers, Charleston District ("COE") and a certain consistency certification was issued by the South Carolina Coastal Counsel, predecessor to the South Carolina Department of Health and Environmental Control, Office of Coastal and Resource Management ("OCRM"); and

WHEREAS, pursuant to a certain Consent Agreement dated February 22, 1995, and approved by the U.S. District Court for the District of South Carolina by Order dated February 23, 1995 (the "Consent Agreement") entered into among Declarant, COE and OCRM, Declarant agreed to undertake certain actions in mitigation of certain alleged violations of the terms of the Permit in the construction of the Ocean Course golf course; and

WHEREAS, for the protection or enhancement of the Property's wetlands, scenic, conservation, resource, environmental, or other values, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, and in accordance with the

Consent Agreement, Declarant has agreed to place certain restrictive covenants on the Property, in order that the Property shall remain substantially in its natural condition forever, as provided herein;

NOW THEREFORE, Declarant hereby declares that the Property shall be held, transferred, conveyed, leased, occupied or otherwise disposed of and used subject to the following restrictive covenants, which shall run with the land.

1. Declarant and its successors and assigns forever, is and shall be prohibited from the following: filling, draining, dredging, impounding, clearing, cultivating, excavating, constructing or erecting in, or otherwise altering or improving the Property; burning (except for prescribed burns solely to replicate natural processes as determined by peer consensus of the scientific community to include the Charleston District of the U.S. Army Corps of Engineers and the Charleston office of the U.S. Fish and Wildlife Service), flooding, systematically removing, cutting, or otherwise destroying vegetation on the Property in other than an incidental fashion; spraying with biocides; introducing exotic (*i.e.*, non-native) species into the Property; otherwise altering the natural state of the Property; and from changing the grade or elevation, impairing the flow or circulation of waters, reducing the reach of waters, and any other discharge or activity requiring a permit under federal or state clean water and water pollution control laws and regulations, as amended.

2. It is expressly understood and agreed that these restrictive covenants do not grant or convey to members of the general public any rights of ownership, entry or use of the Property. These restrictive covenants are created solely for the protection of the Property, wetlands, and associated values, and Declarant reserves the ownership of the fee simple estate and all rights appertaining thereto, including without limitation the rights to exclude others and to use the property for all purposes not inconsistent with these restrictive covenants.

3. The OCRM and the COE, (and any successor agencies) and their authorized agents shall have the right to enter and go upon the lands of the Declarant, its successors and

assigns, to inspect the Property and take actions necessary to verify compliance with these restrictive covenants.

4. These restrictive covenants shall be binding upon the Declarant, its successors and assigns, and the restrictions herein shall be legally binding upon all subsequent owners, lessees, or other occupiers or users.

5. The Declarant grants exclusively to the OCRM, the COE, the U.S. Department of Justice and any successor or substitute governmental authorities that may acquire the jurisdiction of such agencies over the Property, a discretionary right to enforce these restrictive covenants or terms hereof in an action at law or in equity against any person or other entity violating or attempting to violate this Declaration of Restrictive Covenants; provided, however, that no violation of these restrictive covenants or terms hereof shall result in a forfeiture or reversion of title. In any enforcement action, an enforcing agency shall be entitled to an award of costs and attorneys fees in any enforcement action in which it obtains relief. Notwithstanding anything herein to the contrary, the OCRM, the COE, the U.S. Department of Justice and any and all other governmental entities having jurisdiction retain all rights to enforce all laws and to seek any and all remedies provided for any violation of any law, including, without limitation, any violations occurring after the date hereof concerning the wetlands conservation areas that are the subject of this Declaration.

6. Declarant(s), its successors and assigns shall include the following warning on all deeds, mortgages, plats, or any other legal instruments used to convey any interest in the Property:

> WARNING: This Property Subject to Declaration of Restrictive Covenants for Wetlands Preservation Recorded at Book number EA and Page number 688.

7. The perimeter of the Property shall at all times be plainly marked by permanent signs saying, "Protected Natural Area," or by an equivalent, permanent marking system.

8. A plat depicting the Property, entitled "Property Subject to Declaration of Restrictive Covenants for Wetlands Preservation," shall be recorded in the RMC office for each of the counties in which the Property is situated prior to the recording of these restrictive covenants. The plat is recorded at Book number EA and Page number 688, County of Charleston, and date of recording August 3,1995.

9. Should any separable part of these restrictive covenants be determined to be contrary to law, the remainder shall continue in full force and effect.

10. Any request for approval to modify these restrictive covenants shall expressly reference Permit No. SAC-26-90-271D and the Consent Agreement.

BK G 258PG 168

IN WITNESS WHEREOF, the Declarant has duly executed this Declaration of Restrictive Covenants the date first above written.

IN THE PRESENCE OF:

Jodie C. Brady

Michele B Fourgue

Declarant(s): Landmark Land Company of Carolina, Inc.

By: _____

Its: Pres. dent + CEO

STATE OF ~~SOUTH CAROLINA~~ Louisiana

PROBATE

Parish
~~COUNTY~~ OF Jefferson

PERSONALLY appeared before me Jodie C. Brady the undersigned witness, and made oath that *he/she* saw the within names ~~ex~~ ~~David~~ ~~Kelly~~ ** V. Jackson Carney, III *by Landmark Land Company of Carolina, Inc. ** its President [illegible] sign, seal and as *his/her/its* act and deed, deliver the within named Declaration of Protective Covenants for Wetlands Protection; and that *he/she* with the other witness named above witnessed the execution thereof.

Jodie C. Brady

[*signature of witness*]

SWORN to and subscribed before me
this 31 day of July, 1995

Michael Kelly

NOTARY PUBLIC FOR ~~SOUTH CAROLINA~~ LOUISIANA

My Commission Expires: At Lifetime

EXHIBIT "A"
Property Description

All that certain parcel of land situated about two miles southwest of the Johns Island Rural Center, Charleston County, S. C., containing 160.101 acres and described as follows:

Commencing at the intersection of River Road and Bohicket Road; thence with Bohicket Road northeasterly 2.6 miles to a concrete monument on the southerly right-of-way line, said concrete monument being a common property corner for lands of Westvaco Corporation and lands of Joseph Qualls; thence departing Bohicket Road and with the Westvaco/Qualls line southeasterly 3,494 feet to an iron marking the "Point of Beginning" for the herein described property; thence with lands of K. M. Qualls S65-26-08E 197.83 feet to an iron; thence S65-05-56E 996.36 feet to an axle; thence with lands of Fleming and with lands of West Ashley Awning Manufacturing Co., Inc., S43-12-52W 4,349.53 feet to an iron; thence with lands of Orange Hill Associates N70-17-08W 1,106.16 feet to an iron; thence N70-32-08W 484.44 feet to an iron; thence N21-10-35E 758.14 feet to an iron; thence N19-33-42E 455.13 feet to an iron; thence a new line dividing the herein described property from Westvaco Corporation's Residual acreage N55-59-39E 3,578.38 feet to the "Point of Beginning." All of which is more particularly shown on a plat by F. E. Quinn, III, R.L.S., dated May 3, 1995, such plat being recorded in Plat Book EA at Page 688.

Also made a part of this conveyance is an ingress-egress easement, fifty feet in width which is appropriately delineated on referenced plat. The terms and conditions of the ingress-egress easement are more specifically set forth in that certain Grant of Easement from Westvaco Corporation to Landmark Land Company of Carolina, Inc., of even date, herewith, to be recorded.

Reservations: 1) Westvaco Corporation reserves the right to relocate said easement at any future date. 2) Westvaco Corporation reserves the right to cross and recross said easement.

This property is a portion of a larger tract of land conveyed to West Virginia Pulp and Paper Company (now Westvaco Corporation) by Dewitt King and A. M. Scott, by deed dated August 28, 1936, and recorded the same day in Deed Book X-38, Page 683, in the Office of the R.M.C. for Charleston County.
TMS #: Portion of 256-00-00-028
This property description was prepared by G. A. Simmons, R.L.S., on June 15, 1995, and is based on the survey of F. E. Quinn, III, R.L.S., as referenced above.

G. A. Simmons, R.L.S.
Westvaco Corporation
P. O. Box 1950
Summerville, SC 29484
Phone: 803-851-4807

G. A. Simmons S.C./R.L.S. #11368

Warren & Sinkler
Post Office Box 1254
Charleston, SC 29402

BK G 258PG 170

120
A

FILED
G258-164
95 AUG -4 AM 9:41
CHARLES ... BRAND
REGISTER
CHARLESTON COUNTY SC

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

DECLARATION OF
RESTRICTIVE COVENANTS
FOR WETLANDS PRESERVATION

THIS DECLARATION OF RESTRICTIVE COVENANTS is made this 25 day of April, 1997, by AJS GROUP, LLC ("Declarant").

RECITALS

WHEREAS, Declarant is the owner of certain real property [("real property") includes wetlands lands underlying other waters of the U.S., uplands, associated riparian/littoral rights], located in Charleston County, South Carolina, more particularly described on Exhibit "A" attached hereto and made a part hereof by this reference, which shall hereinafter be referred to as ("Property"); and

WHEREAS, in consideration of the issuance of Department of the Army Permit No. SAC 26964169W ("Permit") Declarant was required to acquire the hereinafter described property as wetlands mitigation by the U.S. Army Crops of Engineers, Charleston District ("Corps"), and consistency certification by the S.C. Department of Health and Environmental Control, Office of Coastal and Resource Management ("OCRM"), and for the protection or enhancement of the Property's wetlands, scenic, conservation, resource, environmental, or other values, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, and has requested Declarant to execute the within Declaration prior to the conveyance to The Nature Conservancy and, therefore, Declarant has agreed to place certain restrictive covenants on the Property, in order that the Property shall remain substantially in its natural condition forever, as provided herein.

NOW THEREFORE, Declarant hereby declares that the Property shall be held, transferred, conveyed, leased, occupied or otherwise disposed of and used subject to the following restrictive covenants, which shall run with the land.

1. Declarant and its successors and assigns forever, is and shall be prohibited form the following: filling, draining, flooding, dredging, impounding, clearing, cultivating, excavating, constructing or erecting in, or otherwise altering or improving the Property; burning except for prescribed burns solely to replicate natural processes as determined by peer consensus of the scientific community to include the Charleston District of the U. S. Army Corps of Engineers and the Charleston office of the U. S. Fish and Wildlife Service), flooding, systematically removing, cutting, or otherwise destroying vegetation on the Property in other than an incidental fashion; spraying with biocides; introducing exotic species into the Property; otherwise altering the natural state of the Property; and from changing the grade or elevation, impairing the flow or circulation of waters, reducing the reach of waters, and any other discharge or activity requiring a permit under federal or state clean water and water pollution control laws and regulations, as amended.

2. The following are excepted from paragraph 1: None

3. Any request for modification of the Permit, or any other permit application or request for certification or modification which may affect the Property made to any governmental entity with authority over wetlands or other waters of the United States, shall expressly reference and include a copy of these restrictive covenants.

4. It is expressly understood and agreed that these restrictive covenants do not grant or convey to members of the general public any rights of ownership, entry or use of the

Property. These restrictive covenants are created solely for the protection of the Property, wetlands, and associated values, and Declarant reserves the ownership of the fee simple estate and all rights appertaining thereto, including without limitation the rights to exclude others and to use the property for all purposes not inconsistent with these restrictive covenants.

5. The Corps, OCRM, and their authorized agents shall have the right to enter and go upon the lands of the Declarant, its successors and assigns, to inspect the Property and take actions necessary to verify compliance with these restrictive covenants.

6. These restrictive covenants shall be binding upon the Declarant, its successors and assigns, and the restrictions herein shall be legally binding upon all subsequent owners, lessees, or other occupiers or users.

7. The Declarant grants to the Corps, the U.S. Department of Justice, OCRM, or any other governmental entity with jurisdiction over wetlands on the Property, a discretionary right to enforce these restrictive covenants or terms hereof in an action at law or in equity against any person(s) or other entity/entities violating or attempting to violate this Declaration of Restrictive Covenants; provided, however, that no violation of these restrictive covenants or terms hereof shall result in a forfeiture or reversion of title. In any enforcement action, an enforcing agency shall be entitled to a complete restoration for any violation, as well as any other remedy under law or in equity. An enforcing agency shall also be entitled to an award of costs and attorneys fees in any enforcement action in which it obtains relief. Nothing herein shall limit the right of the Corps to modify, suspend, or revoke the Permit.

8. Declarant, its successors and assigns shall include the following warning on all deeds, mortgages, plats, or any other legal instruments used to convey any interest in the Property:

> WARNING: This property Subject to Declaration of Restrictive Covenants for Wetland Preservation Recorded at Book _____, page _____.

9. The perimeter of the Property shall at all times be plainly marked by permanent signs saying, "Protected Natural Area", or by an equivalent, permanent marking system.

10. A plat depicting the Property, entitled "PLAT OF A PROPERTY LINE ADJUSTMENT BETWEEN THE EAST BANK TRACT (236 ACRES) AND TRACT 1 JOHNS ISLAND CHARLESTON COUNTY, S.C." by SouthStar Surveying, Inc., dated April 2, 1997, is attached hereto as Exhibit "B" and made a part hereof by this reference.

11. Should any separable part of these restrictive covenants be determined to be contrary to law, the remainder shall continue in full force and effect.

IN WITNESS WHEREOF, the Declarant has duly executed this Declaration of Restrictive Covenants the date first above written.

WITNESSES:

First witness signs here

Second witness signs here

AJS GROUP, LLC

BY _____
Joseph P. Griffith
ITS: Member

BY _____
Alec H. Chaplin
ITS: Member

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

I, J. S. McL, Notary Public for the State of South Carolina, do hereby certify that ASJ GROUP, LLC BY JOSEPH P. GRIFFITH, ITS MEMBER AND ALEC H. CHAPLIN, ITS MEMBER, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 25 day of APRIL 1997.

Name of Notary Public
Notary Public, State of South Carolina

My commission expires: 02-07-2003

EXHIBIT "A"

ALL that tract or parcel of land, situate, lying and being located on Johns Island, Charleston County, South Carolina, shown and designated as **"ADDITIONAL AREA = 52.20 ACRES (2.20 ACRES IN POWERLINE R/W)"** on a plat entitled, **"PLAT OF A PROPERTY LINE ADJUSTMENT BETWEEN THE EAST BANK TRACT (236 ACRES) AND TRACT 1 JOHNS ISLAND CHARLESTON COUNTY, S.C."** by SouthStar Surveying, Inc. dated April 2, 1997 and recorded in Plat Book EB at page 782 in the RMC Office for Charleston County, South Carolina.

Said tract has such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

BK E 283PG505

McNAIR LAW FIRM, P.A.
P. O. BOX 1431
140 EAST BAY STREET
CHARLESTON, SC 29402

12.00
4

FILED

E283-499
97 APR 28 PM 3:10

CHARLIE LYBRAND
REGISTER
CHARLESTON COUNTY SC

RMC Bk 0090 Pg 360 : pg 1 *

BP0090360

STATE OF SOUTH CAROLINA	)	**MEMORANDUM OF AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS FOR WETLAND PRESERVATION**
	)	
COUNTY OF CHARLESTON	)	
	)	

THIS MEMORANDUM OF AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS is made this 2nd day of November, 2009, by **KIAWAH RESORT ASSOCIATES, L.P.**, the Owner of Record, with written authorization of the U.S. Army Corps of Engineers, Charleston District ("Corps") and the South Carolina Department of Health and Environmental Control Office of Ocean and Coastal Resource Management (DHEC OCRM);

RECITALS

WHEREAS, pursuant to Department of the Army Permit No. SAC-26-90-271D and Consent Agreement dated February 22, 1995, entered into among Landmark Land Company of Carolina, Inc. ("Landmark"), the Corps, and DHEC OCRM, Landmark executed a Declaration of Restrictive Covenants for Wetland Preservation and had it recorded in the RMC Office for Charleston County on August __, 1995 at Deed Book G 258, Page 164 ("Landmark Declaration");

WHEREAS, the land subject to the Landmark Declaration (160.101 acres) was conveyed by Landmark Land Company of Carolina, Inc. to The Nature Conservancy by deed recorded in Book E 258 at Page 775 on August 4, 1995;

WHEREAS, pursuant to Department of Army Permit No. SAC-26-96-41-69W, AJS Group, LLC ("AJS") executed a Declaration of Restrictive Covenants for Wetland Preservation and had it recorded in the RMC Office for Charleston County on April 28, 1997 at Deed Book E 283 at Page 499 ("AJS Declaration");

WHEREAS, the land subject to the AJS Declaration (52.20 acres) was conveyed by AJS Group, LLC, to The Nature Conservancy by deed recorded in Book N 284 at page 589 on May 27, 1997;

WHEREAS, the land subject to the Landmark Declaration and the land subject to the AJS Declaration are contiguous to one another, were both owned by The Nature Conservancy and were managed by The Nature Conservancy as one tract, said lands shall be referred to herein collectively as the "Property", and treated as one tract for the purposes of this Memorandum of Amendment;

WHEREAS, the Corps and DHEC-OCRM agreed to modify and amend both the Landmark Declaration and AJS Declaration, as evidenced by the Amended Declaration of Restrictive Covenants (hereinafter the "Amendment"), which was duly executed by the Corps by Tina Hadden, Chief, Regulatory Division for the District Engineer Dorchester

County on June 23, 2005, and by DHEC OCRM by Richard Chinnis on June 24, 2005, which is attached hereto as Exhibit A and wholly incorporated herein by reference;

WHEREAS, the Amendment allows for the construction of a dwelling and other buildings on the Property, as well as the creation of wildlife food plots to enhance wildlife diversity, and the construction of fire lines to facilitate and control prescribed burns as described in Exhibit A, the terms of which are fully incorporated herein.

WHEREAS, the Property containing 212.3 acres (comprising both the parcel containing 160.101 acres and the contiguous parcel of 52.20 acres) was conveyed by The Nature Conservancy to Orange Hill Development Group, LLC by deed recorded at the RMC Office for Charleston County in Book R 592 at page 534 on July 27, 2006;

WHEREAS, on or about June 13, 2006, the original executed Amendment was transmitted to Neal O'Rourke, the attorney for the Orange Hill Development Group, LLC; however, Mr. O'Rourke misplaced the original Amendment preventing the landowner at that time from filing the Amendment with the RMC Office for Charleston County;

WHEREAS, Orange Hill Development Group, LLC conveyed the Property containing 212.3 acres to Kiawah Resort Associates, L.P., the current Owner of Record, by deed recorded with the RMC Office for Charleston County in Book O 648 Page 580 on January 11, 2008;

WHEREAS, a duly executed original document constituting and memorializing the terms of the Amendment is required for filing with the RMC Office for Charleston County and the Amendment previously executed by the Corps and DHEC OCRM in June of 2005 was not recorded;

WHEREAS, the Corps and DHEC OCRM have, in their discretion, previously authorized the Amendment of the Landmark Declaration and the AJS Declaration as set forth in the attached Exhibit A;

WHEREAS, in order to record the terms set forth in the Amendment, the Corps and DHEC OCRM hereby authorize this Memorandum of Amendment of Declaration of Restrictive Covenants for Wetland Preservation which incorporates by reference the terms of the Amendment duly executed by the Corps and DHEC OCRM in June of 2005 attached as Exhibit A;

WHEREAS, the Owner of Record, Kiawah Resort Associates, L.P., desires to amend and modify the Landmark Declaration and AJS Declaration in accordance with this Memorandum of Amendment of Declaration of Restrictive Covenants for Wetland Preservation which incorporates by reference the Amendment previously executed and authorized by the Corps and DHEC OCRM in June of 2005;

NOW THEREFORE, the Landmark Declaration and the AJS Declaration concerning the Property are hereby amended by this Memorandum of Amendment of Declaration of Restrictive Covenants for Wetland Preservation.

This Memorandum of Amendment of Declaration of Restrictive Covenants for Wetland Preservation is authorized by the U.S. Army Corps of Engineers, Charleston District.

In the Presence of:

Tina B. Hadden
Chief, Regulatory Division
(For the District Engineer)
Date: 10/21/09

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON PROBATE

PERSONALLY appeared before me Travis G. Hughes. the undersigned witness, and made oath that *he/she* saw the within named Tina B. Hadden, of U.S. Army Corps of Engineers, Charleston District, *its* Chief, Regulatory Division, sign, seal, and as *her/its* act and deed, deliver the within named Memorandum of Amendment to Declaration of Restrictive Covenants; and that *he/she* with the other witness named above witnessed the execution thereof.

[type/print the name of the witness under signature line]

SWORN to and subscribed before me
this 21st day of October, 2009

NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: September 29, 2015

RMC Bk 0090 Pg 360 : pg 4 *

This Memorandum of Amendment of Declaration of Restrictive Covenants for Wetland Preservation is authorized by South Carolina Department of Health and Environmental Control Office of Ocean and Coastal Resource Management.

In the Presence of:

Tammy A Smith

C Bohanec

Carolyn Boltin-Kelly
Deputy Commissioner
DHEC OCRM
Date: 10/27/09

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON PROBATE

PERSONALLY appeared before me Tammy A. Smith the undersigned witness, and made oath that *he/she* saw the within named Carolyn Boltin-Kelly of the South Carolina Department of Health and Environmental Control Office of Ocean and Coastal Resource Management, *its* Deputy Commissioner, sign, seal, and as *his/her/its* act and deed, deliver the within named Memorandum of Amendment to Declaration of Restrictive Covenants; and that *he/she* with the other witness named above witnessed the execution thereof.

Tammy A. Smith

[type/print the name of the witness under signature line]

SWORN to and subscribed before me
this 27 day of October, 2009.

Sheila Davis-Gaston
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 02-10-19

IN WITNESS WHEREOF, KIAWAH RESORT ASSOCIATES, L.P., the Owner of Record, has caused this Memorandum of Amendment of Declaration of Restrictive Covenants for Wetland Preservation to be executed in its name by its General Partners thereunto duly authorized, and its seal to be hereunto affixed, this 2nd day of November, in the year of our Lord Two Thousand and Nine.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

KIAWAH RESORT ASSOCIATES, L.P.

By: D&W Investments, Inc.,
a South Carolina corporation
(SEAL)

Its: General Partner

By: _____
Charles P. Darby, III

Its: President

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

By: TWD Investments, LLC
a South Carolina limited liability company
(SEAL)

Its: General Partner

By: _____
Charles P. Darby, III

Its: Manager

RMC Bk 0090 Pg 360 : pg 6 *

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON PROBATE

PERSONALLY appeared before me Elisabeth F. Nimmons, the undersigned witness, and made oath that *he/she* saw the within named Charles P. Darby, III, President of D&W Investments, Inc., the General Partner of Kiawah Resort Associates, L.P., sign, seal, and as *his/its* act and deed, deliver the within named Memorandum of Amendment to Declaration of Restrictive Covenants; and that *he/she* with the other witness named above witnessed the execution thereof.

Elisabeth F. Nimmons
[type/print the name of the witness under signature line]

SWORN to and subscribed before me
this 3rd day of November, 2009.

Jill E. Moss (SEAL)
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 8/18/2016

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON PROBATE

PERSONALLY appeared before me Elisabeth F. Nimmons, the undersigned witness, and made oath that *he/she* saw the within named Charles P. Darby, III, Manager of TWD Investments, LLC, the General Partner of Kiawah Resort Associates, L.P., sign, seal, and as *his/its* act and deed, deliver the within named Memorandum of Amendment to Declaration of Restrictive Covenants; and that *he/she* with the other witness named above witnessed the execution thereof.

Elisabeth F. Nimmons
[type/print the name of the witness under signature line]

SWORN to and subscribed before me
this 3rd day of November, 2009.

Jill E. Moss (SEAL)
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 8/18/2016

RMC Bk 0090 Pg 360 : pg 7 *

EXHIBIT

A

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

AMENDMENT OF
DECLARATION OF
RESTRICTIVE COVENANTS
FOR WETLAND PRESERVATION

THIS AMENDMENT OF DECLARATION OF RESTRICTIVE COVENANTS FOR WETLANDS PRESERVATION is made this ____ day of _____, 2005, by The Owner of Record, with the written authorization of the U.S. Army Corps of Engineers, Charleston District ("Corps"), and the South Carolina Department of Health and Environmental Control, Office of Ocean and Coastal Resource Management (OCRM).

RECITALS

WHEREAS, pursuant to Department of the Army Permit No. SAC-26-90-271D and Consent Agreement dated February 22, 1995, entered into among Landmark Land Company of Carolina, Inc. ("Landmark"), the Corps, and OCRM, Landmark executed a Declaration of Restrictive Covenants For Wetland Preservation and had them recorded in the Charleston County RMC, on August ___, 1995 at Deed Book G 258, Page 164 ("Landmark Declaration");

WHEREAS, the land subject to the Landmark Declaration (160.101 acres) was conveyed by Landmark Land Company of Carolina, Inc., to The Owner of Record by deed recorded in Book E 258 at Page 775 on August 4, 1995;

WHEREAS, pursuant to Department of the Army Permit No. SAC-26-96-41-69W, AJS Group, LLC ("AJS") executed a Declaration of Restrictive Covenants for Wetland Preservation and had them recorded in the Charleston County RMC, on August ___, 1997 at Deed Book E 283 at Page 499 ("AJS Declaration");

WHEREAS, the land subject to the AJS Declaration (52.20 acres) was conveyed by AJS Group, LLC, to The Owner of Record by deed recorded in Book N 284 at page 589 on _____, 1997;

WHEREAS, the land subject to the Landmark Declaration and the land subject to the AJS Declaration are contiguous to one another, are both currently owned by The Owner of Record and are management by The Owner of Record as one tract, said lands shall be referred to herein collectively as the "Property", and treated as one tract for the purpose of this Amendment;

WHEREAS, Landowner desires to amend (modify) the Landmark Declaration and the AJS Declaration, to expressly allow for the construction of a dwelling and other buildings, the creation of wildlife food plots to enhance wildlife diversity, and the construction of fire lines to facilitate and control prescribed burns; and

WHEREAS, the Corps and OCRM have, in their discretion, authorized this Amendment of the Landmark Declaration and the AJS Declaration.

EXHIBIT A

RMC Bk 0090 Pg 360 : pg 8 *

NOW THEREFORE, the Landmark Declaration and the AJS Declaration are hereby amended as follows:

1. The provisions of the Landmark Declaration and the AJS Declaration notwithstanding, the following activities shall be allowed on the Property:

(i). The construction of one dwelling, and such other buildings as are needed for the enjoyment, maintenance and stewardship of the Property. Only the dwelling may be used for human habitation. The total square footage of all the footprints of all the allowed structures shall not exceed five thousand (5,000) square feet. No structure may be more than 50 feet in elevation. All structures must be contained within a one acre building area. The location and layout of the building area must be approved in writing by Corps and the OCRM prior to the commencement of construction.

(ii). The construction of driveways with permeable surfaces and utilities to serve the allowed improvements. Utilities and driveways outside the one acre building area must be located within existing roads or the existing power line right of way, unless another location is approved in writing by the Corps and the OCRM prior to the commencement of construction.

(iii). The creation of wildlife foodplots within the existing planted pine stands provided that the total area for wildlife foodplots shall not exceed five acres. Wildlife food plantings may also occur on existing roads and road shoulders, the power line right of way, and fire lines. Only plant species commonly uses for wildlife food plots in the South Carolina Lowcountry may be utilized.

(iv). The construction of fire breaks around the perimeter of the Property. Interior fire breaks may also be constructed to create individual burning blocks. To the extent possible, natural fire breaks and existing roads should be used for interior fire breaks. At wetland crossings, fire breaks should be designed to maintain natural hydrological connections. Snags near the fire breaks should be removed to reduce the risk of escaped fire. Smoke including the calculation of estimated particulate emissions, identifying and protecting smoke sensitive areas, and only burning with appropriate winds. Prescribed burning should generally be conducted when the dispersion rate will be high. Prior to any burn, a permit and/or notification from the SC Forestry Commission must be obtained and a written prescribed fire plan should be developed.

2. The Property may not be divided, subdivided or partitioned, or conveyed or pledged for a debt except as one tract.

3. All deeds, mortgages, plats, or other legal instruments of conveyance, shall contain the following warning notice:

WARNING: This Property Subject to Declaration of Restrictive Covenants For Wetlands Preservation recorded at Book G 258 at Page 164 and a Book E 258 at Page 775 in the

EXHIBIT A CONT'D

RMC Bk 0090 Pg 360 : pg 9 *

Charleston County RMC, both as amended by Amendment of Declarations of Restrictive Covenants For Wetlands Preservation recorded at Book _____ at Page _____ in the Charleston County RMC.

4. Except as amended herein the Landmark Declaration and the AJS Declaration remain in full force and effect.

5. The Corps and the OCRM have the sole rights of enforcement of all the provisions created by this Amendment.

6. This Amendment is authorized by the Corps.

Tina Hadden
Chief, Regulatory Division
(For the District Engineer)
Date: 6/23/05

7. This Amendment is authorized by OCRM.

Richard Chinnis
Office of Ocean and Coastal
Resource Management
Date: 6-24-05

IN WITNESS WHEREOF, The Owner of Record has duly executed this Amendment of Declaration of Restrictive Covenants For Wetlands Preservation on the date written above.

IN THE PRESENCE OF:

_____

_____

The Owner of Record

By: _____

Its: _____

EXHIBIT A CONT'D

RMC Bk 0090 Pg 360 : pg 10 *

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF CHARLESTON _____

PERSONALL Y appeared before me _____, the undersigned witness, and made oath that *he/she* saw the within named _____ [, *by* _____, *its* _____,] sign, seal and as *his/her/its* act and deed, deliver the within named Amendment of Declaration of Restrictive Covenants; and that *he/she* with the other witness named above witnessed the execution thereof.

_____

[type name of witness under signature line]

SWORN to and subscribed before me
this ___ day of _____, 20_.

_____
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: _____

EXHIBIT A CONT'D

RECORDER'S PAGE

NOTE: This page MUST remain with the original document

Filed By:

PRATT-THOMAS, EPTING & WALKER, P.A.

POST OFFICE DRAWER 22247
CHARLESTON SC 29413-2247

RECORDED

Date:	November 4, 2009
Time:	3:19:09 PM

Book	Page	DocType
0090	360	Misc

Charlie Lybrand, Register
Charleston County, SC

MAKER:
KIAWAH RESORT ETAL

RECIPIENT:
NA

Original Book: G258

Original Page: 164

# of Pages: 11
# of Sats:
# of References:

Note:

Recording Fee	$	10.00
Extra Reference Cost	$	-
Extra Pages	$	6.00
Postage	$	-
Chattel	$	-
TOTAL	$	16.00

DRAWER: Drawer 3
CLERK: ECP

0090 Book

360 Page

11/04/2009 Recorded Date

11 # Pgs

G258 Original Book

164 Original Page

D Doc Type

15:19:09 Recorded Time

RMC Bk 0090 Pg 360 : pg 11 *

Return to: Elisabeth F. Nimmons
Legal Development Manager
Kiawah Partners
One Kiawah Island Parkway
Kiawah Island, SC 29455

BP0559506

PGS: 6

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

AMENDMENT TO
DECLARATION OF
RESTRICTIVE COVENANTS FOR
WETLAND PRESERVATION
(Book E283, page 499)

THIS AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS FOR WETLANDS PRESERVATION ("**Amendment**") is made this 17th day of May, 2016, by **KIAWAH RESORT ASSOCIATES, L.P.**, (a Delaware Limited Partnership hereinafter sometimes referred to as the "**Owner**" and/or "**KRALP**"), with the written approval from the **U.S. Army Corps of Engineers, Charleston District** (the "**Corps**.") and the **South Carolina Department of Health and Environmental Control, Office of Ocean and Coastal Resource Management** ("**OCRM**").

RECITALS

WHEREAS, pursuant to Department of the Army Permit No. SAC-26-90-271D and Consent Agreement dated February 22, 1995, entered into among Landmark Land Company of Carolina, Inc. ("**Landmark**"), the Corps, and OCRM; Landmark executed a Declaration of Restrictive Covenants for Wetland Preservation (the "**Landmark Declaration**") dated August 1, 1995, and recorded on August 4, 1995, in Book G258, page 164 in the R.M.C. Office for Charleston County, S.C. (the "**RMC Office**"); and

WHEREAS, the land subject to the Landmark Declaration (160.101 acres herein referred to as the "**Landmark Property**") was conveyed by Landmark to The Nature Conservancy by deed recorded on August 4, 1995, in Book E258, page 775 in the RMC Office; and

WHEREAS, pursuant to Department of Army Permit No. SAC-26-96-41-69W, AJS Group, LLC ("**AJS**") executed a Declaration of Restrictive Covenants for Wetland Preservation dated April 25, 1997, and recorded April 28, 1997, in Book E283, page 499 in the RMC Office (the "**AJS Declaration**"); and

WHEREAS, the land subject to the AJS Declaration (52.20 acres herein referred to as the "**AJS Property**") was conveyed by AJS to The Nature Conservancy by deed recorded on May 27, 1997, in Book N284, page 589 in the RMC Office; and

WHEREAS, as the Landmark Property and the AJS Property (collectively, the "**Property**") are contiguous to one another and were both owned by and managed by The Nature Conservancy as one tract, the Corps and OCRM agreed to modify and amend both the Landmark Declaration and AJS Declaration, by Amended Declaration of Restrictive Covenants for Wetland Preservation (the "**2005 Amendment**") executed by the Corps on June 23, 2005, and by OCRM on June 24, 2005; and

WHEREAS, the Property was conveyed by The Nature Conservancy to Orange Hill Development Group, LLC ("**Orange Hill Group**") by deed recorded on July 27, 2006, in Book R592, page 534 in the RMC Office; and

WHEREAS, on or about June 13, 2006, the original executed 2005 Amendment was transmitted to the attorney for Orange Hill Group, who misplaced the original, thereby preventing the same from being recorded in the RMC Office; and

WHEREAS, Orange Hill Development Group, LLC subsequently conveyed the Property to Kiawah Resort Associates, L.P., the current Owner of Record, by deed recorded on January 11, 2008, in Book 0648, page 580 in the RMC Office; and

WHEREAS, in order to record the terms set forth in the 2005 Amendment, the Corp, OCRM and KRALP executed a Memorandum of Amendment to Declaration of Restrictive Covenants for Wetland Preservation (the "**2009 Memorandum**") recorded November 4, 2009, in Book 0090, page 360 in the RMC Office, incorporating by reference the terms of the 2005 Amendment, a copy of which is attached thereto as Exhibit A to the 2009 Memorandum; and

WHEREAS, KRALP desires to further amend (modify) the AJS Declaration (and by separate instrument, the Landmark Declaration), as amended by the 2005 Amendment as evidenced by the 2009 Memorandum to expressly permit specific forest management activities to promote and enhance the ecological value of the AJS Property; and

WHEREAS, the Corps and OCRM have, in their discretion, authorized this Amendment to the AJS Declaration,

NOW THEREFORE, KRALP, as the Owner of Record of the AJS Property, declares that the AJS Declaration, as amended by the 2005 Amendment, as evidenced by the 2009 Memorandum, is hereby amended as follows:

1. The provisions of the AJS Declaration notwithstanding, the following activities shall be allowed on the AJS Property:

(i) Forest management activities that enhance the ecological condition of upland habitats on the AJS Property will be allowed. Allowed activities will include silviculturally prescribed timber harvest and application of EPA approved biocides for control of detrimental competing vegetation, insects, fungi, or any other pathogen that could lead to mortality of ecologically and silviculturally valuable vegetation.

(ii) Vegetation (to include trees, shrubs, grasses, and forbs) may be removed as part of a silviculturally prescribed timber harvest. Tree species would be removed for reasons of forest health and forest management objectives while other plant species may be removed as incidental impact associated with a prescribed timber harvest. Timber harvest will be conducted periodically as part of a forest management plan for maintenance of enhanced understory conditions, health of standing timber, response to hurricane damage, and response to detrimental forest pathogen. Prescribed timber harvests will require removal of all trees at central loading areas ("logging decks"). Logging decks will be kept as small as possible and reused in subsequent timber harvests if possible.

(iii) Application of EPA approved biocides will be allowed as part of a forest management plan where the objective is to promote enhanced forest health and enhanced wildlife habitat. This would include biocides (e.g., herbicides) to control vegetation that may be detrimental to more ecologically beneficial plant species. Biocides targeted for control of invertebrates (i.e., insecticide), fungi (i.e., fungicide), etc. will also be allowed as these can result in significant loss or degradation of standing timber and vegetation.

2. Except as amended herein, all terms, obligations and conditions of the AJS Declaration, as amended, shall remain in full force and effect.

This Amendment to Declaration of Restrictive Covenants for Wetland Preservation (Book E283, page 499) is approved by the U.S. Army Corps of Engineers, Charleston District.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

U.S. ARMY CORPS OF ENGINEERS
CHARLESTON DISTRICT

By: _____
Name: Travis G. Hughes
Title: Chief, Regulatory Division
Date: 14 March 2016

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

THE FOREGOING INSTRUMENT was acknowledged before me by the U.S. Army Corps of Engineers, Charleston District, by Travis G. Hughes, its Chief, Regulatory Division thereunto duly authorized, this 14th day of March, 2016.

_____ (SEAL)
Notary Public for South Carolina
My commission expires: August 16, 2023

This Amendment to Declaration of Restrictive Covenants for Wetland Preservation (Book E283, page 499) is authorized by the South Carolina Department of Health and Environmental Control Office of Ocean and Coastal Resource Management.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

SOUTH CAROLINA DEPARTMENT OF HEALTH
AND ENVIRONMENTAL CONTROL
OFFICE OF OCEAN AND COASTAL
RESOURCE MANAGEMENT

By: _____
Name: Elizabeth B. VanKolnitz
Title: Chief, DHEC-OCRM
Date: April 6, 2016

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

THE FOREGOING INSTRUMENT was acknowledged before me by the South Carolina Department of Health and Environmental Control Office of Ocean and Coastal Resource Management by Elizabeth B. VanKolnitz, its Chief, DHEC-OCRM thereunto duly authorized, this 6th day of April, 2016.

_____ (SEAL)
Notary Public for South Carolina
My commission expires: 2-10-2019

IN WITNESS WHEREOF, KIAWAH RESORT ASSOCIATES, L.P., the Owner of Record, has caused this Amendment to be executed in its name by its General Partner thereunto duly authorized, and its seal to be hereunto affixed, this 17th day of May, 2016.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

KIAWAH RESORT ASSOCIATES, L.P.
By: Coral Canary GP, L.L.C.
Its: General Partner

By: _____
Jordan Phillips

Its: Vice President

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

THE FOREGOING INSTRUMENT was acknowledged before me by Kiawah Resort Associates, L.P., by Coral Canary GP, L.L.C., its General Partner, by Jordan Phillips, its Vice President, this 17th day of May, 2016.

_____(SEAL)
Notary Public for South Carolina
My commission expires: 12-10-2020

RECORDER'S PAGE

NOTE: This page MUST remain with the original document

Filed By:

KIAWAH PARTNERS
ELISABETH F NIMMONS, LEGAL DEV MGR
ONE KIAWAH ISLAND PARKWAY
KIAWAH ISLAND, SC 29455

RECORDED

Date:	June 9, 2016
Time:	9:01:49 AM

Book	Page	DocType
0559	506	Misc/Amend

Charlie Lybrand, Register
Charleston County, SC

MAKER:
KIAWAH RESORT ASSOCS AL

RECIPIENT:
N/A

Original Book: E283

Original Page: 499

# of Sats:

Note:

# of Pages: 6

# of References:

Recording Fee	$ 10.00
Extra Reference Cost	$ -
Extra Pages	$ 1.00
Postage	$ -
Chattel	$ -
TOTAL	$ 11.00

DRAWER: Drawer 2
CLERK: JBA

0559	506	06/09/2016	6
Book	Page	Recorded Date	# Pgs

E283	499	D	09:01:49
Original Book	Original Page	Doc Type	Recorded Time

Return to: Elisabeth F. Nimmons
Legal Development Manager
Kiawah Partners
One Kiawah Island Parkway
Kiawah Island, SC 29455

BP0559507

PGS: 6

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

AMENDMENT TO
DECLARATION OF
RESTRICTIVE COVENANTS FOR
WETLAND PRESERVATION
(Book G258, page 164)

THIS AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS FOR WETLANDS PRESERVATION ("**Amendment**") is made this 17th day of May, 2016, by **KIAWAH RESORT ASSOCIATES, L.P.**, (a Delaware Limited Partnership hereinafter sometimes referred to as the "**Owner**" and/or "**KRALP**"), with the written approval of the **U.S. Army Corps of Engineers, Charleston District** (the "**Corps**.") and the **South Carolina Department of Health and Environmental Control, Office of Ocean and Coastal Resource Management** ("**OCRM**").

RECITALS

WHEREAS, pursuant to Department of the Army Permit No. SAC-26-90-27ID and Consent Agreement dated February 22, 1995, entered into among Landmark Land Company of Carolina, Inc. ("**Landmark**"), the Corps, and OCRM; Landmark executed a Declaration of Restrictive Covenants for Wetland Preservation (the "**Landmark Declaration**") dated August 1, 1995, and recorded on August 4, 1995, in Book G258, page 164 in the R.M.C. Office for Charleston County, S.C. (the "**RMC Office**"); and

WHEREAS, the land subject to the Landmark Declaration (160.101 acres herein referred to as the "**Landmark Property**") was conveyed by Landmark to The Nature Conservancy by deed recorded on August 4, 1995, in Book E258, page 775 in the RMC Office; and

WHEREAS, pursuant to Department of Army Permit No. SAC-26-96-41-69W, AJS Group, LLC ("**AJS**") executed a Declaration of Restrictive Covenants for Wetland Preservation dated April 25, 1997, and recorded April 28, 1997, in Book E283, page 499 in the RMC Office (the "**AJS Declaration**"); and

WHEREAS, the land subject to the AJS Declaration (52.20 acres herein referred to as the "**AJS Property**") was conveyed by AJS to The Nature Conservancy by deed recorded on May 27, 1997, in Book N284, page 589 in the RMC Office; and

WHEREAS, as the Landmark Property and the AJS Property (collectively, the "**Property**") are contiguous to one another and were both owned by and managed by The Nature Conservancy as one tract, the Corps and OCRM agreed to modify and amend both the Landmark Declaration and AJS Declaration, by Amended Declaration of Restrictive Covenants for Wetland Preservation (the "**2005 Amendment**") executed by the Corps on June 23, 2005, and by OCRM on June 24, 2005; and

WHEREAS, the Property was conveyed by The Nature Conservancy to Orange Hill Development Group, LLC ("**Orange Hill Group**") by deed recorded on July 27, 2006, in Book R592, page 534 in the RMC Office; and

WHEREAS, on or about June 13, 2006, the original executed 2005 Amendment was transmitted to the attorney for Orange Hill Group, who misplaced the original, thereby preventing the same from being recorded in the RMC Office; and

WHEREAS, Orange Hill Development Group, LLC subsequently conveyed the Property to Kiawah Resort Associates, L.P., the current Owner of Record, by deed recorded on January 11, 2008, in Book 0648, page 580 in the RMC Office; and

WHEREAS, in order to record the terms set forth in the 2005 Amendment, the Corp, OCRM and KRALP executed a Memorandum of Amendment to Declaration of Restrictive Covenants for Wetland Preservation (the "**2009 Memorandum**") recorded November 4, 2009, in Book 0090, page 360 in the RMC Office, incorporating by reference the terms of the 2005 Amendment, a copy of which is attached thereto as Exhibit A to the 2009 Memorandum; and

WHEREAS, KRALP desires to further amend (modify) the Landmark Declaration (and by separate instrument, the AJS Declaration), as amended by the 2005 Amendment as evidenced by the 2009 Memorandum to expressly permit specific forest management activities to promote and enhance the ecological value of the Landmark Property; and

WHEREAS, the Corps and OCRM have, in their discretion, authorized this Amendment to the Landmark Declaration,

NOW THEREFORE, KRALP, as the Owner of Record of the Landmark Property, declares that the Landmark Declaration, as amended by the 2005 Amendment, as evidenced by the 2009 Memorandum, is hereby amended as follows:

1. The provisions of the Landmark Declaration notwithstanding, the following activities shall be allowed on the Landmark Property:

(i) Forest management activities that enhance the ecological condition of upland habitats on the Landmark Property will be allowed. Allowed activities will include silviculturally prescribed timber harvest and application of EPA approved biocides for control of detrimental competing vegetation, insects, fungi, or any other pathogen that could lead to mortality of ecologically and silviculturally valuable vegetation.

(ii) Vegetation (to include trees, shrubs, grasses, and forbs) may be removed as part of a silviculturally prescribed timber harvest. Tree species would be removed for reasons of forest health and forest management objectives while other plant species may be removed as incidental impact associated with a prescribed timber harvest. Timber harvest will be conducted periodically as part of a forest management plan for maintenance of enhanced understory conditions, health of standing timber, response to hurricane damage, and response to detrimental forest pathogen. Prescribed timber harvests will require removal of all trees at central loading areas ("logging decks"). Logging decks will be kept as small as possible and reused in subsequent timber harvests if possible.

(iii) Application of EPA approved biocides will be allowed as part of a forest management plan where the objective is to promote enhanced forest health and enhanced wildlife habitat. This would include biocides (e.g., herbicides) to control vegetation that may be detrimental to more ecologically beneficial plant species. Biocides targeted for control of invertebrates (i.e., insecticide), fungi (i.e., fungicide), etc. will also be allowed as these can result in significant loss or degradation of standing timber and vegetation.

2. Except as amended herein, all terms, obligations and conditions of the Landmark Declaration, as amended, shall remain in full force and effect.

This Amendment to Declaration of Restrictive Covenants for Wetland Preservation (Book G258, page 164) is approved by the U.S. Army Corps of Engineers, Charleston District.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

U.S. ARMY CORPS OF ENGINEERS
CHARLESTON DISTRICT

By: _____
Name: Travis G. Hughes
Title: Chief, Regulatory Division
Date: 14 March 2016

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

THE FOREGOING INSTRUMENT was acknowledged before me by the U.S. Army Corps of Engineers, Charleston District, by Travis G. Hughes, its Chief, Regulatory Division thereunto duly authorized, this 14th day of March, 2016.

_____ (SEAL)
Notary Public for South Carolina
My commission expires: August 6, 2023

This Amendment to Declaration of Restrictive Covenants for Wetland Preservation (Book G258, page 164) is authorized by the South Carolina Department of Health and Environmental Control Office of Ocean and Coastal Resource Management.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

SOUTH CAROLINA DEPARTMENT OF HEALTH
AND ENVIRONMENTAL CONTROL
OFFICE OF OCEAN AND COASTAL
RESOURCE MANAGEMENT

By: _____
Name: Elizabeth B. VonKolnitz
Title: Chief, DHEC-OCRM
Date: April 6, 2016

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

THE FOREGOING INSTRUMENT was acknowledged before me by the South Carolina Department of Health and Environmental Control Office of Ocean and Coastal Resource Management by Elizabeth B. VonKolnitz, its Chief, DHEC-OCRM thereunto duly authorized, this 6th day of April, 2016.

_____ (SEAL)
Notary Public for South Carolina
My commission expires: 2-10-2019

IN WITNESS WHEREOF, KIAWAH RESORT ASSOCIATES, L.P., the Owner of Record, has caused this Amendment to be executed in its name by its General Partner thereunto duly authorized, and its seal to be hereunto affixed, this 17th day of May, 2016.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

KIAWAH RESORT ASSOCIATES, L.P.
By: Coral Canary GP, L.L.C.
Its: General Partner

By: _____
Jordan Phillips

Its: Vice President

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

THE FOREGOING INSTRUMENT was acknowledged before me by Kiawah Resort Associates, L.P., by Coral Canary GP, L.L.C., its General Partner, by Jordan Phillips, its Vice President, this 17th day of May, 2016.

_____(SEAL)
Notary Public for South Carolina
My commission expires: 12-10-2020

RECORDER'S PAGE

NOTE: This page MUST remain with the original document

Filed By:

KIAWAH PARTNERS
ELISABETH F NIMMONS, LEGAL DEV MGR
ONE KIAWAH ISLAND PARKWAY
KIAWAH ISLAND, SC 29455

RECORDED

Date: June 9, 2016
Time: 9:02:41 AM

Book	Page	DocType
0559	507	Misc/Amend

Charlie Lybrand, Register
Charleston County, SC

MAKER:
KIAWAH RESORT ASSOCS AL

RECIPIENT:
N/A

Original Book: G258

Original Page: 164

# of Pages: 6
# of Sats:
# of References:

Note:

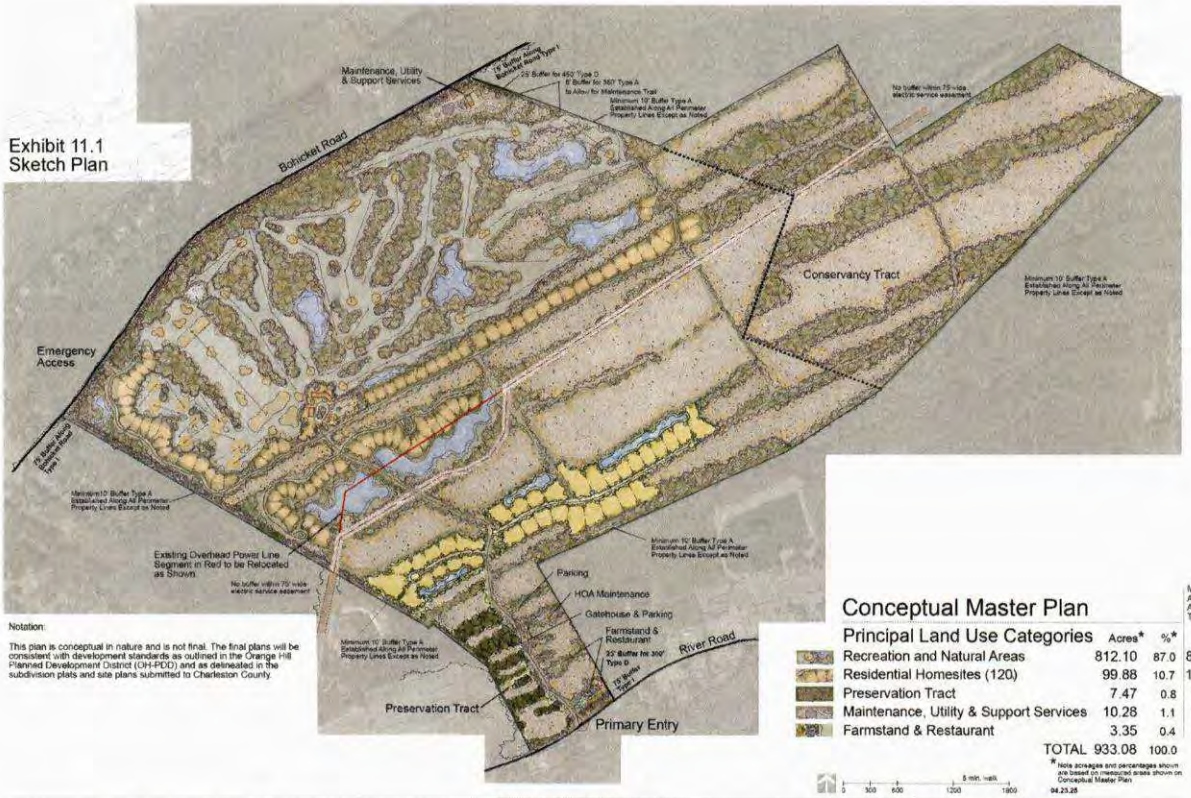
Recording Fee	$ 10.00
Extra Reference Cost	$ -
Extra Pages	$ 1.00
Postage	$ -
Chattel	$ -
TOTAL	$ 11.00

DRAWER: Drawer 2
CLERK: JBA

0559	507	06/09/2016	6
Book	Page	Recorded Date	# Pgs

G258	164	D	09:02:41
Original Book	Original Page	Doc Type	Recorded Time

Exhibit 11.1
Sketch Plan



Notation:

This plan is conceptual in nature and is not final. The final plans will be consistent with development standards as outlined in the Orange Hill Planned Development District (OH-PDD) and as delineated in the subdivision plats and site plans submitted to Charleston County.

Conceptual Master Plan

Principal Land Use Categories	Acres*	%*	Maximum Allowable Acreage per Table 4.1	Maximum Allowable % of Total Land Area
Recreation and Natural Areas	812.10	87.0	830	88.9
Residential Homesites (120)	99.88	10.7	110	11.8
Preservation Tract	7.47	0.8	16	1.7
Maintenance, Utility & Support Services	10.28	1.1	12	1.3
Farmstand & Restaurant	3.35	0.4	4	0.4
TOTAL	933.08	100.0		

* Note acreages and percentages shown are based on measured areas shown on Conceptual Master Plan

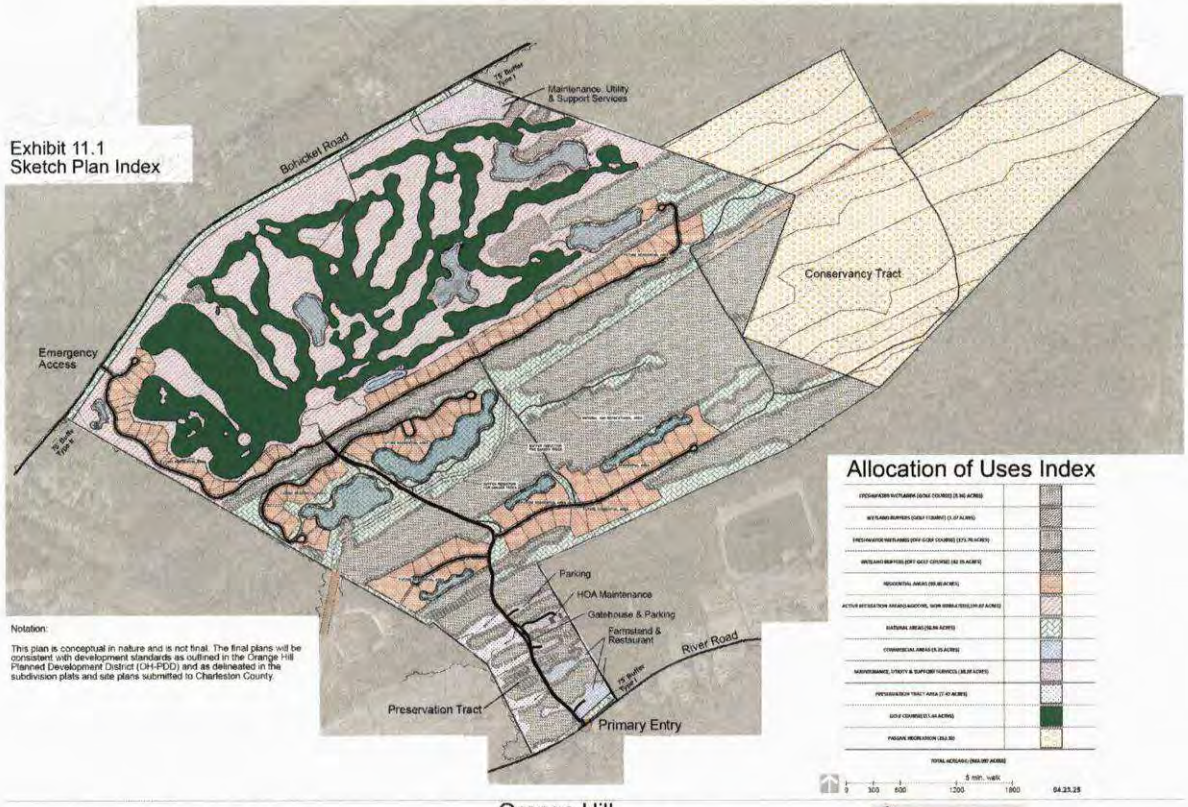
04.23.08

0 300 600 1200 1800

Kiawah Resort Associates, L.P.

Orange Hill
Johns Island Charleston County South Carolina

BEAU WELLING DESIGN

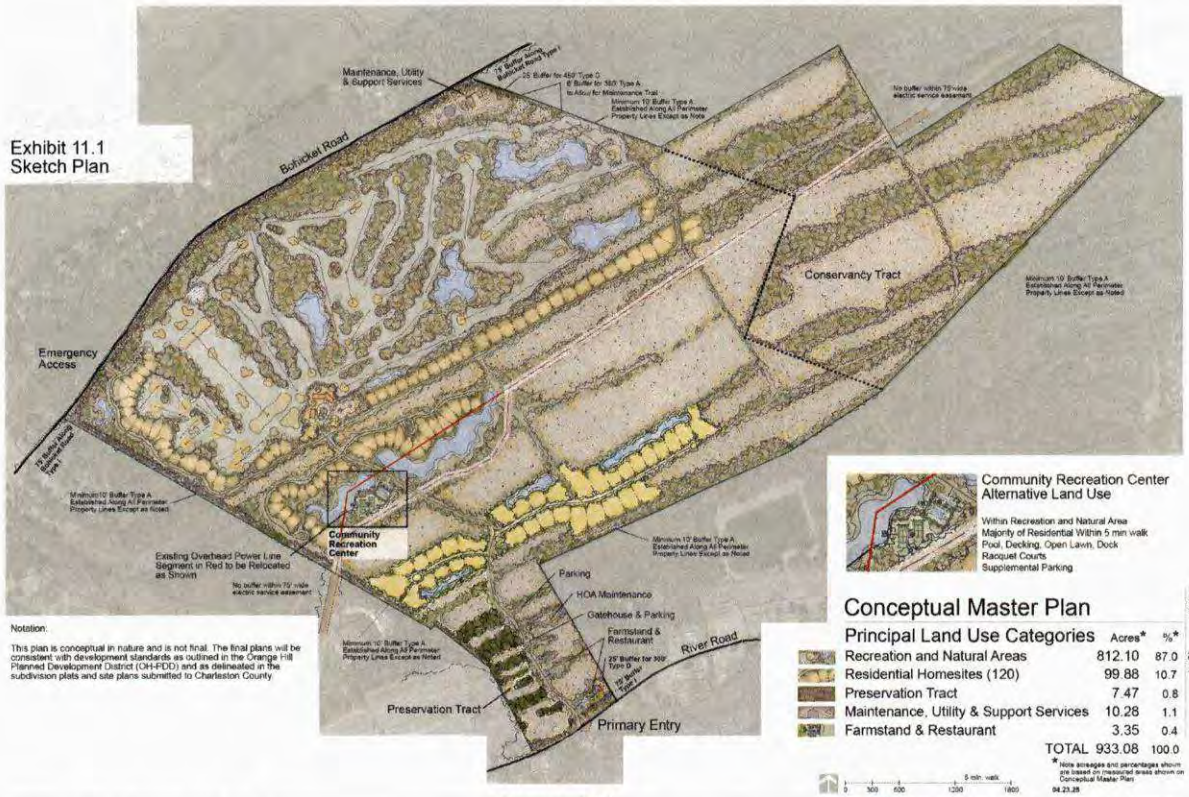


Kiawah Resort Associates, L.P.

Orange Hill
Johns Island Charleston County South Carolina

BEAU WELLING DESIGN

Exhibit 11.1
Sketch Plan



Community Recreation Center
Alternative Land Use

Within Recreation and Natural Area
Majority of Residential Within 5 min walk
Pool, Decking, Open Lawn, Dock
Racquet Courts
Supplemental Parking

Conceptual Master Plan

Principal Land Use Categories	Acres*	%*	Maximum Allowable Acreage per Table 4.1	Maximum Allowable % of Total Land Area
Recreation and Natural Areas	812.10	87.0	830	88.9
Residential Homesites (120)	99.88	10.7	110	11.8
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Maintenance, Utility & Support Services	10.28	1.1	12	1.3
Farmstand & Restaurant	3.35	0.4	4	0.4
TOTAL	933.08	100.0		

* Note acreages and percentages shown are based on measured areas shown on Conceptual Master Plan

04.23.25

Notation:

This plan is conceptual in nature and is not final. The final plans will be consistent with development standards as outlined in the Orange Hill Planned Development District (OH-PDD) and as delineated in the subdivision plats and site plans submitted to Charleston County.

Kiawah Resort Associates, L.P.

Orange Hill

Johns Island Charleston County South Carolina

BEAU WELLING DESIGN

Exhibit 11.2 - Use Table
Proposed Uses PD - OH Zoning Classification **4.24.25**

Principal Land Use Categories: PD - OH		**Use Type**	**Conditional Use Condition**
Agricultural			
Agricultural and Animal Support			
	Roadside Stand; Sweetgrass Basket Stand	C	Modified ZLDR Sec. 6.4.8
	Community Garden and Greenhouse	A	
	Farmers Market	A	
	Plant Nursery	A	
Residential			
Single-Family Dwelling			
	Dwelling Unit, Single Family Detached	A	
	Residential Single-Family Accessory Land Use Categories: PD - OH		
	Fences and Walls;	A	
	Garages, and carports;	A	
	Gate houses and guard houses;	A	
	Home Occupations; ARB approval of use and location	C	Modified ZLDR Sec. 6.5.11
	Playhouses, patios, cabanas, porches, gazebos, incidental household storage buildings;	A	
	Radio and television receiving antennas or dishes;	A	
	Recreational and play facilities for the use of residents;	A	
	Solar Collectors;	A	
	Tennis courts, Swimming Pools, hot tubs, and related mechanical equipment;	A	
	Accessory Dwelling Units;	C	DA Section 13.D.1.
	Barns and farming-related Structures even if the subject Parcel does not contain a Principal Use or Principal Structure;	A	
	Sale of Sweetgrass Baskets;	A	
	Other necessary and customary uses determined by the Zoning and Planning Director to be appropriate, incidental and subordinate to the Principal Use of the Lot, subject to compliance with any standards contained within this Agreement.	A	
	Temporary Model Home (Including Real Estate Sales Office; limited to no more than one for no more than three years from the date of issuance of the CO)	A	
	Temporary Golf Clubhouse (including all accessory uses of the Golf Clubhouse; limited to no more than one and for no more than three months following the issuance of the CO for the permanent clubhouse)	A	
	Utility Service, Major (Includes Reverse Osmosis Plant)	A	

	Utility Service, Minor				A	
	Recycling Collection (Drop-Off)				A	
	Residential Single Family Temporary Land Use Categories: PD - OH					
	Temporary Construction Offices & Facilities				C	Modified ZLDR Sec. 6.6.4
Civic/Institutional						
Courts And Public Safety						
	Safety Services				A	
Recreation and Entertainment						
	Community Recreation				A	
	Fishing, Hunting or Recreational Guide Service				A	
	Golf Course or Country Club				A	
	Golf Course or Country Club Accessory Land Use Categories: PD - OH (1)					
	Liquor, Beer or Wine Sales				A	
	Services to Buildings or Dwellings				A	
	Landscaping and Horticultural Services				A	
	Fuel Storage Facility				A	
	Stockpiling of Sand, Gravel, or other Aggregate Materials				A	
	Administrative or Business Office				A	
	Consumer Convenience Service				A	
	Spa, Wellness/Health and Beauty Care Services				A	
	Personal Improvement Services				A	
	Physical Fitness or Health Club				A	
	Nonstore Retailer				A	
	Food Sales				A	
	Food Trucks				A	
	Recycling Collection, Drop-Off				A	
	Retail Sales or Services, General				A	
	Botanical Garden				A	
	Private Postal or Mailing Service				A	
	Bar or Lounge				A	
	Catering Service				A	
	Restaurant, General (including alcohol sales)				A	
	Social Club or Lodge				A	
	Social or Civic Organization				A	
	Comfort Stations and Instructional Learning Center				A	
	Storage Sheds, Containers				A	
	Small Animal Boarding				C	Modified ZLDR Sec. 6.4.32 B. & C. Only
	Utility Service, Major (Includes Reverse Osmosis Plant)				A	
	Utility Service, Minor				A	
	Recycling Collection (Drop-Off)				A	
	Golf Course or Country Club Temporary Land Use Categories: PD - OH (1)					
	Temporary Construction Offices & Facilities				A	Modified ZLDR Sec. 6.6.4
	Parks and Recreation				A	
	Recreation and Entertainment, Indoor				C	Modified ZLDR Sec. 6.4.30
	Recreation and Entertainment, Outdoor				A	
	Golf Driving Range and Practice Grounds				A	

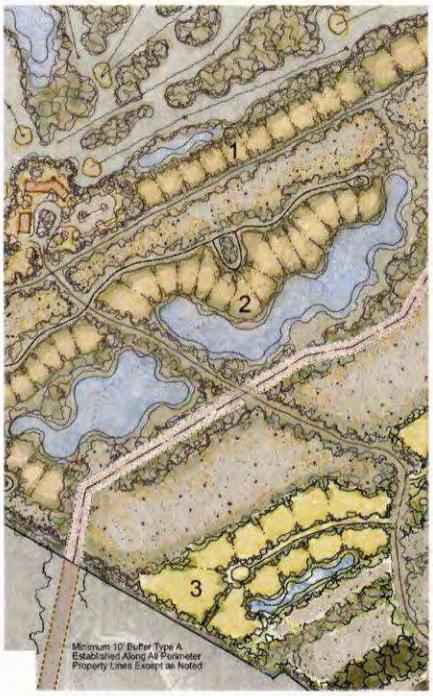
	Golf Driving Range and Practice Grounds Temporary Land Use Categories: PD - OH		
	Temporary Construction Offices & Facilities	C	Modified ZLDR Sec. 6.6.4
	Outdoor Shooting Range	C	Modified ZLDR Sec. 6.4.11.B
Commercial Accomodation			
	Short - Term Rental Property: Commercial Guest House (CGH)	C	Modified ZLDR Sec. 6.8 and Section 15 of this Agreement
Food Services And Drinking Places			
	Restaurant, General (Including alcohol sales)	A	
	General Restaurant Accessory Land Use Categories: PD - OH (1)		
	Horticultural Production	A	
Vehicle Parking and Storage (2)			
	Remote Parking Lot	C	Modfied ZLDR Sec. 6.4.37
	Vehicle Storage	A	
	Temporary parking associated with special event	A	
Other Uses			
Resource Extraction/Mining			
	Resource Extraction/Mining	C	Sec. 17 (S) of this Agreement

Footnote(1): All Golf Course or Country Club accessory land uses are for the Kiawah Island Club golf course only and not for operations doing business outside the Orange Hill Planned Development District.

Footnote (2): Remote Parking Lot and Overnight Vehicle Storage uses will be for owners and member facilities within the Orange Hill PD; however, there may be select, limited times these uses may provide for remote parking of activities that are off site, such as major golf tournaments or sporting events based on typical uses by the Kiawah Island Club.

Footnote (3): If there are conditions or restrictions in the Development Agreement or Planned Development District Plan associated with any of the above uses, implementation of that use must comply with the particular conditions or restictions.

Exhibit 11.3
Conceptual Lot
Sketch Plan



Location Graphic

Notation:

This plan is conceptual in nature and is not final. The final plans will be consistent with development standards as outlined in the Orange Hill Planned Development District (OH-PDD) and as delineated in the subdivision plats and site plans submitted to Charleston County.

Conceptual Master Plan

Residential Homesite Alternatives (Minimum Lot Size)

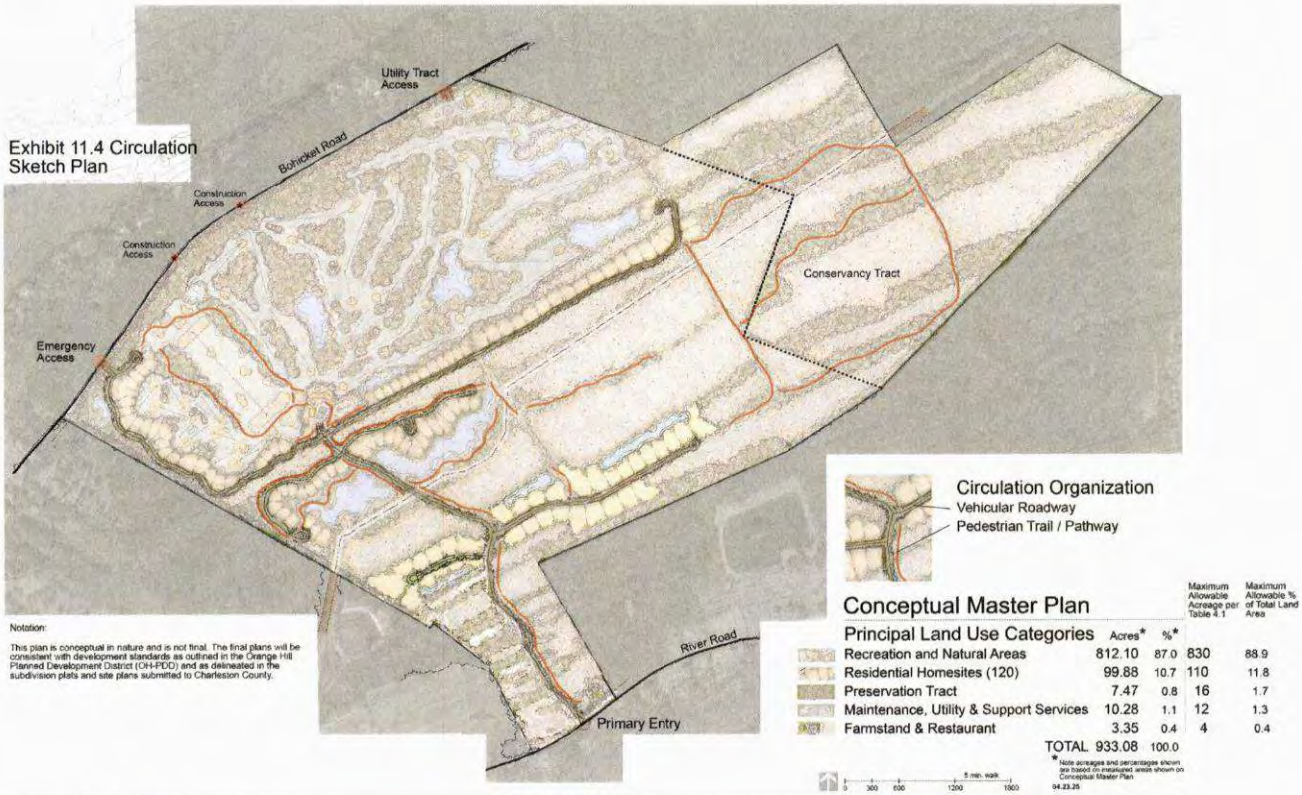
1. Golf Cottages (6-10,000 sq.ft.)
2. Lakeside Cottages (10-15,000 sq.ft.)
3. Custom Homes (15,000+ sq.ft.)

nts

Kiawah Resort Associates, L.P.

Orange Hill
Johns Island Charleston County South Carolina

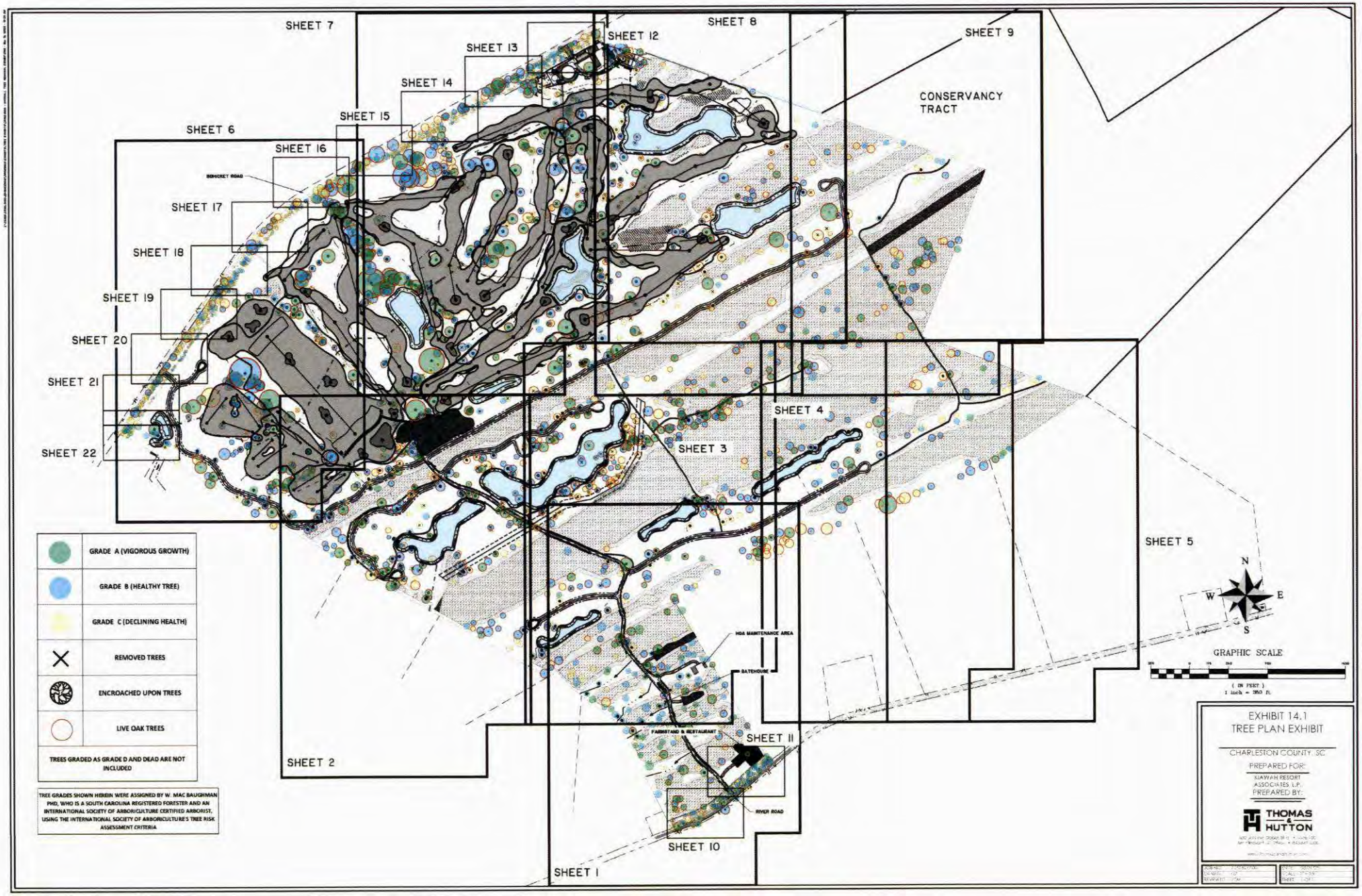
BEAU WELLING DESIGN



Kiawah Resort Associates, L.P.

Orange Hill
Johns Island Charleston County South Carolina

BEAU WELLING DESIGN


SHEET 1
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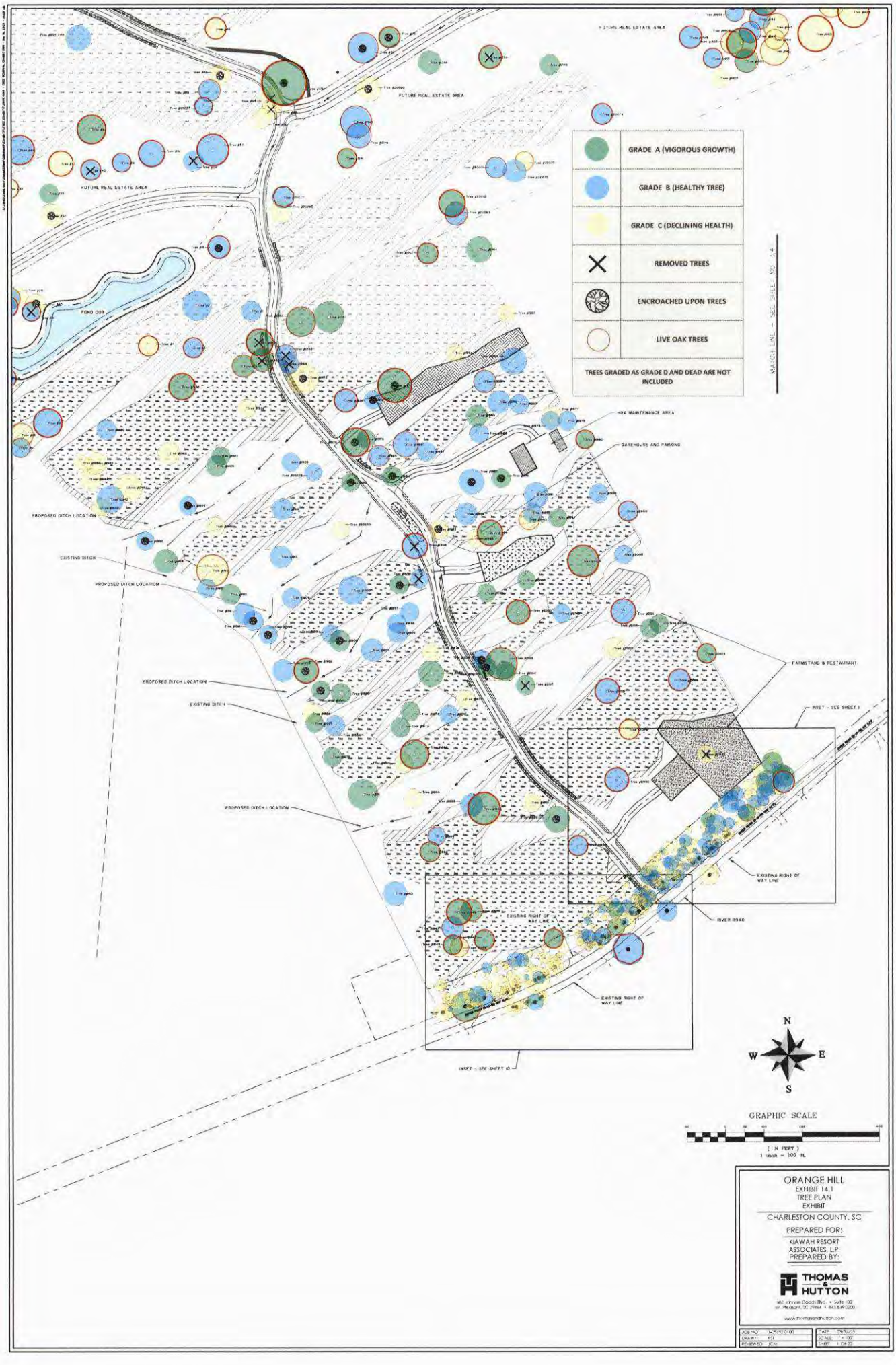
SHEET 21
SHEET 22
CONSERVANCY TRACT
BIDGRET ROAD
HOA MAINTENANCE AREA
GATEHOUSE
FARMSTAND & RESTAURANT
RIVER ROAD
GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
TREE GRADES SHOWN HEREIN WERE ASSIGNED BY W. MAC BAUGHMAN PHD, WHO IS A SOUTH CAROLINA REGISTERED FORESTER AND AN INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST, USING THE INTERNATIONAL SOCIETY OF ARBORICULTURE'S TREE RISK ASSESSMENT CRITERIA
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 1000 ft.
EXHIBIT 14.1
TREE PLAN EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON



ORANGE HILL

EXHIBIT 14.1
TREE PLAN
EXHIBIT

CHARLESTON COUNTY, SC

PREPARED FOR:

KIAWAH RESORT ASSOCIATES, L.P.

PREPARED BY:

THOMAS & HUTTON

543 Johnnie Dodds Blvd. • Suite 100
Mt. Pleasant, SC 29464 • 843.849.5000
www.thomasandhutton.com

JOB NO.	42512.01.00
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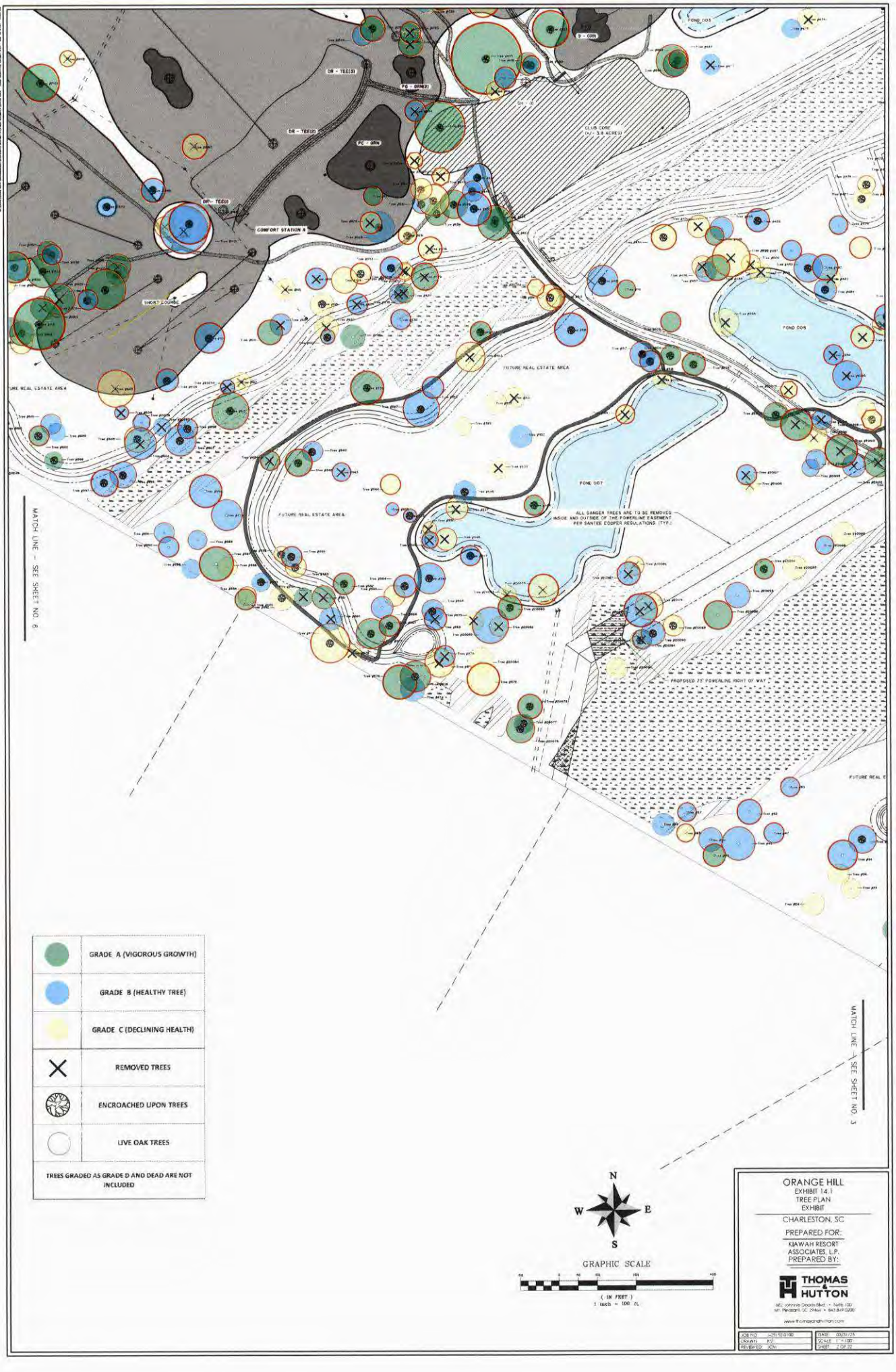
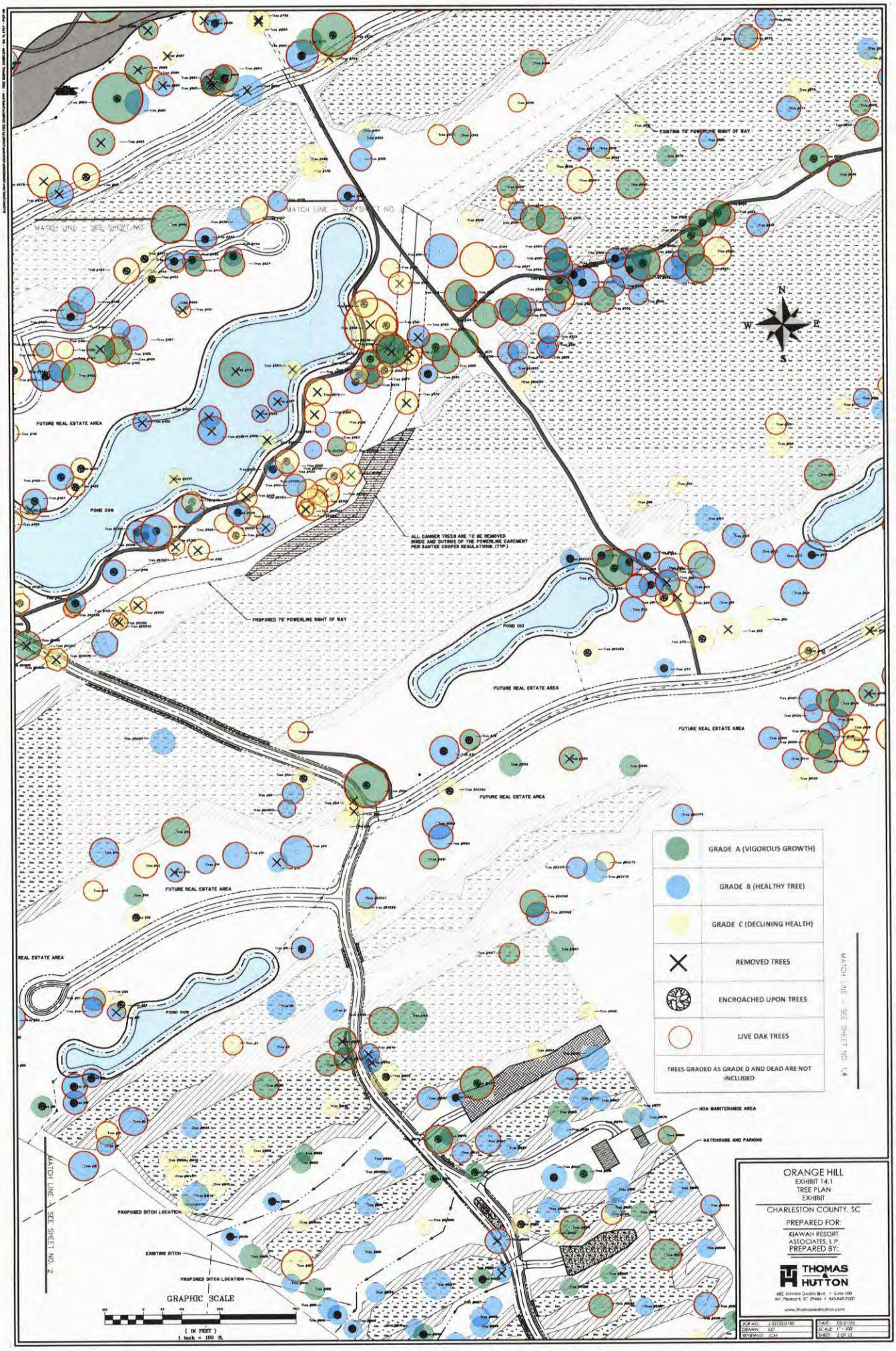
REVIEWED	JCW
DATE	05/30/25
SCALE	1" = 100'
SHEET	1 OF 22


CLUB CORE
(+/- 3.9 ACRES)
COMFORT STATION A
SHORT COURSE
FUTURE REAL ESTATE AREA
POND 005
POND 007
ALL DANGER TREES ARE TO BE REMOVED INSIDE AND OUTSIDE OF THE POWERLINE EASEMENT PER SANTEE COOPER REGULATIONS (TYP.)
PROPOSED 75' POWERLINE RIGHT OF WAY
MATCH LINE - SEE SHEET NO. 6
MATCH LINE - SEE SHEET NO. 3
GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
JOB NO. 24751210100
DRAWN BY KSI
REVIEWED BY ADN
DATE 03/31/25
SCALE 1" = 100'
SHEET 2 OF 22



ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT

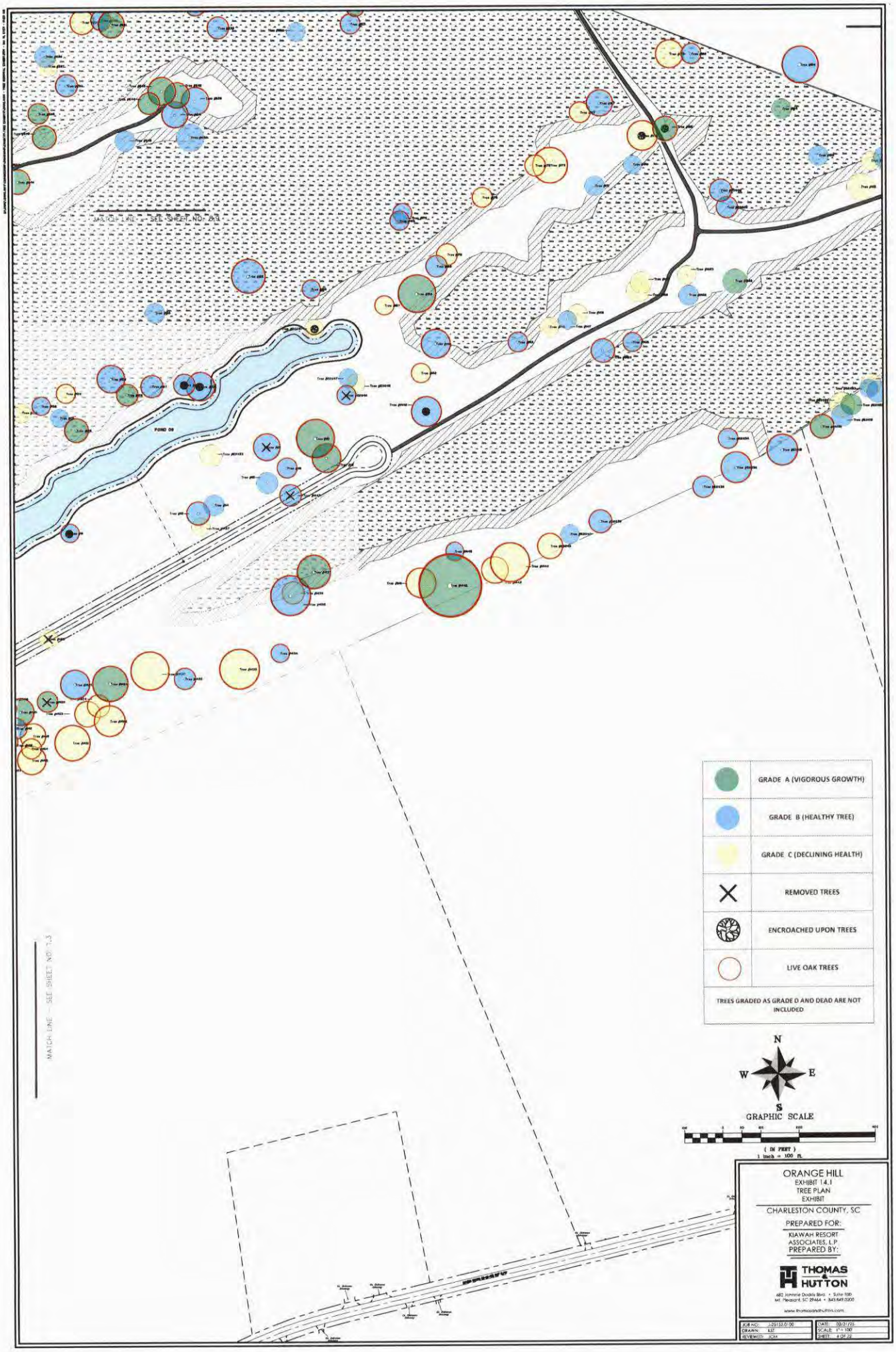
CHARLESTON COUNTY, SC

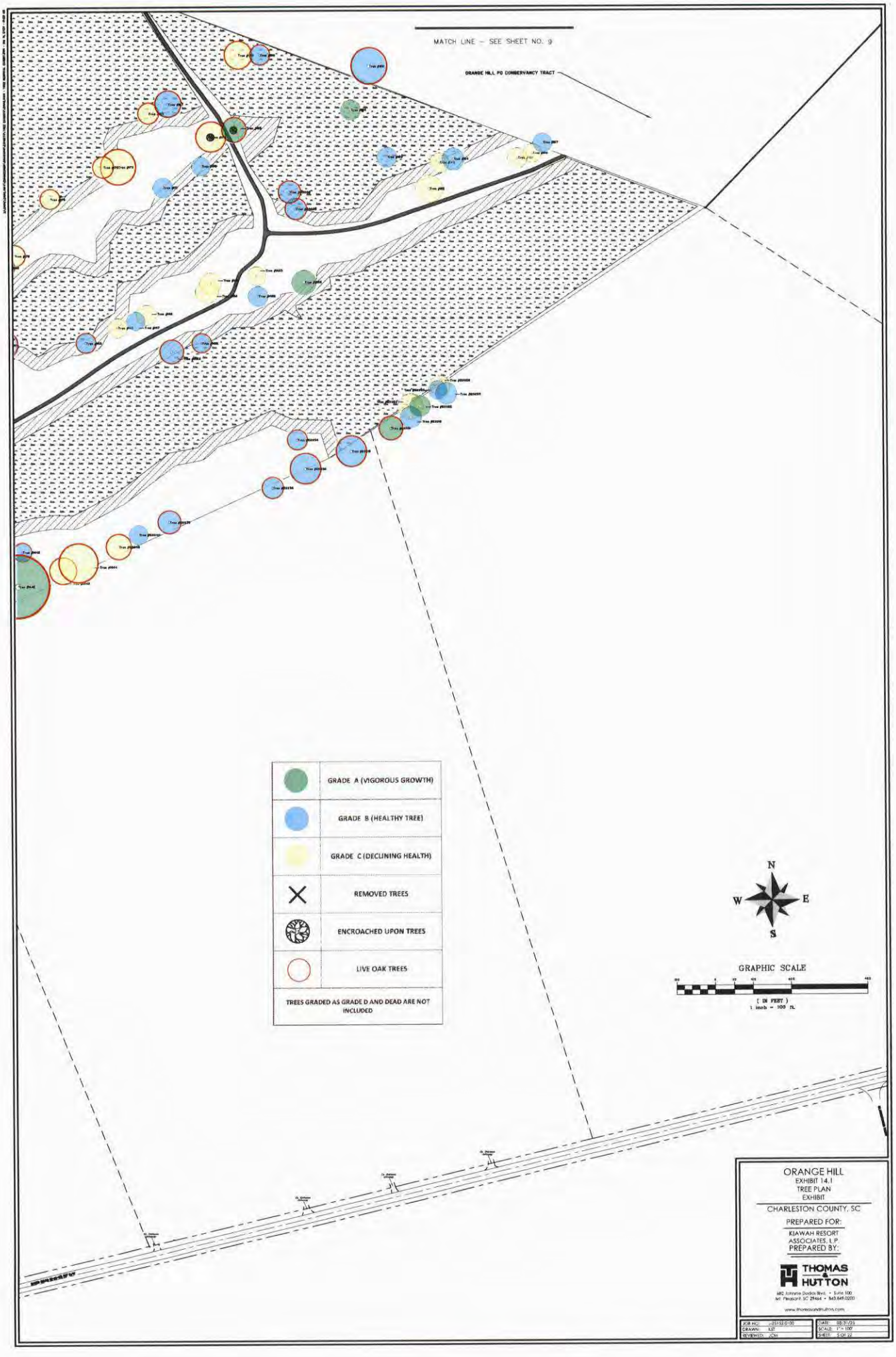
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.

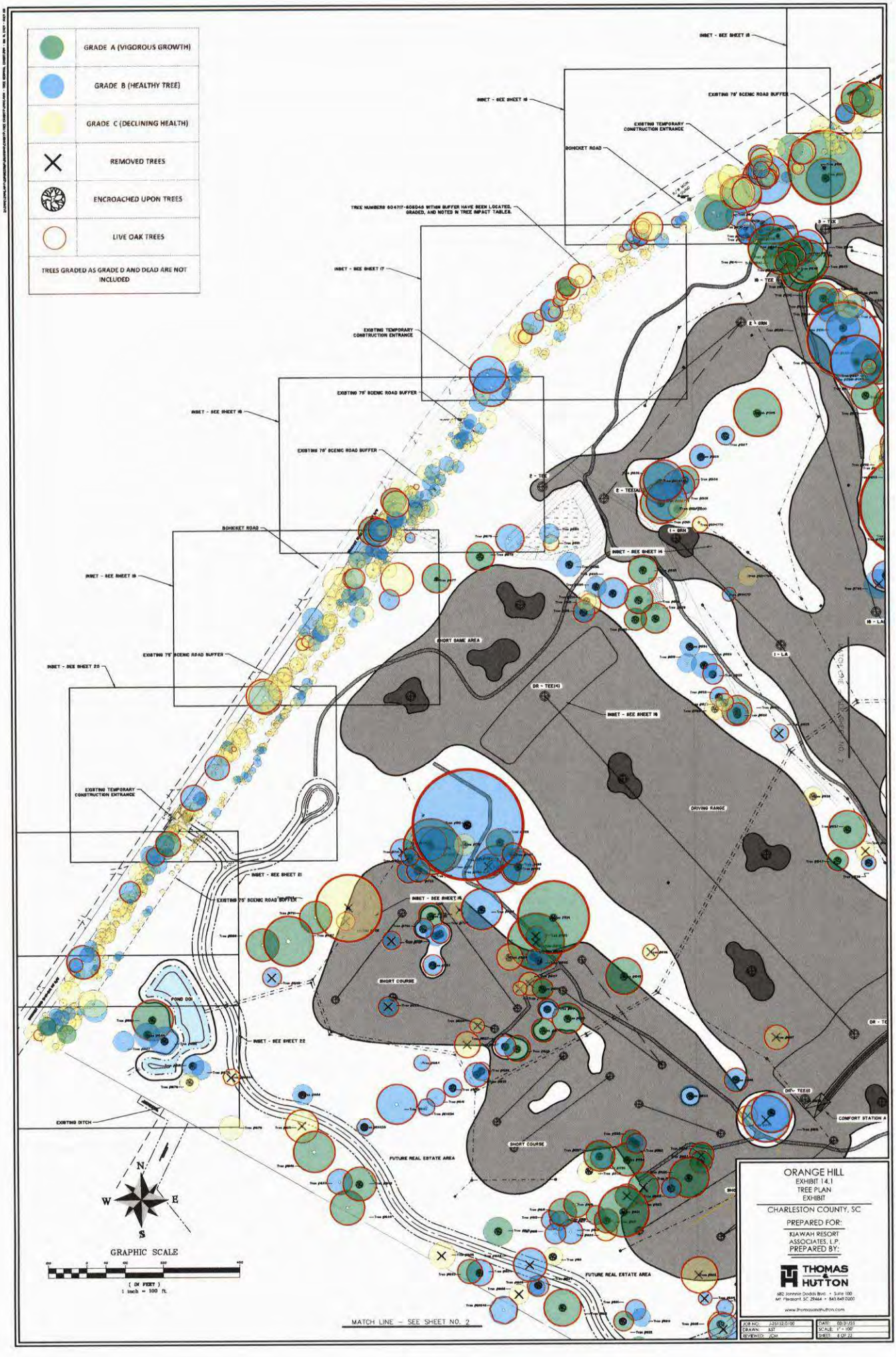
PREPARED BY:

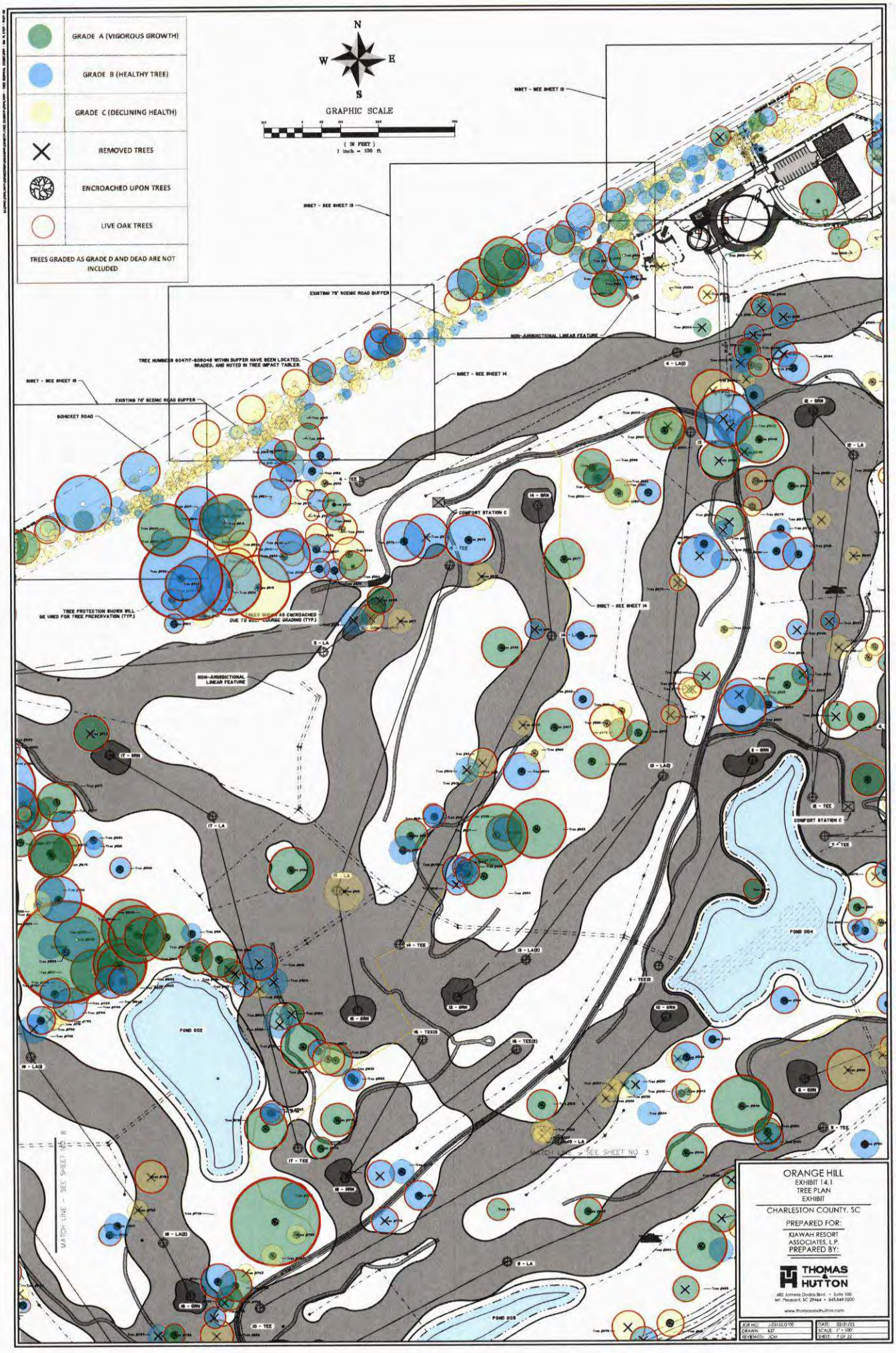
THOMAS & HUTTON
680 Johnnie Dodds Blvd. • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com

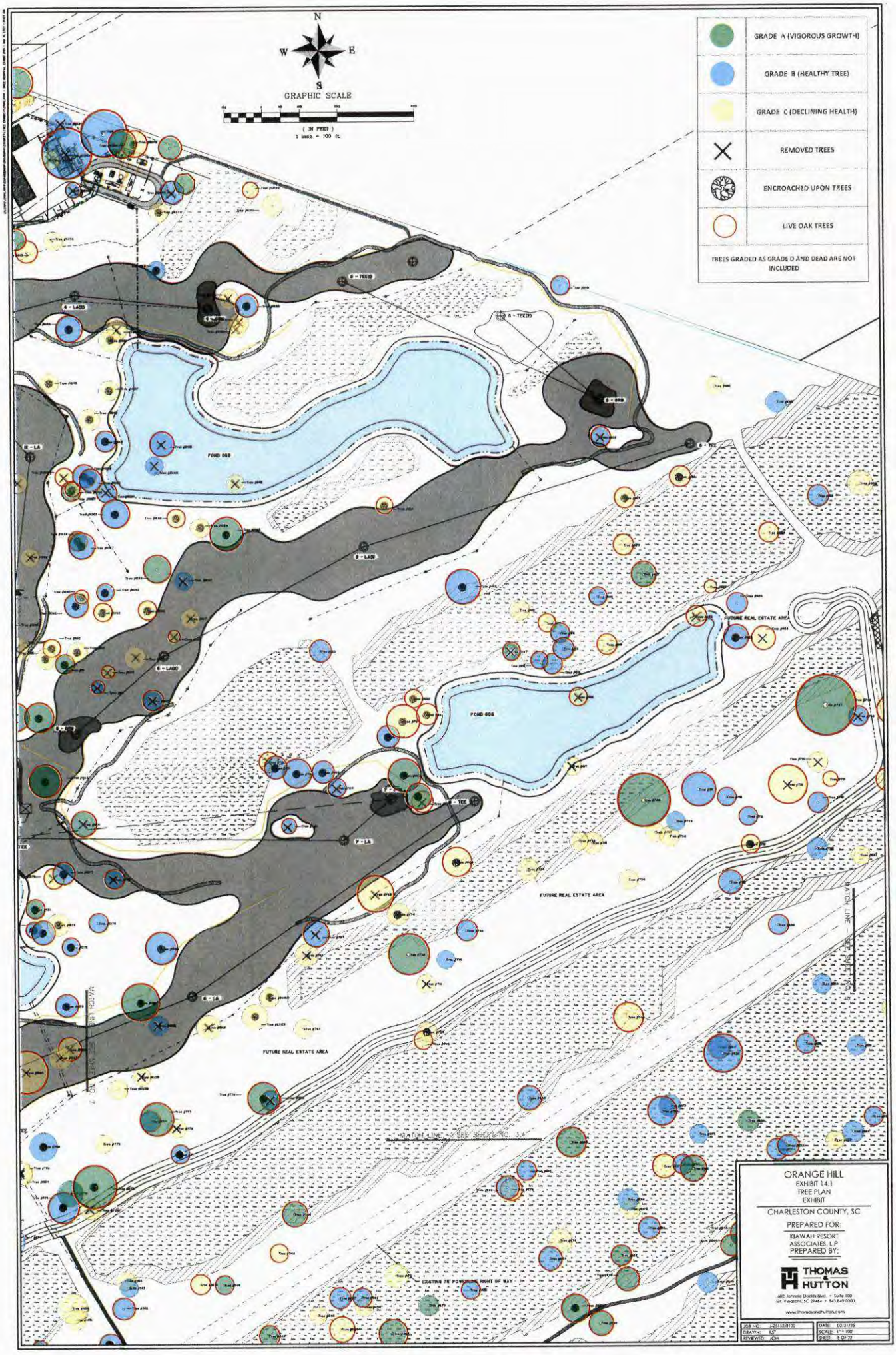
PJP NO:	J-20122.0100	DATE:	03/31/23
DRAWN:	KST	SCALE:	1" = 100'
REVIEWED:	JCM	SHEET:	3 OF 22

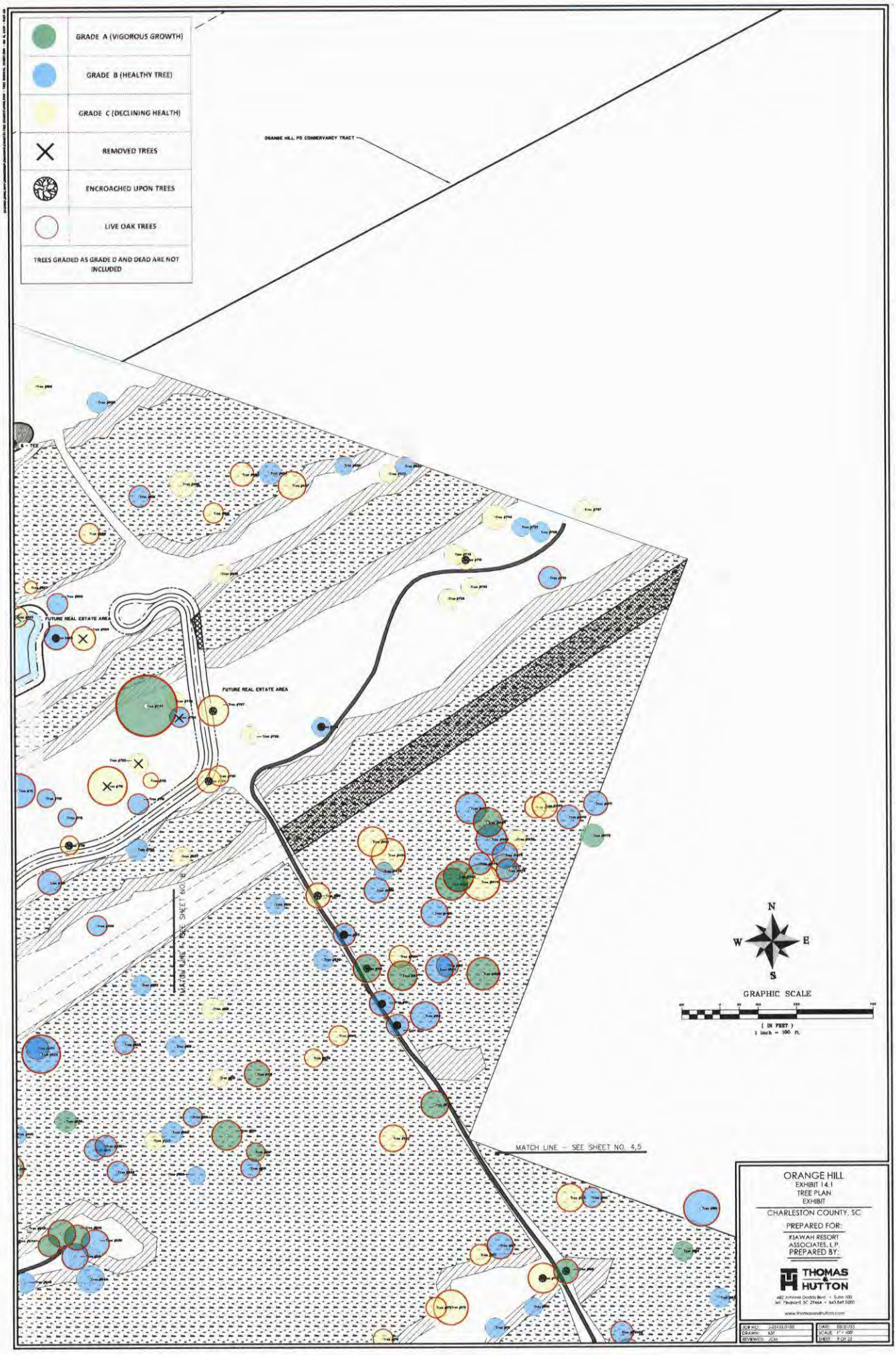

MATCH LINE – SEE SHEET NO: 8.3
POND 09
MATCH LINE – SEE SHEET NO: 7.3
GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
JOB NO: 23132.0100
DRAWN: KST
REVIEWED: JCH
DATE: 09/27/22
SCALE: 1" = 100'
SHEET: 4 OF 22

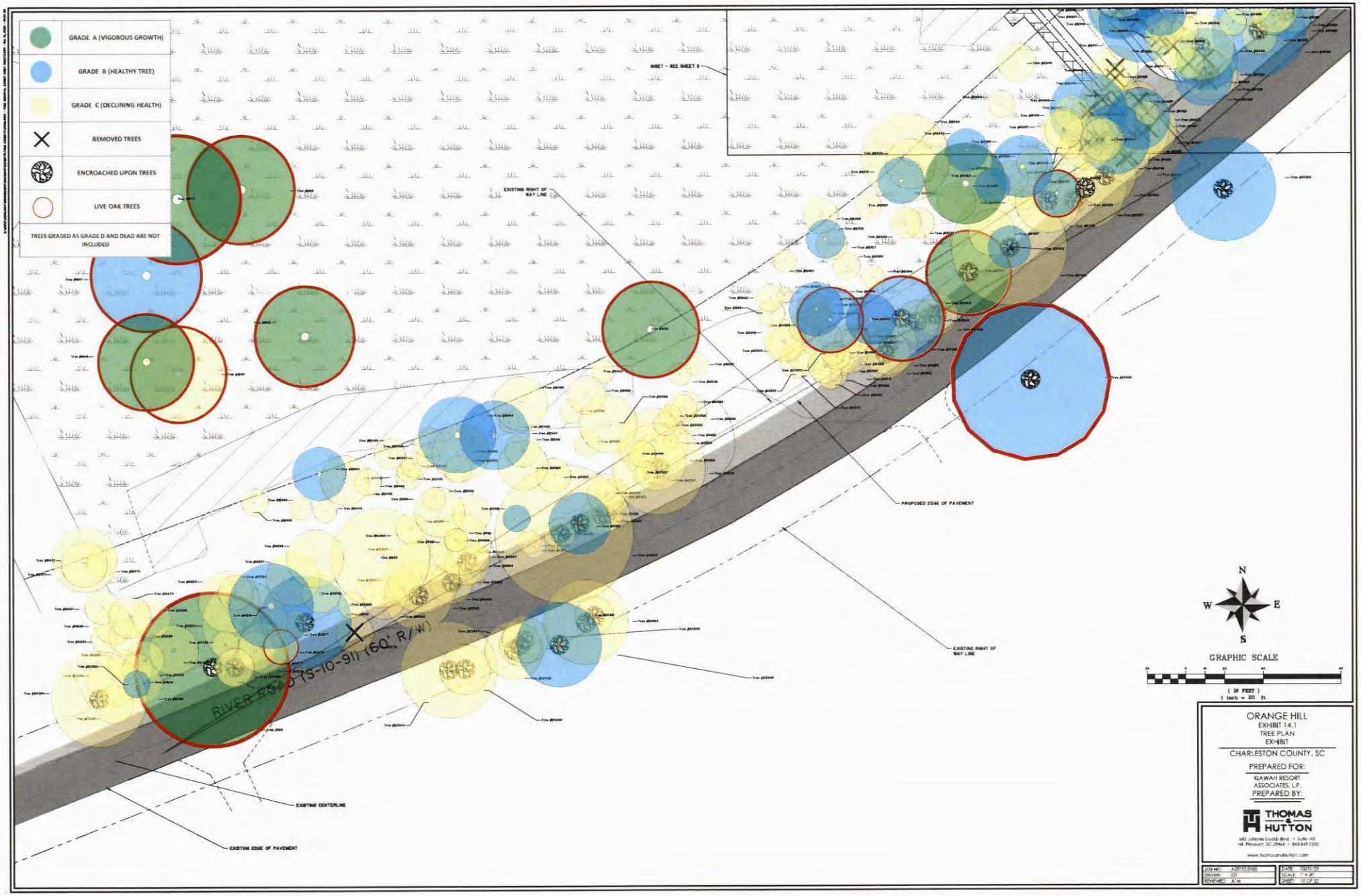

MATCH LINE – SEE SHEET NO. 9
ORANGE HILL PD CONSERVANCY TRACT
GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT
ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
JOB NO: 23132.0100
DRAWN: KST
REVIEWED: JCM
DATE: 08/31/23
SCALE: 1" = 100'
SHEET: 5 OF 22

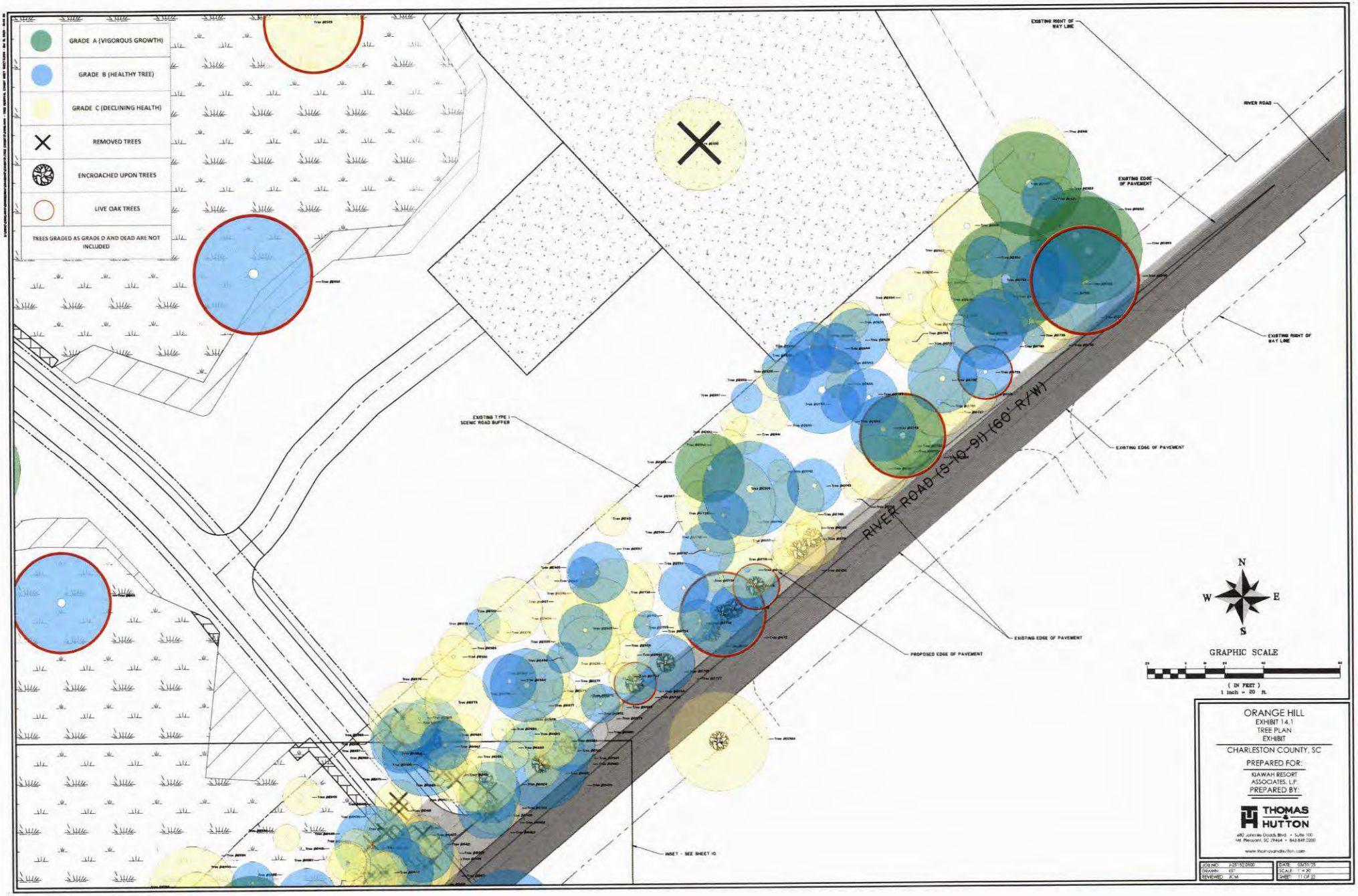

GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
INSET - SEE SHEET 18
INSET - SEE SHEET 16
EXISTING 75' SCENIC ROAD BUFFER
EXISTING TEMPORARY CONSTRUCTION ENTRANCE
BOHICKET ROAD
TREE NUMBERS 80417-80840 WITHIN BUFFER HAVE BEEN LOCATED, GRADED, AND NOTED IN TREE IMPACT TABLES.
INSET - SEE SHEET 17
INSET - SEE SHEET 15
INSET - SEE SHEET 19
INSET - SEE SHEET 20
SHORT GAME AREA
DR - TEE(4)
DRIVING RANGE
INSET - SEE SHEET 21
POND 001
INSET - SEE SHEET 22
SHORT COURSE
EXISTING DITCH
FUTURE REAL ESTATE AREA
COMFORT STATION A
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
MATCH LINE - SEE SHEET NO. 2
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
JOB NO. 120132.0100
DRAWN: AST
REVIEWED: JCM
DATE: 03/31/23
SCALE: 1" = 100'
SHEET: 1 OF 22

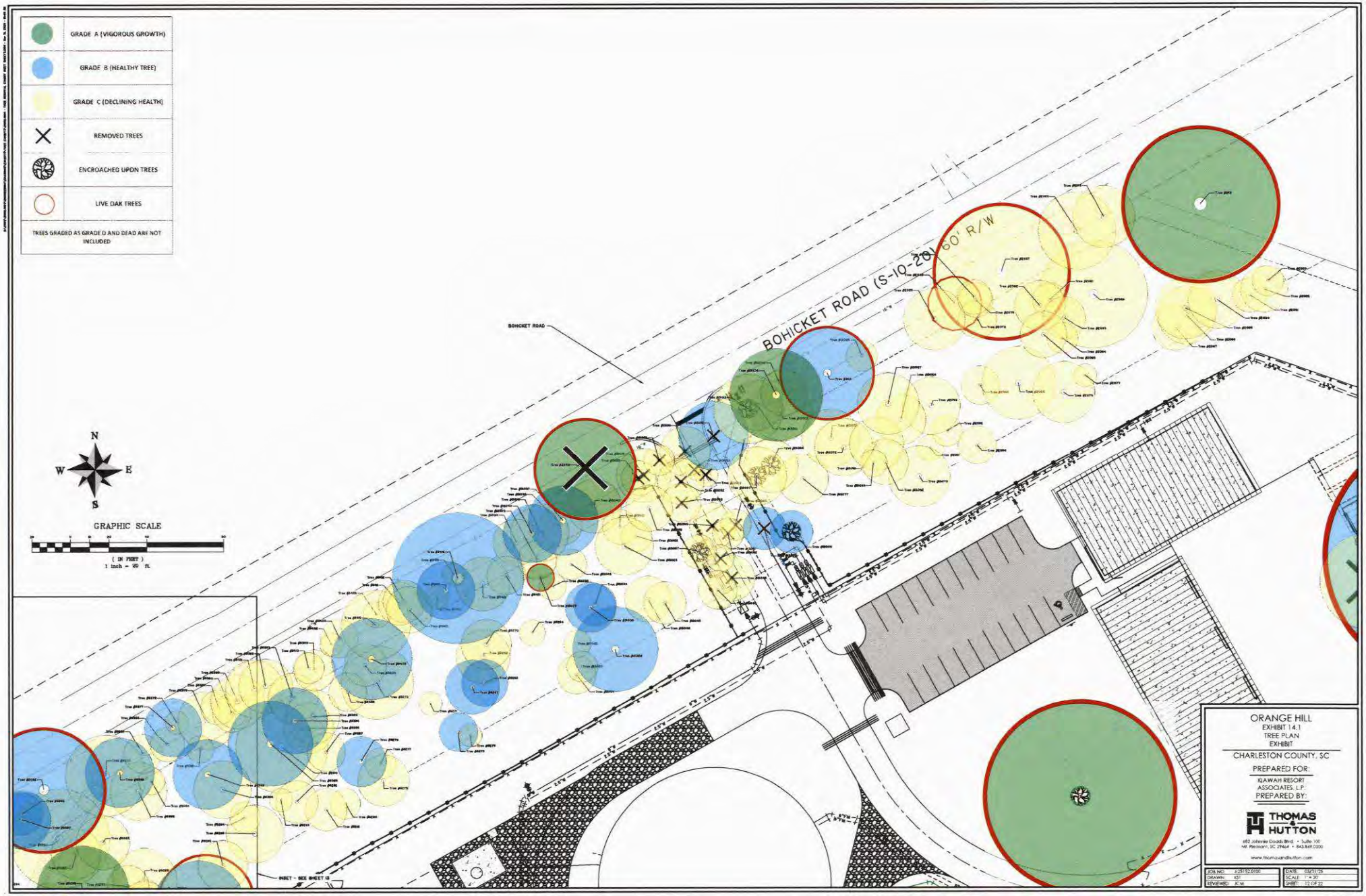

GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
SHEET - SEE SHEET 12
SHEET - SEE SHEET 13
SHEET - SEE SHEET 15
SHEET - SEE SHEET 14
SHEET - SEE SHEET 16
EXISTING 75' SCENIC ROAD BUFFER
NON-JURISDICTIONAL LINEAR FEATURE
TREE NUMBERS 604717-605048 WITHIN BUFFER HAVE BEEN LOCATED, GRADED, AND NOTED IN TREE IMPACT TABLES
BOHICKET ROAD
COMFORT STATION C
TREE PROTECTION SHOWN WILL BE USED FOR TREE PRESERVATION (TYP.)
TREES SHOWN AS ENCROACHED DUE TO ROUGH COURSE GRADING (TYP.)
POND 002
POND 003
POND 004
MATCH LINE - SEE SHEET NO. 3
MATCH LINE - SEE SHEET NO. 16
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
www.thomasandhutton.com
JOB NO: 12513.32.0100
DRAWN: KST
REVIEWED: JCM
DATE: 03/31/23
SCALE: 1" = 100'
SHEET: 7 OF 22

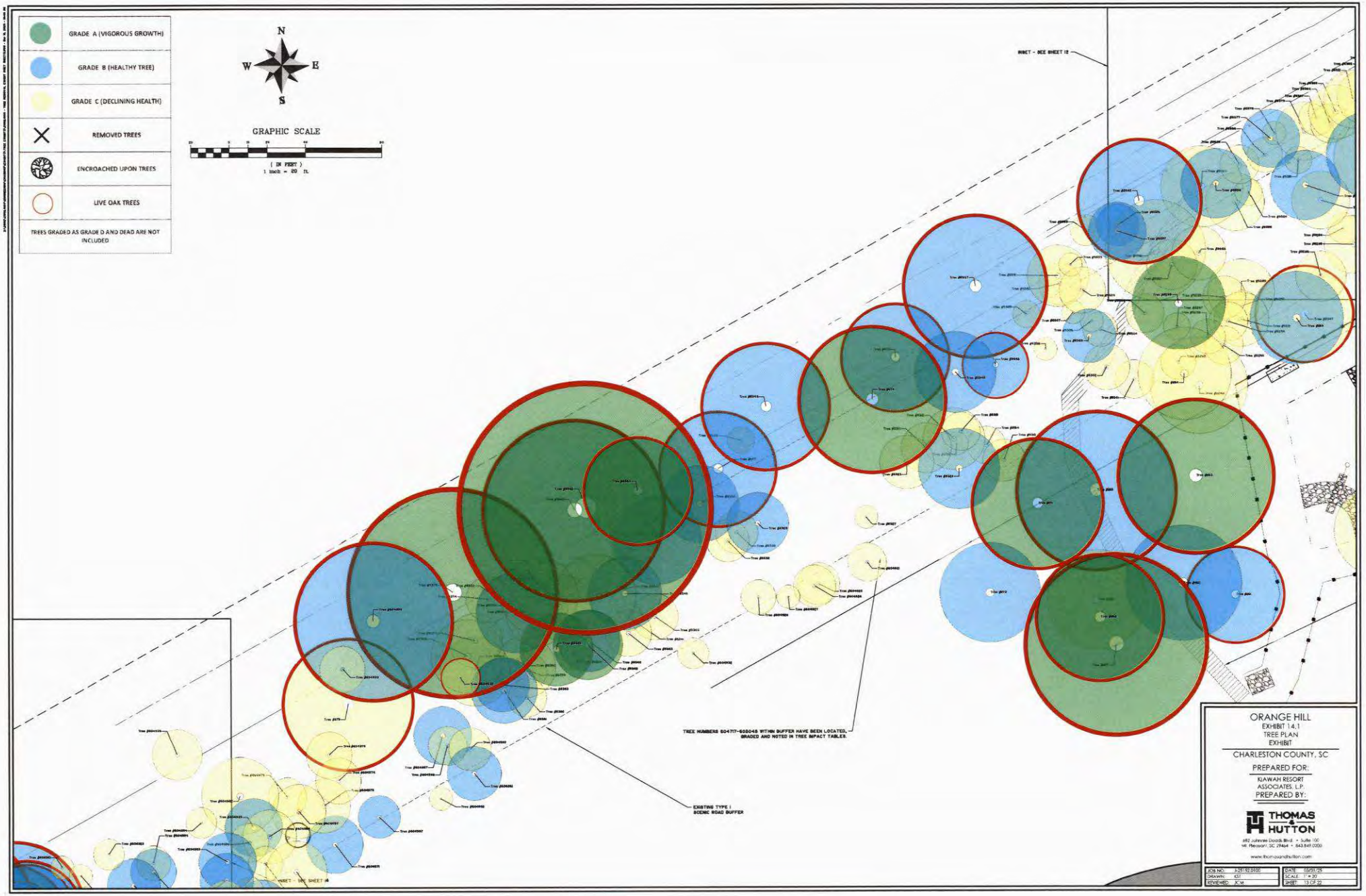

N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
POND 008
POND 009
FUTURE REAL ESTATE AREA
FUTURE REAL ESTATE AREA
FUTURE REAL ESTATE AREA
WATER LINE - SEE SHEET NO. 34
EXISTING 75' POWER RIGHT OF WAY
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
JOB NO: 2021.12.0100
DRAWN: EST
REVIEWED: JCM
DATE: 03/31/23
SCALE: 1" = 100'
SHEET: 8 OF 22

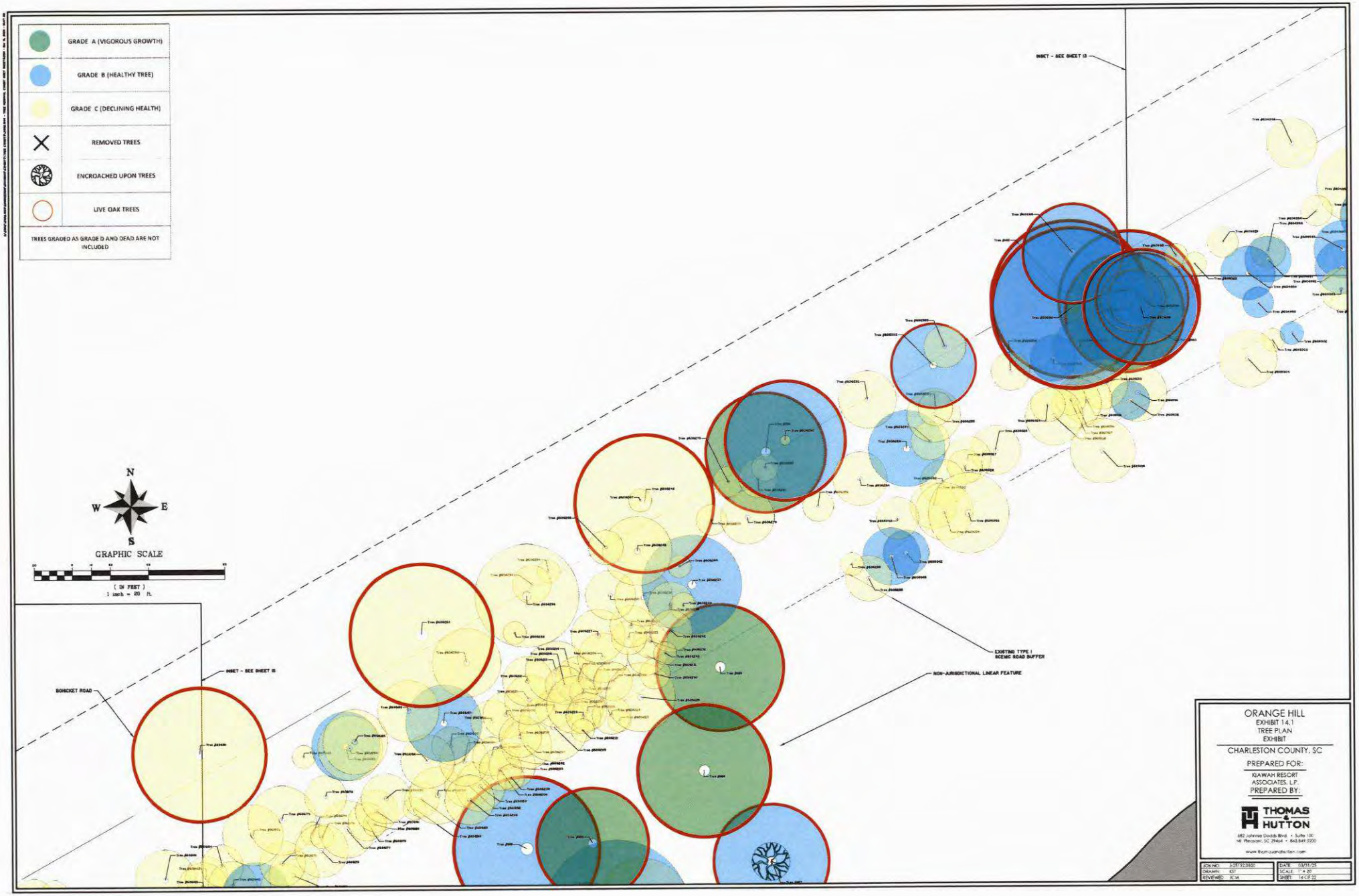

GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
ORANGE HILL PD CONSERVANCY TRACT
FUTURE REAL ESTATE AREA
FUTURE REAL ESTATE AREA
MATCH LINE – SEE SHEET NO. 4,5
MATCH LINE – SEE SHEET NO. 3
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON

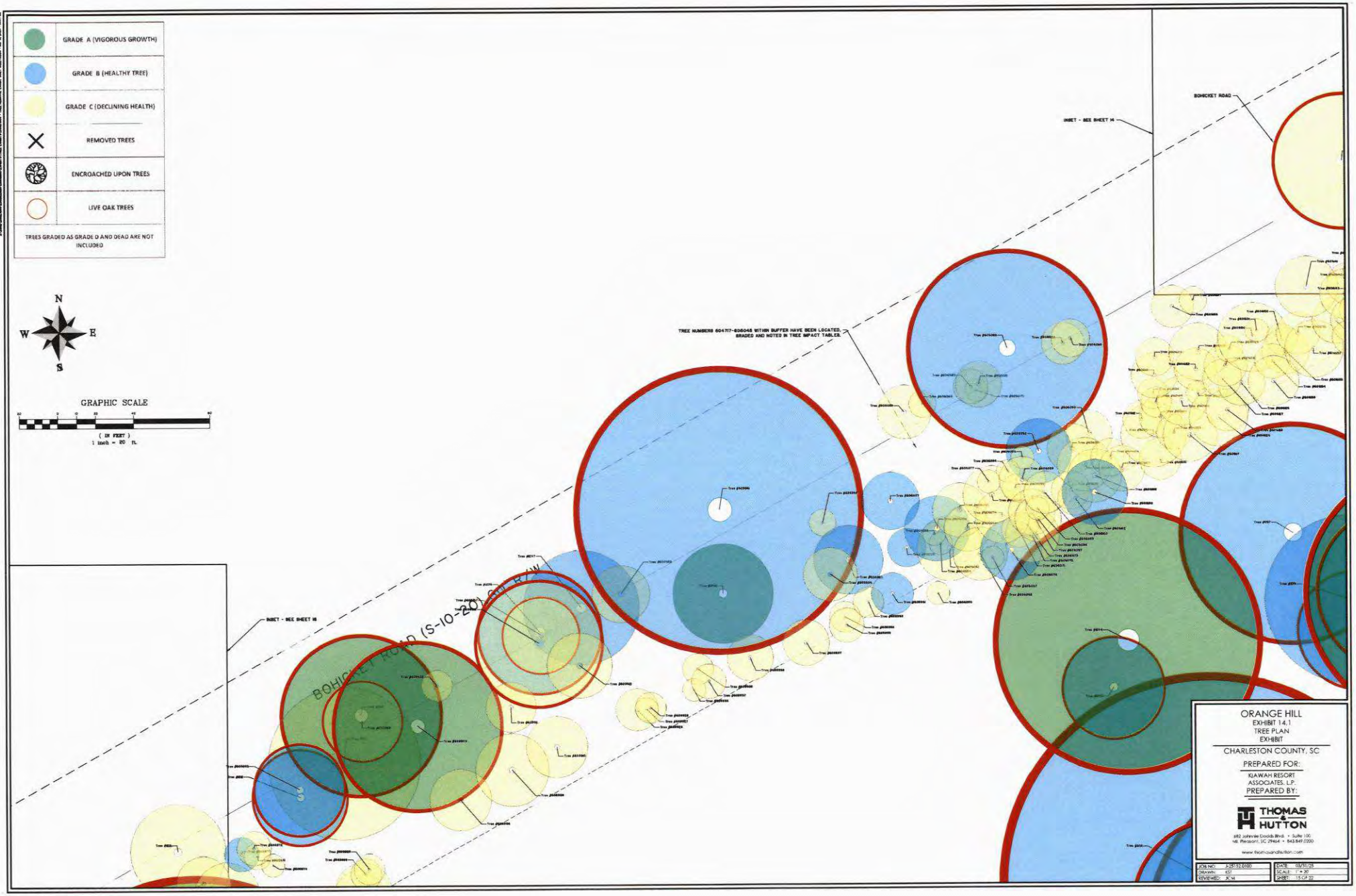

GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
INSET - SEE SHEET 8
EXISTING RIGHT OF WAY LINE
PROPOSED EDGE OF PAVEMENT
EXISTING RIGHT OF WAY LINE
RIVER ROAD (S-10-91) (60' R/W)
EXISTING CENTERLINE
EXISTING EDGE OF PAVEMENT
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
JOB NO: 7-29132.0100
DRAWN: KP
REVIEWED: JCM
DATE: 03/31/25
SCALE: 1" = 20'
SHEET: 10 OF 22

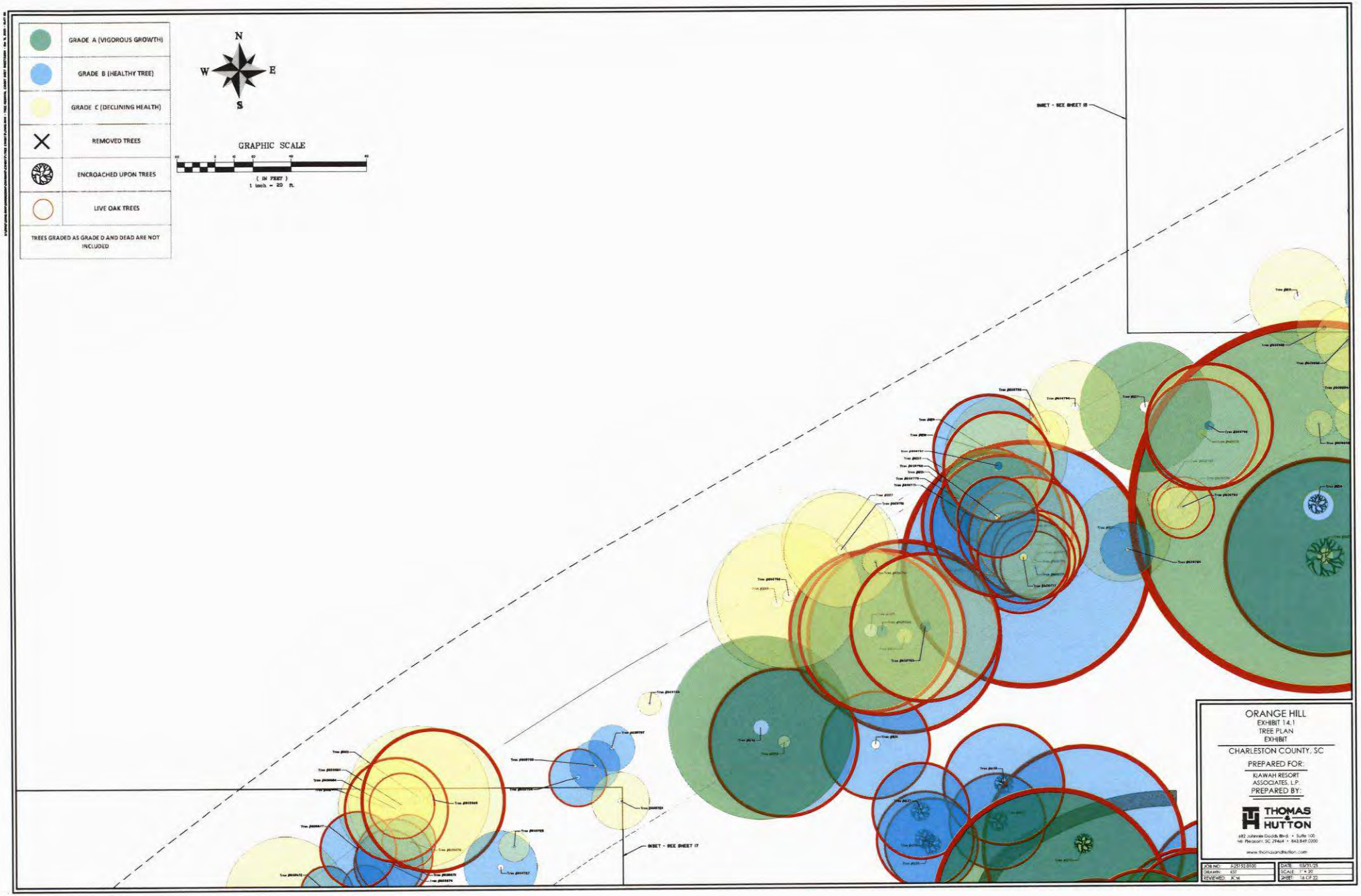

GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
EXISTING RIGHT OF WAY LINE
RIVER ROAD
EXISTING EDGE OF PAVEMENT
EXISTING TYPE 1 SCENIC ROAD BUFFER
RIVER ROAD (S-10-91) (60' R/W)
PROPOSED EDGE OF PAVEMENT
INSET - SEE SHEET 10
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
JOB NO: 21512.0100
DRAWN: EST
REVIEWED: JCM
DATE: 05/31/25
SCALE: 1" = 20'
SHEET: 11 OF 22

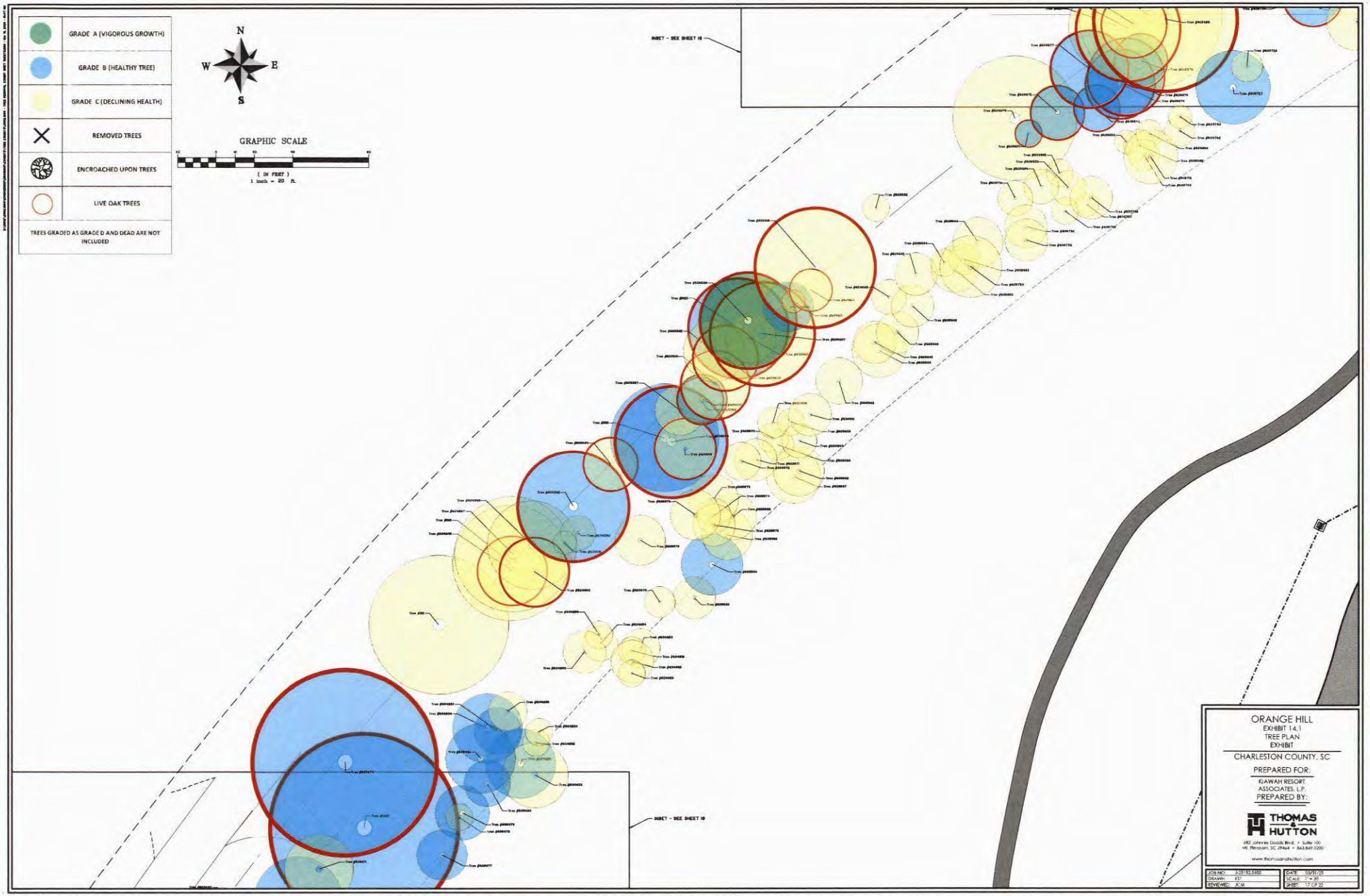

GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
BOHICKET ROAD (S-10-20) 60' R/W
BOHICKET ROAD
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft
INSET - SEE SHEET L3
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT
ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
652 Johnnie Dodds Blvd. • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com
JOB NO. 2-251.92.0100
DRAWN: KSI
REVIEWED: JCM
DATE: 05/11/25
SCALE: 1" = 20'
SHEET: 12 OF 22

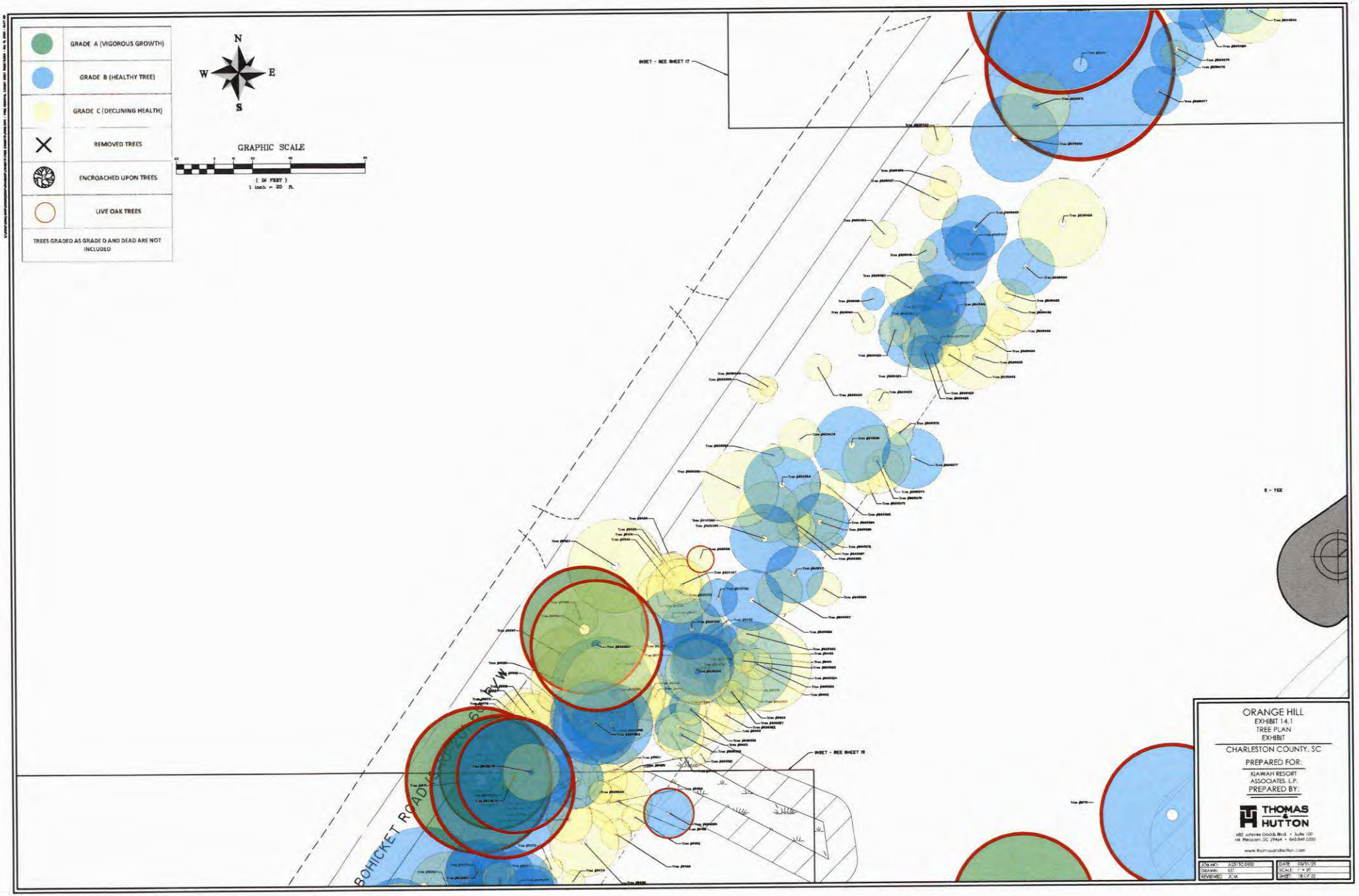

GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft
SHEET - SEE SHEET 12
TREE NUMBERS 504717-505048 WITHIN BUFFER HAVE BEEN LOCATED, GRADED AND NOTED IN TREE IMPACT TABLES.
EXISTING TYPE I SCENIC ROAD BUFFER
SHEET - SEE SHEET 14
ORANGE HILL
EXHIBIT 14.1
TREE PLAN EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
JOB NO. 31292.0000
DRAWN: KJT
REVIEWED: JCM
DATE: 10/31/25
SCALE: 1" = 20'
SHEET: 13 OF 22

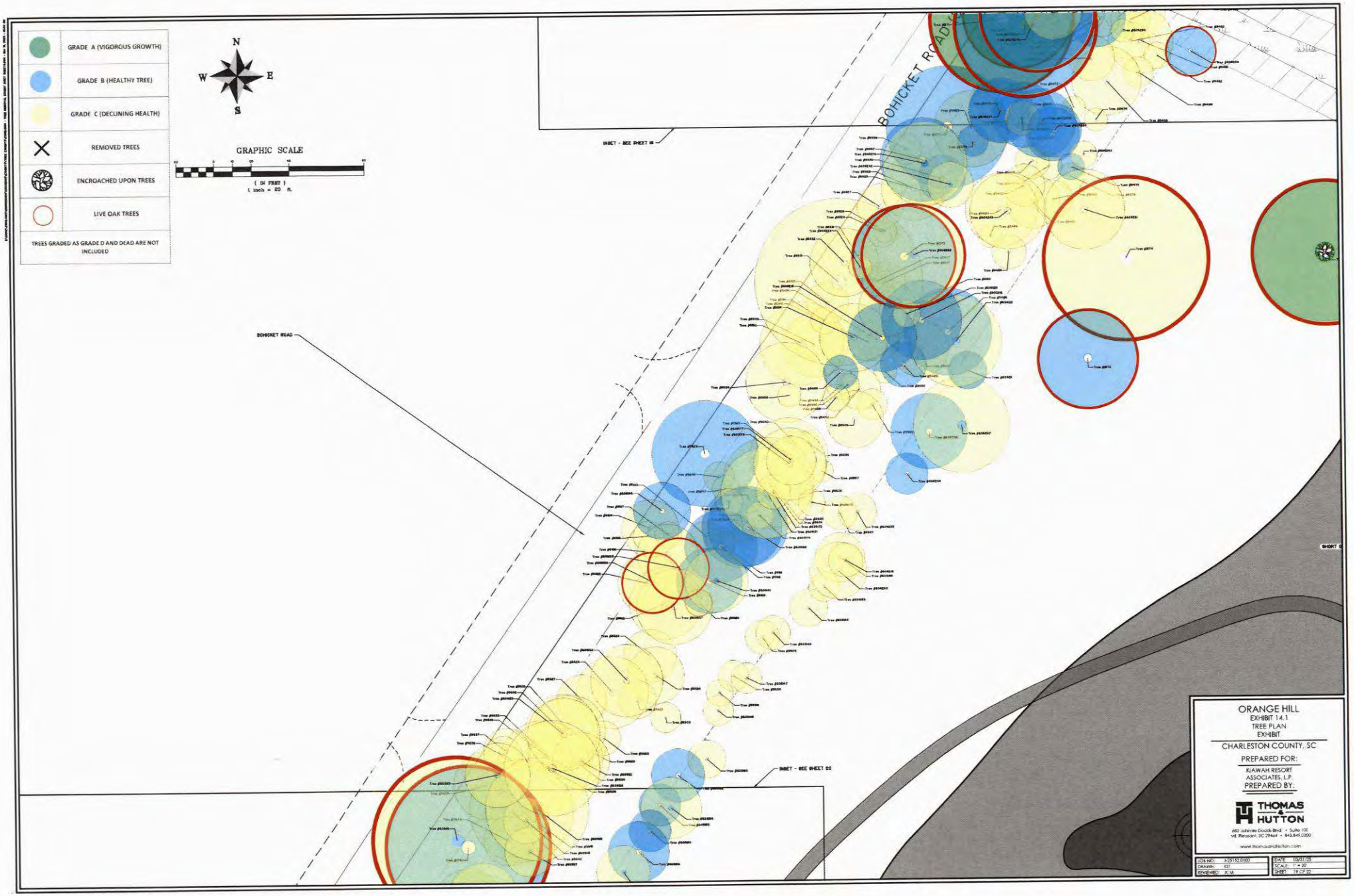

GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
INSET - SEE SHEET 13
INSET - SEE SHEET 15
BOHICKET ROAD
EXISTING TYPE I SCENIC ROAD BUFFER
NON-JURISDICTIONAL LINEAR FEATURE
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
JOB NO: 4251.52.0100
DRAWN: EST
REVIEWED: JCM
DATE: 09/01/25
SCALE: 1" = 20'
SHEET: 14 OF 15

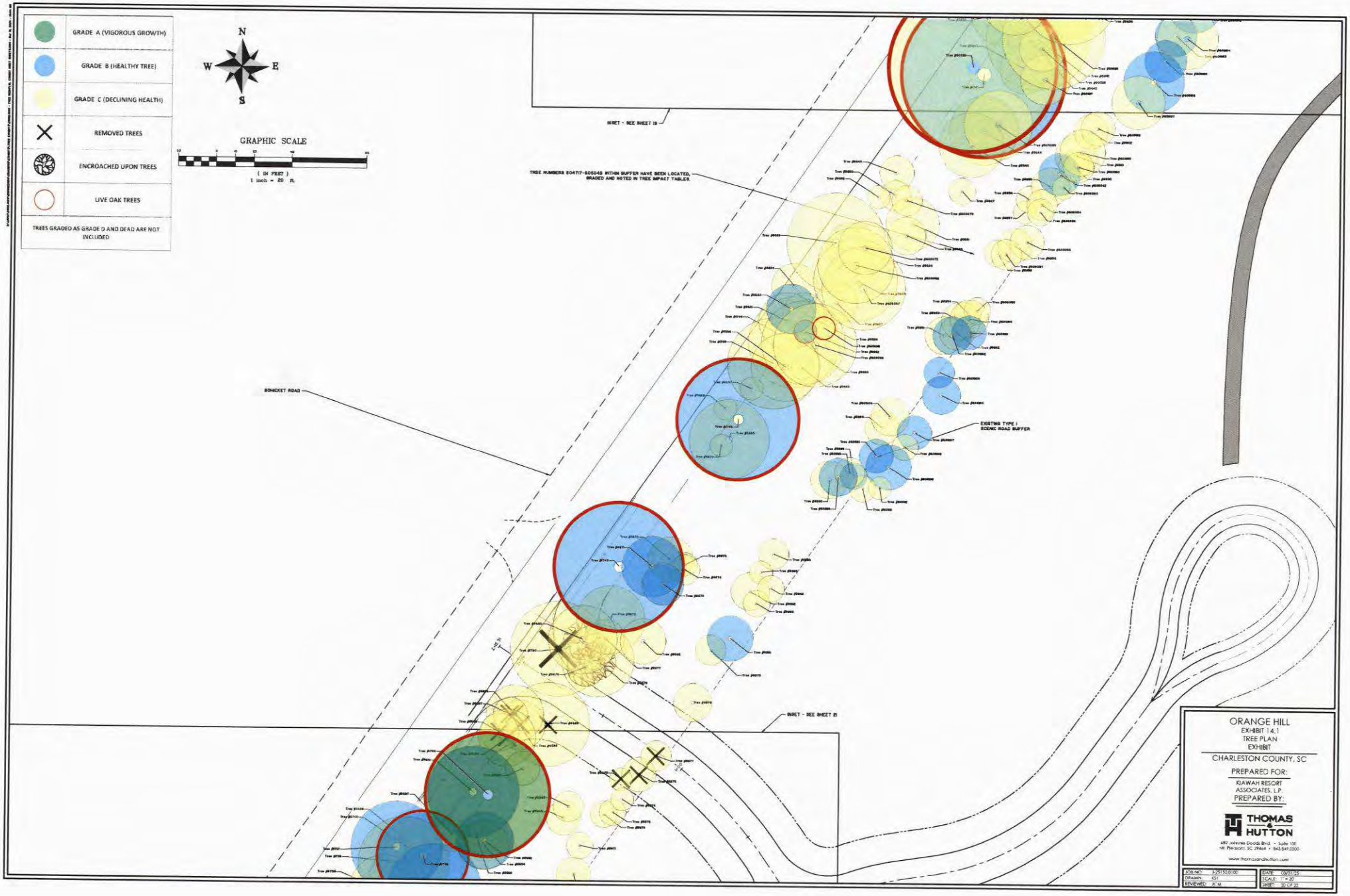

GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
INSET - SEE SHEET 16
TREE NUMBERS 604717-606048 WITHIN BUFFER HAVE BEEN LOCATED, GRADED AND NOTED IN TREE IMPACT TABLES.
BOHICKET ROAD
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT
ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
JOB NO: 4251.52.0100
DRAWN: KST
REVIEWED: JCM
DATE: 08/31/25
SCALE: 1" = 20'
SHEET: 15 OF 20

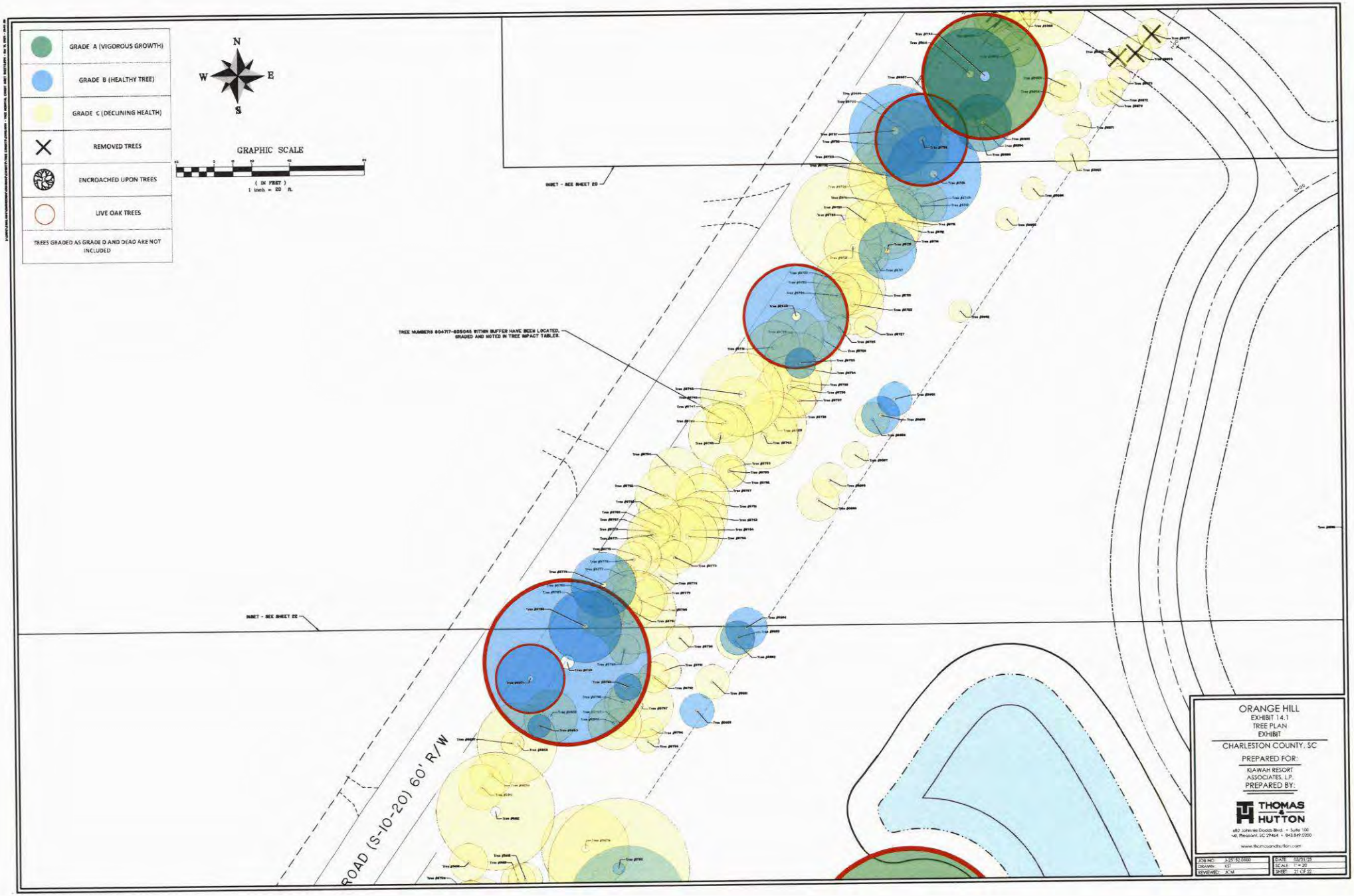

GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
SHEET - SEE SHEET 18
SHEET - SEE SHEET 17
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT
ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
JOB NO: X25152.0100
DRAWN: KST
REVIEWED: JCM
DATE: 03/31/25
SCALE: 1" = 20'
SHEET: 16 OF 20

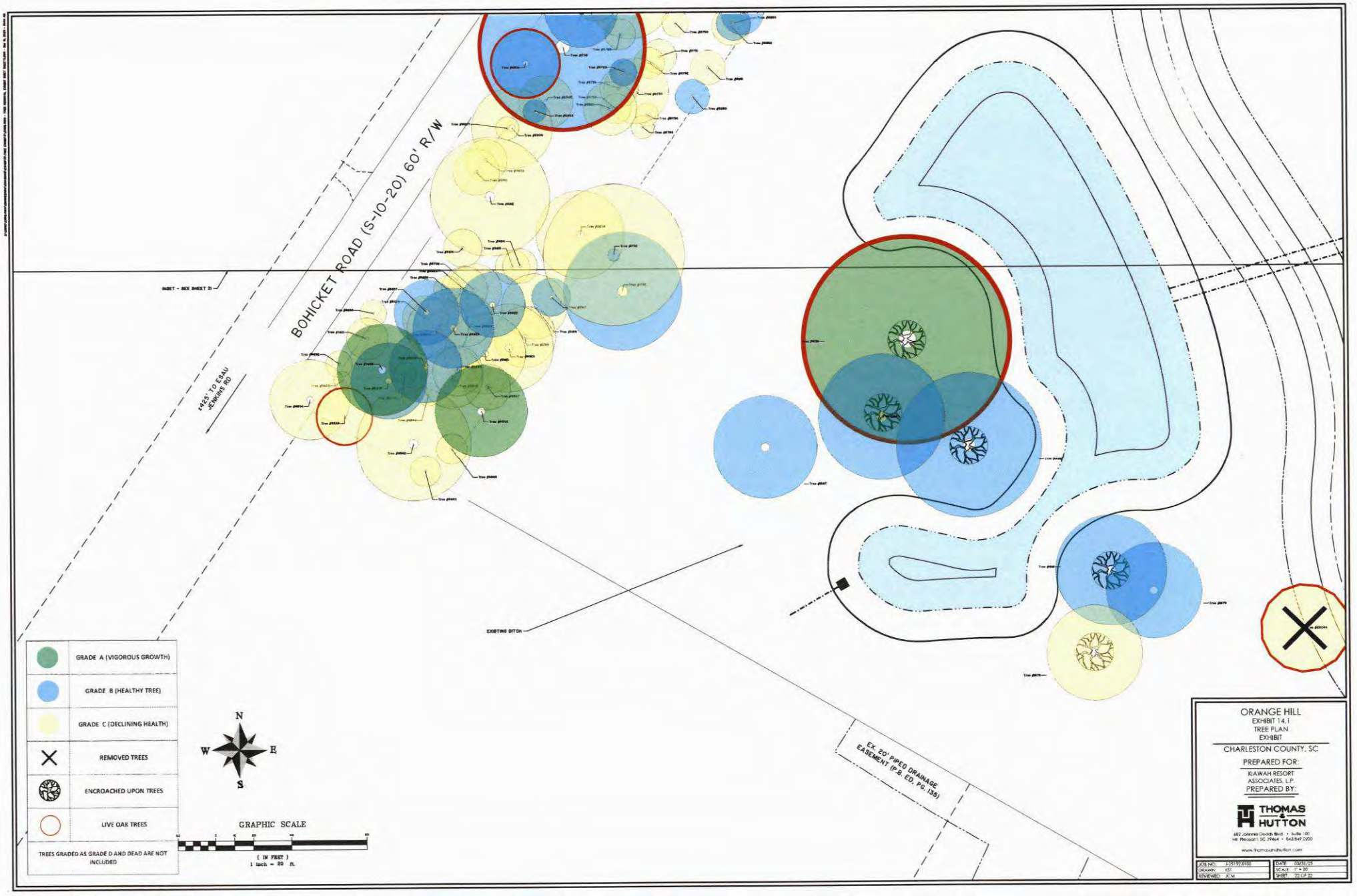

GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
INSET - SEE SHEET 16
INSET - SEE SHEET 17
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
www.thomasandhutton.com
JOB NO: 24152.0100
DRAWN: KST
REVIEWED: JCM
DATE: 09/31/25
SCALE: 1" = 20'
SHEET: 17 OF 22


GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
INSET - SEE SHEET 17
INSET - SEE SHEET 15
BOHICKET ROAD (VARIABLE WIDTH R/W)
E - TEE
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT
ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
682 Johnnie Dodds Blvd. • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com
JOB NO. 2-25152.0100
DRAWN KST
REVIEWED KJM
DATE 03/31/25
SCALE 1" = 20'
SHEET 16 OF 22


GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
BOHICKET ROAD
INSET - SEE SHEET 18
INSET - SEE SHEET 20
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT
ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
652 Johnnie Dodds Blvd. • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com
JOB NO: P-25152.0000
DRAWN: KST
REVIEWED: JCM
DATE: 09/11/25
SCALE: 1" = 20'
SHEET: 19 OF 22


GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
SHEET - SEE SHEET 19
TREE NUMBERS 804717-805048 WITHIN BUFFER HAVE BEEN LOCATED, GRADED AND NOTED IN TREE IMPACT TABLES
BOHICKET ROAD
EXISTING TYPE I SCENIC ROAD BUFFER
SHEET - SEE SHEET 21
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
682 Johnnie Dodds Blvd. • Suite 100
Mt. Pleasant, SC 29464 • 843.849.2000
www.thomasandhutton.com
JOB NO. 3-25132.0100
DRAWN: KSI
REVIEWED: JK M
DATE 05/07/25
SCALE 1" = 20'
SHEET 20 OF 22


GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
INSET - SEE SHEET 20
INSET - SEE SHEET 22
TREE NUMBERS 804717-805046 WITHIN BUFFER HAVE BEEN LOCATED, GRADED AND NOTED IN TREE IMPACT TABLES.
ROAD (S-10-20) 60' R/W
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
JOB NO: 3-257.92.0000
DRAWN: KST
REVIEWED: JCM
DATE: 03/31/25
SCALE: 1" = 20'
SHEET: 21 OF 22


BOHICKET ROAD (S-10-20) 60' R/W
INSET - SEE SHEET 2
4425' TO FSAU JENKINS RD
EXISTING DITCH
EX. 20' PIPED DRAINAGE EASEMENT (P.B. ED, PG. 135)
GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
682 Johnnie Dodds Blvd. • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com
JOB NO: 21251.92.0100
DRAWN: EST
REVIEWED: JCM
DATE: 03/31/23
SCALE: 1" = 20'
SHEET: 23 OF 30

TREE ABBREVIATIONS	
BCH	BLACK CHERRY
BGUM	BLACK GUM
CHO	CHOJURO
CHR	CHERRY
CYP	CYPRESS
ELM	ELM TREE
GUM	SWEET GUM
HAK	HAK IP
HIC	HICKORY
LAO	LAUREL OAK
LO	LIVE OAK
MAG	MAGNOLIA
MAP	MAPLE
OAK	OAK TREE
PM	PALMETTO
PN	PINE
POP	POPLAR
RO	RIVER OAK
TAL	TAL PALM
WATO	WATER OAK
WHO	WHITE OAK
WILO	WILLOW
WO	WOODLAND
YP	YELLOW PINE

ORANGE HILL TREE GRAND TREE SURVEY EXHIBIT TABLE								
TREE #	X	Y	TYPE	DBH	GRADE	CONDITION	FULL DESCRIPTION	MULTIPLE TRUNKS
1	2272457.1077'	300035.1156'	LAO	26	B	GOOD	26" LAO B-GOOD	
2	2272315.6541'	300049.0197'	LAO	38	B	GOOD	38" LAO B-GOOD	
3	2272304.9644'	299939.1516'	LO	26	B	GOOD	26" LO B-GOOD	
4	2272188.7011'	299944.5152'	LO	26	C	FAIR	26" LO C-FAIR	
5	2272034.4162'	299937.8783'	WATO	26	D	FAIR	26" WATO D-FAIR	
6	2271996.4366'	299931.6562'	LO	31	D	POOR	31" LO D-POOR	
7	2272041.3028'	299880.4408'	TREE	25	DEAD	DEAD	25" TREE DEAD	
8	2271977.7101'	299746.2092'	WATO	25	D	FAIR	25" WATO D-FAIR	
9	2271927.4083'	299744.8110'	LO	37	B	GOOD	37" LO B-GOOD	
10	2271859.7227'	299714.4619'	LO	30	C	GOOD	30" LO C-GOOD	
11	2271856.9525'	299680.9178'	LO	25	B	GOOD	25" LO B-GOOD	
12	2271797.7546'	299628.3553'	LO	39	B	GOOD	39" LO B-GOOD	
13	2271507.5264'	299844.3497'	LAO	24	D	FAIR	24" LAO D-FAIR	
14	2271731.4974'	299701.3001'	WATO	32	D	FAIR	32" WATO 22+10 D-FAIR	22+10
15	2271690.1442'	299785.3605'	RO	28	A	GOOD	28" RO A-GOOD	
16	2271776.2992'	299795.4001'	LO	31	B	GOOD	31" LO B-GOOD	
17	2271775.3641'	299837.8141'	LO	33	B	GOOD	33" LO B-GOOD	
18	2271820.6953'	299860.1761'	LO	25	B	GOOD	25" LO B-GOOD	
19	2272371.9696'	300199.4933'	LO	29	B	GOOD	29" LO B-GOOD	
20	2271897.3781'	300054.7844'	RO	26	C	FAIR	26" RO C-FAIR	
21	2271885.4692'	300033.4293'	LO	24	B	GOOD	24" LO B-GOOD	
22	2271774.9912'	299972.7704'	LAO	25	D	FAIR	25" LAO D-FAIR	
23	2272648.3100'	304973.4500'	LAO	24	B	GOOD	24" LAO B-GOOD	
24	2271484.1442'	299852.7156'	LAO	29	C	FAIR	29" LAO C-FAIR	
25	2271581.0763'	299893.1442'	LAO	26	C	FAIR	26" LAO C-FAIR	
26	2271823.1454'	300046.7474'	LO	27	B	GOOD	27" LO B-GOOD	
27	2271827.7878'	300067.9558'	LO	29	B	GOOD	29" LO B-GOOD	
28	2271850.8025'	300074.6976'	HIC	25	C	FAIR	25" HIC C-FAIR	
29	2272075.4194'	300219.7661'	LAO	24	D	FAIR	24" LAO D-FAIR	
30	2272243.1690'	300395.4861'	RO	32	D	FAIR	32" RO D-FAIR	
31	2272198.2370'	300442.4509'	LO	34	B	GOOD	34" LO B-GOOD	
32	2271938.1256'	300282.5327'	LAO	31	C	FAIR	31" LAO C-FAIR	
33	2271679.3045'	300059.3823'	LO	30	D	FAIR	30" LO D-FAIR	
34	2271610.8864'	300019.2882'	LO	36	B	GOOD	36" LO B-GOOD	
35	2271559.0427'	299979.1166'	LO	38	B	GOOD	38" LO B-GOOD	
36	2271549.3628'	299928.8199'	LAO	28	C	FAIR	28" LAO C-FAIR	
37	2271524.6112'	299935.9200'	WATO	26	D	FAIR	26" WATO D-FAIR	
38	2271647.8074'	299750.7097'	LO	32	D	POOR	32" LO D-POOR	
39	2271932.6517'	300340.4378'	BGUM	25	A	GOOD	25" BGUM A-GOOD	
40	2272040.5697'	300400.2035'	LO	26	B	GOOD	26" LO B-GOOD	
41	2272120.4703'	300419.1654'	LO	24	B	GOOD	24" LO B-GOOD	
42	2272042.8438'	300505.1626'	LO	37	A	GOOD	37" LO A-GOOD	
43	2271963.0288'	300417.0989'	LO	32	C	FAIR	32" LO C-FAIR	
44	2271856.1881'	300452.1317'	LO	38	B	GOOD	38" LO B-GOOD	
45	2271827.0761'	300352.5932'	LO	26	C	FAIR	26" LO C-FAIR	
46	2271380.0142'	299905.4916'	LO	24	D	POOR	24" LO D-POOR	
47	2271381.5511'	300036.5792'	LO	26	B	GOOD	26" LO B-GOOD	
48	2271289.2947'	300009.4358'	LO	43	B	GOOD	43" LO B-GOOD	

49	2271226.3908'	299979.4075'	LO	29	A	GOOD	29" LO A-GOOD	
50	2271217.2855'	300019.6300'	LO	31	B	GOOD	31" LO B-GOOD	
51	2271783.8378'	300386.8840'	LAO	33	D	POOR	33" LAO D-POOR	
52	2271317.8424'	300090.7721'	LO	32	B	GOOD	32" LO B-GOOD	
53	2271424.0742'	300154.9149'	LO	25	B	GOOD	25" LO B-GOOD	
54	2271307.9910'	300111.0932'	LO	27	D	FAIR	27" LO D-FAIR	
55	2271220.0753'	300084.3505'	LAO	29	D	FAIR	29" LAO D-FAIR	
56	2271095.7325'	300059.7987'	LAO	29	B	GOOD	29" LAO B-GOOD	
57	2271156.0126'	300090.4955'	LO	24	B	GOOD	24" LO B-GOOD	
58	2272307.6914'	300424.1862'	WATO	26	B	GOOD	26" WATO B-GOOD	
59	2272357.2199'	300451.2333'	LO	41	B	GOOD	41" LO B-GOOD	
60	2272349.3437'	300604.6242'	LO	42	B	GOOD	42" LO 26+16 B-GOOD	26+16
61	2272378.1602'	300643.3623'	LAO	29	C	FAIR	29" LAO C-FAIR	
62	2272485.8257'	300533.5135'	WATO	26	C	FAIR	26" WATO C-FAIR	
63	2272510.5130'	300556.4154'	WATO	26	C	FAIR	26" WATO C-FAIR	
64	2272510.0836'	300584.6279'	WATO	31	C	FAIR	31" WATO C-FAIR	
65	2271152.5409'	300037.1161'	LO	35	C	FAIR	35" LO 17+18 C-FAIR	17+18
66	2272364.8498'	300764.0040'	LO	27	C	FAIR	27" LO C-FAIR	
67	2272613.0584'	300665.0280'	WATO	27	D	POOR	27" WATO 14+13 D-POOR	14+13
68	2272649.0090'	300634.4441'	RO	25	D	FAIR	25" RO D-FAIR	
69	2272629.0190'	300790.5469'	LAO	26	D	FAIR	26" LAO D-FAIR	
70	2272745.9335'	300739.6089'	RO	42	D	FAIR	42" RO D-FAIR	
71	2272748.1870'	300713.6004'	LO	39	B	GOOD	39" LO B-GOOD	
72	2272816.2688'	300741.1544'	LO	27	A	GOOD	27" LO A-GOOD	
73	2272786.9182'	300852.3762'	LAO	30	D	FAIR	30" LAO D-FAIR	
74	2273328.9361'	300925.7696'	WATO	25	B	GOOD	25" WATO B-GOOD	
75	2273267.5790'	301031.2073'	LO	28	D	POOR	28" LO D-POOR	
76	2273245.9528'	301079.5072'	LO	32	B	GOOD	32" LO B-GOOD	
77	2273198.5036'	301188.1949'	LO	48	A	GOOD	48" LO A-GOOD	
78	2273167.8252'	301220.9074'	LO	28	A	GOOD	28" LO A-GOOD	
79	2273427.7608'	301002.3427'	LAO	32	C	FAIR	32" LAO C-FAIR	
80	2273362.5640'	301110.7730'	LO	46	C	FAIR	46" LO C-FAIR	
81	2273329.4891'	301110.1099'	LO	24	C	FAIR	24" LO C-FAIR	
82	2273337.4554'	301149.8800'	LO	32	B	GOOD	32" LO B-GOOD	
83	2273299.7469'	301132.0493'	LO	30	D	FAIR	30" LO D-FAIR	
84	2273294.6305'	301143.6438'	LO	31	B	GOOD	31" LO B-GOOD	
85	2273257.8994'	301140.6844'	LO	29	B	GOOD	29" LO B-GOOD	
86	2273240.4104'	301203.3944'	LO	33	B	GOOD	33" LO B-GOOD	
87	2273285.7549'	301220.2879'	LO	31	B	GOOD	31" LO B-GOOD	
88	2273261.2570'	301359.8265'	LAO	25	C	FAIR	25" LAO C-FAIR	
89	2273340.9131'	301188.0902'	LO	26	B	GOOD	26" LO B-GOOD	
90	2273409.2377'	301137.7565'	LO	25	B	GOOD	25" LO B-GOOD	
91	2273475.2620'	301096.9032'	LO	26	B	GOOD	26" LO B-GOOD	
92	2273495.5378'	301026.6188'	HIC	45	C	FAIR	45" HIC 26+19 C-FAIR	26+19
93	2273462.6436'	301138.0579'	LAO	35	D	FAIR	35" LAO D-FAIR	
94	2273435.0392'	301190.5082'	LO	25	C	FAIR	25" LO C-FAIR	
95	2273425.7389'	301194.6557'	LO	35	B	GOOD	35" LO B-GOOD	
96	2273407.0480'	301221.5758'	LO	36	C	FAIR	36" LO C-FAIR	
97	2273447.2770'	301217.0812'	LAO	46	D	FAIR	46" LAO 26+20 D-FAIR	26+20
98	2273351.7478'	301275.3421'	LAO	28	D	FAIR	28" LAO D-FAIR	
99	2273365.7402'	301406.9433'	LAO	24	C	FAIR	24" LAO C-FAIR	
100	2273444.5514'	301316.0045'	LAO	33	B	GOOD	33" LAO B-GOOD	
101	2273581.2838'	301057.7458'	LAO	29	C	FAIR	29" LAO C-FAIR	
102	2273586.1854'	301229.3727'	LO	29	B	GOOD	29" LO B-GOOD	
103	2273511.7312'	301270.4736'	LO	30	B	GOOD	30" LO B-GOOD	
104	2273415.0690'	301447.5714'	LAO	24	D	FAIR	24" LAO D-FAIR	
105	2273649.5514'	301217.3713'	LO	31	B	GOOD	31" LO B-GOOD	
106	2273667.6630'	301120.5071'	LO	34	B	GOOD	34" LO B-GOOD	
107	2273715.2995'	301219.7955'	LO	37	B	GOOD	37" LO B-GOOD	
108	2273627.9775'	301510.1364'	LAO	33	C	FAIR	33" LAO C-FAIR	
109	2273623.7646'	301561.2250'	LO	27	C	FAIR	27" LO C-FAIR	
110	2273737.2271'	301429.4189'	LO	40	A	GOOD	40" LO A-GOOD	
111	2273924.3295'	301297.2235'	LO	24	B	GOOD	24" LO B-GOOD	
112	2274259.4924'	301346.6000'	LO	30	B	GOOD	30" LO B-GOOD	
113	2274218.5790'	301420.5996'	TREE	28	DEAD	DEAD	28" TREE DEAD	
114	2274301.7887'	301368.5122'	WATO	27	B	GOOD	27" WATO B-GOOD	
115	2274441.1079'	301425.8194'	LAO	28	B	GOOD	28" LAO B-GOOD	
116	2274450.1039'	301419.5850'	RO	43	D	FAIR	43" RO D-FAIR	
117	2274439.8868'	301517.8285'	LO	35	B	GOOD	35" LO B-GOOD	
118	2274492.9760'	301463.4604'	LO	26	B	GOOD	26" LO B-GOOD	
119	2274596.5778'	301489.2225'	LO	38	A	GOOD	38" LO A-GOOD	
120	2274593.4439'	301502.3829'	LAO	25	D	FAIR	25" LAO D-FAIR	
121	2274567.8287'	301539.7932'	LO	50	A	GOOD	50" LO A-GOOD	
122	2274393.9903'	301964.3876'	LO	44	B	GOOD	44" LO B-GOOD	
123	2274291.8511'	301947.6926'	LAO	25	D	FAIR	25" LAO D-FAIR	

124	2274266.8685'	301676.9743'	LO	37	B	GOOD	37" LO B-GOOD	
125	2274224.8044'	301681.8895'	LO	28	B	GOOD	28" LO B-GOOD	
126	2274149.9977'	301870.6110'	LAO	26	B	GOOD	26" LAO B-GOOD	
127	2274139.9633'	301677.7758'	LO	29	B	GOOD	29" LO B-GOOD	
128	2274075.5118'	301655.9893'	LO	28	A	GOOD	28" LO A-GOOD	
129	2274033.3040'	301697.7516'	LO	36	B	GOOD	36" LO B-GOOD	
130	2273915.7284'	301660.2833'	LO	25	C	FAIR	25" LO C-FAIR	
131	2273899.6807'	301597.0222'	LAO	24	B	GOOD	24" LAO B-GOOD	
132	2273942.7816'	301563.9915'	LO	31	A	GOOD	31" LO A-GOOD	
133	2273963.0891'	301517.6863'	HIC	32	D	FAIR	32" HIC D-FAIR	
134	2273900.7723'	301501.5998'	LO	26	D	POOR	26" LO D-POOR	
135	2273882.6467'	301439.4582'	WATO	25	D	POOR	25" WATO D-POOR	
136	2273909.6424'	301314.3592'	TREE	24	DEAD	DEAD	24" TREE DEAD	
137	2273800.4984'	301611.3784'	LAO	25	C	FAIR	25" LAO C-FAIR	
138	2273851.0027'	301628.2264'	LO	24	B	GOOD	24" LO B-GOOD	
139	2273727.3662'	301540.7662'	LAO	24	D	FAIR	24" LAO D-FAIR	
140	2274846.2183'	301709.5061'	LO	38	C	FAIR	38" LO 23+15 C-FAIR	23+15
141	2274885.2282'	301786.2044'	LO	38	B	GOOD	38" LO B-GOOD	
142	2275020.9889'	301703.0735'	LAO	31	D	FAIR	31" LAO D-FAIR	
143	2275101.5664'	301789.6334'	LO	26	B	GOOD	26" LO B-GOOD	
144	2275105.8100'	301833.9373'	LO	24	DEAD	DEAD	24" LO DEAD	
145	2275184.8262'	301829.0255'	LAO	25	C	FAIR	25" LAO C-FAIR	
146	2275259.6735'	301862.4806'	WATO	26	C	FAIR	26" WATO C-FAIR	
147	2275232.7040'	301846.9697'	LAO	24	B	GOOD	24" LAO B-GOOD	
148	2275418.9150'	301923.4159'	LAO	30	C	FAIR	30" LAO C-FAIR	
149	2275427.5608'	301944.1224'	LAO	28	C	FAIR	28" LAO C-FAIR	
150	2275893.1340'	302272.5272'	CHO	26	B	GOOD	26" CHO B-GOOD	
151	2275937.9878'	302208.0563'	LAO	24	D	POOR	24" LAO D-POOR	
152	2276003.5161'	302189.9827'	LAO	36	C	FAIR	36" LAO C-FAIR	
153	2276030.0828'	302258.0755'	HAK	25	C	FAIR	25" HAK C-FAIR	
154	2276067.3642'	302266.9059'	HIC	29	B	FAIR	29" HIC B-FAIR	
155	2276236.0151'	302269.1732'	BCH	26	C	FAIR	26" BCH C-FAIR	
156	2276274.7156'	302281.7167'	MAG	24	C	FAIR	24" MAG C-FAIR	
157	2276301.5575'	302308.7343'	MAG	25	B	GOOD	25" MAG B-GOOD	
158	2275845.6872'	302507.6907'	LO	47	B	GOOD	47" LO B-GOOD	
159	2275502.0602'	302536.8289'	LO	36	C	FAIR	36" LO C-FAIR	
160	2275559.1061'	302536.9896'	LO	26	B	GOOD	26" LO B-GOOD	
161	2275596.3518'	302462.5264'	LO	27	D	FAIR	27" LO D-FAIR	
162	2275587.0298'	302437.3885'	LO	25	D	POOR	25" LO D-POOR	
163	2275644.8445'	302456.2394'	LO	24	D	POOR	24" LO D-POOR	
164	2275797.5010'	302395.2608'	CHO	26	A	GOOD	26" CHO A-GOOD	
165	2275490.6112'	302343.9576'	LO	32	A	GOOD	32" LO A-GOOD	
166	2275430.3889'	302326.0967'	LO	39	C	FAIR	39" LO C-FAIR	
167	2275318.6911'	302411.5814'	LO	34	B	FAIR	34" LO B-FAIR	
168	2275235.1112'	302418.0314'	LAO	25	D	FAIR	25" LAO D-FAIR	
169	2275267.1040'	302387.5119'	LO	27	C	FAIR	27" LO C-FAIR	
170	2275405.4644'	302251.1351'	POP	24	B	GOOD	24" POP B-GOOD	
171	2275305.5006'	302196.2987'	HIC	26	B	GOOD	26" HIC B-GOOD	
172	2275169.2804'	302323.3580'	BGUM	34	D	FAIR	34" BGUM D-FAIR	
173	2275188.2703'	302249.9114'	LO	46	C	FAIR	46" LO C-FAIR	
174	2275235.2824'	302137.9498'	LAO	26	D	FAIR	26" LAO D-FAIR	
175	2275149.1728'	302249.4157'	LO	27	C	FAIR	27" LO C-FAIR	
176	2275010.2354'	302166.9999'	LO	26	C	FAIR	26" LO C-FAIR	
177	2274942.4924'	302148.7633'	LAO	24	D	FAIR	24" LAO D-FAIR	
178	2274916.3852'	302018.5989'	LO	28	C	FAIR	28" LO C-FAIR	
179	2274799.5532'	302127.0496'	LO	25	B	GOOD	25" LO B-GOOD	
180	2274807.0732'	302141.0356'	LO	27	DEAD	DEAD	27" LO DEAD	
181	2274700.8020'	302134.6524'	LO	36	D	POOR	36" LO 26+10 D-POOR	26+10
182	2274711.4425'	302118.6351'	WATO	24	D	FAIR	24" WATO D-FAIR	
183	2274792.0417'	302107.1724'	LO	25	B	GOOD	25" LO B-GOOD	
184	2274883.2152'	301989.8094'	LO	31	D	FAIR	31" LO D-FAIR	
185	2274888.2812'	301988.1648'	LO	28	B	GOOD	28" LO B-GOOD	
186	2274836.7127'	301916.7390'	LO	49	A	GOOD	49" LO A-GOOD	
187	2274751.5842'	301886.8901'	LO	25	C	FAIR	25" LO C-FAIR	
188	2274625.9799'	301882.5865'	TREE	36	DEAD	DEAD	36" TREE DEAD	
189	2274558.8268'	301930.1120'	LO	24	B	GOOD	24" LO B-GOOD	
190	2275050.7892'	302992.4947'	LO	29	B	GOOD	29" LO B-GOOD	
191	2275010.7457'	303051.1469'	LO	33	B	GOOD	33" LO B-GOOD	
192	2274971.3999'	303142.9266'	LO	36	A	GOOD	36" LO A-GOOD	
193	2274912.4130'	303231.2224'	LO	29	B	GOOD	29" LO B-GOOD	
194	2274870.8560'	303285.6369'	LAO	25	D	FAIR	25" LAO D-FAIR	
195	2274843.5861'	303332.6484'	LO	32	C	FAIR	32" LO C-FAIR	
196	2274998.2117'	303223.5314'	WATO	34	D	FAIR	34" WATO D-FAIR	
197	2275064.4159'	303123.9094'	LO	38	A	GOOD	38" LO A-GOOD	
198	2275123.0692'	303017.2991'	LO	38	B	GOOD	38" LO B-GOOD	

199	2275183.2310'	303150.2098'	LO	30	B	GOOD	30" LO B-GOOD	
200	2275161.3272'	303140.6299'	LO	36	B	GOOD	36" LO B-GOOD	
201	2274732.1039'	303310.5843'	RO	26	B	GOOD	26" RO B-GOOD	
202	2274858.6490'	303166.8349'	LAO	27	B	GOOD	27" LAO B-GOOD	
203	2274881.1975'	303025.4119'	HIC	26	D	FAIR	26" HIC D-FAIR	
204	2274897.2829'	302965.2724'	LO	26	C	FAIR	26" LO C-FAIR	
205	2274933.2798'	302948.2740'	LO	25	D	POOR	25" LO D-POOR	
206	2275147.7591'	302782.9849'	LO	36	A	GOOD	36" LO A-GOOD	
207	2275038.0420'	302694.6550'	LO	35	C	FAIR	35" LO C-FAIR	
208	2274830.6800'	302907.3014'	LO	24	C	FAIR	24" LO C-FAIR	
209	2274587.8141'	303062.9541'	WATO	28	D	FAIR	28" WATO D-FAIR	
210	2274568.6574'	303038.7991'	WATO	29	C	FAIR	29" WATO C-FAIR	
211	2274547.6068'	303031.5842'	WATO	25	D	FAIR	25" WATO D-FAIR	
212	2274539.2845'	302931.1027'	WATO	27	D	FAIR	27" WATO D-FAIR	
213	2274585.3368'	302855.8950'	HIC	24	C	FAIR	24" HIC C-FAIR	
214	2274682.4712'	302865.4677'	LO	33	A	GOOD	33" LO A-GOOD	
215	2274678.1584'	302659.6968'	LO	24	A	GOOD	24" LO A-GOOD	
216	2274649.9272'	302644.8582'	LAO	27	D	FAIR	27" LAO D-FAIR	
217	2274664.9861'	302616.9186'	LO	39	B	GOOD	39" LO 18+21 B-GOOD	18+21
218	2274602.6349'	302704.1055'	LO	39	A	GOOD	39" LO A-GOOD	
219	2274471.6908'	302939.2892'	RO	26	B	GOOD	26" RO B-GOOD	
220	2274382.2351'	303102.8632'	RO	26	B	GOOD	26" RO B-GOOD	
221	2274514.0849'	302752.8173'	LO	25	B	GOOD	25" LO B-GOOD	
222	2274559.1752'	302536.8971'	LO	29	D	FAIR	29" LO D-FAIR	
223	2274528.1028'	302535.3637'	WATO	43	D	POOR	43" WATO D-POOR	
224	2274523.6028'	302598.4840'	RO	24	B	GOOD	24" RO B-GOOD	
225	2274412.3143'	302690.7613'	LAO	24	C	FAIR	24" LAO C-FAIR	
226	2274461.0078'	302712.8986'	LAO	28	B	GOOD	28" LAO B-GOOD	
227	2274285.2430'	302861.6002'	LAO	26	D	FAIR	26" LAO D-FAIR	
228	2274336.3693'	302944.4320'	LO	26	B	GOOD	26" LO B-GOOD	
229	2274109.7929'	302936.0280'	LO	29	B	GOOD	29" LO B-GOOD	
230	2274119.5346'	302919.9388'	LO	50	B	GOOD	50" LO B-GOOD	
231	2274259.1996'	302667.1134'	LO	28	B	GOOD	28" LO B-GOOD	
232	2274287.3027'	302676.8786'	LO	28	B	GOOD	28" LO B-GOOD	
233	2274318.0145'	302608.4526'	LO	28	B	GOOD	28" LO B-GOOD	
234	2274418.5607'	302475.1044'	LAO	27	D	FAIR	27" LAO D-FAIR	
235	2274183.9490'	302742.7942'	LAO	28	A	GOOD	28" LAO A-GOOD	
236	2274189.4158'	302709.2300'	LO	31	D	POOR	31" LO D-POOR	
237	2274204.3732'	302604.0020'	LO	27	D	POOR	27" LO D-POOR	
238	2274303.0312'	302522.5745'	LAO	35	D	FAIR	35" LAO D-FAIR	
239	2274257.8597'	302420.9710'	LO	36	B	GOOD	36" LO B-GOOD	
240	2274245.9105'	302327.4550'	LAO	36	B	GOOD	36" LAO B-GOOD	
241	2274205.1719'	302386.4270'	LO	34	B	GOOD	34" LO B-GOOD	
242	2274210.4511'	302436.6770'	LO	33	A	GOOD	33" LO A-GOOD	
243	2274170.7238'	302447.1476'	LO	36	A	GOOD	36" LO A-GOOD	
244	2274137.1582'	302415.8856'	LO	28	A	GOOD	28" LO A-GOOD	
245	2274075.2574'	302318.9804'	LAO	27	B	GOOD	27" LAO B-GOOD	
246	2273922.9740'	302318.2914'	MAG	32	D	POOR	32" MAG 11+11+10 D-POOR	11+11+10
247	2273919.3296'	302353.2412'	LO	27	D	FAIR	27" LO 17+10 D-FAIR	17+10
248	2273863.8496'	302328.5430'	LO	31	A	GOOD	31" LO A-GOOD	
249	2273793.6478'	302213.4312'	LO	32	A	GOOD	32" LO A-GOOD	
250	2273725.7532'	302252.9965'	LO	37	A	GOOD	37" LO A-GOOD	
251	2273817.4526'	302159.3917'	BGUM	26	D	FAIR	26" BGUM D-FAIR	
252	2273579.0059'	302081.3634'	LO	30	B	GOOD	30" LO B-GOOD	
254	2273474.9572'	302113.3685'	LO	32	A	GOOD	32" LO A-GOOD	
255	2273490.0505'	302107.0593'	LO	29	A	GOOD	29" LO A-GOOD	
256	2273432.9888'	302087.4908'	LO	35	A	GOOD	35" LO A-GOOD	
257	2273404.5725'	302055.0746'	LO	29	A	GOOD	29" LO A-GOOD	
258	2273404.2818'	302010.0665'	LO	34	A	GOOD	34" LO A-GOOD	
259	2273472.4175'	302012.8557'	LO	37	C	FAIR	37" LO C-FAIR	
260	2273424.8608'	301967.5251'	LO	37	A	GOOD	37" LO A-GOOD	
261	2273376.5731'	301992.6217'	LO	24	B	GOOD	24" LO B-GOOD	
262	2273378.5186'	301954.1842'	LAO	26	B	GOOD	26" LAO B-GOOD	
263	2273362.8194'	301969.8121'	LO	30	B	GOOD	30" LO B-GOOD	
264	2273299.9530'	301985.4722'	MAG	34	D	FAIR	34" MAG 14+12+8 D-FAIR	14+12+8
265	2273275.1515'	301993.4913'	LO	24	B	GOOD	24" LO B-GOOD	
266	2273277.1900'	301982.5440'	LO	46	A	GOOD	46" LO A-GOOD	
267	2273243.5571'	301965.3401'	LO	75	B	GOOD	75" LO 39+36 B-GOOD	39+36
268	2273265.3390'	301897.9442'	LO	25	B	GOOD	25" LO B-GOOD	
269	2273246.5542'	302189.3336'	LO	37	A	GOOD	37" LO A-GOOD	
270	2273341.4393'	302262.5155'	BGUM	27	A	GOOD	27" BGUM A-GOOD	
271	2273257.4606'	302341.6533'	LAO	31	C	FAIR	31" LAO C-FAIR	
272	2273423.8063'	302432.0364'	LAO	31	D	FAIR	31" LAO D-FAIR	
273	2273448.8332'	302303.0032'	LO	24	B	GOOD	24" LO B-GOOD	
274	2273660.4295'	302384.0541'	LO	47	B	GOOD	47" LO 23+24 B-GOOD	23+24

275	2273687.8157'	302432.2011'	LAO	32	C	FAIR	32" LAO C-FAIR	
276	2273711.7991'	302485.1924'	LAO	28	D	FAIR	28" LAO D-FAIR	
277	2273632.9465'	302475.1668'	LAO	24	D	FAIR	24" LAO D-FAIR	
278	2273570.0378'	302556.6550'	LO	34	D	POOR	34" LO D-POOR	
279	2273557.8262'	302566.7518'	LO	29	C	FAIR	29" LO C-FAIR	
280	2273548.1745'	302571.7801'	LO	30	B	GOOD	30" LO B-GOOD	
281	2273561.7066'	302585.4949'	LO	39	D	POOR	39" LO D-POOR	
282	2273598.5086'	302615.8232'	LO	26	B	GOOD	26" LO B-GOOD	
283	2273719.2795'	302689.5991'	LO	39	A	GOOD	39" LO A-GOOD	
284	2273753.1061'	302668.1897'	LO	49	D	POOR	49" LO D-POOR	
285	2273848.4281'	302391.2110'	LO	27	A	GOOD	27" LO A-GOOD	
286	2273922.4507'	302463.3098'	LO	43	B	GOOD	43" LO 19+24 B-GOOD	19+24
287	2273874.4201'	302513.6797'	LAO	27	C	FAIR	27" LAO C-FAIR	
288	2273868.3693'	302538.9147'	LAO	28	B	GOOD	28" LAO B-GOOD	
289	2273963.3429'	302624.8114'	LO	31	C	FAIR	31" LO C-FAIR	
290	2274012.5686'	302629.3545'	LO	26	B	GOOD	26" LO B-GOOD	
291	2274039.4296'	302618.3280'	LO	34	A	GOOD	34" LO A-GOOD	
292	2274055.9644'	302709.3840'	WATO	25	B	GOOD	25" WATO B-GOOD	
293	2273980.2669'	302783.7997'	LAO	29	B	GOOD	29" LAO B-GOOD	
294	2273959.1214'	302769.8599'	LO	38	B	GOOD	38" LO B-GOOD	
295	2273167.3814'	302283.6718'	LO	25	B	GOOD	25" LO B-GOOD	
296	2273173.7724'	302258.9317'	LAO	25	C	FAIR	25" LAO C-FAIR	
297	2273108.9715'	302282.5434'	LO	42	B	GOOD	42" LO 27+15 B-GOOD	27+15
298	2273052.2604'	302236.7264'	LAO	24	C	FAIR	24" LAO C-FAIR	
299	2273113.5440'	302200.6453'	LO	33	C	GOOD	33" LO C-GOOD	
300	2273035.2209'	302097.3414'	LO	37	A	GOOD	37" LO A-GOOD	
301	2272988.3181'	302102.2632'	LO	32	A	GOOD	32" LO A-GOOD	
302	2272985.8633'	302091.5315'	MAG	24	D	FAIR	24" MAG 13+11 D-FAIR	13+11
303	2272949.8044'	302121.8687'	LO	24	B	GOOD	24" LO B-GOOD	
304	2272985.5677'	302184.0156'	LAO	25	D	FAIR	25" LAO D-FAIR	
305	2272922.4956'	302184.4871'	LO	27	A	GOOD	27" LO A-GOOD	
306	2272923.7945'	302144.2423'	LO	31	C	FAIR	31" LO 16+15 C-FAIR	16+15
307	2272914.4988'	301995.0142'	LO	24	B	GOOD	24" LO B-GOOD	
308	2272842.4745'	301994.5346'	LO	45	C	FAIR	45" LO C-FAIR	
309	2272816.7020'	302098.9121'	LAO	25	C	FAIR	25" LAO C-FAIR	
310	2272743.6361'	302058.7453'	LAO	46	D	FAIR	46" LAO 26+20 D-FAIR	26+20
311	2272747.1281'	302017.8549'	LO	44	B	GOOD	44" LO B-GOOD	
312	2272796.0234'	301900.0402'	LO	41	A	GOOD	41" LO A-GOOD	
313	2272813.8166'	301899.8309'	LO	28	B	GOOD	28" LO B-GOOD	
314	2272863.3353'	301849.2940'	LO	33	A	GOOD	33" LO A-GOOD	
315	2272915.1214'	301863.6618'	LO	44	B	GOOD	44" LO 32+12 B-GOOD	32+12
316	2272941.9833'	301863.0954'	LO	41	A	GOOD	41" LO A-GOOD	
317	2272970.8349'	301869.6040'	LO	26	B	GOOD	26" LO B-GOOD	
318	2272985.9758'	301820.0897'	WATO	25	D	FAIR	25" WATO D-FAIR	
319	2272922.7968'	301750.2233'	LO	28	B	GOOD	28" LO B-GOOD	
320	2272948.1416'	301756.0398'	LO	26	B	GOOD	26" LO B-GOOD	
321	2273028.4633'	301767.3265'	LO	26	B	GOOD	26" LO B-GOOD	
322	2273023.7916'	301761.9870'	LO	26	B	GOOD	26" LO B-GOOD	
323	2273030.0633'	301800.8178'	LO	27	B	GOOD	27" LO B-GOOD	
324	2273065.2442'	301891.0997'	LO	33	C	FAIR	33" LO C-FAIR	
325	2273044.7553'	301876.7172'	LO	30	B	GOOD	30" LO B-GOOD	
326	2273057.8014'	301914.5535'	LO	36	A	GOOD	36" LO A-GOOD	
327	2273058.9035'	301939.7253'	LO	26	B	GOOD	26" LO B-GOOD	
328	2273056.1639'	301975.5340'	LO	37	B	GOOD	37" LO B-GOOD	
329	2273054.5193'	301991.8159'	LO	32	A	GOOD	32" LO A-GOOD	
330	2273049.3462'	302019.2178'	LO	30	B	GOOD	30" LO B-GOOD	
331	2273130.3552'	302073.7649'	MAG	35	D	FAIR	35" MAG 12+23 D-FAIR	12+23
332	2273097.2649'	301953.5345'	LO	28	B	GOOD	28" LO B-GOOD	
333	2273120.5868'	301932.7906'	LO	41	B	GOOD	41" LO B-GOOD	
334	2273172.0219'	301887.2432'	LO	33	A	GOOD	33" LO A-GOOD	
335	2273201.7481'	301922.0820'	LO	27	B	GOOD	27" LO B-GOOD	
336	2273206.9670'	301995.8874'	LO	27	B	GOOD	27" LO B-GOOD	
337	2274487.6589'	303436.8545'	LAO	25	C	FAIR	25" LAO C-FAIR	
338	2274266.8757'	303256.7421'	LO	26	B	GOOD	26" LO B-GOOD	
339	2273997.9167'	303094.0625'	LO	53	D	POOR	53" LO 26+27 D-POOR	26+27
340	2273873.2330'	303017.0417'	LO	39	C	FAIR	39" LO C-FAIR	
341	2273702.3469'	302887.0725'	LAO	28	D	FAIR	28" LAO D-FAIR	
342	2273631.4947'	302862.5436'	TREE	25	DEAD	DEAD	25" TREE DEAD	
343	2273608.3019'	302806.3031'	LO	32	B	GOOD	32" LO B-GOOD	
344	2273337.5279'	302651.6440'	WATO	26	D	POOR	26" WATO D-POOR	
345	2273246.1850'	302655.0788'	LO	25	D	FAIR	25" LO D-FAIR	
346	2272992.0060'	302504.4332'	LO	33	A	GOOD	33" LO A-GOOD	
347	2272893.3685'	302490.9604'	LAO	29	D	FAIR	29" LAO D-FAIR	
348	2272949.6332'	302401.6826'	LO	24	C	FAIR	24" LO C-FAIR	
349	2272803.7441'	302318.4934'	LO	25	A	GOOD	25" LO A-GOOD	

350	2272740.8127'	302320.1863'	LO	26	C	FAIR	26" LO C-FAIR	
351	2272669.6588'	302235.0599'	LO	31	DEAD	DEAD	31" LO DEAD	
352	2272538.4442'	302257.2119'	LO	29	B	GOOD	29" LO B-GOOD	
353	2272553.7837'	302312.8308'	LAO	24	B	GOOD	24" LAO B-GOOD	
354	2272545.1630'	302331.7433'	LAO	25	C	FAIR	25" LAO C-FAIR	
355	2272612.4390'	301973.1880'	LO	25	C	FAIR	25" LO C-FAIR	
356	2272638.2503'	301933.2084'	LO	30	C	FAIR	30" LO C-FAIR	
357	2272615.6456'	301911.6710'	LO	28	D	POOR	28" LO 16+12 D-POOR	16+12
358	2272545.1922'	301927.4684'	LO	32	D	FAIR	32" LO 17+15 D-FAIR	17+15
359	2272544.5837'	301879.8158'	LO	35	C	FAIR	35" LO C-FAIR	
360	2272561.8732'	301825.0825'	LO	105	C	FAIR	105" LO 22+12+31+13+27 C-FAIR	22+12+31+13+27
361	2272602.3326'	301823.2836'	LO	41	C	FAIR	41" LO 25+16 C-FAIR	25+16
362	2272648.5775'	301861.3823'	TREE	25	DEAD	DEAD	25" TREE DEAD	
363	2272685.9823'	301793.9038'	LO	44	B	GOOD	44" LO 16+28 B-GOOD	16+28
364	2272663.3946'	301754.0236'	LO	32	C	FAIR	32" LO C-FAIR	
365	2272657.6956'	301738.0973'	LO	46	C	FAIR	46" LO 22+24 C-FAIR	22+24
366	2272617.3744'	301756.7522'	LO	42	A	GOOD	42" LO A-GOOD	
367	2272685.0665'	301711.7502'	LAO	25	D	FAIR	25" LAO D-FAIR	
368	2272711.3478'	301696.7830'	LO	37	B	GOOD	37" LO 29+8 B-GOOD	29+8
369	2272757.7956'	301734.1584'	LO	36	A	GOOD	36" LO A-GOOD	
370	2272731.3927'	301766.6518'	LO	54	A	GOOD	54" LO 18+36 A-GOOD	18+36
371	2272807.7827'	301776.4954'	LO	36	A	GOOD	36" LO A-GOOD	
372	2272520.6483'	301677.3262'	LO	45	B	GOOD	45" LO 21+10+14 B-GOOD	21+10+14
373	2272530.7597'	301696.2881'	LO	35	C	FAIR	35" LO 15+20 C-FAIR	15+20
374	2272558.6623'	301697.2184'	LO	37	A	GOOD	37" LO 16+21 A-GOOD	16+21
375	2272568.0857'	301685.6128'	LO	25	A	GOOD	25" LO A-GOOD	
376	2272560.5481'	301735.7496'	LO	37	A	GOOD	37" LO 15+22 A-GOOD	15+22
377	2272596.8708'	301707.9613'	LO	30	C	FAIR	30" LO 15+15 C-FAIR	15+15
378	2272646.2934'	301625.3109'	LO	43	D	POOR	43" LO 19+24 D-POOR	19+24
379	2272654.6186'	301622.2991'	LO	45	C	FAIR	45" LO 15+17+13 C-FAIR	15+17+13
380	2272676.2988'	301590.0454'	LO	51	DEAD	DEAD	51" LO 29+22 DEAD	29+22
381	2272567.0451'	301530.1339'	LAO	31	D	POOR	31" LAO D-POOR	
382	2272503.2535'	301572.4162'	LO	32	C	FAIR	32" LO C-FAIR	
383	2272420.9629'	301651.8173'	LO	54	C	FAIR	54" LO 27+27 C-FAIR	27+27
384	2272355.6479'	301711.0029'	LAO	25	C	FAIR	25" LAO C-FAIR	
385	2272302.3379'	301798.6262'	LAO	29	D	FAIR	29" LAO D-FAIR	
386	2272260.6252'	301720.6581'	LAO	29	D	FAIR	29" LAO D-FAIR	
387	2272316.9626'	301628.0992'	LO	27	B	GOOD	27" LO B-GOOD	
388	2272412.0084'	301593.4900'	LO	44	C	FAIR	44" LO 23+21 C-FAIR	23+21
389	2272433.5067'	301553.5993'	LO	30	B	GOOD	30" LO 15+15 B-GOOD	15+15
390	2272470.2672'	301509.5840'	LO	25	A	GOOD	25" LO A-GOOD	
391	2272359.9419'	301481.6388'	LAO	24	D	POOR	24" LAO D-POOR	
392	2272407.3105'	301500.6120'	LO	35	B	GOOD	35" LO 15+20 B-GOOD	15+20
393	2272270.6587'	301596.1259'	LO	34	B	GOOD	34" LO 25+9 B-GOOD	25+9
394	2272542.8120'	300623.8713'	LO	58	A	GOOD	58" LO A-GOOD	
395	2272137.8847'	301588.5479'	LO	43	B	GOOD	43" LO 20+23 B-GOOD	20+23
396	2272143.6879'	301552.6569'	LO	37	B	GOOD	37" LO B-GOOD	
397	2272216.9649'	301597.4133'	LO	34	DEAD	DEAD	34" LO 22+12 DEAD	22+12
398	2272288.6414'	301527.3748'	LAO	26	C	FAIR	26" LAO C-FAIR	
399	2272339.0407'	301470.9191'	LO	47	C	FAIR	47" LO 21+26 C-FAIR	21+26
400	2272337.6300'	301451.4243'	LO	28	B	GOOD	28" LO 14+14 B-GOOD	14+14
401	2272359.2140'	301408.9864'	LO	29	B	GOOD	29" LO B-GOOD	
402	2272302.8633'	301450.2745'	LO	37	B	GOOD	37" LO 21+16 B-GOOD	21+16
403	2272185.0705'	301467.6284'	LAO	25	D	FAIR	25" LAO D-FAIR	
404	2272182.9363'	301408.8441'	LAO	26	D	FAIR	26" LAO D-FAIR	
405	2272233.2572'	301378.0862'	LO	27	C	FAIR	27" LO C-FAIR	
406	2272210.4940'	301337.8414'	LO	32	B	GOOD	32" LO B-GOOD	
407	2272250.8577'	301328.1122'	LO	25	C	FAIR	25" LO C-FAIR	
408	2272204.7607'	301279.9858'	LO	33	C	FAIR	33" LO 19+14 C-FAIR	19+14
409	2272173.0068'	301310.2693'	LO	25	C	FAIR	25" LO C-FAIR	
410	2272155.2078'	301323.9083'	TREE	24	DEAD	DEAD	24" TREE DEAD	
411	2272166.6761'	301237.9136'	LAO	29	D	FAIR	29" LAO D-FAIR	
412	2272107.2618'	301241.3668'	LO	28	C	FAIR	28" LO 13+15 C-FAIR	
413	2271910.4915'	301085.0815'	LAO	26	C	FAIR	26" LAO C-FAIR	
414	2271785.1251'	301104.1451'	LO	26	B	GOOD	26" LO B-GOOD	
415	2271886.1617'	301185.7583'	LO	46	B	GOOD	46" LO 25+21 B-GOOD	25+21
416	2272032.8499'	301303.0353'	LAO	24	C	FAIR	24" LAO C-FAIR	
417	2272082.5325'	301347.6106'	LO	39	B	GOOD	39" LO B-GOOD	
418	2272090.4189'	301366.4066'	LO	27	C	FAIR	27" LO C-FAIR	
419	2272112.4932'	301563.3858'	LO	28	DEAD	DEAD	28" LO 14+14 DEAD	14+14
420	2272093.2056'	301535.3588'	LAO	24	DEAD	DEAD	24" LAO DEAD	
421	2272035.4741'	301522.9586'	LO	43	D	FAIR	43" LO 31+12 D-FAIR	31+12
422	2271961.5471'	301576.4092'	LO	24	B	GOOD	24" LO B-GOOD	
423	2271935.2359'	301430.8226'	WATO	28	D	POOR	28" WATO D-POOR	
424	2271802.7406'	301455.3026'	LO	28	C	FAIR	28" LO C-FAIR	

425	2271787.1144'	301407.8917'	LO	25	C	FAIR	25" LO C-FAIR	
426	2271749.5050'	301433.2910'	LO	49	B	GOOD	49" LO 21+28 B-GOOD	21+28
427	2271680.5255'	301370.1989'	LO	33	B	GOOD	33" LO B-GOOD	
428	2271669.0945'	301349.9922'	LO	27	C	FAIR	27" LO C-FAIR	
429	2271616.3230'	301318.9277'	LO	30	C	FAIR	30" LO C-FAIR	
430	2271541.2686'	301272.4982'	LO	26	B	GOOD	26" LO B-GOOD	
431	2272503.8724'	302163.8419'	LO	28	B	GOOD	28" LO B-GOOD	
432	2272414.6502'	302229.2134'	LAO	27	C	FAIR	27" LAO C-FAIR	
433	2272407.9679'	302229.4977'	TREE	32	DEAD	DEAD	32" TREE DEAD	
434	2272406.7451'	302259.4155'	LAO	40	C	FAIR	40" LAO C-FAIR	
435	2272319.7170'	302148.9210'	LO	26	B	GOOD	26" LO B-GOOD	
436	2272301.6534'	302163.4502'	TREE	48	D		48" TREE 11+8+9+11+9 BASSWOOD	11+8+9+11+9
437	2272257.6970'	302127.7254'	LO	35	C	FAIR	35" LO C-FAIR	
438	2272217.0802'	302105.2414'	LAO	30	B	GOOD	30" LAO B-GOOD	
439	2272201.9898'	302120.6681'	LO	56	D	POOR	56" LO 15+16+16+9 D-POOR	15+16+16+9
440	2272201.6714'	302006.9864'	LO	36	B	GOOD	36" LO 11+25 B-GOOD	11+25
441	2272207.9996'	301710.2828'	LO	45	A	GOOD	45" LO A-GOOD	
442	2272102.0599'	301980.5918'	LO	26	A	GOOD	26" LO A-GOOD	
443	2272094.2620'	301997.8777'	LO	25	B	GOOD	25" LO B-GOOD	
444	2272130.1641'	302053.1271'	LO	28	B	GOOD	28" LO B-GOOD	
445	2272075.0299'	302050.1360'	LAO	33	D	FAIR	33" LAO D-FAIR	
446	2272037.8965'	302091.0846'	LO	49	A	GOOD	49" LO A-GOOD	
447	2272049.2386'	301994.4752'	LO	26	B	GOOD	26" LO B-GOOD	
448	2272055.4952'	301981.2132'	LO	25	C	FAIR	25" LO 14+11 C-FAIR	14+11
449	2272055.6755'	301922.9991'	LAO	36	D	FAIR	36" LAO D-FAIR	
450	2272063.7608'	301886.5446'	LO	24	B	GOOD	24" LO B-GOOD	
451	2272070.1820'	301866.3353'	LO	30	C	FAIR	30" LO 20+10 C-FAIR	20+10
452	2271994.2909'	301891.6179'	LO	29	D	FAIR	29" LO 15+14 D-FAIR	15+14
453	2271990.4580'	301947.8226'	LAO	24	C	FAIR	24" LAO C-FAIR	
454	2271971.9454'	302001.7302'	LAO	31	C	FAIR	31" LAO C-FAIR	
455	2271923.7088'	301970.1292'	LO	50	C	FAIR	50" LO 17+17+16 C-FAIR	17+17+16
456	2271958.4186'	301834.1574'	LO	26	DEAD	DEAD	26" LO DEAD	
457	2271943.5470'	301795.2807'	LO	48	B	GOOD	48" LO 17+15+16 B-GOOD	17+15+16
458	2271904.3052'	301780.5611'	LO	40	C	FAIR	40" LO 26+14 C-FAIR	26+14
459	2271899.8673'	301761.9930'	LO	53	A	GOOD	53" LO 22+31 A-GOOD	22+31
460	2271906.6694'	301817.9425'	LO	24	B	GOOD	24" LO B-GOOD	
461	2271854.9059'	301766.5489'	LO	36	A	GOOD	36" LO A-GOOD	
462	2271885.7355'	301737.6986'	LO	26	C	FAIR	26" LO 8+18 C-FAIR	8+18
463	2271797.4064'	301698.2570'	LO	44	A	GOOD	44" LO A-GOOD	
464	2271757.5124'	301711.0691'	BGUM	46	C	FAIR	46" BGUM 20+26 C-FAIR	20+26
465	2271746.8739'	301709.3537'	LO	28	B	GOOD	28" LO B-GOOD	
466	2271761.2938'	301765.4291'	LO	34	C	FAIR	34" LO 16+18 C-FAIR	16+18
467	2271778.0768'	301851.9041'	LO	57	B	GOOD	57" LO 33+24 B-GOOD	33+24
468	2271774.9715'	301868.4315'	LO	24	C	FAIR	24" LO C-FAIR	
469	2271805.3591'	301893.9003'	LO	52	B	GOOD	52" LO 30+22 B-GOOD	30+22
470	2271752.8316'	301964.4700'	LO	34	D	POOR	34" LO D-POOR	
471	2271744.5749'	301949.2728'	LO	28	D	POOR	28" LO D-POOR	
472	2271706.3479'	301766.6109'	LO	32	B	GOOD	32" LO 17+15 B-GOOD	17+15
473	2271705.4155'	301756.1779'	LO	26	C	FAIR	26" LO C-FAIR	
474	2271712.5840'	301698.2039'	LO	61	B	GOOD	61" LO 17+21+23 B-GOOD	17+21+23
475	2271736.6168'	301678.1441'	BGUM	24	D	FAIR	24" BGUM 14+10 D-FAIR	14+10
476	2271627.8914'	301712.4314'	LO	35	C	FAIR	35" LO 19+16 C-FAIR	19+16
477	2271616.1252'	301675.5811'	LAO	27	C	FAIR	27" LAO C-FAIR	
478	2271539.8646'	301664.4055'	LAO	34	D	FAIR	34" LAO D-FAIR	
479	2271554.8546'	301607.7757'	LO	24	B	GOOD	24" LO B-GOOD	
480	2271542.9826'	301595.3451'	LAO	30	D	FAIR	30" LAO D-FAIR	
481	2271611.6129'	301549.7265'	LO	28	C	FAIR	28" LO C-FAIR	
482	2271519.8937'	301498.9351'	LO	33	B	GOOD	33" LO B-GOOD	
483	2271536.3380'	301469.0898'	WATO	26	C	FAIR	26" WATO C-FAIR	
484	2271520.3809'	301440.6006'	LO	29	B	GOOD	29" LO B-GOOD	
485	2271475.7741'	301497.2776'	LO	37	B	GOOD	37" LO B-GOOD	
486	2271458.8914'	301554.0764'	LAO	30	D	FAIR	30" LAO D-FAIR	
487	2271432.8331'	301542.6750'	LO	26	B	GOOD	26" LO B-GOOD	
488	2271345.1921'	301620.8731'	LO	45	B	GOOD	45" LO 18+13+14 B-GOOD	18+13+14
489	2271251.7390'	301599.2026'	LO	45	B	GOOD	45" LO 25+20 B-GOOD	25+20
490	2271233.1120'	301580.4246'	LO	24	A	GOOD	24" LO A-GOOD	
491	2271191.0797'	301605.2543'	LO	29	C	FAIR	29" LO C-FAIR	
492	2271192.5215'	301554.2836'	LO	57	DEAD	DEAD	57" LO 33+24 DEAD	33+24
493	2271146.8122'	301580.1073'	LO	31	D	FAIR	31" LO 17+14 D-FAIR	17+14
494	2271101.5969'	301577.7250'	LO	49	C	FAIR	49" LO 22+13+14 C-FAIR	22+13+14
495	2271149.2505'	301515.3361'	TREE	28	DEAD	DEAD	28" TREE 16+12 DEAD	16+12
496	2271201.1358'	301502.0754'	LO	41	C	FAIR	41" LO 17+24 C-FAIR	17+24
497	2271210.7864'	301488.4487'	LO	27	B	GOOD	27" LO B-GOOD	
498	2271239.2656'	301498.0042'	LO	33	A	GOOD	33" LO A-GOOD	
499	2271276.2636'	301524.1012'	LO	49	C	FAIR	49" LO C-FAIR	

500	2271327.6669'	301507.7181'	LO	25	C	FAIR	25" LO C-FAIR	
501	2271352.2851'	301486.3900'	LAO	28	C	FAIR	28" LAO C-FAIR	
502	2271224.5775'	301426.6701'	LAO	36	D	FAIR	36" LAO D-FAIR	
503	2271261.4286'	301357.7078'	LAO	36	C	FAIR	36" LAO C-FAIR	
504	2271342.7044'	301353.7648'	WATO	29	D	FAIR	29" WATO 9+20 D-FAIR	9+20
505	2271178.2599'	301249.7046'	LO	45	A	GOOD	45" LO 22+23 A-GOOD	22+23
506	2271118.8822'	301272.7961'	LO	26	A	GOOD	26" LO A-GOOD	
507	2271142.1433'	301300.0374'	WATO	30	D	FAIR	30" WATO 12+18 D-FAIR	12+18
508	2271170.7782'	301318.5676'	WATO	42	D	FAIR	42" WATO 14+28 D-FAIR	14+28
509	2271118.9457'	301358.8486'	LO	26	A	GOOD	26" LO A-GOOD	
510	2271111.8538'	301402.9842'	WATO	55	D	FAIR	55" WATO 15+40 D-FAIR	15+40
511	2271004.2396'	301443.8951'	LO	35	A	GOOD	35" LO 21+14 A-GOOD	21+14
512	2270942.4018'	301465.5154'	LO	60	B	GOOD	60" LO 26+24+10 B-GOOD	26+24+10
513	2270819.5334'	301421.3780'	LO	24	C	FAIR	24" LO C-FAIR	
514	2270806.5207'	301422.6796'	LO	34	C	FAIR	34" LO C-FAIR	
515	2270859.3411'	301339.4754'	LO	43	B	GOOD	43" LO B-GOOD	
516	2270962.1531'	301266.3303'	LAO	34	D	FAIR	34" LAO D-FAIR	
517	2271045.8232'	301275.8623'	LO	33	B	GOOD	33" LO B-GOOD	
518	2271065.4940'	301257.0157'	LO	27	B	GOOD	27" LO B-GOOD	
519	2271000.6298'	301120.4253'	LO	37	C	FAIR	37" LO 16+21 C-FAIR	16+21
520	2270750.7928'	301124.5862'	WATO	29	D	FAIR	29" WATO D-FAIR	
521	2270711.1377'	301165.4103'	RO	27	C	FAIR	27" RO C-FAIR	
522	2270662.5107'	301151.1600'	RO	30	C	FAIR	30" RO C-FAIR	
523	2270596.6893'	301270.2328'	LO	38	C	FAIR	38" LO C-FAIR	
524	2270623.4012'	301334.6562'	LO	27	A	GOOD	27" LO A-GOOD	
525	2270551.8981'	301213.8073'	LO	46	D	POOR	46" LO D-POOR	
526	2270497.5911'	301191.8117'	LO	28	B	GOOD	28" LO B-GOOD	
527	2270467.1772'	301136.1742'	LO	47	B	GOOD	47" LO B-GOOD	
528	2270527.9385'	301128.8817'	RO	27	D	FAIR	27" RO D-FAIR	
529	2270576.2692'	301092.0476'	WATO	24	C	FAIR	24" WATO C-FAIR	
530	2270672.1548'	301089.6720'	LAO	26	D	FAIR	26" LAO D-FAIR	
531	2270706.1450'	301061.3015'	RO	25	D	FAIR	25" RO D-FAIR	
532	2270728.1473'	301065.0167'	WATO	30	B	GOOD	30" WATO B-GOOD	
533	2270670.2207'	300983.1492'	RO	28	C	FAIR	28" RO C-FAIR	
534	2270761.6449'	300886.8335'	LO	26	A	GOOD	26" LO A-GOOD	
535	2270732.7384'	300833.1259'	RO	26	D	FAIR	26" RO D-FAIR	
536	2270581.4325'	300921.6877'	LAO	30	B	GOOD	30" LAO B-GOOD	
537	2270559.9578'	300879.4996'	LO	29	C	FAIR	29" LO C-FAIR	
538	2270435.7158'	301034.5931'	LO	28	D	POOR	28" LO 12+16 D-POOR	12+16
539	2270326.1867'	301190.7925'	LO	43	A	GOOD	43" LO A-GOOD	
540	2270184.0273'	301026.8406'	LO	40	B	GOOD	40" LO 20+20 B-GOOD	20+20
541	2270136.8599'	300984.0388'	LAO	36	D	FAIR	36" LAO 20+16 D-FAIR	20+16
542	2270147.3109'	300997.5238'	LO	35	A	GOOD	35" LO A-GOOD	
543	2270258.7460'	300973.3468'	LO	24	B	GOOD	24" LO B-GOOD	
544	2270386.6111'	300941.5322'	LO	26	C	FAIR	26" LO C-FAIR	
545	2270404.6295'	300958.6699'	LO	45	D	POOR	45" LO 12+18+15 D-POOR	12+18+15
546	2270531.2268'	300799.9492'	LO	43	C	FAIR	43" LO 15+15+13 C-FAIR	15+15+13
547	2270595.0602'	300757.0729'	LO	26	B	GOOD	26" LO B-GOOD	
548	2270487.2805'	300698.5440'	LO	40	B	GOOD	40" LO B-GOOD	
549	2270488.9742'	300797.5123'	LO	32	B	GOOD	32" LO 24+8 B-GOOD	24+8
550	2270487.9764'	300826.8042'	LO	27	C	FAIR	27" LO 11+16 C-FAIR	11+16
551	2270437.1457'	300860.7411'	LO	26	B	GOOD	26" LO 12+14 B-GOOD	12+14
552	2270390.9988'	300877.7032'	LO	25	B	GOOD	25" LO 10+15 B-GOOD	10+15
553	2270096.0159'	300958.1923'	LO	59	D	POOR	59" LO 25+26+8 D-POOR	25+26+8
554	2270073.3142'	301003.0564'	LO	25	A	GOOD	25" LO A-GOOD	
555	2269960.2965'	300863.2838'	LO	40	B	GOOD	40" LO B-GOOD	
556	2269905.6814'	300924.9118'	LO	42	B	GOOD	42" LO B-GOOD	
557	2269884.1861'	300846.7281'	LO	53	DEAD	DEAD	53" LO 16+12+12+13 DEAD	16+12+12+13
558	2270102.4978'	300761.9967'	LO	31	C	FAIR	31" LO 14+17 C-FAIR	14+17
559	2270128.5512'	300755.2688'	LO	40	B	GOOD	40" LO 18+22 B-GOOD	18+22
560	2270139.1465'	300728.9106'	LO	41	C	FAIR	41" LO 22+19 C-FAIR	22+19
561	2270211.2392'	300650.3644'	LO	30	A	GOOD	30" LO A-GOOD	
562	2270264.6694'	300685.2551'	LO	28	A	GOOD	28" LO A-GOOD	
563	2270279.5433'	300752.8594'	LO	45	D	POOR	45" LO 24+21 D-POOR	24+21
564	2270423.0136'	300678.7859'	LO	44	B	GOOD	44" LO 11+33 B-GOOD	11+33
565	2270395.7360'	300653.9534'	LO	41	C	FAIR	41" LO 18+11+12 C-FAIR	18+11+12
566	2270363.7750'	300623.9770'	LO	43	B	GOOD	43" LO 21+22 B-GOOD	21+22
567	2270382.7002'	300576.1579'	LO	27	A	GOOD	27" LO A-GOOD	
568	2270495.8176'	300615.1157'	LO	43	B	GOOD	43" LO 23+20 B-GOOD	23+20
569	2270502.2732'	300593.6021'	LO	29	B	GOOD	29" LO B-GOOD	
570	2270526.6735'	300497.5256'	LO	27	B	GOOD	27" LO B-GOOD	
571	2270512.6306'	300480.9030'	LO	38	C	FAIR	38" LO C-FAIR	
572	2270627.7074'	300437.4302'	LO	42	C	FAIR	42" LO C-FAIR	
573	2270604.0777'	300588.5808'	HIC	26	C	FAIR	26" HIC C-FAIR	
574	2270443.2945'	300412.7471'	LAO	32	B	GOOD	32" LAO B-GOOD	

575	2270449.5642'	300445.2527'	LO	40	A	GOOD	40" LO A-GOOD	
576	2270408.7569'	300430.6818'	LO	44	A	GOOD	44" LO A-GOOD	
577	2270334.3282'	300555.9547'	LO	39	A	GOOD	39" LO A-GOOD	
578	2270286.0941'	300506.3994'	LAO	24	C	FAIR	24" LAO C-FAIR	
579	2270228.2038'	300531.9533'	LO	51	C	FAIR	51" LO C-FAIR	
580	2270230.8999'	300595.3601'	RO	30	B	GOOD	30" RO B-GOOD	
581	2270159.6266'	300651.6358'	RO	24	A	GOOD	24" RO A-GOOD	
582	2270103.2548'	300648.9367'	RO	32	C	FAIR	32" RO C-FAIR	
583	2270049.2990'	300690.3474'	RO	24	B	GOOD	24" RO B-GOOD	
584	2270012.4653'	300654.2686'	LO	24	C	FAIR	24" LO C-FAIR	
585	2270007.9268'	300645.3150'	LO	27	A	GOOD	27" LO A-GOOD	
586	2269962.4434'	300730.3106'	WATO	26	C	FAIR	26" WATO C-FAIR	
587	2269932.9521'	300737.5242'	LO	44	A	GOOD	44" LO A-GOOD	
588	2269868.3838'	300725.8820'	HIC	25	B	GOOD	25" HIC B-GOOD	
589	2269883.9945'	300799.4119'	LO	37	B	GOOD	37" LO 17+20 B-GOOD	17+20
590	2269809.7842'	300781.5275'	LO	26	B	GOOD	26" LO B-GOOD	
591	2269798.5238'	300818.7769'	LO	26	B	GOOD	26" LO B-GOOD	
592	2269807.3142'	300843.7309'	TREE	25	D	FAIR	25" TREE 12+13 BASSWOOD	12+13
593	2269779.9508'	300853.9803'	ELM	28	D	FAIR	28" ELM 12+16 D-FAIR	12+16
594	2269706.6479'	300974.9644'	LAO	24	D	FAIR	24" LAO D-FAIR	
595	2269693.2041'	300967.9935'	LO	34	B	GOOD	34" LO B-GOOD	
596	2269674.7039'	300952.1091'	LO	31	D	FAIR	31" LO D-FAIR	
597	2269644.3074'	300947.4374'	LO	35	B	GOOD	35" LO B-GOOD	
598	2269591.6709'	300961.4618'	LAO	28	D	FAIR	28" LAO D-FAIR	
599	2269514.5177'	301006.1162'	HIC	24	A	GOOD	24" HIC A-GOOD	
600	2269522.3748'	301079.6801'	WATO	24	B	GOOD	24" WATO B-GOOD	
601	2269506.7082'	301100.1491'	LO	40	B	GOOD	40" LO 18+22 B-GOOD	18+22
602	2269475.2481'	301069.8420'	LO	39	A	GOOD	39" LO 13+26 A-GOOD	13+26
603	2269675.1497'	301191.0486'	LO	72	C	FAIR	72" LO 18+24+30 C-FAIR	18+24+30
604	2269689.3990'	301129.1244'	LO	27	B	GOOD	27" LO 12+15 B-GOOD	12+15
605	2269729.9645'	301059.9823'	LO	51	C	FAIR	51" LO 17+12+22 C-FAIR	17+12+22
606	2269738.0091'	301048.0453'	LO	41	B	GOOD	41" LO B-GOOD	
607	2269841.1794'	301055.8043'	LO	40	B	GOOD	40" LO B-GOOD	
608	2269859.7820'	301086.7602'	LO	26	B	GOOD	26" LO B-GOOD	
609	2269807.2032'	301211.9484'	LO	29	B	GOOD	29" LO B-GOOD	
610	2269795.5111'	301236.9738'	TREE	27	DEAD	DEAD	27" TREE DEAD	
611	2269916.5198'	301320.8181'	LO	39	B	GOOD	39" LO B-GOOD	
612	2269999.8396'	301207.0925'	LAO	25	C	FAIR	25" LAO C-FAIR	
613	2269970.2334'	301132.3591'	LO	48	A	GOOD	48" LO A-GOOD	
614	2270073.7606'	301334.8268'	LO	32	A	GOOD	32" LO A-GOOD	
615	2270102.2469'	301354.7749'	LO	28	B	GOOD	28" LO B-GOOD	
616	2270114.7104'	301445.6284'	LAO	28	C	FAIR	28" LAO C-FAIR	
617	2270178.1424'	301562.0741'	LAO	34	D	POOR	34" LAO D-POOR	
618	2270195.1174'	301472.5857'	LO	42	B	GOOD	42" LO 28+14 B-GOOD	28+14
619	2270210.4748'	301407.5875'	LAO	31	C	FAIR	31" LAO C-FAIR	
620	2270221.3787'	301346.9439'	LAO	32	C	FAIR	32" LAO C-FAIR	
621	2270223.8892'	301322.9546'	LO	28	B	GOOD	28" LO 14+14 B-GOOD	14+14
622	2270290.1870'	301323.2318'	RO	32	A	GOOD	32" RO A-GOOD	
623	2270272.3207'	301415.1347'	LAO	27	D	FAIR	27" LAO D-FAIR	
624	2270301.7548'	301407.3976'	LO	41	B	GOOD	41" LO 23+18 B-GOOD	23+18
625	2270340.5240'	301431.3170'	LAO	30	D	FAIR	30" LAO D-FAIR	
626	2270268.5080'	301469.1841'	LO	51	C	FAIR	51" LO 24+13+14 C-FAIR	24+13+14
627	2270311.2993'	301486.2040'	LO	27	C	FAIR	27" LO C-FAIR	
628	2270337.3127'	301616.9141'	LO	28	C	FAIR	28" LO C-FAIR	
629	2270359.3774'	301606.1032'	RO	41	B	GOOD	41" RO B-GOOD	
630	2270343.6716'	301686.5601'	LO	25	A	GOOD	25" LO A-GOOD	
631	2270432.9381'	301585.1214'	LO	24	C	FAIR	24" LO C-FAIR	
632	2270444.8023'	301550.8164'	LO	70	D	POOR	70" LO 14+13+16+19+8 D-POOR	14+13+16+19+8
633	2270390.6697'	301500.4283'	LO	44	B	GOOD	44" LO 22+22 B-GOOD	22+22
634	2272198.6311'	301986.0370'	LO	49	A	GOOD	49" LO 24+25 A-GOOD	24+25
635	2270410.0780'	301432.5584'	LO	25	B	GOOD	25" LO B-GOOD	
636	2270414.5441'	301367.1472'	LO	26	B	GOOD	26" LO B-GOOD	
637	2270424.1734'	301435.3892'	LO	25	A	GOOD	25" LO A-GOOD	
638	2270491.7895'	301549.9899'	LO	46	C	FAIR	46" LO 13+11+22 C-FAIR	13+11+22
639	2270510.6313'	301640.6707'	LO	31	A	GOOD	31" LO A-GOOD	
640	2270500.8444'	301675.0260'	LO	61	C	FAIR	61" LO 15+21+25 C-FAIR	15+21+25
641	2270469.8708'	301665.8104'	LO	37	B	GOOD	37" LO 14+23 B-GOOD	14+23
642	2270469.2906'	301703.9050'	LO	28	C	FAIR	28" LO C-FAIR	
643	2270453.7334'	301802.1124'	LAO	25	D	POOR	25" LAO D-POOR	
644	2270453.3707'	301904.9699'	LO	41	B	GOOD	41" LO 15+14+12 B-GOOD	15+14+12
645	2270518.1194'	301863.4260'	LO	66	A	GOOD	66" LO A-GOOD	
646	2270564.3775'	301793.0781'	LO	48	D	FAIR	48" LO D-FAIR	
647	2270617.1218'	301733.3559'	LO	36	B	GOOD	36" LO B-GOOD	
648	2270604.1424'	301698.1276'	LO	40	B	GOOD	40" LO 22+18 B-GOOD	22+18
649	2270554.5605'	301664.3914'	LO	37	A	GOOD	37" LO A-GOOD	

650	2270577.1237'	301623.2209'	WATO	24	D	FAIR	24" WATO 11+13 D-FAIR	11+13
651	2270607.6319'	301652.6639'	LO	66	B	GOOD	66" LO 30+36 B-GOOD	30+36
652	2270544.0282'	301478.0119'	LO	26	D	POOR	26" LO D-POOR	
653	2270662.6929'	301616.0680'	LO	45	A	GOOD	45" LO A-GOOD	
654	2270662.7575'	301623.6166'	WATO	30	A	GOOD	30" WATO A-GOOD	
655	2270639.5909'	302039.7935'	LO	138	A	GOOD	138" LO 20+44+43+31 A-GOOD	20+44+43+31
656	2270631.0428'	302188.7026'	LO	65	C	FAIR	65" LO 41+24 C-FAIR	41+24
657	2270807.1494'	302114.8888'	LO	47	A	GOOD	47" LO A-GOOD	
658	2270882.4038'	302118.2764'	LO	53	DEAD	DEAD	53" LO DEAD	
659	2270873.8040'	302008.4986'	RO	26	D	FAIR	26" RO D-FAIR	
660	2270757.2151'	302023.0094'	LO	35	B	GOOD	35" LO 21+14 B-GOOD	21+14
661	2270747.2354'	302025.5258'	LO	29	A	GOOD	29" LO A-GOOD	
662	2270663.0533'	301956.2583'	LO	24	C	FAIR	24" LO C-FAIR	
663	2270671.1464'	301906.9951'	LAO	31	D	FAIR	31" LAO D-FAIR	
664	2270621.2978'	301858.1861'	LAO	29	D	FAIR	29" LAO D-FAIR	
665	2271105.6475'	301762.2602'	WATO	24	D	FAIR	24" WATO D-FAIR	
666	2271129.9271'	302023.5210'	LO	31	A	GOOD	31" LO A-GOOD	
667	2271122.9159'	302032.3255'	LO	63	A	GOOD	63" LO 31+32 A-GOOD	31+32
668	2271137.6338'	302036.1059'	LO	36	A	GOOD	36" LO 21+15 A-GOOD	21+15
669	2271190.8947'	302340.6709'	LO	40	D	FAIR	40" LO D-FAIR	
670	2271369.7148'	302518.7469'	LO	29	A	GOOD	29" LO A-GOOD	
671	2271439.8428'	302415.1709'	WATO	26	D	POOR	26" WATO D-POOR	
672	2271539.4153'	302261.4112'	LAO	24	D	FAIR	24" LAO D-FAIR	
673	2271531.4397'	302179.7352'	LAO	33	D	FAIR	33" LAO 15+18 D-FAIR	15+18
674	2271477.2492'	302139.3793'	WATO	28	C	FAIR	28" WATO C-FAIR	
675	2271433.7889'	302115.5596'	BGUM	25	B	GOOD	25" BGUM B-GOOD	
676	2271304.3366'	302042.9099'	LAO	38	D	FAIR	38" LAO D-FAIR	
677	2271223.1018'	302024.4971'	BGUM	27	B	GOOD	27" BGUM B-GOOD	
678	2271710.7083'	302206.9547'	LO	43	C	FAIR	43" LO C-FAIR	
679	2271751.3024'	302173.5608'	LO	35	B	GOOD	35" LO B-GOOD	
680	2271780.5096'	302186.0797'	LO	58	D	POOR	58" LO 19+21+18 D-POOR	19+21+18
681	2271821.0939'	302217.4159'	LO	35	C	FAIR	35" LO C-FAIR	
682	2271795.3402'	302250.7768'	LO	72	DEAD	DEAD	72" LO 41+31 DEAD	41+31
683	2271861.5995'	302306.7164'	LO	51	A	GOOD	51" LO 32+19 A-GOOD	32+19
684	2271903.2859'	302419.0862'	LO	65	A	GOOD	65" LO A-GOOD	
685	2271954.7175'	302408.4047'	LAO	32	B	GOOD	32" LAO B-GOOD	
686	2271958.3266'	302491.9167'	LO	36	A	GOOD	36" LO A-GOOD	
687	2272033.8720'	302528.1062'	LAO	26	C	FAIR	26" LAO C-FAIR	
688	2272000.0254'	302464.8981'	LO	25	C	FAIR	25" LO C-FAIR	
689	2272022.2324'	302452.1092'	LO	28	B	GOOD	28" LO B-GOOD	
690	2272114.3714'	302527.5171'	LO	53	D	POOR	53" LO D-POOR	
691	2272146.4117'	302465.2000'	LO	27	B	GOOD	27" LO B-GOOD	
692	2272154.8066'	302452.0965'	LO	29	A	GOOD	29" LO A-GOOD	
693	2272147.4625'	302452.2857'	LO	26	A	GOOD	26" LO A-GOOD	
694	2272182.2473'	302468.8088'	LO	52	A	GOOD	52" LO 29+23 A-GOOD	29+23
695	2272176.4089'	302477.9342'	LO	24	A	GOOD	24" LO A-GOOD	
696	2272243.5370'	302436.8099'	RO	40	B	GOOD	40" RO B-GOOD	
697	2272206.5377'	302351.1246'	WATO	28	D	FAIR	28" WATO D-FAIR	
698	2272342.2593'	302504.4792'	WATO	26	D	FAIR	26" WATO D-FAIR	
699	2272384.2393'	302525.3050'	LO	41	B	GOOD	41" LO B-GOOD	
700	2272455.6146'	302521.7167'	LAO	27	C	FAIR	27" LAO C-FAIR	
701	2272957.2868'	302751.4454'	RO	33	D	FAIR	33" RO D-FAIR	
702	2273331.0152'	302959.5519'	LO	24	C	FAIR	24" LO C-FAIR	
703	2273343.2435'	302981.6352'	LAO	26	C	FAIR	26" LAO C-FAIR	
704	2273871.0554'	303399.3034'	LO	27	DEAD	DEAD	27" LO 16+11 DEAD	16+11
705	2273877.9772'	303377.0890'	LAO	26	C	FAIR	26" LAO C-FAIR	
706	2273950.3590'	303458.1177'	WATO	25	D	FAIR	25" WATO D-FAIR	
707	2273948.7150'	303499.4032'	LAO	25	C	FAIR	25" LAO C-FAIR	
708	2273986.3490'	303489.1251'	LAO	26	C	FAIR	26" LAO C-FAIR	
709	2274003.1882'	303528.2420'	LAO	25	B	GOOD	25" LAO B-GOOD	
710	2273973.0104'	303574.2402'	LAO	41	D	FAIR	41" LAO D-FAIR	
711	2274063.6401'	303610.1956'	LO	44	B	GOOD	44" LO B-GOOD	
712	2274190.6617'	303539.0213'	LO	24	B	FAIR	24" LO B-FAIR	
713	2274135.9721'	303589.9898'	LO	36	B	GOOD	36" LO 28+8 B-GOOD	28+8
714	2274143.5601'	303368.4346'	LO	46	B	GOOD	46" LO 33+13 B-GOOD	33+13
715	2274196.0773'	303466.6781'	LO	24	C	POOR	24" LO C-POOR	
716	2274295.5138'	303621.3187'	LO	76	C	FAIR	76" LO 11+15+17+17+16 C-FAIR	11+15+17+17+16
717	2274339.5826'	303562.8046'	LAO	34	D	FAIR	34" LAO 23+11 D-FAIR	23+11
718	2274374.9041'	303573.0572'	LO	27	B	GOOD	27" LO B-GOOD	
719	2274393.3298'	303532.0834'	TREE	27	DEAD	DEAD	27" TREE DEAD	
720	2274372.9096'	303455.4306'	HIC	28	B	GOOD	28" HIC B-GOOD	
721	2274407.9623'	303635.1001'	LO	30	C	FAIR	30" LO 15+15 C-FAIR	15+15
722	2274376.8022'	303680.0570'	LAO	26	C	FAIR	26" LAO C-FAIR	
723	2274388.9078'	303691.4063'	LAO	30	D	POOR	30" LAO 9+21 D-POOR	9+21
724	2274484.0184'	303798.8232'	LO	26	B	GOOD	26" LO B-GOOD	

725	2274586.1187'	303646.5728'	LO	26	C	FAIR	26" LO C-FAIR	
726	2274560.2435'	303633.3372'	LO	31	C	FAIR	31" LO C-FAIR	
727	2274572.1981'	303815.1722'	LO	39	C	FAIR	39" LO C-FAIR	
728	2274666.5201'	303751.5810'	HIC	36	C	FAIR	36" HIC 28+8 C-FAIR	28+8
729	2274855.2927'	303772.8424'	HIC	25	B	GOOD	25" HIC B-GOOD	
730	2275089.9144'	304060.4215'	LAO	29	D	FAIR	29" LAO D-FAIR	
731	2275149.1734'	304125.7029'	LAO	25	D	FAIR	25" LAO D-FAIR	
732	2275189.2703'	304105.7361'	LAO	26	C	FAIR	26" LAO C-FAIR	
733	2275248.6323'	304136.5063'	LAO	24	C	FAIR	24" LAO C-FAIR	
734	2275429.1081'	304065.4712'	BCH	24	D	POOR	24" BCH D-POOR	
735	2275456.2235'	304158.6430'	LO	29	B	GOOD	29" LO B-GOOD	
736	2275553.2084'	304175.2876'	HIC	25	D	FAIR	25" HIC D-FAIR	
737	2275548.5422'	304336.0216'	WATO	25	C	FAIR	25" WATO C-FAIR	
738	2275432.4329'	304278.0185'	LAO	26	B	GOOD	26" LAO B-GOOD	
739	2275382.9789'	304291.3459'	LAO	24	B	GOOD	24" LAO B-GOOD	
740	2275313.4610'	304317.4076'	HIC	32	C	FAIR	32" HIC C-FAIR	
741	2275237.0156'	304206.9463'	LAO	25	C	FAIR	25" LAO C-FAIR	
742	2275207.0110'	304221.3217'	LAO	27	C	FAIR	27" LAO C-FAIR	
743	2275007.4101'	304152.2016'	LAO	32	D	FAIR	32" LAO D-FAIR	
744	2274983.8251'	304144.2428'	LAO	33	D	FAIR	33" LAO D-FAIR	
745	2274900.6534'	304084.6282'	RO	40	D	FAIR	40" RO D-FAIR	
746	2274474.8884'	303841.1343'	LAO	24	C	FAIR	24" LAO C-FAIR	
747	2274398.1915'	303828.5868'	LO	79	A	GOOD	79" LO A-GOOD	
748	2273992.7393'	303620.5707'	WATO	39	D	POOR	39" WATO D-POOR	
749	2273919.8292'	303583.3179'	LO	69	A	GOOD	69" LO A-GOOD	
750	2273905.9348'	303536.9975'	LAO	30	D	FAIR	30" LAO D-FAIR	
751	2273781.7359'	303473.5999'	LAO	29	C	FAIR	29" LAO C-FAIR	
752	2273747.7377'	303478.8668'	WATO	24	C	FAIR	24" WATO C-FAIR	
753	2273621.3763'	303385.8122'	LAO	56	D	FAIR	56" LAO 38+18 D-FAIR	38+18
754	2273610.4831'	303405.6094'	WATO	29	C	FAIR	29" WATO C-FAIR	
755	2273542.2811'	303231.8098'	LAO	25	D	FAIR	25" LAO D-FAIR	
756	2273503.6747'	303188.5611'	LAO	32	D	FAIR	32" LAO D-FAIR	
757	2273508.5396'	303254.9778'	LAO	24	D	FAIR	24" LAO D-FAIR	
758	2273447.3489'	303247.2253'	LO	27	B	GOOD	27" LO B-GOOD	
759	2273392.5763'	303172.3174'	LAO	24	B	GOOD	24" LAO B-GOOD	
760	2273336.1434'	303143.5860'	LAO	27	D	FAIR	27" LAO D-FAIR	
761	2273342.2237'	303109.8355'	LAO	25	C	FAIR	25" LAO C-FAIR	
762	2273295.7618'	303186.1580'	LO	80	A	GOOD	80" LO 53+27 A-GOOD	53+27
763	2273261.4262'	303129.7409'	LAO	34	D	FAIR	34" LAO D-FAIR	
764	2273215.1413'	303165.1468'	LO	29	DEAD	DEAD	29" LO DEAD	
765	2273199.1423'	303137.9913'	WATO	25	D	FAIR	25" WATO D-FAIR	
766	2273109.5658'	303047.5760'	RO	31	D	FAIR	31" RO D-FAIR	
767	2273020.4978'	302991.5480'	LAO	25	C	FAIR	25" LAO C-FAIR	
768	2273021.7274'	303020.8322'	WATO	26	D	FAIR	26" WATO 18+8 D-FAIR	18+8
769	2272931.0101'	302803.6872'	LO	39	B	GOOD	39" LO 21+18 B-GOOD	21+18
770	2270477.8910'	301477.9821'	LO	35	A	GOOD	35" LO A-GOOD	
771	2272690.3141'	302663.1738'	LO	37	B	GOOD	37" LO 20+17 B-GOOD	20+17
772	2272682.4687'	302731.9583'	LAO	25	C	FAIR	25" LAO C-FAIR	
773	2272629.5809'	302755.1254'	LO	44	A	GOOD	44" LO A-GOOD	
774	2272611.9678'	302750.7607'	LO	27	B	GOOD	27" LO B-GOOD	
775	2272511.0044'	302717.2964'	LAO	38	D	FAIR	38" LAO D-FAIR	
776	2272490.5826'	302692.3779'	LAO	24	C	FAIR	24" LAO C-FAIR	
777	2272417.5868'	302669.4442'	LAO	29	D	FAIR	29" LAO D-FAIR	
778	2272911.1705'	302808.3018'	LO	63	A	GOOD	63" LO 22+16+17+8 A-GOOD	22+16+17+8
779	2272403.8354'	302562.5951'	RO	34	A	GOOD	34" RO A-GOOD	
780	2272333.8025'	302686.1458'	LAO	37	B	GOOD	37" LAO B-GOOD	
781	2272240.7444'	302636.9859'	TREE	29	DEAD	DEAD	29" TREE DEAD	
782	2272271.5179'	302618.9006'	LAO	31	C	FAIR	31" LAO C-FAIR	
783	2272524.1233'	303385.6633'	LO	25	B	GOOD	25" LO B-GOOD	
784	2272603.5972'	303403.9621'	WATO	25	D	FAIR	25" WATO 12+13 D-FAIR	12+13
785	2272992.6036'	303176.6626'	LAO	30	D	FAIR	30" LAO D-FAIR	
786	2273029.6436'	303185.5270'	LAO	30	C	FAIR	30" LAO C-FAIR	
787	2273053.2598'	303239.8150'	LO	34	B	GOOD	34" LO B-GOOD	
788	2272925.7046'	303492.5644'	LO	31	DEAD	DEAD	31" LO 17+14 DEAD	17+14
789	2272984.5398'	303520.3174'	LO	30	B	GOOD	30" LO 16+14 B-GOOD	16+14
790	2273006.4151'	303657.1508'	LO	57	B	GOOD	57" LO 17+14+17+9 B-GOOD	17+14+17+9
791	2272950.2653'	303672.9370'	LO	30	B	GOOD	30" LO B-GOOD	
792	2272932.3550'	303687.4139'	LO	26	C	FAIR	26" LO C-FAIR	
793	2273075.4922'	303660.6535'	LO	44	B	GOOD	44" LO 16+28 B-GOOD	16+28
794	2273112.0832'	303619.5258'	LO	24	B	GOOD	24" LO B-GOOD	
795	2273210.1902'	303343.1723'	LO	47	C	FAIR	47" LO C-FAIR	
796	2273269.4563'	303291.1806'	WATO	29	C	FAIR	29" WATO C-FAIR	
797	2273304.3871'	303399.6876'	LO	44	D	POOR	44" LO 18+26 D-POOR	18+26
798	2273316.7394'	303390.5900'	LO	27	DEAD	DEAD	27" LO DEAD	
799	2273286.1090'	303792.4659'	LO	43	C	FAIR	43" LO C-FAIR	

800	2273313.8759'	303851.7246'	LO	35	C	FAIR	35" LO 16+19 C-FAIR	16+19
801	2273348.8626'	303810.0312'	LO	28	C	FAIR	28" LO C-FAIR	
802	2273247.0566'	303752.7423'	LO	29	B	GOOD	29" LO B-GOOD	
803	2273288.6339'	303651.8656'	LO	43	A	GOOD	43" LO A-GOOD	
804	2273324.9109'	303596.4843'	LO	34	A	GOOD	34" LO A-GOOD	
805	2273334.7921'	303582.4363'	LO	28	C	FAIR	28" LO C-FAIR	
806	2273423.3768'	303425.2101'	LO	38	C	FAIR	38" LO C-FAIR	
807	2273571.5650'	303974.1419'	LO	24	A	GOOD	24" LO A-GOOD	
808	2273497.0415'	304010.7341'	LAO	29	D	FAIR	29" LAO D-FAIR	
809	2273531.5184'	304113.7230'	LAO	33	DEAD	DEAD	33" LAO DEAD	
810	2273595.6492'	304082.2372'	LAO	27	C	FAIR	27" LAO C-FAIR	
811	2273667.8186'	304047.7068'	LO	24	C	FAIR	24" LO C-FAIR	
812	2273702.6752'	304021.8002'	LO	25	B	GOOD	25" LO B-GOOD	
813	2273711.5329'	303980.9996'	LO	41	B	GOOD	41" LO 21+12+8 B-GOOD	21+12+8
814	2273680.8544'	303940.6591'	LO	40	B	GOOD	40" LO 20+20 B-GOOD	20+20
815	2273646.1078'	303950.3946'	LO	34	B	GOOD	34" LO 11+23 B-GOOD	11+23
816	2273749.0350'	303854.0567'	LO	24	C	FAIR	24" LO C-FAIR	
817	2273731.1932'	303673.5127'	WATO	24	C	FAIR	24" WATO C-FAIR	
818	2273826.4221'	303991.1415'	LO	40	C	FAIR	40" LO 17+23 C-FAIR	17+23
819	2273803.8546'	304116.0305'	LO	24	B	GOOD	24" LO B-GOOD	
820	2273872.6844'	304249.4066'	LO	27	C	FAIR	27" LO C-FAIR	
821	2273925.3612'	304172.7058'	LO	49	A	GOOD	49" LO 22+27 A-GOOD	22+27
822	2274061.8620'	304062.4610'	LO	27	C	FAIR	27" LO C-FAIR	
823	2274164.6244'	304007.9514'	LO	32	B	GOOD	32" LO B-GOOD	
824	2274235.3731'	304004.8035'	LO	31	C	FAIR	31" LO C-FAIR	
825	2274270.8148'	304143.5893'	WATO	26	D	FAIR	26" WATO D-FAIR	
826	2274167.6270'	304095.5298'	LO	27	B	GOOD	27" LO B-GOOD	
827	2274098.9038'	304139.1956'	LO	25	C	FAIR	25" LO 12+13 C-FAIR	12+13
828	2274251.5775'	304279.1468'	LO	26	C	FAIR	26" LO C-FAIR	
829	2274447.3469'	304357.6560'	LO	35	D	POOR	35" LO D-POOR	
830	2274409.4064'	304403.8888'	LO	33	D	POOR	33" LO D-POOR	
831	2274382.7483'	304374.1099'	LO	28	B	GOOD	28" LO B-GOOD	
832	2274595.1640'	304172.9443'	LAO	24	C	FAIR	24" LAO C-FAIR	
833	2275035.6590'	304430.7874'	LAO	24	C	FAIR	24" LAO C-FAIR	
834	2275076.7546'	304450.5343'	BGUM	24	B	GOOD	24" BGUM B-GOOD	
835	2275001.0492'	304459.8209'	WATO	24	D	FAIR	24" WATO D-FAIR	
836	2274917.6401'	304452.8646'	MAG	24	B	GOOD	24" MAG B-GOOD	
837	2274780.6922'	304400.9577'	LO	36	C	FAIR	36" LO C-FAIR	
838	2274724.4606'	304433.3607'	BGUM	29	B	GOOD	29" BGUM B-GOOD	
839	2274696.4488'	304427.7381'	LO	29	D	POOR	29" LO D-POOR	
840	2274650.1281'	304430.3208'	LO	46	C	FAIR	46" LO 37+9 C-FAIR	37+9
841	2274574.8158'	304330.2898'	LO	26	C	FAIR	26" LO C-FAIR	
842	2274495.6473'	304406.4985'	LAO	34	C	FAIR	34" LAO C-FAIR	
843	2272345.1618'	303641.8497'	LO	64	A	GOOD	64" LO 33+31 A-GOOD	33+31
844	2272267.0148'	303808.6878'	LO	37	A	GOOD	37" LO A-GOOD	
845	2272334.7546'	303583.8881'	LAO	27	D	POOR	27" LAO D-POOR	
846	2272272.6754'	303512.2001'	LAO	39	D	FAIR	39" LAO D-FAIR	
847	2272084.6703'	303368.9285'	WATO	32	D	FAIR	32" WATO D-FAIR	
848	2272043.2688'	303357.3433'	LO	26	A	GOOD	26" LO A-GOOD	
849	2272049.7157'	303432.9917'	LO	63	D	FAIR	63" LO D-FAIR	
850	2272311.8429'	303255.2081'	LO	32	B	GOOD	32" LO 17+15 B-GOOD	17+15
851	2272316.2179'	303309.3178'	LO	25	A	GOOD	25" LO A-GOOD	
852	2272176.7530'	303918.4299'	LO	28	B	GOOD	28" LO B-GOOD	
853	2272136.2393'	303892.0684'	LO	54	A	GOOD	54" LO A-GOOD	
854	2272086.6582'	303840.7297'	LAO	24	B	GOOD	24" LAO B-GOOD	
855	2272058.4384'	303858.1497'	LAO	31	A	GOOD	31" LAO A-GOOD	
856	2272017.6727'	303829.0339'	LO	62	B	GOOD	62" LO B-GOOD	
857	2272010.4709'	303867.0860'	LO	61	B	GOOD	61" LO 25+36 B-GOOD	25+36
858	2271968.2956'	303982.6996'	LAO	24	D	FAIR	24" LAO D-FAIR	
859	2271943.7835'	304000.7391'	LO	26	DEAD	DEAD	26" LO DEAD	
860	2271972.7662'	304037.5165'	RO	24	C	FAIR	24" RO C-FAIR	
861	2271955.6887'	304061.5331'	WATO	26	D	FAIR	26" WATO D-FAIR	
862	2272114.0025'	304000.6224'	LAO	28	D	FAIR	28" LAO D-FAIR	
863	2272113.4461'	303996.4404'	LO	32	C	FAIR	32" LO 17+15 C-FAIR	17+15
864	2272132.0788'	304050.7456'	LAO	25	D	POOR	25" LAO D-POOR	
865	2271965.6109'	304218.3657'	LAO	26	B	GOOD	26" LAO B-GOOD	
866	2271931.5394'	304242.3662'	LAO	25	D	FAIR	25" LAO D-FAIR	
867	2271921.0084'	304261.4730'	LAO	27	B	GOOD	27" LAO B-GOOD	
868	2271911.1706'	304228.3187'	LO	84	B	GOOD	84" LO 32+29+23 B-GOOD	32+29+23
869	2271873.4382'	304178.9016'	LO	111	D	POOR	111" LO 22+21+21+25+22 D-POOR	22+21+21+25+22
870	2271851.3877'	304159.3228'	LO	33	C	FAIR	33" LO 17+16 C-FAIR	17+16
871	2271880.9859'	304134.0876'	LO	39	DEAD	DEAD	39" LO 13+17+9 DEAD	13+17+9
872	2272466.4401'	302578.9996'	LO	56	A	GOOD	56" LO A-GOOD	
873	2271924.8683'	303857.5788'	LAO	25	D	FAIR	25" LAO D-FAIR	
874	2271886.8824'	303882.3887'	LO	25	C	FAIR	25" LO C-FAIR	

875	2271880.7306'	303881.6194'	LO	29	C	FAIR	29" LO C-FAIR	
876	2271830.9188'	303833.2858'	BGUM	29	D	FAIR	29" BGUM D-FAIR	
877	2271830.5983'	303813.6342'	LO	25	C	FAIR	25" LO C-FAIR	
878	2271746.5362'	303768.8220'	LO	31	A	GOOD	31" LO A-GOOD	
879	2271699.7306'	303775.8719'	LO	30	A	GOOD	30" LO A-GOOD	
880	2271717.7005'	303829.4235'	RO	33	D	FAIR	33" RO D-FAIR	
881	2271702.2621'	303825.7522'	LAO	27	C	FAIR	27" LAO C-FAIR	
882	2271664.0740'	303793.5874'	LO	70	C	FAIR	70" LO 35+35 C-FAIR	35+35
883	2271601.0355'	303857.0606'	LO	27	B	GOOD	27" LO B-GOOD	
884	2271595.2058'	303844.3044'	LO	27	DEAD	DEAD	27" LO DEAD	
885	2271642.5591'	304018.9066'	WATO	24	D	FAIR	24" WATO D-FAIR	
886	2271561.0453'	303833.7490'	LO	26	D	POOR	26" LO D-POOR	
887	2271525.2307'	303783.8562'	LO	48	A	GOOD	48" LO A-GOOD	
888	2271442.1379'	303789.9688'	MAP	27	C	FAIR	27" MAP C-FAIR	
889	2271472.4490'	303716.9032'	LAO	28	C	GOOD	28" LAO C-GOOD	
890	2271438.5947'	303668.7973'	LO	73	B	GOOD	73" LO 41+32 B-GOOD	41+32
891	2271600.4448'	303733.4245'	RO	55	D	FAIR	55" RO D-FAIR	
892	2271623.6320'	303694.0531'	LO	46	A	GOOD	46" LO A-GOOD	
893	2271476.6228'	303518.5887'	LO	77	A	GOOD	77" LO A-GOOD	
894	2271446.0908'	303494.2935'	LAO	53	D	FAIR	53" LAO 31+22 D-FAIR	31+22
895	2271391.0392'	303508.1888'	LO	71	B	GOOD	71" LO 22+23+26 B-GOOD	22+23+26
896	2271394.3177'	303518.0403'	LO	48	B	GOOD	48" LO 15+33 B-GOOD	15+33
897	2271372.0238'	303502.8593'	LO	120	A	GOOD	120" LO 17+28+34+41 A-GOOD	17+28+34+41
898	2271338.5011'	303396.7159'	LO	88	A	GOOD	88" LO 37+37+14 A-GOOD	37+37+14
899	2271293.7383'	303405.2425'	LO	48	B	GOOD	48" LO 21+27 B-GOOD	21+27
900	2271276.8912'	303383.4457'	LAO	35	D	POOR	35" LAO D-POOR	
901	2271265.7715'	303375.9010'	LO	44	B	GOOD	44" LO 24+20 B-GOOD	24+20
902	2271268.2496'	303408.3243'	LO	41	B	GOOD	41" LO B-GOOD	
903	2271278.9798'	303418.5234'	LO	25	B	GOOD	25" LO B-GOOD	
904	2271292.9192'	303424.1956'	LO	33	B	GOOD	33" LO B-GOOD	
905	2271307.3008'	303610.1176'	LO	25	DEAD	DEAD	25" LO DEAD	
906	2271358.1923'	303640.7433'	LAO	32	D	FAIR	32" LAO D-FAIR	
907	2271375.1877'	303612.9074'	LAO	36	DEAD	DEAD	36" LAO DEAD	
908	2271297.0743'	303655.9621'	LAO	24	C	FAIR	24" LAO C-FAIR	
909	2271294.1695'	303673.1746'	LAO	33	B	GOOD	33" LAO B-GOOD	
910	2271308.0891'	303666.0034'	LAO	24	C	FAIR	24" LAO C-FAIR	
911	2271335.8097'	303691.4316'	LO	38	C	FAIR	38" LO C-FAIR	
912	2271340.1484'	303735.5413'	WATO	27	D	FAIR	27" WATO D-FAIR	
913	2271198.2385'	303575.9047'	RO	40	D	POOR	40" RO D-POOR	
914	2271203.2259'	303559.0048'	LO	26	B	GOOD	26" LO B-GOOD	
915	2271207.7523'	303551.6885'	LO	30	B	GOOD	30" LO B-GOOD	
916	2271146.2123'	303502.5539'	LO	42	A	GOOD	42" LO A-GOOD	
917	2271125.9344'	303465.2689'	LAO	37	B	GOOD	37" LAO B-GOOD	
918	2271085.7474'	303451.7096'	WATO	35	D	FAIR	35" WATO D-FAIR	
919	2270970.5352'	303358.3671'	LAO	52	C	FAIR	52" LAO C-FAIR	
920	2270831.3044'	303414.5723'	LO	58	A	GOOD	58" LO A-GOOD	
921	2270811.0960'	303377.0539'	TREE	41	DEAD	DEAD	41" TREE DEAD	
922	2270768.0211'	303413.4837'	LO	30	D	POOR	30" LO D-POOR	
923	2270310.9579'	303773.1999'	LO	45	A	GOOD	45" LO A-GOOD	
924	2270529.0238'	304059.4001'	LO	38	B	GOOD	38" LO 17+21 B-GOOD	17+21
925	2270548.9664'	304077.5453'	LO	28	D	POOR	28" LO 15+13 D-POOR	15+13
926	2271925.3875'	303915.0982'	LO	52	A	GOOD	52" LO 35+17 A-GOOD	35+17
927	2270603.8940'	304078.6873'	LAO	29	C	FAIR	29" LAO C-FAIR	
928	2270626.0959'	304114.4864'	LAO	24	C	FAIR	24" LAO C-FAIR	
929	2270659.0673'	304153.4070'	LO	52	DEAD	DEAD	52" LO 9+8+13+14+8 DEAD	9+8+13+14+8
930	2270674.9132'	304161.4563'	LO	121	B	GOOD	121" LO 19+19+22+27+34 B-GOOD	19+19+22+27+34
931	2270629.5761'	304199.5170'	LO	59	D	POOR	59" LO 18+15+13+13 D-POOR	18+15+13+13
932	2270618.9108'	304212.1196'	LO	53	D	POOR	53" LO 17+23+13 D-POOR	17+23+13
933	2270597.4879'	304151.7943'	LO	124	B	GOOD	124" LO 22+22+19+CLUST B-GOOD	22+22+19+CLUST
934	2270552.3167'	304163.8317'	LO	69	B	GOOD	69" LO 20+16+23+10 B-GOOD	20+16+23+10
935	2270547.1040'	304177.7233'	LO	161	B	GOOD	161" LO 25+24+22+CLUST B-GOOD	25+24+22+CLUST
936	2270523.9551'	304121.9847'	LO	42	B	GOOD	42" LO 19+23 B-GOOD	19+23
937	2270671.1436'	304221.2668'	LAO	51	C	FAIR	51" LAO C-FAIR	
938	2270652.1890'	304271.4399'	LO	32	C	FAIR	32" LO 22+10 C-FAIR	22+10
939	2270708.7578'	304264.1608'	LO	56	C	FAIR	56" LO 19+19+18 C-FAIR	19+19+18
940	2270697.6684'	304217.9837'	LO	55	C	FAIR	55" LO 10+19+14+12 C-FAIR	10+19+14+12
941	2270748.7831'	304152.2722'	LO	125	C	FAIR	125" LO 27+35+27+CLUST C-FAIR	27+35+27+CLUST
942	2270778.9206'	304096.1226'	LAO	50	DEAD	DEAD	50" LAO 28+22 DEAD	28+22
943	2270817.2874'	304233.4211'	LO	101	B	GOOD	101" LO 65+36 B-GOOD	65+36
944	2270834.1724'	304223.1962'	LAO	34	D	POOR	34" LAO D-POOR	
945	2270838.8724'	304240.2405'	LO	47	C	FAIR	47" LO 15+8+12+12 C-FAIR	15+8+12+12
946	2270832.8515'	304270.4906'	LO	51	B	GOOD	51" LO 19+15+17 B-GOOD	19+15+17
947	2270865.9921'	304258.4320'	LAO	49	D	FAIR	49" LAO D-FAIR	
948	2270849.4789'	304323.0398'	LO	40	D	FAIR	40" LO 21+19 D-FAIR	21+19
949	2270786.6835'	304336.2890'	LAO	27	D	FAIR	27" LAO D-FAIR	

950	2270834.6866'	304366.8090'	LAO	24	C	FAIR	24" LAO C-FAIR	
951	2270874.2261'	304404.1916'	LO	24	C	FAIR	24" LO C-FAIR	
952	2270924.8537'	304422.1445'	LAO	27	C	FAIR	27" LAO C-FAIR	
953	2270949.4782'	304367.3438'	LO	31	A	GOOD	31" LO A-GOOD	
954	2270907.0544'	304377.2869'	LO	42	B	GOOD	42" LO 17+25 B-GOOD	17+25
955	2270888.8267'	304343.9886'	LO	29	C	FAIR	29" LO 13+16 C-FAIR	13+16
956	2270902.7930'	304286.8128'	LO	30	C	FAIR	30" LO C-FAIR	
957	2270902.0460'	304252.6137'	LO	55	B	GOOD	55" LO 21+21+13 B-GOOD	21+21+13
958	2270910.0637'	304200.5294'	LO	39	B	GOOD	39" LO 19+20 B-GOOD	19+20
959	2270949.6729'	304196.5815'	LO	42	B	GOOD	42" LO 19+23 B-GOOD	19+23
960	2270997.4464'	304206.3890'	LO	37	A	GOOD	37" LO A-GOOD	
961	2271010.9842'	304207.4195'	LO	25	DEAD	DEAD	25" LO DEAD	
962	2270987.3742'	304238.9506'	LO	63	C	FAIR	63" LO 36+27 C-FAIR	36+27
963	2270985.4488'	304257.8148'	LO	31	DEAD	DEAD	31" LO D-POOR	
964	2270968.8932'	304303.2639'	LO	40	C	FAIR	40" LO C-FAIR	
965	2270950.2029'	304324.2280'	LO	24	B	GOOD	24" LO B-GOOD	
966	2271051.1269'	304478.9319'	LAO	37	D	FAIR	37" LAO 8+14+15 D-FAIR	8+14+15
967	2271062.3890'	304358.4362'	LAO	78	D	FAIR	78" LAO 55+23 D-FAIR	55+23
968	2271069.1580'	304118.1591'	LO	35	A	GOOD	35" LO A-GOOD	
969	2271001.0363'	304065.7446'	RO	35	B	GOOD	35" RO B-GOOD	
970	2271043.5910'	304071.5399'	LO	35	C	FAIR	35" LO C-FAIR	
971	2271121.9299'	304062.8232'	RO	33	C	FAIR	33" RO C-FAIR	
972	2271132.9790'	304271.6561'	LO	80	B	GOOD	80" LO 27+29+24 B-GOOD	27+29+24
973	2271190.4125'	304282.5975'	LO	58	B	GOOD	58" LO B-GOOD	
974	2271303.3338'	304274.4857'	LO	95	B	GOOD	95" LO 50+45 B-GOOD	50+45
975	2271336.4507'	304178.5588'	RO	37	C	FAIR	37" RO C-FAIR	
976	2271527.8057'	304214.6932'	LAO	24	D	FAIR	24" LAO D-FAIR	
977	2271553.6221'	304223.0482'	LO	53	A	GOOD	53" LO A-GOOD	
978	2271798.3700'	304366.5681'	LAO	30	D	FAIR	30" LAO D-FAIR	
979	2271785.3368'	304390.1267'	LO	45	D	POOR	45" LO 22+23 D-POOR	22+23
980	2271775.9842'	304395.0617'	LO	32	B	GOOD	32" LO B-GOOD	
981	2271794.5478'	304400.4254'	TREE	34	DEAD	DEAD	34" TREE DEAD	
982	2271700.1734'	304392.7133'	LAO	42	C	FAIR	42" LAO C-FAIR	
983	2271695.0084'	304396.9583'	LO	34	A	GOOD	34" LO A-GOOD	
984	2271656.4916'	304429.6118'	LO	28	B	GOOD	28" LO B-GOOD	
985	2271648.6397'	304429.6507'	LAO	35	D	FAIR	35" LAO D-FAIR	
986	2271643.7038'	304433.1919'	LO	57	A	GOOD	57" LO 24+33 A-GOOD	24+33
987	2271623.2132'	304445.2873'	LAO	45	DEAD	DEAD	45" LAO DEAD	
988	2271629.1966'	304460.0283'	LO	72	A	GOOD	72" LO 45+27 A-GOOD	45+27
989	2271599.3292'	304464.9563'	LAO	24	C	FAIR	24" LAO C-FAIR	
990	2271532.4669'	304536.1576'	LAO	44	D	FAIR	44" LAO D-FAIR	
991	2271805.1891'	304202.6536'	RO	59	D	POOR	59" RO D-POOR	
992	2271596.4775'	304022.4872'	LO	38	B	GOOD	38" LO B-GOOD	
993	2271475.8304'	304039.6987'	LO	27	B	GOOD	27" LO B-GOOD	
994	2271464.6778'	304066.1740'	WATO	30	D	FAIR	30" WATO D-FAIR	
995	2271387.8539'	303992.7977'	LO	79	A	GOOD	79" LO 30+27+22 A-GOOD	30+27+22
996	2271353.9755'	303817.0666'	LAO	45	D	POOR	45" LAO D-POOR	
997	2271229.7500'	303723.6610'	LO	50	D	POOR	50" LO D-POOR	
998	2271962.3188'	304476.9935'	LO	51	A	GOOD	51" LO A-GOOD	
999	2271819.8207'	304556.6397'	LO	51	A	GOOD	51" LO A-GOOD	
1000	2271828.1730'	304566.9363'	LO	69	C	FAIR	69" LO 36+33 C-FAIR	36+33
1001	2271945.6019'	304655.9170'	LO	86	C	FAIR	86" LO 32+27+27 C-FAIR	32+27+27
1002	2271974.5009'	304584.5437'	LO	113	B	GOOD	113" LO 35+27+24+27 B-GOOD	35+27+24+27
1003	2271991.1384'	304564.7253'	LO	68	B	GOOD	68" LO 45+23 B-GOOD	45+23
1004	2271920.0005'	304825.0571'	LAO	24	A	GOOD	24" LAO A-GOOD	
1005	2272054.1732'	304804.6153'	LO	26	B	GOOD	26" LO B-GOOD	
1006	2272036.2035'	304761.3621'	LO	34	B	GOOD	34" LO B-GOOD	
1007	2272038.0332'	304765.2502'	LO	26	A	GOOD	26" LO A-GOOD	
1008	2272019.7651'	304730.5457'	LAO	25	B	GOOD	25" LAO B-GOOD	
1009	2272072.3733'	304885.4882'	LO	40	C	FAIR	40" LO 27+13 C-FAIR	27+13
1010	2272065.1527'	305012.2266'	LAO	24	C	FAIR	24" LAO C-FAIR	
1011	2272161.1978'	304929.3751'	LAO	25	D	FAIR	25" LAO D-FAIR	
1012	2272132.6347'	304851.9641'	LO	33	B	GOOD	33" LO B-GOOD	
1013	2272046.3385'	304726.2269'	LAO	33	B	GOOD	33" LAO B-GOOD	
1014	2272066.0857'	304721.4987'	LO	41	C	FAIR	41" LO 18+23 C-FAIR	18+23
1015	2272034.0967'	304687.8028'	LAO	24	C	FAIR	24" LAO C-FAIR	
1016	2272053.7486'	304646.8094'	LAO	27	B	GOOD	27" LAO B-GOOD	
1017	2272081.0688'	304643.4886'	LO	70	DEAD	DEAD	70" LO 19+20+8+11+12 DEAD	19+20+8+11+12
1018	2272101.2793'	304657.0657'	LAO	24	D	FAIR	24" LAO D-FAIR	
1019	2272132.8476'	304753.4247'	LO	34	B	GOOD	34" LO B-GOOD	
1020	2272158.0729'	304717.3353'	LO	60	B	GOOD	60" LO 22+23+15 B-GOOD	22+23+15
1021	2272232.4921'	304713.9305'	LAO	24	D	FAIR	24" LAO D-FAIR	
1022	2272240.0706'	304686.9736'	LAO	28	D	FAIR	28" LAO D-FAIR	
1023	2272285.1867'	304675.8198'	LAO	40	D	FAIR	40" LAO 18+22 D-FAIR	18+22
1024	2272320.3716'	304742.8502'	LAO	51	D	FAIR	51" LAO 29+22 D-FAIR	29+22

1025	2272380.9523'	304740.3114'	LAO	30	D	FAIR	30" LAO D-FAIR	
1026	2272418.1396'	304820.2406'	LO	35	B	GOOD	35" LO B-GOOD	
1027	2272544.1667'	304817.1661'	LAO	26	C	FAIR	26" LAO C-FAIR	
1028	2272525.1102'	304790.1702'	LAO	29	C	FAIR	29" LAO C-FAIR	
1029	2272858.0433'	304818.8938'	LAO	25	C	FAIR	25" LAO C-FAIR	
1030	2272864.4479'	304832.8662'	LAO	26	C	FAIR	26" LAO C-FAIR	
1031	2272885.3065'	304824.7598'	LO	32	D	POOR	32" LO 10+22 D-POOR	10+22
1032	2272885.1170'	304877.8315'	LO	45	B	GOOD	45" LO 20+25 B-GOOD	20+25
1033	2272837.7989'	304897.0352'	LAO	26	C	FAIR	26" LAO C-FAIR	
1034	2272886.8749'	305017.8268'	LAO	28	D	FAIR	28" LAO 18+10 D-FAIR	18+10
1035	2272958.7459'	305137.1466'	MAG	40	D	FAIR	40" MAG 12+8+20 D-FAIR	12+8+20
1036	2273105.3490'	305007.6095'	LO	24	D	POOR	24" LO D-POOR	
1037	2272521.1726'	304660.3340'	LAO	26	C	FAIR	26" LAO C-FAIR	
1038	2272511.3963'	304663.8633'	LAO	44	D	FAIR	44" LAO 19+25 D-FAIR	19+25
1039	2272497.7672'	304720.2417'	LO	38	D	FAIR	38" LO 14+24 D-FAIR	14+24
1040	2272490.6706'	304724.7721'	LAO	35	D	FAIR	35" LAO D-FAIR	
1041	2272467.6912'	304709.5137'	LAO	24	D	FAIR	24" LAO D-FAIR	
1042	2272468.6291'	304584.8046'	LAO	28	C	FAIR	28" LAO C-FAIR	
1043	2272510.0270'	304526.9869'	LO	27	B	GOOD	27" LO B-GOOD	
1044	2272569.6700'	304552.1633'	LAO	29	D	POOR	29" LAO D-POOR	
1045	2272550.8231'	304577.6520'	RO	32	D	FAIR	32" RO 14+18 D-FAIR	14+18
1046	2272364.5678'	304680.2214'	LAO	26	C	FAIR	26" LAO C-FAIR	
1047	2272308.7218'	304610.5283'	LAO	49	D	POOR	49" LAO 21+28 D-POOR	21+28
1048	2272067.5298'	304531.8153'	LO	94	A	GOOD	94" LO 46+22+26 A-GOOD	46+22+26
1049	2272027.5733'	304497.1497'	LAO	24	B	GOOD	24" LAO B-GOOD	
1050	2272057.4720'	304423.2647'	LO	28	C	FAIR	28" LO C-FAIR	
1051	2272150.9920'	304409.5538'	LO	49	A	GOOD	49" LO A-GOOD	
1052	2272252.0057'	304412.7634'	LAO	27	D	FAIR	27" LAO D-FAIR	
1053	2272279.5319'	304420.5015'	LAO	26	C	FAIR	26" LAO C-FAIR	
1054	2272309.1404'	304411.1554'	LAO	35	D	POOR	35" LAO D-POOR	
1055	2272401.9765'	304434.4183'	LO	36	C	FAIR	36" LO 12+24 C-FAIR	12+24
1056	2272423.3157'	304402.0470'	LO	29	C	FAIR	29" LO 17+12 C-FAIR	17+12
1057	2272419.8390'	304397.4933'	LO	26	A	GOOD	26" LO A-GOOD	
1058	2272454.4010'	304436.9453'	LO	30	B	GOOD	30" LO B-GOOD	
1059	2272470.7713'	304425.9619'	LO	29	B	GOOD	29" LO B-GOOD	
1060	2272534.5006'	304337.5081'	LO	37	B	GOOD	37" LO B-GOOD	
1061	2272568.9057'	304344.2349'	WATO	24	D	FAIR	24" WATO D-FAIR	
1062	2272693.5374'	304324.9224'	LO	24	C	FAIR	24" LO C-FAIR	
1063	2272708.5523'	304329.1661'	RO	35	DEAD	DEAD	35" RO DEAD	
1064	2272756.4065'	304300.2818'	RO	25	C	FAIR	25" RO C-FAIR	
1065	2272825.3002'	304282.7504'	LO	44	A	GOOD	44" LO A-GOOD	
1066	2272692.7718'	304244.9791'	TREE	27	DEAD	DEAD	27" TREE 12+15 DEAD	12+15
1067	2272446.8808'	304254.3496'	LO	34	B	GOOD	34" LO B-GOOD	
1068	2272436.0298'	304268.1755'	LO	25	A	GOOD	25" LO A-GOOD	
1069	2272433.7484'	304261.3148'	TREE	27	DEAD	DEAD	27" TREE 12+15 DEAD	12+15
1070	2272334.5478'	304304.7961'	LAO	41	D	POOR	41" LAO D-POOR	
1071	2272285.1213'	304345.3918'	LAO	43	D	POOR	43" LAO 20+23 D-POOR	20+23
1072	2272244.5246'	304323.8510'	LAO	40	D	POOR	40" LAO 18+22 D-POOR	18+22
1073	2272227.8562'	304321.2860'	LAO	26	C	FAIR	26" LAO C-FAIR	
1074	2272121.6154'	304298.6564'	LAO	26	B	GOOD	26" LAO B-GOOD	
1075	2272061.4399'	304287.0559'	LAO	29	D	POOR	29" LAO D-POOR	
1076	2271988.2653'	304316.8850'	LO	40	A	GOOD	40" LO A-GOOD	
1077	2271971.6101'	304295.7394'	LAO	25	B	GOOD	25" LAO B-GOOD	
1078	2272047.1452'	304356.0691'	LO	37	C	FAIR	37" LO 12+12+13 C-FAIR	12+12+13
1079	2272049.9093'	304369.1728'	LAO	26	D	FAIR	26" LAO D-FAIR	
1080	2272110.3892'	304241.1969'	LO	77	B	GOOD	77" LO 22+21+16+18 B-GOOD	22+21+16+18
1081	2272167.8355'	304232.5899'	LO	42	B	GOOD	42" LO B-GOOD	
1082	2272199.7217'	304205.7336'	LAO	32	D	FAIR	32" LAO 18+14 D-FAIR	18+14
1083	2272311.1886'	304227.6855'	WATO	24	C	FAIR	24" WATO C-FAIR	
1084	2272642.8300'	304193.0239'	LO	36	A	GOOD	36" LO A-GOOD	
1085	2272712.4905'	304163.0918'	LAO	24	B	GOOD	24" LAO B-GOOD	
1086	2272800.9792'	304121.6660'	LAO	32	D	FAIR	32" LAO 16+16 D-FAIR	16+16
1087	2272700.0238'	304112.7873'	LAO	26	D	FAIR	26" LAO D-FAIR	
1088	2272616.6624'	304086.3424'	LO	37	C	FAIR	37" LO 23+14 C-FAIR	23+14
1089	2272558.0964'	304081.6599'	LAO	28	D	FAIR	28" LAO 20+8 D-FAIR	20+8
1090	2272506.6286'	304133.7288'	LO	34	B	GOOD	34" LO 16+18 B-GOOD	16+18
1091	2272445.7534'	304122.6506'	LO	27	C	FAIR	27" LO 13+14 C-FAIR	13+14
1092	2272430.9943'	304100.1213'	LO	47	B	FAIR	47" LO 10+12+12+13 B-FAIR	10+12+12+13
1093	2272500.0557'	304081.7676'	LO	36	C	FAIR	36" LO 21+15 C-FAIR	21+15
1094	2272276.6953'	304087.3199'	LAO	27	D	FAIR	27" LAO D-FAIR	
1095	2272248.2514'	304056.9220'	LO	37	B	GOOD	37" LO 22+15 B-GOOD	22+15
1096	2272162.0649'	304034.6252'	LO	27	B	GOOD	27" LO B-GOOD	
1097	2272157.3732'	304078.2545'	LAO	33	D	FAIR	33" LAO D-FAIR	
1098	2272213.6688'	303966.2166'	LAO	29	D	FAIR	29" LAO D-FAIR	
1099	2272271.8703'	303988.6453'	LAO	33	C	FAIR	33" LAO C-FAIR	

1100	2272365.5612'	303989.1956'	LO	35	C	FAIR	35" LO 16+10+9 C-FAIR	16+10+9
1101	2272433.2772'	303979.1446'	LAO	26	C	FAIR	26" LAO C-FAIR	
1102	2272526.2954'	304019.1026'	LAO	41	D	FAIR	41" LAO D-FAIR	
1103	2272577.0942'	304003.9539'	LO	37	DEAD	DEAD	37" LO 20+17 DEAD	20+17
1104	2272602.3406'	303994.2054'	TREE	27	DEAD	DEAD	27" TREE DEAD	
1105	2272678.8555'	304029.0627'	TREE	31	DEAD	DEAD	31" TREE DEAD	
1106	2272685.9507'	304017.8796'	LO	24	C	FAIR	24" LO 16+8 C-FAIR	16+8
1107	2272729.6901'	304065.3587'	LAO	25	C	FAIR	25" LAO C-FAIR	
1108	2272585.1646'	303965.2731'	LAO	28	C	FAIR	28" LAO C-FAIR	
1109	2272511.8063'	303926.0842'	LO	25	C	FAIR	25" LO 13+12 C-FAIR	13+12
1110	2272498.6382'	303908.1082'	LAO	33	D	FAIR	33" LAO D-FAIR	
1111	2272399.6748'	303947.1826'	LO	25	A	GOOD	25" LO A-GOOD	
1112	2272349.5798'	303962.3710'	LAO	27	C	FAIR	27" LAO C-FAIR	
1113	2272326.2489'	303943.9160'	LAO	34	D	FAIR	34" LAO D-FAIR	
1114	2272330.2118'	303807.4638'	LO	58	A	GOOD	58" LO 12+46 A-GOOD	12+46
1115	2272357.7536'	303826.0361'	LAO	31	D	FAIR	31" LAO D-FAIR	
1116	2272365.5043'	303878.4692'	LAO	28	D	FAIR	28" LAO D-FAIR	
1117	2272410.6692'	303848.0911'	LO	25	DEAD	DEAD	25" LO DEAD	
1118	2272485.9853'	303886.0307'	LO	26	B	GOOD	26" LO 12+14 B-GOOD	12+14
1119	2272604.6359'	303901.5856'	WATO	24	D	FAIR	24" WATO D-FAIR	
1120	2272629.3850'	303850.4675'	LO	27	B	GOOD	27" LO B-GOOD	
1121	2273053.6351'	303873.6160'	TREE	24	DEAD	DEAD	24" TREE DEAD	
1122	2272708.1563'	303649.9539'	TREE	28	DEAD	DEAD	28" TREE DEAD	
1123	2272475.5690'	303578.8080'	LAO	26	D	FAIR	26" LAO 15+11 D-FAIR	15+11
1124	2272445.7392'	303529.1686'	LO	33	A	GOOD	33" LO A-GOOD	
1125	2274115.1224'	304662.3741'	MAG	25	C	FAIR	25" MAG C-FAIR	
1126	2274022.7118'	304426.8598'	LO	27	C	FAIR	27" LO C-FAIR	
1127	2273877.0932'	304372.1816'	LO	27	C	FAIR	27" LO C-FAIR	
1128	2273673.5644'	304234.6170'	LO	37	D	POOR	37" LO D-POOR	
1129	2273445.5183'	304142.8677'	LO	45	B	GOOD	45" LO B-GOOD	
1130	2273411.1373'	304189.8692'	LO	24	D	POOR	24" LO D-POOR	
1131	2273389.3320'	304057.9453'	LO	47	D	POOR	47" LO 22+25 D-POOR	22+25
1132	2273227.7272'	303979.3278'	LO	24	D	POOR	24" LO D-POOR	
1133	2273071.0818'	303977.2909'	LO	29	B	GOOD	29" LO B-GOOD	
1134	2273198.5045'	304146.3954'	LAO	34	D	FAIR	34" LAO 20+14 D-FAIR	20+14
1135	2273815.2531'	304530.8772'	LO	26	B	GOOD	26" LO B-GOOD	
1136	2273524.4286'	304496.0689'	RO	29	D	FAIR	29" RO D-FAIR	
1137	2273461.3452'	304515.6717'	TREE	28	DEAD	DEAD	28" TREE DEAD	
1138	2273243.6169'	304355.6911'	LO	33	C	FAIR	33" LO 17+16 C-FAIR	17+16
1139	2273007.5987'	304216.3441'	LAO	37	D	FAIR	37" LAO 16+21 D-FAIR	16+21
1140	2273712.0798'	304926.0055'	LO	25	B	GOOD	25" LO B-GOOD	
1141	2274843.0446'	301162.7549'	LO	39	C	FAIR	39" LO C-FAIR	
1142	2272851.4940'	304414.9640'	LAO	24	C	FAIR	24" LAO C-FAIR	
1143	2272306.9350'	305022.1882'	LO	29	C	FAIR	29" LO C-FAIR	
1144	2272278.2829'	305054.6328'	LO	42	A	GOOD	42" LO 18+24 A-GOOD	18+24
1145	2272223.8601'	305151.9924'	LO	74	A	GOOD	74" LO 17+15+15+15+12 A-GOOD	17+15+15+15+12
1146	2272175.3653'	305195.5573'	LAO	28	D	FAIR	28" LAO 12+16 D-FAIR	12+16
1147	2272175.4422'	305212.6800'	LAO	31	D	FAIR	31" LAO 19+12 D-FAIR	19+12
1148	2272286.2555'	305459.0689'	LO	40	A	GOOD	40" LO A-GOOD	
1149	2272139.9062'	305381.6502'	LAO	34	D	FAIR	34" LAO 17+17 D-FAIR	17+17
1150	2272093.2181'	305371.9799'	LO	24	B	GOOD	24" LO B-GOOD	
1151	2272088.3354'	305291.6766'	LAO	27	D	FAIR	27" LAO 17+10 D-FAIR	17+10
1152	2271900.3267'	305239.3425'	LAO	25	D	FAIR	25" LAO 13+12 D-FAIR	13+12
1153	2271923.4550'	305082.9175'	LAO	29	D	FAIR	29" LAO 17+12 D-FAIR	17+12
1154	2271835.3744'	305112.6896'	LAO	35	D	FAIR	35" LAO 16+19 D-FAIR	16+19
1155	2271767.2346'	305095.0570'	LAO	24	B	GOOD	24" LAO B-GOOD	
1156	2271786.4106'	305054.7898'	LAO	32	D	FAIR	32" LAO 13+19 D-FAIR	13+19
1157	2271810.3202'	304984.5175'	LAO	24	C	FAIR	24" LAO C-FAIR	
1158	2271933.5550'	304910.2546'	LO	24	C	FAIR	24" LO C-FAIR	
1159	2272075.1634'	304876.8368'	LO	40	B	GOOD	40" LO 28+12 B-GOOD	28+12
1160	2272161.0901'	304927.5844'	LAO	25	D	FAIR	25" LAO D-FAIR	
1161	2271735.4922'	304951.4331'	LO	25	B	GOOD	25" LO B-GOOD	
1162	2271708.8206'	304957.3374'	LAO	30	B	GOOD	30" LAO B-GOOD	
1163	2271715.3644'	305013.1864'	LO	40	A	GOOD	40" LO A-GOOD	
1164	2271709.6237'	305066.3140'	LAO	24	C	FAIR	24" LAO C-FAIR	
1165	2271664.0654'	305005.7418'	LO	62	B	GOOD	62" LO 19+29+14 B-GOOD	19+29+14
1166	2271774.7387'	304866.1449'	LAO	25	D	FAIR	25" LAO D-FAIR	
1167	2271674.0338'	304925.6826'	LO	47	A	GOOD	47" LO A-GOOD	
1168	2271665.5603'	304939.5463'	LO	33	A	GOOD	33" LO A-GOOD	
1169	2271664.0188'	304948.6717'	WATO	26	C	FAIR	26" WATO C-FAIR	
1170	2271608.6508'	304952.6004'	LAO	26	B	GOOD	26" LAO B-GOOD	
1171	2271633.4732'	304999.0041'	LO	51	A	GOOD	51" LO 28+23 A-GOOD	28+23
1172	2271651.0425'	305072.4448'	RO	27	D	FAIR	27" RO D-FAIR	
1173	2271560.0605'	305075.2170'	LO	28	B	GOOD	28" LO B-GOOD	
1174	2271548.0343'	305053.4113'	LO	38	A	GOOD	38" LO A-GOOD	

1175	2271497.1238'	305005.8033'	LAO	31	D	POOR	31" LAO 15+16 D-POOR	15+16
1176	2271502.9301'	305037.8212'	LAO	34	D	FAIR	34" LAO D-FAIR	
1177	2271468.3020'	305017.3929'	LO	45	B	GOOD	45" LO 23+22 B-GOOD	23+22
1178	2271446.1172'	304971.6477'	LAO	28	D	FAIR	28" LAO D-FAIR	
1179	2271276.6570'	304895.3552'	LO	34	C	FAIR	34" LO C-FAIR	
1180	2271100.2071'	304781.5450'	LO	31	A	GOOD	31" LO A-GOOD	
1181	2271102.6337'	304787.9379'	LO	55	B	GOOD	55" LO 15+15+25 B-GOOD	15+15+25
1182	2271071.7914'	304789.0991'	LO	41	B	GOOD	41" LO B-GOOD	
1183	2271066.1403'	304787.5916'	WATO	34	D	FAIR	34" WATO 26+8 D-FAIR	26+8
1184	2270912.8069'	304709.7771'	LO	47	A	GOOD	47" LO 22+25 A-GOOD	22+25
1185	2270888.3541'	304597.3122'	LO	33	A	GOOD	33" LO A-GOOD	
1186	2270879.7209'	304543.3893'	LO	52	A	GOOD	52" LO 26+26 A-GOOD	26+26
1187	2270914.3518'	304495.9404'	LO	45	B	GOOD	45" LO 27+18 B-GOOD	27+18
1188	2270893.0660'	304455.2183'	LAO	27	B	GOOD	27" LAO B-GOOD	
1189	2270847.2511'	304473.7989'	LAO	24	C	FAIR	24" LAO C-FAIR	
1190	2270849.8279'	304467.4382'	LAO	26	D	FAIR	26" LAO D-FAIR	
1191	2270833.7606'	304469.3352'	LAO	38	B	GOOD	38" LAO B-GOOD	
1192	2270815.2672'	304440.2969'	LO	34	B	GOOD	34" LO B-GOOD	
1193	2270785.6351'	304383.9977'	LO	75	B	GOOD	75" LO 17+17+20+21 B-GOOD	17+17+20+21
1194	2270821.4486'	304505.8531'	LO	29	A	GOOD	29" LO A-GOOD	
1195	2270787.3403'	304503.1497'	LO	57	B	GOOD	57" LO 23+34 B-GOOD	23+34
1196	2270709.4339'	304484.1780'	LO	44	D	POOR	44" LO 22+22 D-POOR	22+22
1197	2270590.0927'	304359.1303'	LO	86	B	GOOD	86" LO 25+27+34 B-GOOD	25+27+34
1198	2270623.3988'	304308.6329'	LO	31	B	GOOD	31" LO B-GOOD	
1199	2270619.4790'	304324.4110'	LAO	44	B	GOOD	44" LAO B-GOOD	
1200	2270646.5398'	304329.7264'	LO	44	B	GOOD	44" LO B-GOOD	
1201	2270664.0664'	304327.9801'	LO	101	A	GOOD	101" LO 9+16+16+16+18+26 A-GOOD	9+16+16+16+18+26
1202	2270688.6554'	304355.7031'	WATO	25	B	GOOD	25" WATO B-GOOD	
1203	2270743.5665'	304373.2385'	LAO	24	D	FAIR	24" LAO D-FAIR	
1204	2270504.7549'	304303.2559'	LO	103	A	GOOD	103" LO 21+43+39 A-GOOD	21+43+39
1205	2270497.0760'	304278.6627'	LO	40	B	GOOD	40" LO 22+18 B-GOOD	22+18
1206	2270294.3211'	304328.9829'	LAO	26	A	GOOD	26" LAO A-GOOD	
1207	2270220.6798'	304321.9094'	LAO	30	B	GOOD	30" LAO B-GOOD	
1208	2270214.3835'	304317.1343'	LAO	24	D	FAIR	24" LAO D-FAIR	
1209	2270199.0558'	304309.1518'	LO	32	B	GOOD	32" LO B-GOOD	
1210	2270106.0508'	304266.2076'	LO	42	A	GOOD	42" LO A-GOOD	
1211	2270096.8293'	304241.2930'	LAO	40	C	GOOD	40" LAO C-GOOD	
1212	2270073.7323'	304223.6268'	LO	25	B	GOOD	25" LO B-GOOD	
1213	2270009.3542'	304195.4090'	LAO	25	C	FAIR	25" LAO C-FAIR	
1214	2270019.0939'	304085.9874'	LO	144	A	GOOD	144" LO 53+33+25+33 A-GOOD	53+33+25+33
1216	2270022.5154'	304059.3655'	LO	77	B	GOOD	77" LO 29+18+30 B-GOOD	29+18+30
1217	2269930.1781'	304137.8906'	LAO	34	A	GOOD	34" LAO A-GOOD	
1218	2269857.4738'	304112.5650'	LAO	32	C	FAIR	32" LAO C-FAIR	
1219	2269848.8968'	304115.7285'	LO	44	B	GOOD	44" LO 17+27 B-GOOD	17+27
1220	2269848.7606'	304092.4545'	LO	25	A	GOOD	25" LO A-GOOD	
1221	2269850.7000'	304077.7789'	LO	37	B	GOOD	37" LO B-GOOD	
1222	2269860.7506'	304067.7797'	LO	56	D	FAIR	56" LO 23+33 D-FAIR	23+33
1223	2269864.2284'	304054.6129'	LO	24	B	GOOD	24" LO B-GOOD	
1224	2269867.9087'	304056.5836'	LO	96	B	GOOD	96" LO 21+15+21+21+18 B-GOOD	21+15+21+21+18
1225	2269910.1023'	304056.7034'	LAO	25	D	FAIR	25" LAO D-FAIR	
1226	2269917.9075'	304071.3337'	LAO	25	C	FAIR	25" LAO C-FAIR	
1227	2269768.3652'	304067.6728'	LAO	28	C	FAIR	28" LAO C-FAIR	
1228	2269737.6030'	304036.8241'	LAO	36	C	FAIR	36" LAO C-FAIR	
1229	2269786.4680'	304021.8658'	LO	42	A	GOOD	42" LO A-GOOD	
1230	2269803.9380'	304018.8100'	LO	75	B	GOOD	75" LO 17+34+24 B-GOOD	17+34+24
1231	2269788.7376'	303962.2703'	LO	28	B	GOOD	28" LO B-GOOD	
1232	2269729.0527'	303971.4732'	LAO	48	A	GOOD	48" LAO A-GOOD	
1233	2269741.0284'	303963.9630'	LO	58	B	GOOD	58" LO 16+28+14 B-GOOD	16+28+14
1234	2269708.7171'	303992.7027'	LAO	48	D	POOR	48" LAO D-POOR	
1235	2269817.2918'	303910.0876'	LO	24	B	GOOD	24" LO B-GOOD	
1236	2269814.0863'	303912.7266'	LO	25	B	GOOD	25" LO B-GOOD	
1237	2269811.9844'	303927.6859'	LO	25	B	GOOD	25" LO B-GOOD	
1238	2269851.8238'	303921.8761'	LO	25	B	GOOD	25" LO B-GOOD	
1239	2269855.2692'	303941.2127'	LO	47	B	GOOD	47" LO 15+32 B-GOOD	15+32
1240	2269896.7010'	303908.8583'	LO	52	B	GOOD	52" LO B-GOOD	
1241	2269880.1332'	303877.1998'	LO	92	A	GOOD	92" LO 31+38+23 A-GOOD	31+38+23
1242	2269903.6249'	303849.1474'	LO	42	A	GOOD	42" LO A-GOOD	
1243	2269912.2791'	303855.4039'	LO	24	B	GOOD	24" LO B-GOOD	
1244	2269928.3404'	303862.8711'	LO	33	A	GOOD	33" LO A-GOOD	
1245	2269940.9479'	303856.5258'	LO	27	A	GOOD	27" LO A-GOOD	
1246	2269951.3143'	303868.7943'	LO	38	B	GOOD	38" LO B-GOOD	
1247	2269953.1936'	303873.2987'	LO	32	A	GOOD	32" LO A-GOOD	
1248	2269971.9563'	303881.8198'	LO	64	B	GOOD	64" LO 34+30 B-GOOD	34+30
1249	2269973.4349'	303842.2450'	LO	55	A	GOOD	55" LO A-GOOD	
1250	2269919.5955'	303838.9898'	LO	31	A	GOOD	31" LO A-GOOD	

1251	2269952.3135'	303810.7162'	LO	47	A	GOOD	47" LO A-GOOD	
1252	2270014.6981'	303745.9618'	LO	60	A	GOOD	60" LO 22+19+19 A-GOOD	22+19+19
1253	2270011.2386'	303738.5860'	LO	35	B	GOOD	35" LO B-GOOD	
1254	2270027.3771'	303709.8739'	LO	39	B	GOOD	39" LO 22+17 B-GOOD	22+17
1255	2270044.5647'	303741.3783'	WATO	25	D	FAIR	25" WATO D-FAIR	
1256	2270043.5318'	303746.2352'	LO	24	B	GOOD	24" LO B-GOOD	
1257	2270052.9592'	303737.0401'	LO	26	B	GOOD	26" LO B-GOOD	
1258	2270079.6483'	303731.2018'	LAO	37	C	FAIR	37" LAO C-FAIR	
1259	2270095.1204'	303726.4048'	LO	30	B	GOOD	30" LO B-GOOD	
1260	2270077.1141'	303707.4889'	LO	30	A	GOOD	30" LO A-GOOD	
1261	2270066.8860'	303667.7963'	LO	44	B	GOOD	44" LO B-GOOD	
1262	2270067.9943'	303637.8493'	LO	144	B	GOOD	144" LO 27+27+21+CLUST B-GOOD	27+27+21+CLUST
1263	2270118.9684'	303687.3331'	LAO	33	D	FAIR	33" LAO D-FAIR	
1264	2270141.2555'	303643.5804'	WHO	38	D	FAIR	38" WHO 23+15 D-FAIR	23+15
1265	2270132.2476'	303587.8612'	LAO	46	A	GOOD	46" LAO A-GOOD	
1266	2270101.3437'	303577.9791'	LO	104	B	GOOD	104" LO 34+8+22+15+25 B-GOOD	34+8+22+15+25
1267	2270133.9315'	303565.3127'	LO	29	C	FAIR	29" LO 14+15 C-FAIR	14+15
1268	2270144.8000'	303554.3384'	LO	49	A	GOOD	49" LO 20+29 A-GOOD	20+29
1269	2270159.0715'	303561.7127'	LO	42	A	GOOD	42" LO A-GOOD	
1270	2270177.9112'	303616.5396'	WATO	26	D	FAIR	26" WATO D-FAIR	
1271	2270219.3270'	303594.9483'	LO	76	A	GOOD	76" LO 43+33 A-GOOD	43+33
1272	2270196.5466'	303584.2560'	LO	24	A	GOOD	24" LO A-GOOD	
1273	2270125.1457'	303491.2801'	LO	38	A	GOOD	38" LO A-GOOD	
1274	2270150.5913'	303400.9831'	LO	58	D	FAIR	58" LO 37+21 D-FAIR	37+21
1275	2270202.0792'	303462.7483'	LO	57	A	GOOD	57" LO A-GOOD	
1276	2270206.3542'	303454.5294'	LO	85	A	GOOD	85" LO 20+25+40 A-GOOD	20+25+40
1277	2270236.3597'	303542.6648'	LO	45	B	GOOD	45" LO 22+23 B-GOOD	22+23
1278	2270252.0702'	303482.7960'	LO	45	C	FAIR	45" LO 17+28 C-FAIR	17+28
1279	2270251.7347'	303479.9468'	LO	33	C	FAIR	33" LO 16+17 C-FAIR	16+17
1280	2270242.2629'	303473.7269'	LO	51	A	GOOD	51" LO 25+26 A-GOOD	25+26
1281	2270316.7223'	303474.8140'	LO	25	B	GOOD	25" LO B-GOOD	
1282	2270316.2172'	303472.8363'	TREE	29	DEAD	DEAD	29" TREE DEAD	
1283	2270314.9879'	303496.3017'	LAO	25	B	FAIR	25" LAO B-FAIR	
1284	2270307.4089'	303502.3367'	LAO	28	D	FAIR	28" LAO D-FAIR	
1285	2270283.9540'	303540.3260'	LAO	25	D	FAIR	25" LAO D-FAIR	
1286	2270265.0340'	303523.6532'	TREE	24	DEAD	DEAD	24" TREE DEAD	
1287	2270369.2168'	303434.2867'	LAO	28	D	POOR	28" LAO D-POOR	
1288	2270384.4842'	303421.7581'	LO	28	B	GOOD	28" LO B-GOOD	
1289	2270406.7108'	303266.5688'	LO	110	A	GOOD	110" LO 21+25+27+37 A-GOOD	21+25+27+37
1290	2270200.7930'	303363.2535'	LO	39	A	GOOD	39" LO A-GOOD	
1291	2270151.1871'	303352.6128'	LAO	36	D	FAIR	36" LAO D-FAIR	
1292	2270169.3419'	303330.2806'	LAO	35	C	FAIR	35" LAO C-FAIR	
1293	2270183.3527'	303321.6246'	LAO	25	B	GOOD	25" LAO B-GOOD	
1295	2270222.7965'	303340.8142'	LO	90	B	GOOD	90" LO 20+25+45 B-GOOD	20+25+45
1296	2270220.7415'	303311.5334'	LO	92	DEAD	DEAD	92" LO 13+16+23+17+23 DEAD	13+16+23+17+23
1297	2270201.0534'	303216.7576'	LAO	31	B	GOOD	31" LAO B-GOOD	
1298	2270241.5081'	303203.2787'	LO	200	A	GOOD	200" LO 33+30+26+CLUST A-GOOD	33+30+26+CLUST
1299	2270269.7199'	303235.8308'	LO	88	B	GOOD	88" LO 69+19 B-GOOD	69+19
1300	2269630.8138'	303197.8791'	LAO	25	A	GOOD	25" LAO A-GOOD	
1301	2269587.2668'	303214.1066'	LO	54	A	GOOD	54" LO A-GOOD	
1302	2269585.2996'	303266.6400'	LO	53	A	GOOD	53" LO A-GOOD	
1303	2269616.7885'	303271.5809'	WATO	30	D	POOR	30" WATO D-POOR	
1304	2269650.3542'	303273.9588'	LO	36	A	GOOD	36" LO A-GOOD	
1305	2269632.8616'	303258.1048'	LO	42	B	GOOD	42" LO B-GOOD	
1306	2269692.9934'	303333.8690'	LO	46	B	GOOD	46" LO 10+15+8+13 B-GOOD	10+15+8+13
1307	2269756.2537'	303387.8169'	LO	24	B	GOOD	24" LO B-GOOD	
1308	2269841.2451'	303447.4819'	LO	94	A	GOOD	94" LO 45+49 A-GOOD	45+49
1309	2269144.6802'	303516.4993'	LO	49	B	GOOD	49" LO B-GOOD	
1310	2269146.4909'	303580.6696'	TREE	45	DEAD	DEAD	45" TREE DEAD	
1311	2269183.4286'	303621.5073'	LAO	36	C	FAIR	36" LAO C-FAIR	
1313	2269220.4766'	303653.5960'	LAO	30	C	FAIR	30" LAO C-FAIR	
1314	2269250.8969'	303681.6259'	LAO	42	D	FAIR	42" LAO 13+29 D-FAIR	13+29
1315	2269251.1078'	303690.0281'	LO	27	DEAD	DEAD	27" LO DEAD	
1316	2269299.7790'	303718.6230'	LAO	28	B	GOOD	28" LAO B-GOOD	
1317	2269351.1596'	303772.0251'	LAO	26	D	FAIR	26" LAO D-FAIR	
1318	2269454.8028'	303866.3839'	TREE	32	DEAD	DEAD	32" TREE 21+11 DEAD	21+11
1319	2269450.6118'	303867.7428'	TREE	41	DEAD	DEAD	41" TREE 24+17 DEAD	24+17
1320	2269454.6814'	303868.1507'	LAO	28	DEAD	DEAD	28" LAO D-POOR	
1321	2269533.6366'	303931.2877'	WATO	25	C	FAIR	25" WATO C-FAIR	
1322	2269550.9003'	303936.3681'	LAO	37	C	FAIR	37" LAO C-FAIR	
1323	2269337.9419'	303775.7170'	LO	26	B	GOOD	26" LO B-GOOD	
1324	2269809.1949'	303024.7009'	LAO	25	D	FAIR	25" LAO D-FAIR	
1325	2271606.5518'	302512.7286'	LO	36	A	GOOD	36" LO A-GOOD	
1326	2271494.1548'	302725.8902'	LAO	29	C	FAIR	29" LAO C-FAIR	
1327	2271486.2828'	302726.4280'	LAO	30	C	FAIR	30" LAO C-FAIR	

1328	2271486.2153'	302713.8015'	LAO	25	C	FAIR	25" LAO C-FAIR	
1329	2271417.9757'	302713.0809'	WATO	35	D	FAIR	35" WATO 25+10 D-FAIR	25+10
1330	2271461.7153'	302754.4771'	WATO	30	D	FAIR	30" WATO D-FAIR	
1331	2271486.6459'	302793.8480'	LO	40	A	GOOD	40" LO A-GOOD	
1332	2271706.2257'	302591.7240'	LO	25	DEAD	DEAD	25" LO DEAD	
1333	2271773.0134'	302623.0646'	LAO	38	D	FAIR	38" LAO 19+19 D-FAIR	19+19
1334	2271767.7761'	302770.0366'	LAO	30	B	GOOD	30" LAO B-GOOD	
1335	2271733.5954'	302846.6217'	LAO	29	B	GOOD	29" LAO B-GOOD	
1336	2271703.9779'	302845.2177'	LAO	35	C	FAIR	35" LAO C-FAIR	
1337	2271670.7628'	302838.8594'	WATO	25	C	FAIR	25" WATO C-FAIR	
1338	2271655.0686'	302810.7723'	WATO	25	C	FAIR	25" WATO C-FAIR	
1339	2271615.6942'	302782.6318'	WATO	27	D	FAIR	27" WATO D-FAIR	
1340	2271728.2830'	302884.4939'	WATO	28	D	FAIR	28" WATO D-FAIR	
1341	2271843.3822'	302912.4875'	LAO	30	C	FAIR	30" LAO C-FAIR	
1342	2271852.5868'	302822.7659'	LO	37	B	GOOD	37" LO 19+18 B-GOOD	19+18
1343	2271869.3845'	302827.7725'	LO	47	C	FAIR	47" LO 14+15+18 C-FAIR	14+15+18
1344	2271864.6094'	302666.2803'	LO	53	A	GOOD	53" LO A-GOOD	
1345	2271938.1154'	302715.7422'	LAO	30	D	FAIR	30" LAO 20+10 D-FAIR	20+10
1346	2271866.6724'	302918.1875'	LO	59	B	GOOD	59" LO 22+22+15 B-GOOD	22+22+15
1347	2271935.5528'	302964.5242'	LO	26	B	GOOD	26" LO B-GOOD	
1348	2271970.9782'	302910.5135'	WATO	37	D	POOR	37" WATO D-POOR	
1349	2272011.2700'	302788.2708'	LO	80	A	GOOD	80" LO A-GOOD	
1350	2272077.8408'	302721.6055'	LO	35	A	GOOD	35" LO A-GOOD	
1351	2272080.6176'	302705.9320'	LO	38	B	GOOD	38" LO B-GOOD	
1352	2272064.6108'	302597.3959'	LAO	33	D	FAIR	33" LAO D-FAIR	
1353	2272248.3847'	302584.8539'	LO	40	DEAD	DEAD	40" LO DEAD	
1354	2272271.6762'	302614.8817'	LAO	31	C	FAIR	31" LAO C-FAIR	
1355	2272242.0033'	302635.6798'	TREE	29	DEAD	DEAD	29" TREE DEAD	
1356	2272158.5590'	302611.6140'	LO	29	B	GOOD	29" LO B-GOOD	
1357	2272130.6901'	302618.6952'	LO	31	C	FAIR	31" LO C-FAIR	
1358	2272008.6947'	302600.0778'	LAO	32	D	FAIR	32" LAO D-FAIR	
1359	2271983.8495'	302594.1949'	LO	25	A	GOOD	25" LO A-GOOD	
1360	2271965.3540'	302563.0054'	WATO	27	D	FAIR	27" WATO D-FAIR	
1361	2272124.3493'	303066.2329'	LO	55	B	GOOD	55" LO 28+27 B-GOOD	28+27
1362	2272133.3812'	303037.9284'	LAO	26	D	FAIR	26" LAO 18+8 D-FAIR	18+8
1363	2272130.2129'	302923.4878'	MAP	24	D	FAIR	24" MAP D-FAIR	
1364	2272212.9393'	302824.8706'	LO	38	D	FAIR	38" LO D-FAIR	
1365	2272225.9313'	302826.4172'	LAO	43	D	FAIR	43" LAO 20+23 D-FAIR	20+23
1366	2272289.5547'	302880.8565'	LO	84	C	FAIR	84" LO 36+48 C-FAIR	36+48
1367	2272380.0575'	302919.4798'	WATO	30	C	FAIR	30" WATO C-FAIR	
1368	2272370.6420'	302901.8034'	LO	36	DEAD	DEAD	36" LO 20+16 DEAD	20+16
1369	2272404.3546'	302941.0240'	LO	31	C	FAIR	31" LO C-FAIR	
1370	2272397.5956'	303056.0863'	LO	46	B	GOOD	46" LO 19+27 B-GOOD	19+27
1371	2272392.7606'	303127.2505'	LAO	26	D	POOR	26" LAO D-POOR	
1372	2272409.8933'	303210.3791'	LO	36	B	GOOD	36" LO 16+20 B-GOOD	16+20
1373	2272377.5584'	303269.2520'	LAO	29	C	FAIR	29" LAO C-FAIR	
1374	2272336.0852'	303247.8378'	LO	47	B	GOOD	47" LO 29+18 B-GOOD	29+18
1375	2272361.2760'	303316.3380'	LAO	29	D	FAIR	29" LAO D-FAIR	
1376	2272365.8683'	303388.1987'	LO	40	C	FAIR	40" LO 24+16 C-FAIR	24+16
1377	2272392.1871'	303401.0567'	LO	29	B	GOOD	29" LO B-GOOD	
1378	2272482.1308'	303272.0623'	LO	25	B	GOOD	25" LO B-GOOD	
1379	2272552.6669'	303258.6619'	WATO	24	D	FAIR	24" WATO D-FAIR	
1380	2272613.4180'	303125.5901'	WATO	39	D	FAIR	39" WATO D-FAIR	
1381	2272589.2614'	303064.1436'	LO	50	A	GOOD	50" LO A-GOOD	
1382	2272637.0695'	303002.3613'	RO	26	B	GOOD	26" RO B-GOOD	
1383	2272658.9118'	302911.2189'	LAO	24	D	FAIR	24" LAO D-FAIR	
1384	2272716.4734'	302959.0410'	LAO	33	D	FAIR	33" LAO D-FAIR	
1385	2272767.5401'	302996.7672'	LAO	32	C	FAIR	32" LAO C-FAIR	
1386	2272645.3266'	303205.1618'	LO	42	B	GOOD	42" LO B-GOOD	
1387	2274972.1735'	303345.5211'	TREE	29	DEAD	DEAD	29" TREE DEAD	
1388	2274997.7439'	303345.8333'	LO	49	B	GOOD	49" LO 32+17 B-GOOD	32+17
1389	2272729.6316'	300523.2884'	LO	61	B	GOOD	61" LO 32+29 B-GOOD	32+29
1390	2272737.1366'	300488.1023'	LO	32	B	GOOD	32" LO B-GOOD	
1391	2272705.5348'	300429.5043'	LO	25	A	GOOD	25" LO A-GOOD	
1392	2272796.9340'	300439.5091'	WATO	25	D	FAIR	25" WATO D-FAIR	
1393	2272852.4750'	300505.9244'	TREE	32	DEAD	DEAD	32" TREE DEAD	
1394	2273143.5022'	300633.2112'	RO	27	D	FAIR	27" RO D-FAIR	
1395	2273080.3319'	300690.5425'	LO	30	A	GOOD	30" LO A-GOOD	
1396	2272922.6201'	300677.1402'	HIC	30	A	GOOD	30" HIC A-GOOD	
1397	2273194.6943'	300630.6812'	WATO	31	D	FAIR	31" WATO D-FAIR	
1398	2273236.1522'	300670.9218'	BGUM	27	A	GOOD	27" BGUM A-GOOD	
1399	2273601.7758'	300740.9144'	LO	29	B	GOOD	29" LO B-GOOD	
1400	2273632.0471'	300748.7456'	LO	24	D	FAIR	24" LO D-FAIR	
1401	2273659.9654'	300686.7677'	LO	25	B	GOOD	25" LO B-GOOD	
1402	2273680.4915'	300635.5706'	LAO	25	C	FAIR	25" LAO C-FAIR	

1403	2273747.4991'	300679.8286'	LO	46	A	GOOD	46" LO 30+16 A-GOOD	30+16
1404	2273734.5110'	300724.7590'	LO	39	A	GOOD	39" LO A-GOOD	
1405	2273709.5406'	300726.8679'	LO	29	C	FAIR	29" LO C-FAIR	
1406	2273715.9192'	300805.2542'	LO	24	B	GOOD	24" LO B-GOOD	
1407	2273707.9324'	300840.1708'	LO	29	B	GOOD	29" LO B-GOOD	
1408	2273733.0328'	300814.5027'	LO	24	D	POOR	24" LO D-POOR	
1409	2273753.2538'	300839.0700'	LO	29	A	GOOD	29" LO A-GOOD	
1410	2273792.5416'	300830.7332'	LO	35	A	GOOD	35" LO A-GOOD	
1411	2273781.7796'	300788.1279'	LO	27	B	GOOD	27" LO B-GOOD	
1412	2273756.4925'	300753.4712'	LO	28	B	GOOD	28" LO B-GOOD	
1413	2273820.6566'	300705.0492'	LO	37	C	FAIR	37" LO C-FAIR	
1414	2273820.3931'	300735.0194'	LO	26	C	FAIR	26" LO C-FAIR	
1415	2273824.3160'	300767.8183'	LO	33	C	FAIR	33" LO C-FAIR	
1416	2273782.7705'	300929.6160'	HIC	30	D	FAIR	30" HIC 13+17 D-FAIR	13+17
1417	2273705.7483'	300968.7428'	LO	26	C	FAIR	26" LO C-FAIR	
1418	2273866.7582'	301021.3211'	RO	25	C	FAIR	25" RO C-FAIR	
1419	2273828.4649'	300984.7845'	WATO	33	D	FAIR	33" WATO D-FAIR	
1420	2273863.0144'	300856.8468'	LO	27	A	GOOD	27" LO A-GOOD	
1421	2273927.3935'	300749.3903'	LO	46	C	FAIR	46" LO C-FAIR	
1422	2274024.9942'	300805.8036'	LO	40	C	FAIR	40" LO C-FAIR	
1423	2273966.9759'	300824.6070'	LO	50	C	FAIR	50" LO 35+15 C-FAIR	35+15
1424	2273995.8972'	300845.5362'	LO	29	C	FAIR	29" LO C-FAIR	
1425	2273935.0932'	300901.5731'	LO	38	B	GOOD	38" LO B-GOOD	
1426	2273994.4991'	300995.2900'	BGUM	26	D	FAIR	26" BGUM D-FAIR	
1427	2274051.7558'	300946.5960'	LO	27	DEAD	DEAD	27" LO DEAD	
1428	2274027.0361'	300903.0659'	LO	46	A	GOOD	46" LO A-GOOD	
1429	2274041.1024'	300850.3529'	WATO	28	D	FAIR	28" WATO 11+17 D-FAIR	11+17
1430	2274130.7731'	300935.9486'	LO	50	C	FAIR	50" LO C-FAIR	
1431	2274157.3611'	300974.1948'	TREE	25	DEAD	DEAD	25" TREE DEAD	
1432	2274222.2798'	300914.7869'	LO	28	B	GOOD	28" LO B-GOOD	
1433	2274364.9364'	300939.2656'	LO	52	C	FAIR	52" LO C-FAIR	
1434	2274472.0821'	300980.2109'	LO	24	B	GOOD	24" LO B-GOOD	
1435	2274499.9096'	301130.7735'	LO	52	B	GOOD	52" LO B-GOOD	
1436	2274506.9837'	301138.9316'	LO	29	C	FAIR	29" LO C-FAIR	
1437	2274561.5393'	301192.4028'	LO	44	A	GOOD	44" LO A-GOOD	
1438	2274620.0512'	301103.3324'	LO	31	DEAD	DEAD	31" LO DEAD	
1439	2274651.1544'	301059.0546'	WATO	33	D	FAIR	33" WATO 15+18 D-FAIR	15+18
1440	2274671.8531'	301074.9141'	WATO	27	D	FAIR	27" WATO D-FAIR	
1441	2273338.8573'	304676.0929'	RO	27	D	FAIR	27" RO D-FAIR	
1442	2274920.1540'	301155.6803'	LO	82	A	GOOD	82" LO A-GOOD	
1443	2275037.6940'	301195.6971'	LO	35	C	FAIR	35" LO C-FAIR	
1444	2275077.9841'	301215.3787'	LO	51	C	FAIR	51" LO C-FAIR	
1445	2274932.5167'	301244.8780'	LO	24	B	GOOD	24" LO B-GOOD	
1446	2274524.2736'	301261.7384'	WATO	26	D	FAIR	26" WATO D-FAIR	
1447	2274501.3864'	301392.2560'	LO	28	B	GOOD	28" LO B-GOOD	
1448	2274859.5871'	301608.7868'	LO	39	B	GOOD	39" LO B-GOOD	
1449	2274866.6872'	301599.2339'	WATO	34	D	POOR	34" WATO D-POOR	
1450	2275324.9164'	301765.8178'	LO	31	B	GOOD	31" LO B-GOOD	
1451	2275403.0512'	301787.9335'	LO	25	B	GOOD	25" LO B-GOOD	
1452	2275552.0503'	301910.2082'	POP	26	B	GOOD	26" POP B-GOOD	
1453	2275547.5902'	301963.6220'	LAO	24	C	FAIR	24" LAO C-FAIR	
1454	2275659.2827'	302025.9646'	LAO	49	D	FAIR	49" LAO 16+33 D-FAIR	16+33
1455	2275673.0060'	301945.8697'	POP	32	A	GOOD	32" POP A-GOOD	
1456	2275769.2768'	301981.2325'	BAY	34	D	FAIR	34" BAY D-FAIR	
1457	2274267.1908'	301312.3769'	RO	24	C	FAIR	24" RO C-FAIR	
1458	2275017.8478'	303396.1119'	LAO	24	B	GOOD	24" LAO B-GOOD	
1459	2275028.5084'	303437.0702'	LO	44	C	FAIR	44" LO C-FAIR	
1460	2274990.1140'	303506.9234'	LO	33	D	POOR	33" LO D-POOR	
1461	2274987.4670'	303472.8573'	LO	58	C	FAIR	58" LO 24+34 C-FAIR	24+34
1462	2274952.8141'	303480.0291'	LO	29	D	POOR	29" LO D-POOR	
1463	2275245.8858'	303558.6864'	LO	40	B	FAIR	40" LO B-FAIR	
1464	2275291.3321'	303522.1157'	LO	38	A	GOOD	38" LO A-GOOD	
1465	2275299.5997'	303477.8836'	LO	40	B	GOOD	40" LO B-GOOD	
1466	2275209.6257'	303443.1987'	LAO	35	D	FAIR	35" LAO D-FAIR	
1467	2275335.5562'	303579.2206'	LAO	36	D	FAIR	36" LAO D-FAIR	
1468	2275415.8182'	303561.1585'	LO	28	C	FAIR	28" LO C-FAIR	
1469	2275440.5238'	303565.1172'	LO	33	C	FAIR	33" LO C-FAIR	
1470	2275503.0080'	303535.1128'	LO	46	B	FAIR	46" LO 21+25 B-FAIR	21+25
1471	2275573.9966'	303570.1044'	LO	31	B	GOOD	31" LO B-GOOD	
1472	2275566.2637'	303487.0282'	RO	30	A	GOOD	30" RO A-GOOD	
1473	2275376.1270'	303486.7315'	LAO	24	D	FAIR	24" LAO D-FAIR	
1474	2275366.2998'	303477.8978'	LAO	25	C	FAIR	25" LAO C-FAIR	
1475	2275335.5587'	303436.4690'	LO	33	B	GOOD	33" LO B-GOOD	
1476	2275342.4957'	303395.6627'	LO	30	B	GOOD	30" LO B-GOOD	
1477	2275331.9368'	303406.7406'	LO	32	C	FAIR	32" LO C-FAIR	

1478	2275270.0579'	303413.9540'	LO	29	B	GOOD	29" LO B-GOOD	
1479	2275272.8218'	303366.1888'	LO	48	C	FAIR	48" LO C-FAIR	
1480	2275281.2833'	303316.6780'	LO	27	D	FAIR	27" LO D-FAIR	
1481	2275194.6888'	303361.0436'	LO	42	A	GOOD	42" LO A-GOOD	
1482	2275212.8276'	303380.8487'	LO	40	A	GOOD	40" LO A-GOOD	
1483	2275149.0122'	303285.9483'	LO	35	B	GOOD	35" LO B-GOOD	
1484	2275058.3790'	303173.9959'	LO	28	C	FAIR	28" LO C-FAIR	
1485	2275276.8884'	303128.1286'	LO	42	A	GOOD	42" LO A-GOOD	
1486	2269061.6419'	302067.5807'	LAO	33	D	FAIR	33" LAO D-FAIR	
1487	2269078.3315'	302083.4615'	LAO	32	D	FAIR	32" LAO D-FAIR	
1488	2269058.4832'	302089.9060'	TREE	27	DEAD	DEAD	27" TREE 17+10 DEAD	17+10
1489	2269051.2297'	302155.7202'	LAO	28	C	FAIR	28" LAO C-FAIR	
1490	2269109.9028'	302155.8661'	LO	80	B	GOOD	80" LO 27+16+25+12 B-GOOD	27+16+25+12
1491	2269122.7272'	302248.2434'	LAO	48	D	FAIR	48" LAO D-FAIR	
1492	2269129.1390'	302244.5938'	TREE	27	DEAD	DEAD	27" TREE 15+12 DEAD	15+12
1493	2269150.1329'	302261.6474'	LO	92	B	GOOD	92" LO 21+16+19+22+14 B-GOOD	21+16+19+22+14
1494	2269143.7191'	302264.4470'	LO	31	B	GOOD	31" LO 12+19 B-GOOD	12+19
1495	2269129.0006'	302268.3956'	LO	49	A	GOOD	49" LO 21+28 A-GOOD	21+28
1496	2269158.6467'	302330.9197'	LO	36	A	GOOD	36" LO A-GOOD	
1497	2269192.3639'	302299.6666'	LO	43	B	GOOD	43" LO 22+21 B-GOOD	22+21
1498	2269205.8937'	302266.3950'	LO	63	B	GOOD	63" LO 25+38 B-GOOD	25+38
1499	2269206.4506'	302267.8250'	LO	72	A	GOOD	72" LO 49+23 A-GOOD	49+23
1500	2269273.2501'	302135.9819'	LAO	29	D	FAIR	29" LAO D-FAIR	
1501	2269297.5894'	302133.9504'	LO	141	A	GOOD	141" LO 29+33+31+27+21 A-GOOD	29+33+31+27+21
1502	2269251.3080'	302085.7352'	LO	26	B	GOOD	26" LO B-GOOD	
1503	2269250.8625'	302070.9816'	LO	111	A	GOOD	111" LO 24+22+26+20+19 A-GOOD	24+22+26+20+19
1504	2269244.5145'	302030.8972'	LO	29	B	GOOD	29" LO 14+15 B-GOOD	14+15
1505	2269256.7202'	302021.1463'	LAO	27	B	GOOD	27" LAO B-GOOD	
1506	2269268.2366'	301948.4594'	LO	27	A	GOOD	27" LO A-GOOD	
1507	2269234.2315'	301961.3203'	LO	30	C	FAIR	30" LO C-FAIR	
1508	2269208.2920'	301949.1508'	LO	28	C	FAIR	28" LO 17+11 C-FAIR	17+11
1509	2269182.1797'	302030.9639'	LO	34	C	FAIR	34" LO C-FAIR	
1510	2269074.2441'	302377.3120'	LO	218	B	GOOD	218" LO STUMPCLUSTER B-GOOD	
1511	2269174.9570'	302847.6014'	LAO	27	D	FAIR	27" LAO D-FAIR	
1512	2269184.1430'	302834.3527'	LAO	36	D	FAIR	36" LAO 21+15 D-FAIR	21+15
1513	2269146.6697'	302797.3644'	LAO	26	D	POOR	26" LAO D-POOR	
1514	2269390.2667'	302960.6280'	LAO	26	C	FAIR	26" LAO C-FAIR	
1515	2269399.1988'	302951.3188'	LO	42	C	FAIR	42" LO 26+16 C-FAIR	26+16
1516	2269383.0295'	302931.4087'	LO	28	B	GOOD	28" LO B-GOOD	
1517	2269409.5314'	302933.8297'	LAO	39	D	FAIR	39" LAO D-FAIR	
1518	2269658.1759'	302786.2232'	LAO	26	D	FAIR	26" LAO D-FAIR	
1519	2269652.8723'	302796.2166'	BGUM	25	B	GOOD	25" BGUM B-GOOD	
1520	2269697.8675'	302790.8494'	LAO	34	B	GOOD	34" LAO B-GOOD	
1521	2269735.2174'	302707.8419'	LO	29	D	FAIR	29" LO 15+14 D-FAIR	15+14
1522	2269736.3352'	302707.3561'	LO	25	B	GOOD	25" LO B-GOOD	
1523	2269750.0914'	302692.3649'	LO	34	C	FAIR	34" LO 13+21 C-FAIR	13+21
1524	2269781.8876'	302670.5989'	LO	59	A	GOOD	59" LO 27+32 A-GOOD	27+32
1525	2269783.7786'	302662.2602'	LO	28	B	GOOD	28" LO B-GOOD	
1526	2269725.7965'	302676.6487'	LAO	28	C	FAIR	28" LAO C-FAIR	
1527	2269634.2029'	302751.9899'	LAO	30	D	FAIR	30" LAO 17+13 D-FAIR	17+13
1528	2269889.7243'	302629.3328'	LAO	25	D	FAIR	25" LAO 15+10 D-FAIR	15+10
1529	2269893.7009'	302611.3668'	LO	35	B	GOOD	35" LO 18+17 B-GOOD	18+17
1530	2269912.7110'	302605.6877'	LAO	26	D	FAIR	26" LAO 13+13 D-FAIR	13+13
1531	2269841.2869'	302609.2128'	LAO	33	D	POOR	33" LAO D-POOR	
1532	2269875.7443'	302570.6024'	LAO	36	D	FAIR	36" LAO D-FAIR	
1533	2269893.0581'	302558.7221'	LAO	42	D	FAIR	42" LAO 20+22 D-FAIR	20+22
1534	2269902.9577'	302546.1716'	WATO	27	D	FAIR	27" WATO 11+16 D-FAIR	11+16
1535	2269934.0619'	302506.2896'	LAO	36	D	FAIR	36" LAO D-FAIR	
1536	2269980.1629'	302446.7513'	LAO	25	C	FAIR	25" LAO C-FAIR	
1537	2270069.8497'	302358.2373'	LO	50	A	GOOD	50" LO A-GOOD	
1538	2270125.1290'	302270.8228'	LO	29	B	GOOD	29" LO 14+15 B-GOOD	14+15
1539	2270151.6328'	302278.0320'	WATO	43	D	FAIR	43" WATO D-FAIR	
1540	2270196.4695'	302226.8459'	LAO	44	D	FAIR	44" LAO 23+21 D-FAIR	23+21
1541	2270203.7557'	302193.2244'	LAO	36	D	FAIR	36" LAO 14+22 D-FAIR	14+22
1542	2270255.7307'	302164.6622'	WATO	30	D	FAIR	30" WATO D-FAIR	
1543	2270290.5081'	302124.0042'	WATO	24	D	FAIR	24" WATO D-FAIR	
1544	2270316.1442'	302098.4494'	LO	26	B	GOOD	26" LO B-GOOD	
1545	2270116.6005'	302302.9358'	WATO	25	C	FAIR	25" WATO C-FAIR	
1546	2270082.8414'	302281.0289'	LO	44	D	FAIR	44" LO D-FAIR	
1547	2270043.4591'	302278.2698'	LO	28	A	GOOD	28" LO A-GOOD	
1548	2269803.3310'	302172.5247'	CHR	24	D	FAIR	24" CHR 14+10 D-FAIR	14+10
1549	2269481.9587'	301980.0358'	LO	48	A	GOOD	48" LO A-GOOD	
1550	2269333.6771'	301868.8140'	LO	41	A	GOOD	41" LO A-GOOD	
1551	2269281.7275'	301894.0234'	LO	27	B	GOOD	27" LO B-GOOD	
1552	2269552.1132'	302041.9702'	LO	31	C	FAIR	31" LO 23+8 C-FAIR	23+8

1553	2269720.1896'	302766.6082'	LO	27	B	GOOD	27" LO B-GOOD	
1554	2269714.6980'	302775.2903'	LO	30	D	FAIR	30" LO D-FAIR	
1555	2269708.9363'	302782.7115'	TREE	34	DEAD	DEAD	34" TREE DEAD	
1556	2269660.4970'	302839.8445'	WATO	26	B	GOOD	26" WATO B-GOOD	
1557	2269648.2770'	302858.7462'	WATO	27	D	FAIR	27" WATO D-FAIR	
1558	2269573.0032'	302897.5742'	LAO	49	D	FAIR	49" LAO D-FAIR	
1559	2269571.5854'	302913.4593'	LO	39	A	GOOD	39" LO A-GOOD	
1560	2269518.3326'	302911.3086'	LO	29	A	GOOD	29" LO A-GOOD	
1561	2269504.5272'	302929.6260'	LAO	49	D	POOR	49" LAO D-POOR	
1562	2269527.7118'	302962.0848'	LO	55	A	GOOD	55" LO 26+29 A-GOOD	26+29
1563	2269460.3254'	302980.0548'	LO	59	B	GOOD	59" LO 41+18 B-GOOD	41+18
1564	2269415.8998'	302998.0192'	MAP	27	B	GOOD	27" MAP B-GOOD	
1565	2269538.8326'	303040.5469'	LO	38	A	GOOD	38" LO A-GOOD	
1566	2269102.3418'	303461.3979'	LAO	27	D	FAIR	27" LAO D-FAIR	
1567	2269082.8583'	303506.9701'	LAO	42	D	FAIR	42" LAO D-FAIR	
1568	2269013.4191'	303409.6113'	LAO	36	D	FAIR	36" LAO D-FAIR	
1569	2268883.8162'	303222.8694'	LO	33	A	GOOD	33" LO A-GOOD	
1570	2268837.0666'	303148.0736'	LO	29	A	GOOD	29" LO A-GOOD	
1571	2268828.4764'	303144.7512'	LO	57	A	GOOD	57" LO 29+28 A-GOOD	29+28
1572	2268799.1819'	303088.3475'	LAO	32	B	GOOD	32" LAO B-GOOD	
1573	2268775.7765'	303020.5902'	LO	27	B	GOOD	27" LO B-GOOD	
1574	2268892.0882'	303018.5349'	LO	43	C	FAIR	43" LO C-FAIR	
1575	2268882.4698'	302986.9345'	WATO	24	D	FAIR	24" WATO D-FAIR	
1576	2268871.4947'	302965.7519'	LO	26	B	GOOD	26" LO B-GOOD	
1577	2268995.7126'	303020.6130'	LO	57	A	GOOD	57" LO 22+35 A-GOOD	22+35
1578	2269111.6002'	303077.5958'	LO	37	A	GOOD	37" LO A-GOOD	
1579	2269189.4137'	303123.5693'	LO	37	B	GOOD	37" LO B-GOOD	
1580	2269294.0665'	303136.4169'	MAP	26	B	GOOD	26" MAP B-GOOD	
1581	2269297.4418'	303112.2216'	LO	31	C	FAIR	31" LO 22+9 C-FAIR	22+9
1582	2269345.5701'	303055.9370'	BGUM	32	B	GOOD	32" BGUM B-GOOD	
1583	2270352.0597'	302456.5425'	LO	44	B	GOOD	44" LO 24+20 B-GOOD	24+20
1584	2270371.9022'	302479.9624'	LAO	33	B	GOOD	33" LAO B-GOOD	
1585	2270380.2885'	302481.3096'	LAO	26	D	FAIR	26" LAO D-FAIR	
1586	2270177.4804'	301964.4868'	WATO	36	D	FAIR	36" WATO 11+25 D-FAIR	11+25
1587	2269880.5626'	301814.6288'	LO	32	C	FAIR	32" LO C-FAIR	
1588	2269773.2934'	301702.9616'	LO	31	B	GOOD	31" LO B-GOOD	
1589	2269726.1092'	301700.8986'	LAO	33	D	FAIR	33" LAO D-FAIR	
1590	2269653.6078'	301661.7565'	LAO	28	B	GOOD	28" LAO B-GOOD	
1591	2269574.3471'	301555.6656'	LO	52	D	FAIR	52" LO D-FAIR	
1592	2269510.6106'	301537.3703'	LO	26	B	GOOD	26" LO B-GOOD	
1593	2269500.2386'	301544.7036'	LO	28	A	GOOD	28" LO A-GOOD	
1594	2269468.1230'	301535.4372'	TREE	25	DEAD	DEAD	25" TREE DEAD	
1595	2269487.2369'	301495.2478'	LO	43	A	GOOD	43" LO A-GOOD	
1596	2269420.5382'	301501.5483'	LO	30	B	GOOD	30" LO B-GOOD	
1597	2269414.3309'	301504.9856'	LO	40	A	GOOD	40" LO A-GOOD	
1598	2269387.5352'	301465.8181'	LAO	30	C	FAIR	30" LAO C-FAIR	
1599	2269312.1443'	301431.9513'	LAO	25	D	FAIR	25" LAO D-FAIR	
1600	2269281.4096'	301407.8522'	LAO	45	D	FAIR	45" LAO 26+16 D-FAIR	26+16
1601	2269148.5325'	301308.8266'	RO	38	A	GOOD	38" RO A-GOOD	
1602	2268999.9284'	301246.5677'	LAO	35	C	FAIR	35" LAO C-FAIR	
1603	2269073.5452'	301203.5602'	LO	32	A	GOOD	32" LO A-GOOD	
1604	2269099.7297'	301200.1377'	LO	35	B	GOOD	35" LO B-GOOD	
1605	2269231.2702'	301220.4968'	LO	66	B	GOOD	66" LO 14+15+17+20 B-GOOD	14+15+17+20
1606	2269249.2662'	301160.6544'	LO	31	B	GOOD	31" LO 17+14 B-GOOD	17+14
1607	2269251.6192'	301164.0264'	LO	42	B	GOOD	42" LO 18+12+12 B-GOOD	18+12+12
1608	2269202.2956'	301143.4408'	HIC	26	C	FAIR	26" HIC C-FAIR	
1609	2269254.2394'	301100.3766'	WATO	28	D	FAIR	28" WATO D-FAIR	
1610	2269315.6599'	301106.4361'	LO	73	A	GOOD	73" LO 14+19+20+20 A-GOOD	14+19+20+20
1611	2269292.1560'	301241.8476'	WATO	25	C	FAIR	25" WATO C-FAIR	
1612	2269297.5041'	301301.8137'	LO	41	B	GOOD	41" LO 19+22 B-GOOD	19+22
1613	2269286.5428'	301338.0892'	LO	25	B	GOOD	25" LO B-GOOD	
1614	2269307.6327'	301336.5460'	LO	25	B	GOOD	25" LO B-GOOD	
1615	2269316.9386'	301358.2424'	LO	36	A	GOOD	36" LO A-GOOD	
1616	2269354.4303'	301378.6766'	LO	34	A	GOOD	34" LO A-GOOD	
1617	2269403.8391'	301350.5737'	LO	25	A	GOOD	25" LO A-GOOD	
1618	2269337.7457'	301306.3155'	LO	32	B	GOOD	32" LO B-GOOD	
1619	2269431.5063'	301335.3339'	LO	32	A	GOOD	32" LO A-GOOD	
1620	2269429.9170'	301311.1986'	LO	29	C	FAIR	29" LO C-FAIR	
1621	2269476.6500'	301358.6200'	LO	66	A	GOOD	66" LO A-GOOD	
1622	2269451.5201'	301397.1101'	LO	30	D	POOR	30" LO 12+18 D-POOR	12+18
1623	2269485.7046'	301399.5542'	LO	47	A	GOOD	47" LO 22+25 A-GOOD	22+25
1624	2269529.5158'	301422.2121'	LO	40	A	GOOD	40" LO A-GOOD	
1625	2269602.4224'	301420.0616'	LO	26	B	GOOD	26" LO B-GOOD	
1626	2269648.7338'	301446.7332'	LO	52	A	GOOD	52" LO A-GOOD	
1627	2269679.9002'	301486.9835'	LO	29	A	GOOD	29" LO A-GOOD	

1628	2269682.1901'	301506.1411'	LO	32	A	GOOD	32" LO A-GOOD	
1629	2269774.3605'	301606.0679'	LAO	45	D	FAIR	45" LAO 22+23 D-FAIR	22+23
1630	2269803.4246'	301607.9288'	LO	27	C	FAIR	27" LO C-FAIR	
1631	2269851.8805'	301600.4999'	LO	93	B	GOOD	93" LO 12+16+19+17+9+20 B-GOOD	12+16+19+17+9+20
1632	2269866.3483'	301616.6980'	LO	80	B	GOOD	80" LO 15+28+15+22 B-GOOD	15+28+15+22
1633	2270257.3305'	301920.6988'	MAP	24	DEAD	DEAD	24" MAP DEAD	
1634	2269210.6316'	301840.4794'	LAO	37	D	FAIR	37" LAO D-FAIR	
1635	2269268.9634'	301837.0772'	LO	31	A	GOOD	31" LO A-GOOD	
1636	2269200.6330'	301789.4355'	LO	34	A	GOOD	34" LO A-GOOD	
1637	2269169.1948'	301796.1260'	LO	41	B	GOOD	41" LO 18+23 B-GOOD	18+23
1638	2269106.7717'	301729.7877'	LO	24	B	GOOD	24" LO B-GOOD	
1639	2269094.3474'	301720.8373'	LO	32	B	GOOD	32" LO B-GOOD	
1640	2269030.7418'	301687.1133'	LO	25	B	GOOD	25" LO B-GOOD	
1641	2268985.8682'	301661.6998'	LO	36	B	GOOD	36" LO 18+18 B-GOOD	18+18
1642	2268962.6610'	301677.2604'	LAO	40	D	FAIR	40" LAO 12+13+15 D-FAIR	12+13+15
1643	2268882.9564'	301644.1380'	LO	79	B	GOOD	79" LO 38+41 B-GOOD	38+41
1644	2268833.2116'	301577.5819'	WATO	49	D	FAIR	49" WATO 21+15+13 D-FAIR	21+15+13
1645	2268706.7737'	301543.4597'	BGUM	30	D	FAIR	30" BGUM 19+11 D-FAIR	19+11
1646	2268666.0543'	301519.9420'	LO	54	A	GOOD	54" LO A-GOOD	
1647	2268698.0358'	301485.7089'	LO	33	D	FAIR	33" LO D-FAIR	
1648	2268751.8789'	301373.1132'	LO	68	A	GOOD	68" LO 35+33 A-GOOD	35+33
1649	2268784.4243'	301435.0826'	LO	44	A	GOOD	44" LO A-GOOD	
1650	2268731.9364'	301441.3129'	LO	33	B	GOOD	33" LO B-GOOD	
1651	2268633.6667'	301587.5553'	LO	43	C	FAIR	43" LO C-FAIR	
1652	2268676.7964'	301564.0814'	WATO	24	D	FAIR	24" WATO D-FAIR	
1653	2268689.7438'	301576.6419'	WATO	28	D	FAIR	28" WATO D-FAIR	
1654	2268676.2678'	301622.9896'	RO	26	D	FAIR	26" RO D-FAIR	
1655	2268692.2143'	301683.2150'	WATO	29	D	FAIR	29" WATO D-FAIR	
1656	2268722.5123'	301684.3485'	WATO	49	D	FAIR	49" WATO 28+21 D-FAIR	28+21
1657	2268669.4461'	301722.5986'	LAO	44	D	FAIR	44" LAO D-FAIR	
1658	2268637.2915'	301671.0380'	LAO	27	B	GOOD	27" LAO B-GOOD	
1659	2268548.4371'	301591.0513'	LAO	38	D	FAIR	38" LAO D-FAIR	
1660	2268731.3143'	301782.6076'	LO	36	D	FAIR	36" LO D-FAIR	
1661	2268665.4708'	301853.9291'	LAO	30	D	FAIR	30" LAO D-FAIR	
1662	2268786.6847'	301778.0456'	LO	25	D	POOR	25" LO D-POOR	
1663	2268868.8190'	301751.9988'	LAO	24	D	FAIR	24" LAO D-FAIR	
1664	2268949.4444'	301753.3662'	LO	32	B	GOOD	32" LO 15+17 B-GOOD	15+17
1665	2268942.7747'	301790.6049'	LAO	24	D	FAIR	24" LAO D-FAIR	
1666	2269059.2420'	301788.4316'	WATO	55	D	FAIR	55" WATO 27+28 D-FAIR	27+28
1667	2269069.4172'	301800.1936'	LO	51	C	FAIR	51" LO 23+28 C-FAIR	23+28
1668	2269095.9829'	301850.1834'	LO	29	C	FAIR	29" LO 11+18 C-FAIR	11+18
1669	2269145.8597'	301947.3567'	LAO	68	D	POOR	68" LAO 10+15+18+13+12 D-POOR	10+15+18+13+12
1670	2269051.8516'	301916.2456'	LAO	25	D	FAIR	25" LAO D-FAIR	
1671	2268894.0878'	301852.2348'	LAO	44	D	FAIR	44" LAO 13+16+15 D-FAIR	13+16+15
1672	2268880.2928'	301831.8306'	LAO	28	D	FAIR	28" LAO 9+19 D-FAIR	9+19
1673	2268856.1357'	301812.8998'	LAO	53	D	FAIR	53" LAO 14+17+22 D-FAIR	14+17+22
1674	2268390.7346'	301675.0890'	LAO	34	D	FAIR	34" LAO D-FAIR	
1675	2268414.0089'	301609.3163'	LAO	25	D	POOR	25" LAO D-POOR	
1676	2268449.6295'	301584.6281'	LAO	32	C	FAIR	32" LAO C-FAIR	
1677	2268441.1673'	301560.4284'	LAO	30	D	FAIR	30" LAO D-FAIR	
1678	2268340.8613'	301705.2680'	LAO	25	C	FAIR	25" LAO C-FAIR	
1679	2268372.1422'	301737.9854'	LAO	25	B	GOOD	25" LAO B-GOOD	
1680	2268372.4065'	301755.4251'	TREE	26	DEAD	DEAD	26" TREE DEAD	
1681	2268349.7906'	301748.7333'	LAO	29	B	GOOD	29" LAO B-GOOD	
1682	2268276.0685'	301814.9904'	LAO	38	B	GOOD	38" LAO B-GOOD	
1683	2268225.3273'	301823.5450'	WATO	24	D	POOR	24" WATO 12+12 D-POOR	12+12
1684	2268230.4017'	301830.0651'	LAO	33	B	GOOD	33" LAO B-GOOD	
1685	2268243.9916'	301870.8724'	LO	54	A	GOOD	54" LO A-GOOD	
1686	2268157.0244'	301826.0423'	LAO	25	D	FAIR	25" LAO D-FAIR	
1687	2268169.5778'	301814.5612'	LAO	27	B	GOOD	27" LAO B-GOOD	
1688	2268418.5476'	301939.2535'	LAO	33	D	FAIR	33" LAO D-FAIR	
1689	2268456.4662'	301934.8199'	LAO	28	D	FAIR	28" LAO D-FAIR	
1690	2268509.9042'	301935.7011'	LO	45	D	POOR	45" LO D-POOR	
1691	2268510.6376'	301967.8962'	LAO	25	D	FAIR	25" LAO D-FAIR	
1692	2268477.2293'	302013.0383'	TREE	32	DEAD	DEAD	32" TREE DEAD	
1693	2268557.3470'	301981.9449'	LO	25	B	FAIR	25" LO B-FAIR	
1694	2268594.7696'	302010.2074'	LO	24	DEAD	DEAD	24" LO DEAD	
1695	2268639.3982'	302030.1124'	LAO	38	D	FAIR	38" LAO D-FAIR	
1696	2268653.8928'	302062.3899'	LO	28	D	POOR	28" LO 14+14 D-POOR	14+14
1697	2268600.9795'	302075.4183'	LO	65	A	GOOD	65" LO A-GOOD	
1698	2268533.0918'	302065.4674'	LO	64	A	GOOD	64" LO 22+42 A-GOOD	22+42
1699	2268534.0063'	302044.2978'	TREE	28	DEAD	DEAD	28" TREE DEAD	
1700	2268521.2847'	302041.8364'	LO	26	D	FAIR	26" LO 12+14 D-FAIR	12+14
1701	2268672.4480'	302137.1718'	LO	42	A	GOOD	42" LO A-GOOD	
1702	2268750.7108'	302126.3660'	LO	36	C	FAIR	36" LO 17+19 C-FAIR	17+19

1703	2268759.0766'	302160.4870'	LO	131	C	FAIR	131" LO 14X5+17+15+11+18 C-FAIR	14x5+17+15+11+18
1704	2268735.1618'	302129.0041'	TREE	29	DEAD	DEAD	29" TREE DEAD	
1705	2268783.9781'	302195.6997'	LAO	27	D	FAIR	27" LAO 18+9 D-FAIR	18+9
1706	2268806.6152'	302196.3967'	LAO	24	D	FAIR	24" LAO 10+14 D-FAIR	10+14
1707	2268844.6337'	302207.5464'	WATO	48	D	POOR	48" WATO 21+14+13 D-POOR	21+14+13
1708	2268884.1740'	302250.6676'	LAO	30	D	FAIR	30" LAO D-FAIR	
1709	2268916.9022'	302255.1740'	LO	30	B	GOOD	30" LO B-GOOD	
1710	2268942.3284'	302257.6293'	LO	46	B	GOOD	46" LO 22+24 B-GOOD	22+24
1711	2268953.4869'	302279.8818'	LO	30	D	POOR	30" LO 14+16 D-POOR	14+16
1712	2268945.0714'	302299.5278'	LO	45	B	GOOD	45" LO 20+14+11 B-GOOD	20+14+11
1713	2268920.0972'	302292.3387'	LO	34	B	GOOD	34" LO 16+18 B-GOOD	16+18
1714	2268902.6111'	302308.1444'	LO	49	B	GOOD	49" LO 23+18+8 B-GOOD	23+18+8
1715	2268973.3194'	302328.1818'	LO	68	B	FAIR	68" LO 12+13+26+17 B-FAIR	12+13+26+17
1716	2268977.4003'	302320.3466'	LO	110	A	GOOD	110" LO 42+27+28+13 A-GOOD	42+27+28+13
1717	2269002.1829'	302312.3056'	LO	59	A	GOOD	59" LO A-GOOD	
1718	2269065.3595'	302326.0952'	LAO	28	C	FAIR	28" LAO C-FAIR	
1719	2268975.5369'	302139.0729'	LO	33	A	GOOD	33" LO A-GOOD	
1720	2268955.7848'	302106.5288'	LO	26	B	GOOD	26" LO B-GOOD	
1721	2268871.8914'	302075.7777'	LO	24	B	GOOD	24" LO B-GOOD	
1722	2268862.6064'	301902.0082'	LO	27	B	GOOD	27" LO B-GOOD	
1723	2268802.5939'	301924.8884'	LAO	36	D	FAIR	36" LAO 18+18 D-FAIR	18+18
1724	2268785.3371'	301955.5239'	WATO	34	D	FAIR	34" WATO 18+16 D-FAIR	18+16
1725	2268960.4773'	301924.8906'	LAO	32	D	FAIR	32" LAO D-FAIR	
1726	2268980.0614'	301973.4634'	LAO	26	D	FAIR	26" LAO D-FAIR	
1727	2268980.1835'	302011.7578'	LO	40	B	GOOD	40" LO 22+18 B-GOOD	22+18
1728	2268989.4608'	302088.9099'	LAO	27	B	GOOD	27" LAO B-GOOD	
1729	2268999.2351'	302093.1720'	LO	38	B	GOOD	38" LO 10+14+14 B-GOOD	10+14+14
1730	2268065.0758'	302024.8147'	LO	65	B	GOOD	65" LO 15+12+16+22 B-GOOD	15+12+16+22
1731	2268082.9609'	301960.8124'	LAO	36	D	FAIR	36" LAO D-FAIR	
1732	2268090.8936'	301915.8975'	LAO	37	C	FAIR	37" LAO C-FAIR	
1733	2268095.4341'	301896.9486'	LAO	31	B	GOOD	31" LAO B-GOOD	
1734	2268093.6623'	302034.0016'	LAO	25	D	FAIR	25" LAO D-FAIR	
1736	2268260.0428'	302279.6629'	LAO	25	B	GOOD	25" LAO B-GOOD	
1737	2268240.0462'	302302.5444'	LAO	24	B	GOOD	24" LAO B-GOOD	
1738	2268254.1131'	302297.7873'	LO	24	B	GOOD	24" LO B-GOOD	
1739	2268244.0514'	302294.4506'	LAO	24	C	FAIR	24" LAO C-FAIR	
1740	2268287.6357'	302330.5272'	LO	49	A	GOOD	49" LO 31+18 A-GOOD	31+18
1741	2268543.9784'	302711.7308'	LO	43	B	GOOD	43" LO B-GOOD	
1742	2268510.9291'	302671.9516'	LAO	29	D	FAIR	29" LAO D-FAIR	
1743	2268467.4331'	302616.0372'	CHR	44	D	FAIR	44" CHR 21+23 D-FAIR	21+23
1744	2268445.7369'	302570.1873'	LAO	24	C	FAIR	24" LAO C-FAIR	
1745	2268434.8888'	302558.9553'	LAO	24	C	FAIR	24" LAO C-FAIR	
1746	2268416.9121'	302529.3299'	LO	32	B	GOOD	32" LO B-GOOD	
1747	2268408.0728'	302483.9928'	LAO	36	D	FAIR	36" LAO D-FAIR	
1748	2268374.0334'	302477.3668'	LAO	38	D	FAIR	38" LAO D-FAIR	
1749	2268355.1014'	302451.0467'	LO	51	B	GOOD	51" LO 35+16 B-GOOD	35+16
1750	2268323.5608'	302407.4073'	LAO	25	C	FAIR	25" LAO C-FAIR	
1751	2270342.7103'	302116.5624'	LO	32	A	GOOD	32" LO A-GOOD	
1752	2270441.3988'	302077.8824'	LO	32	A	GOOD	32" LO A-GOOD	
1753	2270440.8399'	302106.3172'	LO	27	A	GOOD	27" LO A-GOOD	
1754	2270478.5455'	302189.7389'	LAO	29	B	GOOD	29" LAO B-GOOD	
1755	2270489.0807'	302188.4136'	LAO	32	C	FAIR	32" LAO C-FAIR	
1756	2270519.3209'	302191.9579'	LO	28	A	GOOD	28" LO A-GOOD	
1757	2270535.0539'	302218.5748'	LAO	25	D	FAIR	25" LAO D-FAIR	
1758	2270626.1473'	302236.2772'	LO	28	B	GOOD	28" LO B-GOOD	
1759	2270651.5559'	302278.7708'	LO	24	B	GOOD	24" LO B-GOOD	
1760	2270664.2927'	302288.2216'	LO	33	A	GOOD	33" LO A-GOOD	
1761	2270635.4325'	302332.3255'	LO	46	B	GOOD	46" LO B-GOOD	
1762	2270680.5205'	302321.0866'	LO	42	A	GOOD	42" LO A-GOOD	
1763	2270708.1988'	302354.1332'	WATO	24	C	FAIR	24" WATO C-FAIR	
1764	2270778.5574'	302399.2535'	LAO	30	C	FAIR	30" LAO C-FAIR	
1766	2270785.3647'	302489.1319'	LO	174	A	GOOD	174" LO 32+29+28+36+32 A-GOOD	32+29+28+36+32
1767	2270802.4867'	302537.1231'	LAO	29	D	FAIR	29" LAO D-FAIR	
1768	2270836.8246'	302557.4013'	LO	35	B	GOOD	35" LO B-GOOD	
1769	2270841.5941'	302454.5991'	LAO	26	C	FAIR	26" LAO C-FAIR	
1770	2270906.1749'	302682.8429'	LO	43	A	GOOD	43" LO 23+20 A-GOOD	23+20
1771	2270907.4818'	302727.9864'	LO	35	D	FAIR	35" LO D-FAIR	
1772	2270949.3508'	302756.5176'	LO	66	A	GOOD	66" LO 13+26+27 A-GOOD	13+26+27
1773	2271026.3443'	302723.2830'	WATO	27	D	POOR	27" WATO D-POOR	
1774	2271062.1714'	302613.3984'	LO	54	B	GOOD	54" LO 32+22 B-GOOD	32+22
1775	2271118.0297'	302620.1983'	LAO	32	B	GOOD	32" LAO B-GOOD	
1776	2270948.7874'	302513.2909'	WATO	31	D	FAIR	31" WATO D-FAIR	
1777	2270982.9864'	302461.6376'	BGUM	48	D	FAIR	48" BGUM 30+18 D-FAIR	30+18
1778	2271072.5568'	302489.8312'	LO	35	B	GOOD	35" LO B-GOOD	
1779	2271162.4373'	302556.5650'	LO	39	B	GOOD	39" LO B-GOOD	

1780	2271090.4076'	302668.0254'	LAO	31	DEAD	DEAD	31" LAO DEAD	
1781	2270761.8646'	302736.0135'	LO	56	A	GOOD	56" LO A-GOOD	
1782	2270774.3142'	302776.3878'	LO	25	B	GOOD	25" LO B-GOOD	
1783	2270778.4318'	302776.1709'	LO	32	B	GOOD	32" LO B-GOOD	
1784	2270460.7843'	302608.9763'	LO	43	C	FAIR	43" LO C-FAIR	
1785	2270426.1622'	302521.4413'	RO	27	C	FAIR	27" RO C-FAIR	
1786	2270156.1646'	303000.9452'	LAO	38	B	GOOD	38" LAO B-GOOD	
1787	2270157.8796'	303025.3753'	LAO	31	D	FAIR	31" LAO D-FAIR	
1788	2270164.4093'	303027.1133'	LAO	26	D	FAIR	26" LAO D-FAIR	
1789	2270175.6559'	303023.3113'	LO	55	B	GOOD	55" LO 28+27 B-GOOD	28+27
1790	2270197.0840'	303058.9525'	LAO	26	D	FAIR	26" LAO 18+8 D-FAIR	18+8
1791	2270207.1002'	303035.9654'	LAO	34	C	GOOD	34" LAO C-GOOD	
1792	2270198.9231'	303025.7914'	LAO	31	C	FAIR	31" LAO C-FAIR	
1793	2270231.9220'	303039.8678'	LAO	30	C	FAIR	30" LAO C-FAIR	
1794	2270251.2602'	303064.8848'	LO	44	B	GOOD	44" LO B-GOOD	
1795	2270241.8464'	303069.7894'	LO	45	DEAD	DEAD	45" LO 16+16+13 DEAD	16+16+13
1796	2270225.2162'	303113.4192'	LAO	24	C	FAIR	24" LAO C-FAIR	
1797	2270211.4162'	303094.9462'	LO	39	B	GOOD	39" LO B-GOOD	
1798	2270279.6838'	303091.2406'	LO	35	C	FAIR	35" LO 13+13+9 C-FAIR	13+13+9
1799	2270314.0259'	303101.8478'	LAO	48	DEAD	DEAD	48" LAO 13+35 D-FAIR	13+35
1800	2270302.1356'	303106.8604'	WATO	33	D	FAIR	33" WATO D-FAIR	
1801	2270310.6531'	303150.0705'	LO	87	A	GOOD	87" LO 47+40 A-GOOD	47+40
1802	2270381.8976'	303168.8321'	LO	105	A	GOOD	105" LO 30+20+17CLUST A-GOOD	30+20+17CLUST
1803	2270385.3989'	303159.2201'	LO	95	A	GOOD	95" LO 26+21+18+30 A-GOOD	26+21+18+30
1804	2270358.7331'	303123.3238'	LO	63	B	GOOD	63" LO 41+22 B-GOOD	41+22
1805	2270388.9728'	303126.3737'	LO	57	B	GOOD	57" LO 26+31 B-GOOD	26+31
1806	2270441.2329'	303211.1778'	LAO	50	D	FAIR	50" LAO D-FAIR	
1807	2270427.0713'	303247.2416'	LO	113	A	GOOD	113" LO 12+24+43+34 A-GOOD	12+24+43+34
1808	2270444.0580'	303241.2285'	LO	76	A	GOOD	76" LO 13+24+15+24 A-GOOD	13+24+15+24
1809	2270504.5074'	303240.9414'	LO	92	A	GOOD	92" LO 31+34+27 A-GOOD	31+34+27
1810	2270544.1375'	303277.3199'	LO	51	D	FAIR	51" LO D-FAIR	
1811	2270569.8681'	303250.5781'	MAG	26	B	GOOD	26" MAG B-GOOD	
1812	2270588.8833'	303207.8367'	LO	28	A	GOOD	28" LO A-GOOD	
1813	2270580.4750'	303185.5441'	LO	42	A	GOOD	42" LO A-GOOD	
1814	2270641.8677'	303181.3700'	LO	47	A	GOOD	47" LO A-GOOD	
1815	2270667.4782'	303152.3990'	LO	31	A	GOOD	31" LO A-GOOD	
1816	2270682.9392'	303144.8589'	LO	29	A	GOOD	29" LO A-GOOD	
1817	2270706.5893'	303113.3808'	LO	31	B	GOOD	31" LO B-GOOD	
1818	2270746.7466'	303104.9338'	LAO	25	C	FAIR	25" LAO C-FAIR	
1819	2270754.0232'	303124.5407'	WATO	24	D	FAIR	24" WATO D-FAIR	
1820	2270785.0178'	303122.1153'	LAO	36	B	GOOD	36" LAO B-GOOD	
1821	2270746.9423'	303172.5452'	LO	70	B	GOOD	70" LO 36+34 B-GOOD	36+34
1822	2270708.7124'	303082.9353'	LAO	33	D	FAIR	33" LAO 14+19 D-FAIR	14+19
1823	2270795.6898'	303071.2404'	LAO	44	D	FAIR	44" LAO D-FAIR	
1824	2270800.3876'	303029.8656'	LO	35	C	FAIR	35" LO C-FAIR	
1825	2270800.5812'	303015.3431'	LAO	42	B	GOOD	42" LAO B-GOOD	
1826	2270830.8562'	303035.8757'	LO	31	A	GOOD	31" LO A-GOOD	
1827	2270860.6165'	302950.5346'	LO	59	A	GOOD	59" LO A-GOOD	
1828	2270901.1415'	302938.4165'	LO	29	B	GOOD	29" LO B-GOOD	
1829	2270926.5876'	302917.9760'	LO	63	C	FAIR	63" LO 31+32 C-FAIR	31+32
1830	2270946.5650'	302914.2470'	LO	42	A	GOOD	42" LO A-GOOD	
1831	2270959.7649'	302908.7254'	LAO	30	D	FAIR	30" LAO D-FAIR	
1832	2270986.4623'	302869.1249'	BGUM	24	B	GOOD	24" BGUM B-GOOD	
1833	2270994.8910'	302860.9992'	LO	28	B	GOOD	28" LO B-GOOD	
1834	2271072.0601'	302989.8568'	CHR	33	D	FAIR	33" CHR 19+14 D-FAIR	19+14
1835	2270939.9308'	303196.6013'	LAO	32	D	FAIR	32" LAO 11+21 D-FAIR	11+21
1836	2270931.1664'	303209.7633'	LAO	33	D	FAIR	33" LAO 19+14 D-FAIR	19+14
1837	2273406.6680'	298430.5122'	MAP	32	D	FAIR	32" MAP 9+10+13 D	9+10+13
1838	2273240.7742'	298406.7958'	LO	25	A	GOOD	25" LO A GOOD	
1839	2273099.8793'	298287.9179'	RO	26	C	FAIR	26" RO C FAIR	
1840	2273060.5587'	298254.7690'	LAO	24	B	GOOD	24" LAO B GOOD	
1841	2273011.7769'	298230.2777'	LO	40	A	GOOD	40" LO A GOOD	
1842	2273060.7764'	298403.6391'	LO	26	A	GOOD	26" LO A GOOD	
1843	2273305.3722'	298646.7520'	LO	26	B	GOOD	26" LO B GOOD	
1844	2273102.8670'	298551.2910'	MAG	40	D	FAIR	40" MAG 7+16+17 D	7+16+17
1845	2273027.6201'	298480.0173'	LO	28	A	GOOD	28" LO A GOOD	
1846	2272994.0994'	298475.2168'	LO	50	A	GOOD	50" LO 21+29 A	21+29
1847	2272977.8306'	298435.5067'	LO	29	B	GOOD	29" LO B GOOD	
1848	2272977.6734'	298390.6457'	LO	25	A	GOOD	25" LO A GOOD	
1849	2272994.6400'	298384.1771'	LO	25	C	GOOD	25" LO C GOOD	
1850	2273082.7118'	298640.3362'	WHO	25	D	FAIR	25" WHO D FAIR	
1851	2273127.3514'	298703.0601'	WHO	31	D	FAIR	31" WHO 17+14 D	17+14
1852	2273184.7059'	298760.3280'	LAO	25	C	FAIR	25" LAO C FAIR	
1853	2273225.7966'	298758.7513'	TREE	25	DEAD	DEAD	25" TREE DEAD	
1854	2273226.5531'	298770.6633'	WATO	25	D	FAIR	25" WATO D FAIR	

1855	2273250.2638'	298716.4816'	RO	34	A	GOOD	34" RO A GOOD	
1856	2273126.8799'	298802.6255'	WILO	40	D	FAIR	40" WILO D FAIR	
1857	2273060.3615'	298744.0507'	LO	42	A	GOOD	42" LO A GOOD	
1858	2273028.9847'	298754.6958'	BGUM	29	B	GOOD	29" BGUM B GOOD	
1859	2272936.3675'	298672.5480'	LO	35	B	GOOD	35" LO 20+15 B	20+15
1860	2272918.6444'	298631.8204'	LO	26	A	GOOD	26" LO A GOOD	
1861	2272923.1741'	298580.5853'	HIC	24	D	POOR	24" HIC D POOR	
1862	2272904.1690'	298556.8567'	HIC	24	D	FAIR	24" HIC D FAIR	
1863	2272828.3374'	298523.8191'	HIC	31	B	GOOD	31" HIC B GOOD	
1864	2272774.9563'	298653.1770'	WATO	24	D	FAIR	24" WATO D FAIR	
1865	2272876.3214'	298771.7980'	HIC	25	C	FAIR	25" HIC C FAIR	
1866	2273035.6335'	298905.1508'	BCH	24	D	FAIR	24" BCH D FAIR	
1867	2273024.0750'	298961.6789'	TREE	29	DEAD	DEAD	29" TREE DEAD	
1868	2272878.6557'	298885.3040'	LO	37	A	GOOD	37" LO A GOOD	
1869	2272850.7404'	298861.6553'	LAO	25	C	FAIR	25" LAO C FAIR	
1870	2272802.5747'	298799.7852'	MAG	24	D	FAIR	24" MAG D FAIR	
1871	2272745.4632'	298781.7255'	MAG	39	A	GOOD	39" MAG A GOOD	
1872	2272665.3310'	298879.4558'	POP	25	A	GOOD	25" POP A GOOD	
1873	2272842.7508'	298955.9800'	MAG	25	A	GOOD	25" MAG A GOOD	
1874	2272868.5601'	298996.9237'	WHO	25	A	GOOD	25" WHO A GOOD	
1875	2272902.9753'	299053.0950'	LAO	26	D	FAIR	26" LAO D FAIR	
1876	2272969.0715'	298989.5498'	HIC	24	B	GOOD	24" HIC B GOOD	
1877	2273011.7211'	299029.0786'	BGUM	24	C	FAIR	24" BGUM C FAIR	
1878	2272924.0645'	299150.0818'	MAG	24	C	FAIR	24" MAG C FAIR	
1879	2272911.6879'	299125.8164'	HIC	28	D	FAIR	28" HIC D FAIR	
1880	2272922.8235'	299094.2839'	LAO	33	A	GOOD	33" LAO A GOOD	
1881	2272820.7625'	299090.1658'	CHO	29	D	FAIR	29" CHO D FAIR	
1882	2272732.7216'	298997.2094'	HIC	37	D	FAIR	37" HIC D FAIR	
1883	2272700.0782'	298977.9712'	POP	33	D	FAIR	33" POP D FAIR	
1884	2272672.0871'	298960.3439'	HIC	26	B	GOOD	26" HIC B GOOD	
1885	2272619.1469'	298966.5645'	HIC	24	A	GOOD	24" HIC A GOOD	
1886	2272613.5443'	298990.8131'	HIC	25	C	FAIR	25" HIC C FAIR	
1887	2272598.9722'	299036.6293'	MAG	26	D	FAIR	26" MAG D FAIR	
1888	2272644.7388'	299057.5576'	HIC	26	D	FAIR	26" HIC 10+16 D	10+16
1889	2272635.6892'	299051.8137'	HIC	24	A	GOOD	24" HIC A GOOD	
1890	2272687.8310'	299043.1710'	POP	26	A	GOOD	26" POP A GOOD	
1891	2272686.7612'	299067.9029'	TREE	26	DEAD	DEAD	26" TREE DEAD	
1892	2272685.7184'	299100.4051'	POP	36	D	FAIR	36" POP D FAIR	
1893	2272769.6403'	299155.3184'	MAG	29	B	GOOD	29" MAG B GOOD	
1894	2272752.3975'	299212.0114'	LAO	30	D	POOR	30" LAO D POOR	
1895	2272836.3055'	299200.2308'	MAG	27	B	GOOD	27" MAG B GOOD	
1896	2272834.1788'	299224.8093'	MAG	25	B	GOOD	25" MAG B GOOD	
1897	2272867.2482'	299253.4413'	MAG	25	B	GOOD	25" MAG B GOOD	
1898	2272893.1417'	299340.1595'	MAG	24	B	GOOD	24" MAG B GOOD	
1899	2272841.2952'	299325.3290'	CHO	25	A	GOOD	25" CHO A GOOD	
1900	2272685.3359'	299179.7171'	HIC	27	A	GOOD	27" HIC A GOOD	
1901	2272661.0684'	299197.0421'	MAG	24	B	GOOD	24" MAG B GOOD	
1902	2272596.6139'	299101.6004'	LO	32	A	GOOD	32" LO A GOOD	
1903	2272537.8734'	299102.4325'	MAG	29	B	GOOD	29" MAG B GOOD	
1904	2272511.7726'	299181.7360'	HIC	27	D	FAIR	27" HIC D FAIR	
1905	2272499.1188'	299195.3681'	MAG	24	B	GOOD	24" MAG B GOOD	
1906	2272638.8533'	299295.9887'	TREE	25	DEAD	DEAD	25" TREE DEAD	
1907	2272719.9219'	299310.3006'	RO	38	B	GOOD	38" RO B GOOD	
1908	2272880.8756'	299425.4218'	LO	33	B	GOOD	33" LO B GOOD	
1909	2272560.3134'	299291.2767'	MAG	26	B	GOOD	26" MAG B GOOD	
1910	2272460.3812'	299232.1177'	MAG	26	B	GOOD	26" MAG B GOOD	
1911	2272436.7967'	299249.8478'	HIC	28	B	GOOD	28" HIC B GOOD	
1912	2272400.8606'	299300.3627'	HIC	27	A	GOOD	27" HIC A GOOD	
1913	2272532.5091'	299397.8550'	MAG	29	B	GOOD	29" MAG B GOOD	
1914	2272555.0151'	299380.1062'	BCH	30	D	FAIR	30" BCH D FAIR	
1915	2272713.9996'	299590.1560'	CHO	24	A	GOOD	24" CHO A GOOD	
1916	2272537.1551'	299521.9015'	CHO	28	B	GOOD	28" CHO B GOOD	
1917	2272353.7512'	299362.1088'	LO	41	C	FAIR	41" LO C FAIR	
1918	2272339.2961'	299316.2315'	BGUM	24	B	GOOD	24" BGUM B GOOD	
1919	2272362.5707'	299477.4103'	WATO	24	C	FAIR	24" WATO C FAIR	
1920	2272558.1615'	299643.5819'	HIC	24	B	GOOD	24" HIC B GOOD	
1921	2272414.5715'	299697.4320'	CHO	25	D	FAIR	25" CHO D FAIR	
1922	2272376.8496'	299659.1738'	CHO	24	A	GOOD	24" CHO A GOOD	
1923	2272365.2475'	299634.0350'	CHO	27	A	GOOD	27" CHO A GOOD	
1924	2272301.7176'	299584.1771'	CHO	31	D	FAIR	31" CHO D FAIR	
1925	2272291.0433'	299531.9085'	HIC	24	B	GOOD	24" HIC B GOOD	
1926	2272333.9481'	299521.6189'	MAG	24	D	FAIR	24" MAG D FAIR	
1927	2272212.1836'	299427.7568'	MAG	25	D	FAIR	25" MAG D FAIR	
1928	2272233.3187'	299387.1265'	HIC	31	A	GOOD	31" HIC A GOOD	
1929	2272260.9055'	299404.8755'	MAG	25	D	FAIR	25" MAG D FAIR	

1930	2272180.2608'	299439.9977'	MAG	24	B	GOOD	24" MAG B GOOD	
1931	2272243.2657'	299555.6138'	LAO	28	D	FAIR	28" LAO D FAIR	
1932	2272444.3556'	299782.7004'	LAO	24	C	FAIR	24" LAO C FAIR	
1933	2272483.6976'	299906.7867'	LO	30	A	GOOD	30" LO A GOOD	
1934	2272477.2753'	299952.6373'	LO	35	A	GOOD	35" LO A GOOD	
1935	2272434.6742'	299891.3225'	LO	29	A	GOOD	29" LO A GOOD	
1936	2272275.1530'	299837.7933'	LO	34	A	GOOD	34" LO A GOOD	
1937	2272218.3983'	299693.0084'	MAP	31	D	FAIR	31" MAP 19+12 D	19+12
1938	2272242.3170'	299666.0091'	WILO	29	C	FAIR	29" WILO C FAIR	
1939	2272166.0624'	299727.7147'	LAO	30	D	FAIR	30" LAO D FAIR	
1940	2272080.4729'	299727.2331'	LAO	26	B	GOOD	26" LAO B GOOD	
1941	2272136.0862'	299578.3349'	LAO	37	C	FAIR	37" LAO C FAIR	
1942	2272090.3461'	299548.1798'	LAO	35	B	GOOD	35" LAO B GOOD	
1943	2272065.5105'	299525.7132'	LAO	24	C	FAIR	24" LAO C FAIR	
1944	2272037.9066'	299600.3571'	LAO	28	C	FAIR	28" LAO C FAIR	
1945	2272051.5776'	299642.0842'	LAO	28	C	FAIR	28" LAO C FAIR	
1946	2272018.5552'	299642.3932'	LAO	24	C	FAIR	24" LAO C FAIR	
1947	2271972.3289'	299622.6090'	TREE	24	DEAD	DEAD	24" TREE DEAD	
1948	2272545.5509'	299919.3009'	LO	27	B	GOOD	27" LO B GOOD	
1949	2272554.2675'	299897.3435'	LAO	26	B	GOOD	26" LAO B GOOD	
1950	2272584.1884'	300005.9642'	LO	38	A	GOOD	38" LO A GOOD	
1951	2272658.4946'	300019.4282'	LAO	40	A	GOOD	40" LAO A GOOD	
1952	2272662.5985'	299955.2112'	LAO	26	D	FAIR	26" LAO D FAIR	
1953	2272884.7493'	299865.7794'	LO	27	D	FAIR	27" LO D FAIR	
1954	2272987.0142'	299926.2296'	LAO	24	C	FAIR	24" LAO C FAIR	
1955	2273064.7310'	299851.0805'	LO	29	B	GOOD	29" LO B GOOD	
1956	2273102.5398'	299798.3948'	LAO	30	B	GOOD	30" LAO B GOOD	
1957	2273155.6003'	299793.5862'	CHO	25	B	GOOD	25" CHO B GOOD	
1958	2273199.1886'	299850.8975'	LAO	33	D	FAIR	33" LAO D FAIR	
1959	2273149.5650'	299898.3820'	WATO	26	D	FAIR	26" WATO D FAIR	
1960	2273140.2746'	299904.2155'	LAO	35	B	GOOD	35" LAO B GOOD	
1961	2273144.3589'	299988.3795'	WATO	31	D	FAIR	31" WATO D FAIR	
1962	2273121.7268'	300029.2886'	WATO	24	C	FAIR	24" WATO C FAIR	
1963	2273108.4557'	300045.2345'	WATO	32	D	FAIR	32" WATO D FAIR	
1964	2273052.1162'	300193.8397'	CYP	34	A	GOOD	34" CYP A GOOD	
1965	2272995.4428'	300250.7407'	CYP	40	D	FAIR	40" CYP D FAIR	
1966	2272922.3303'	300181.2950'	LAO	24	D	FAIR	24" LAO D FAIR	
1967	2272915.7122'	300183.1969'	LO	27	A	GOOD	27" LO A GOOD	
1968	2272885.4359'	300138.6977'	WATO	24	D	FAIR	24" WATO D FAIR	
1969	2272908.8825'	300098.0138'	LAO	31	D	POOR	31" LAO D POOR	
1970	2272829.0979'	299840.4803'	LO	44	A	GOOD	44" LO A GOOD	
1971	2272773.5028'	299804.1596'	MAG	24	B	GOOD	24" MAG B GOOD	
1972	2272700.9643'	299801.6661'	LO	30	B	GOOD	30" LO B GOOD	
1973	2272590.5559'	299858.4810'	CYP	41	C	FAIR	41" CYP C FAIR	
1974	2272631.0576'	299904.4878'	LAO	41	D	FAIR	41" LAO D FAIR	
1975	2272725.7551'	299693.5365'	LO	37	A	GOOD	37" LO A GOOD	
1976	2272755.2718'	299702.4490'	MAG	24	A	GOOD	24" MAG A GOOD	
1977	2273239.9797'	299760.3759'	POP	28	C	FAIR	28" POP C FAIR	
1978	2273236.8088'	299750.2133'	MAG	24	B	GOOD	24" MAG B GOOD	
1979	2273281.0885'	299748.5937'	MAG	25	B	GOOD	25" MAG B GOOD	
1980	2273326.6827'	299700.5869'	LO	24	A	GOOD	24" LO A GOOD	
1981	2273108.0217'	299601.3648'	MAG	25	A	GOOD	25" MAG A GOOD	
1982	2273030.9545'	299592.8319'	LAO	33	B	GOOD	33" LAO B GOOD	
1983	2272943.6241'	299469.3622'	MAG	26	C	FAIR	26" MAG C FAIR	
1984	2272822.5109'	299606.5679'	CHO	26	A	GOOD	26" CHO A GOOD	
1985	2272787.9609'	299658.4064'	LO	27	B	GOOD	27" LO B GOOD	
1986	2272857.1629'	299688.0490'	LO	33	B	GOOD	33" LO B GOOD	
1987	2272912.5892'	299670.0399'	CHO	25	B	GOOD	25" CHO B GOOD	
1988	2273035.3148'	299702.6987'	TREE	24	DEAD	DEAD	24" TREE DEAD	
1989	2273051.1582'	299717.3559'	RO	25	B	GOOD	25" RO B GOOD	
1990	2273045.0413'	299763.5150'	CHO	28	A	GOOD	28" CHO A GOOD	
1991	2273199.5346'	299559.2344'	CHO	32	B	GOOD	32" CHO B GOOD	
1992	2273189.0840'	299512.2505'	CHO	25	B	GOOD	25" CHO B GOOD	
1993	2273180.2076'	299494.1961'	LO	27	C	FAIR	27" LO C FAIR	
1994	2273077.7769'	299459.9637'	LO	33	A	GOOD	33" LO A GOOD	
1995	2273041.3854'	299445.3917'	CHO	24	C	FAIR	24" CHO C FAIR	
1996	2273016.7147'	299509.7298'	RO	29	B	GOOD	29" RO B GOOD	
1997	2273255.5447'	299499.2885'	CHO	24	A	GOOD	24" CHO A GOOD	
1998	2273362.7932'	299561.8817'	CHO	25	B	GOOD	25" CHO B GOOD	
1999	2273417.8365'	299559.2748'	HIC	27	D	FAIR	27" HIC D FAIR	
2000	2273439.2339'	299515.9658'	LO	26	B	GOOD	26" LO B GOOD	
2001	2273321.2341'	299385.9291'	LO	41	A	GOOD	41" LO A GOOD	
2002	2273233.9919'	299368.8681'	LAO	29	D	FAIR	29" LAO D FAIR	
2003	2273210.6877'	299428.7924'	WATO	24	D	FAIR	24" WATO D FAIR	
2004	2273069.1267'	299303.0958'	CHO	24	A	GOOD	24" CHO A GOOD	

2005	2273150.4682'	299252.3471'	LO	31	A	GOOD	31" LO A GOOD	
2006	2273173.0060'	299218.0349'	LAO	29	D	FAIR	29" LAO D FAIR	
2007	2273173.1418'	299336.7369'	BGUM	24	A	GOOD	24" BGUM A GOOD	
2008	2273428.3500'	299402.9880'	MAG	25	B	GOOD	25" MAG B GOOD	
2009	2273445.5292'	299309.0208'	WATO	35	D	FAIR	35" WATO D FAIR	
2010	2273400.1119'	299297.6490'	CHO	40	D	FAIR	40" CHO D FAIR	
2011	2273425.7999'	299254.1327'	LO	32	B	GOOD	32" LO B GOOD	
2012	2273265.9193'	299250.1035'	LAO	24	B	GOOD	24" LAO B GOOD	
2013	2273106.4344'	299119.6757'	LO	41	A	GOOD	41" LO A GOOD	
2014	2273118.3532'	299100.1698'	HIC	26	A	GOOD	26" HIC A GOOD	
2015	2273068.7311'	299110.8375'	CHO	25	A	GOOD	25" CHO A GOOD	
2016	2273057.1135'	299130.2506'	CHO	25	B	GOOD	25" CHO B GOOD	
2017	2273170.0550'	299064.1364'	POP	25	A	GOOD	25" POP A GOOD	
2018	2273519.0268'	299222.7488'	WHO	24	A	GOOD	24" WHO A GOOD	
2019	2273495.1971'	299210.7156'	HIC	25	A	GOOD	25" HIC A GOOD	
2020	2273401.3013'	299159.4303'	WATO	28	C	FAIR	28" WATO C FAIR	
2021	2273383.7364'	299047.8670'	LO	32	B	GOOD	32" LO B GOOD	
2022	2273382.5628'	299084.3324'	WATO	24	D	FAIR	24" WATO D FAIR	
2023	2273642.1425'	299144.7355'	LO	25	A	GOOD	25" LO A GOOD	
2024	2273571.3320'	299076.1877'	LO	28	B	GOOD	28" LO B GOOD	
2025	2273463.5607'	299011.6673'	WATO	27	D	FAIR	27" WATO 13+14 D	13+14
2026	2273440.1647'	298948.9442'	LO	26	C	FAIR	26" LO C FAIR	
2027	2273327.7559'	298910.5178'	LO	30	D	FAIR	30" LO D FAIR	
2028	2273634.3540'	299092.4806'	LO	27	D	FAIR	27" LO 13+14 D	13+14
2029	2273603.6379'	298921.1571'	BGUM	25	D	FAIR	25" BGUM D FAIR	
2030	2273407.4483'	298817.9915'	LO	31	B	GOOD	31" LO B GOOD	
2031	2273584.4547'	298798.1402'	MAG	31	D	FAIR	31" MAG 22+9 D	22+9
2032	2273641.2482'	298884.2796'	WATO	24	C	FAIR	24" WATO C FAIR	
2033	2273782.9688'	298916.2064'	WATO	28	D	POOR	28" WATO D POOR	
2034	2273700.8830'	298720.4719'	LAO	47	D	FAIR	47" LAO 19+19+9 D	19+19+9
2035	2273688.5745'	298728.9671'	MAG	25	D	FAIR	25" MAG D FAIR	
2036	2273841.2233'	298811.8993'	LO	28	B	GOOD	28" LO B GOOD	
2037	2273812.9724'	298862.2123'	HIC	27	A	GOOD	27" HIC A GOOD	
2039	2268187.2095'	302205.8327'	LO	41	B	GOOD	41" LO 22+19 B-GOOD	22+19
2040	2271968.1882'	305322.3201'	LO	26	A	GOOD	26" LO A-GOOD	
2041	2271810.4621'	305178.2024'	LAO	24	C		24" LAO	
2042	2271686.4338'	305156.0672'	LO	32	B		32" LO	
2045	2272401.4171'	305353.4194'	WATO	64	B	GOOD	32+16+16" WATO B-GOOD	
2047	2271771.1299'	305097.4530'	LO	25	C	FAIR	25" LO C-FAIR	
2048	2271717.0804'	305060.2893'	OAK	25	C	FAIR	25" OAK C-FAIR	
2049	2272159.1650'	305408.1450'	LO	14	C	FAIR	LO 14 C-FAIR	
2050	2271840.7835'	304922.6419'	LAO	24	C	FAIR	24" LAO C-FAIR	
2051	2272146.4600'	305332.8570'	Oak	7	C	FAIR	OAK 7 C-FAIR	
2052	2272155.1500'	305341.6810'	Oak	12	C	FAIR	OAK 12 9+3 C-FAIR	9+3
2053	2272141.2262'	305033.6541'	WATO	24	D	FAIR	24+14+10" WATO D-FAIR	
2054	2272170.7310'	305334.3210'	Oak	10	C		OAK 10	
2055	2272172.4710'	305365.3150'	PN	10	C		PN 10	
2056	2272378.6377'	305051.1530'	WATO	25	C	FAIR	25+15+10" WATO C-FAIR	
2058	2272132.3455'	305094.1963'	LAO	24	D	FAIR	24+19+5" LAO D-FAIR	
2062	2272432.3849'	305182.5680'	LO	31	B	GOOD	31" LO 16+15 B-GOOD	16+15
2063	2272372.0819'	305263.2147'	LAO	25	C	GOOD	25+14+11" LAO C-GOOD	
2064	2272414.9053'	305277.0158'	LO	57	B	GOOD	15+14+14+14" LO B-GOOD	
2065	2272513.4471'	305327.7074'	LO	60	B	GOOD	20+19+21" LO B-GOOD	
2066	2272192.2450'	305366.5760'	OAK	19	C		OAK 19	
2067	2272183.5656'	305424.5530'	LO	35	C	FAIR	35+18+17" LO C-FAIR	
2068	2272230.8248'	305412.6619'	OAK	28	C		28+19+9" OAK	
2069	2272560.8645'	305300.7306'	LO	36	A	GOOD	36" LO A-GOOD	
2070	2272592.0196'	305300.4702'	LO	46	C	FAIR	46" LO C-FAIR	
2071	2272686.8194'	305290.0078'	LO	30	A	GOOD	30" LO A-GOOD	
2072	2272724.0627'	305197.1574'	LO	28	A	GOOD	28" LO A-GOOD	
2073	2272690.8576'	305175.0443'	LO	32	B	GOOD	32" LO B-GOOD	
2074	2272654.8870'	305123.6136'	LAO	26	C	FAIR	26+14+12" LAO C-FAIR	
2076	2272215.6400'	305361.6820'	OAK	16	C		OAK 16	
2077	2272226.6040'	305370.4220'	OAK	6	C	FAIR	OAK 6 C-FAIR	
2078	2272171.0030'	305399.8310'	OAK	10	C	FAIR	OAK 10 C-FAIR	
2079	2272170.0320'	305409.7290'	OAK	9	C	FAIR	OAK 9 C-FAIR	
2080	2272169.3750'	305411.2910'	OAK	9	C	FAIR	OAK 9 C-FAIR	
2081	2272208.3520'	305409.6990'	OAK	9	C	FAIR	OAK 9 C-FAIR	
2082	2272203.3300'	305406.7630'	OAK	13	C	FAIR	OAK 13 C-FAIR	
2083	2272215.8300'	305400.4030'	PN	11	C	FAIR	PN 11 C-FAIR	
2084	2272214.9330'	305389.9320'	OAK	8	C	FAIR	OAK 8 C-FAIR	
2085	2272205.2000'	305391.6520'	OAK	12	C	FAIR	OAK 12 C-FAIR	
2087	2272273.1930'	305395.2530'	OAK	12	C	FAIR	OAK 12 C-FAIR	
2088	2272279.1100'	305401.5520'	OAK	15	C	FAIR	OAK 15 C-FAIR	
2089	2272278.6110'	305405.1070'	OAK	16	C	FAIR	OAK 16 C-FAIR	

2090	2272294.9100'	305409.5090'	PN	15	C	FAIR	PN 15 C-FAIR	
2091	2272311.7010'	305411.8740'	OAK	9	C	FAIR	OAK 9 C-FAIR	
2092	2272318.8760'	305414.9200'	PN	12	C	FAIR	PN 12 C-FAIR	
2093	2272320.8950'	305419.3850'	OAK	8	C	FAIR	OAK 8 C-FAIR	
2094	2271963.5600'	305215.1610'	PN	10	C	FAIR	PN 10 C-FAIR	
2095	2272148.6590'	305399.8180'	GUM	16	C	GOOD	GUM 16 C-GOOD	
2096	2272147.1150'	305354.7530'	OAK	15	C	FAIR	OAK 15 C-FAIR	
2099	2272222.5740'	305445.5430'	OAK	20	C		20+14+6" OAK	
2100	2272236.3170'	305452.7330'	OAK	16	C		16" OAK	
5000	2272897.7200'	305178.8900'	LO	32	C	FAIR	32" LO 11+21 C-FAIR	11+21
5001	2272956.3600'	305138.8800'	MAG	42	C	FAIR	42" MAG 9+13+20 C-FAIR	9+13+20
5006	2272851.1700'	304534.3400'	RO	24	D	FAIR	24" RO D-FAIR	
5008	2272639.0900'	304463.5700'	RO	24	B	GOOD	24" RO B-GOOD	
5012	2272655.8400'	304480.2700'	GUM	24	DEAD	DEAD	24" GUM E-DEAD	
5013	2272658.4100'	304518.8200'	LO	32	B	GOOD	32" LO B-GOOD	
5014	2272512.0000'	304393.4200'	LO	26	B	GOOD	26" LO B-GOOD	
5015	2274275.7500'	304620.0500'	GUM	27	B	GOOD	27" GUM B-GOOD	
5263	2271940.9200'	305231.0400'	WATO	7	D	POOR	7" WATO D-POOR	
5264	2271940.8100'	305236.9800'	WATO	10	C	FAIR	10" WATO 6+4 C-FAIR	6+4
5265	2271916.1600'	305210.9700'	PN	12	B	GOOD	12" PN B-GOOD	
5267	2271909.8000'	305208.8200'	PN	14	B	GOOD	14" PN B-GOOD	
5268	2271915.3400'	305224.6100'	PN	14	C	GOOD	14" PN C-GOOD	
5270	2271916.9800'	305231.0600'	LAO	13	C	FAIR	13" LAO C-FAIR	
5271	2271888.0200'	305200.4200'	WATO	6	C	FAIR	6" WATO C-FAIR	
5272	2271875.1500'	305218.0200'	TREE	10	DEAD	DEAD	10" TREE E-DEAD	
5273	2271860.3500'	305211.2500'	LAO	19	C	FAIR	19" LAO C-FAIR	
5274	2271859.9200'	305201.2900'	TREE	10	DEAD	DEAD	10" TREE 5+5 E-DEAD	5+5
5275	2271902.5100'	305185.5600'	LAO	10	B	GOOD	10" LAO B-GOOD	
5276	2271908.7200'	305183.9100'	GUM	6	C	FAIR	6" GUM C-FAIR	
5277	2271862.2100'	305169.4100'	WATO	8	C	FAIR	8" WATO C-FAIR	
5278	2271852.2200'	305170.3400'	PN	13	B	GOOD	13" PN B-GOOD	
5279	2271863.7900'	305160.4900'	LAO	20	C	FAIR	20" LAO 11+9 C-FAIR	11+9
5280	2271843.8500'	305148.5600'	LAO	8	C	FAIR	8" LAO C-FAIR	
5281	2271833.6300'	305145.5400'	GUM	11	C	FAIR	11" GUM C-FAIR	
5282	2271818.4000'	305149.6900'	LAO	11	C	FAIR	11" LAO C-FAIR	
5283	2271810.0300'	305150.7200'	LAO	6	C	FAIR	6" LAO C-FAIR	
5284	2271791.3400'	305141.7500'	LAO	8	C	FAIR	8" LAO C-FAIR	
5285	2271796.4800'	305133.1100'	LAO	15	C	FAIR	15" LAO C-FAIR	
5286	2271779.6600'	305116.6700'	LAO	13	C	FAIR	13" LAO C-FAIR	
5287	2271758.4200'	305111.6200'	TREE	14	DEAD	DEAD	14" TREE E-DEAD	
5289	2271738.6700'	305108.6600'	LAO	17	C	FAIR	17" LAO C-FAIR	
5290	2271739.3500'	305101.3900'	LAO	8	C	FAIR	8" LAO C-FAIR	
5291	2271738.7300'	305094.5100'	LAO	14	C	FAIR	14" LAO C-FAIR	
5293	2271730.1600'	305105.9300'	LAO	11	C	FAIR	11" LAO C-FAIR	
5294	2271732.1400'	305093.3700'	LAO	10	C	FAIR	10" LAO C-FAIR	
5295	2271729.6400'	305081.0700'	LAO	10	C	FAIR	10" LAO C-FAIR	
5296	2271721.6900'	305085.4500'	LAO	9	C	FAIR	9" LAO C-FAIR	
5297	2271705.7500'	305090.8000'	LAO	7	C	FAIR	7" LAO C-FAIR	
5298	2271706.3400'	305072.2800'	LAO	9	C	FAIR	9" LAO C-FAIR	
5299	2271706.7000'	305102.8600'	PN	24	A	GOOD	24" PN A-GOOD	
5300	2271689.2500'	305097.7000'	WATO	10	C	FAIR	10" WATO C-FAIR	
5301	2271683.5600'	305063.3800'	WATO	10	C	FAIR	10" WATO C-FAIR	
5302	2271669.4200'	305069.8800'	GUM	12	C	FAIR	12" GUM C-FAIR	
5303	2271660.2700'	305085.9400'	GUM	14	B	GOOD	14" GUM B-GOOD	
5304	2271665.9800'	305089.4300'	MAP	9	C	FAIR	9" MAP C-FAIR	
5306	2271661.6500'	305093.9400'	GUM	6	C	FAIR	6" GUM C-FAIR	
5307	2271652.0600'	305098.3300'	GUM	6	C	FAIR	6" GUM C-FAIR	
5308	2271637.7200'	305079.3500'	LAO	6	C	FAIR	6" LAO C-FAIR	
5309	2271627.6800'	305097.4400'	LAO	7	C	FAIR	7" LAO C-FAIR	
5311	2271610.4700'	305056.6700'	LAO	6	D	POOR	6" LAO D-POOR	
5312	2271632.4100'	305043.8400'	TREE	14	DEAD	DEAD	14" TREE E-DEAD	
5314	2271607.0500'	305029.2200'	LAO	10	C	FAIR	10" LAO C-FAIR	
5315	2271616.0300'	305021.4200'	LAO	11	C	FAIR	11" LAO C-FAIR	
5316	2271591.6300'	305030.1200'	LAO	6	C	FAIR	6" LAO C-FAIR	
5318	2271590.1600'	305032.6700'	LAO	16	C	FAIR	16" LAO C-FAIR	
5319	2271593.8000'	305036.4900'	LAO	10	C	FAIR	10" LAO C-FAIR	
5320	2271592.8700'	305017.0700'	LAO	21	B	GOOD	21" LAO B-GOOD	
5321	2271575.9300'	305027.9600'	LAO	13	C	FAIR	13" LAO C-FAIR	
5323	2271565.8100'	305020.5700'	LAO	14	C	FAIR	14" LAO C-FAIR	
5324	2271549.3000'	305021.1600'	LAO	6	D	POOR	6" LAO D-POOR	
5327	2271544.7900'	304992.0300'	PN	6	C	FAIR	6" PN C-FAIR	
5329	2271488.6300'	304988.9700'	PN	16	B	GOOD	16" PN B-GOOD	
5330	2271477.6900'	304984.3200'	LAO	11	C	FAIR	11" LAO C-FAIR	
5332	2271473.1300'	304979.8900'	LAO	11	C	FAIR	11" LAO C-FAIR	
5334	2271458.8700'	304999.0900'	LAO	20	B	GOOD	20" LAO B-GOOD	

5335	2271465.3400'	304996.1600'	TREE	6	DEAD	DEAD	6" TREE E-DEAD	
5336	2271451.2100'	304983.3500'	TREE	21	DEAD	DEAD	21" TREE E-DEAD	
5337	2271448.2200'	304981.8000'	TREE	10	DEAD	DEAD	10" TREE E-DEAD	
5338	2271436.6400'	304980.1000'	LAO	23	B	GOOD	23" LAO B-GOOD	
5339	2271437.4400'	304975.0100'	LAO	20	D	POOR	20" LAO D-POOR	
5340	2271435.5500'	304940.3300'	LAO	12	C	FAIR	12" LAO C-FAIR	
5341	2271421.8200'	304939.9300'	PN	7	C	FAIR	7" PN C-FAIR	
5343	2271421.8100'	304931.6600'	PN	12	C	FAIR	12" PN C-FAIR	
5345	2271419.9000'	304952.5100'	LAO	19	B	GOOD	19" LAO B-GOOD	
5346	2271405.6400'	304958.9400'	LAO	6	D	POOR	6" LAO D-POOR	
5347	2271404.6500'	304951.9500'	LAO	21	C	FAIR	21" LAO C-FAIR	
5348	2271400.7600'	304925.7100'	PN	18	A	GOOD	18" PN A-GOOD	
5349	2271401.4000'	304927.9000'	PN	16	B	GOOD	16" PN B-GOOD	
5354	2271393.1500'	304921.8900'	PN	9	C	FAIR	9" PN C-FAIR	
5355	2271384.5200'	304923.5000'	PN	19	A	GOOD	19" PN A-GOOD	
5359	2271370.5100'	304912.1800'	LAO	9	C	FAIR	9" LAO C-FAIR	
5360	2271368.0400'	304914.3500'	PN	16	C	FAIR	16" PN C-FAIR	
5361	2271357.5500'	304902.1900'	PN	17	B	GOOD	17" PN B-GOOD	
5362	2271369.3200'	304898.4300'	PN	10	C	FAIR	10" PN C-FAIR	
5363	2271356.4800'	304905.0900'	PN	14	B	GOOD	14" PN B-GOOD	
5364	2271342.5700'	304912.1300'	LAO	18	C	FAIR	18" LAO C-FAIR	
5368	2271333.3100'	304916.7200'	LAO	14	D	POOR	14" LAO D-POOR	
5369	2271338.7400'	304919.9600'	LAO	19	C	FAIR	19" LAO C-FAIR	
5370	2271342.5800'	304928.1300'	WATO	14	C	FAIR	14" WATO C-FAIR	
5371	2271341.9700'	304940.3700'	LAO	7	D	POOR	7" LAO D-POOR	
5372	2271352.7600'	304930.5100'	LAO	6	D	POOR	6" LAO D-POOR	
5373	2271354.8300'	304938.1700'	LAO	6	D	POOR	6" LAO D-POOR	
5374	2271349.7600'	304949.6000'	WATO	12	C	FAIR	12" WATO C-FAIR	
5375	2271331.1300'	304953.2500'	LO	54	A	GOOD	54" LO A-GOOD	
5377	2271753.8700'	305188.0700'	GUM	15	B	GOOD	15" GUM B-GOOD	
5378	2271755.7600'	305190.9300'	GUM	6	C	FAIR	6" GUM C-FAIR	
5379	2271771.4100'	305191.9200'	WATO	15	C	FAIR	15" WATO C-FAIR	
5381	2271768.1100'	305176.9100'	GUM	7	C	FAIR	7" GUM C-FAIR	
5382	2271771.7600'	305163.8600'	LAO	18	B	GOOD	18" LAO B-GOOD	
5384	2271779.6000'	305156.0800'	LAO	15	C	FAIR	15" LAO C-FAIR	
5385	2271791.4900'	305173.0200'	LAO	14	D	POOR	14" LAO D-POOR	
5386	2271804.6100'	305179.8000'	LAO	22	B	GOOD	22" LAO B-GOOD	
5387	2271777.3600'	305198.6100'	WATO	9	C	FAIR	9" WATO C-FAIR	
5388	2271784.4500'	305195.8000'	WATO	10	C	FAIR	10" WATO C-FAIR	
5389	2271787.5000'	305201.6600'	WATO	14	C	FAIR	14" WATO C-FAIR	
5391	2271796.2400'	305208.2500'	WATO	15	C	FAIR	15" WATO C-FAIR	
5392	2271802.2000'	305209.5100'	WATO	14	C	FAIR	14" WATO C-FAIR	
5393	2271816.3700'	305203.3100'	LAO	13	C	FAIR	13" LAO C-FAIR	
5394	2271817.3000'	305191.6000'	PN	17	B	GOOD	17" PN B-GOOD	
5395	2271824.5600'	305187.8100'	LAO	13	C	FAIR	13" LAO C-FAIR	
5396	2271826.6200'	305193.8200'	LAO	14	C	FAIR	14" LAO C-FAIR	
5397	2271833.7700'	305175.3900'	LAO	10	C	FAIR	10" LAO C-FAIR	
5398	2271845.0900'	305206.3500'	LAO	10	C	FAIR	10" LAO C-FAIR	
5399	2271827.6400'	305217.8000'	GUM	16	C	FAIR	16" GUM 10+6 C-FAIR	10+6
5401	2271824.6800'	305218.9400'	GUM	8	C	FAIR	8" GUM C-FAIR	
5402	2271836.4500'	305231.0700'	GUM	6	C	FAIR	6" GUM C-FAIR	
5403	2271840.6300'	305234.1300'	PN	10	C	FAIR	10" PN C-FAIR	
5404	2271854.1800'	305220.4000'	WATO	11	C	FAIR	11" WATO C-FAIR	
5405	2271857.5900'	305223.3800'	PN	21	B	GOOD	21" PN B-GOOD	
5406	2271866.5700'	305234.0000'	WATO	7	D	POOR	7" WATO D-POOR	
5408	2271860.2500'	305246.6300'	GUM	7	C	FAIR	7" GUM C-FAIR	
5410	2271859.7300'	305241.0700'	WATO	18	C	FAIR	18" WATO C-FAIR	
5411	2271872.1500'	305252.1500'	WATO	11	C	FAIR	11" WATO C-FAIR	
5412	2271874.5800'	305253.3800'	GUM	11	C	FAIR	11" GUM C-FAIR	
5413	2271877.2700'	305249.0700'	WATO	12	C	FAIR	12" WATO C-FAIR	
5414	2271896.1400'	305259.0800'	LAO	15	B	GOOD	15" LAO B-GOOD	
5415	2271900.1900'	305267.4200'	GUM	6	C	FAIR	6" GUM C-FAIR	
5416	2271902.4300'	305265.3700'	PN	34	B	GOOD	34" PN B-GOOD	
5417	2271913.8300'	305275.6700'	WATO	17	D	POOR	17" WATO 10+7 D-POOR	10+7
5418	2271891.5400'	305255.5600'	LAO	6	C	FAIR	6" LAO C-FAIR	
5419	2271915.2300'	305262.4900'	WATO	14	C	FAIR	14" WATO C-FAIR	
5421	2271927.2900'	305266.8700'	WATO	10	C	FAIR	10" WATO C-FAIR	
5423	2268900.1600'	303256.0700'	GUM	37	C	FAIR	37" GUM 19+18 C-FAIR	19+18
5430	2268930.4600'	303256.3000'	LAO	7	C	FAIR	7" LAO C-FAIR	
5431	2268930.0900'	303251.3900'	LAO	7	C	FAIR	7" LAO C-FAIR	
5433	2268931.1300'	303251.2100'	LAO	10	C	FAIR	10" LAO C-FAIR	
5435	2268928.7000'	303245.7100'	LAO	17	C	FAIR	17" LAO C-FAIR	
5436	2268921.4400'	303240.9500'	PN	10	C	FAIR	10" PN C-FAIR	
5437	2268929.3200'	303227.7600'	PN	16	B	GOOD	16" PN B-GOOD	
5438	2268945.2700'	303217.8300'	PN	15	C	FAIR	15" PN C-FAIR	

5439	2268953.7700'	303215.5900'	PN	10	B	GOOD	10" PN B-GOOD	
5440	2268960.9600'	303210.1400'	GUM	6	C	FAIR	6" GUM C-FAIR	
5441	2268966.5200'	303209.0000'	GUM	8	B	GOOD	8" GUM B-GOOD	
5442	2268969.0300'	303203.6100'	PN	23	B	GOOD	23" PN B-GOOD	
5443	2268957.3800'	303194.1200'	PN	12	B	GOOD	12" PN B-GOOD	
5444	2268941.4900'	303208.7800'	PN	12	B	GOOD	12" PN B-GOOD	
5445	2268944.1700'	303203.5000'	PN	16	B	GOOD	16" PN B-GOOD	
5446	2268939.3000'	303202.0400'	PN	18	B	GOOD	18" PN B-GOOD	
5448	2268959.3100'	303194.0700'	GUM	6	C	FAIR	6" GUM C-FAIR	
5449	2268941.1300'	303179.2100'	PN	18	C	FAIR	18" PN C-FAIR	
5450	2268935.5500'	303182.3900'	GUM	8	B	GOOD	8" GUM B-GOOD	
5452	2268919.8000'	303186.8400'	PN	12	C	FAIR	12" PN C-FAIR	
5453	2268932.2500'	303171.6600'	PN	12	B	GOOD	12" PN B-GOOD	
5455	2268928.5600'	303167.9700'	PN	9	C	FAIR	9" PN C-FAIR	
5456	2268915.4800'	303184.3500'	PN	9	C	FAIR	9" PN C-FAIR	
5457	2268898.1600'	303148.7100'	GUM	24	C	FAIR	24" GUM 14+10 C-FAIR	14+10
5459	2268895.5100'	303143.3100'	GUM	10	C	FAIR	10" GUM C-FAIR	
5460	2268895.7200'	303132.0000'	WATO	10	C	FAIR	10" WATO C-FAIR	
5461	2268900.9500'	303132.3800'	WATO	17	C	FAIR	17" WATO C-FAIR	
5462	2268909.5400'	303124.3900'	GUM	7	C	FAIR	7" GUM C-FAIR	
5464	2268906.1500'	303125.9100'	GUM	30	D	POOR	30" GUM 17+13 D-POOR	17+13
5465	2268899.3100'	303115.8200'	WATO	8	C	FAIR	8" WATO C-FAIR	
5466	2268882.8400'	303111.5000'	WATO	18	C	FAIR	18" WATO C-FAIR	
5468	2268875.1800'	303123.5500'	GUM	12	C	FAIR	12" GUM C-FAIR	
5469	2268880.2700'	303144.3300'	GUM	10	C	FAIR	10" GUM C-FAIR	
5470	2268878.1500'	303144.2000'	GUM	15	B	GOOD	15" GUM B-GOOD	
5471	2268875.7400'	303145.2600'	WATO	6	C	FAIR	6" WATO C-FAIR	
5472	2268865.6500'	303097.8700'	GUM	6	C	FAIR	6" GUM C-FAIR	
5474	2268877.1200'	303091.1100'	WATO	6	C	FAIR	6" WATO C-FAIR	
5475	2268863.9600'	303066.8200'	WATO	7	B	GOOD	7" WATO B-GOOD	
5476	2268863.8400'	303061.7700'	LAO	7	C	FAIR	7" LAO C-FAIR	
5477	2268852.2100'	303067.3300'	LAO	7	C	FAIR	7" LAO C-FAIR	
5478	2268854.5000'	303083.8800'	PN	14	B	GOOD	14" PN B-GOOD	
5479	2268843.5300'	303069.9300'	HIC	9	C	FAIR	9" HIC C-FAIR	
5480	2268854.2400'	303049.9300'	LAO	10	C	FAIR	10" LAO C-FAIR	
5481	2268843.6900'	303048.8400'	LAO	14	C	GOOD	14" LAO C-GOOD	
5482	2268839.0100'	303057.4200'	LAO	11	C	FAIR	11" LAO C-FAIR	
5483	2268827.1400'	303044.9200'	WATO	19	C	FAIR	19" WATO C-FAIR	
5484	2268820.9300'	303030.8200'	GUM	6	C	FAIR	6" GUM C-FAIR	
5485	2268830.8000'	303022.4600'	LAO	9	C	FAIR	9" LAO C-FAIR	
5486	2268798.3400'	302980.5400'	GUM	23	B	GOOD	23" GUM B-GOOD	
5487	2268783.4700'	302972.0600'	GUM	15	C	FAIR	15" GUM C-FAIR	
5488	2268780.5100'	302964.8900'	LO	13	DEAD	DEAD	13" LO E-DEAD	
5489	2268774.7200'	302963.5000'	MAP	12	B	GOOD	12" MAP B-GOOD	
5490	2268761.4800'	302976.6300'	GUM	11	C	FAIR	11" GUM C-FAIR	
5491	2268756.2700'	302975.8000'	MAP	10	C	FAIR	10" MAP C-FAIR	
5492	2268765.2100'	302959.8500'	GUM	6	C	FAIR	6" GUM C-FAIR	
5493	2268751.6200'	302951.0200'	GUM	11	C	FAIR	11" GUM C-FAIR	
5494	2268742.2000'	302953.3000'	GUM	8	C	FAIR	8" GUM C-FAIR	
5495	2268741.8300'	302959.7600'	GUM	9	B	GOOD	9" GUM B-GOOD	
5496	2268745.5100'	302953.2600'	GUM	6	C	FAIR	6" GUM C-FAIR	
5499	2268748.6400'	302951.8300'	GUM	6	D	POOR	6" GUM D-POOR	
5500	2268758.1000'	302942.8200'	GUM	8	C	FAIR	8" GUM C-FAIR	
5506	2268748.9800'	302934.8800'	PN	15	C	FAIR	15" PN C-FAIR	
5507	2268753.5400'	302934.6900'	PN	8	DEAD	DEAD	8" PN E-DEAD	
5508	2268739.2800'	302946.4600'	GUM	7	C	FAIR	7" GUM C-FAIR	
5509	2268728.8000'	302974.4400'	GUM	17	C	FAIR	17" GUM C-FAIR	
5510	2268721.6600'	302975.4100'	GUM	33	C	FAIR	33" GUM 17+16 C-FAIR	17+16
5511	2268733.3900'	302987.4500'	GUM	7	C	FAIR	7" GUM C-FAIR	
5512	2268735.3000'	302996.6300'	GUM	11	C	FAIR	11" GUM C-FAIR	
5513	2268741.2600'	303007.4600'	GUM	44	C	FAIR	44" GUM C-FAIR	
5514	2268749.0800'	302978.1100'	MAP	18	C	FAIR	18" MAP C-FAIR	
5515	2268769.4000'	302992.1600'	LAO	7	C	FAIR	7" LAO C-FAIR	
5516	2268766.5600'	302993.5700'	GUM	15	C	FAIR	15" GUM C-FAIR	
5517	2268765.4200'	303006.9000'	GUM	11	C	FAIR	11" GUM C-FAIR	
5518	2268758.5100'	303009.0300'	WATO	7	C	FAIR	7" WATO C-FAIR	
5522	2268744.3700'	303017.7400'	GUM	18	C	FAIR	18" GUM C-FAIR	
5523	2268761.6300'	303007.7600'	GUM	8	C	FAIR	8" GUM C-FAIR	
5524	2268764.2900'	303033.5700'	GUM	8	C	FAIR	8" GUM C-FAIR	
5526	2268765.9400'	303033.9700'	LAO	6	C	FAIR	6" LAO C-FAIR	
5527	2268763.3900'	303046.8400'	GUM	12	C	FAIR	12" GUM C-FAIR	
5528	2268781.1300'	303056.4500'	GUM	17	C	FAIR	17" GUM C-FAIR	
5529	2268790.6000'	303053.7600'	LAO	6	C	FAIR	6" LAO C-FAIR	
5530	2268795.8100'	303061.4700'	PN	12	B	GOOD	12" PN B-GOOD	
5531	2271367.3700'	304948.9900'	TREE	15	DEAD	DEAD	15" TREE E-DEAD	

5532	2271364.1200'	304942.6800'	LAO	21	B	GOOD	21" LAO B-GOOD	
5534	2271368.3800'	304945.5900'	LAO	6	C	FAIR	6" LAO C-FAIR	
5535	2271374.6800'	304941.1700'	LAO	16	C	FAIR	16" LAO C-FAIR	
5537	2271375.7400'	304951.0100'	LAO	20	C	FAIR	20" LAO C-FAIR	
5538	2271385.9200'	304945.5500'	LAO	17	C	FAIR	17" LAO C-FAIR	
5540	2271376.1000'	304955.8400'	LAO	11	C	FAIR	11" LAO 6+5 C-FAIR	6+5
5541	2271394.0900'	304996.0500'	LO	47	A	GOOD	47" LO A-GOOD	
5542	2271399.9100'	304997.3900'	LO	65	A	GOOD	65" LO A-GOOD	
5543	2271426.8400'	305006.0900'	LO	28	A	GOOD	28" LO A-GOOD	
5544	2271492.9800'	305049.8700'	LO	33	B	GOOD	33" LO B-GOOD	
5545	2271480.0400'	305032.3300'	HIC	7	C	FAIR	7" HIC C-FAIR	
5546	2271482.3500'	305012.2900'	LAO	6	D	POOR	6" LAO D-POOR	
5547	2271601.4600'	305112.0600'	LO	37	B	GOOD	37" LO B-GOOD	
5548	2271611.7600'	305071.0300'	LO	17	B	GOOD	17" LO B-GOOD	
5549	2271591.0000'	305067.3500'	LAO	21	B	GOOD	21" LAO B-GOOD	
5550	2271645.1400'	305113.2600'	LAO	11	C	FAIR	11" LAO C-FAIR	
5551	2271644.1800'	305117.2800'	LAO	16	C	FAIR	16" LAO C-FAIR	
5552	2271642.6200'	305123.5200'	WATO	6	D	POOR	6" WATO D-POOR	
5553	2271650.6800'	305123.1000'	GUM	6	C	FAIR	6" GUM C-FAIR	
5554	2271656.7800'	305109.8100'	WATO	12	C	FAIR	12" WATO C-FAIR	
5555	2271658.7200'	305140.8800'	WATO	8	C	FAIR	8" WATO C-FAIR	
5556	2271675.0400'	305143.5700'	MAP	11	B	GOOD	11" MAP B-GOOD	
5557	2271675.0600'	305140.4200'	LAO	15	B	GOOD	15" LAO B-GOOD	
5558	2271725.9500'	305164.8300'	GUM	18	B	GOOD	18" GUM B-GOOD	
5559	2271735.6800'	305155.2700'	LAO	15	C	FAIR	15" LAO C-FAIR	
5560	2271718.6300'	305163.2500'	WATO	21	C	FAIR	21" WATO C-FAIR	
5561	2271694.5400'	305130.5600'	GUM	26	C	FAIR	26" GUM C-FAIR	
5562	2271703.2000'	305122.8900'	LAO	13	C	FAIR	13" LAO C-FAIR	
5563	2271717.0900'	305128.7100'	LAO	14	C	FAIR	14" LAO C-FAIR	
5564	2271742.6100'	305160.4300'	LAO	7	C	FAIR	7" LAO C-FAIR	
5565	2271738.0200'	305174.6600'	GUM	10	C	FAIR	10" GUM C-FAIR	
5566	2271750.9100'	305179.5300'	WATO	9	C	FAIR	9" WATO C-FAIR	
5567	2268785.8400'	303071.2500'	GUM	22	B	GOOD	22" GUM B-GOOD	
5568	2268777.5500'	303076.9500'	GUM	12	C	FAIR	12" GUM 8+4 C-FAIR	8+4
5569	2268811.7500'	303087.2300'	LAO	20	C	FAIR	20" LAO C-FAIR	
5570	2268812.4600'	303080.6600'	GUM	8	B	GOOD	8" GUM B-GOOD	
5571	2268839.5600'	303094.1600'	PN	17	B	GOOD	17" PN B-GOOD	
5572	2268832.3800'	303095.3500'	PN	9	B	GOOD	9" PN B-GOOD	
5573	2268826.4100'	303096.4200'	PN	16	B	GOOD	16" PN B-GOOD	
5574	2268855.9300'	303148.7100'	GUM	15	B	GOOD	15" GUM B-GOOD	
5575	2268859.9100'	303152.1500'	WATO	9	C	FAIR	9" WATO C-FAIR	
5576	2268853.4300'	303153.3500'	GUM	7	C	FAIR	7" GUM C-FAIR	
5577	2268848.0600'	303167.3300'	WATO	9	C	FAIR	9" WATO C-FAIR	
5578	2268848.6700'	303174.3900'	LAO	11	C	FAIR	11" LAO C-FAIR	
5579	2268851.8100'	303174.2000'	GUM	18	C	FAIR	18" GUM C-FAIR	
5580	2268854.2900'	303175.9500'	GUM	14	C	FAIR	14" GUM C-FAIR	
5581	2268856.8500'	303179.4900'	WATO	10	C	FAIR	10" WATO C-FAIR	
5582	2268866.5900'	303187.2500'	WATO	7	C	FAIR	7" WATO C-FAIR	
5583	2268873.6300'	303195.8000'	GUM	27	C	FAIR	27" GUM 20+7 C-FAIR	20+7
5585	2268872.8200'	303204.6300'	WATO	9	D	POOR	9" WATO D-POOR	
5587	2268871.8700'	303209.9600'	WATO	14	C	FAIR	14" WATO C-FAIR	
5588	2268881.8800'	303228.6300'	WATO	9	C	FAIR	9" WATO C-FAIR	
5589	2268898.6800'	303201.7300'	LAO	6	C	FAIR	6" LAO C-FAIR	
5590	2268892.6000'	303193.0300'	PN	26	B	GOOD	26" PN B-GOOD	
5591	2268891.9700'	303176.7200'	PN	20	B	GOOD	20" PN B-GOOD	
5592	2268887.6600'	303176.6200'	PN	22	B	GOOD	22" PN B-GOOD	
5593	2268879.6900'	303172.5300'	WHO	8	B	GOOD	8" WHO B-GOOD	
5594	2268713.2500'	302954.8800'	GUM	21	C	FAIR	21" GUM C-FAIR	
5596	2268714.8000'	302947.9300'	GUM	6	C	FAIR	6" GUM C-FAIR	
5597	2268731.4000'	302907.8800'	PN	6	C	GOOD	6" PN C-GOOD	
5598	2268724.4400'	302923.3700'	GUM	6	C	FAIR	6" GUM C-FAIR	
5600	2268718.0100'	302922.2200'	MAP	11	C	FAIR	11" MAP 4+4+3 C-FAIR	4+4+3
5601	2268714.2400'	302915.5400'	PN	31	C	FAIR	31" PN 18+13 C-FAIR	18+13
5602	2268720.2300'	302895.7100'	PN	6	C	FAIR	6" PN C-FAIR	
5603	2268706.6700'	302899.9400'	LAO	8	C	FAIR	8" LAO C-FAIR	
5604	2268703.2500'	302902.0500'	PN	24	C	FAIR	24" PN C-FAIR	
5605	2268677.4900'	302905.2300'	GUM	8	C	FAIR	8" GUM C-FAIR	
5606	2268670.2800'	302917.6900'	GUM	28	B	GOOD	28" GUM B-GOOD	
5607	2268680.9900'	302899.0900'	LAO	7	C	FAIR	7" LAO C-FAIR	
5608	2268692.9900'	302893.1500'	PN	7	C	FAIR	7" PN C-FAIR	
5609	2268689.2100'	302878.4400'	PN	21	B	GOOD	21" PN B-GOOD	
5610	2268689.9100'	302877.3000'	LAO	7	C	FAIR	7" LAO C-FAIR	
5611	2268677.6900'	302870.9300'	LAO	8	C	FAIR	8" LAO C-FAIR	
5612	2268678.0500'	302868.7000'	PN	19	B	GOOD	19" PN B-GOOD	
5613	2268670.2600'	302874.2400'	LAO	8	C	FAIR	8" LAO C-FAIR	

5614	2268641.1000'	302878.7500'	PM	15	C	FAIR	15" PM C-FAIR	
5616	2268640.1300'	302874.6400'	LAO	8	C	FAIR	8" LAO C-FAIR	
5617	2268650.4700'	302875.1600'	ELM	7	C	FAIR	7" ELM C-FAIR	
5618	2268649.9900'	302864.7400'	LAO	16	C	FAIR	16" LAO C-FAIR	
5619	2268671.7500'	302850.5300'	LAO	26	B	GOOD	26" LAO 20+6 B-GOOD	20+6
5620	2268666.0000'	302839.3000'	LO	7	C	FAIR	7" LO C-FAIR	
5621	2268648.6100'	302839.1400'	LAO	19	C	FAIR	19" LAO C-FAIR	
5622	2268639.8500'	302849.5500'	LAO	16	C	FAIR	16" LAO C-FAIR	
5623	2268640.2000'	302811.4100'	LAO	14	C	FAIR	14" LAO C-FAIR	
5624	2268643.1400'	302801.0500'	LAO	15	C	FAIR	15" LAO C-FAIR	
5625	2268633.2300'	302788.3600'	LAO	10	C	FAIR	10" LAO C-FAIR	
5626	2268620.1900'	302792.4200'	LAO	19	C	FAIR	19" LAO C-FAIR	
5627	2268604.1100'	302788.7100'	LAO	13	C	FAIR	13" LAO C-FAIR	
5628	2268615.4900'	302768.3500'	LAO	9	C	FAIR	9" LAO C-FAIR	
5629	2268608.1000'	302761.4500'	LAO	8	C	FAIR	8" LAO C-FAIR	
5630	2268598.9100'	302757.4800'	LAO	16	C	FAIR	16" LAO C-FAIR	
5631	2268597.3000'	302772.3200'	LAO	19	C	FAIR	19" LAO C-FAIR	
5632	2268593.4200'	302772.3900'	LAO	19	C	FAIR	19" LAO C-FAIR	
5633	2268586.5000'	302758.7200'	LAO	12	C	FAIR	12" LAO C-FAIR	
5635	2268584.7700'	302759.6100'	WATO	9	C	FAIR	9" WATO C-FAIR	
5636	2268583.7200'	302753.9000'	LAO	24	C	FAIR	24" LAO C-FAIR	
5637	2268564.5100'	302761.8900'	LAO	12	C	FAIR	12" LAO C-FAIR	
5638	2268562.7200'	302759.7000'	LAO	10	C	FAIR	10" LAO C-FAIR	
5639	2268554.6800'	302744.2500'	LAO	18	C	FAIR	18" LAO C-FAIR	
5640	2268594.4100'	302737.4200'	LAO	9	D	POOR	9" LAO D-POOR	
5641	2268571.8600'	302730.5900'	LAO	27	C	FAIR	27" LAO C-FAIR	
5642	2268567.9600'	302729.8500'	GUM	12	C	FAIR	12" GUM C-FAIR	
5643	2268565.2500'	302714.8300'	LAO	13	C	FAIR	13" LAO C-FAIR	
5644	2268544.0000'	302682.3100'	GUM	18	C	FAIR	18" GUM C-FAIR	
5645	2268533.7200'	302677.0700'	WATO	10	D	POOR	10" WATO D-POOR	
5646	2268537.5300'	302674.7100'	WATO	17	C	FAIR	17" WATO C-FAIR	
5647	2268533.0600'	302650.3600'	GUM	7	C	FAIR	7" GUM C-FAIR	
5649	2268498.7700'	302659.6800'	GUM	9	C	FAIR	9" GUM C-FAIR	
5650	2268498.2900'	302647.7900'	ELM	8	C	FAIR	8" ELM C-FAIR	
5651	2268507.2200'	302633.1800'	WATO	14	C	FAIR	14" WATO C-FAIR	
5652	2268489.2700'	302646.9500'	GUM	6	C	FAIR	6" GUM C-FAIR	
5653	2268504.2000'	302626.7700'	LAO	10	C	FAIR	10" LAO C-FAIR	
5654	2268475.3000'	302620.6600'	LAO	13	C	FAIR	13" LAO C-FAIR	
5655	2268467.2100'	302622.8500'	LAO	26	C	FAIR	26" LAO C-FAIR	
5656	2268477.6000'	302603.4100'	LAO	22	C	FAIR	22" LAO C-FAIR	
5657	2268467.6800'	302591.3400'	WATO	11	C	FAIR	11" WATO C-FAIR	
5658	2268450.5200'	302585.4600'	WATO	11	C	FAIR	11" WATO C-FAIR	
5659	2268445.5600'	302599.9200'	GUM	12	C	FAIR	12" GUM C-FAIR	
5660	2268443.9200'	302587.9100'	GUM	13	B	GOOD	13" GUM B-GOOD	
5661	2268441.9800'	302581.3900'	GUM	15	C	FAIR	15" GUM C-FAIR	
5662	2268451.5400'	302576.0100'	LO	6	B	GOOD	6" LO B-GOOD	
5663	2268450.4700'	302570.0800'	LAO	22	C	FAIR	22" LAO C-FAIR	
5664	2268450.3800'	302561.5800'	LAO	8	D	POOR	8" LAO D-POOR	
5665	2268450.0000'	302556.7400'	GUM	6	C	FAIR	6" GUM C-FAIR	
5666	2268441.2200'	302557.0900'	LAO	18	C	FAIR	18" LAO C-FAIR	
5667	2268423.6700'	302545.6800'	WATO	6	C	FAIR	6" WATO C-FAIR	
5668	2268410.0000'	302535.1100'	WATO	6	C	FAIR	6" WATO C-FAIR	
5669	2268412.2300'	302518.6100'	LAO	21	C	FAIR	21" LAO C-FAIR	
5670	2268408.0500'	302515.4700'	LAO	6	C	FAIR	6" LAO C-FAIR	
5671	2268372.3800'	302451.1500'	PN	16	B	GOOD	16" PN B-GOOD	
5672	2268381.9200'	302455.0300'	LAO	18	C	FAIR	18" LAO 10+8 C-FAIR	10+8
5673	2268390.1100'	302452.5700'	LAO	6	C	FAIR	6" LAO C-FAIR	
5674	2268389.5300'	302449.5800'	LAO	8	C	FAIR	8" LAO C-FAIR	
5675	2268378.1200'	302441.8400'	LAO	11	B	GOOD	11" LAO B-GOOD	
5676	2268350.8300'	302423.0000'	LAO	18	C	FAIR	18" LAO C-FAIR	
5677	2268348.3900'	302412.9700'	LAO	10	C	FAIR	10" LAO C-FAIR	
5678	2268344.4700'	302401.3200'	LAO	19	C	FAIR	19" LAO C-FAIR	
5679	2268338.2600'	302397.9500'	PN	10	C	FAIR	10" PN C-FAIR	
5680	2268336.3900'	302412.4000'	LAO	18	C	FAIR	18" LAO C-FAIR	
5681	2268340.1200'	302416.6700'	LAO	9	D	POOR	9" LAO D-POOR	
5682	2268368.1400'	302411.7000'	LAO	12	C	FAIR	12" LAO C-FAIR	
5683	2268318.7000'	302367.6200'	WATO	22	C	FAIR	22" WATO C-FAIR	
5685	2268304.0400'	302367.2400'	GUM	13	C	FAIR	13" GUM C-FAIR	
5686	2268301.2000'	302373.1900'	GUM	15	C	FAIR	15" GUM C-FAIR	
5687	2268298.9700'	302372.7600'	LAO	9	C	FAIR	9" LAO C-FAIR	
5688	2268293.3100'	302363.3900'	GUM	10	C	FAIR	10" GUM C-FAIR	
5689	2268297.2200'	302360.5200'	GUM	15	C	FAIR	15" GUM C-FAIR	
5690	2268305.5400'	302344.5300'	LAO	9	C	FAIR	9" LAO C-FAIR	
5691	2268279.8300'	302331.8400'	LAO	24	B	FAIR	24" LAO B-FAIR	
5692	2268286.3000'	302306.2400'	LAO	15	B	GOOD	15" LAO B-GOOD	

5694	2268285.9800'	302304.0700'	LAO	13	C	FAIR	13" LAO C-FAIR	
5695	2268281.5500'	302310.0300'	LAO	6	C	FAIR	6" LAO C-FAIR	
5696	2268265.7100'	302321.5900'	CHR	15	D	POOR	15" CHR D-POOR	
5697	2268268.7300'	302309.5300'	LAO	9	C	FAIR	9" LAO C-FAIR	
5699	2268247.7300'	302304.0200'	GUM	9	C	FAIR	9" GUM C-FAIR	
5700	2268247.1700'	302301.4800'	LAO	17	C	FAIR	17" LAO C-FAIR	
5701	2268237.8200'	302289.5900'	LAO	10	D	POOR	10" LAO D-POOR	
5702	2268234.1600'	302279.3200'	LAO	19	C	FAIR	19" LAO C-FAIR	
5703	2268231.3900'	302280.5500'	LAO	9	C	FAIR	9" LAO C-FAIR	
5704	2268230.4500'	302277.3800'	LAO	11	D	POOR	11" LAO D-POOR	
5706	2268228.4300'	302276.2900'	LAO	7	C	FAIR	7" LAO C-FAIR	
5708	2268018.3000'	301897.9500'	LAO	14	C	FAIR	14" LAO C-FAIR	
5709	2268254.9100'	302264.0000'	LAO	12	C	FAIR	12" LAO C-FAIR	
5710	2268253.1000'	302262.8500'	LAO	7	C	FAIR	7" LAO C-FAIR	
5711	2268240.5300'	302262.8300'	LAO	11	C	FAIR	11" LAO C-FAIR	
5712	2268237.6900'	302255.3300'	LAO	17	C	FAIR	17" LAO C-FAIR	
5713	2268241.8300'	302255.8700'	LAO	7	C	FAIR	7" LAO C-FAIR	
5714	2268237.2200'	302249.8600'	LAO	22	C	FAIR	22" LAO 13+9 C-FAIR	13+9
5715	2268235.3200'	302239.5700'	LAO	15	B	GOOD	15" LAO B-GOOD	
5716	2268233.8200'	302238.3500'	LAO	6	D	POOR	6" LAO D-POOR	
5717	2268228.7000'	302236.1900'	CHR	7	C	FAIR	7" CHR C-FAIR	
5718	2268217.3300'	302242.0300'	LAO	15	C	FAIR	15" LAO C-FAIR	
5719	2268219.1300'	302219.4500'	LAO	15	C	FAIR	15" LAO C-FAIR	
5720	2268215.5200'	302219.9300'	LAO	12	C	FAIR	12" LAO C-FAIR	
5722	2268213.6200'	302223.1000'	LAO	17	C	FAIR	17" LAO C-FAIR	
5723	2268217.0700'	302211.8300'	LAO	16	C	FAIR	16" LAO C-FAIR	
5724	2268209.4200'	302216.4200'	LAO	12	C	FAIR	12" LAO C-FAIR	
5725	2268209.6500'	302199.9200'	LAO	6	C	FAIR	6" LAO C-FAIR	
5727	2268223.5300'	302199.8700'	LAO	6	C	FAIR	6" LAO C-FAIR	
5728	2268200.9800'	302193.2800'	LAO	10	C	FAIR	10" LAO C-FAIR	
5729	2268185.3600'	302194.1400'	GUM	24	C	FAIR	24" GUM 12+12 C-FAIR	12+12
5731	2268175.1900'	302189.5800'	WATO	14	C	FAIR	14" WATO C-FAIR	
5733	2268189.2800'	302181.0400'	LAO	8	B	GOOD	8" LAO B-GOOD	
5734	2268187.3700'	302179.2600'	LAO	18	C	FAIR	18" LAO C-FAIR	
5735	2268183.9700'	302171.8800'	LAO	10	C	FAIR	10" LAO C-FAIR	
5736	2268183.5600'	302168.5900'	LAO	25	C	FAIR	25" LAO 17+8 C-FAIR	17+8
5737	2268189.1500'	302161.0900'	LAO	8	C	FAIR	8" LAO C-FAIR	
5738	2268176.8300'	302152.4900'	LAO	11	C	FAIR	11" LAO C-FAIR	
5739	2268175.0200'	302149.4700'	LAO	17	C	FAIR	17" LAO C-FAIR	
5740	2268169.5900'	302143.2000'	LAO	18	C	FAIR	18" LAO C-FAIR	
5743	2268159.3400'	302128.2400'	GUM	15	DEAD	DEAD	15" GUM E-DEAD	
5745	2268158.7100'	302158.5600'	GUM	16	C	FAIR	16" GUM C-FAIR	
5746	2268158.4200'	302164.9000'	PN	22	C	FAIR	22" PN C-FAIR	
5747	2268150.0700'	302150.5300'	GUM	11	C	FAIR	11" GUM C-FAIR	
5748	2268147.6800'	302149.5900'	GUM	8	C	FAIR	8" GUM C-FAIR	
5749	2268146.9500'	302143.4400'	LAO	17	C	FAIR	17" LAO C-FAIR	
5750	2268150.7500'	302125.4700'	WATO	7	C	FAIR	7" WATO C-FAIR	
5752	2268152.7900'	302123.4100'	LAO	7	C	FAIR	7" LAO C-FAIR	
5753	2268151.0300'	302124.2800'	LAO	9	C	FAIR	9" LAO C-FAIR	
5754	2268123.0800'	302123.3600'	LAO	14	C	FAIR	14" LAO C-FAIR	
5757	2268135.8000'	302113.6500'	LAO	13	C	FAIR	13" LAO C-FAIR	
5758	2268138.7200'	302109.5200'	LAO	10	D	POOR	10" LAO D-POOR	
5761	2268137.1700'	302109.2200'	LAO	14	C	FAIR	14" LAO C-FAIR	
5762	2268117.6500'	302111.3800'	WATO	16	C	FAIR	16" WATO C-FAIR	
5763	2268137.0300'	302101.2500'	LAO	13	C	FAIR	13" LAO C-FAIR	
5764	2268130.9800'	302093.6100'	LAO	17	C	FAIR	17" LAO C-FAIR	
5766	2268129.1700'	302090.2900'	LAO	16	C	FAIR	16" LAO C-FAIR	
5767	2268122.1700'	302090.0600'	GUM	25	C	FAIR	25" GUM 10+9+6 C-FAIR	10+9+6
5768	2268114.2900'	302101.6000'	GUM	11	C	FAIR	11" GUM C-FAIR	
5769	2268115.0800'	302095.3600'	GUM	7	C	FAIR	7" GUM C-FAIR	
5770	2268109.7200'	302093.2500'	GUM	10	C	FAIR	10" GUM C-FAIR	
5771	2268111.1900'	302091.2500'	LAO	14	C	FAIR	14" LAO C-FAIR	
5772	2268120.2600'	302085.9100'	LAO	9	D	POOR	9" LAO D-POOR	
5773	2268121.8200'	302079.3300'	LAO	9	C	FAIR	9" LAO C-FAIR	
5774	2268114.2700'	302069.7900'	GUM	9	C	FAIR	9" GUM C-FAIR	
5775	2268103.8900'	302080.0600'	GUM	11	C	FAIR	11" GUM C-FAIR	
5776	2268100.4300'	302078.4000'	GUM	14	C	FAIR	14" GUM 8+6 C-FAIR	8+6
5777	2268094.7400'	302069.9000'	GUM	7	C	FAIR	7" GUM C-FAIR	
5778	2268084.6100'	302065.1400'	LAO	17	B	GOOD	17" LAO B-GOOD	
5779	2268107.9400'	302058.0800'	LAO	10	C	FAIR	10" LAO C-FAIR	
5780	2268102.5100'	302057.4700'	PN	14	C	FAIR	14" PN C-FAIR	
5781	2268100.2900'	302050.6900'	LAO	22	C	FAIR	22" LAO C-FAIR	
5782	2268095.5300'	302053.4800'	GUM	9	C	FAIR	9" GUM C-FAIR	
5783	2268082.6500'	302050.2200'	LAO	12	C	FAIR	12" LAO C-FAIR	
5784	2268075.8000'	302049.4600'	LAO	7	D	POOR	7" LAO D-POOR	

5785	2268224.0600'	302255.6800'	LAO	16	C	FAIR	16" LAO 11+5 C-FAIR	11+5
5786	2268212.8100'	302256.3300'	PN	28	C	FAIR	28" PN C-FAIR	
5788	2268074.6800'	302043.2900'	PN	19	B	GOOD	19" PN B-GOOD	
5789	2268095.1900'	302031.0800'	LAO	8	C	FAIR	8" LAO C-FAIR	
5790	2268124.1000'	302036.6600'	LAO	7	C	FAIR	7" LAO C-FAIR	
5791	2268115.5800'	302019.4400'	LAO	9	C	FAIR	9" LAO C-FAIR	
5792	2268110.3400'	302016.1400'	LAO	8	C	FAIR	8" LAO C-FAIR	
5793	2268096.6100'	302011.2400'	LAO	7	B	GOOD	7" LAO B-GOOD	
5794	2268108.9000'	301989.1300'	LAO	6	C	FAIR	6" LAO C-FAIR	
5796	2268106.5300'	301982.5900'	LAO	6	C	FAIR	6" LAO C-FAIR	
5797	2268103.2400'	302001.5000'	PN	17	C	FAIR	17" PN C-FAIR	
5798	2268094.3100'	302003.0400'	LAO	10	C	FAIR	10" LAO C-FAIR	
5799	2268092.5600'	301992.3400'	LAO	8	C	FAIR	8" LAO C-FAIR	
5800	2268089.5900'	301992.3800'	GUM	14	C	FAIR	14" GUM C-FAIR	
5801	2268045.6200'	302016.2800'	LO	18	B	GOOD	18" LO B-GOOD	
5802	2268055.9500'	301996.1300'	CHR	14	C	FAIR	14" CHR C-FAIR	
5803	2268050.0200'	301991.3200'	MAG	6	B	GOOD	6" MAG B-GOOD	
5804	2268037.5400'	301995.3200'	GUM	6	D	POOR	6" GUM D-POOR	
5805	2268036.6800'	301984.1300'	LO	13	D	POOR	13" LO D-POOR	
5806	2268038.2100'	301982.4900'	GUM	21	C	FAIR	21" GUM C-FAIR	
5807	2268035.7900'	301982.3900'	PN	6	C	FAIR	6" PN C-FAIR	
5808	2268073.4200'	301926.6800'	WATO	23	C	FAIR	23" WATO C-FAIR	
5809	2268024.5400'	301965.7400'	CHR	11	C	FAIR	11" CHR C-FAIR	
5810	2268019.4400'	301959.6700'	WATO	12	C	FAIR	12" WATO C-FAIR	
5811	2268039.8300'	301944.3500'	LO	18	DEAD	DEAD	18" LO 11+7 E-DEAD	11+7
5812	2268026.5400'	301946.7200'	LAO	31	C	FAIR	31" LAO C-FAIR	
5813	2268012.4300'	301937.5700'	LAO	12	D	POOR	12" LAO D-POOR	
5814	2268012.2400'	301920.0200'	LAO	10	C	FAIR	10" LAO C-FAIR	
5815	2268038.0700'	301909.9700'	LAO	9	C	FAIR	9" LAO C-FAIR	
5816	2268041.8900'	301910.5700'	LAO	9	C	FAIR	9" LAO C-FAIR	
5817	2268057.9400'	301894.0800'	LAO	10	B	GOOD	10" LAO B-GOOD	
5818	2268049.1600'	301889.2700'	LAO	17	C	FAIR	17" LAO C-FAIR	
5819	2268044.3200'	301873.2900'	PN	16	C	FAIR	16" PN C-FAIR	
5820	2268035.9900'	301867.5400'	LAO	23	C	FAIR	23" LAO C-FAIR	
5821	2268023.5900'	301864.6600'	LAO	21	C	FAIR	21" LAO C-FAIR	
5822	2268027.4600'	301890.2600'	LAO	17	B	GOOD	17" LAO B-GOOD	
5823	2268012.9600'	301898.3900'	WATO	12	C	FAIR	12" WATO C-FAIR	
5824	2268013.6300'	301882.5400'	PN	14	C	FAIR	14" PN C-FAIR	
5825	2268007.0300'	301878.1200'	PN	21	B	GOOD	21" PN B-GOOD	
5826	2268003.9400'	301898.6300'	LAO	7	C	FAIR	7" LAO C-FAIR	
5827	2267993.1400'	301886.5100'	LAO	17	B	GOOD	17" LAO B-GOOD	
5828	2267992.4000'	301883.2300'	LAO	12	C	FAIR	12" LAO C-FAIR	
5829	2267998.8700'	301878.1000'	PN	16	C	FAIR	16" PN C-FAIR	
5830	2267965.2100'	301886.0900'	LAO	7	C	FAIR	7" LAO C-FAIR	
5831	2267961.7600'	301872.8300'	GUM	11	C	FAIR	11" GUM C-FAIR	
5832	2267946.8100'	301859.6000'	GUM	7	C	FAIR	7" GUM C-FAIR	
5833	2267948.5100'	301851.0200'	LAO	7	C	FAIR	7" LAO 5+2 C-FAIR	5+2
5834	2267931.3500'	301840.8500'	LAO	21	C	FAIR	21" LAO C-FAIR	
5835	2267949.6800'	301832.2500'	LO	15	C	FAIR	15" LO C-FAIR	
5836	2267969.6500'	301856.4300'	PN	24	A	GOOD	24" PN A-GOOD	
5837	2267973.0100'	301850.5500'	PN	20	B	GOOD	20" PN B-GOOD	
5838	2267981.6700'	301854.3700'	LAO	6	C	FAIR	6" LAO C-FAIR	
5839	2267992.4000'	301858.0100'	PN	19	B	GOOD	19" PN B-GOOD	
5840	2267994.0200'	301843.2300'	LAO	6	C	FAIR	6" LAO C-FAIR	
5841	2267992.6600'	301816.8200'	LAO	25	D	POOR	25" LAO D-POOR	
5842	2267986.0100'	301817.4400'	LAO	30	C	FAIR	30" LAO C-FAIR	
5843	2267992.1400'	301802.9400'	LAO	8	C	FAIR	8" LAO C-FAIR	
5844	2268002.0800'	301807.5400'	PN	17	D	POOR	17" PN D-POOR	
5845	2268005.9400'	301814.7000'	LAO	8	C	FAIR	8" LAO C-FAIR	
5846	2268021.4300'	301834.4300'	PN	24	A	GOOD	24" PN A-GOOD	
5847	2268024.7200'	301847.1100'	PN	12	C	FAIR	12" PN C-FAIR	
5848	2268006.2500'	301852.1600'	PN	16	C	FAIR	16" PN C-FAIR	
5849	2268009.1500'	301855.5100'	PN	13	C	FAIR	13" PN C-FAIR	
5850	2268132.6600'	301998.3100'	PN	9	B	GOOD	9" PN B-GOOD	
5851	2268140.9300'	302013.4200'	PN	9	C	GOOD	9" PN C-GOOD	
5852	2268153.0700'	302035.0200'	PN	10	C	FAIR	10" PN C-FAIR	
5853	2268154.4100'	302036.4500'	PN	9	B	FAIR	9" PN B-FAIR	
5854	2268159.0800'	302041.4900'	PN	11	B	GOOD	11" PN B-GOOD	
5855	2268197.6300'	302108.3700'	PN	11	C	GOOD	11" PN C-GOOD	
5856	2268203.8200'	302118.9400'	PN	9	C	FAIR	9" PN C-FAIR	
5857	2268217.2700'	302132.1500'	PN	7	C	FAIR	7" PN C-FAIR	
5858	2268226.4800'	302150.8100'	PN	9	C	FAIR	9" PN C-FAIR	
5859	2268230.8300'	302152.9800'	PN	10	B	FAIR	10" PN B-FAIR	
5860	2268238.3500'	302161.4300'	PN	9	B	GOOD	9" PN B-GOOD	
5861	2268246.9500'	302178.5800'	PN	6	DEAD	DEAD	6" PN E-DEAD	

5862	2268273.1100'	302207.5800'	PN	6	C	FAIR	6" PN C-FAIR	
5863	2268298.3200'	302255.5800'	PN	6	C	FAIR	6" PN C-FAIR	
5864	2268312.3500'	302271.3100'	PN	6	C	FAIR	6" PN C-FAIR	
5865	2268332.7800'	302289.1000'	PN	9	C	FAIR	9" PN C-FAIR	
5866	2268325.4600'	302290.1700'	PN	7	D	FAIR	7" PN D-FAIR	
5867	2268332.5000'	302309.5700'	PN	12	D	POOR	12" PN D-POOR	
5868	2268327.2100'	302318.6700'	PN	9	C	FAIR	9" PN C-FAIR	
5869	2268329.7600'	302324.7000'	PN	8	C	FAIR	8" PN C-FAIR	
5870	2268348.4200'	302320.7800'	PN	7	C	FAIR	7" PN C-FAIR	
5871	2268335.9100'	302304.2700'	PN	7	C	FAIR	7" PN C-FAIR	
5872	2268352.9800'	302321.8700'	PN	7	C	FAIR	7" PN C-FAIR	
5873	2268357.9200'	302328.7200'	PN	6	C	FAIR	6" PN C-FAIR	
5874	2268353.1500'	302333.5100'	PN	6	D	FAIR	6" PN D-FAIR	
5875	2268357.1400'	302339.1300'	PN	6	C	POOR	6" PN C-POOR	
5876	2268366.6700'	302341.7400'	PN	9	C	FAIR	9" PN C-FAIR	
5877	2268375.6500'	302351.5800'	PN	8	C	FAIR	8" PN C-FAIR	
5878	2268394.4800'	302379.7600'	PN	10	C	FAIR	10" PN C-FAIR	
5879	2268403.6900'	302407.5000'	PN	8	C	FAIR	8" PN C-FAIR	
5880	2268410.8100'	302404.4800'	PN	10	D	FAIR	10" PN D-FAIR	
5881	2268413.7800'	302413.6700'	PN	12	B	POOR	12" PN B-POOR	
5882	2268423.9700'	302438.4800'	PN	10	C	GOOD	10" PN C-GOOD	
5883	2268427.3700'	302432.1800'	PN	7	C	FAIR	7" PN C-FAIR	
5884	2268429.5700'	302448.5900'	PN	6	C	FAIR	6" PN C-FAIR	
5885	2268434.8000'	302440.0300'	PN	7	C	FAIR	7" PN C-FAIR	
5886	2268436.0000'	302458.3200'	PN	8	C	FAIR	8" PN C-FAIR	
5887	2268444.7700'	302473.4100'	PN	10	DEAD	DEAD	10" PN E-DEAD	
5888	2268465.0700'	302497.6700'	PN	10	C	FAIR	10" PN C-FAIR	
5889	2268477.6600'	302499.8900'	PN	7	B	FAIR	7" PN B-FAIR	
5890	2268492.3200'	302525.7100'	PN	9	C	GOOD	9" PN C-GOOD	
5891	2268524.3800'	302574.5800'	PN	10	C	FAIR	10" PN C-FAIR	
5892	2268530.9600'	302576.1000'	PN	9	C	FAIR	9" PN C-FAIR	
5893	2268532.9000'	302582.3800'	PN	10	C	FAIR	10" PN C-FAIR	
5894	2268536.5500'	302586.3600'	PN	7	C	FAIR	7" PN C-FAIR	
5895	2268551.8600'	302618.2300'	PN	7	C	FAIR	7" PN C-FAIR	
5896	2268560.8000'	302622.3200'	PN	9	C	FAIR	9" PN C-FAIR	
5897	2268565.8800'	302639.7300'	PN	6	C	FAIR	6" PN C-FAIR	
5898	2268568.2300'	302646.4500'	PN	7	C	FAIR	7" PN C-FAIR	
5899	2268579.2100'	302653.3200'	PN	10	C	FAIR	10" PN C-FAIR	
5900	2268591.4500'	302664.3500'	PN	8	C	FAIR	8" PN C-FAIR	
5901	2268592.6200'	302669.6900'	PN	11	C	FAIR	11" PN C-FAIR	
5902	2268600.2500'	302682.2300'	PN	9	C	FAIR	9" PN C-FAIR	
5903	2268648.1000'	302778.7700'	PN	8	C	FAIR	8" PN C-FAIR	
5904	2268676.5200'	302791.5200'	PN	7	C	FAIR	7" PN C-FAIR	
5905	2268683.7900'	302800.3600'	PN	8	C	FAIR	8" PN C-FAIR	
5906	2268699.2500'	302820.6300'	PN	9	C	FAIR	9" PN C-FAIR	
5907	2268740.5000'	302885.6900'	PN	9	C	FAIR	9" PN C-FAIR	
5911	2273139.4400'	298297.0800'	MAG	6	C	FAIR	6" MAG C-FAIR	
5912	2273190.5300'	298337.5800'	LAO	7	D	FAIR	7" LAO D-FAIR	
5915	2273139.4400'	298297.0800'	MAG	6	C	FAIR	6" MAG C-FAIR	
10259	2272960.2700'	298212.2200'	PN	10	C	FAIR	10" PN C FAIR	
10260	2272975.4100'	298223.0600'	PN	10	C	FAIR	10" PN C FAIR	
10261	2272972.3500'	298230.4700'	PN	8	C	FAIR	8" PN C FAIR	
10262	2272976.3400'	298235.2200'	PN	10	C	FAIR	10" PN C FAIR	
10263	2272965.0800'	298232.9700'	PN	8	C	FAIR	8" PN C FAIR	
10264	2272958.9700'	298223.9200'	PN	13	C	FAIR	13" PN C FAIR	
10265	2272955.2300'	298246.0500'	PN	7	C	FAIR	7" PN C FAIR	
10266	2272960.0000'	298253.7300'	PN	10	C	FAIR	10" PN C FAIR	
10267	2272954.1400'	298262.6400'	PN	9	C	FAIR	9" PN C FAIR	
10268	2272966.4200'	298247.1300'	PN	9	C	FAIR	9" PN C FAIR	
10269	2272980.3100'	298256.5300'	PN	10	C	FAIR	10" PN C FAIR	
10270	2272968.6100'	298257.5300'	PN	11	C	FAIR	11" PN C FAIR	
10272	2273022.9900'	298231.4100'	GUM	10	C	FAIR	10" GUM C FAIR	
10273	2273034.4000'	298239.6500'	GUM	10	C	FAIR	10" GUM C FAIR	
10274	2273038.2800'	298241.3600'	WATO	13	C	FAIR	13" WATO C FAIR	
10275	2273047.6800'	298241.9100'	LO	9	C	FAIR	9" LO C FAIR	
10277	2273055.9200'	298253.8600'	LAO	7	C	FAIR	7" LAO C FAIR	
10278	2273086.4100'	298248.7500'	GUM	10	C	FAIR	10" GUM C FAIR	
10291	2273042.6300'	298263.1200'	HIC	22	B	GOOD	22" HIC B GOOD	
10293	2273020.6500'	298265.2000'	WHO	16	C	FAIR	16" WHO C FAIR	
10294	2273024.1100'	298270.0900'	MAG	9	C	FAIR	9" MAG C FAIR	
10295	2273018.6700'	298243.0800'	MAG	7	C	FAIR	7" MAG C FAIR	
10296	2273068.7500'	298269.4200'	CHE	10	C	FAIR	CHE 10 C FAIR	
10297	2273054.0000'	298277.2400'	HIC	14	C	FAIR	14" HIC C FAIR	
10298	2273065.7700'	298287.6500'	WHO	15	C	FAIR	15" WHO C FAIR	
10300	2273111.4500'	298271.6900'	PN	9	C	FAIR	9" PN C FAIR	

10302	2273102.1500'	298266.8600'	GUM	11	C	FAIR	11" GUM C FAIR	
10303	2273122.2100'	298278.1300'	HIC	19	C	FAIR	19" HIC C FAIR	
10304	2273137.0100'	298274.8900'	LAO	11	C	FAIR	11" LAO C FAIR	
10305	2273146.5100'	298280.2100'	GUM	6	C	FAIR	6" GUM C FAIR	
10306	2273145.2300'	298285.5600'	GUM	12	C	FAIR	12" GUM C FAIR	
10307	2273149.8100'	298287.9100'	GUM	7	C	FAIR	7" GUM C FAIR	
10308	2273141.8100'	298294.7600'	WHO	16	C	FAIR	16" WHO C FAIR	
10309	2273116.1300'	298303.2100'	LAO	8	C	FAIR	8" LAO C FAIR	
10310	2273147.7100'	298310.9500'	MAG	10	C	FAIR	10" MAG C FAIR	
10311	2273130.9600'	298311.5900'	WATO	13	C	FAIR	13" WATO C FAIR	
10312	2273170.9600'	298308.2100'	MAG	7	B	GOOD	7" MAG B GOOD	
10313	2273177.5000'	298295.9800'	MAG	6	C	FAIR	6" MAG C FAIR	
10314	2273193.2800'	298300.5600'	LAO	8	C	FAIR	8" LAO C FAIR	
10315	2273203.6100'	298305.5500'	WATO	16	B	GOOD	16" WATO B GOOD	
10320	2273214.5700'	298310.0800'	LAO	10	C	FAIR	10" LAO C FAIR	
10321	2273217.2400'	298310.2800'	LAO	9	C	FAIR	9" LAO C FAIR	
10322	2273220.6700'	298319.8700'	LAO	9	C	FAIR	9" LAO C FAIR	
10323	2273190.1200'	298330.6300'	PN	9	C	FAIR	9" PN C FAIR	
10325	2273174.2100'	298335.9900'	PN	13	C	FAIR	13" PN C FAIR	
10326	2273209.2000'	298346.7300'	PN	11	D	POOR	11" PN D POOR	
10327	2273207.5400'	298347.4200'	LAO	7	C	FAIR	7" LAO C FAIR	
10330	2273243.8800'	298337.6300'	HIC	15	C	FAIR	15" HIC C FAIR	
10331	2273241.9000'	298347.7600'	PN	18	C	FAIR	18" PN C FAIR	
10332	2273251.9600'	298345.5800'	LAO	6	D	POOR	6" LAO D POOR	
10333	2273250.9500'	298348.2600'	PN	9	C	FAIR	6+3" PN C FAIR	6+3
10334	2273243.6700'	298332.6400'	PN	7	C	FAIR	7" PN C FAIR	
10335	2273258.6600'	298363.0600'	PN	11	C	FAIR	11" PN C FAIR	
10336	2273257.5700'	298365.3700'	PN	7	C	FAIR	7" PN C FAIR	
10338	2273255.9200'	298383.2700'	PN	6	C	FAIR	6" PN C FAIR	
10339	2273316.3600'	298389.9000'	PN	9	C	FAIR	9" PN C FAIR	
10340	2273310.1800'	298399.1500'	PN	9	C	FAIR	9" PN C FAIR	
10341	2273309.9500'	298400.4800'	PN	11	C	FAIR	11" PN C FAIR	
10342	2273321.5300'	298395.1300'	PN	11	C	FAIR	11" PN C FAIR	
10343	2273388.8000'	298413.8900'	PN	11	C	FAIR	11" PN C FAIR	
10344	2273385.8900'	298413.8300'	PN	8	C	FAIR	8" PN C FAIR	
10345	2273379.0300'	298410.4300'	PN	11	C	FAIR	11" PN C FAIR	
10349	2273370.6300'	298412.0600'	LO	22	B	GOOD	22" LO B GOOD	
10350	2273363.9000'	298397.7100'	WATO	15	C	FAIR	15" WATO C FAIR	
10351	2273361.5900'	298399.5400'	Dead	7	DEAD	DEAD	DEAD 7 E DEAD	
10352	2273361.8900'	298393.3400'	MAP	13	C	FAIR	13" MAP C FAIR	
10353	2273354.8900'	298411.4300'	GUM	13	B	GOOD	13" GUM B GOOD	
10354	2273355.6100'	298433.7300'	GUM	6	C	FAIR	6" GUM C FAIR	
10355	2273329.7800'	298410.7400'	WATO	10	D	FAIR	10" WATO D FAIR	
10356	2273333.5500'	298411.4700'	LO	17	B	GOOD	17" LO B GOOD	
10357	2273326.3000'	298416.9400'	GUM	14	B	GOOD	14" GUM B GOOD	
10358	2273325.1200'	298416.7500'	PN	9	C	FAIR	9" PN C FAIR	
10359	2273327.3000'	298413.0300'	PN	7	C	FAIR	7" PN C FAIR	
10362	2273333.6100'	298403.0400'	PN	6	C	FAIR	6" PN C FAIR	
10363	2273320.1300'	298407.8400'	PN	8	C	FAIR	8" PN C FAIR	
10364	2273342.2000'	298439.4100'	PN	7	C	FAIR	7" PN C FAIR	
10365	2273336.9800'	298392.5100'	PN	7	C	FAIR	7" PN C FAIR	
10366	2273338.8900'	298391.2700'	PN	9	C	FAIR	9" PN C FAIR	
10367	2273338.9000'	298390.2900'	PN	7	C	FAIR	7" PN C FAIR	
10368	2273333.7700'	298384.0200'	PN	9	C	FAIR	9" PN C FAIR	
10369	2273333.6500'	298381.2800'	PN	6	C	FAIR	6" PN C FAIR	
10370	2273331.0700'	298387.4100'	PN	9	C	FAIR	9" PN C FAIR	
10371	2273344.5200'	298391.3300'	PN	8	C	FAIR	8" PN C FAIR	
10372	2273379.9000'	298461.5100'	PN	8	C	FAIR	8" PN C FAIR	
10373	2273405.5600'	298435.8300'	LO	22	A	GOOD	22" LO A GOOD	
10380	2273426.7900'	298448.9600'	GUM	30	C	FAIR	30" GUM C FAIR	
10382	2273404.1300'	298481.9600'	PN	21	A	GOOD	21" PN A GOOD	
10383	2273418.2000'	298480.7500'	GUM	9	B	GOOD	9" GUM B GOOD	
10384	2273344.9100'	298400.8000'	PN	9	C	FAIR	9" PN C FAIR	
10385	2273346.7200'	298400.3000'	PN	7	C	FAIR	7" PN C FAIR	
10386	2273476.6400'	298485.7900'	WATO	16	C	FAIR	16" WATO C FAIR	
10387	2273466.6600'	298479.3600'	PN	21	C	GOOD	21" PN C GOOD	
10388	2273460.6700'	298472.9200'	GUM	6	C	FAIR	6" GUM C FAIR	
10389	2273451.4900'	298476.7400'	LO	12	B	GOOD	12" LO B GOOD	
10391	2273399.2100'	298472.2500'	GUM	10	C	FAIR	10" GUM C FAIR	
10392	2273433.6900'	298490.6300'	PN	16	B	GOOD	16" PN B GOOD	
10393	2273427.6800'	298484.8800'	MAP	9	C	FAIR	9" MAP C FAIR	
10394	2273433.6000'	298475.3300'	GUM	7	C	FAIR	7" GUM C FAIR	
10395	2273438.8500'	298492.4800'	GUM	8	C	FAIR	8" GUM C FAIR	
10396	2273446.7800'	298473.3600'	PN	17	C	FAIR	17" PN C FAIR	
10397	2273455.3600'	298508.7700'	PN	12	C	FAIR	12" PN C FAIR	

10398	2273454.0800'	298503.5200'	PN	6	DEAD	DEAD	6" PN E DEAD	
10399	2273452.2900'	298502.2100'	PN	6	DEAD	DEAD	6" PN E DEAD	
10400	2273458.3700'	298500.4900'	PN	6	C	FAIR	6" PN C FAIR	
10401	2273455.3000'	298509.7700'	PN	10	C	FAIR	10" PN C FAIR	
10402	2273466.0400'	298518.2900'	PN	7	C	FAIR	7" PN C FAIR	
10403	2273459.4900'	298518.2900'	PN	9	C	FAIR	9" PN C FAIR	
10404	2273468.1300'	298519.0800'	PN	20	B	GOOD	20" PN B GOOD	
10405	2273472.7300'	298504.2300'	PN	12	C	FAIR	12" PN C FAIR	
10406	2273467.6300'	298502.8600'	PN	14	C	FAIR	14" PN C FAIR	
10407	2273475.1500'	298504.3700'	PN	11	C	FAIR	11" PN C FAIR	
10408	2273481.6900'	298504.4300'	PN	18	B	GOOD	18" PN B GOOD	
10409	2273475.7800'	298524.7700'	PN	12	C	FAIR	12" PN C FAIR	
10410	2273481.4300'	298521.9900'	PN	10	C	FAIR	10" PN C FAIR	
10411	2273484.3900'	298524.6100'	PN	11	C	FAIR	11" PN C FAIR	
10412	2273484.7700'	298508.3500'	PN	8	D	POOR	8" PN D POOR	
10413	2273490.9400'	298506.8000'	PN	14	C	FAIR	14" PN C FAIR	
10414	2273495.4900'	298507.6100'	PN	14	C	FAIR	14" PN C FAIR	
10415	2273499.0100'	298509.8400'	GUM	15	C	FAIR	15" GUM C FAIR	
10416	2273489.2600'	298495.9500'	GUM	7	C	FAIR	7" GUM C FAIR	
10417	2273486.8900'	298495.1100'	PN	26	C	FAIR	19+7" PN C FAIR	19+7
10418	2273481.9900'	298540.8000'	PN	12	C	FAIR	12" PN C FAIR	
10419	2273482.1000'	298536.3300'	GUM	7	C	FAIR	7" GUM C FAIR	
10420	2273494.2500'	298524.2100'	GUM	10	C	FAIR	10" GUM C FAIR	
10421	2273498.5100'	298517.8200'	YP	6	C	FAIR	YP 6 C FAIR	
10422	2273494.3300'	298515.1000'	PN	16	B	GOOD	16" PN B GOOD	
10423	2273529.5400'	298545.8200'	PN	16	B	GOOD	16" PN B GOOD	
10424	2273526.8100'	298552.1200'	PN	17	C	FAIR	17" PN C FAIR	
10425	2273527.9200'	298536.7800'	PN	15	B	GOOD	15" PN B GOOD	
10426	2273530.0300'	298534.7700'	GUM	6	C	FAIR	6" GUM C FAIR	
10427	2273520.1800'	298543.6700'	WATO	8	C	FAIR	8" WATO C FAIR	
10428	2273531.3900'	298538.3700'	PN	14	C	FAIR	14" PN C FAIR	
10429	2273532.4900'	298543.6700'	GUM	6	D	POOR	6" GUM D POOR	
10430	2273541.5100'	298547.1200'	GUM	7	D	POOR	7" GUM D POOR	
10431	2273556.9300'	298557.4200'	HIC	9	C	FAIR	9" HIC C FAIR	
10539	2273556.4900'	298560.7400'	HIC	24	B	GOOD	24" HIC B GOOD	
10540	2273028.6500'	298254.2700'	PN	22	C	FAIR	22" PN C FAIR	
10542	2273119.8600'	298268.3000'	PN	18	C	FAIR	18" PN C FAIR	
10543	2273195.6200'	298300.0200'	RO	36	C	FAIR	36" RO C FAIR	
10544	2273217.5600'	298320.9900'	PN	10	C	FAIR	10" PN C FAIR	
10546	2273244.8700'	298333.9600'	PN	24	C	FAIR	24" PN C FAIR	
10666	2273426.7900'	298448.9600'	PN	11	B	GOOD	11" PN B GOOD	
10667	2273417.5700'	298456.7400'	HIC	12	C	FAIR	12" HIC C FAIR	
10669	2273593.3200'	298591.2800'	HIC	6	C	FAIR	6" HIC C FAIR	
10670	2273587.6000'	298591.7200'	GUM	10	B	GOOD	10" GUM B GOOD	
10671	2273582.3100'	298595.4400'	MAG	9	C	FAIR	7+2" MAG C FAIR	7+2
10672	2273575.7700'	298590.6100'	HIC	9	C	FAIR	9" HIC C FAIR	
10673	2273563.3300'	298594.3200'	HIC	10	C	FAIR	10" HIC C FAIR	
10675	2273568.8200'	298600.1800'	MAG	6	C	FAIR	6" MAG C FAIR	
10676	2273547.7000'	298596.7200'	GUM	7	C	FAIR	7" GUM C FAIR	
10677	2273549.2700'	298601.7000'	HIC	19	B	GOOD	19" HIC B GOOD	
10678	2273544.6500'	298581.8800'	WATO	9	D	FAIR	9" WATO D FAIR	
10679	2273553.7300'	298583.6800'	MAG	5	C	FAIR	5" MAG C FAIR	
10680	2273551.2500'	298576.3400'	GUM	13	C	FAIR	13" GUM C FAIR	
10681	2273563.5800'	298568.2300'	MAP	10	C	FAIR	10" MAP C FAIR	
10682	2273564.2100'	298571.2800'	HIC	12	C	FAIR	12" HIC C FAIR	
10683	2273570.5400'	298570.1300'	PN	14	B	GOOD	14" PN B GOOD	
10684	2273574.2600'	298569.4800'	PN	10	C	FAIR	10" PN C FAIR	
10685	2273583.4500'	298577.8600'	PN	8	DEAD	DEAD	8" PN E DEAD	
10686	2273514.9500'	298575.9900'	PN	11	C	FAIR	11" PN C FAIR	
10687	2273506.3500'	298570.9200'	PN	13	B	GOOD	13" PN B GOOD	
10688	2273504.3700'	298562.4600'	PN	7	C	FAIR	7" PN C FAIR	
10689	2273512.1900'	298552.9500'	PN	12	C	FAIR	12" PN C FAIR	
10690	2273513.1400'	298559.4200'	PN	7	DEAD	DEAD	7" PN E DEAD	
10691	2273509.7700'	298559.5200'	HIC	8	C	FAIR	8" HIC C FAIR	
10692	2273505.4000'	298556.8400'	HIC	8	C	FAIR	8" HIC C FAIR	
10693	2273543.1300'	298565.1400'	HIC	7	C	FAIR	7" HIC C FAIR	
10694	2273536.6500'	298578.5400'	HIC	6	C	FAIR	6" HIC C FAIR	
10695	2273595.0200'	298612.9300'	HIC	5	C	FAIR	5" HIC C FAIR	
10696	2273540.3200'	298603.8900'	GUM	14	B	GOOD	14" GUM B GOOD	
10697	2273557.5200'	298606.8100'	WHO	14	C	FAIR	14" WHO C FAIR	
10698	2273568.0100'	298616.0200'	MAG	8	B	GOOD	8" MAG B GOOD	
10699	2273601.7000'	298616.7100'	GUM	12	C	FAIR	12" GUM C FAIR	
10700	2273600.0700'	298604.9400'	GUM	8	C	FAIR	8" GUM C FAIR	
10703	2273605.7000'	298602.4500'	LO	11	B	GOOD	11" LO B GOOD	
10704	2273609.3000'	298601.1600'	GUM	7	C	FAIR	7" GUM C FAIR	

10705	2273621.7100'	298611.3400'	HIC	8	C	FAIR	8" HIC C FAIR	
10707	2273621.7900'	298612.7500'	GUM	15	B	GOOD	15" GUM B GOOD	
10708	2273637.6100'	298633.3100'	GUM	8	C	FAIR	8" GUM C FAIR	
10709	2273639.3500'	298634.8900'	GUM	11	B	GOOD	11" GUM B GOOD	
10710	2273631.4400'	298633.8500'	HIC	9	C	FAIR	9" HIC C FAIR	
10711	2273651.6400'	298638.2700'	LO	22	B	GOOD	22" LO B GOOD	
10712	2273657.1800'	298640.8700'	GUM	12	B	GOOD	12" GUM B GOOD	
10714	2273668.8100'	298652.7100'	LO	12	B	GOOD	12" LO B GOOD	
10715	2273664.4600'	298661.2100'	GUM	15	C	FAIR	15" GUM C FAIR	
10716	2273683.1200'	298666.6900'	GUM	6	C	FAIR	6" GUM C FAIR	
10717	2273685.0200'	298671.9500'	HIC	10	C	FAIR	6+4" HIC C FAIR	6+4
10718	2273698.5800'	298677.8200'	GUM	15	C	FAIR	15" GUM C FAIR	
10719	2273721.1300'	298702.3400'	GUM	6	C	FAIR	6" GUM C FAIR	
10721	2273732.3100'	298714.5400'	GUM	17	C	FAIR	17" GUM C FAIR	
10722	2273749.3000'	298724.7500'	GUM	11	C	FAIR	11" GUM C FAIR	
10723	2273746.8300'	298722.9800'	GUM	8	C	FAIR	8" GUM C FAIR	
10724	2273745.8000'	298731.1100'	LO	22	A	GOOD	22" LO A GOOD	
10725	2273760.6000'	298741.5400'	WATO	14	D	FAIR	14" WATO D FAIR	
10727	2273770.4900'	298742.8800'	GUM	13	C	FAIR	10+3" GUM C FAIR	10+3
10728	2273775.6600'	298748.6600'	WATO	6	D	POOR	6" WATO D POOR	
10729	2273788.8800'	298764.0300'	LO	14	B	GOOD	14" LO B GOOD	
10731	2273804.4900'	298773.6100'	WHO	10	D	FAIR	10" WHO D FAIR	
10732	2273821.0200'	298787.7400'	HIC	14	C	FAIR	14" HIC C FAIR	
10733	2273814.0700'	298783.1200'	MAG	6	B	GOOD	6" MAG B GOOD	
10734	2273830.0700'	298797.6100'	WATO	17	C	FAIR	17" WATO C FAIR	
10735	2273631.1700'	298652.0600'	PN	13	B	GOOD	13" PN B GOOD	
10736	2273647.1700'	298655.3800'	MAG	10	C	FAIR	8+2" MAG C FAIR	8+2
10737	2273643.9500'	298672.0800'	CBO	14	B	GOOD	14" CBO B GOOD	
10738	2273648.0800'	298681.6900'	PN	13	C	FAIR	13" PN C FAIR	
10739	2273652.1100'	298689.9000'	HIC	13	B	GOOD	13" HIC B GOOD	
10740	2273665.7300'	298686.1000'	GUM	6	C	FAIR	6" GUM C FAIR	
10742	2273681.3700'	298712.7600'	MAG	6	C	FAIR	6" MAG C FAIR	
10745	2273699.6700'	298704.9600'	HIC	14	B	GOOD	14" HIC B GOOD	
10746	2273690.6100'	298698.3000'	PN	14	C	FAIR	14" PN C FAIR	
10747	2273722.7900'	298734.4000'	WATO	16	D	FAIR	16" WATO D FAIR	
10748	2273735.7300'	298734.4000'	RO	17	B	GOOD	17" RO B GOOD	
10749	2273713.4500'	298747.9700'	MAG	10	B	GOOD	10" MAG B GOOD	
10750	2273728.3800'	298751.2200'	PN	15	B	GOOD	15" PN B GOOD	
10751	2273744.5100'	298750.8400'	WATO	12	D	POOR	12" WATO D POOR	
10752	2273766.7400'	298760.6800'	PN	18	B	GOOD	18" PN B GOOD	
10753	2273755.2400'	298780.1800'	PN	16	C	FAIR	16" PN C FAIR	
10754	2273748.4600'	298780.3200'	GUM	11	C	FAIR	11" GUM C FAIR	
10755	2273768.3900'	298774.3400'	WATO	15	D	FAIR	15" WATO D FAIR	
10756	2273783.7200'	298782.3300'	PN	11	C	FAIR	11" PN C FAIR	
10757	2273784.8500'	298787.6100'	GUM	6	C	FAIR	6" GUM C FAIR	
10758	2273790.0900'	298784.2100'	PN	19	B	GOOD	19" PN B GOOD	
10759	2273806.7700'	298799.4300'	GUM	6	C	FAIR	6" GUM C FAIR	
10760	2273799.9400'	298803.2500'	MAG	6	C	FAIR	6" MAG C FAIR	
10762	2273818.9300'	298811.8400'	PN	21	B	GOOD	21" PN B GOOD	
10763	2273818.7900'	298815.0400'	MAG	13	B	GOOD	13" MAG B GOOD	
10764	2273764.9700'	298748.2900'	WATO	18	C	FAIR	18" WATO C FAIR	
10765	2273794.8200'	298790.3200'	PN	17	B	GOOD	17" PN B GOOD	
10766	2273829.3400'	298818.0900'	WATO	9	D	POOR	9" WATO D POOR	
10859	2273843.2500'	298827.2200'	PN	28	A	GOOD	28" PN A GOOD	
10860	2273836.6000'	298835.1300'	PN	24	A	GOOD	24" PN A GOOD	
10861	2273799.9300'	298812.7000'	PN	30	A	GOOD	30" PN A GOOD	
12427	2273785.7300'	298810.8500'	MAG	7	C	FAIR	7" MAG C FAIR	
12428	2273809.9600'	298826.5700'	LAO	10	D	POOR	10" LAO D POOR	
12429	2273645.3600'	298629.0400'	HIC	10	C	FAIR	10" HIC C FAIR	
12430	2273691.5400'	298671.7300'	LAO	14	C	FAIR	14" LAO C FAIR	
12431	2273786.1500'	298751.8300'	GUM	9	C	FAIR	9" GUM C FAIR	
12432	2273115.1900'	298330.6000'	WATO	7	C	FAIR	7" WATO C FAIR	
12433	2273114.9100'	298333.4100'	WATO	6	C	FAIR	6" WATO C FAIR	
12434	2273117.8600'	298336.8200'	LAO	7	C	FAIR	7" LAO C FAIR	
12439	2273081.7000'	298328.2900'	PN	13	C	FAIR	13" PN C FAIR	
12440	2273068.1400'	298331.9200'	WATO	14	B	GOOD	14" WATO B GOOD	
12442	2273093.7900'	298327.3200'	MAG	7	C	FAIR	7" MAG C FAIR	
12443	2273071.0500'	298312.4000'	LAO	6	C	FAIR	6" LAO C FAIR	
12444	2273058.3200'	298313.9800'	WATO	6	C	FAIR	6" WATO C FAIR	
12445	2273034.4100'	298316.9700'	HIC	7	C	FAIR	7" HIC C FAIR	
12446	2273105.1900'	298342.4500'	WATO	8	C	FAIR	8" WATO C FAIR	
12447	2273125.0100'	298341.0000'	WATO	6	C	FAIR	6" WATO C FAIR	
12448	2273125.8300'	298348.0000'	WATO	8	C	FAIR	8" WATO C FAIR	
12454	2273142.0700'	298342.8600'	PN	15	C	FAIR	15" PN C FAIR	
12455	2273140.5600'	298333.9400'	LAO	7	C	FAIR	7" LAO C FAIR	

12456	2273143.8100'	298331.2500'	HIC	10	D	POOR	5+5" HIC D POOR	
12457	2273159.7300'	298351.7700'	PN	18	B	GOOD	18" PN B GOOD	
12458	2273140.3500'	298352.0700'	PN	20	B	GOOD	20" PN B GOOD	
12460	2273167.2800'	298358.6700'	WATO	14	C	FAIR	8+6" WATO C FAIR	8+6
12461	2273174.0900'	298344.0400'	PN	9	C	FAIR	9" PN C FAIR	
12462	2273128.1100'	298318.5900'	WATO	6	C	FAIR	6" WATO C FAIR	
12463	2273215.8300'	298384.8400'	LAO	6	C	FAIR	6" LAO C FAIR	
12465	2273173.1700'	298368.2700'	PN	14	C	FAIR	14" PN C FAIR	
12466	2273199.3000'	298363.9000'	GUM	6	C	FAIR	6" GUM C FAIR	
12468	2273218.6000'	298357.5400'	PN	15	C	FAIR	15" PN C FAIR	
12469	2273207.3800'	298372.6100'	PN	10	C	FAIR	10" PN C FAIR	
12470	2272953.9400'	298286.9900'	PN	8	C	FAIR	8" PN C FAIR	
12471	2272945.1500'	298287.4500'	PN	17	C	FAIR	17" PN C FAIR	
12472	2272944.9300'	298285.0500'	PN	12	C	FAIR	12" PN C FAIR	
12520	2273264.5000'	298388.7200'	GUM	6	C	FAIR	6" GUM C FAIR	
12521	2273303.2500'	298414.8900'	GUM	7	C	FAIR	7" GUM C FAIR	
12522	2273302.4500'	298422.9200'	GUM	7	C	FAIR	7" GUM C FAIR	
12523	2273310.1100'	298424.4600'	GUM	11	C	FAIR	6+5" GUM C FAIR	6+5
12524	2273310.3200'	298442.3300'	GUM	6	C	FAIR	6" GUM C FAIR	
12526	2273331.2400'	298453.5400'	PN	10	B	GOOD	10" PN B GOOD	
12527	2273334.4400'	298450.7700'	GUM	8	C	FAIR	8" GUM C FAIR	
12528	2273329.0500'	298465.4700'	PN	9	C	FAIR	9" PN C FAIR	
12529	2273353.5800'	298470.7000'	GUM	7	C	FAIR	7" GUM C FAIR	
12530	2273373.0700'	298461.6400'	PN	8	C	FAIR	8" PN C FAIR	
12531	2273370.7500'	298483.5100'	WATO	12	B	GOOD	12" WATO B GOOD	
12534	2273373.1200'	298495.3900'	PN	23	C	FAIR	23" PN C FAIR	
12535	2273375.7000'	298492.2100'	PN	13	C	FAIR	13" PN C FAIR	
12544	2273422.9300'	298522.9600'	PN	7	C	FAIR	7" PN C FAIR	
12549	2273431.1200'	298544.7100'	PN	10	C	FAIR	10" PN C FAIR	
12560	2273484.7600'	298585.5900'	PN	18	C	FAIR	18" PN C FAIR	
12562	2273481.4900'	298584.3700'	HIC	12	D	POOR	12" HIC D POOR	
12563	2273487.0600'	298580.6700'	PN	9	C	FAIR	9" PN C FAIR	
12564	2273486.4200'	298579.1200'	PN	14	B	GOOD	14" PN B GOOD	
12565	2273484.0700'	298572.8600'	PN	15	C	FAIR	15" PN C FAIR	
12566	2273478.5900'	298579.2800'	GUM	7	C	FAIR	7" GUM C FAIR	
12567	2273483.7900'	298572.4300'	WHO	16	B	GOOD	16" WHO B GOOD	
12568	2273498.6800'	298579.8400'	WHO	16	B	GOOD	16" WHO B GOOD	
12569	2273493.1700'	298584.6200'	GUM	8	C	FAIR	8" GUM C FAIR	
12570	2273499.7600'	298572.2700'	WHO	15	B	GOOD	15" WHO B GOOD	
12571	2273495.7800'	298566.2700'	PN	22	B	GOOD	22" PN B GOOD	
12575	2273502.9900'	298605.4100'	PN	13	C	FAIR	13" PN C FAIR	
12576	2273513.1800'	298592.8200'	PN	17	C	FAIR	17" PN C FAIR	
12577	2273533.0500'	298603.8700'	GUM	9	D	FAIR	9" GUM D FAIR	
12578	2273534.3700'	298629.5000'	PN	7	C	FAIR	7" PN C FAIR	
12579	2273526.7600'	298633.7400'	WATO	9	B	GOOD	9" WATO B GOOD	
12580	2273515.7900'	298621.5500'	WATO	12	C	FAIR	12" WATO C FAIR	
12585	2273511.1200'	298617.0500'	HIC	11	C	FAIR	11" HIC C FAIR	
12595	2273611.5800'	298659.3600'	HIC	8	C	FAIR	8" HIC C FAIR	
12596	2273595.6600'	298647.7400'	PN	20	C	FAIR	20" PN C FAIR	
12597	2273586.4500'	298660.2700'	PN	16	B	GOOD	16" PN B GOOD	
12601	2273594.4700'	298688.4000'	HIC	9	C	FAIR	9" HIC C FAIR	
12603	2273579.3000'	298660.4300'	MAG	8	B	GOOD	8" MAG B GOOD	
12604	2273586.9400'	298638.7000'	WATO	19	C	FAIR	19" WATO C FAIR	
12605	2273579.8500'	298630.2100'	WHO	14	B	GOOD	14" WHO B GOOD	
12607	2273573.1500'	298636.6100'	PN	16	C	FAIR	16" PN C FAIR	
12608	2273581.9100'	298621.7000'	PN	16	C	FAIR	16" PN C FAIR	
12609	2273606.0900'	298632.2400'	LAO	8	C	FAIR	8" LAO C FAIR	
12610	2273560.2900'	298658.2200'	GUM	7	C	FAIR	7" GUM C FAIR	
12618	2273813.7000'	298876.4000'	PN	20	C	FAIR	20" PN C FAIR	
12619	2273824.1900'	298866.7800'	HIC	14	D	FAIR	14" HIC D FAIR	
12620	2273828.5900'	298859.8400'	GUM	6	C	FAIR	6" GUM C FAIR	
12621	2273819.6700'	298854.7600'	GUM	11	B	GOOD	11" GUM B GOOD	
12629	2273779.2200'	298822.4200'	GUM	8	C	FAIR	8" GUM C FAIR	
12630	2273790.4500'	298824.2200'	MAG	11	B	GOOD	11" MAG B GOOD	
12631	2273779.9100'	298840.5600'	WATO	18	C	FAIR	18" WATO C FAIR	
12632	2273770.0500'	298816.9200'	PN	10	C	FAIR	10" PN C FAIR	
12634	2273750.3000'	298804.0200'	PN	15	C	FAIR	15" PN C FAIR	
12635	2273768.3400'	298797.7600'	PN	12	C	FAIR	12" PN C FAIR	
12636	2273772.2500'	298801.9600'	PN	11	C	FAIR	11" PN C FAIR	
12637	2273721.7600'	298794.0900'	PN	8	C	FAIR	8" PN C FAIR	
12638	2273718.4800'	298790.9400'	PN	10	C	FAIR	10" PN C FAIR	
12639	2273722.5100'	298781.8500'	PN	16	B	GOOD	16" PN B GOOD	
12640	2273702.5600'	298783.6700'	GUM	7	C	FAIR	7" GUM C FAIR	
12641	2273698.0700'	298777.9200'	PN	13	B	GOOD	13" PN B GOOD	
12642	2273697.5000'	298773.8400'	PN	12	B	GOOD	12" PN B GOOD	

12643	2273713.6200'	298769.2200'	GUM	6	C	FAIR	6" GUM C FAIR	
12644	2273711.5200'	298777.0700'	PN	13	B	GOOD	13" PN B GOOD	
12645	2273713.0000'	298757.8100'	GUM	7	C	FAIR	7" GUM C FAIR	
12646	2273703.9200'	298755.2700'	PN	23	B	GOOD	23" PN B GOOD	
12657	2273664.8000'	298751.3400'	MAG	8	B	GOOD	8" MAG B GOOD	
12658	2273679.6600'	298760.9000'	HIC	10	C	FAIR	10" HIC C FAIR	
12659	2273685.7900'	298765.3400'	PN	13	B	GOOD	13" PN B GOOD	
12660	2273678.6800'	298742.1100'	MAG	8	C	FAIR	8" MAG C FAIR	
12661	2273663.4000'	298731.7500'	GUM	10	C	FAIR	10" GUM C FAIR	
12662	2273657.9100'	298738.6700'	GUM	7	C	FAIR	7" GUM C FAIR	
12663	2273647.3200'	298742.7300'	GUM	10	D	POOR	10" GUM D POOR	
12665	2273654.7300'	298725.8900'	GUM	9	C	FAIR	9" GUM C FAIR	
12666	2273645.1700'	298714.6500'	PN	18	A	GOOD	18" PN A GOOD	
12667	2273639.1700'	298701.1400'	WATO	7	C	FAIR	7" WATO C FAIR	
12903	2273653.3300'	298695.9700'	PN	26	C	FAIR	26" PN C FAIR	
12904	2273666.4400'	298703.5000'	PN	25	B	GOOD	25" PN B GOOD	
13001	2272057.2010'	305355.1050'	GUM	13	C	FAIR	13" GUM C-FAIR	
13002	2272069.6020'	305352.3870'	LAO	16	C	FAIR	16" LAO C-FAIR	
13003	2272066.9410'	305360.5550'	PN	24	A	GOOD	24" PN A-GOOD	
13004	2272070.8610'	305361.7420'	LAO	12	C	FAIR	12" LAO C-FAIR	
13005	2272071.4740'	305362.9340'	LAO	8	D	POOR	8" LAO D-POOR	
13006	2272064.2190'	305323.6400'	LAO	14	C	FAIR	14" LAO C-FAIR	
13007	2272056.9830'	305318.3640'	LAO	23	C	FAIR	23" LAO 12+11 C-FAIR	12+11
13008	2272074.8100'	305289.2240'	PN	11	B	GOOD	11" PN B-GOOD	
13009	2272060.7580'	305290.8960'	PN	11	B	GOOD	11" PN B-GOOD	
13012	2272034.5050'	305339.3960'	PN	18	B	GOOD	18" PN B-GOOD	
13013	2272052.4490'	305353.2490'	WATO	18	C	FAIR	18" WATO C-FAIR	
13014	2271932.6270'	305283.9750'	LAO	12	C	FAIR	12" LAO C-FAIR	
13017	2271998.3080'	305318.6880'	WATO	14	C	FAIR	14" WATO C-FAIR	
13019	2271995.8180'	305317.2510'	WATO	9	C	FAIR	9" WATO C-FAIR	
13020	2271998.7300'	305290.8820'	OAK	10	DEAD	DEAD	10" OAK DEAD	
13021	2271986.1110'	305291.8500'	GUM	9	C	FAIR	9" GUM C-FAIR	
13022	2271994.6410'	305287.1990'	LAO	8	C	FAIR	8" LAO C-FAIR	
13023	2271988.3260'	305281.9300'	LAO	15	C	FAIR	15" LAO C-FAIR	
13025	2271988.8100'	305269.1700'	LAO	6	DEAD	DEAD	6" LAO DEAD	
13027	2271983.7950'	305244.9850'	MAG	8	DEAD	DEAD	8" MAG DEAD	
13028	2271983.6640'	305228.3710'	LAO	22	B	GOOD	22" LAO B-GOOD	
13029	2271944.9360'	305265.8200'	LO	6	A	GOOD	6" LO A-GOOD	
13030	2271951.2720'	305260.8980'	LAO	7	C	FAIR	7" LAO C-FAIR	
13032	2271964.0660'	305231.2440'	GUM	7	C	FAIR	7" GUM C-FAIR	
13033	2271966.5620'	305219.3350'	PN	8	C	FAIR	8" PN C-FAIR	
13034	2271973.1700'	305251.3410'	PN	11	B	GOOD	11" PN B-GOOD	
13035	2271970.8210'	305250.0650'	PN	13	B	GOOD	13" PN B-GOOD	
13036	2271955.6670'	305293.2860'	LAO	11	C	FAIR	11" LAO C-FAIR	
13037	2271956.8180'	305295.2690'	LAO	18	B	GOOD	18" LAO B-GOOD	
13039	2271943.3840'	305274.8280'	GUM	10	C	FAIR	10" GUM C-FAIR	
13040	2271940.8510'	305288.5010'	GUM	15	B	GOOD	15" GUM B-GOOD	
13041	2271944.7310'	305288.9480'	LAO	15	C	FAIR	15" LAO C-FAIR	
13042	2271972.8490'	305302.8330'	LAO	16	C	FAIR	16" LAO C-FAIR	
13043	2271960.9760'	305272.4910'	LAO	8	C	FAIR	8" LAO C-FAIR	
13045	2272043.7910'	305265.2510'	LAO	18	C	FAIR	18" LAO 12+6 C-FAIR	12+6
13046	2272036.5140'	305259.0180'	LAO	10	C	FAIR	10" LAO C-FAIR	
13048	2272000.3630'	305254.4060'	WATO	18	C		18" WATO 7+7+4	7+7+4
13049	2272009.1900'	305252.2440'	WO	11	C	FAIR	11" WO C-FAIR	
13051	2272019.7960'	305331.3160'	WATO	13	C	FAIR	13" WATO C-FAIR	
13052	2272017.4950'	305315.4040'	LAO	12	C	FAIR	12" LAO C-FAIR	
13053	2272024.7220'	305321.4080'	WATO	5	C	FAIR	5" WATO C-FAIR	
13054	2272030.7320'	305318.7310'	WATO	6	C	FAIR	6" WATO C-FAIR	
13055	2272034.0060'	305292.4030'	LAO	12	C	FAIR	12" LAO C-FAIR	
13056	2272017.9260'	305304.4590'	WATO	10	C	FAIR	10" WATO C-FAIR	
13057	2272026.9110'	305278.8980'	LAO	9	C	FAIR	9" LAO C-FAIR	
13058	2272001.1960'	305301.5360'	WATO	12	C	FAIR	12" WATO C-FAIR	
13059	2272006.3750'	305326.6320'	GUM	8	C	FAIR	8" GUM C-FAIR	
13060	2272045.8690'	305293.0050'	WO	8	C	FAIR	8" WO C-FAIR	
13061	2272041.9330'	305288.3400'	LAO	8	C	FAIR	8" LAO C-FAIR	
13062	2272037.9750'	305275.5080'	LAO	7	C	FAIR	7" LAO C-FAIR	
13067	2272057.6890'	305355.9090'	DEAD	5	DEAD	DEAD	5" DEAD DEAD	
13068	2272131.2190'	305347.5720'	LAO	13	C	FAIR	13" LAO C-FAIR	
13069	2272134.8300'	305338.4230'	LAO	11	D	POOR	11" LAO D-POOR	
13070	2272140.7350'	305317.9520'	LAO	16	C	FAIR	16" LAO C-FAIR	
13071	2272095.0910'	305338.0920'	LAO	15	C	FAIR	15" LAO C-FAIR	
13072	2272101.7520'	305333.2230'	LAO	15	C	FAIR	15" LAO C-FAIR	
13077	2272080.8230'	305316.5910'	LAO	13	C	FAIR	13" LAO C-FAIR	
13080	2272117.0250'	305341.5340'	LAO	8	D	POOR	8" LAO D-POOR	
13081	2272118.6660'	305334.9860'	LAO	14	C	FAIR	14" LAO C-FAIR	

13082	2272123.1010'	305325.4400'	LAO	12	C	FAIR	12" LAO C-FAIR	
13083	2272116.9970'	305324.8160'	LAO	7	C	FAIR	7" LAO C-FAIR	
13086	2272110.9520'	305380.7120'	WATO	7	C	FAIR	7" WATO C-FAIR	
13087	2272124.6370'	305355.7720'	LAO	16	C	FAIR	16" LAO C-FAIR	
19001	2273540.7500'	298641.1300'	PN	17	C	FAIR	17" PN C-FAIR	
19002	2273696.8400'	298682.7200'	MAG	10	C	FAIR	10" MAG 6+4 C-FAIR	6+4
20005	2275651.7600'	302138.1300'	LO	28	B	GOOD	28" LO B-GOOD	
20008	2275635.3600'	302182.4600'	LO	29	B	GOOD	29" LO B-GOOD	
20015	2275794.2600'	301504.3100'	LO	40	B	GOOD	40" LO B-GOOD	
20016	2275899.0600'	301564.0200'	LO	31	A	GOOD	31" LO A-GOOD	
20019	2275952.0200'	301593.3100'	LAO	28	B	GOOD	28" LAO B-GOOD	
20020	2275951.5800'	301621.1500'	WATO	33	C	FAIR	33" WATO C-FAIR	
20022	2275976.2800'	301622.4400'	LAO	27	A	GOOD	27" LAO A-GOOD	
20023	2276022.1500'	301663.6600'	LAO	24	B	GOOD	24" LAO B-GOOD	
20028	2276028.3700'	301675.2700'	LAO	26	C	FAIR	26" LAO C-FAIR	
20030	2276045.4200'	301655.0000'	LAO	28	B	GOOD	28" LAO B-GOOD	
20034	2275652.0700'	301534.2700'	LO	26	B	GOOD	26" LO B-GOOD	
20036	2275673.1300'	301459.0500'	LO	40	B	GOOD	40" LO B-GOOD	
20038	2275586.7000'	301409.2500'	LO	28	B	GOOD	28" LO B-GOOD	
20039	2275316.2600'	301320.9300'	LO	30	B	GOOD	30" LO B-GOOD	
20040	2275236.3100'	301288.6400'	LAO	25	B	GOOD	25" LAO B-GOOD	
20043	2275183.3300'	301257.3200'	LO	33	C	FAIR	33" LO C-FAIR	
20045	2274674.3400'	301683.2100'	LAO	25	C	FAIR	25" LAO C-FAIR	
20047	2274655.4300'	301697.4500'	LAO	25	B	GOOD	25" LAO B-GOOD	
20048	2274650.1100'	301652.3000'	LO	25	B	GOOD	25" LO B-GOOD	
20051	2274566.3800'	301826.9900'	HIC	25	C	FAIR	25" HIC C-FAIR	
20053	2274295.2000'	301497.3900'	LAO	29	C	FAIR	29" LAO C-FAIR	
20054	2273083.4000'	301212.2800'	LAO	26	B	GOOD	26" LAO B-GOOD	
20059	2273126.8600'	300967.1000'	RO	30	C	FAIR	30" RO C-FAIR	
20060	2272762.8000'	300608.8700'	LAO	33	C	FAIR	33" LAO C-FAIR	
20062	2272979.4700'	300312.7200'	LO	35	A	GOOD	35" LO A-GOOD	
20065	2272990.6400'	300286.0400'	LO	30	B	GOOD	30" LO B-GOOD	
20071	2273095.0200'	300405.2700'	LO	27	B	GOOD	27" LO B-GOOD	
20072	2273144.4400'	300396.9000'	LAO	30	B	GOOD	30" LAO B-GOOD	
20073	2273168.9300'	300422.1200'	LO	24	C	FAIR	24" LO C-FAIR	
20074	2273372.0400'	300542.9700'	LO	27	B	GOOD	27" LO B-GOOD	
20075	2272911.5000'	300281.2400'	LAO	27	D	FAIR	27" LAO D-FAIR	
20076	2270723.7700'	300308.3800'	LO	55	A	GOOD	55" LO 22+33 A-GOOD	22+33
20077	2270732.9200'	300322.4600'	HIC	25	A	GOOD	25" HIC A-GOOD	
20078	2270748.6700'	300366.0500'	LO	32	A	GOOD	32" LO A-GOOD	
20079	2270784.7800'	300669.4600'	LO	39	C	FAIR	39" LO C-FAIR	
20080	2270697.6000'	300622.0400'	LO	31	A	GOOD	31" LO A-GOOD	
20082	2270669.1500'	300573.7800'	LO	25	C	FAIR	25" LO C-FAIR	
20083	2270646.2700'	300576.8700'	LO	47	B	GOOD	47" LO B-GOOD	
20084	2270621.9800'	300486.3500'	LAO	34	C	FAIR	34" LAO C-FAIR	
20085	2270691.1500'	300655.7000'	WATO	25	C	FAIR	25" WATO C-FAIR	
20086	2271022.7100'	300729.4600'	LO	25	C	FAIR	25" LO C-FAIR	
20087	2271007.7600'	300708.9700'	LO	30	B	GOOD	30" LO B-GOOD	
20088	2271238.6600'	300601.0700'	LO	37	A	GOOD	37" LO A-GOOD	
20089	2271123.3600'	300573.8800'	LO	27	C	FAIR	27" LO C-FAIR	
20090	2271070.7400'	300554.4000'	LO	31	B	GOOD	31" LO B-GOOD	
20091	2271060.5400'	300625.5200'	LO	36	C	FAIR	36" LO C-FAIR	
20092	2271038.4300'	300613.9100'	LO	43	B	GOOD	43" LO B-GOOD	
20093	2271037.8700'	300536.9600'	LAO	26	C	FAIR	26" LAO C-FAIR	
20094	2270976.7900'	300464.1700'	LAO	28	C	FAIR	28" LAO C-FAIR	
20095	2271289.5000'	300652.5600'	LO	33	B	GOOD	33" LO B-GOOD	
20096	2271359.1900'	300719.7700'	LO	26	A	GOOD	26" LO A-GOOD	
20097	2271439.3900'	300724.0300'	LAO	31	C	FAIR	31" LAO C-FAIR	
20098	2271515.5200'	300781.0800'	LO	24	B	GOOD	24" LO B-GOOD	
20099	2271566.0500'	300811.1500'	LAO	31	C	FAIR	31" LAO C-FAIR	
20100	2271712.3100'	300969.9600'	LAO	27	C	FAIR	27" LAO C-FAIR	
20101	2271657.0200'	300994.5800'	LO	38	A	GOOD	38" LO A-GOOD	
20102	2271593.1800'	300986.3100'	LO	45	B	GOOD	45" LO 17+17+11 B-GOOD	17+17+11
20103	2271560.4000'	301024.5800'	LO	42	A	GOOD	42" LO A-GOOD	
20104	2271495.0800'	301002.5200'	LO	26	B	GOOD	26" LO B-GOOD	
20105	2271480.9400'	300980.8300'	LO	34	B	GOOD	34" LO 14+20 B-GOOD	14+20
20106	2271324.1800'	300938.9300'	LAO	24	C	FAIR	24" LAO C-FAIR	
20107	2271314.4600'	300963.2900'	LO	26	B	GOOD	26" LO B-GOOD	
20108	2271357.2700'	301034.3700'	WATO	28	D	FAIR	28" WATO D-FAIR	
20109	2271391.4500'	301118.2900'	LO	32	A	GOOD	32" LO A-GOOD	
20110	2271444.3100'	301092.7300'	LO	41	A	GOOD	41" LO A-GOOD	
20111	2271489.7000'	301059.1200'	LAO	36	C	FAIR	36" LAO C-FAIR	
20112	2271510.3500'	301105.4400'	LO	26	B	GOOD	26" LO B-GOOD	
20113	2271576.7300'	301219.1900'	LO	38	B	GOOD	38" LO B-GOOD	
20114	2271947.1100'	301289.5900'	LO	29	B	GOOD	29" LO B-GOOD	

20115	2271968.4400'	301278.6100'	LO	30	B	GOOD	30" LO B-GOOD	
20116	2271997.2100'	301290.7400'	LO	62	B	GOOD	62" LO 38+24 B-GOOD	38+24
20117	2272043.6700'	301427.8200'	LAO	27	C	FAIR	27" LAO C-FAIR	
20118	2272507.0900'	301434.6800'	LO	29	C	FAIR	29" LO C-FAIR	
20119	2272463.5700'	301432.0700'	LO	33	C	FAIR	33" LO 14+19 C-FAIR	14+19
20120	2272438.3500'	301388.7500'	LO	56	C	FAIR	56" LO 25+31 C-FAIR	25+31
20121	2272416.4100'	301383.2700'	LO	38	C	FAIR	38" LO 15+13+10 C-FAIR	15+13+10
20122	2272392.3200'	301398.1800'	LO	26	C	FAIR	26" LO C-FAIR	
20123	2272403.8400'	301358.2500'	LO	62	C	FAIR	62" LO 19+20+14+9 C-FAIR	19+20+14+9
20124	2272388.1900'	301350.1700'	LO	32	C	FAIR	32" LO 19+13 C-FAIR	19+13
20125	2272378.7500'	301332.5900'	LAO	24	D	FAIR	24" LAO D-FAIR	
20126	2272329.0300'	301343.4300'	LAO	25	D	POOR	25" LAO D-POOR	
20127	2272283.2500'	301300.4500'	LO	25	B	GOOD	25" LO B-GOOD	
20128	2272890.5400'	303023.5900'	LAO	34	C	FAIR	34" LAO C-FAIR	
20129	2272896.1700'	303046.5100'	LAO	34	D	FAIR	34" LAO D-FAIR	
20130	2272929.7200'	303075.7600'	LAO	26	C	FAIR	26" LAO C-FAIR	
20131	2272591.4200'	302867.4300'	LAO	24	C	FAIR	24" LAO C-FAIR	
20132	2272529.6800'	302834.2300'	MAP	26	C	FAIR	26" MAP C-FAIR	
20200	2271313.8500'	301089.3100'	MAG	27	D	FAIR	MAG 15+12 D-FAIR	
20201	2271296.8200'	301132.7400'	WATO	29	D	FAIR	WATO 17+12 D-FAIR	
20202	2271096.5000'	301209.2800'	MAG	24	C	FAIR	MAG 9+15 C-FAIR	
20203	2270519.7200'	301737.1000'	LO	24	C	FAIR	LO 24 C-FAIR	
20204	2270452.2800'	301778.0300'	LO	22	C	FAIR	LO 22 C-FAIR	
20205	2271425.1100'	301183.0200'	LO	23	C	FAIR	LO 23 C-FAIR	
20206	2271594.1600'	301131.1800'	LAO	29	D	FAIR	LAO 29 D- FAIR	
20207	2271625.6700'	301133.0800'	LAO	25	C	FAIR	LAO 25 C-FAIR	
20208	2271640.1000'	301105.0300'	LO	27	C	FAIR	LO 27 C-FAIR	
20209	2271861.0700'	300997.3800'	LO	35	B	GOOD	LO 35 B-GOOD	
20210	2271893.4700'	301057.4700'	LO	32	C	FAIR	LO 22+10 C-FAIR	
20211	2271949.1900'	301097.9900'	LO	23	C	FAIR	LO 23 C-FAIR	
20212	2272015.8300'	301119.2100'	LAO	23	D	FAIR	LAO 23 D-FAIR	
20213	2271735.0100'	300957.5500'	LO	31	C	GOOD	LO 31 C-GOOD	
20214	2271685.3100'	300892.7000'	WATO	21	D	POOR	WATO 21 D-POOR	
20215	2271816.1000'	300833.3900'	LAO	26	D	FAIR	LAO 26 D-FAIR	
20216	2271888.1000'	300823.3400'	LAO	29	D	FAIR	LAO 29 D-FAIR	
20217	2272010.2300'	300741.7200'	LAO	33	B	GOOD	LAO 33 B-GOOD	
20218	2272079.8300'	300758.3200'	LAO	31	D	FAIR	LAO 31 D-FAIR	
20219	2272091.3100'	300816.3500'	WATO	27	D	FAIR	WATO 27 D-FAIR	
20220	2272070.0700'	300836.1200'	LAO	28	D	FAIR	LAO 28 D-FAIR	
20221	2272136.5000'	300869.5900'	WATO	22	D	FAIR	WATO 22 D-FAIR	
20222	2272198.0500'	300847.4300'	LAO	27	D	FAIR	LAO 27 D-FAIR	
20223	2272333.6700'	300563.4500'	LO	24	B	GOOD	LO 24 B-GOOD	
20224	2272402.5600'	300587.8300'	WATO	24	D	FAIR	WATO 24 D-FAIR	
20225	2272470.6000'	300665.6900'	LAO	24	D	FAIR	LAO 24 D-FAIR	
20226	2272533.0500'	300290.6500'	RO	29	C	FAIR	RO 29 C-FAIR	
20227	2272540.0300'	300329.3900'	LO	28	B	GOOD	LO 11+17 B-GOOD	
20228	2272516.2400'	300054.5700'	LAO	26	C	FAIR	LAO 26 C-FAIR	
20229	2272617.3100'	299617.4000'	HIC	23	B	GOOD	HIC-23 B-GOOD	
20230	2272686.9800'	299466.8600'	MAG	24	C	GOOD	MAG 24 C-GOOD	
20231	2272503.0200'	301509.4300'	LO	11	C	FAIR	LO 11 C-FAIR	
20232	2272507.3700'	301507.0800'	LO	15	C	FAIR	LO 15 C-FAIR	
20233	2272948.5800'	301710.3700'	LO	25	B	GOOD	LO 25 B-GOOD	
20234	2272959.3900'	301675.2500'	LAO	26	C	FAIR	LAO 26 C-FAIR	
20235	2273027.8900'	301686.4400'	LAO	30	D	FAIR	LAO 30 D-FAIR	
20236	2271200.6300'	301964.9100'	WATO	24	D	FAIR	WATO 10+14 D-FAIR	
20238	2268960.6400'	301636.0300'	LO	23	B	GOOD	LO 23 B-GOOD	
20239	2268799.9000'	301584.3200'	LO	23	B	GOOD	LO 23 B-GOOD	
20240	2268703.7900'	301608.3500'	WATO	27	D	FAIR	WATO 27 13+14 D-FAIR	13+14
20241	2268774.5200'	301719.8800'	WATO	23	D	FAIR	WATO 23 D-FAIR	
20242	2268726.5200'	301736.7900'	WATO	26	D	FAIR	WATO 26 10+16 D-FAIR	10+16
20243	2268555.3800'	301667.8200'	WATO	15	D	POOR	WATO 15 D-POOR	
20244	2268450.5900'	301717.9400'	LO	23	C	FAIR	LO 23 C-FAIR	
20245	2269030.7600'	301171.3000'	LAO	34	D	FAIR	LAO 34 D-FAIR	
20246	2269161.9600'	301100.9100'	LO	37	B	GOOD	LO 37 B-GOOD	
20247	2269329.9600'	300988.0400'	LO	33	C	FAIR	LO 33 C-FAIR	
20248	2269344.3300'	300994.4500'	LAO	26	C	GOOD	LAO 26 C-GOOD	
20249	2269528.5100'	300866.8200'	LO	28	D	POOR	LO 28 D-POOR	
20250	2269794.2800'	301092.4400'	LAO	23	B	GOOD	LAO 23 B-GOOD	
20251	2269741.1700'	301104.0500'	LO	23	B	GOOD	LO 23 B-GOOD	
20252	2269895.5300'	301145.0600'	WATO	21	D	POOR	WATO 21 D-POOR	
20253	2269941.6500'	301109.0700'	WATO	24	D	POOR	WATO 24 D-POOR	
20254	2269963.2600'	301194.1800'	LO	29	B	GOOD	LO 29 13+16 B-GOOD	13+16
20255	2270051.3500'	301112.7000'	WATO	23	D	FAIR	WATO 23 D-FAIR	
20256	2270422.9400'	301492.4400'	LO	24	C	GOOD	LO 24 C-GOOD	
20257	2270428.6400'	301489.9800'	LO	23	C	GOOD	LO 23 C-GOOD	

20258	2270767.9800'	301448.7100'	LO	23	C	GOOD	LO 23 C-GOOD	
20284	2271041.7700'	300538.8200'	LO	26	B	GOOD	LO 26 B-GOOD	
20289	2271775.9300'	301090.0900'	LO	24	D	POOR	LO 24 D-POOR	
20297	2272048.6500'	301250.5200'	LO	24	C	FAIR	LO 24 C-FAIR	
20307	2272388.5654'	301345.7930'	LO	32	C	FAIR	LO 32 19+ 13 C-FAIR	19+13
20311	2272608.8200'	301766.0000'	LO	43	A	GOOD	LO 43 A-GOOD	
20315	2272619.7000'	301914.1900'	LO	27	D		LO 27 16+ 11	16+11
20324	2272579.1100'	301421.5700'	LAO	24	D	POOR	LAO 24 D-POOR	
20327	2272325.0400'	301221.2600'	LAO	25	D	POOR	LAO 25 D-POOR	
20329	2272275.1600'	301178.2900'	LAO	28	D	POOR	LAO 28 D-POOR	
20340	2271900.6000'	301053.7800'	LO	32	C	FAIR	LO 32 22+ 10 C-FAIR	22+10
20344	2273135.6660'	298229.2900'	PN	25	C	FAIR	PN 25 C FAIR	
20345	2273143.7880'	298229.4670'	HIC	13	C	FAIR	HIC 13 C FAIR	
20346	2273169.0310'	298239.2490'	WATO	15	C	FAIR	WATO 15 C FAIR	
20347	2273172.5790'	298242.3430'	GUM	11	C	FAIR	GUM 11 C FAIR	
20348	2273175.0790'	298244.8790'	GUM	12	C	FAIR	GUM 12 C FAIR	
20349	2273192.7260'	298242.3120'	PN	22	B	GOOD	PN 22 B GOOD	
20350	2273206.5640'	298253.9570'	RO	22	C	FAIR	RO 22 C FAIR	
20351	2273210.9260'	298257.4500'	GUM	10	C	FAIR	GUM 10 C FAIR	
20352	2273210.0220'	298258.6780'	GUM	9	D	POOR	GUM 9 D POOR	
20353	2273219.0400'	298259.7430'	WATO	25	D	FAIR	WATO 25 11+14 D FAIR	11+14
20354	2273236.7050'	298271.2090'	CHE	20	D	FAIR	CHE 20 9+11 D FAIR	9+11
20355	2273437.6530'	298379.3240'	LO	41	B	GOOD	LO 41 B GOOD	
20356	2273538.0810'	298478.3770'	PN	27	B	GOOD	PN 27 B GOOD	
20357	2273631.8330'	298539.9940'	PEA	13	D	GOOD	PEA 13 D GOOD	
20358	2273648.7550'	298571.6510'	PN	26	C	FAIR	PN 26 C FAIR	
20359	2272952.3560'	298214.9230'	PN	25	C	FAIR	PN 25 C FAIR	
20360	2272971.9070'	298222.6070'	MYR	7	B	GOOD	MYR 7 B-GOOD	
20361	2273001.2060'	298237.1900'	LAO	6	D	FAIR	LAO 6 D FAIR	
20362	2273023.6120'	298231.0650'	GUM	10	C	FAIR	GUM 10 C FAIR	
20363	2273084.6680'	298263.4840'	LAO	7	C	FAIR	LAO 7 C FAIR	
20364	2273097.0200'	298275.8590'	LAO	6	D	POOR	LAO 6 D POOR	
20365	2273179.8640'	298293.7230'	Dead	6	DEAD	DEAD	DEAD 6 DEAD	
20366	2273236.2610'	298341.6690'	PN	7	C	FAIR	PN 7 C FAIR	
20367	2273238.3130'	298331.7450'	PN	6	C	FAIR	PN 6 C FAIR	
20368	2273248.0780'	298357.4100'	PN	6	C	FAIR	PN 6 C FAIR	
20369	2273250.7900'	298361.4650'	PN	6	C	FAIR	PN 6 C FAIR	
20370	2273334.9540'	298393.6140'	PN	6	C	FAIR	PN 6 C FAIR	
20371	2273447.6150'	298482.6000'	BGUM	47	C	FAIR	BGUM 47 C FAIR	
20372	2273583.4750'	298596.0530'	BGUM	7	C	FAIR	BGUM 7 C FAIR	
92108	2270689.045'	301989.632'	LO	28	B	GOOD		
105815	2272991.6300'	298240.1300'	LO	27	B	FAIR	13" LAO C-FAIR	
105816	2273139.4400'	298297.0800'	LAO	11	C	FAIR	6" MAG C-FAIR	
110688	2273518.4700'	298561.2700'	LAO	12	C	FAIR	7" GUM C FAIR	
110734	2273612.2100'	298633.1000'	MAG	7	B	GOOD	7" MAG B GOOD	
112543	2273404.8400'	298499.3100'	LAO	23	C	GOOD	11" GUM B GOOD	
604717	2269763.63742'	302974.31531'	LO	27	B	GOOD		16+11
604753	2269815.26851'	303020.39822'	LAO	32	D	POOR		12+12+3+5
604754	2269813.821'	303022.92435'	LAO	25	C	FAIR		
604770	2269688.7799'	303157.34939'	LO	30	C	FAIR		10+8+6+3+3
604771	2269637.22871'	303199.63205'	LAO	28	C	FAIR		
604772	2269600.87246'	303219.75661'	LO	53	B	GOOD		
604773	2269594.32028'	303272.01583'	LO	53	B	GOOD		
604774	2269551.52112'	303263.19688'	LAO	27	D	POOR		10+17
604829	2269225.49462'	303549.6108'	PN	18	B	GOOD		
604830	2269232.90895'	303543.73727'	PN	17	C	FAIR		
604832	2269233.41862'	303560.53635'	PN	7	C	FAIR		
604833	2269234.98039'	303566.03824'	PN	7	C	FAIR		
604834	2269208.43693'	303567.84316'	PN	18	B	GOOD		
604835	2269213.63386'	303566.53655'	PN	12	B	GOOD		
604836	2269218.96378'	303576.73136'	PN	10	C	FAIR		
604837	2269215.5959'	303593.38537'	PN	6	D	POOR		
604838	2269199.1439'	303604.33315'	LAO	9	D	POOR		
604839	2269204.54954'	303605.82297'	LAO	22	D	POOR		10+12
604840	2269190.86459'	303624.04685'	LAO	35	D	POOR		
604841	2269194.49992'	303631.0388'	LAO	13	D	POOR		
604842	2269190.08932'	303619.82503'	WATO	13	D	POOR		
604843	2269176.7131'	303608.39606'	WATO	24	D	POOR		
604845	2269221.23394'	303649.72855'	LO	18	C	FAIR		
604846	2269221.70006'	303647.69966'	LAO	8	D	POOR		
604847	2269221.56332'	303658.1641'	LAO	30	C	FAIR		
604848	2269231.49211'	303662.93632'	LAO	23	C	FAIR		
604849	2269227.74549'	303652.13079'	LAO	8	D	POOR		
604850	2269232.60372'	303649.02157'	LO	27	C	FAIR		14+13
604854	2269266.52985'	303611.673'	PN	9	C	FAIR		

604855	2269263.31518'	303615.03334'	PN	8	D	POOR		
604856	2269265.83568'	303616.30784'	PN	7	C	FAIR		
604857	2269267.09166'	303621.9966'	PN	5	D	POOR		
604858	2269258.42359'	303607.28023'	PN	11	C	FAIR		
604859	2269253.46502'	303610.82402'	PN	9	D	POOR		
604860	2269287.23407'	303609.21382'	PN	10	C	FAIR		
604861	2269282.68064'	303608.12'	PN	7	C	FAIR		
604862	2269282.96'	303602.45806'	PN	11	C	FAIR		
604863	2269282.64286'	303596.16253'	PN	7	C	FAIR		
604864	2269268.59146'	303594.86507'	PN	6	D	POOR		
604899	2271289.92313'	304938.35417'	LO	41	B	GOOD		
604900	2271273.69151'	304913.33849'	BGUM	12	C	FAIR		
604901	2271231.26488'	304903.31184'	LO	34	D	POOR		
604902	2271242.10952'	304886.33189'	MAP	7	D	POOR		
604903	2271214.17299'	304878.78819'	WATO	19	D	POOR		
604904	2271215.31534'	304871.86504'	WATO	11	D	POOR		
604905	2271197.63741'	304878.15599'	PN	11	D	POOR		
604906	2271187.29673'	304869.34064'	WATO	13	C	FAIR		
604907	2271182.27373'	304862.89045'	MAP	11	D	POOR		
604908	2271173.7606'	304863.86308'	LAO	6	D	POOR		
604909	2271174.96556'	304859.28608'	GUM	18	D	POOR		
604910	2271180.44535'	304849.40086'	WATO	16	D	POOR		10+6
604911	2271193.32214'	304853.00295'	WATO	8	D	POOR		
604912	2271195.0111'	304853.33228'	WATO	6	D	POOR		
604913	2271194.33378'	304851.25198'	WATO	6	D	POOR		
604915	2271164.55226'	304855.65002'	GUM	29	D	POOR		17+12
604921	2271545.20129'	304968.55371'	PN	10	C	FAIR		
604923	2271519.94552'	304957.34506'	PN	11	C	FAIR		
604924	2271517.92319'	304956.03523'	LAO	11	C	FAIR		
604927	2271504.29376'	304950.51145'	PN	6	C	FAIR		
604928	2271488.88232'	304950.31367'	PN	9	C	FAIR		
604932	2271455.24393'	304921.22597'	PN	8	C	FAIR		
604934	2271442.90848'	304911.95911'	PN	7	D	POOR		
604938	2271432.94411'	304903.63063'	PN	8	D	POOR		
604951	2271330.19205'	304912.5653'	WATO	12	D	POOR		
604952	2271334.96415'	304908.8536'	LO	10	C	FAIR		
604953	2271327.20983'	304901.26631'	WATO	7	D	POOR		
604954	2271318.43962'	304897.33105'	LAO	17	D	POOR		
604955	2271315.64724'	304901.28205'	WATO	9	D	POOR		
604956	2271281.46604'	304890.67991'	LO	36	D	POOR		
604957	2271325.73827'	304878.90705'	PN	15	B	GOOD		
604958	2271328.32124'	304873.63905'	PN	10	C	FAIR		
604959	2271339.9061'	304871.86808'	PN	11	C	FAIR		
604961	2271342.08175'	304859.24776'	PN	14	B	GOOD		
604962	2271324.79178'	304846.23576'	WATO	6	C	FAIR		
604963	2271321.25392'	304841.50667'	PN	11	D	POOR		
604967	2271292.74105'	304836.85166'	PN	11	B	GOOD		
604968	2271286.09824'	304828.832'	PN	13	D	POOR		
604971	2271269.41774'	304822.56875'	PN	15	B	GOOD		
604972	2271275.71955'	304832.93036'	PN	12	D	POOR		
604973	2271263.69824'	304842.62807'	PN	14	C	FAIR		
604974	2271271.3946'	304855.61684'	PN	12	C	FAIR		
604975	2271266.6183'	304868.84589'	PN	12	C	FAIR		
604976	2271260.06243'	304864.14849'	PN	16	D	POOR		
604977	2271249.29859'	304850.45996'	PN	17	D	POOR		
604978	2271244.68924'	304847.30193'	PN	10	C	FAIR		
604979	2271245.6583'	304845.59285'	PN	9	D	POOR		
604980	2271250.59274'	304839.81768'	PN	14	C	FAIR		
604981	2271256.10166'	304837.82874'	PN	11	DEAD	DEAD		
604982	2271219.96049'	304847.81659'	PN	20	C	FAIR		
604983	2271227.01855'	304831.55184'	PN	15	B	GOOD		
604984	2271235.19774'	304826.75896'	PN	14	C	FAIR		
604986	2271224.79594'	304823.71465'	PN	10	C	FAIR		
604987	2271232.21731'	304817.81647'	PN	7	D	POOR		
604988	2271233.03481'	304812.88753'	PN	9	C	FAIR		
604989	2271249.23603'	304808.50209'	PN	16	C	FAIR		
604990	2271231.1663'	304791.44845'	PN	13	B	GOOD		
604991	2271224.55298'	304797.83871'	PN	8	C	FAIR		
604992	2271212.83875'	304804.2942'	PN	14	B	GOOD		
604993	2271213.30608'	304813.75442'	PN	15	B	GOOD		
604994	2271199.73543'	304834.04529'	GUM	8	C	FAIR		
604995	2271180.83059'	304810.58402'	CHR	11	D	POOR		
604996	2271174.70194'	304813.15177'	GUM	9	C	FAIR		
604997	2271174.63364'	304808.67485'	PN	12	B	GOOD		
604998	2271164.33847'	304801.4809'	PN	14	B	GOOD		

604999	2271169.41074'	304786.12642'	PN	8	B	GOOD		
605000	2271176.90909'	304766.62558'	PN	6	C	FAIR		
605002	2271186.658'	304770.12993'	PN	6	B	GOOD		
605003	2271212.12057'	304792.92339'	PN	11	C	FAIR		
605004	2271164.07317'	304756.83576'	PN	15	C	FAIR		
605005	2271150.17477'	304761.30884'	CHR	10	D	POOR		
605006	2271145.88626'	304754.8616'	CHR	5	D	POOR		
605007	2271145.95121'	304754.46691'	CHR	10	D	POOR		
605011	2271106.76257'	304739.42752'	PN	15	C	FAIR		
605012	2271102.78552'	304735.29594'	PN	10	B	GOOD		
605013	2271088.44939'	304743.99897'	PN	13	C	FAIR		
605014	2271087.46752'	304747.18197'	PN	9	DEAD	DEAD		
605015	2271080.25096'	304735.92836'	PN	13	C	FAIR		
605016	2271074.76635'	304734.19688'	PN	13	C	FAIR		
605017	2271071.71295'	304736.03163'	PN	8	C	FAIR		
605018	2271063.08159'	304727.44943'	PN	15	C	FAIR		
605019	2271088.32197'	304709.14679'	PN	17	C	FAIR		
605022	2271061.64928'	304707.27513'	PN	15	D	POOR		
605023	2271058.21297'	304725.06633'	PN	11	DEAD	DEAD		
605024	2271059.8556'	304733.53406'	PN	9	C	FAIR		
605025	2271032.44325'	304710.01289'	PN	13	C	FAIR		
605026	2271032.4105'	304695.70096'	PN	7	D	POOR		
605027	2271017.97624'	304705.27626'	PN	12	C	FAIR		
605028	2271016.41838'	304701.28546'	PN	9	C	FAIR		
605029	2271023.28534'	304690.12236'	PN	22	D	POOR		14+8
605030	2271004.94958'	304693.03692'	PN	12	C	FAIR		
605031	2271008.59356'	304685.91503'	PN	7	D	POOR		
605032	2270999.7746'	304681.0543'	PN	12	C	FAIR		
605033	2270995.13124'	304675.02686'	PN	12	D	POOR		
605034	2271005.5259'	304678.05596'	PN	15	C	FAIR		
605036	2271018.20608'	304677.1531'	PN	21	C	FAIR		
605042	2270985.47128'	304656.53608'	PN	12	B	GOOD		
605043	2270981.22052'	304674.69392'	PN	11	C	FAIR		
605044	2270966.69272'	304671.48314'	PN	15	DEAD	DEAD		
605045	2270977.8401'	304654.61154'	PN	15	B	GOOD		
605054	2268430.49455'	302546.22778'	WATO	6	D	POOR		
605055	2268437.84103'	302555.22341'	LAO	24	D	POOR		
605056	2268440.88756'	302560.67678'	LAO	19	D	POOR		
605057	2268449.18727'	302571.86072'	LAO	25	D	POOR		
605058	2268456.67953'	302568.88811'	LAO	22	C	FAIR		
605059	2268458.76438'	302565.5271'	LAO	8	D	POOR		
605060	2268451.01506'	302554.13174'	GUM	6	D	POOR		
605061	2268461.27599'	302577.9128'	LO	6	C	FAIR		
605062	2268460.09437'	302584.74051'	WATO	12	D	POOR		
605063	2268447.53312'	302585.49121'	GUM	16	D	POOR		
605064	2268448.5203'	302588.41401'	GUM	13	D	POOR		
605065	2268454.17623'	302601.02366'	GUM	12	D	POOR		
605066	2268473.31367'	302591.08531'	WATO	10	D	POOR		
605067	2268481.78097'	302598.9675'	LAO	22	C	FAIR		
605068	2268477.65282'	302611.1629'	LAO	20	C	FAIR		
605069	2268475.95777'	302616.65179'	BCH	40	D	POOR		20+ 20
605070	2268468.6713'	302611.27585'	LO	6	D	POOR		
605071	2268467.31006'	302625.86025'	WATO	26	D	POOR		
605072	2268482.46485'	302620.33515'	LAO	14	C	FAIR		
605076	2268503.61493'	302626.05378'	LAO	11	D	POOR		
605077	2268511.97882'	302632.01791'	WATO	15	D	POOR		
605078	2268491.57323'	302645.70143'	GUM	6	D	POOR		
605079	2268504.19366'	302645.23414'	Sugar berry	8	C	FAIR		
605080	2268503.71423'	302661.00859'	GUM	9	D	POOR		
605081	2268516.0969'	302670.96047'	WATO	30	D	POOR		
605087	2268540.57963'	302671.50011'	WATO	18	D	POOR		
605088	2268542.0825'	302676.28282'	WATO	10	D	POOR		
605089	2268551.51652'	302685.34378'	GUM	18	C	FAIR		
605092	2268583.94116'	302659.76947'	PN	11	B	GOOD		
605093	2268586.25984'	302652.77383'	PN	6	C	FAIR		
605094	2268574.88489'	302643.68968'	PN	8	C	FAIR		
605095	2268574.20416'	302639.80258'	PN	7	C	FAIR		
605096	2268567.22185'	302624.07795'	PN	9	C	FAIR		
605097	2268556.45869'	302617.47088'	PN	8	C	FAIR		
605099	2268541.53791'	302587.7222'	PN	7	C	FAIR		
605100	2268537.41502'	302583.4718'	PN	10	C	FAIR		
605101	2268537.38043'	302576.10901'	PN	9	B	GOOD		
605102	2268528.50992'	302574.5855'	PN	10	B	GOOD		
605103	2268523.3333'	302542.89899'	PN	10	B	GOOD		
605105	2268521.99608'	302555.00401'	PN	8	B	GOOD		

605106	2268496.47311'	302531.44786'	PN	10	C	FAIR		
605107	2268509.37281'	302523.11669'	PN	9	B	GOOD		
605108	2268504.50879'	302515.33621'	PN	7	C	FAIR		
605109	2268496.05141'	302504.70157'	PN	12	B	GOOD		
605110	2268489.46791'	302510.67839'	PN	9	B	GOOD		
605111	2268482.46784'	302493.19136'	PN	7	C	FAIR		
605112	2268491.47763'	302493.57463'	PN	6	C	FAIR		
605113	2268475.54234'	302501.55628'	PN	8	C	FAIR		
605114	2268469.54956'	302499.21839'	PN	10	B	GOOD		
605116	2268538.29784'	302715.29029'	LO	44	C	FAIR		
605117	2268576.01287'	302709.08246'	LAO	13	C	FAIR		
605118	2268574.29626'	302725.53104'	GUM	12	C	FAIR		
605119	2268580.27951'	302731.33541'	LAO	27	C	FAIR		
605120	2268594.50448'	302743.64435'	LAO	9	D	POOR		
605121	2268603.40039'	302756.41269'	LAO	15	C	FAIR		
605122	2268610.88103'	302755.46416'	LAO	8	D	POOR		
605123	2268621.65326'	302767.12515'	LAO	9	D	POOR		
605124	2268598.88118'	302774.13532'	LAO	20	D	POOR		
605125	2268594.53067'	302770.52972'	LAO	19	C	FAIR		
605126	2268592.0539'	302760.82308'	LAO	12	D	POOR		
605127	2268586.678'	302762.64294'	LAO	9	D	POOR		
605128	2268588.31328'	302752.73796'	LAO	25	C	FAIR		
605129	2268559.80475'	302749.31555'	LAO	17	C	FAIR		
605130	2268567.79439'	302757.41538'	LAO	10	D	POOR		
605131	2268570.25508'	302759.5104'	LAO	12	D	POOR		
605132	2268609.82372'	302789.02709'	LAO	13	D	POOR		
605133	2268627.87319'	302798.36412'	LAO	19	C	FAIR		
605134	2268640.79028'	302793.98552'	LAO	10	D	POOR		
605135	2268647.2692'	302799.83506'	LAO	15	D	POOR		
605136	2268643.72796'	302815.04654'	LAO	15	D	POOR		
605137	2268653.2509'	302837.16889'	LAO	20	C	FAIR		
605138	2268641.94952'	302850.15938'	LO	16	C	FAIR		
605139	2268655.59211'	302857.55376'	LO	16	C	FAIR		
605140	2268670.56796'	302841.7463'	LO	8	D	POOR		
605141	2268675.41616'	302850.46421'	LAO	25	C	FAIR		19+6
605142	2268652.90207'	302874.73134'	MAP	7	DEAD	DEAD		
605143	2268644.07819'	302874.46819'	LAO	8	D	POOR		
605144	2268647.35897'	302887.76771'	PM	15	B	GOOD		
605145	2268723.67502'	302835.70552'	PN	10	C	FAIR		
605146	2268704.9948'	302822.86491'	PN	9	C	FAIR		
605147	2268690.7657'	302799.0299'	PN	8	C	FAIR		
605148	2268682.69211'	302791.47499'	PN	7	D	POOR		
605149	2268675.75824'	302782.07816'	PN	8	C	FAIR		
605150	2268669.4332'	302756.67884'	PN	10	C	FAIR		
605151	2268663.39856'	302755.46655'	PN	11	D	POOR		
605152	2268654.1836'	302748.2862'	PN	14	B	GOOD		
605153	2268644.49994'	302732.88865'	PN	11	B	GOOD		
605154	2268650.40159'	302731.19533'	PN	16	C	FAIR		
605155	2268639.19832'	302719.33726'	PN	11	B	GOOD		
605156	2268633.14471'	302708.33931'	PN	16	B	GOOD		
605157	2268625.04145'	302697.63511'	PN	14	C	FAIR		
605158	2268603.9185'	302683.80546'	PN	9	C	FAIR		
605159	2268595.92486'	302671.20735'	PN	12	C	FAIR		
605160	2268593.94091'	302663.47166'	PN	8	C	FAIR		
605162	2268670.51277'	302916.30025'	GUM	28	D	POOR		
605163	2268683.53914'	302908.18143'	GUM	8	D	POOR		
605164	2268682.72154'	302892.06634'	LAO	7	C	FAIR		
605165	2268674.43472'	302873.66872'	LAO	9	D	POOR		
605166	2268685.4658'	302869.25332'	PN	19	D	POOR		
605167	2268687.8705'	302872.77534'	LAO	8	D	POOR		
605168	2268693.43662'	302876.73272'	LAO	7	D	POOR		
605169	2268692.19378'	302879.13992'	PN	21	B	GOOD		
605170	2268698.5443'	302884.97437'	PN	7	C	FAIR		
605171	2268702.51853'	302896.64751'	PN	24	C	FAIR		
605172	2268705.75721'	302897.06156'	LAO	9	C	FAIR		
605173	2268726.07293'	302891.31629'	PN	7	C	FAIR		
605174	2268732.24696'	302904.53504'	PN	6	D	POOR		
605175	2268711.72169'	302907.31616'	GUM	6	D	POOR		
605176	2268714.78231'	302911.7229'	PN	19	C	FAIR		
605177	2268715.50609'	302913.58434'	PN	13	C	FAIR		
605178	2268725.50834'	302923.02888'	GUM	6	D	POOR		
605179	2268716.75934'	302947.43107'	GUM	6	D	POOR		
605180	2268712.72801'	302958.21756'	GUM	20	D	POOR		
605181	2268750.47682'	302940.52332'	GUM	7	D	POOR		
605182	2268758.11705'	302932.30842'	PN	16	D	POOR		

605183	2268764.24895'	302940.57783'	GUM	8	D	POOR		
605184	2268760.46043'	302942.91132'	GUM	6	D	POOR		
605185	2268765.82332'	302952.70632'	GUM	6	D	POOR		
605186	2268763.70471'	302955.05885'	GUM	11	D	POOR		
605187	2268752.40854'	302950.51116'	GUM	6	D	POOR		
605188	2268752.87324'	302957.73079'	GUM	8	D	POOR		
605190	2268752.58455'	302962.98398'	GUM	10	D	POOR		
605191	2268734.01786'	302970.72571'	GUM	17	D	POOR		
605192	2268743.4625'	302993.63851'	GUM	11	D	POOR		
605193	2268745.53446'	303006.18094'	GUM	44	D	POOR		
605194	2268737.12728'	302987.58413'	GUM	7	D	POOR		
605195	2268721.96307'	302972.41651'	GUM	33	D	POOR		17+16
605196	2268705.84777'	302961.4654'	MAP	7	D	POOR		
605198	2268731.85119'	302846.99001'	PN	8	C	FAIR		
605199	2268740.37191'	302862.20833'	PN	13	C	FAIR		
605200	2268739.40064'	302855.21265'	PN	15	C	FAIR		
605201	2268743.28662'	302860.6745'	PN	9	C	FAIR		
605203	2268749.88653'	302886.08834'	PN	10	C	FAIR		
605205	2268775.97219'	302905.94337'	PN	11	B	GOOD		
605206	2268787.69504'	302928.25319'	PN	20	B	GOOD		
605207	2268804.90696'	302931.38625'	GUM	38	C	FAIR		10+9
605208	2268797.2515'	302936.83398'	GUM	9	D	POOR		
605209	2268793.27919'	302947.34545'	BCH	6	D	POOR		
605211	2268808.3157'	302960.25184'	LAO	10	B	GOOD		
605212	2268802.42144'	302975.59412'	GUM	24	C	FAIR		
605213	2268788.33683'	302967.00421'	GUM	15	D	POOR		
605214	2268775.52463'	302971.40665'	GUM	11	D	POOR		
605216	2268784.48638'	302986.89884'	OAK	21	B	GOOD		
605217	2268766.41199'	302970.75596'	MAP	10	D	POOR		
605218	2268763.85134'	302977.96247'	MAP	18	B	GOOD		
605219	2268776.68077'	302990.20506'	LAO	7	C	FAIR		
605220	2268775.13765'	302992.44459'	GUM	15	D	POOR		
605221	2268777.37484'	303003.00944'	GUM	8	D	POOR		
605222	2268766.88043'	303000.92616'	GUM	12	D	POOR		
605223	2268760.38231'	303004.21182'	WATO	7	D	POOR		
605224	2268751.07974'	303013.31303'	GUM	18	D	POOR		
605225	2268752.62786'	303015.28623'	LAO	6	C	FAIR		
605226	2268766.62726'	303026.37674'	GUM	8	D	POOR		
605227	2268772.66609'	303032.69743'	WATO	6	D	POOR		
605228	2268780.51165'	303021.21257'	LO	27	C	FAIR		
605229	2268816.75476'	302969.74457'	GUM	11	D	POOR		
605230	2268820.3119'	302970.00761'	GUM	23	D	POOR		
605235	2268841.77553'	303023.33597'	LAO	9	D	POOR		
605236	2268827.40653'	303024.95168'	GUM	6	D	POOR		
605237	2268790.79809'	303044.27867'	LAO	6	D	POOR		
605238	2268781.3199'	303049.06682'	GUM	17	D	POOR		
605239	2268770.19002'	303045.58587'	GUM	12	D	POOR		
605240	2268781.87674'	303073.68681'	GUM	11	D	POOR		8+3
605241	2268787.16131'	303069.1599'	GUM	22	C	FAIR		
605242	2268800.40074'	303058.02853'	PN	12	C	FAIR		
605243	2268830.39152'	303044.00402'	WATO	20	C	FAIR		
605244	2268845.50742'	303046.22941'	LAO	11	D	POOR		
605245	2268852.69626'	303034.94075'	LAO	14	D	POOR		
605246	2268857.26518'	303040.61792'	WATO	10	D	POOR		
605247	2268860.90239'	303042.81401'	LAO	11	D	POOR		
605248	2268856.80514'	303026.24352'	GUM	6	D	POOR		
605249	2268855.80447'	303024.3501'	LAO	8	D	POOR		
605250	2268882.82894'	303028.62414'	LO	43	D	POOR		
605251	2268870.57629'	303044.3527'	LAO	21	C	FAIR		
605252	2268851.3238'	303068.61454'	POP	9	D	POOR		
605253	2268831.00006'	303073.97465'	GUM	6	D	POOR		
605254	2268818.53828'	303079.40064'	GUM	8	D	POOR		
605255	2268806.0416'	303084.81044'	LAO	20	D	POOR		
605257	2268827.46648'	303096.60414'	PN	17	B	GOOD		
605258	2268838.55709'	303092.54443'	PN	9	C	FAIR		
605259	2268848.40273'	303089.79903'	PN	18	B	GOOD		
605260	2268855.52795'	303085.81921'	PN	14	B	GOOD		
605261	2268857.55454'	303074.037'	LAO	7	D	POOR		
605262	2268867.27972'	303082.01616'	LAO	5	D	POOR		
605263	2268870.54601'	303073.0137'	LAO	7	C	FAIR		
605264	2268870.4308'	303065.82049'	LAO	7	D	POOR		
605265	2268876.68414'	303059.09286'	WATO	11	D	POOR		
605271	2268893.83237'	303081.03905'	WATO	12	D	POOR		
605272	2268881.18336'	303090.16646'	WATO	5	D	POOR		
605273	2268874.33767'	303096.64804'	GUM	6	D	POOR		

605274	2268840.65779'	303141.33636'	LO	56	B	GOOD		29+27
605275	2268846.9493'	303147.11919'	LO	30	B	GOOD		
605276	2268855.45909'	303148.43857'	GUM	15	C	FAIR		
605277	2268861.80487'	303155.34875'	GUM	17	D	POOR		
605278	2268866.61392'	303151.64936'	WATO	10	D	POOR		
605279	2268861.44426'	303164.27792'	WATO	9	D	POOR		
605280	2268857.03911'	303172.84841'	WATO	11	D	POOR		
605281	2268863.60281'	303170.76988'	GUM	18	D	POOR		
605282	2268867.08418'	303172.19726'	GUM	14	D	POOR		
605283	2268883.91582'	303136.13261'	WATO	7	D	POOR		
605284	2268891.53688'	303137.60199'	WATO	6	C	FAIR		
605285	2268888.38053'	303140.50775'	GUM	15	D	POOR		
605286	2268892.82291'	303144.58375'	GUM	10	D	POOR		
605287	2268900.67419'	303140.91537'	GUM	24	D	POOR		14+10
605288	2268898.42571'	303134.73145'	GUM	10	D	POOR		
605289	2268883.838'	303123.53245'	GUM	12	D	POOR		
605290	2268885.60493'	303111.77'	WATO	19	D	POOR		
605291	2268901.20428'	303108.07008'	WATO	8	D	POOR		
605292	2268911.80756'	303121.19783'	GUM	29	D	POOR		17+12
605293	2268909.04561'	303137.19054'	WATO	10	D	POOR		
605294	2268913.67936'	303133.60553'	WATO	17	D	POOR		
605295	2268916.37882'	303122.96322'	GUM	7	D	POOR		
605296	2268926.87008'	303126.61131'	LO	13	B	GOOD		
605298	2268915.04028'	303109.98241'	GUM	16	D	POOR		
605321	2268943.93273'	303157.12516'	GUM	5	C	FAIR		
605322	2268956.97835'	303177.5737'	GUM	10	C	FAIR		
605323	2268964.00615'	303190.66095'	PN	13	C	FAIR		
605324	2268979.06839'	303202.24896'	PN	23	C	FAIR		
605325	2268973.4076'	303203.99881'	GUM	8	C	FAIR		
605326	2268966.55456'	303205.55007'	GUM	6	C	FAIR		
605327	2268960.24503'	303189.50963'	GUM	6	C	FAIR		
605328	2268945.66112'	303176.16272'	PN	18	D	POOR		
605329	2268932.70297'	303162.65532'	PN	9	D	POOR		
605330	2268933.55192'	303167.38972'	PN	12	C	FAIR		
605331	2268922.16475'	303176.37102'	PN	9	D	POOR		
605332	2268929.07015'	303182.62344'	PN	12	D	POOR		
605333	2268938.85449'	303180.3695'	GUM	8	C	FAIR		
605334	2268960.59434'	303207.67983'	PN	12	D	POOR		
605335	2268954.24822'	303217.89428'	PN	15	D	POOR		
605336	2268948.60906'	303206.67635'	PN	12	B	GOOD		
605337	2268945.517'	303204.01437'	PN	16	B	GOOD		
605338	2268942.63069'	303200.16079'	PN	17	C	FAIR		
605339	2268939.65551'	303222.79413'	PN	16	B	GOOD		
605340	2268907.0023'	303198.73425'	LAO	6	D	POOR		
605341	2268898.67715'	303189.11536'	PN	27	C	FAIR		
605342	2268897.96812'	303173.33614'	PN	21	B	GOOD		
605343	2268889.14688'	303173.97546'	PN	22	B	GOOD		
605344	2268887.00716'	303166.83587'	PN	12	D	POOR		
605345	2268862.58453'	303181.51084'	WATO	9	D	POOR		
605346	2268877.48816'	303190.37833'	WATO	9	D	POOR		
605347	2268876.51973'	303194.91002'	GUM	28	D	POOR		20+8
605348	2268874.02281'	303208.13888'	WATO	8	D	POOR		
605349	2268879.08644'	303210.94581'	WATO	14	D	POOR		
605350	2268889.99066'	303214.7708'	LO	34	C	FAIR		
605351	2268887.97197'	303227.12621'	LAO	10	D	POOR		
605352	2268910.42022'	303247.73588'	LAO	12	D	POOR		
605353	2268910.3952'	303252.22558'	GUM	37	D	POOR		19+18
605354	2268926.1386'	303241.16937'	PN	10	D	POOR		
605355	2268933.26705'	303242.57152'	LAO	17	C	FAIR		
605356	2268934.35406'	303245.79336'	LAO	7	D	POOR		
605357	2268934.79541'	303246.01902'	LAO	10	C	FAIR		
605358	2268932.36022'	303249.79572'	LAO	5	D	POOR		
605359	2268936.23627'	303251.62264'	LAO	7	D	POOR		
605360	2268941.09653'	303254.13608'	LAO	6	D	POOR		
605361	2268944.39201'	303259.48644'	LO	7	C	FAIR		
605362	2268953.63577'	303238.79157'	PN	10	B	GOOD		
605363	2268968.68885'	303219.84965'	LAO	6	C	FAIR		
605365	2269008.8765'	303243.25919'	LAO	9	C	FAIR		
605366	2268997.39558'	303240.3698'	PN	16	D	POOR		
605367	2268985.65582'	303242.10368'	PN	12	C	FAIR		
605368	2268971.32812'	303237.55649'	PN	16	B	GOOD		
605369	2268975.81004'	303245.44988'	GUM	7	D	POOR		
605370	2268988.03655'	303252.21854'	PN	16	D	POOR		
605371	2268993.52271'	303250.81549'	PN	15	B	GOOD		
605372	2269013.35063'	303266.93511'	GUM	6	C	FAIR		

605373	2269032.03295'	303298.36983'	GUM	6	C	FAIR		
605374	2269040.75763'	303306.58045'	PN	10	C	FAIR		
605375	2269036.80949'	303310.95683'	PN	18	C	FAIR		
605377	2269055.79965'	303311.38153'	PN	16	B	GOOD		
605378	2269049.11717'	303324.91651'	GUM	7	C	FAIR		
605379	2269030.95659'	303319.50191'	PN	9	DEAD	DEAD		
605380	2269028.31251'	303328.47058'	PN	21	D	POOR		
605381	2269023.95284'	303318.72317'	PN	20	B	GOOD		
605382	2269026.79449'	303296.87909'	LAO	5	D	POOR		
605383	2269011.22111'	303297.03664'	LAO	9	C	FAIR		
605384	2269003.68662'	303283.16264'	PN	16	C	FAIR		
605385	2269007.07027'	303278.33533'	PN	15	B	GOOD		
605386	2268994.94739'	303275.19988'	PN	10	C	FAIR		
605387	2268993.16051'	303278.49608'	GUM	9	C	FAIR		
605388	2268980.06981'	303283.87529'	PN	16	C	FAIR		
605389	2268978.056'	303269.78347'	PN	18	B	GOOD		
605390	2268952.68759'	303289.58843'	LAO	8	D	POOR		
605391	2268966.3898'	303294.42913'	LAO	7	D	POOR		
605392	2268965.60357'	303296.15052'	PN	20	C	FAIR		
605393	2268971.08223'	303300.98987'	LAO	6	D	POOR		
605394	2268976.22903'	303308.53334'	LO	8	D	POOR		
605395	2268982.95973'	303313.56582'	LAO	6	C	FAIR		
605396	2268987.40136'	303298.11468'	PN	20	B	GOOD		
605397	2268969.51122'	303332.64287'	GUM	21	D	POOR		11+10
605398	2268969.6865'	303335.87698'	GUM	18	D	POOR		
605399	2268977.05841'	303348.0293'	GUM	7	C	FAIR		
605400	2268980.41422'	303349.64705'	HIC	5	C	FAIR		
605401	2268984.53851'	303351.86962'	GUM	13	D	POOR		
605402	2268986.92669'	303354.74247'	GUM	9	D	POOR		
605403	2268988.38414'	303356.82504'	GUM	9	D	POOR		
605404	2268990.9045'	303363.18099'	GUM	9	D	POOR		
605405	2268993.68825'	303363.99148'	GUM	11	D	POOR		
605406	2269006.61013'	303359.33158'	GUM	7	C	FAIR		
605407	2268994.11567'	303345.272'	GUM	16	D	POOR		10+6
605408	2268987.32555'	303329.02271'	GUM	8	D	POOR		
605409	2268996.9327'	303321.85087'	GUM	11	C	FAIR		
605410	2268983.38288'	303345.09824'	BCH	11	D	POOR		
605411	2269015.29015'	303358.28393'	GUM	18	D	POOR		10+8
605412	2269018.07909'	303366.16642'	GUM	11	D	POOR		6+5
605413	2269029.53017'	303381.2285'	LAO	6	D	POOR		
605414	2269030.6559'	303383.05996'	GUM	6	C	FAIR		
605415	2269035.75768'	303395.1692'	LAO	6	B	GOOD		
605416	2269022.31194'	303403.56894'	BCH	7	D	POOR		
605417	2269013.78589'	303403.21554'	BCH	9	D	POOR		
605418	2269005.90839'	303383.45577'	MAP	6	D	POOR		
605419	2269026.10893'	303411.76358'	LAO	38	D	POOR		
605420	2269055.89999'	303400.41629'	PN	14	C	FAIR		
605421	2269065.53552'	303386.82246'	PN	15	B	GOOD		
605422	2269061.11411'	303381.79785'	PN	17	B	GOOD		
605423	2269057.46026'	303377.99556'	PN	19	B	GOOD		
605424	2269069.68816'	303370.72423'	PN	19	C	FAIR		
605425	2269065.9876'	303366.55479'	LAO	6	B	GOOD		
605426	2269062.23442'	303367.01761'	LAO	9	B	GOOD		
605427	2269051.88063'	303370.81203'	BCH	6	D	POOR		
605428	2269047.04692'	303378.52221'	BCH	8	C	FAIR		
605429	2269038.4784'	303341.75519'	LAO	6	C	FAIR		
605430	2269037.49067'	303340.50489'	LAO	6	D	POOR		
605433	2269088.45061'	303364.33894'	PN	17	C	FAIR		
605434	2269093.7771'	303373.86179'	LAO	7	C	FAIR		
605435	2269100.21188'	303378.99007'	PN	9	D	POOR		
605436	2269103.66393'	303381.01949'	LAO	8	C	FAIR		
605438	2269105.6212'	303390.22144'	PN	15	C	FAIR		
605439	2269104.8237'	303397.72201'	LAO	5	C	FAIR		
605440	2269082.41039'	303383.48144'	PN	17	D	POOR		
605441	2269077.88719'	303387.15675'	PN	17	B	GOOD		
605442	2269078.11213'	303368.88992'	PN	15	D	POOR		
605443	2269074.96432'	303365.6135'	LAO	6	C	FAIR		
605444	2269072.32092'	303393.30301'	PN	8	D	POOR		
605445	2269070.055'	303393.81433'	PN	14	B	GOOD		
605446	2269077.36589'	303414.65536'	PN	18	B	GOOD		
605447	2269085.93772'	303422.59383'	PN	13	B	GOOD		
605448	2269090.15326'	303416.95412'	LAO	7	DEAD	DEAD		
605449	2269088.76513'	303431.75623'	PN	17	B	GOOD		
605451	2269063.17267'	303420.19679'	LAO	6	C	FAIR		
605452	2269035.07109'	303424.44394'	GUM	9	D	POOR		

605453	2269041.66948'	303429.01169'	GUM	7	C	FAIR		
605454	2269042.68755'	303433.46601'	GUM	9	D	POOR		
605455	2269050.20198'	303446.42146'	GUM	6	D	POOR		
605457	2269070.29602'	303446.35286'	GUM	10	C	FAIR		
605458	2269073.85433'	303456.06321'	GUM	8	C	FAIR		
605459	2269063.4744'	303462.21221'	LAO	8	D	POOR		
605460	2269069.65979'	303477.92541'	GUM	8	C	FAIR		
605461	2269079.5826'	303484.16892'	GUM	8	D	POOR		6+2
605462	2269086.18347'	303450.53102'	LAO	13	D	POOR		
605463	2269078.73644'	303435.96691'	BCH	7	D	POOR		
605464	2269115.29261'	303411.47262'	PN	15	B	GOOD		
605465	2269118.47037'	303448.00813'	LAO	19	D	POOR		
605466	2269134.69739'	303434.22074'	LAO	23	C	FAIR		
605467	2269110.09877'	303460.61171'	LAO	6	D	POOR		
605468	2269103.05254'	303460.67652'	LAO	29	D	POOR		
605469	2269110.07522'	303478.49661'	LAO	23	B	GOOD		
605470	2269088.07751'	303502.51251'	LAO	42	D	POOR		
605471	2269121.10839'	303495.02792'	LAO	18	C	FAIR		
605472	2269124.67397'	303488.65652'	LAO	8	D	POOR		
605473	2269132.18797'	303525.87805'	LAO	8	D	POOR		
605474	2269134.5999'	303550.41367'	LO	48	B	GOOD		
605475	2269143.86596'	303565.25917'	LAO	6	D	POOR		
605477	2269184.98123'	303502.35365'	PN	13	B	GOOD		
605478	2269193.7805'	303522.02279'	PN	7	C	FAIR		
605479	2269195.49526'	303524.19365'	PN	14	B	GOOD		
605480	2269208.32984'	303539.40021'	PN	12	B	GOOD		
605481	2269204.92462'	303552.26974'	PN	18	B	GOOD		
605563	2269315.03144'	303635.31776'	PN	11	C	FAIR		
605564	2269324.2563'	303652.6944'	PN	16	B	GOOD		
605565	2269332.18167'	303668.06283'	PN	13	C	FAIR		
605566	2269335.29399'	303677.62646'	PN	12	C	FAIR		
605567	2269366.46367'	303698.37356'	PN	14	C	FAIR		
605568	2269369.20521'	303701.14735'	PN	13	C	FAIR		
605569	2269358.58892'	303715.10109'	PN	8	C	FAIR		
605570	2269355.88549'	303718.56379'	PN	8	C	FAIR		
605571	2269346.9192'	303707.19284'	PN	11	C	FAIR		
605572	2269339.56425'	303706.39276'	PN	10	C	FAIR		
605573	2269325.01062'	303686.42625'	PN	13	C	FAIR		
605574	2269325.14528'	303678.2274'	PN	9	C	FAIR		
605575	2269325.32138'	303673.20951'	PN	11	C	FAIR		
605576	2269315.64264'	303678.48755'	PN	13	C	FAIR		
605577	2269314.85897'	303676.3933'	PN	8	D	POOR		
605578	2269297.15073'	303633.1326'	PN	8	C	FAIR		
605579	2269287.07263'	303665.36512'	PN	13	C	FAIR		
605580	2269255.02216'	303669.1518'	WATO	9	C	FAIR		
605581	2269248.29081'	303664.14176'	WATO	6	C	FAIR		
605582	2269252.71017'	303683.09173'	LO	43	B	GOOD		30+13
605583	2269253.11388'	303686.57281'	LO	26	DEAD	DEAD		
605584	2269269.49624'	303687.63686'	LAO	13	D	POOR		
605585	2269271.82967'	303705.03855'	LO	14	C	FAIR		
605586	2269275.73173'	303706.00078'	LO	14	D	POOR		
605587	2269279.84243'	303710.57514'	PN	22	DEAD	DEAD		
605588	2269289.35556'	303709.5206'	PN	22	DEAD	DEAD		
605589	2269292.81822'	303704.91583'	WATO	12	D	POOR		
605590	2269303.20302'	303716.66132'	LO	29	B	GOOD		
605591	2269310.30439'	303713.04701'	LO	16	C	FAIR		
605592	2269309.08133'	303723.94852'	LAO	8	D	POOR		
605593	2269293.04895'	303722.57126'	GUM	16	D	POOR		
605594	2269299.14577'	303725.48215'	GUM	17	D	POOR		
605595	2269298.79679'	303733.07703'	BCH	9	D	POOR		
605596	2269303.2326'	303733.94369'	BCH	7	D	POOR		
605597	2269307.62991'	303732.9878'	GUM	13	C	FAIR		
605598	2269307.55579'	303743.79868'	PN	15	D	POOR		
605599	2269318.22869'	303738.27491'	LO	12	C	FAIR		
605600	2269318.97561'	303738.81032'	LO	13	B	GOOD		
605601	2269325.95239'	303746.2959'	LO	27	C	FAIR		19+8
605602	2269325.37505'	303763.76978'	PN	16	C	FAIR		
605603	2269331.30505'	303760.1865'	LO	17	C	FAIR		
605604	2269335.22035'	303762.17451'	BCH	15	DEAD	DEAD		
605605	2269344.36549'	303770.31343'	LAO	13	C	FAIR		
605606	2269349.89105'	303763.6801'	LAO	8	D	POOR		
605607	2269350.30834'	303772.82301'	LO	27	C	FAIR		
605608	2269342.92027'	303779.63883'	LO	25	A	GOOD		
605609	2269353.07906'	303779.06602'	LO	6	D	POOR		
605610	2269362.00009'	303781.41353'	LO	10	D	POOR		

605611	2269363.74181'	303786.47027'	LAO	13	B	GOOD		
605612	2269362.76506'	303788.90051'	BCH	17	D	POOR		
605613	2269366.06352'	303789.70428'	LO	6	C	FAIR		
605614	2269375.14896'	303795.50298'	LO	11	C	FAIR		
605615	2269368.62991'	303801.52988'	LO	19	D	POOR		
605616	2269374.98527'	303798.36891'	PN	12	D	POOR		
605617	2269373.61081'	303801.03553'	Dead	14	DEAD	DEAD		
605618	2269377.59667'	303807.02743'	LO	31	C	FAIR		
605637	2269351.14961'	303729.85576'	PN	7	D	POOR		
605638	2269355.86841'	303726.50221'	PN	8	C	FAIR		
605639	2269365.07821'	303726.81959'	PN	7	C	FAIR		
605640	2269369.37339'	303716.98611'	PN	9	C	FAIR		
605641	2269374.88877'	303730.53727'	PN	11	C	FAIR		
605642	2269389.79375'	303748.01309'	PN	12	C	FAIR		
605643	2269403.56205'	303746.27109'	PN	17	D	POOR		
605644	2269410.44071'	303763.90941'	PN	14	C	FAIR		
605645	2269408.14123'	303768.13399'	PN	11	C	FAIR		
605646	2269419.94142'	303773.28087'	PN	11	C	FAIR		
605647	2269424.03492'	303782.63609'	PN	6	D	POOR		
605648	2269415.63305'	303791.62962'	PN	9	C	FAIR		
605649	2269427.8577'	303786.89777'	PN	11	C	FAIR		
605650	2269432.48071'	303793.44728'	LAO	7	D	POOR		
605651	2269436.82162'	303797.62621'	PN	15	D	POOR		
605652	2269429.55807'	303803.42073'	PN	11	C	FAIR		
605653	2269449.59008'	303806.06474'	PN	12	C	FAIR		
605654	2269444.26101'	303809.42495'	PN	7	C	POOR		
605655	2269454.55672'	303811.17856'	PN	8	C	FAIR		
605656	2269461.68365'	303819.90143'	PN	13	C	FAIR		
605661	2269397.98141'	303816.501'	BCH	18	D	POOR		
605662	2269408.93464'	303837.6947'	Ornamental	7	C	FAIR		
605670	2269480.82397'	303883.91416'	PN	32	C	FAIR		
605671	2269487.77164'	303876.06805'	LO	7	B	GOOD		
605672	2269502.80735'	303886.80058'	LO	14	B	GOOD		
605673	2269523.05427'	303889.1404'	LO	12	B	GOOD		
605674	2269535.22371'	303901.6164'	LO	18	B	GOOD		
605675	2269538.1392'	303905.28518'	LO	20	B	GOOD		
605676	2269545.76766'	303913.52513'	LO	14	B	GOOD		
605677	2269519.17244'	303909.29914'	LO	20	B	GOOD		
605678	2269523.06299'	303917.65272'	MAG	14	D	POOR		8+6
605684	2269539.38567'	303930.05301'	LO	27	C	FAIR		
605685	2269542.36849'	303932.15429'	LO	17	C	FAIR		
605686	2269558.66448'	303934.71388'	LO	37	C	FAIR		
605687	2269581.90439'	303941.56836'	LAO	10	D	POOR		6+4
605688	2269550.30379'	303875.87743'	PN	7	C	FAIR		
605689	2269544.90834'	303869.86849'	PN	8	C	FAIR		
605690	2269538.28495'	303871.56927'	PN	6	C	FAIR		
605691	2269522.86672'	303860.28282'	PN	9	D	POOR		
605692	2269503.8517'	303855.73186'	PN	7	C	FAIR		
605693	2269508.42041'	303847.91349'	PN	9	C	FAIR		
605694	2269494.33222'	303848.56816'	PN	9	C	FAIR		
605703	2269623.6758'	303946.16582'	LAO	14	D	POOR		
605704	2269633.831'	303946.1879'	LO	15	B	GOOD		
605705	2269642.66798'	303952.28257'	LAO	13	B	GOOD		
605706	2269642.64424'	303958.63267'	LAO	6	D	POOR		
605707	2269651.58154'	303961.35297'	LAO	12	B	GOOD		
605708	2269632.62951'	303970.28361'	CHINABERRY	9	D	POOR		
605709	2269631.21402'	303963.46447'	CHINABERRY	6	D	POOR		
605710	2269649.51373'	303979.05234'	CHINABERRY	6	D	POOR		
605711	2269648.17729'	303988.67169'	LAO	7	D	POOR		
605712	2269659.10125'	303994.33083'	LAO	10	D	POOR		5+5
605725	2269655.91541'	303933.67903'	PN	15	C	FAIR		
605727	2269593.4423'	303899.39694'	PN	19	B	GOOD		
605728	2269600.54871'	303910.26604'	LAO	8	C	FAIR		
605731	2269480.98358'	303842.6959'	PN	9	C	FAIR		
605732	2269486.37882'	303828.1928'	PN	11	C	FAIR		
605733	2269486.62433'	303821.00021'	PN	11	C	FAIR		
605734	2269457.91931'	303807.26975'	PN	16	C	POOR		
605736	2269506.67612'	303836.00407'	PN	7	C	FAIR		
605737	2269517.95643'	303839.36472'	PN	6	C	FAIR		
605738	2269520.14023'	303842.81902'	PN	11	C	FAIR		
605739	2269524.39382'	303849.83917'	PN	9	D	POOR		
605740	2269547.37363'	303864.92406'	PN	8	C	FAIR		
605741	2269550.9346'	303863.81049'	PN	14	C	FAIR		
605742	2269565.97869'	303877.18729'	PN	8	C	FAIR		
605743	2269566.17016'	303884.32149'	PN	6	C	FAIR		

605745	2269665.94094'	303957.76024'	Ornamental	6	D	POOR		
605746	2269671.26768'	303984.21675'	LAO	6	C	FAIR		
605747	2269678.87818'	303978.43026'	LAO	5	D	POOR		
605750	2269739.18998'	303964.18103'	LO/LAO OVERGROWN	70	D	POOR		35+35
605751	2269755.96123'	303974.22477'	LAO	23	D	POOR		
605754	2269792.29768'	304021.27955'	LO	43	C	FAIR		
605756	2269743.93873'	304040.2677'	LAO	38	C	FAIR		
605761	2269771.61036'	304063.90932'	LAO	30	C	FAIR		
605762	2269789.25432'	304057.65496'	LAO	7	C	FAIR		
605763	2269814.9225'	304023.62807'	LO	58	C	FAIR		34+24
605770	2269855.26541'	304076.27261'	LO	37	B	GOOD		
605771	2269854.32851'	304071.81361'	LO	22	B	GOOD		
605772	2269863.43249'	304068.13234'	LO	21	C	FAIR		
605773	2269868.74738'	304070.9293'	LO	31	C	FAIR		
605774	2269872.78183'	304061.17279'	LO	23	C	FAIR		
605775	2269872.06434'	304058.40758'	LO	21	C	FAIR		
605776	2269872.16308'	304055.29824'	LO	18	C	FAIR		
605777	2269866.11857'	304059.80504'	LO	24	B	GOOD		
605779	2269916.53436'	304055.93383'	LAO	26	D	POOR		
605780	2269920.4853'	304063.55604'	GUM	14	B	GOOD		
605781	2269924.98394'	304070.06221'	WATO	25	D	POOR		
605782	2269917.88804'	304084.71033'	WATO	8	D	FAIR		
605783	2269917.07222'	304091.32629'	LAO	14	D	POOR		
605784	2269915.43429'	304108.54379'	LAO	11	D	POOR		
605785	2269922.1303'	304116.13036'	LAO	8	D	POOR		
605786	2269933.88395'	304096.7804'	LAO	18	D	POOR		
605787	2269937.33663'	304089.48437'	LAO	6	C	FAIR		
605788	2269942.5192'	304091.4977'	LAO	18	D	POOR		
605789	2269946.62971'	304085.1069'	LO	11	C	FAIR		
605790	2269949.16488'	304085.28338'	LO	16	C	FAIR		
605791	2269959.1779'	304123.76794'	LO	29	B	GOOD		
605792	2269963.12098'	304127.90963'	LO	49	C	FAIR		31+18
605793	2269933.37257'	304137.09186'	LAO	36	D	POOR		
605794	2269893.72672'	304138.27806'	GUM	36	C	FAIR		24+12
605795	2269879.33292'	304125.14264'	LAO	11	C	FAIR		
605796	2269860.33966'	304109.75827'	LAO	33	D	POOR		
605797	2269853.52301'	304107.36011'	LO	43	C	FAIR		26+17
605798	2269852.80023'	304080.90476'	LO	21	B	FAIR		
605848	2270019.82981'	304128.77196'	WATO	7	C	FAIR		
605849	2270038.54319'	304130.95358'	WATO	11	C	FAIR		
605850	2270052.63098'	304131.9917'	GUM	16	C	FAIR		12+4
605851	2270062.22378'	304139.09196'	PN	17	C	FAIR		
605852	2270051.52616'	304144.11346'	PN	8	C	FAIR		
605853	2270042.64132'	304149.5717'	LAO	8	D	POOR		
605854	2270040.88777'	304151.3427'	LAO	19	C	FAIR		
605855	2270068.5924'	304156.52712'	LAO	20	D	POOR		10+10
605856	2270067.74947'	304163.27139'	LAO	7	C	FAIR		
605857	2270063.46636'	304164.26009'	LAO	9	C	FAIR		
605858	2270071.80364'	304162.48636'	LAO	8	C	FAIR		
605859	2270059.0119'	304173.03476'	LAO	9	D	POOR		
605860	2270065.57634'	304177.39362'	LAO	6	D	POOR		
605861	2270026.81555'	304175.30701'	LAO	13	D	POOR		
605862	2270022.54168'	304178.92623'	LAO	14	C	FAIR		
605863	2270017.47534'	304192.02583'	LAO	12	D	POOR		
605864	2270011.74439'	304198.30548'	LAO	26	D	POOR		
605865	2270025.87722'	304194.71221'	LAO	8	D	POOR		
605866	2270030.07699'	304197.35887'	LAO	11	D	POOR		
605867	2270030.6362'	304186.09266'	LAO	11	D	POOR		
605868	2270034.96487'	304172.75586'	LAO	17	C	FAIR		
605869	2270039.10019'	304176.9818'	LAO	22	D	POOR		12+10
605870	2270042.59895'	304194.021'	LAO	9	B	GOOD		
605871	2270050.9353'	304193.05991'	LAO	7	C	FAIR		
605872	2270049.13876'	304197.18587'	LAO	9	C	FAIR		
605873	2270055.09163'	304200.55603'	LAO	14	D	POOR		
605874	2270059.0615'	304188.13679'	LAO	6	C	FAIR		
605875	2270067.94384'	304195.11497'	LAO	25	D	POOR		17+8
605876	2270077.3768'	304174.15198'	LAO	8	D	POOR		
605877	2270080.14131'	304166.53603'	LAO	14	D	POOR		9+5
605878	2270082.50711'	304163.22961'	LAO	11	C	FAIR		
605879	2270084.63879'	304159.60437'	WATO	11	D	POOR		
605880	2270090.03457'	304160.35166'	LAO	18	D	POOR		
605881	2270093.73241'	304163.77798'	LAO	11	D	POOR		
605882	2270098.99353'	304168.70533'	LAO	6	D	POOR		
605883	2270104.37748'	304169.90243'	LAO	6	D	POOR		
605884	2270104.35798'	304172.49981'	LAO	13	C	FAIR		

605885	2270103.77805'	304175.40263'	LAO	9	D	POOR		
605886	2270106.74372'	304174.38464'	LAO	15	C	FAIR		
605887	2270108.53229'	304181.27979'	LAO	9	D	POOR		
605888	2270108.22782'	304183.39946'	LAO	8	C	FAIR		
605889	2270110.02213'	304185.8768'	LAO	8	C	FAIR		
605890	2270115.10878'	304185.61625'	LAO	17	D	POOR		
605891	2270117.60019'	304183.14931'	LAO	8	D	POOR		
605893	2270073.39019'	304227.57888'	LO	24	B	GOOD		
605894	2270129.85716'	304201.45527'	LAO	13	D	POOR		
605895	2270136.14882'	304203.56172'	LAO	19	D	POOR		
605896	2270123.50532'	304204.19418'	LAO	6	D	POOR		
605897	2270129.76529'	304220.37495'	LAO	12	D	POOR		
605898	2270103.43173'	304239.00918'	LAO	40	D	POOR		
605899	2270106.50796'	304263.33901'	LO	21	C	FAIR		
605900	2270135.37977'	304260.46495'	LO	44	A	GOOD		
605902	2270145.70069'	304281.46368'	LAO	8	C	FAIR		
605903	2270158.10917'	304286.55651'	LAO	21	D	POOR		
605904	2270146.58217'	304213.47054'	LAO	6	D	POOR		
605905	2270156.84619'	304203.18236'	PN	8	D	POOR		
605906	2270157.60812'	304221.7758'	LAO	16	C	FAIR		
605907	2270166.6295'	304225.78135'	LAO	15	D	POOR		
605908	2270184.40414'	304237.31359'	PN	19	C	FAIR		
605909	2270194.71322'	304238.07924'	LAO	8	D	POOR		5+3
605910	2270207.77342'	304249.16474'	PN	16	C	FAIR		
605911	2270183.96843'	304270.04363'	LAO	13	C	FAIR		
605912	2270190.95162'	304273.49213'	LAO	21	D	POOR		
605913	2270196.29827'	304276.03575'	LAO	16	D	POOR		
605914	2270186.18061'	304272.97331'	LAO	11	D	POOR		
605915	2270179.12878'	304281.55209'	LAO	14	D	POOR		
605916	2270183.57736'	304299.67961'	LAO	18	D	POOR		
605917	2270199.63094'	304307.71661'	LO	20	C	FAIR		
605918	2270198.72884'	304303.2615'	LO	33	C	FAIR		
605919	2270212.27308'	304287.60615'	LAO	15	D	POOR		
605920	2270218.13974'	304290.53219'	LAO	18	D	POOR		
605921	2270219.75565'	304291.60399'	LAO	17	C	FAIR		
605922	2270219.19642'	304295.17126'	LAO	8	D	POOR		
605923	2270212.76023'	304315.48061'	WATO	12	D	POOR		
605924	2270219.39676'	304314.87789'	LAO	25	D	POOR		
605925	2270229.26084'	304321.75965'	LAO	32	D	POOR		
605926	2270249.53207'	304268.41057'	PN	11	C	FAIR		
605927	2270254.39981'	304268.72732'	PN	6	C	FAIR		
605928	2270256.55716'	304269.36703'	PN	8	C	FAIR		
605929	2270241.31487'	304328.93234'	LAO	15	C	FAIR		
605930	2270250.65783'	304315.95031'	LAO	14	D	POOR		
605931	2270254.80671'	304318.11456'	LAO	22	D	POOR		
605932	2270263.06978'	304318.56626'	WATO	9	D	POOR		
605933	2270267.6924'	304316.35961'	WATO	14	D	POOR		
605934	2270294.97142'	304307.19701'	LAO	24	D	POOR		13+11
605935	2270281.10966'	304289.51478'	PN	8	C	FAIR		
605936	2270279.04433'	304278.63596'	PN	6	C	FAIR		
605937	2270286.77173'	304283.00731'	PN	9	C	FAIR		
605938	2270308.36573'	304295.22056'	PN	12	C	FAIR		
605939	2270318.64493'	304306.95287'	PN	6	DEAD	DEAD		
605940	2270303.21729'	304326.32019'	LAO	28	D	POOR		
605941	2270292.85352'	304372.87911'	LO	74	B	GOOD		
605942	2270321.85732'	304375.38623'	LAO	6	D	POOR		
605943	2270326.4886'	304361.06627'	LAO	11	D	POOR		
605944	2270338.80368'	304361.03051'	LAO	13	D	POOR		
605945	2270345.24853'	304356.84274'	LAO	11	D	POOR		
605946	2270346.96708'	304348.99036'	PN	13	D	POOR		
605947	2270351.05907'	304354.56464'	LAO	14	D	POOR		
605948	2270354.84613'	304360.8536'	LAO	6	D	POOR		
605949	2270346.4511'	304365.71146'	LAO	7	C	FAIR		
605950	2270355.09998'	304369.01625'	LAO	11	D	POOR		
605951	2270375.62823'	304352.99541'	LAO	10	D	POOR		
605952	2270371.87784'	304349.52162'	PN	12	D	POOR		
605953	2270359.69152'	304346.15676'	PN	18	B	GOOD		
605954	2270350.22108'	304338.60794'	PN	14	C	FAIR		
605955	2270341.43052'	304332.83257'	LAO	8	D	POOR		
605956	2270336.09508'	304327.60452'	LAO	12	D	POOR		
605957	2270337.54227'	304302.94731'	PN	12	C	FAIR		
605958	2270357.66177'	304316.37077'	PN	8	C	FAIR		
605959	2270358.55597'	304312.00164'	PN	9	C	FAIR		
605960	2270369.9382'	304323.93861'	PN	8	C	FAIR		
605961	2270382.46392'	304328.24704'	PN	11	B	GOOD		

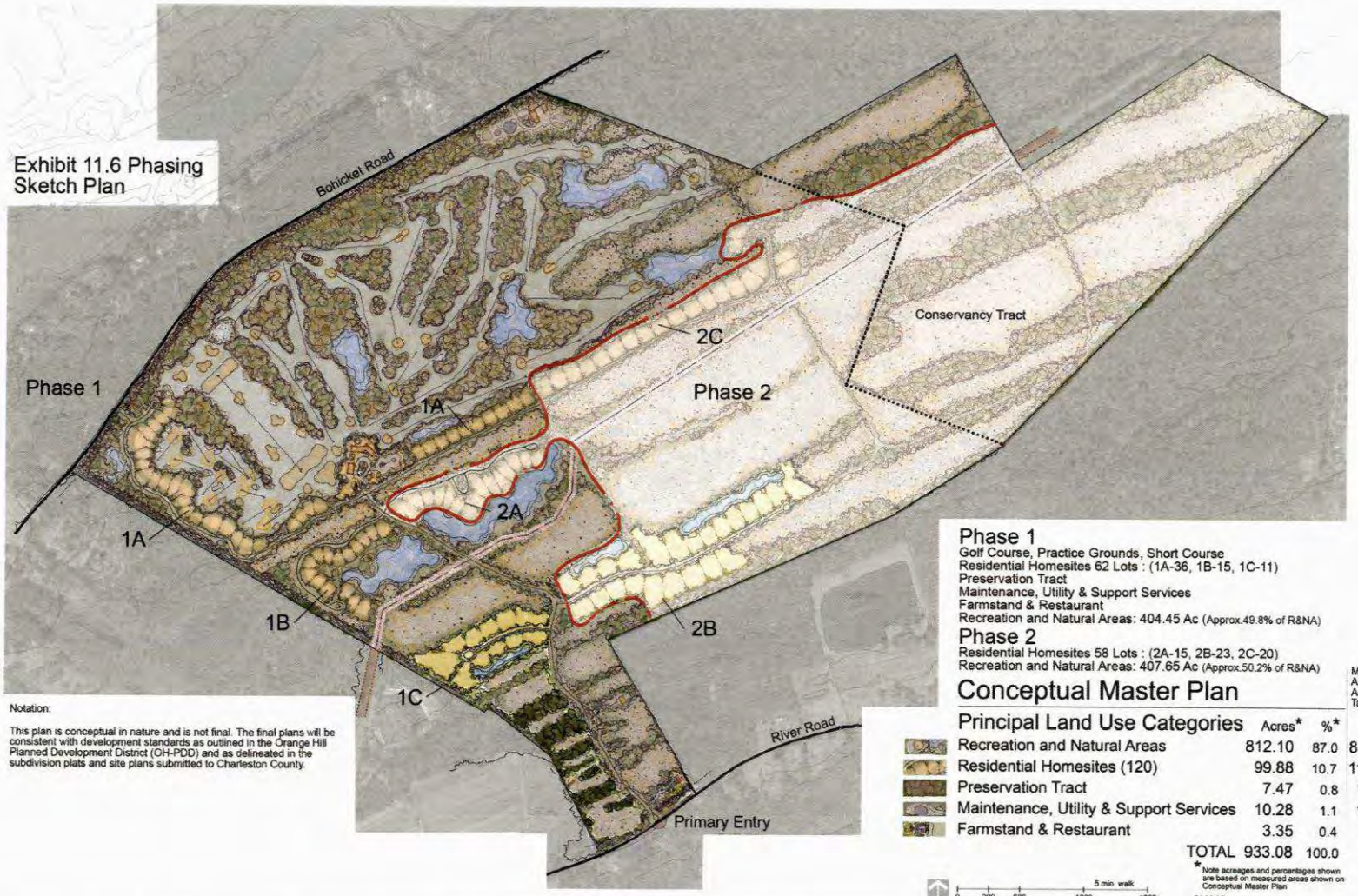
606050	2270406.24809'	304328.45334'	PN	6	C	FAIR		
606051	2270390.07636'	304352.3934'	GUM	10	B	GOOD		
606052	2270412.35925'	304351.95917'	PN	17	C	FAIR		
606053	2270411.08927'	304355.62332'	PN	13	D	POOR		
606054	2270407.69775'	304354.5829'	GUM	6	C	FAIR		
606055	2270404.3559'	304359.50149'	GUM	6	C	FAIR		
606056	2270405.88835'	304362.37074'	PN	17	B	GOOD		
606057	2270381.69267'	304376.82755'	PN	15	B	GOOD		
606058	2270370.87863'	304399.87194'	LAO	16	D	POOR		
606059	2270389.04162'	304423.41738'	GUM	14	C	FAIR		
606060	2270398.50267'	304427.66187'	GUM	7	C	FAIR		
606061	2270402.76866'	304398.04041'	GUM	9	D	POOR		
606062	2270405.66944'	304379.66'	LAO	10	D	POOR		
606063	2270417.53244'	304372.04834'	PN	14	C	FAIR		
606064	2270421.55163'	304362.43465'	PN	12	C	FAIR		
606065	2270426.45225'	304347.61801'	PN	14	D	POOR		
606066	2270428.21985'	304349.00008'	PN	14	C	FAIR		
606067	2270434.55974'	304347.04188'	GUM	6	C	FAIR		
606070	2270444.33308'	304350.77473'	PN	16	B	GOOD		
606071	2270448.47548'	304361.43967'	PN	9	C	FAIR		
606072	2270455.33097'	304358.47526'	PN	14	C	FAIR		
606073	2270452.73994'	304364.25758'	GUM	6	C	FAIR		
606074	2270439.80814'	304368.4427'	PN	14	C	FAIR		
606075	2270434.44843'	304379.86726'	PN	15	C	FAIR		
606076	2270430.27147'	304360.70111'	PN	8	D	POOR		
606077	2270432.89298'	304386.69369'	GUM	6	C	FAIR		
606078	2270424.07254'	304422.02616'	LAO	13	D	POOR		
606079	2270426.61446'	304434.72678'	MAG	6	C	FAIR		
606080	2270423.65657'	304436.64482'	GUM	9	C	FAIR		
606081	2270427.76834'	304437.82841'	GUM	12	C	FAIR		
606082	2270442.87777'	304456.57093'	LO	77	B	GOOD		44+33
606083	2270465.44868'	304456.64498'	GUM	9	D	POOR		
606084	2270471.74317'	304458.89974'	GUM	11	C	FAIR		
606085	2270473.46201'	304464.02548'	GUM	18	D	POOR		11+7
606086	2270475.70342'	304461.63387'	GUM	10	C	FAIR		
606087	2270477.18778'	304465.07234'	GUM	31	D	POOR		16+15
606088	2270479.8167'	304448.14244'	LAO	10	D	POOR		
606089	2270470.30536'	304413.34184'	PN	8	D	POOR		
606090	2270484.95837'	304411.72659'	PN	12	C	FAIR		
606091	2270476.25206'	304403.8167'	PN	13	C	FAIR		
606092	2270458.92995'	304402.4945'	PN	17	B	GOOD		
606093	2270450.48583'	304399.37814'	GUM	6	C	FAIR		
606094	2270442.92752'	304392.04445'	PN	6	C	FAIR		
606095	2270446.65073'	304383.37115'	PN	7	C	FAIR		
606096	2270450.26802'	304387.51238'	PN	12	C	FAIR		
606097	2270455.02036'	304370.61071'	PN	12	C	FAIR		
606098	2270458.38757'	304367.18663'	PN	12	C	FAIR		
606099	2270458.15213'	304372.48301'	GUM	6	C	FAIR		
606100	2270462.1065'	304380.82661'	PN	11	C	FAIR		
606101	2270475.37257'	304382.10361'	PN	10	C	FAIR		
606102	2270477.60768'	304377.77697'	PN	9	C	FAIR		
606103	2270475.50946'	304394.84566'	WATO	6	D	POOR		
606104	2270482.63016'	304395.51359'	PN	14	C	FAIR		
606105	2270487.90051'	304389.52716'	PN	14	C	FAIR		
606106	2270495.98625'	304399.10831'	PN	10	C	FAIR		
606107	2270502.07023'	304393.26054'	PN	18	C	FAIR		11+7
606108	2270487.94339'	304380.79739'	PN	17	B	GOOD		
606109	2270513.9814'	304406.77973'	PN	10	DEAD	DEAD		
606110	2270522.19181'	304398.21613'	PN	11	C	FAIR		
606111	2270518.63933'	304410.80757'	PN	17	C	FAIR		
606112	2270512.69263'	304418.84798'	PN	10	C	FAIR		
606113	2270522.27763'	304420.33467'	PN	11	C	FAIR		
606114	2270518.40251'	304432.33715'	PN	8	C	FAIR		
606115	2270520.08405'	304427.82865'	PN	8	C	FAIR		
606116	2270529.31254'	304412.23541'	PN	9	C	FAIR		
606117	2270537.6778'	304410.64189'	PN	14	C	FAIR		
606118	2270533.60208'	304428.60844'	PN	13	C	FAIR		
606119	2270519.17227'	304441.94754'	PN	12	C	FAIR		
606120	2270519.45522'	304451.44194'	PN	10	C	FAIR		
606121	2270542.02248'	304454.04444'	PN	15	C	FAIR		
606122	2270540.84993'	304444.93316'	PN	11	C	FAIR		
606123	2270541.82975'	304432.62051'	GUM	6	C	FAIR		
606124	2270552.43089'	304419.75884'	PN	15	C	FAIR		
606125	2270557.00146'	304423.56353'	PN	11	C	FAIR		
606126	2270564.12877'	304437.76332'	PN	12	C	FAIR		

606127	2270554.31879'	304440.02817'	PN	10	C	FAIR		
606128	2270556.09137'	304446.83529'	PN	11	C	FAIR		
606129	2270557.97961'	304455.48339'	PN	7	C	FAIR		
606130	2270570.17406'	304461.3765'	PN	18	C	FAIR		
606131	2270572.27449'	304464.99217'	LAO	6	C	FAIR		
606132	2270584.8152'	304460.45881'	PN	8	C	FAIR		
606133	2270586.79883'	304454.22809'	PN	12	C	FAIR		
606134	2270580.11728'	304448.93172'	PN	9	C	FAIR		
606135	2270580.69527'	304438.53695'	PN	13	C	FAIR		
606136	2270593.15529'	304463.45518'	PN	11	C	FAIR		
606137	2270601.4279'	304455.28947'	PN	15	C	FAIR		
606138	2270614.57672'	304464.57519'	PN	12	D	POOR		
606139	2270612.52342'	304470.19779'	PN	12	C	FAIR		
606140	2270598.33076'	304478.13866'	LAO	6	D	FAIR		
606141	2270597.74172'	304487.7253'	PN	16	C	FAIR		
606142	2270619.07255'	304489.34438'	PN	11	C	FAIR		
606143	2270617.54257'	304484.0324'	PN	13	C	FAIR		
606144	2270627.53363'	304495.03585'	PN	11	C	FAIR		
606145	2270632.88673'	304484.55859'	PN	13	C	FAIR		
606146	2270645.35708'	304478.95883'	PN	18	B	GOOD		
606147	2270623.46591'	304475.73185'	PN	9	C	FAIR		
606148	2270622.05342'	304470.4154'	PN	12	C	FAIR		
606149	2270619.76976'	304461.42698'	PN	9	C	FAIR		
606151	2270493.22681'	304472.34889'	LAO	34	D	POOR		
606152	2270512.76763'	304485.38508'	WATO	17	D	POOR		
606153	2270519.82773'	304488.00872'	WATO	24	D	POOR		
606154	2270522.56551'	304466.55542'	WATO	9	D	POOR		
606155	2270528.00835'	304473.13039'	LAO	8	D	POOR		
606156	2270528.81212'	304477.70011'	LAO	11	C	FAIR		
606157	2270539.67563'	304481.03305'	WATO	7	C	FAIR		
606158	2270548.41291'	304503.58062'	LAO	19	D	POOR		
606159	2270585.6634'	304504.46248'	LAO	9	D	POOR		
606160	2270598.95539'	304516.85266'	LAO	16	D	POOR		
606161	2270616.18028'	304553.55854'	LO	35	C	FAIR		
606162	2270625.83899'	304527.37992'	LAO	11	D	POOR		
606163	2270642.68712'	304538.42248'	LAO	24	D	POOR		
606164	2270650.88976'	304556.77011'	LAO	9	D	POOR		
606165	2270658.25919'	304557.68055'	LAO	20	D	POOR		
606166	2270650.24882'	304564.02368'	WATO	12	D	POOR		
606167	2270655.60119'	304567.48669'	LAO	14	D	POOR		
606168	2270670.93141'	304551.90338'	LAO	6	C	FAIR		
606169	2270660.63658'	304483.13941'	PN	13	C	FAIR		
606170	2270665.08139'	304489.88003'	PN	13	C	FAIR		
606171	2270659.27345'	304496.16934'	PN	12	C	FAIR		
606172	2270643.78675'	304511.06071'	PN	16	C	FAIR		
606173	2270659.15019'	304518.66954'	PN	18	C	FAIR		
606174	2270675.19002'	304511.741'	GUM	6	C	FAIR		
606175	2270679.95857'	304502.80019'	PN	14	C	FAIR		
606176	2270680.2591'	304509.86343'	GUM	6	C	FAIR		
606177	2270693.43178'	304513.86131'	PN	15	C	FAIR		
606178	2270682.24621'	304530.97413'	PN	11	C	FAIR		
606179	2270704.08219'	304517.80665'	PN	10	C	FAIR		
606180	2270707.96226'	304516.26205'	PN	6	C	FAIR		
606181	2270708.98914'	304523.33749'	PN	11	C	FAIR		
606182	2270714.09015'	304529.7128'	PN	13	C	FAIR		
606183	2270693.19851'	304557.20309'	PN	18	B	GOOD		
606184	2270695.34504'	304556.29207'	PN	17	C	FAIR		
606185	2270698.0452'	304559.41916'	PN	17	C	FAIR		
606186	2270694.06196'	304568.13497'	LAO	10	D	POOR		
606187	2270723.90204'	304536.97022'	PN	11	DEAD	DEAD		
606188	2270728.76984'	304524.52538'	PN	6	C	FAIR		
606189	2270732.59355'	304529.20609'	PN	9	C	FAIR		
606190	2270741.0322'	304531.23214'	PN	15	C	FAIR		
606191	2270751.14206'	304542.01057'	PN	9	D	POOR		
606192	2270756.80945'	304536.93876'	PN	12	C	FAIR		
606193	2270763.35973'	304535.73442'	PN	13	C	FAIR		
606194	2270755.10107'	304549.12013'	PN	13	C	FAIR		
606195	2270748.05282'	304557.18015'	PN	10	C	FAIR		
606196	2270735.94433'	304549.07259'	PN	14	C	FAIR		
606197	2270744.52713'	304568.97724'	PN	20	B	GOOD		
606198	2270725.97379'	304575.34189'	PN	16	C	FAIR		
606199	2270769.5984'	304569.83938'	PN	11	C	FAIR		
606200	2270776.99834'	304573.06965'	PN	12	C	FAIR		
606201	2270769.38775'	304551.48724'	PN	10	C	FAIR		
606202	2270777.73808'	304550.9293'	GUM	6	C	FAIR		

606203	2270780.07954'	304546.39747'	PN	12	C	FAIR		
606204	2270773.88713'	304544.54835'	PN	11	C	FAIR		
606205	2270779.37243'	304540.37677'	PN	7	C	FAIR		
606206	2270757.78493'	304528.76373'	PN	13	C	FAIR		
606207	2270787.50698'	304557.49696'	PN	13	C	FAIR		
606208	2270784.33913'	304561.77639'	PN	11	C	FAIR		
606209	2270801.65564'	304566.69119'	PN	18	C	FAIR		
606210	2270802.10256'	304576.49444'	PN	10	C	FAIR		
606211	2270789.25301'	304580.83483'	PN	13	C	FAIR		
606212	2270788.40669'	304590.56471'	PN	13	C	FAIR		
606213	2270803.23956'	304595.53422'	PN	16	C	FAIR		
606214	2270810.80649'	304594.16404'	GUM	6	C	FAIR		
606215	2270814.40928'	304591.3192'	PN	12	C	FAIR		
606216	2270807.4932'	304588.32149'	PN	10	C	FAIR		
606217	2270817.02256'	304584.50197'	GUM	7	C	FAIR		
606218	2270812.96723'	304578.06486'	PN	15	C	FAIR		
606219	2270819.28572'	304574.51671'	PN	10	C	FAIR		
606220	2270817.11438'	304572.26088'	PN	9	C	FAIR		
606221	2270816.76873'	304564.84404'	PN	6	C	FAIR		
606223	2270835.87816'	304569.76066'	PN	6	C	FAIR		
606224	2270831.75792'	304572.55142'	PN	10	C	FAIR		
606225	2270822.74431'	304591.78974'	PN	8	C	FAIR		
606226	2270827.31377'	304602.66957'	PN	13	C	FAIR		
606227	2270825.04732'	304614.03537'	PN	14	C	FAIR		
606228	2270832.53676'	304590.19382'	PN	10	C	FAIR		
606229	2270846.90697'	304581.82306'	PN	18	C	FAIR		
606230	2270854.37361'	304594.11247'	PN	8	C	FAIR		
606231	2270850.3944'	304603.44178'	PN	10	C	FAIR		
606232	2270852.04008'	304611.25711'	PN	9	C	FAIR		
606233	2270841.0658'	304613.10935'	PN	9	C	FAIR		
606234	2270842.2232'	304618.98174'	PN	11	C	FAIR		
606235	2270831.598'	304635.41312'	PN	13	C	FAIR		
606236	2270848.72591'	304634.0055'	PN	15	C	FAIR		
606237	2270873.89743'	304640.54797'	PN	26	B	GOOD		
606238	2270875.84536'	304633.91887'	LAO	17	D	POOR		
606239	2270862.88885'	304630.00691'	PN	12	C	FAIR		
606240	2270869.22919'	304629.40014'	LAO	7	C	FAIR		
606241	2270870.18235'	304623.33411'	WATO	7	D	POOR		
606242	2270862.8868'	304616.44336'	PN	11	C	FAIR		
606243	2270859.75358'	304604.6891'	PN	6	C	FAIR		
606244	2270867.49244'	304650.1964'	LAO	6	C	FAIR		
606245	2270862.28313'	304682.66354'	WATO	6	D	POOR		
606246	2270849.6282'	304683.55311'	LO	36	C	FAIR		
606247	2270847.39088'	304684.80712'	LAO	6	C	FAIR		
606248	2270845.65296'	304658.41648'	LAO	18	C	FAIR		
606249	2270829.38897'	304660.47354'	LAO	9	C	FAIR		
606250	2270820.55207'	304663.23317'	WATO	12	D	POOR		
606251	2270816.52633'	304640.7684'	LAO	20	D	POOR		
606252	2270810.17953'	304635.9561'	LAO	12	D	POOR		
606253	2270807.77563'	304626.03505'	WATO	6	D	POOR		
606254	2270799.47996'	304648.09756'	BGUM	6	C	FAIR		
606255	2270790.77626'	304641.42132'	BGUM	10	C	FAIR		
606256	2270788.22535'	304635.27448'	PN	27	C	FAIR		
606257	2270790.38471'	304621.08913'	LAO	6	D	POOR		
606258	2270781.85231'	304615.97633'	LAO	6	C	FAIR		
606259	2270761.78114'	304604.35636'	LAO	20	D	POOR		
606260	2270756.57833'	304600.42513'	LAO	18	C	FAIR		
606261	2270752.13527'	304599.22763'	LAO	10	D	POOR		
606262	2270752.43506'	304618.18235'	LAO	27	D	POOR		
606263	2270733.20817'	304615.33989'	LO	56	C	FAIR		30+26
606264	2270901.16121'	304621.80178'	PN	13	D	POOR		
606265	2270925.69256'	304651.34039'	PN	9	D	POOR		
606266	2270949.13753'	304641.86733'	LAO	9	D	POOR		5+4
606268	2270965.83508'	304643.28485'	PN	12	C	FAIR		
606269	2270957.14244'	304650.84468'	BGUM	6	C	FAIR		
606272	2270875.23704'	304678.03029'	LAO	6	D	POOR		
606273	2270884.37448'	304674.28535'	LAO	8	C	FAIR		
606274	2270880.28622'	304656.00239'	WATO	9	DEAD	DEAD		
606275	2270904.99079'	304658.48487'	WATO	9	D	POOR		
606276	2270908.41035'	304659.101'	WATO	12	D	POOR		
606277	2270916.04536'	304663.15369'	WATO	16	D	POOR		
606278	2270903.15614'	304675.66608'	WATO	14	C	FAIR		
606279	2270893.15651'	304694.21944'	WATO	8	C	FAIR		
606280	2270899.33408'	304696.66913'	LO	13	D	POOR		
606281	2270908.70023'	304695.99201'	WATO	10	C	FAIR		

606282	2270912.37927'	304701.48038'	LAO	7	C	FAIR		
606283	2270921.33539'	304692.40732'	LAO	13	D	POOR		
606284	2270921.85817'	304682.65327'	WATO	8	D	POOR		
606285	2270933.11851'	304672.63372'	LAO	9	D	POOR		
606286	2270939.96555'	304681.22874'	PN	8	C	FAIR		
606287	2270947.16536'	304679.2876'	PN	8	D	POOR		
606288	2270940.60872'	304705.97768'	LAO	9	D	POOR		
606289	2270945.97826'	304709.69462'	LAO	15	D	POOR		
606290	2270922.99647'	304715.91042'	LO	47	B	GOOD		25+22
606291	2270954.01983'	304729.56695'	BCH	6	D	POOR		
606292	2270965.89825'	304736.86048'	PN	15	C	FAIR		
606293	2270958.25406'	304715.13462'	LAO	9	D	POOR		
606294	2270961.699'	304695.38408'	WATO	14	C	FAIR		
606295	2270974.22641'	304699.2499'	WATO	14	D	POOR		
606296	2270986.19699'	304711.02473'	PN	20	B	GOOD		
606297	2270998.48574'	304714.94689'	LAO	10	C	FAIR		
606298	2271007.1567'	304719.69834'	LAO	16	D	POOR		
606299	2271000.30676'	304728.4591'	WATO	14	C	FAIR		
606300	2271001.28542'	304731.89016'	LAO	9	C	FAIR		
606301	2270984.06878'	304748.95167'	WATO	8	D	POOR		
606302	2271000.30999'	304754.48761'	LO	22	B	GOOD		
606303	2271006.39237'	304764.2613'	GUM	11	C	FAIR		
606304	2271009.53875'	304748.21694'	WATO	9	D	POOR		
606305	2271043.25269'	304740.93114'	LAO	13	D	POOR		
606306	2271027.11012'	304747.55309'	WATO	14	D	POOR		
606307	2271023.50391'	304758.0173'	LAO	21	D	POOR		
606308	2271040.4324'	304751.09665'	LAO	10	C	FAIR		
606309	2271062.72404'	304757.76528'	LAO	12	B	GOOD		
606310	2271076.75286'	304763.71553'	BGUM	14	B	GOOD		
606311	2271075.31557'	304780.02126'	LAO	8	D	POOR		
606312	2271072.96497'	304784.33715'	LO	42	B	GOOD		
606313	2271066.97433'	304789.83172'	LAO	36	D	POOR		27+9
606314	2271073.25261'	304812.85589'	LO	26	B	GOOD		
606315	2271091.8575'	304789.54571'	LAO	13	D	POOR		
606316	2271103.61044'	304787.71278'	LO	16	B	GOOD		
606317	2271106.69053'	304789.04648'	LO	15	B	GOOD		
606318	2271109.3228'	304788.82473'	LO	24	B	GOOD		
606319	2271108.6951'	304784.69554'	LO	30	B	GOOD		
606320	2271128.09621'	304797.82104'	LAO	7	D	POOR		
606321	2271127.21622'	304810.94994'	WATO	6	C	FAIR		
606322	2271136.85554'	304806.63063'	WATO	6	C	FAIR		
606323	2271139.64747'	304808.68901'	WATO	6	D	POOR		
606324	2271145.14377'	304812.4798'	LAO	7	D	POOR		
606325	2271151.40581'	304817.80483'	LAO	8	C	FAIR		
606326	2271143.80913'	304822.56242'	LAO	8	D	POOR		
606327	2271152.68288'	304832.40634'	LAO	7	D	POOR		
606328	2271156.60633'	304831.86352'	WATO	16	D	POOR		
606329	2271132.98525'	304834.08408'	WATO	17	D	POOR		

Exhibit 11.6 Phasing Sketch Plan



Notation:

This plan is conceptual in nature and is not final. The final plans will be consistent with development standards as outlined in the Orange Hill Planned Development District (OH-PDD) and as delineated in the subdivision plats and site plans submitted to Charleston County.

Phase 1
Golf Course, Practice Grounds, Short Course
Residential Homesites 62 Lots : (1A-36, 1B-15, 1C-11)
Preservation Tract
Maintenance, Utility & Support Services
Farmstand & Restaurant
Recreation and Natural Areas: 404.45 Ac (Approx.49.8% of R&NA)

Phase 2
Residential Homesites 58 Lots : (2A-15, 2B-23, 2C-20)
Recreation and Natural Areas: 407.65 Ac (Approx.50.2% of R&NA)

Conceptual Master Plan

Principal Land Use Categories	Acres*	%*	Maximum Allowable Acreage per Table 4.1	Maximum Allowable % of Total Land Area
Recreation and Natural Areas	812.10	87.0	830	88.9
Residential Homesites (120)	99.88	10.7	110	11.8
Preservation Tract	7.47	0.8	16	1.7
Maintenance, Utility & Support Services	10.28	1.1	12	1.3
Farmstand & Restaurant	3.35	0.4	4	0.4
TOTAL	933.08	100.0		

* Note acreages and percentages shown are based on measured areas shown on Conceptual Master Plan

0 300 600 1200 1800 5 min. walk

04.23.25

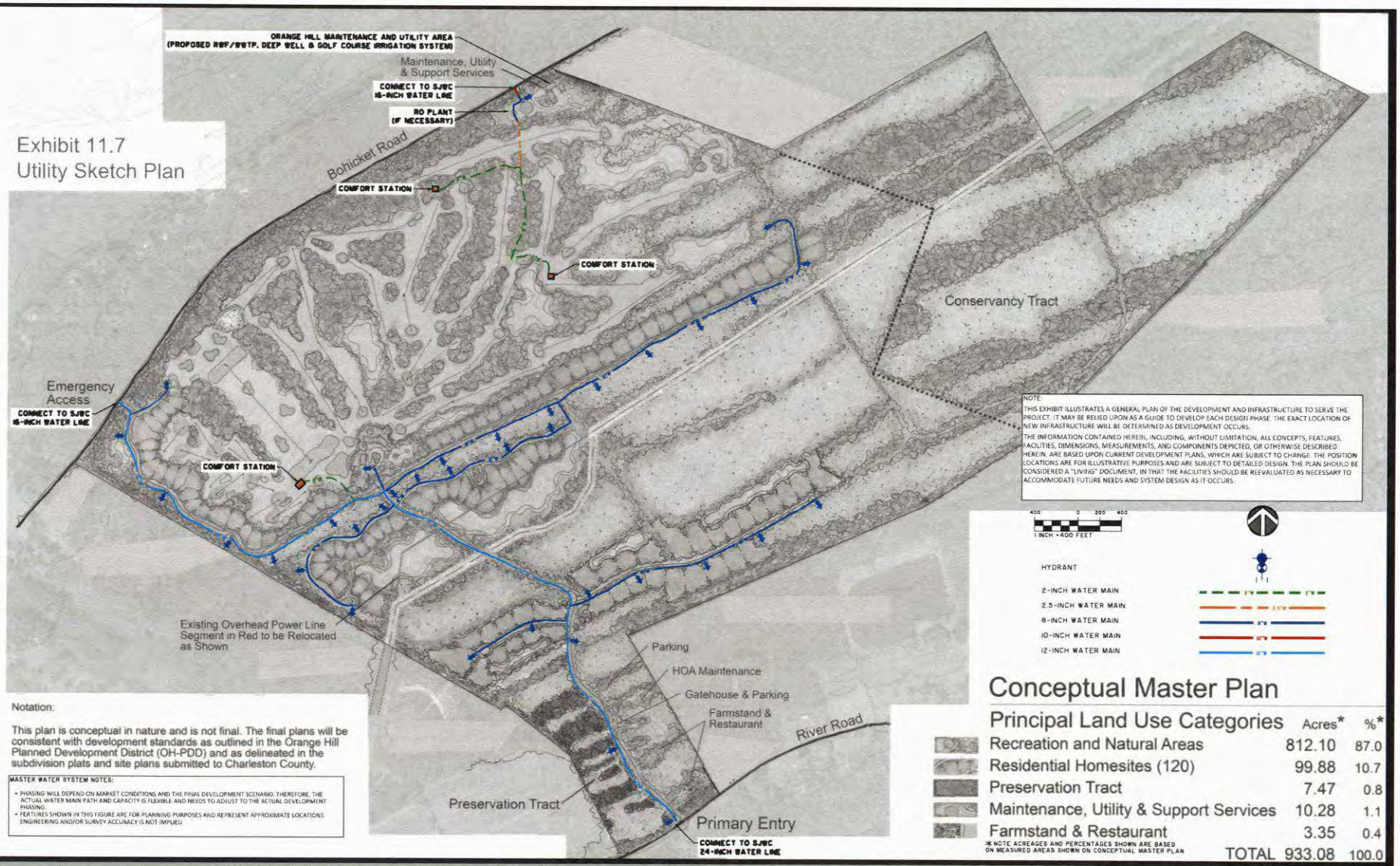
Kiawah Resort Associates, L.P.

Orange Hill

Johns Island Charleston County South Carolina

BEAU WELLING DESIGN™

Exhibit 11.7
Utility Sketch Plan



NOTE:
THIS EXHIBIT ILLUSTRATES A GENERAL PLAN OF THE DEVELOPMENT AND INFRASTRUCTURE TO SERVE THE PROJECT. IT MAY BE RELIED UPON AS A GUIDE TO DEVELOP EACH DESIGN PHASE. THE EXACT LOCATION OF NEW INFRASTRUCTURE WILL BE DETERMINED AS DEVELOPMENT OCCURS.

THE INFORMATION CONTAINED HEREIN, INCLUDING, WITHOUT LIMITATION, ALL CONCEPTS, FEATURES, FACILITIES, DIMENSIONS, MEASUREMENTS, AND COMPONENTS DEPICTED, OR OTHERWISE DESCRIBED HEREIN, ARE BASED UPON CURRENT DEVELOPMENT PLANS, WHICH ARE SUBJECT TO CHANGE. THE POSITION LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES AND ARE SUBJECT TO DETAILED DESIGN. THE PLAN SHOULD BE CONSIDERED A "LIVING" DOCUMENT, IN THAT THE FACILITIES SHOULD BE REEVALUATED AS NECESSARY TO ACCOMMODATE FUTURE NEEDS AND SYSTEM DESIGN AS IT OCCURS.

400 0 200 400
1 INCH = 400 FEET

HYDRANT
2-INCH WATER MAIN
2.5-INCH WATER MAIN
8-INCH WATER MAIN
10-INCH WATER MAIN
12-INCH WATER MAIN

Conceptual Master Plan

Principal Land Use Categories	Acres*	%*
Recreation and Natural Areas	812.10	87.0
Residential Homesites (120)	99.88	10.7
Preservation Tract	7.47	0.8
Maintenance, Utility & Support Services	10.28	1.1
Farmstand & Restaurant	3.35	0.4
TOTAL	933.08	100.0

*NOTE ACREAGES AND PERCENTAGES SHOWN ARE BASED ON MEASURED AREAS SHOWN ON CONCEPTUAL MASTER PLAN

Notation:

This plan is conceptual in nature and is not final. The final plans will be consistent with development standards as outlined in the Orange Hill Planned Development District (OH-PDD) and as delineated in the subdivision plats and site plans submitted to Charleston County.

MASTER WATER SYSTEM NOTES:

- PHASING WILL DEPEND ON MARKET CONDITIONS AND THE FINAL DEVELOPMENT SCENARIO. THEREFORE, THE ACTUAL WATER MAIN PATH AND CAPACITY IS FLEXIBLE AND NEEDS TO ADJUST TO THE ACTUAL DEVELOPMENT PHASING.
- FEATURES SHOWN IN THIS FIGURE ARE FOR PLANNING PURPOSES AND REPRESENT APPROXIMATE LOCATIONS. ENGINEERING AND/OR SURVEY ACCURACY IS NOT IMPLIED.

PREPARED FOR:
KIAWAH RESORT ASSOCIATES, LP

CONCEPTUAL MASTER POTABLE WATER SYSTEM
ORANGE HILL DEVELOPMENT
JOHNS ISLAND, CHARLESTON COUNTY, SC

SEPTEMBER 2023
REVISED: APRIL 2025

THOMAS & HUTTON
682 Johnnie Dodds Blvd. • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only, does not bind or bind the cartographer, and is subject to change (and revision) without prior written notice to that nature. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.
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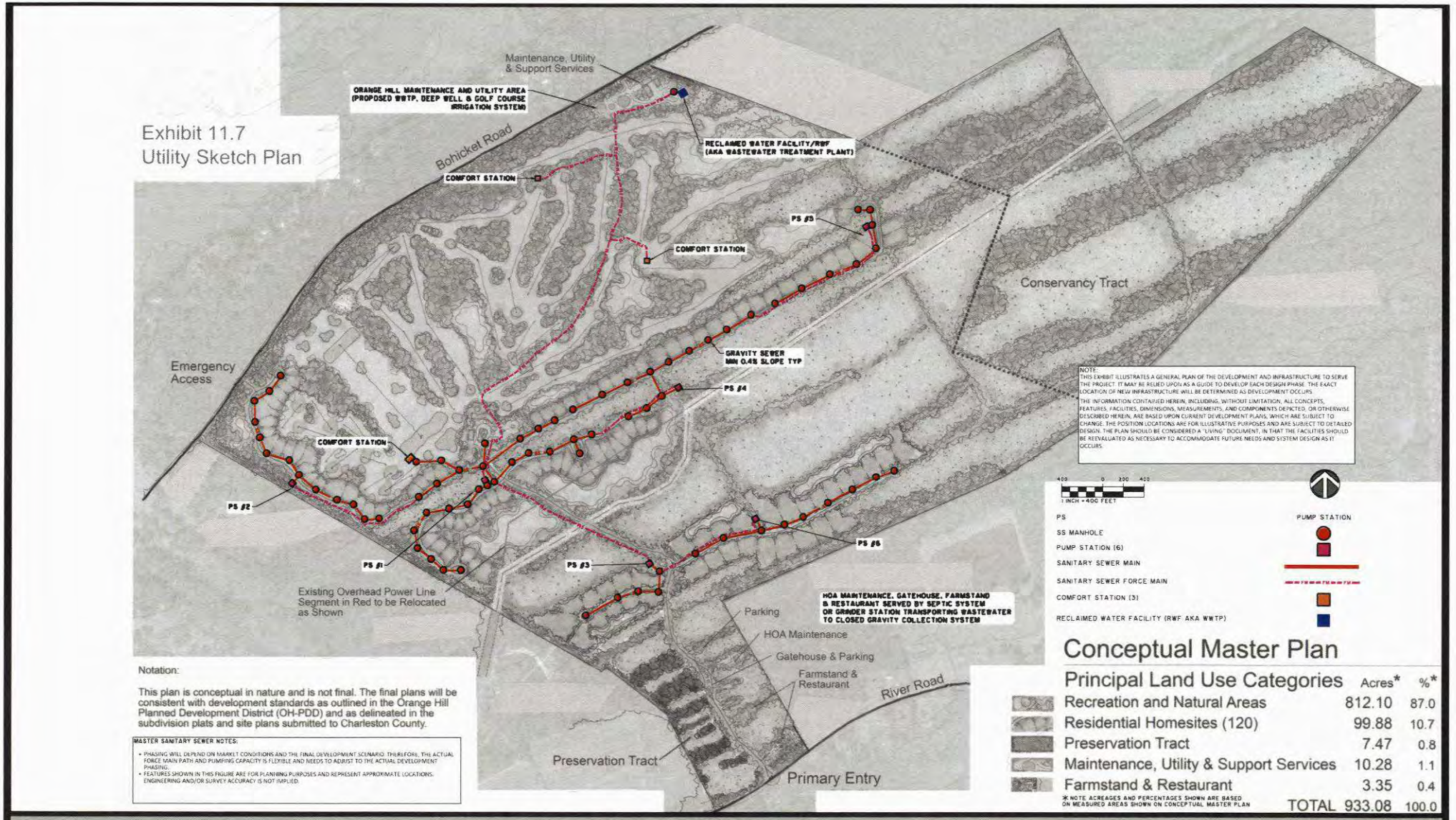

PREPARED FOR:
KIAWAH RESORT ASSOCIATES, LP

CONCEPTUAL MASTER SANITARY SEWER PLAN
ORANGE HILL DEVELOPMENT
JOHNS ISLAND, CHARLESTON COUNTY, SC

FEBRUARY 2024
REVISED: APRIL 2025

THOMAS & HUTTON
682 Johnnie Dodds Blvd. • Suite 100
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Exhibit 11.9
Residential
Architectural
Genre

Designing With Nature

Natural framework organizes siting
Retain/enhance natural buffers

Landscape Architecture

Natural framework/species dominate
Retain/enhance natural setbacks
Minimize topographic changes
Buildings "nestled" in landscape

Architecture

Modest sized structures (Max. Area)
Incentives to break scale down (Multiple structures)
Height limit (Max.1 1/2 Fls, 40')
Heirachy of massing to minimize impact
Natural materials/textures
Colors and textures to blend with framework
Traditional/progressive styles
Accentuate indoor/outdoor living

Notation:

This plan is conceptual in nature and is not final. The final plans will be consistent with development standards as outlined in the Orange Hill Planned Development District (OH-PDD) and as delineated in the subdivision plats and site plans submitted to Charleston County.

Conceptual Master Plan

Residential Homesite Alternatives (Minimum Lot Size)

1. Golf Cottages (6-10,000 sq.ft.)
2. Lakeside Cottages (10-15,000 sq.ft.)
3. Custom Homes (15,000+ sq.ft.)

nts

Exhibit 11.10 Recreational and Natural Areas Sketch Plan

Pedestrian Trail / Pathway

Notation:

This plan is conceptual in nature and is not final. The final plans will be consistent with development standards as outlined in the Orange Hill Planned Development District (OH-PDD) and as delineated in the subdivision plats and site plans submitted to Charleston County.

Conceptual Master Plan

Principal Land Use Categories	Acres*	%*	Maximum Allowable Acreage per Table 4.1	Maximum Allowable % of Total Land Area
Recreation and Natural Areas	812.10	87.0	830	88.9
Residential Homesites (120)	99.88	10.7	110	11.8
Preservation Tract	7.47	0.8	16	1.7
Maintenance, Utility & Support Services	10.28	1.1	12	1.3
Farmstand & Restaurant	3.35	0.4	4	0.4
TOTAL	933.08	100.0		

* Note acreages and percentages shown are based on measured areas shown on Conceptual Master Plan

5 min. walk
0 300 600 1200 1800

04.23.24

Kiawah Resort Associates, L.P.

Orange Hill

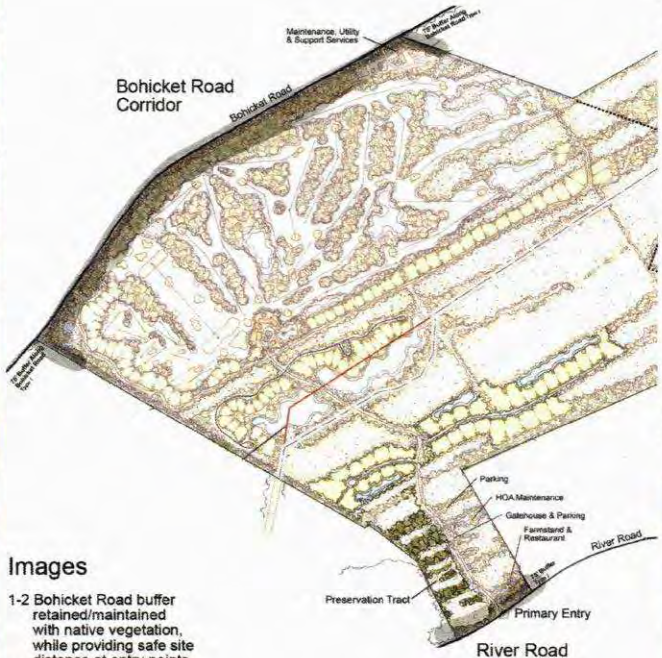
Johns Island Charleston County South Carolina

BEAU WELLING DESIGN™

Exhibit 11.11 Landscape Sketch Plan for Scenic Road Buffer

Notation:

This plan is conceptual in nature and is not final. The final plans will be consistent with development standards as outlined in the Orange Hill Planned Development District (OH-PDD) and as delineated in the subdivision plats and site plans submitted to Charleston County.



Images

1-2 Bohicket Road buffer retained/maintained with native vegetation, while providing safe site distance at entry points
3 Construction road entries restored with native vegetation
4 Emergency Access understated with native vegetation
5 River Road buffer retained/maintained with native vegetation, while providing safe site distance at Primary Entry
6 Signage and fencing, where needed, minimal visual impact...blend with natural setting

Designing With Nature

Natural framework is primary structuring element
Retain/enhance/strengthen existing buffers
Demonstration project for Johns Island roads

Landscape Strategy

Natural framework/species dominate
Retain/enhance/strengthen existing buffers
Minimize topographic changes
Minimize impact on existing drainage
Minimize size/scale of vehicular intersections
Restore temporary construction entries
Establish standards for fencing, berming, signage

Process

Assess existing conditions...establish baseline
Develop priorities, sequence of improvements
Develop maintenance plan and schedule
Establish key milestone dates for progress reviews

Conceptual Master Plan

nts

Kiawah Resort Associates, L.P.

Orange Hill
Johns Island Charleston County South Carolina

BEAU WELLING DESIGN™

EXHIBIT 14.1
TREE PLAN

06.02.25

Overview

The Property Owner is requesting that the proposed planned development district and development agreement for Orange Hill include County Council's approval of the removal of trees for the construction of the golf course, entrances, utilities, and other infrastructure. This exhibit identifies the trees proposed for removal, sets the standards for mitigation that will be required for removed trees, and describes the measures to be taken to preserve trees. Great care was taken in the planning of Orange Hill to design around trees and keep the removal of grand and protected trees to a minimum.

Background

Orange Hill is a 933 acre tract on Johns island between Bohicket Road and River Road. It was historically a working farm. Since its acquisition by the Property Owner in 2008, the property has been used for recreation, primarily for the Kiawah Island Club's sporting clays facility. Today the property includes fields, woods, and forested wetlands and remains undeveloped.

In 2005 the County approved a planned development district for 721 acres of Orange Hill, (PD-83A) known as the Orange Hill Plantation Planned Unit Development. The approved Plan for PD-83A included a golf course and 181 residential dwelling units.

The Property Owner is proposing a new PD Plan coupled with a development agreement that reduces the impacts of the planned community. Following extensive assessment of the existing natural framework the Property Owner designed a low density residential - recreation neighborhood with golf course that forms the basis of the proposed OH-PD masterplan. A primary component of the planning process is an ongoing inventory and evaluation of the existing tree canopy, which includes over 4,300 Grand and Protected Trees as defined in this Agreement within the geographic area considered for development. Each tree was surveyed and graded by W. Mac Baughman, PhD., an experienced South Carolina Registered Forester and ISA Certified Arborist. Grades were assigned to each surveyed tree based upon the following ISA Tree Risk Assessment:

- Grade A – Vigorous Growth
- Grade B – Healthy Tree
- Grade C – Declining Health
- Grade D – Irreparably Damaged
- Dead

EXHIBIT 14.1
TREE PLAN

The goal of the tree assessment was to provide the planning and development team information about the level of risk posed by the condition of the tree at the time of inspection. Combined with assessment of existing topography, wetlands, solar and wind patterns, the OH-PD Sketch Plan (Exhibit 11.1) was developed to minimize adverse impact on the existing tree canopy, with particular attention given to Grade A and B trees. The Property Owner will be making application for permits to remove the Grade D and Dead trees from the Zoning and Planning Director pursuant to Section 9.2.5.A.2 of the *ZLDR* as these trees are diseased, dead or dying.

The designer of the golf course, Beau Welling Design ("BWD"), extensively studied existing conditions, especially the location of Grand Trees, before laying out the course. BWD divided the site up into three existing areas: cleared upland, treed upland, and wetlands. BWD then went to great pains to configure the 106-acres of "disturbed" area of the golf course in a manner that took advantage of the cleared areas and had the least impact on trees: approximately 90% of the course is on cleared upland; approximately 10% in the treed upland, and approximately 1% of wetland with play-over clearing.

Tree Inventory and Assessment Findings

The Tree Inventory and Impact Summary below documents the numbers of trees impacted (removed/encroached) and those trees that are unaffected as identified by grade, following development of the Sketch Plan site organization. The summary Table 1 below also shows the total trees remaining, which is the sum of unaffected and the encroached upon trees.

EXHIBIT 14.1
TREE PLAN

TABLE 1
ORANGE HILL TREE INVENTORY and IMPACT SUMMARY **06.02.25**
(ALL GRAND & PROTECTED TREES)

CATEGORY (GRADE)	TOTAL	REMOVED			ENCROACHED		UNAFFECTED		SUM OF ENCROACHED AND UNAFFECTED REMAINING	
		TOTAL	%	DBH	TOTAL	%	TOTAL	%	TOTAL	%
LIVE OAKS(A)	338	41	12%	1532	148	44%	149	44%	297	88%
LIVE OAKS(B)	572	91	16%	3284	180	31%	301	53%	481	84%
LIVE OAKS(C)	301	86	29%	3283	58	19%	157	52%	215	71%
TOTAL LIVE OAKS	1211	218	18%	8099	386	32%	607	50%	993	82%
NON LIVE OAKS(A)	66	3	5%	73	16	24%	47	71%	63	95%
NON LIVE OAKS(B)	411	37	9%	895	44	11%	330	80%	374	91%
NON LIVE OAKS(C)	1437	160	11%	3118	60	4%	1217	85%	1277	89%
TOTAL NON LIVE OAKS	1914	200	10%	4086	120	6%	1594	83%	1714	90%
TOTAL TREES	3125	418	13%	12185	506	16%	2201	70%	2707	87%

ISA Tree Risk Assessment Criteria (Key Takeaways)

Grade A: Vigorous Growth	(88% of Live Oaks and 95% of Non Live Oaks Remain)
Grade B: Healthy Tree	(84% of Live Oaks and 91% of Non Live Oaks Remain)
Grade C: Declining Health	

NOTE 1: For the purpose of this table a "Removed" tree is one that is physically removed; an "Encroached" tree is one that may have paving, grading, trenching, or filling occur in more than 25 percent of the protected area of the particular tree as described in Section 9.2.1.C. of ZLDR; an "Unaffected" tree is one that is neither removed or encroached upon; and "Remaining" trees is the sum of the "Encroached" and "Unaffected" trees.

EXHIBIT 14.1
TREE PLAN

The proposed low density residential – recreational community will result in retention of 88% of Grade A Live Oaks and 95% of Grade A Non-Live Oaks, and 85% of Grade B Live Oaks and 91% of Grade B Non-Live Oaks within the 721 acre area considered for development, exclusive of the Conservancy Tract. The vital components of the planned community cannot be constructed without the removal of, or encroachment on, the trees proposed to be removed or encroached upon. Trees that will be encroached upon will not be physically removed. Instead, they will be monitored for a minimum of 5 years and only removed if they are unable to survive, as determined by the County's arborist. The Property Owner seeks to preserve those trees and remove them only if it cannot be avoided. The Property Owner will perform appropriate mitigation as described herein for any of the encroached trees that do not survive.

The summary Table 2 provided below shows the impacts to only those Grand Trees which are those trees with a DBH of 24 inches greater, except pines and sweet gums:

EXHIBIT 14.1
TREE PLAN

TABLE 2
ORANGE HILL GRAND TREE INVENTORY and IMPACT SUMMARY **06.02.25**
(GRAND TREES ONLY)

CATEGORY (GRADE)	TOTAL	REMOVED			ENCROACHED		UNAFFECTED		SUM OF ENCROACHED AND UNAFFECTED REMAINING	
		TOTAL	%	DBH	TOTAL	%	TOTAL	%	TOTAL	%
GRAND LIVE OAKS(A)	335	40	12%	1510	148	44%	147	44%	295	88%
GRAND LIVE OAKS(B)	544	86	16%	3205	179	33%	279	51%	458	84%
GRAND LIVE OAKS(C)	268	81	30%	3169	58	22%	129	48%	187	70%
TOTAL GRAND LIVE OAKS	1147	207	18%	7884	385	34%	555	48%	940	82%
GRAND NON LIVE OAKS(A)	62	3	5%	73	16	26%	43	69%	59	95%
GRAND NON LIVE OAKS(B)	173	21	12%	651	40	23%	112	65%	152	88%
GRAND NON LIVE OAKS(C)	288	81	28%	2283	49	17%	158	55%	207	72%
TOTAL GRAND NON LIVE OAKS	523	105	20%	3007	105	20%	313	60%	418	80%
TOTAL GRAND TREES	1670	312	19%	10891	490	29%	868	52%	1358	81%

ISA Tree Risk Assessment Criteria (Key Takeaways)

Grade A: Vigorous Growth
Grade B: Healthy Tree
Grade C: Declining Health

(88% of Grand Live Oaks and 95% of Grand Non Live Oaks Remain)
(84% of Grand Live Oaks and 88% of Grand Non Live Oaks Remain)

NOTE 1: For the purpose of this table a "Removed" tree is one that is physically removed; an "Encroached" tree is one that may have paving, grading, trenching, or filling occur in more than 25 percent of the protected area of the particular tree as described in Section 9.2.1.C. of ZLDR; an "Unaffected" tree is one that is neither removed or encroached upon; and "Remaining" trees is the sum of the "Encroached" and "Unaffected" trees.

Similar to Table 1 above, the overwhelming majority of the higher Grade A & B Grand Trees will remain.

Tree Mitigation Requirements
Proposed land uses and areawide infrastructure were organized to minimize impact on remaining existing trees; however, to address removal of the trees noted above the Property Owner proposes the following tree mitigation requirements for all trees removed:

1. **MITIGATION**:
   Mitigation will be required for all Grade A and Grade B trees that are identified in this Exhibit to be physically removed . The Zoning and Planning Director will determine if mitigation is required for Grade C trees based upon overall condition. Mitigation for Grade A and B trees that are physically removed will require on-site installation of canopy trees no smaller than two and one-half inches in caliper equaling inch per inch replacement. The same on-site installation of canopy trees shall be required if the Zoning and Planning Director determines that mitigation is necessary for Grade C trees that are physically removed. No mitigation for Grade D or Dead trees will be required.

   With approval of the Zoning and Planning Director, mitigation trees may be planted in areas off-site of OH-PD in locations within Johns Island.

   All mitigation through planting trees shall require the Property Owner to submit a tree mitigation landscape planting plan to the County for review and approval. Such submission shall be accompanied by a letter from the Orange Hill Architectural Review Board approving the tree mitigation landscape planting plan. The plan shall include the time when the Property Owner proposes to plant the mitigation trees. The Property Owner shall not plant mitigation trees until the tree landscape planting plan has been approved by both the Orange Hill Architectural Review Board and the County. All tree mitigation landscape planting plans in a given year shall also be submitted as part of the annual reporting to the County as described in Section 14 of the Orange Hill Development Agreement.

   In the alternative to planting mitigation trees, the Zoning and Planning Director may allow mitigation to be accomplished by depositing funds into a Charleston County Tree Fund, as described in Sec.9.2.6 of the Charleston County Zoning and Land Development Regulations (*ZLDR*) that shall be created for Johns Island, or by a combination of installation and depositing funds as noted above. Where mitigation is not accomplished through planting, mitigation payment amounts shall comply with the requirements of Sec. 9.2.6.D of the *ZLDR*, Tree Protection and Preservation, in effect at the time of tree removal.

2. **ENCROACHED TREES.** For those trees to be encroached upon by more than 25 percent of the protected area, the tree shall be monitored by a qualified licensed arborist for a minimum of five (5) years from the approximate time of the encroachment (or such longer time as deemed necessary by the Zoning and Planning Director or the County arborist based on the extent of encroachment of a given tree) and if it dies, the mitigation set forth in Part 1 above will be required.

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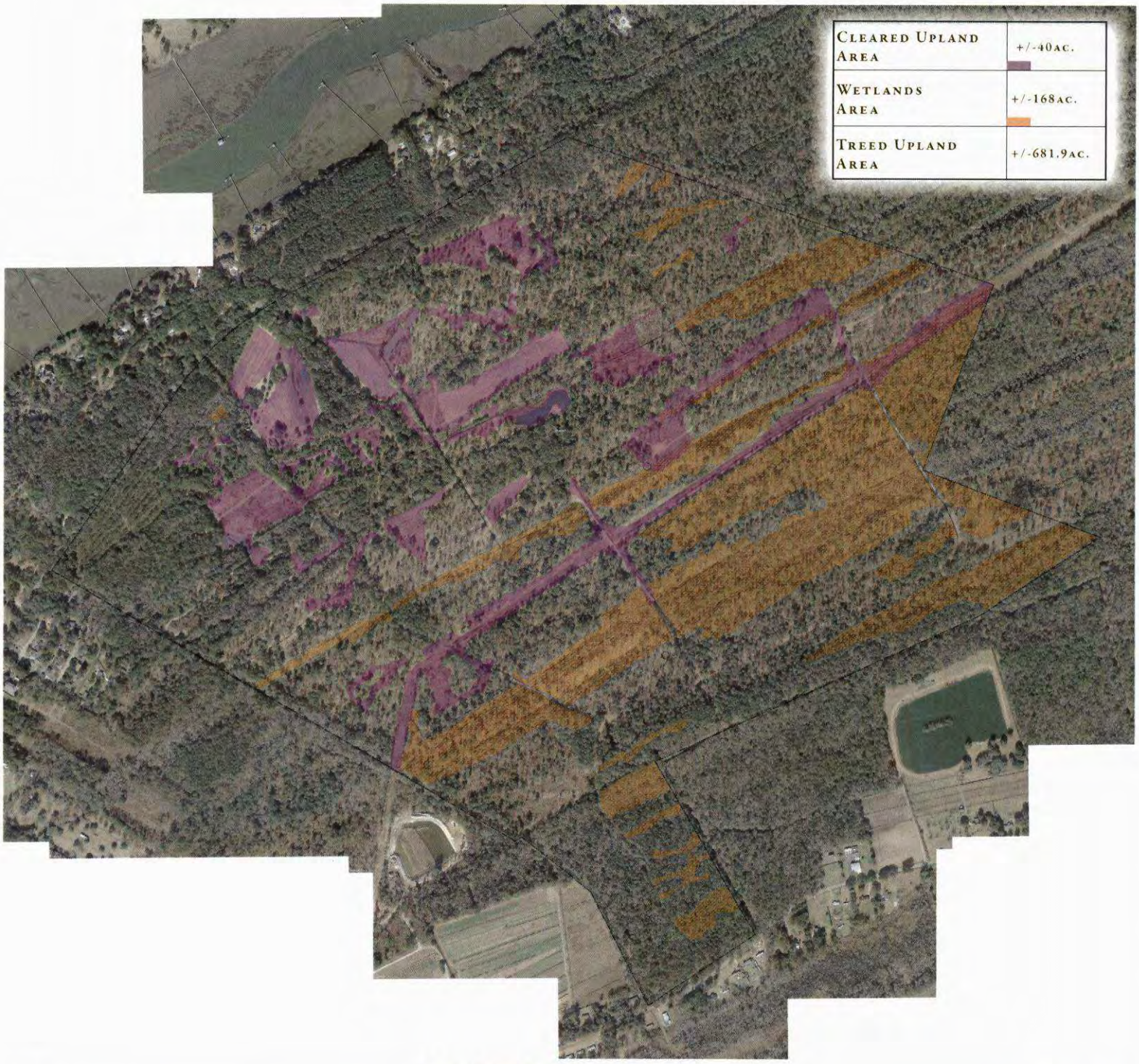


CLEARED UPLAND AND WETLAND AREA

ORANGE HILL
KIAWAH ISLAND, SC
MARCH 2024

BEAU WELLING DESIGN

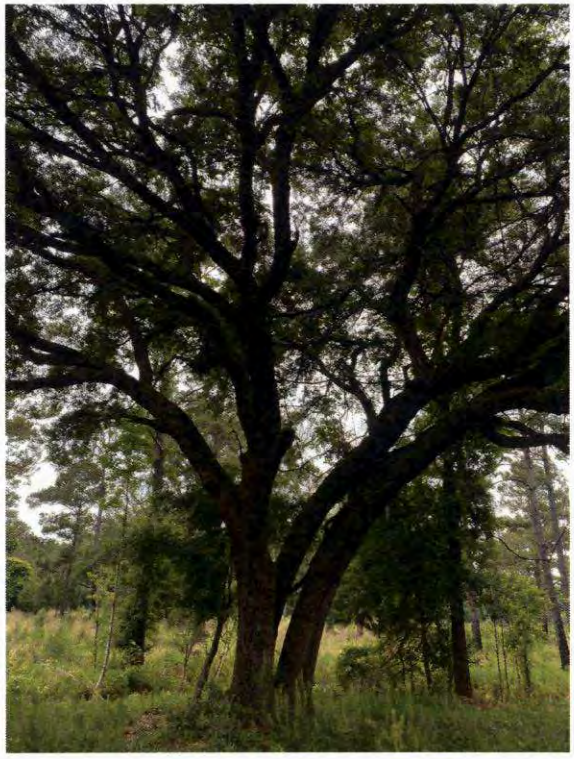
Tree Disturbance With Golf Impact

Orange Hill
Kiawah Island, SC
March 2024

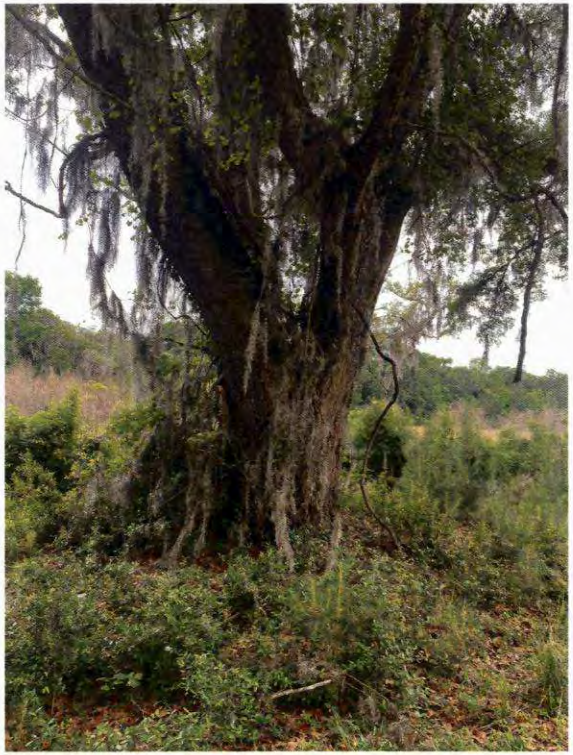
BWD Beau Welling Design

Represenative Tree Grade Images

Tree #995 Grade: A

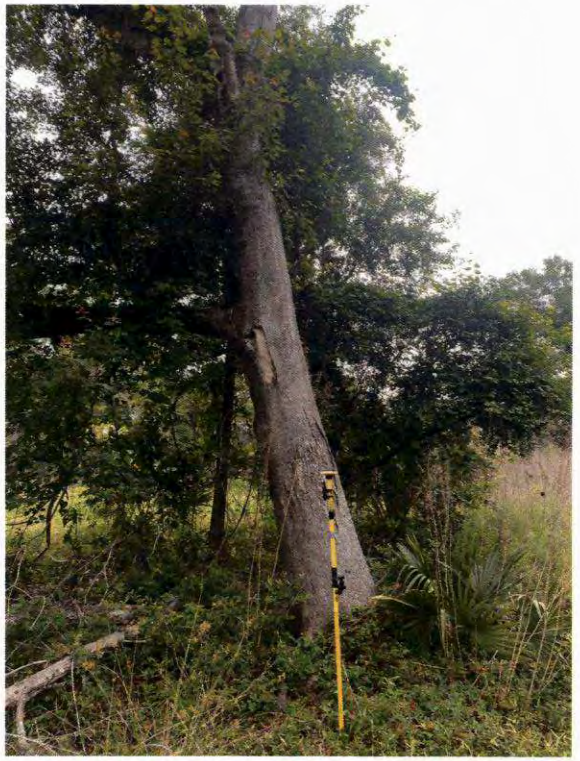


Tree #920 Grade: A

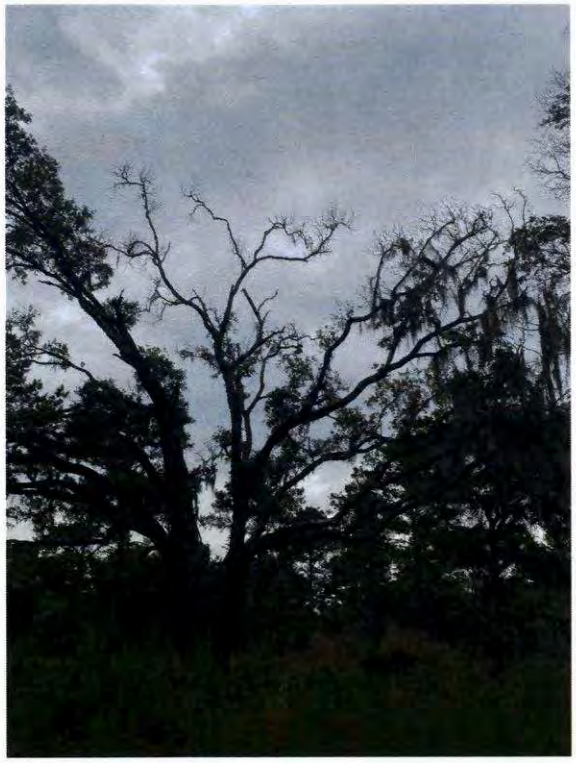


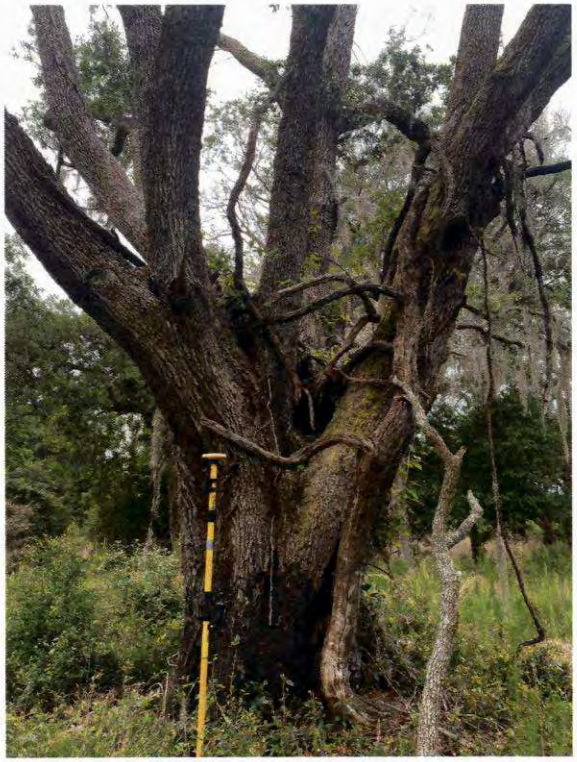
Tree #917 Grade: B

Tree # 888 Grade: C



Grade: D Tree #997





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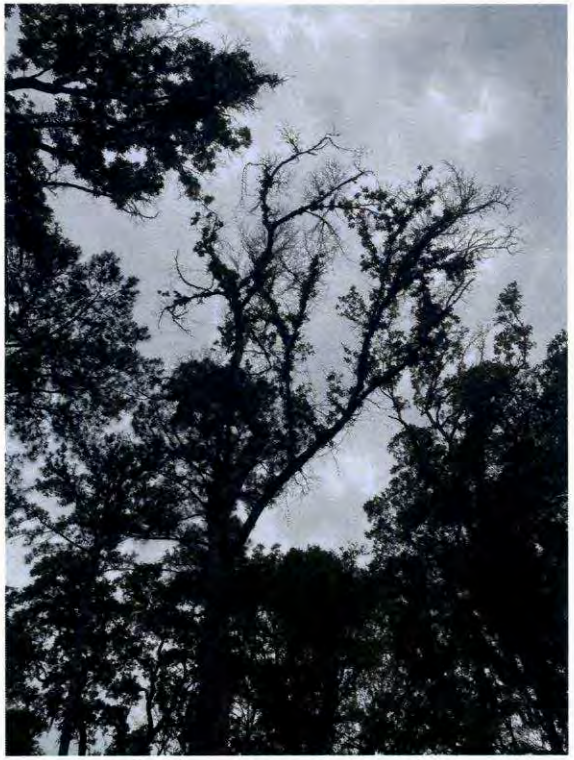

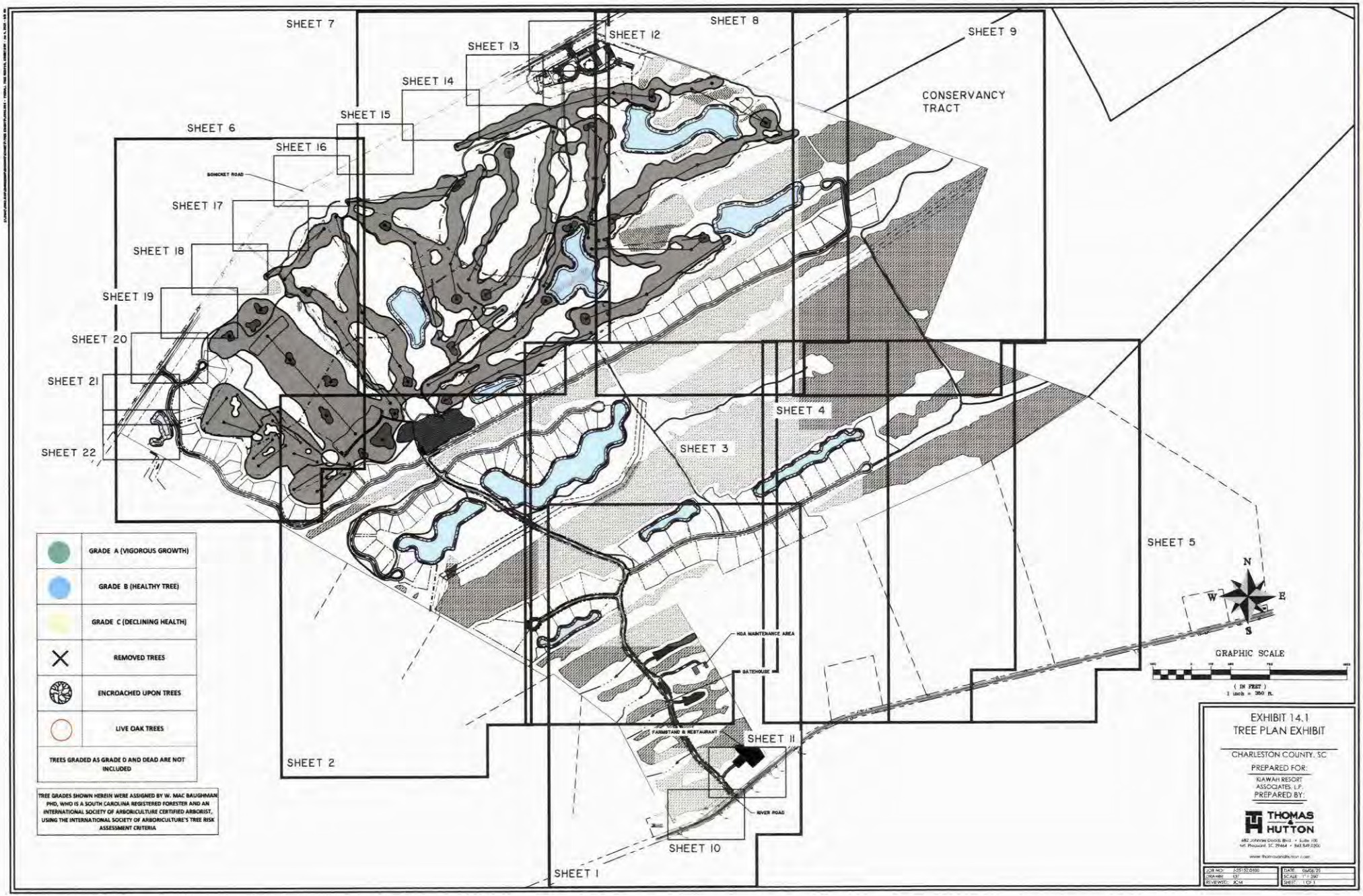
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SHEET 12
SHEET 13
SHEET 14
SHEET 15
SHEET 16
SHEET 17
SHEET 18
SHEET 19
SHEET 20
SHEET 21
SHEET 22
CONSERVANCY TRACT
BOWICKET ROAD
HOA MAINTENANCE AREA
GATEHOUSE
FARMSTAND & RESTAURANT
RIVER ROAD
GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
TREE GRADES SHOWN HEREIN WERE ASSIGNED BY W. MAC BAUGHMAN PHD, WHO IS A SOUTH CAROLINA REGISTERED FORESTER AND AN INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST, USING THE INTERNATIONAL SOCIETY OF ARBORICULTURE'S TREE RISK ASSESSMENT CRITERIA
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GRAPHIC SCALE
(IN FEET)
1 inch = 350 ft.
EXHIBIT 14.1
TREE PLAN EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
JOB NO: 120152.0100
DRAWN: KST
REVIEWED: JCM
DATE: 06/06/23
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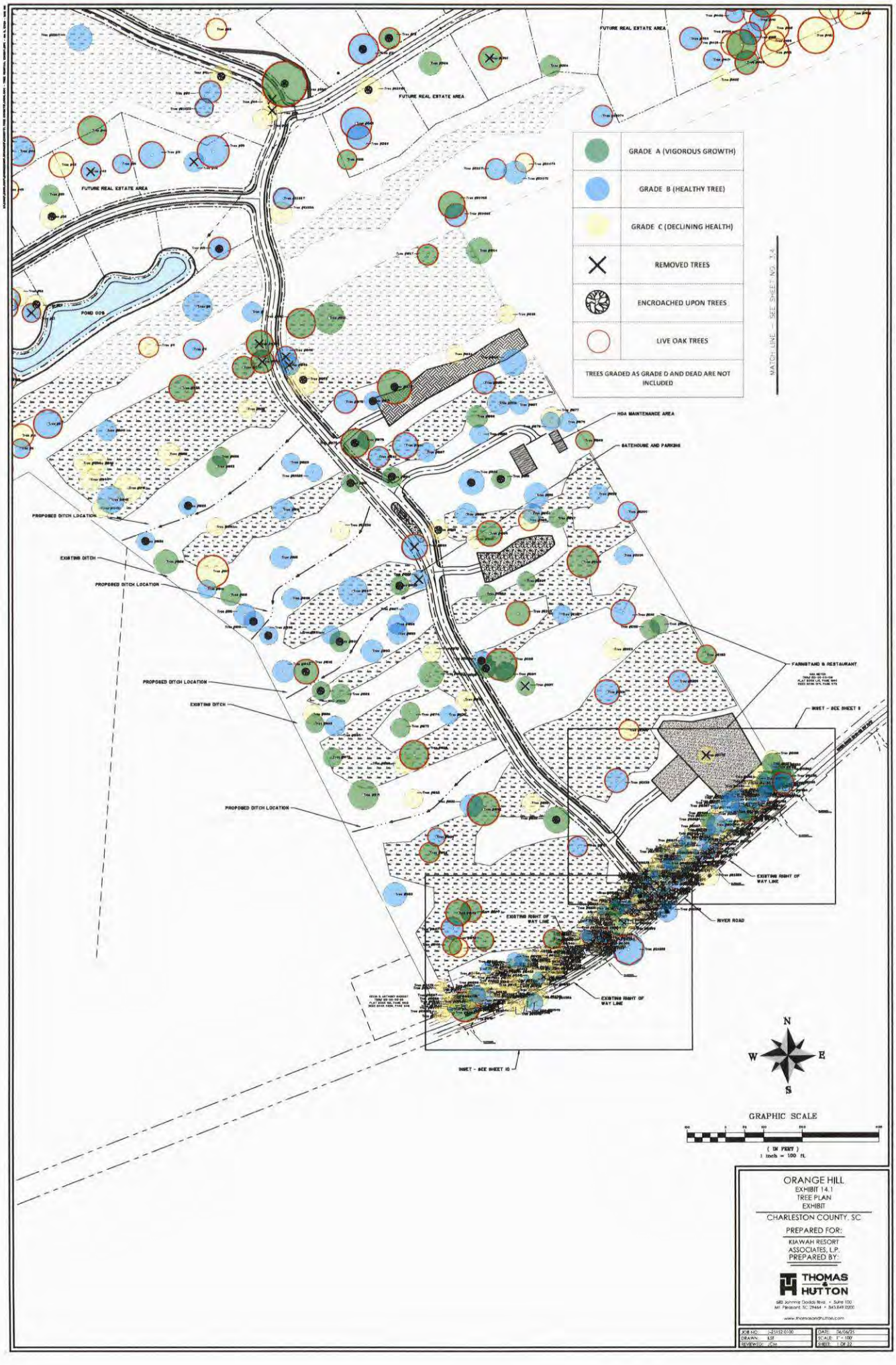

ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT

CHARLESTON COUNTY, SC

PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:

THOMAS & HUTTON

680 Johnnie Dodds Blvd. • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com

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REVIEWED	JCM
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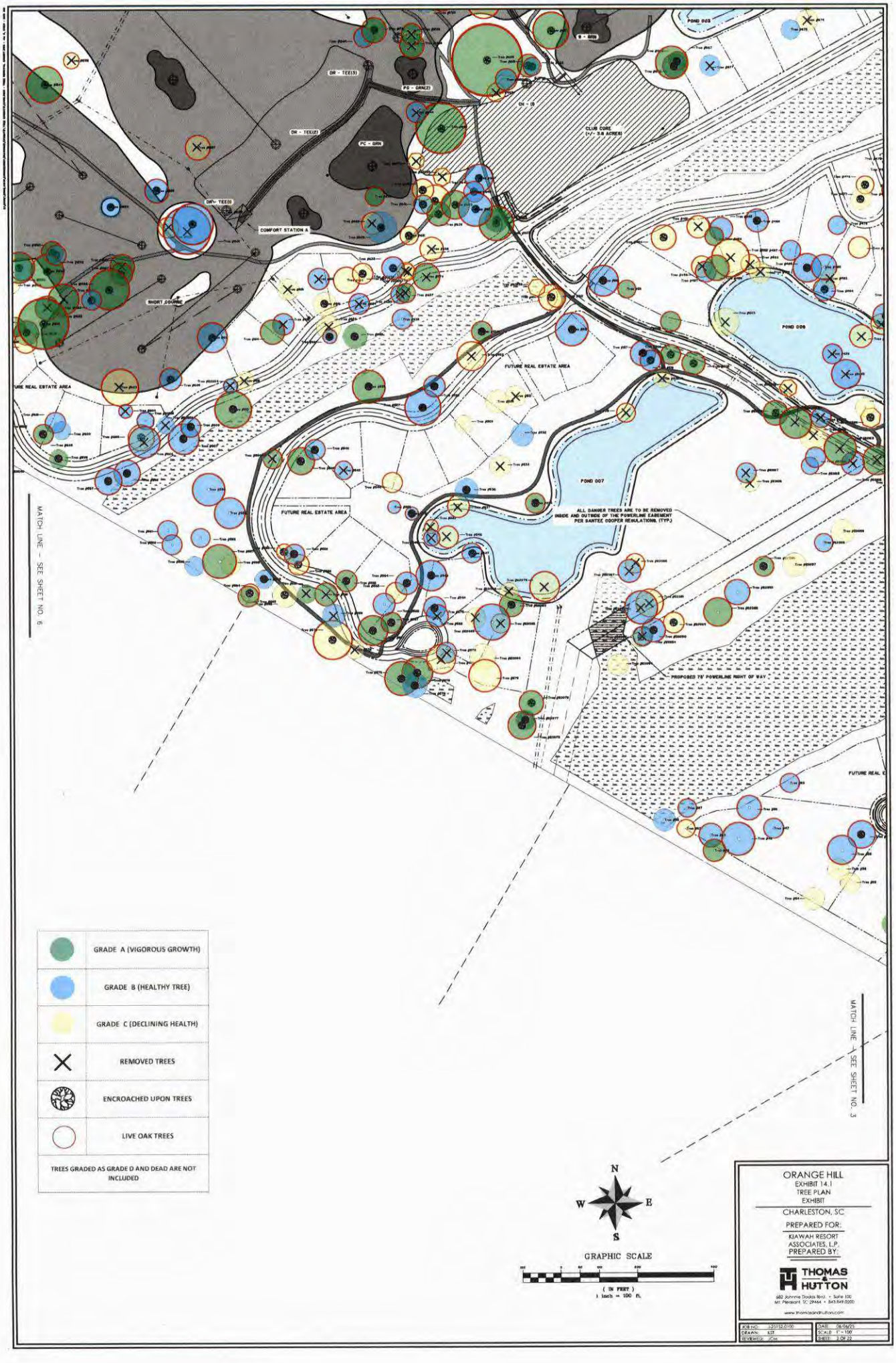
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PS - GRN(2)
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PC - GRN
DR - TEE(1)
COMFORT STATION A
SHORT JOURNEY
CLUB CORE
(+/- 3.8 ACRES)
DN - 18
POND 003
POND 006
POND 007
FUTURE REAL ESTATE AREA
FUTURE REAL ESTATE AREA
FUTURE REAL ESTATE AREA
ALL DANGER TREES ARE TO BE REMOVED INSIDE AND OUTSIDE OF THE POWERLINE EASEMENT PER SANTEE COOPER REGULATIONS. (TYP.)
PROPOSED 75' POWERLINE RIGHT OF WAY
MATCH LINE - SEE SHEET NO. 6
MATCH LINE - SEE SHEET NO. 3
GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
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GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
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DRAWN: KJT
REVIEWED: JCM
DATE: 04/04/25
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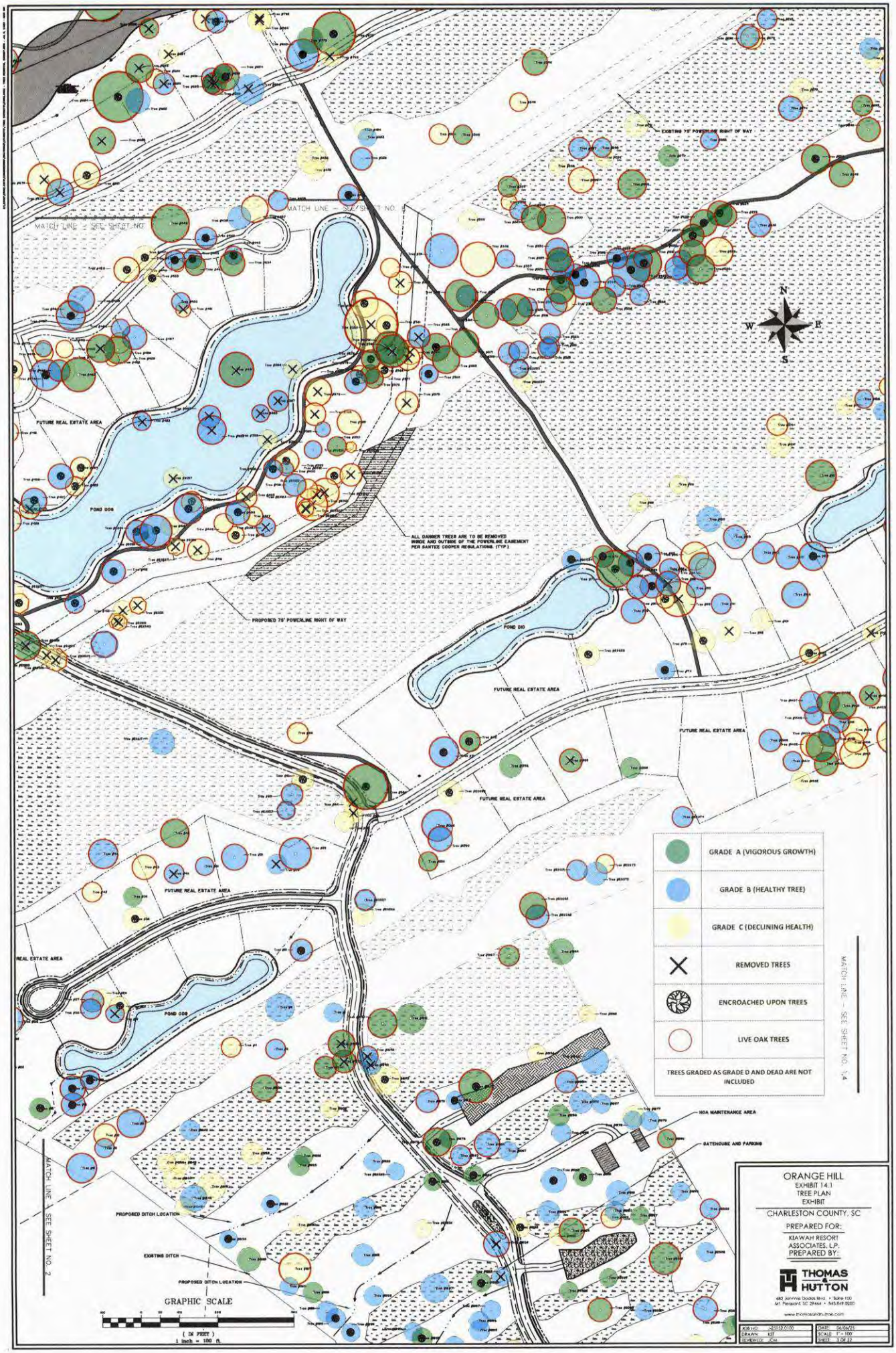
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MATCH LINE - SEE SHEET NO. 2
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POND OOB
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PROPOSED 75' POWERLINE RIGHT OF WAY
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REAL ESTATE AREA
POND OOB
HOA MAINTENANCE AREA
GATEHOUSE AND PARKING
PROPOSED DITCH LOCATION
EXISTING DITCH
PROPOSED DITCH LOCATION
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
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GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
MATCH LINE - SEE SHEET NO. 14
MATCH LINE - SEE SHEET NO. 2
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
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KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
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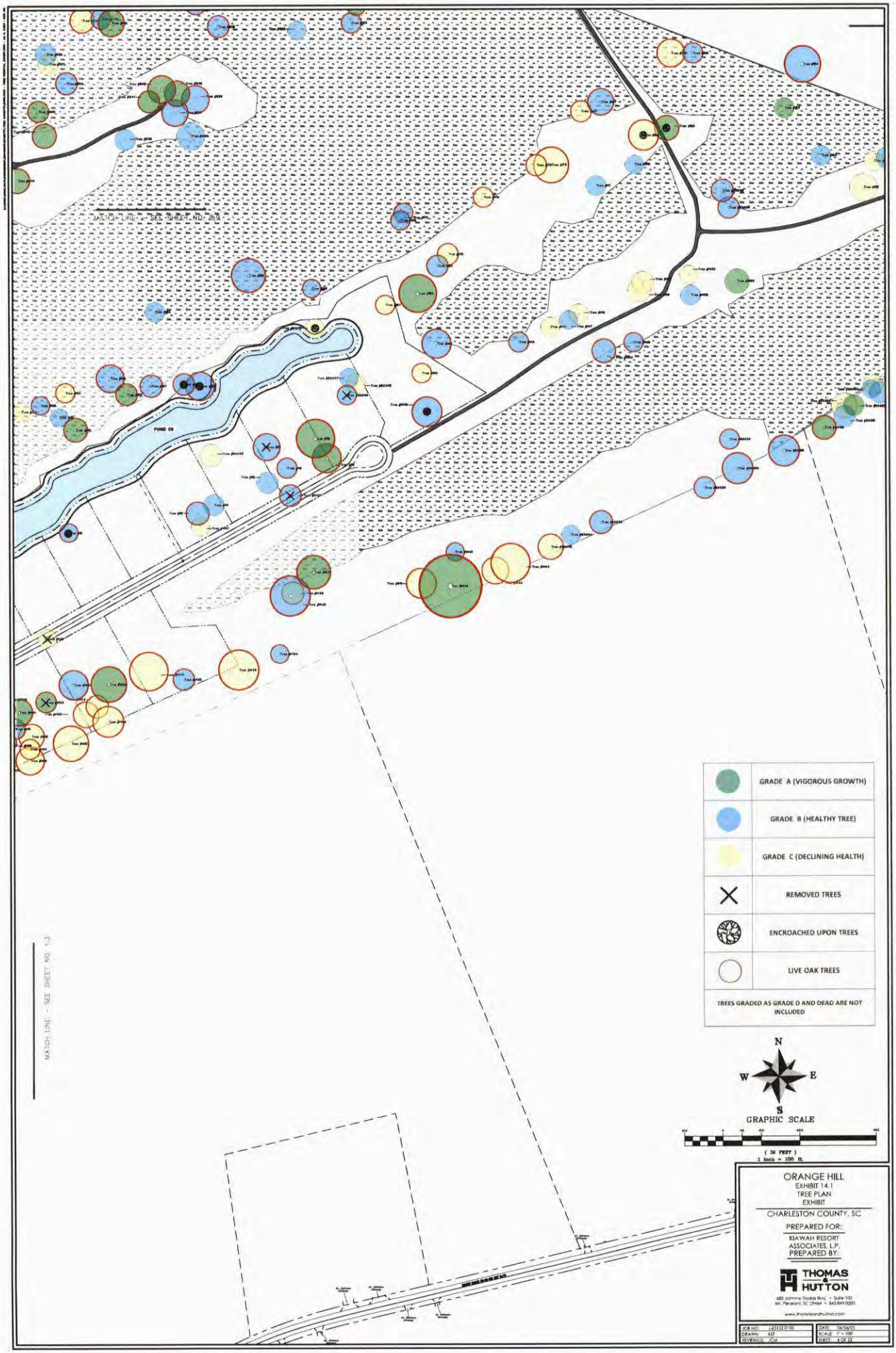
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MATCH LINE - SEE SHEET NO. 1.3
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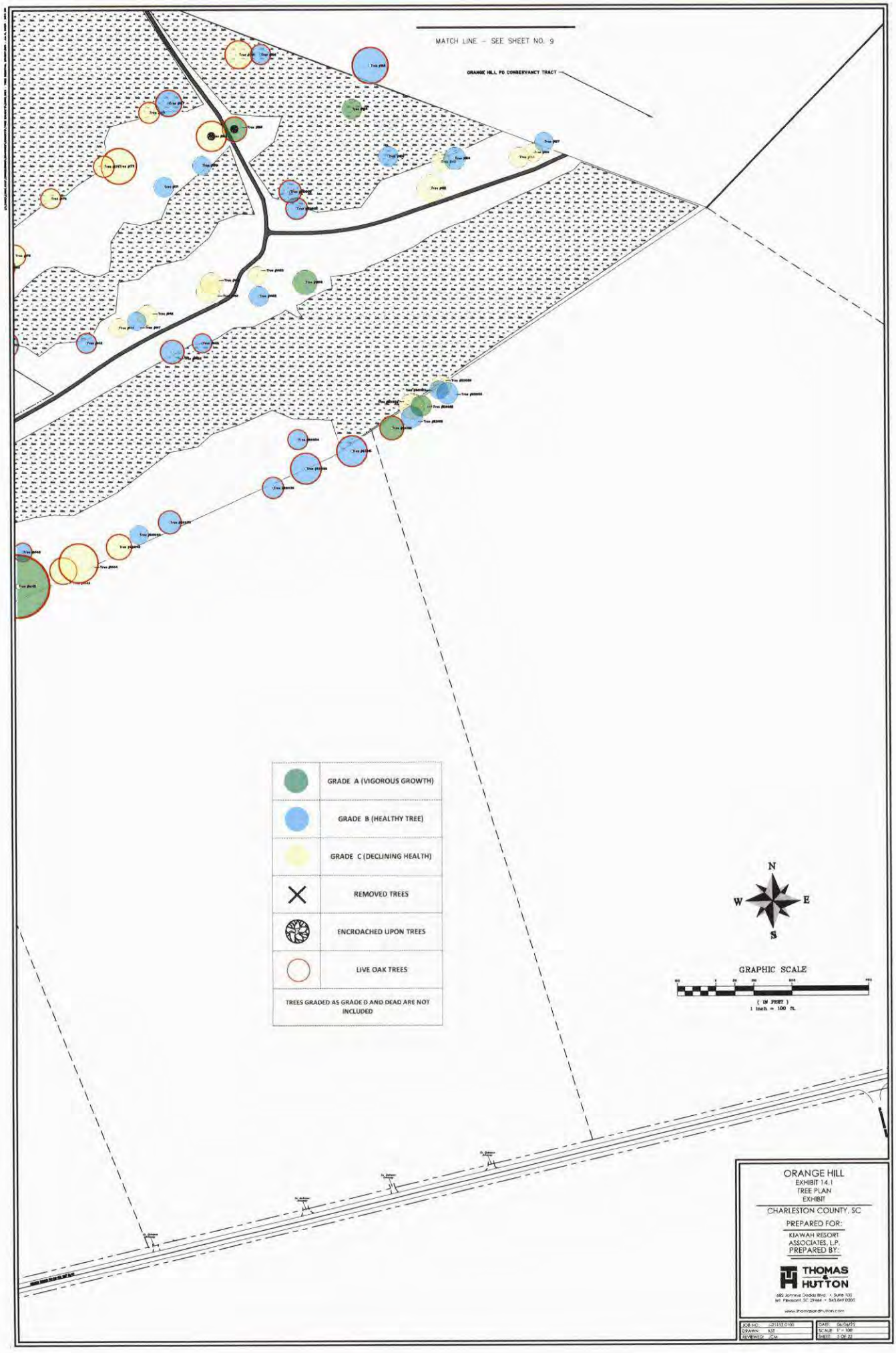
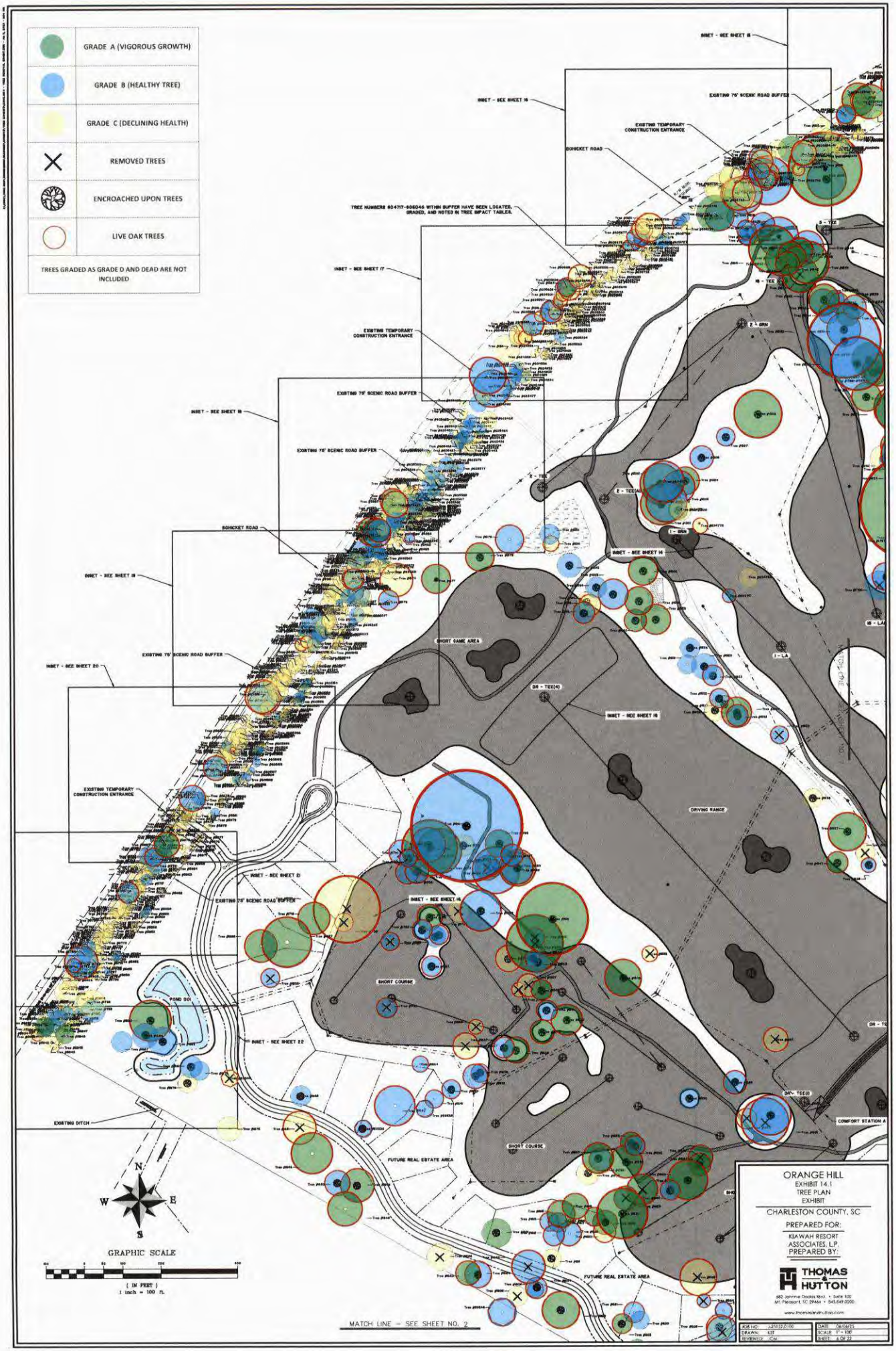
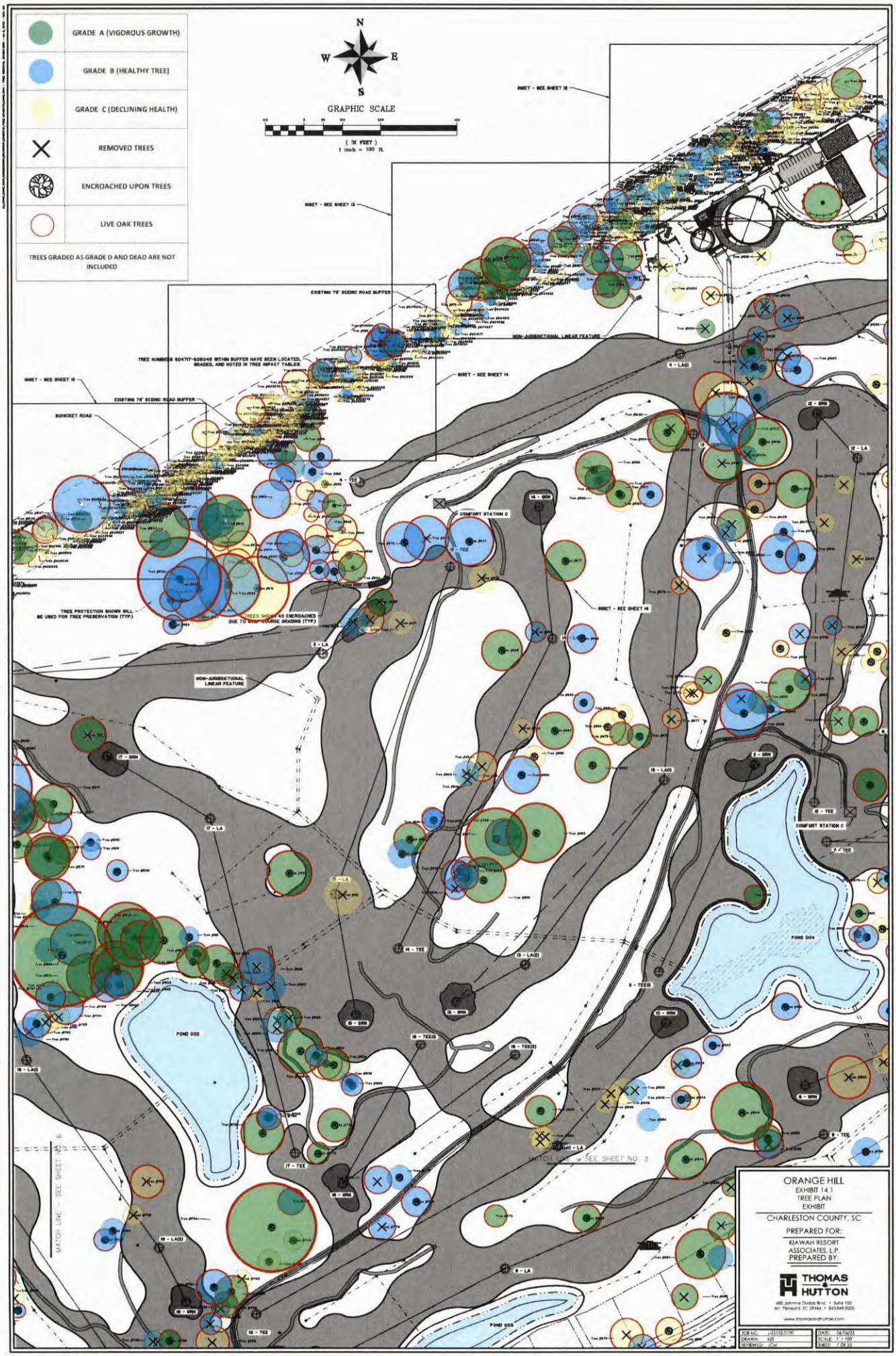
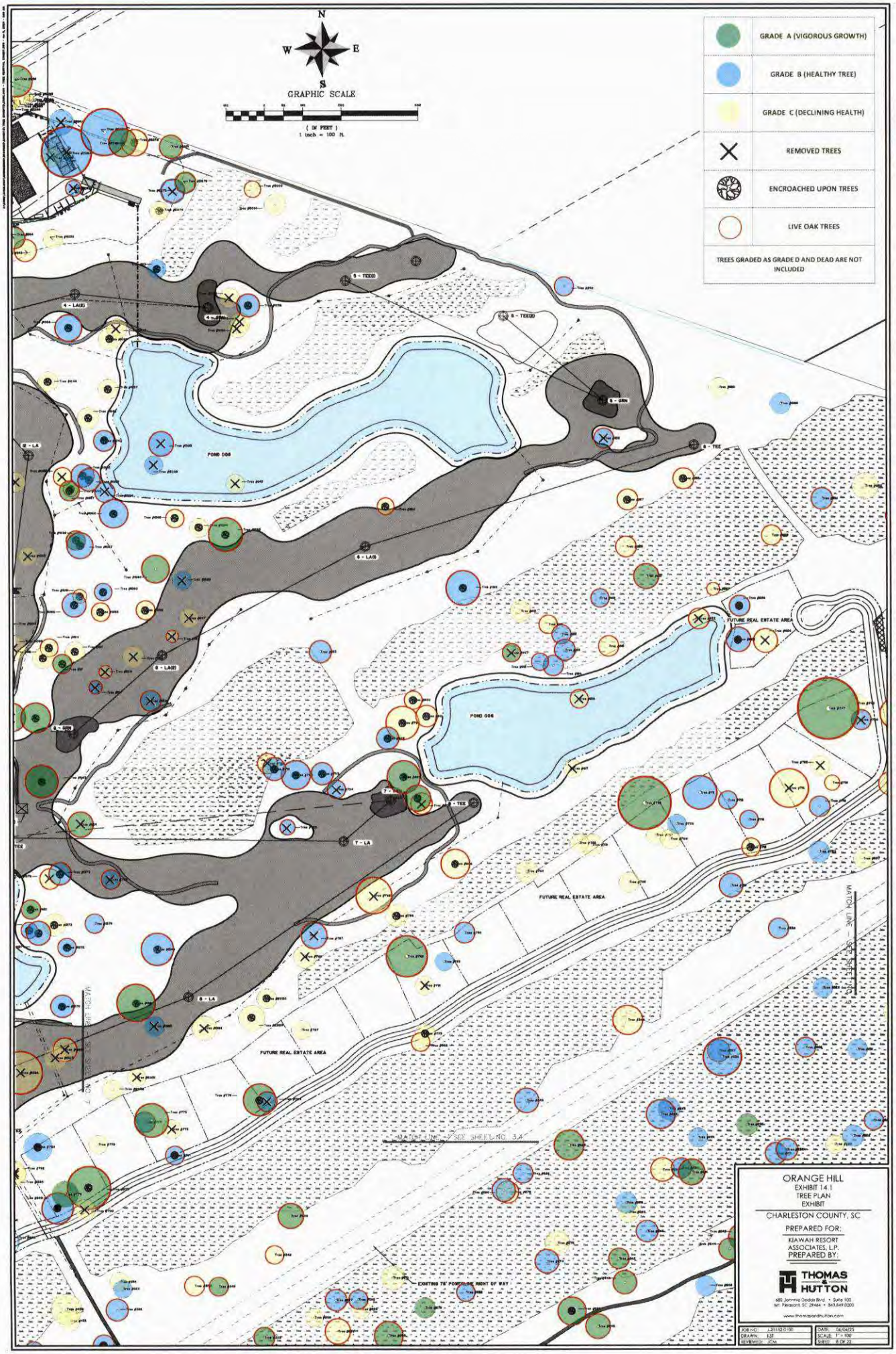
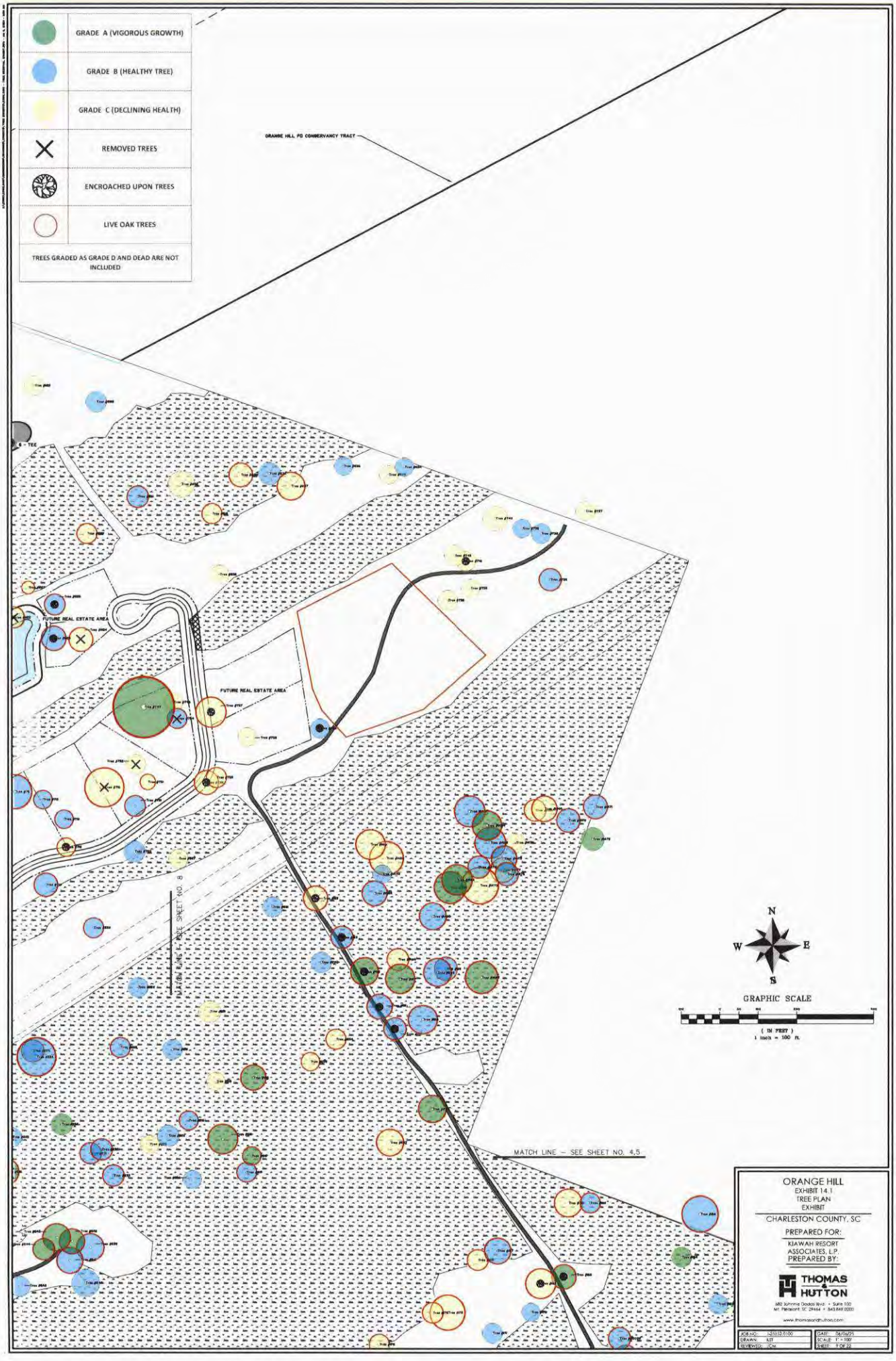
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
JOB NO: J-25132.0100
DRAWN: KST
REVIEWED: JCM
DATE: 06/06/25
SCALE: 1" = 100'
SHEET: 4 OF 22

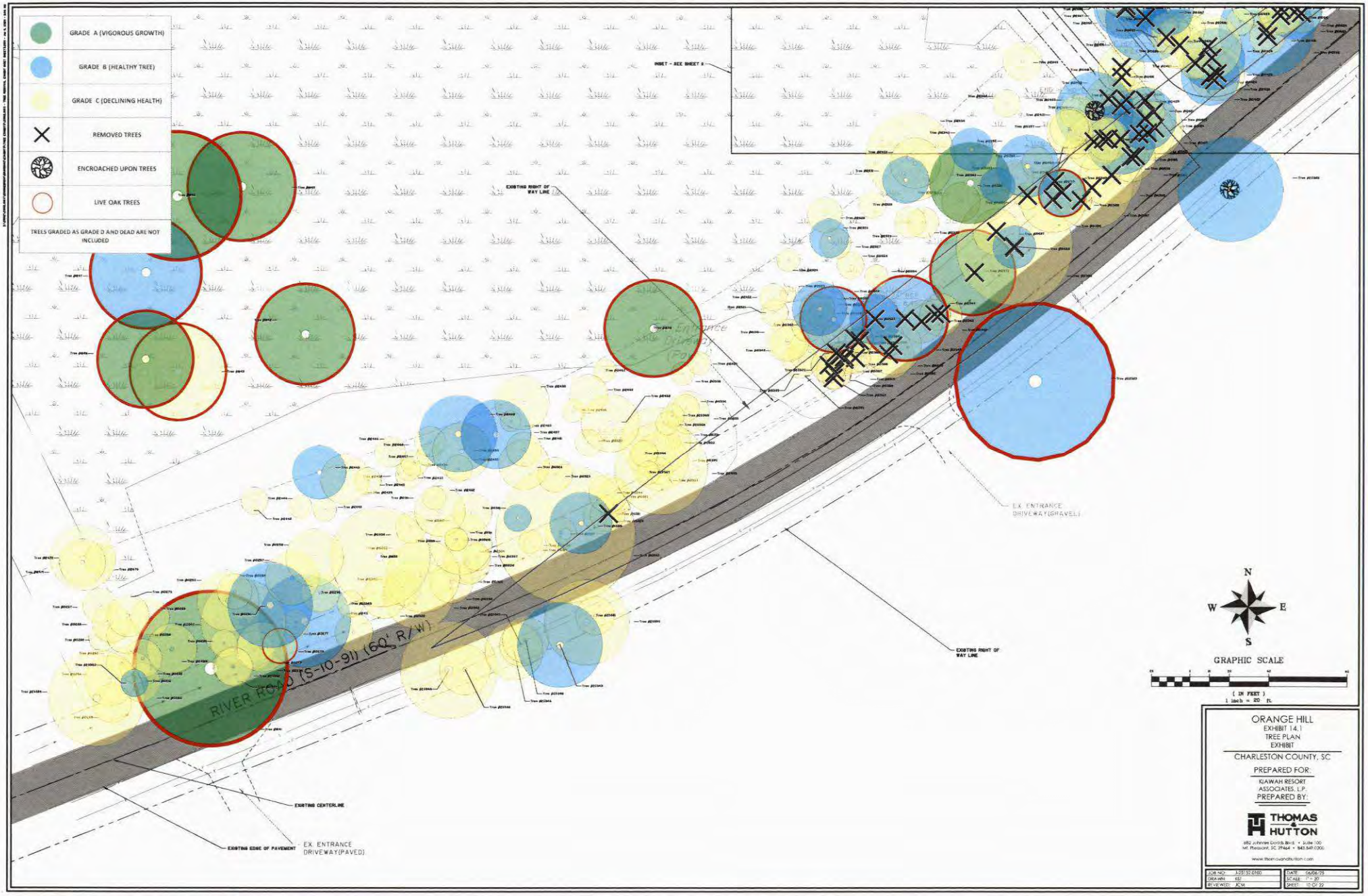

MATCH LINE – SEE SHEET NO. 9
ORANGE HILL PD CONSERVANCY TRACT
GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
JOB NO: 021152.0100
DRAWN: KST
REVIEWED: JCM
DATE: 06/04/22
SCALE: 1" = 100'
SHEET: 5 OF 22


GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
INSET - SEE SHEET 16
INSET - SEE SHEET 17
INSET - SEE SHEET 18
INSET - SEE SHEET 19
INSET - SEE SHEET 20
INSET - SEE SHEET 21
INSET - SEE SHEET 22
EXISTING 75' SCENIC ROAD BUFFER
EXISTING TEMPORARY CONSTRUCTION ENTRANCE
BOHICKET ROAD
TREE NUMBERS 604717-606046 WITHIN BUFFER HAVE BEEN LOCATED, GRADED, AND NOTED IN TREE IMPACT TABLES.
SHORT GAME AREA
DRIVING RANGE
SHORT COURSE
FUTURE REAL ESTATE AREA
POND 001
EXISTING DITCH
COMFORT STATION A
N
S
E
W
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
MATCH LINE – SEE SHEET NO. 2
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
JOB NO: J-23132.0100
DRAWN: KST
REVIEWED: CM
DATE: 06/04/25
SCALE: 1" = 100'
SHEET: 6 OF 22


GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
INSET - SEE SHEET 12
INSET - SEE SHEET 13
INSET - SEE SHEET 14
INSET - SEE SHEET 15
INSET - SEE SHEET 16
EXISTING 75' SCENIC ROAD BUFFER
BOHICKET ROAD
NON-JURISDICTIONAL LINEAR FEATURE
TREE NUMBERS 604717-606048 WITHIN BUFFER HAVE BEEN LOCATED, GRADED, AND NOTED IN TREE IMPACT TABLES.
TREE PROTECTION SHOWN WILL BE USED FOR TREE PRESERVATION (TYP.)
TREES SHOWN AS ENCROACHED DUE TO ROAD COURSE GRADING (TYP.)
COMFORT STATION C
POND 002
POND 003
POND 004
MATCH LINE - SEE SHEET NO. 3
MATCH LINE - SEE SHEET NO. 6
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
JOB NO. J-35332.0100
DRAWN: KST
REVIEWED: CM
DATE: 06/06/23
SCALE: 1" = 100'
SHEET: 7 OF 22


N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
POND 006
FUTURE REAL ESTATE AREA
MATCH LINE - SEE SHEET NO. 3.4
MATCH LINE - SEE SHEET NO. 3.6
EXISTING 75' POWERLINE RIGHT OF WAY
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
JOB NO: J-21152.0100
DRAWN: EJF
REVIEWED: JCM
DATE: 06/06/22
SCALE: 1" = 100'
SHEET: 3.5A OF 22


GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
ORANGE HILL PD CONSERVANCY TRACT
FUTURE REAL ESTATE AREA
FUTURE REAL ESTATE AREA
MATCH LINE – SEE SHEET NO. 3
MATCH LINE – SEE SHEET NO. 4,5
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON



ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT

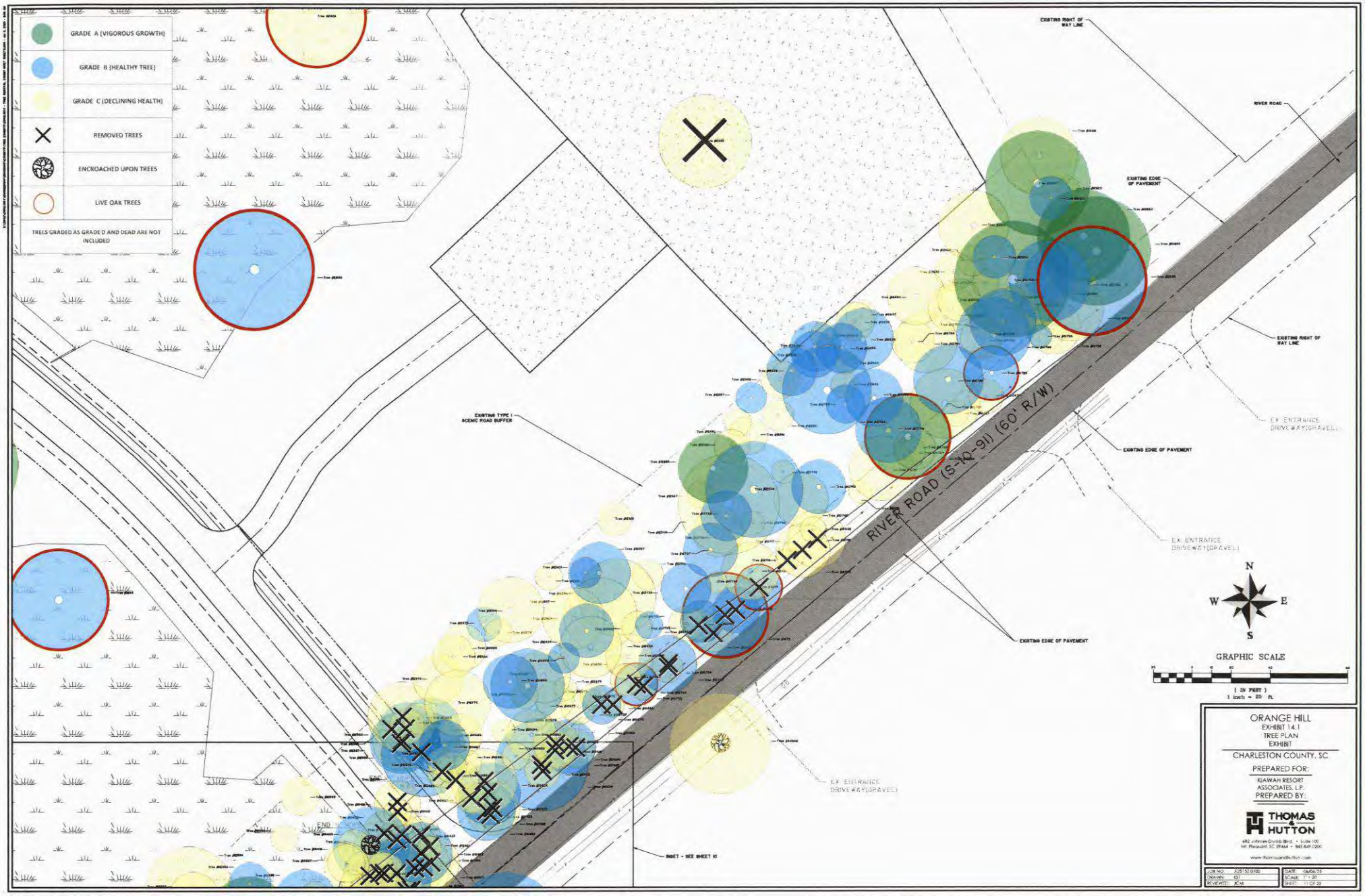
CHARLESTON COUNTY, SC

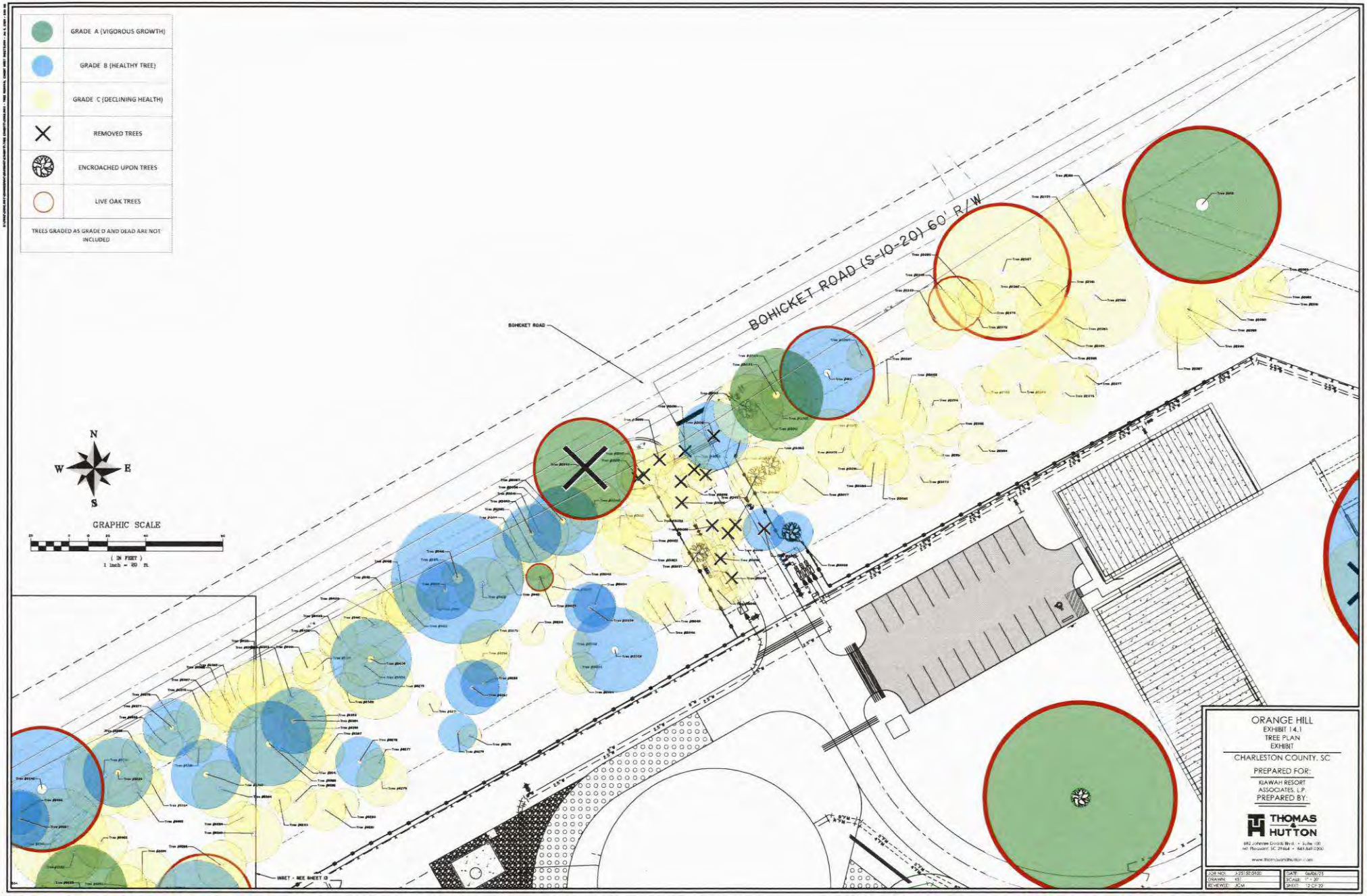
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.

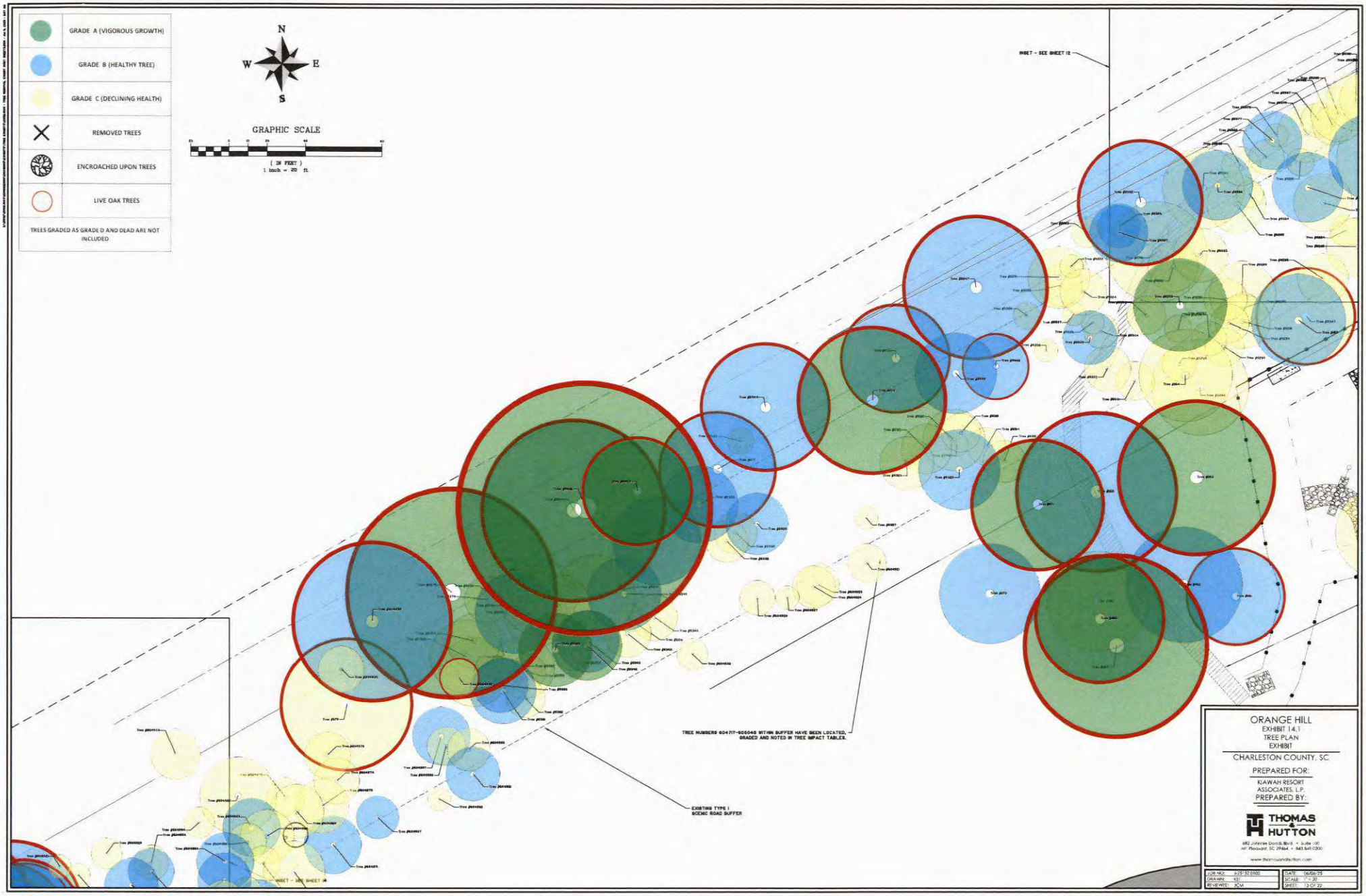
PREPARED BY:

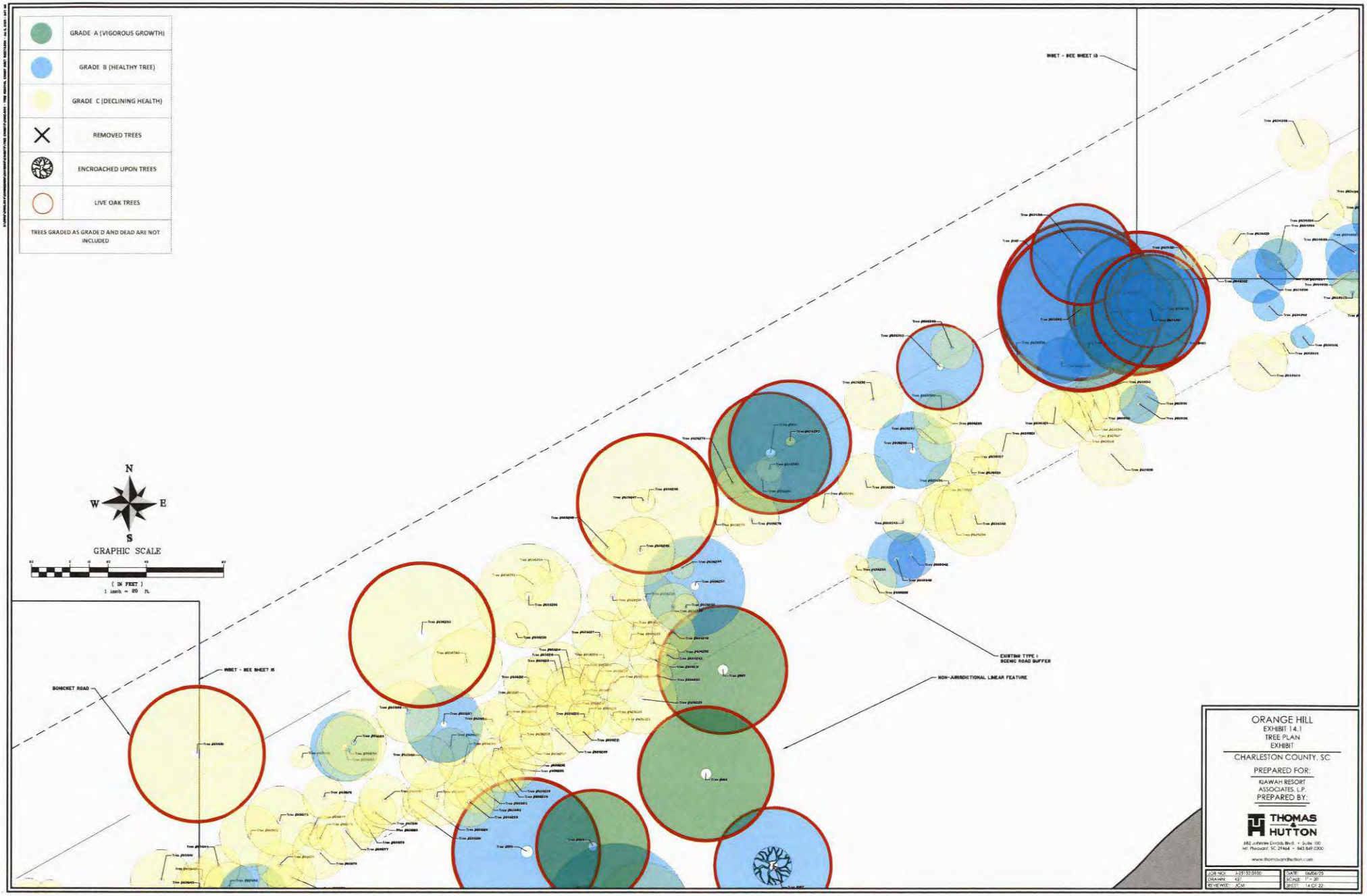
THOMAS & HUTTON
862 Johnnie Dodds Blvd. • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com

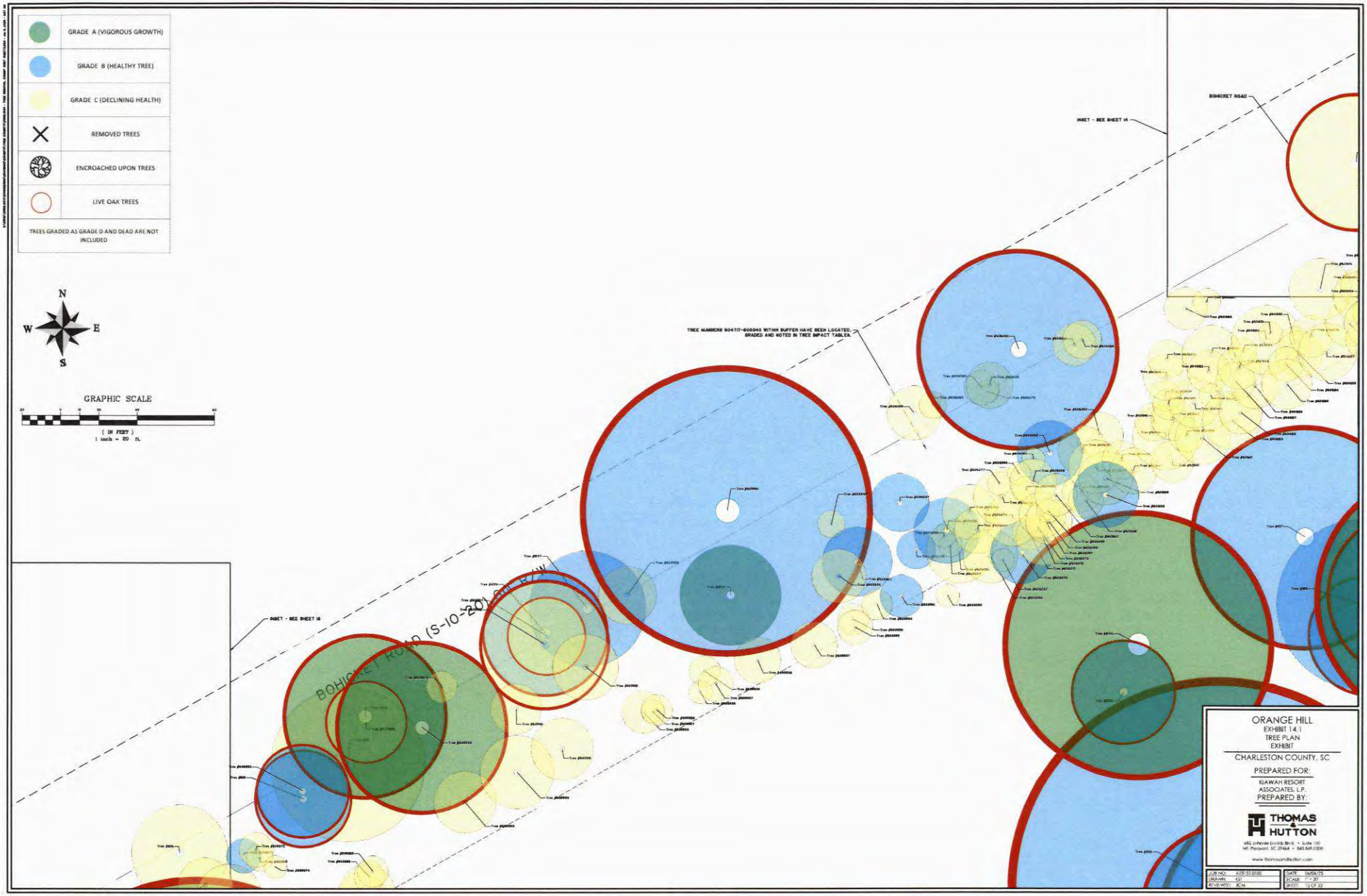
JOB NO:	3251510100
DRAWN:	KST
REVIEWED:	JCM
DATE:	06/06/23
SCALE:	1" = 20'
SHEET:	11 OF 22

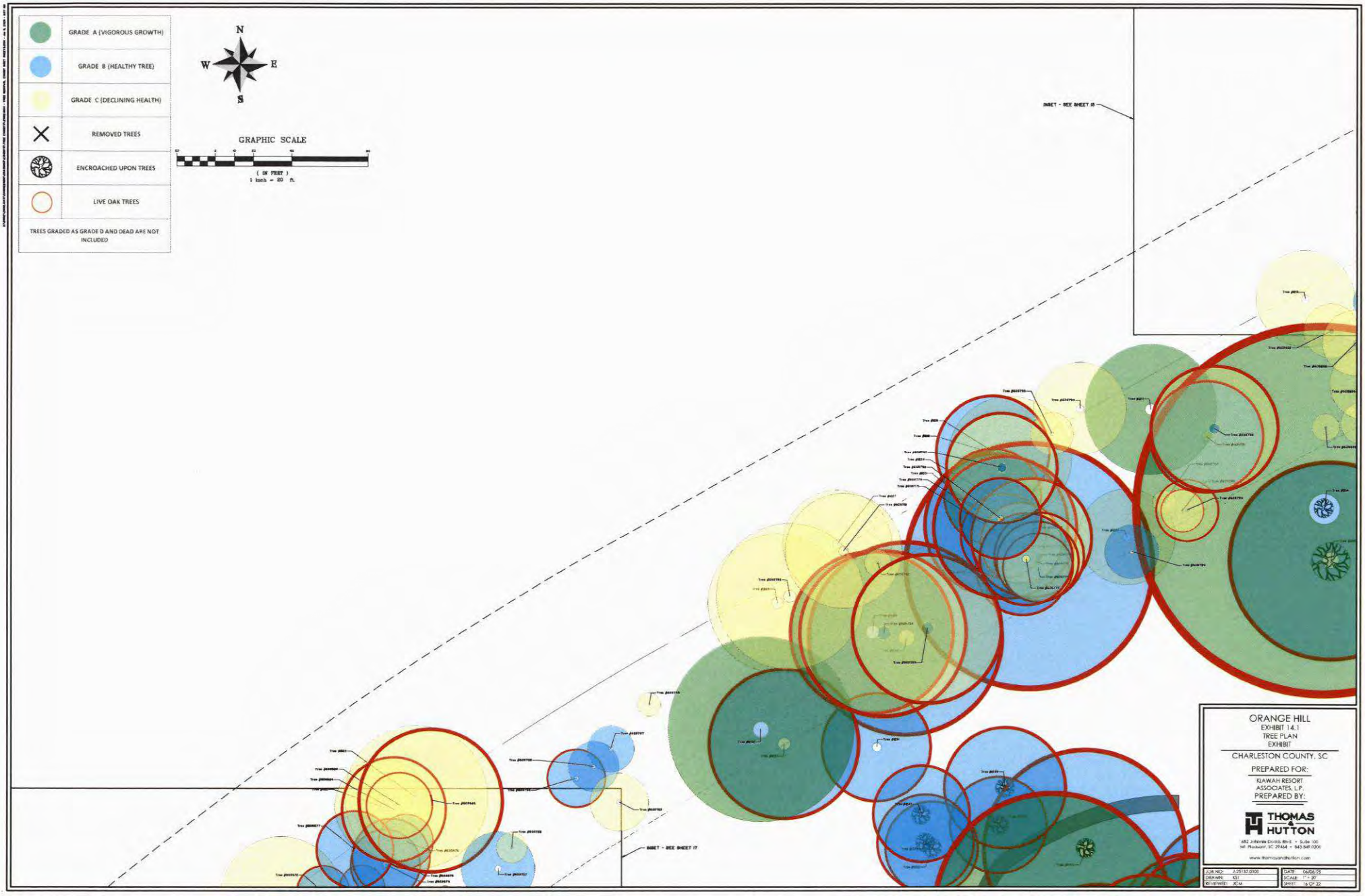

GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
EXISTING RIGHT OF WAY LINE
RIVER ROAD
EXISTING EDGE OF PAVEMENT
EXISTING TYPE I SCENIC ROAD BUFFER
RIVER ROAD (S-10-91) (60' R/W)
EX. ENTRANCE DRIVEWAY(GRAVEL)
EXISTING EDGE OF PAVEMENT
EX. ENTRANCE DRIVEWAY(GRAVEL)
EXISTING EDGE OF PAVEMENT
EX. ENTRANCE DRIVEWAY(GRAVEL)
SHEET - SEE SHEET 10
END
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
JOB NO: 125152.0100
DRAWN: GT
REVIEWED: KM
DATE: 06/06/25
SCALE: 1" = 20'
SHEET: 11 OF 22

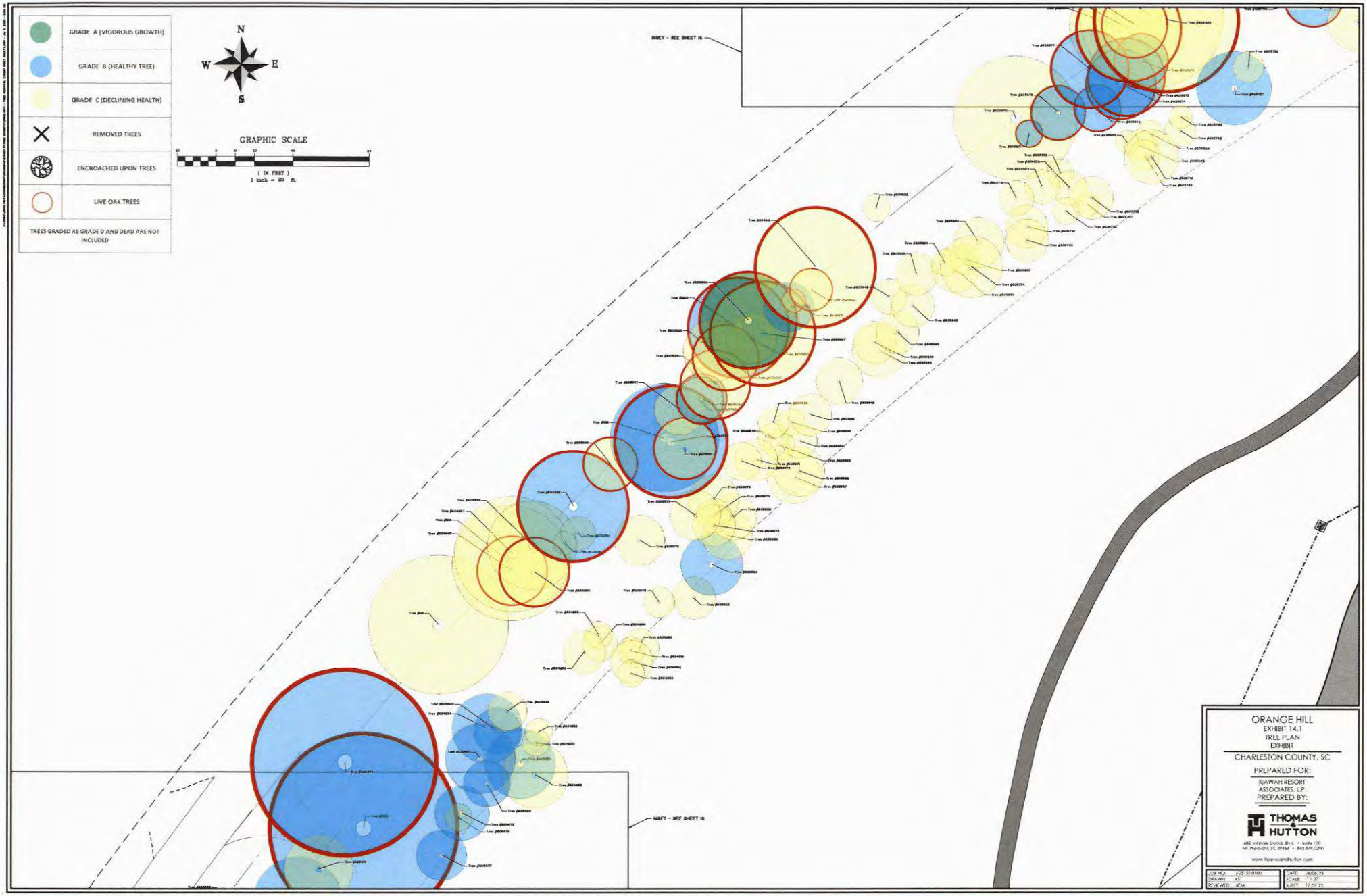

GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
BOHICKET ROAD (S-10-20) 60' R/W
BOHICKET ROAD
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON

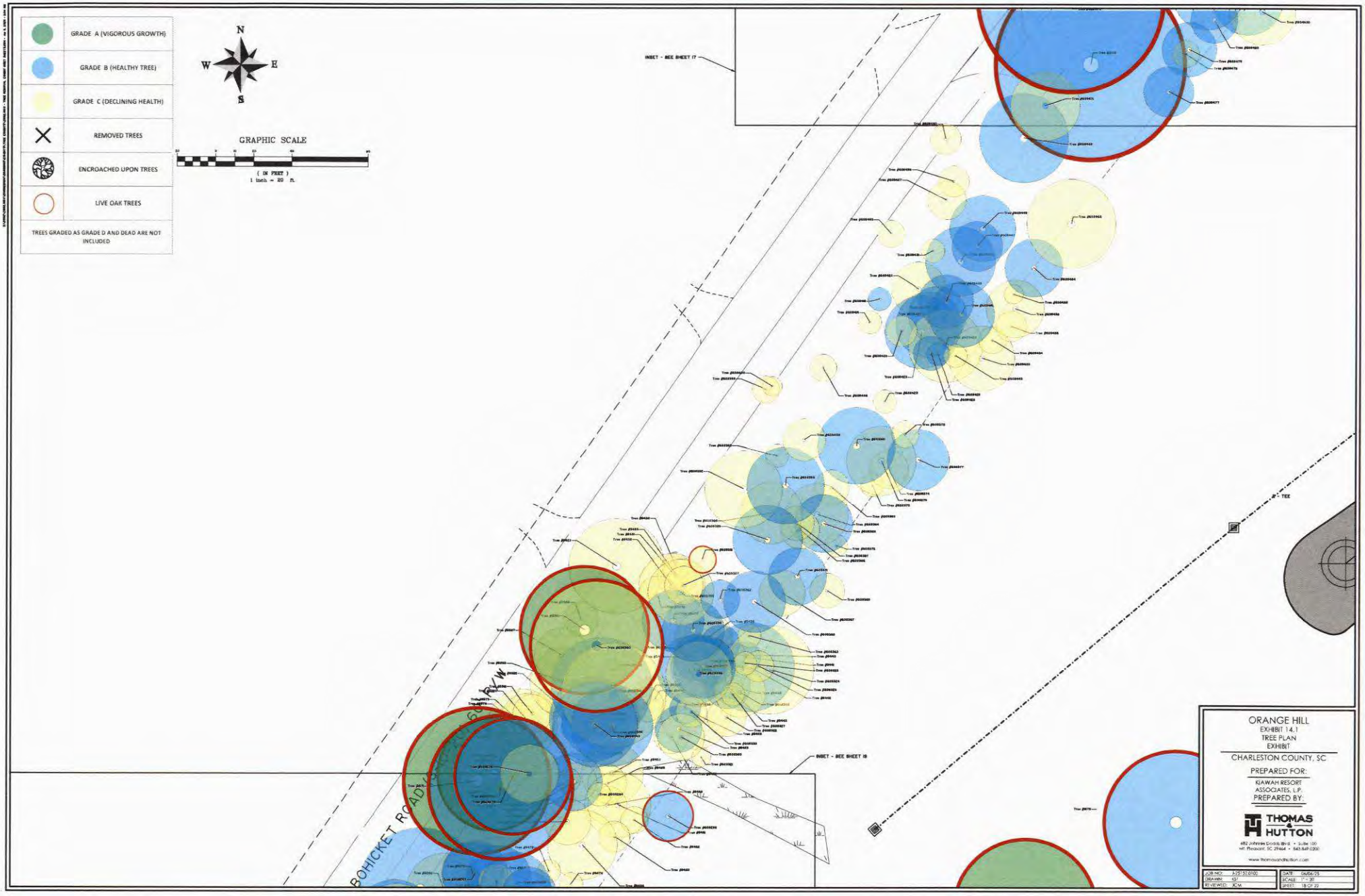

GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft
INSET - SEE SHEET 12
TREE NUMBERS 604717-605048 WITHIN BUFFER HAVE BEEN LOCATED, GRADED AND NOTED IN TREE IMPACT TABLES.
EXISTING TYPE 1 SCENIC ROAD BUFFER
INSET - SEE SHEET 14
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
JOB NO: X-23-52.0100
DRAWN: KST
REVIEWED: JCM
DATE: 06/06/25
SCALE: 1"= 20'
SHEET: 13 OF 22

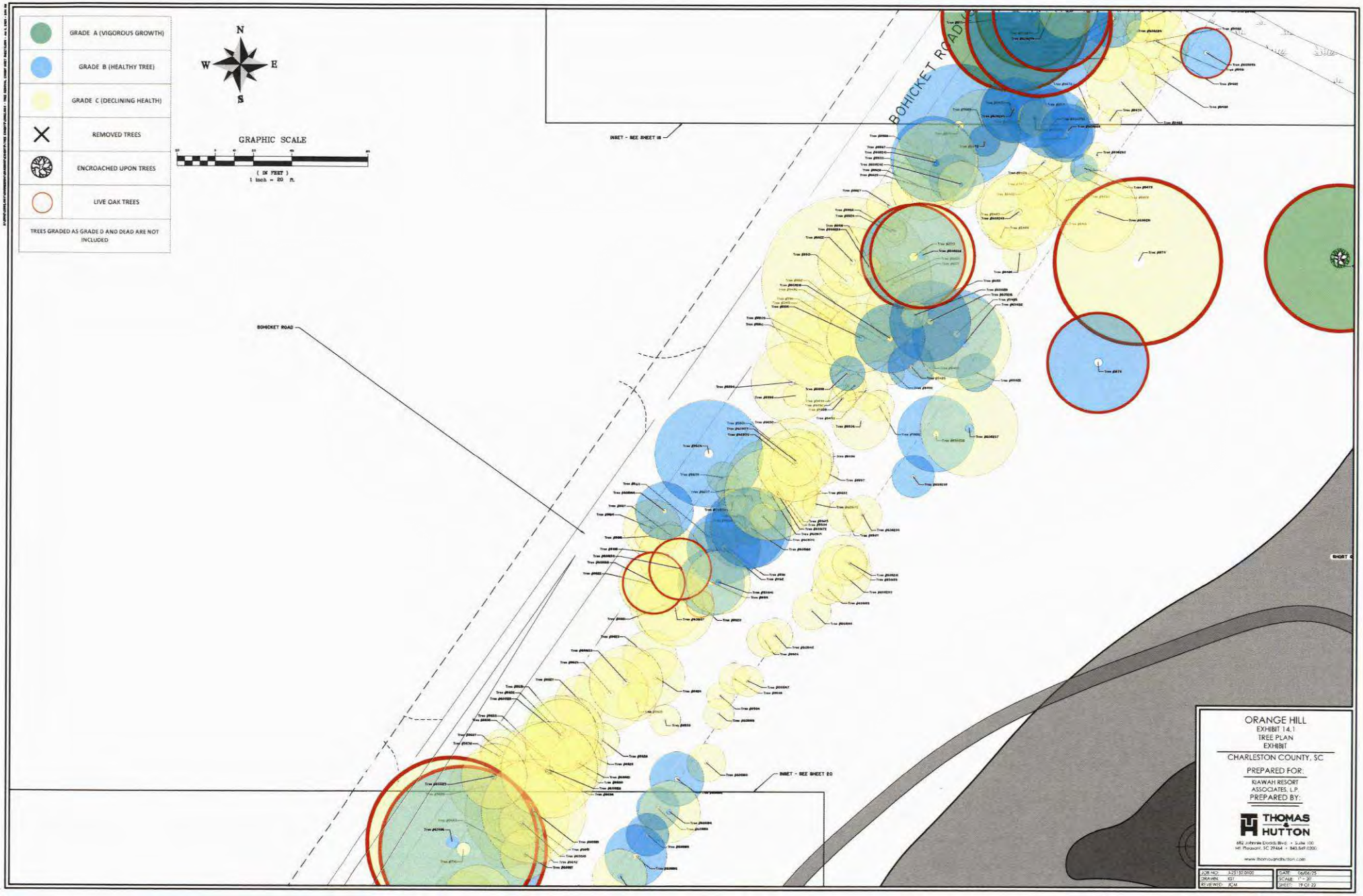

GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
INSET - SEE SHEET 13
INSET - SEE SHEET 15
BOHICKET ROAD
EXISTING TYPE I SCENIC ROAD BUFFER
NON-JURISDICTIONAL LINEAR FEATURE
ORANGE HILL
EXHIBIT 14.1
TREE PLAN EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
882 Johnnie Dodds Blvd. • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com
JOB NO: 425152.0100
DRAWN: KJ
REVIEWED: JCM
DATE: 06/06/25
SCALE: 1" = 20'
SHEET: 14 OF 22

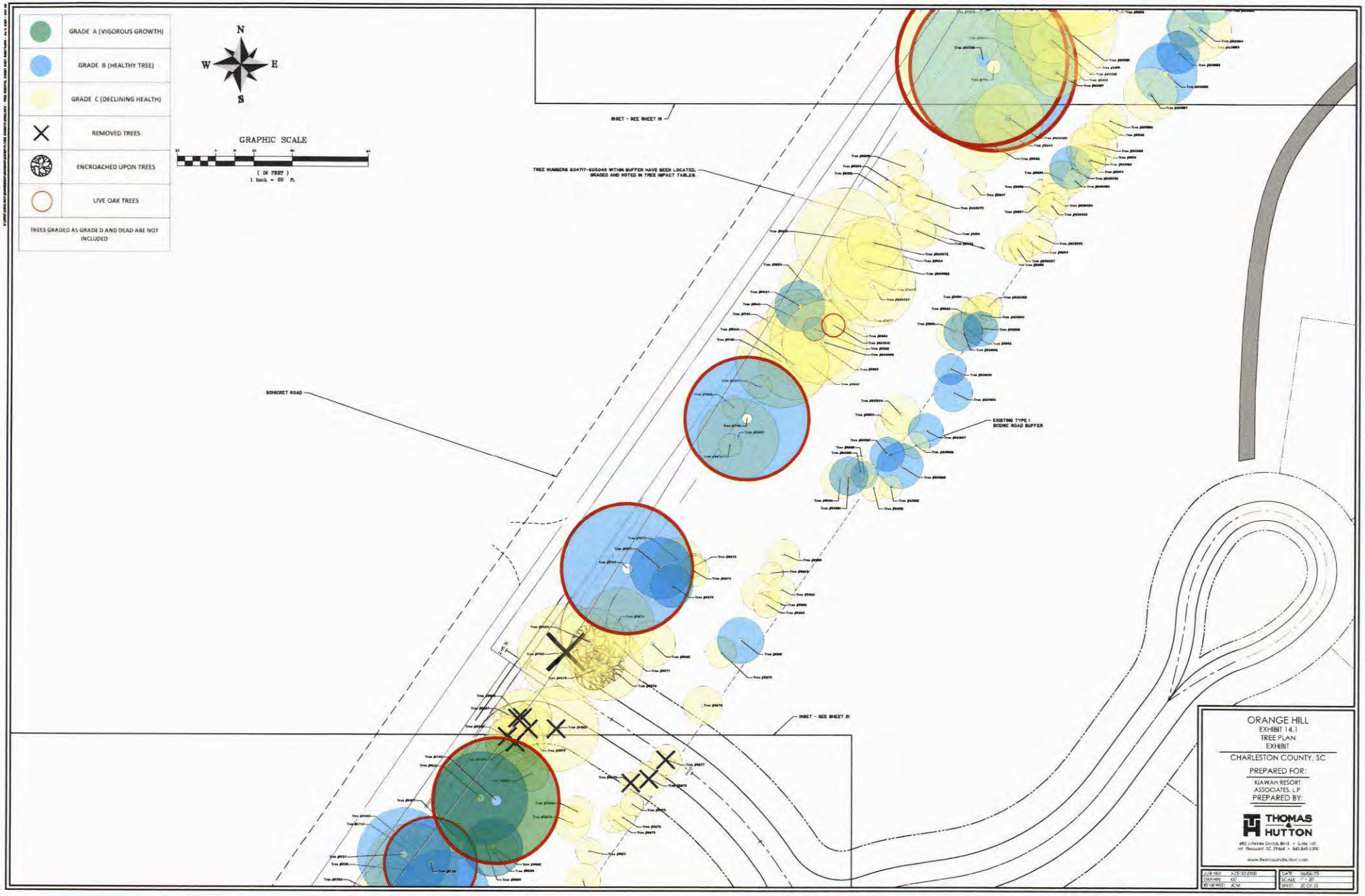

GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
BOHICKET ROAD
INSET - SEE SHEET 14
TREE NUMBERS 604717-605045 WITHIN BUFFER HAVE BEEN LOCATED, GRADED AND NOTED IN TREE IMPACT TABLES.
INSET - SEE SHEET 16
BOHICKET ROAD (S-10-20) 60' R/W
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
652 Johnnie Dodds Blvd. • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com
JOB NO: A251350100
DRAWN: KST
REVIEWED: JCM
DATE: 06/04/25
SCALE: 1" = 20'
SHEET: 13 OF 22

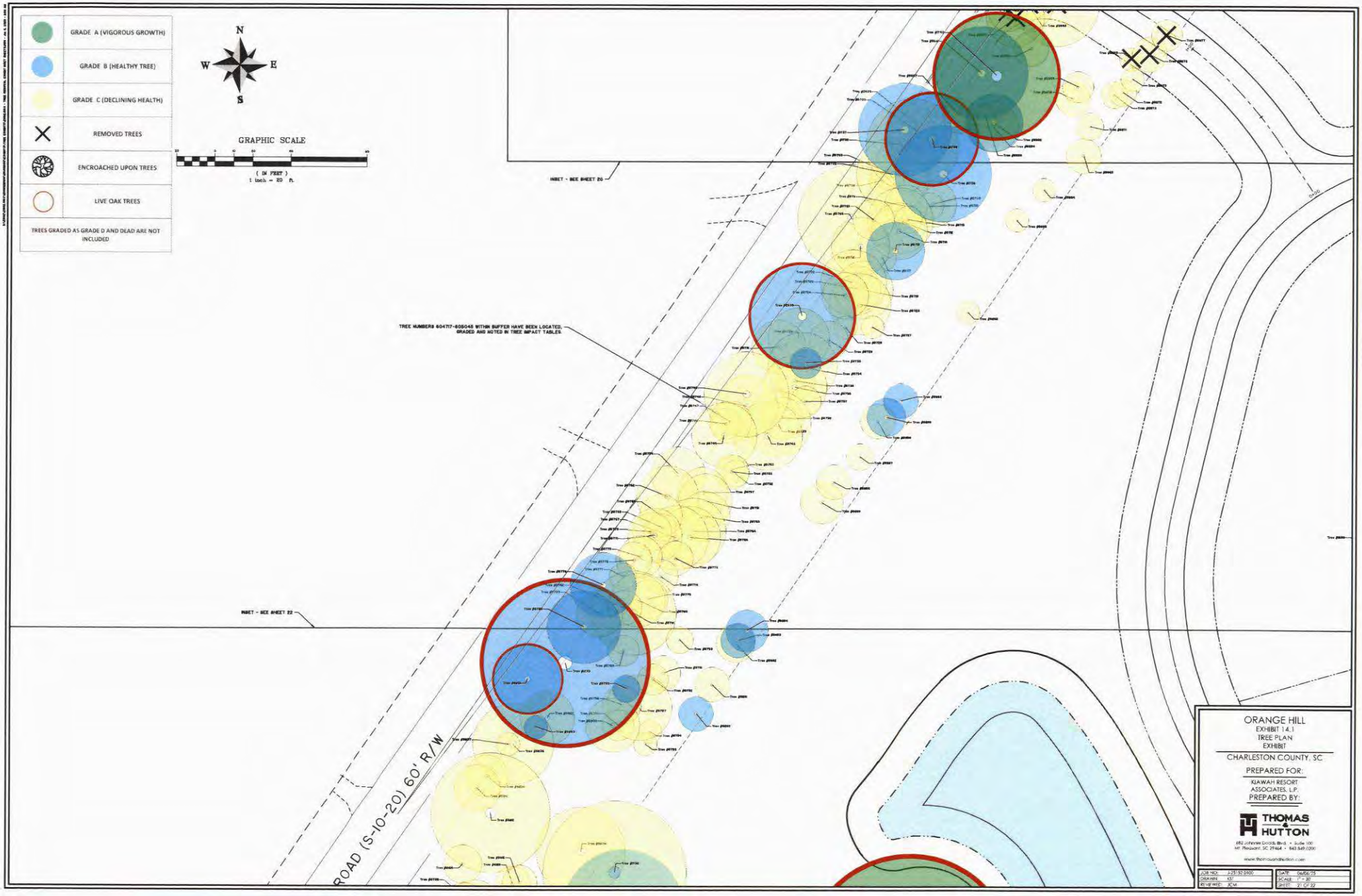

GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
INSET - SEE SHEET I8
INSET - SEE SHEET I7
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
JOB NO: A-25137.0100
DRAWN: KST
REVIEWED: JCM
DATE: 06/06/25
SCALE: 1" = 20'
SHEET: 16 OF 22

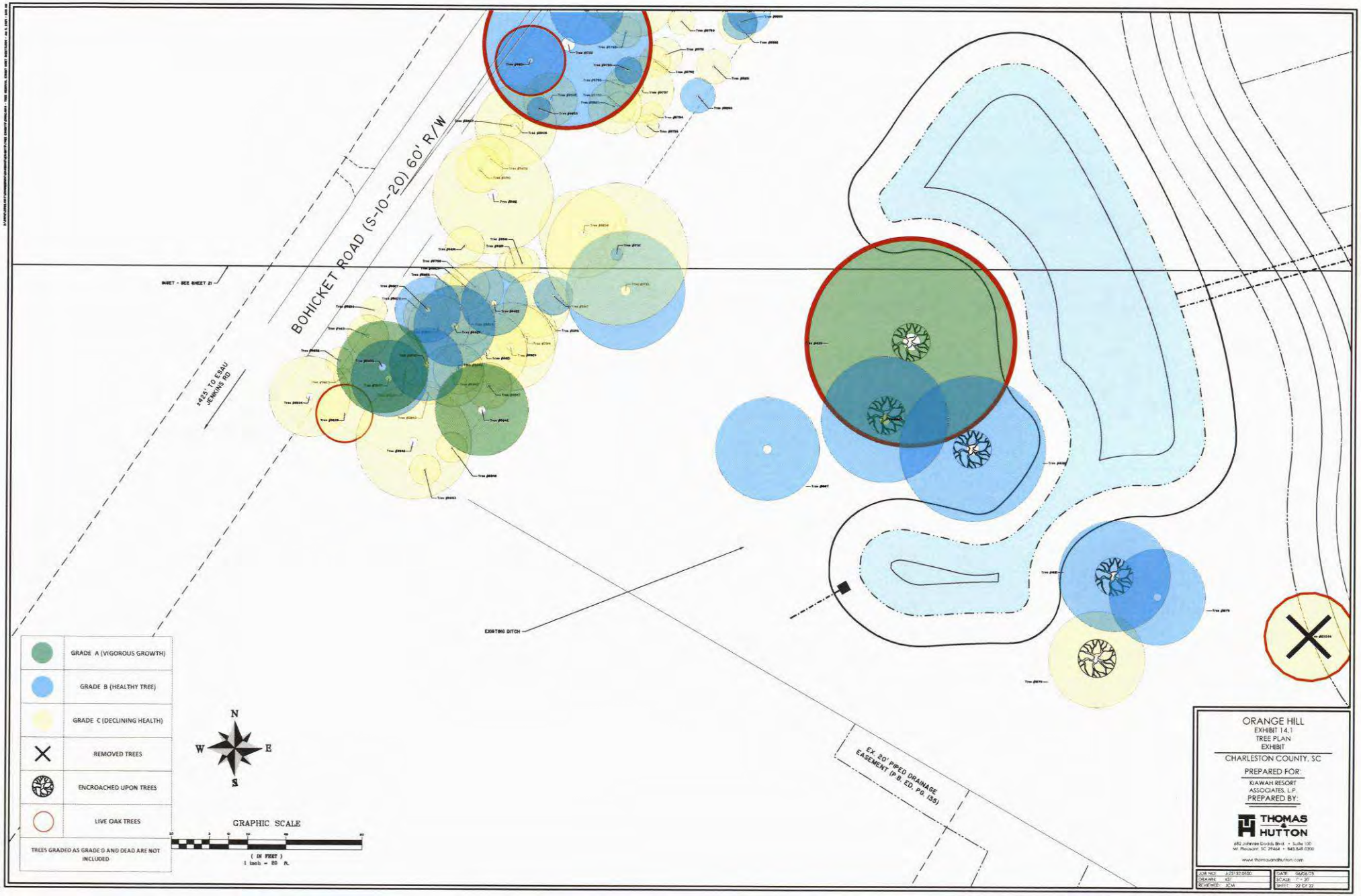

GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.
SHEET - SEE SHEET 16
SHEET - SEE SHEET 18
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
JOB NO: 4-25-32.0100
DRAWN: KS1
REVIEWED: JCM
DATE: 06/06/25
SCALE: 1" = 20'
SHEET: 17 OF 22


GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
INSET - SEE SHEET 17
INSET - SEE SHEET 18
BOHICKET ROAD (S-10-W)
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT
ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
JOB NO: 329.51.0100
DRAWN: KS
REVIEWED: JCM
DATE: 04/04/23
SCALE: 1" = 20'
SHEET: 18 OF 22


GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
BOHICKET ROAD
INSET - SEE SHEET 18
INSET - SEE SHEET 20
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT
ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
JOB NO: 3-25-51-0100
DRAWN: KST
REVIEWED: JCM
DATE: 06/06/25
SCALE: 1" = 20'
SHEET: 19 OF 22


GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
INSET - SEE SHEET 1B
TREE NUMBERS 604717-605046 WITHIN BUFFER HAVE BEEN LOCATED, GRADED AND NOTED IN TREE IMPACT TABLES.
BOHICKET ROAD
EXISTING TYPE I SCENIC ROAD BUFFER
INSET - SEE SHEET 2I
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
JOB NO: X25.52.0100
DRAWN: KST
REVIEWED: JCM
DATE: 06/06/25
SCALE: 1" = 20'
SHEET: 2O OF 22


GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
INSET - SEE SHEET 20
TREE NUMBERS 604717-605045 WITHIN BUFFER HAVE BEEN LOCATED, GRADED AND NOTED IN TREE IMPACT TABLES.
INSET - SEE SHEET 22
ROAD (S-10-20) 60' R/W
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
JOB NO: 21352.0100
DRAWN: KST
REVIEWED: JCM
DATE: 06/06/25
SCALE: 1" = 20'
SHEET: 21 OF 22


BOHICKET ROAD (S-10-20) 60' R/W
±425' TO ESAU JENKINS RD
SHEET - SEE SHEET 21
EXISTING DITCH
EX. 20' PIPED DRAINAGE EASEMENT (P.B. ED., PG. (35)
GRADE A (VIGOROUS GROWTH)
GRADE B (HEALTHY TREE)
GRADE C (DECLINING HEALTH)
REMOVED TREES
ENCROACHED UPON TREES
LIVE OAK TREES
TREES GRADED AS GRADE D AND DEAD ARE NOT INCLUDED
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
ORANGE HILL
EXHIBIT 14.1
TREE PLAN
EXHIBIT
CHARLESTON COUNTY, SC
PREPARED FOR:
KIAWAH RESORT ASSOCIATES, L.P.
PREPARED BY:
THOMAS & HUTTON
682 Johnnie Dodds Blvd. • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com
JOB NO: 2151.50.0100
DRAWN: KST
REVIEWED: JCM
DATE: 06/08/15
SCALE: 1" = 20'
SHEET: 22 OF 22

TREE ABBREVIATIONS	
BCH	BLACK CHERRY
BGUM	BLACK GUM
CHO	CHOJURO
CHR	CHERRY
CYP	CYPRESS
ELM	ELM TREE
GUM	SWEET GUM
HAK	HAK IP
HIC	HICKORY
LAO	LAUREL OAK
LO	LIVE OAK
MAG	MAGNOLIA
MAP	MAPLE
OAK	OAK TREE
PM	PALMETTO
PN	PINE
POP	POPLAR
RO	RIVER OAK
TAL	TAL PALM
WATO	WATER OAK
WHO	WHITE OAK
WILO	WILLOW
WO	WOODLAND
YP	YELLOW PINE

ORANGE HILL TREE IMPACT TABLE FOR GRADE A, B, AND C TREES								April 2, 2025
TREE #	X	Y	TYPE	DBH	GRADE	CONDITION	FULL DESCRIPTION	IMPACT TYPE
1	2272457.1077'	300035.1156'	LAO	26	B	GOOD	26" LAO B-Good	UNAFFECTED
2	2272315.6541'	300049.0197'	LAO	38	B	GOOD	38" LAO B-Good	UNAFFECTED
3	2272304.9644'	299939.1516'	LO	26	B	GOOD	26" LO B-Good	UNAFFECTED
4	2272188.7011'	299944.5152'	LO	26	C	FAIR	26" LO C-Fair	UNAFFECTED
9	2271927.4083'	299744.8110'	LO	37	B	GOOD	37" LO B-Good	UNAFFECTED
10	2271859.7227'	299714.4619'	LO	30	C	GOOD	30" LO C-Good	UNAFFECTED
11	2271856.9525'	299680.9178'	LO	25	B	GOOD	25" LO B-Good	UNAFFECTED
12	2271797.7546'	299628.3553'	LO	39	B	GOOD	39" LO B-Good	UNAFFECTED
15	2271690.1442'	299785.3605'	RO	28	A	GOOD	28" RO A-Good	ENCROACHED
16	2271776.2992'	299795.4001'	LO	31	B	GOOD	31" LO B-Good	ENCROACHED
17	2271775.3641'	299837.8141'	LO	33	B	GOOD	33" LO B-Good	ENCROACHED
18	2271820.6953'	299860.1761'	LO	25	B	GOOD	25" LO B-Good	ENCROACHED
19	2272371.9696'	300199.4933'	LO	29	B	GOOD	29" LO B-Good	ENCROACHED
20	2271897.3781'	300054.7844'	RO	26	C	FAIR	26" RO C-Fair	ENCROACHED
21	2271885.4692'	300033.4293'	LO	24	B	GOOD	24" LO B-Good	REMOVED
23	2272648.3100'	304973.4500'	LAO	24	B	GOOD	24" LAO B-GOOD	ENCROACHED
24	2271484.1442'	299852.7156'	LAO	29	C	FAIR	29" LAO C-Fair	UNAFFECTED
25	2271581.0763'	299893.1442'	LAO	26	C	FAIR	26" LAO C-Fair	UNAFFECTED
26	2271823.1454'	300046.7474'	LO	27	B	GOOD	27" LO B-Good	UNAFFECTED
27	2271827.7878'	300067.9558'	LO	29	B	GOOD	29" LO B-Good	UNAFFECTED
28	2271850.8025'	300074.6976'	HIC	25	C	FAIR	25" HIC C-Fair	UNAFFECTED
31	2272198.2370'	300442.4509'	LO	34	B	GOOD	34" LO B-Good	UNAFFECTED
32	2271938.1256'	300282.5327'	LAO	31	C	FAIR	31" LAO C-Fair	ENCROACHED
34	2271610.8864'	300019.2882'	LO	36	B	GOOD	36" LO B-Good	ENCROACHED
35	2271559.0427'	299979.1166'	LO	38	B	GOOD	38" LO B-Good	UNAFFECTED
36	2271549.3628'	299928.8199'	LAO	28	C	FAIR	28" LAO C-Fair	UNAFFECTED
39	2271932.6517'	300340.4378'	BGUM	25	A	GOOD	25" BGUM A-Good	UNAFFECTED
40	2272040.5697'	300400.2035'	LO	26	B	GOOD	26" LO B-Good	REMOVED
41	2272120.4703'	300419.1654'	LO	24	B	GOOD	24" LO B-Good	UNAFFECTED
42	2272042.8438'	300505.1626'	LO	37	A	GOOD	37" LO A-Good	UNAFFECTED
43	2271963.0288'	300417.0989'	LO	32	C	FAIR	32" LO C-Fair	UNAFFECTED
44	2271856.1881'	300452.1317'	LO	38	B	GOOD	38" LO B-Good	UNAFFECTED
45	2271827.0761'	300352.5932'	LO	26	C	FAIR	26" LO C-Fair	UNAFFECTED
47	2271381.5511'	300036.5792'	LO	26	B	GOOD	26" LO B-Good	UNAFFECTED
48	2271289.2947'	300009.4358'	LO	43	B	GOOD	43" LO B-Good	UNAFFECTED
49	2271226.3908'	299979.4075'	LO	29	A	GOOD	29" LO A-Good	UNAFFECTED
50	2271217.2855'	300019.6300'	LO	31	B	GOOD	31" LO B-Good	UNAFFECTED
52	2271317.8424'	300090.7721'	LO	32	B	GOOD	32" LO B-Good	UNAFFECTED
53	2271424.0742'	300154.9149'	LO	25	B	GOOD	25" LO B-Good	UNAFFECTED
56	2271095.7325'	300059.7987'	LAO	29	B	GOOD	29" LAO B-Good	UNAFFECTED
57	2271156.0126'	300090.4955'	LO	24	B	GOOD	24" LO B-Good	UNAFFECTED
58	2272307.6914'	300424.1862'	WATO	26	B	GOOD	26" WATO B-Good	REMOVED
59	2272357.2199'	300451.2333'	LO	41	B	GOOD	41" LO B-Good	UNAFFECTED
60	2272349.3437'	300604.6242'	LO	42	B	GOOD	42" LO 26+16 B-Good	UNAFFECTED
61	2272378.1602'	300643.3623'	LAO	29	C	FAIR	29" LAO C-Fair	ENCROACHED
62	2272485.8257'	300533.5135'	WATO	26	C	FAIR	26" WATO C-Fair	UNAFFECTED

63	2272510.5130'	300556.4154'	WATO	26	C	FAIR	26" WATO C-Fair	REMOVED
64	2272510.0836'	300584.6279'	WATO	31	C	FAIR	31" WATO C-Fair	REMOVED
65	2271152.5409'	300037.1161'	LO	35	C	FAIR	35" LO 17+18 C-Fair	UNAFFECTED
66	2272364.8498'	300764.0040'	LO	27	C	FAIR	27" LO C-Fair	UNAFFECTED
71	2272748.1870'	300713.6004'	LO	39	B	GOOD	39" LO B-Good	ENCROACHED
72	2272816.2688'	300741.1544'	LO	27	A	GOOD	27" LO A-Good	ENCROACHED
74	2273328.9361'	300925.7696'	WATO	25	B	GOOD	25" WATO B-Good	ENCROACHED
76	2273245.9528'	301079.5072'	LO	32	B	GOOD	32" LO B-Good	UNAFFECTED
77	2273198.5036'	301188.1949'	LO	48	A	GOOD	48" LO A-Good	ENCROACHED
78	2273167.8252'	301220.9074'	LO	28	A	GOOD	28" LO A-Good	ENCROACHED
79	2273427.7608'	301002.3427'	LAO	32	C	FAIR	32" LAO C-Fair	ENCROACHED
80	2273362.5640'	301110.7730'	LO	46	C	FAIR	46" LO C-Fair	REMOVED
81	2273329.4891'	301110.1099'	LO	24	C	FAIR	24" LO C-Fair	ENCROACHED
82	2273337.4554'	301149.8800'	LO	32	B	GOOD	32" LO B-Good	REMOVED
84	2273294.6305'	301143.6438'	LO	31	B	GOOD	31" LO B-Good	ENCROACHED
85	2273257.8994'	301140.6844'	LO	29	B	GOOD	29" LO B-Good	UNAFFECTED
86	2273240.4104'	301203.3944'	LO	33	B	GOOD	33" LO B-Good	ENCROACHED
87	2273285.7549'	301220.2879'	LO	31	B	GOOD	31" LO B-Good	ENCROACHED
88	2273261.2570'	301359.8265'	LAO	25	C	FAIR	25" LAO C-Fair	UNAFFECTED
89	2273340.9131'	301188.0902'	LO	26	B	GOOD	26" LO B-Good	UNAFFECTED
90	2273409.2377'	301137.7565'	LO	25	B	GOOD	25" LO B-Good	UNAFFECTED
91	2273475.2620'	301096.9032'	LO	26	B	GOOD	26" LO B-Good	UNAFFECTED
92	2273495.5378'	301026.6188'	HIC	45	C	FAIR	45" HIC 26+19 C-Fair	REMOVED
94	2273435.0392'	301190.5082'	LO	25	C	FAIR	25" LO C-Fair	UNAFFECTED
95	2273425.7389'	301194.6557'	LO	35	B	GOOD	35" LO B-Good	UNAFFECTED
96	2273407.0480'	301221.5758'	LO	36	C	FAIR	36" LO C-Fair	UNAFFECTED
99	2273365.7402'	301406.9433'	LAO	24	C	FAIR	24" LAO C-Fair	UNAFFECTED
100	2273444.5514'	301316.0045'	LAO	33	B	GOOD	33" LAO B-Good	UNAFFECTED
101	2273581.2838'	301057.7458'	LAO	29	C	FAIR	29" LAO C-Fair	UNAFFECTED
102	2273586.1854'	301229.3727'	LO	29	B	GOOD	29" LO B-Good	UNAFFECTED
103	2273511.7312'	301270.4736'	LO	30	B	GOOD	30" LO B-Good	UNAFFECTED
105	2273649.5514'	301217.3713'	LO	31	B	GOOD	31" LO B-Good	UNAFFECTED
106	2273667.6630'	301120.5071'	LO	34	B	GOOD	34" LO B-Good	UNAFFECTED
107	2273715.2995'	301219.7955'	LO	37	B	GOOD	37" LO B-Good	ENCROACHED
108	2273627.9775'	301510.1364'	LAO	33	C	FAIR	33" LAO C-Fair	UNAFFECTED
109	2273623.7646'	301561.2250'	LO	27	C	FAIR	27" LO C-Fair	UNAFFECTED
110	2273737.2271'	301429.4189'	LO	40	A	GOOD	40" LO A-Good	UNAFFECTED
111	2273924.3295'	301297.2235'	LO	24	B	GOOD	24" LO B-Good	ENCROACHED
112	2274259.4924'	301346.6000'	LO	30	B	GOOD	30" LO B-Good	UNAFFECTED
114	2274301.7887'	301368.5122'	WATO	27	B	GOOD	27" WATO B-Good	UNAFFECTED
115	2274441.1079'	301425.8194'	LAO	28	B	GOOD	28" LAO B-Good	UNAFFECTED
117	2274439.8868'	301517.8285'	LO	35	B	GOOD	35" LO B-Good	REMOVED
118	2274492.9760'	301463.4604'	LO	26	B	GOOD	26" LO B-Good	UNAFFECTED
119	2274596.5778'	301489.2225'	LO	38	A	GOOD	38" LO A-Good	UNAFFECTED
121	2274567.8287'	301539.7932'	LO	50	A	GOOD	50" LO A-Good	UNAFFECTED
122	2274393.9903'	301964.3876'	LO	44	B	GOOD	44" LO B-Good	UNAFFECTED
124	2274266.8685'	301676.9743'	LO	37	B	GOOD	37" LO B-Good	ENCROACHED
125	2274224.8044'	301681.8895'	LO	28	B	GOOD	28" LO B-Good	ENCROACHED
126	2274149.9977'	301870.6110'	LAO	26	B	GOOD	26" LAO B-Good	UNAFFECTED
127	2274139.9633'	301677.7758'	LO	29	B	GOOD	29" LO B-Good	UNAFFECTED
128	2274075.5118'	301655.9893'	LO	28	A	GOOD	28" LO A-Good	UNAFFECTED
129	2274033.3040'	301697.7516'	LO	36	B	GOOD	36" LO B-Good	UNAFFECTED
130	2273915.7284'	301660.2833'	LO	25	C	FAIR	25" LO C-Fair	UNAFFECTED
131	2273899.6807'	301597.0222'	LAO	24	B	GOOD	24" LAO B-Good	UNAFFECTED
132	2273942.7816'	301563.9915'	LO	31	A	GOOD	31" LO A-Good	UNAFFECTED
137	2273800.4984'	301611.3784'	LAO	25	C	FAIR	25" LAO C-Fair	UNAFFECTED
138	2273851.0027'	301628.2264'	LO	24	B	GOOD	24" LO B-Good	UNAFFECTED
140	2274846.2183'	301709.5061'	LO	38	C	FAIR	38" LO 23+15 C-Fair	UNAFFECTED
141	2274885.2282'	301786.2044'	LO	38	B	GOOD	38" LO B-Good	UNAFFECTED
143	2275101.5664'	301789.6334'	LO	26	B	GOOD	26" LO B-Good	UNAFFECTED
145	2275184.8262'	301829.0255'	LAO	25	C	FAIR	25" LAO C-Fair	UNAFFECTED
146	2275259.6735'	301862.4806'	WATO	26	C	FAIR	26" WATO C-Fair	UNAFFECTED
147	2275232.7040'	301846.9697'	LAO	24	B	GOOD	24" LAO B-Good	UNAFFECTED
148	2275418.9150'	301923.4159'	LAO	30	C	FAIR	30" LAO C-Fair	UNAFFECTED
149	2275427.5608'	301944.1224'	LAO	28	C	FAIR	28" LAO C-Fair	UNAFFECTED
150	2275893.1340'	302272.5272'	CHO	26	B	GOOD	26" CHO B-Good	UNAFFECTED
152	2276003.5161'	302189.9827'	LAO	36	C	FAIR	36" LAO C-Fair	UNAFFECTED
153	2276030.0828'	302258.0755'	HAK	25	C	FAIR	25" HAK C-Fair	UNAFFECTED
154	2276067.3642'	302266.9059'	HIC	29	B	FAIR	29" HIC B-Fair	UNAFFECTED
155	2276236.0151'	302269.1732'	BCH	26	C	FAIR	26" BCH C-Fair	UNAFFECTED
156	2276274.7156'	302281.7167'	MAG	24	C	FAIR	24" MAG C-Fair	UNAFFECTED
157	2276301.5575'	302308.7343'	MAG	25	B	GOOD	25" MAG B-Good	UNAFFECTED
158	2275845.6872'	302507.6907'	LO	47	B	GOOD	47" LO B-Good	UNAFFECTED

159	2275502.0602'	302536.8289'	LO	36	C	FAIR	36" LO C-Fair	UNAFFECTED
160	2275559.1061'	302536.9896'	LO	26	B	GOOD	26" LO B-Good	UNAFFECTED
164	2275797.5010'	302395.2608'	CHO	26	A	GOOD	26" CHO A-Good	UNAFFECTED
165	2275490.6112'	302343.9576'	LO	32	A	GOOD	32" LO A-Good	ENCROACHED
166	2275430.3889'	302326.0967'	LO	39	C	FAIR	39" LO C-Fair	ENCROACHED
167	2275318.6911'	302411.5814'	LO	34	B	FAIR	34" LO B-Fair	UNAFFECTED
169	2275267.1040'	302387.5119'	LO	27	C	FAIR	27" LO C-Fair	UNAFFECTED
170	2275405.4644'	302251.1351'	POP	24	B	GOOD	24" POP B-Good	UNAFFECTED
171	2275305.5006'	302196.2987'	HIC	26	B	GOOD	26" HIC B-Good	UNAFFECTED
173	2275188.2703'	302249.9114'	LO	46	C	FAIR	46" LO C-Fair	UNAFFECTED
175	2275149.1728'	302249.4157'	LO	27	C	FAIR	27" LO C-Fair	UNAFFECTED
176	2275010.2354'	302166.9999'	LO	26	C	FAIR	26" LO C-Fair	UNAFFECTED
178	2274916.3852'	302018.5989'	LO	28	C	FAIR	28" LO C-Fair	UNAFFECTED
179	2274799.5532'	302127.0496'	LO	25	B	GOOD	25" LO B-Good	UNAFFECTED
183	2274792.0417'	302107.1724'	LO	25	B	GOOD	25" LO B-Good	UNAFFECTED
185	2274888.2812'	301988.1648'	LO	28	B	GOOD	28" LO B-Good	UNAFFECTED
186	2274836.7127'	301916.7390'	LO	49	A	GOOD	49" LO A-Good	UNAFFECTED
187	2274751.5842'	301886.8901'	LO	25	C	FAIR	25" LO C-Fair	UNAFFECTED
189	2274558.8268'	301930.1120'	LO	24	B	GOOD	24" LO B-Good	UNAFFECTED
190	2275050.7892'	302992.4947'	LO	29	B	GOOD	29" LO B-Good	ENCROACHED
191	2275010.7457'	303051.1469'	LO	33	B	GOOD	33" LO B-Good	ENCROACHED
192	2274971.3999'	303142.9266'	LO	36	A	GOOD	36" LO A-Good	ENCROACHED
193	2274912.4130'	303231.2224'	LO	29	B	GOOD	29" LO B-Good	ENCROACHED
195	2274843.5861'	303332.6484'	LO	32	C	FAIR	32" LO C-Fair	ENCROACHED
197	2275064.4159'	303123.9094'	LO	38	A	GOOD	38" LO A-Good	UNAFFECTED
198	2275123.0692'	303017.2991'	LO	38	B	GOOD	38" LO B-Good	UNAFFECTED
199	2275183.2310'	303150.2098'	LO	30	B	GOOD	30" LO B-Good	UNAFFECTED
200	2275161.3272'	303140.6299'	LO	36	B	GOOD	36" LO B-Good	UNAFFECTED
201	2274732.1039'	303310.5843'	RO	26	B	GOOD	26" RO B-Good	UNAFFECTED
202	2274858.6490'	303166.8349'	LAO	27	B	GOOD	27" LAO B-Good	UNAFFECTED
204	2274897.2829'	302965.2724'	LO	26	C	FAIR	26" LO C-Fair	UNAFFECTED
206	2275147.7591'	302782.9849'	LO	36	A	GOOD	36" LO A-Good	UNAFFECTED
207	2275038.0420'	302694.6550'	LO	35	C	FAIR	35" LO C-Fair	UNAFFECTED
208	2274830.6800'	302907.3014'	LO	24	C	FAIR	24" LO C-Fair	UNAFFECTED
210	2274568.6574'	303038.7991'	WATO	29	C	FAIR	29" WATO C-Fair	UNAFFECTED
213	2274585.3368'	302855.8950'	HIC	24	C	FAIR	24" HIC C-Fair	UNAFFECTED
214	2274682.4712'	302865.4677'	LO	33	A	GOOD	33" LO A-Good	UNAFFECTED
215	2274678.1584'	302659.6968'	LO	24	A	GOOD	24" LO A-Good	UNAFFECTED
217	2274664.9861'	302616.9186'	LO	39	B	GOOD	39" LO 18+21 B-Good	UNAFFECTED
218	2274602.6349'	302704.1055'	LO	39	A	GOOD	39" LO A-Good	UNAFFECTED
219	2274471.6908'	302939.2892'	RO	26	B	GOOD	26" RO B-Good	UNAFFECTED
220	2274382.2351'	303102.8632'	RO	26	B	GOOD	26" RO B-Good	UNAFFECTED
221	2274514.0849'	302752.8173'	LO	25	B	GOOD	25" LO B-Good	UNAFFECTED
224	2274523.6028'	302598.4840'	RO	24	B	GOOD	24" RO B-Good	UNAFFECTED
225	2274412.3143'	302690.7613'	LAO	24	C	FAIR	24" LAO C-Fair	UNAFFECTED
226	2274461.0078'	302712.8986'	LAO	28	B	GOOD	28" LAO B-Good	UNAFFECTED
228	2274336.3693'	302944.4320'	LO	26	B	GOOD	26" LO B-Good	UNAFFECTED
229	2274109.7929'	302936.0280'	LO	29	B	GOOD	29" LO B-Good	UNAFFECTED
230	2274119.5346'	302919.9388'	LO	50	B	GOOD	50" LO B-Good	UNAFFECTED
231	2274259.1996'	302667.1134'	LO	28	B	GOOD	28" LO B-Good	UNAFFECTED
232	2274287.3027'	302676.8786'	LO	28	B	GOOD	28" LO B-Good	UNAFFECTED
233	2274318.0145'	302608.4526'	LO	28	B	GOOD	28" LO B-Good	UNAFFECTED
235	2274183.9490'	302742.7942'	LAO	28	A	GOOD	28" LAO A-Good	UNAFFECTED
239	2274257.8597'	302420.9710'	LO	36	B	GOOD	36" LO B-Good	UNAFFECTED
240	2274245.9105'	302327.4550'	LAO	36	B	GOOD	36" LAO B-Good	UNAFFECTED
241	2274205.1719'	302386.4270'	LO	34	B	GOOD	34" LO B-Good	UNAFFECTED
242	2274210.4511'	302436.6770'	LO	33	A	GOOD	33" LO A-Good	UNAFFECTED
243	2274170.7238'	302447.1476'	LO	36	A	GOOD	36" LO A-Good	UNAFFECTED
244	2274137.1582'	302415.8856'	LO	28	A	GOOD	28" LO A-Good	UNAFFECTED
245	2274075.2574'	302318.9804'	LAO	27	B	GOOD	27" LAO B-Good	UNAFFECTED
248	2273863.8496'	302328.5430'	LO	31	A	GOOD	31" LO A-Good	UNAFFECTED
249	2273793.6478'	302213.4312'	LO	32	A	GOOD	32" LO A-Good	UNAFFECTED
250	2273725.7532'	302252.9965'	LO	37	A	GOOD	37" LO A-Good	ENCROACHED
252	2273579.0059'	302081.3634'	LO	30	B	GOOD	30" LO B-Good	UNAFFECTED
254	2273474.9572'	302113.3685'	LO	32	A	GOOD	32" LO A-Good	ENCROACHED
255	2273490.0505'	302107.0593'	LO	29	A	GOOD	29" LO A-Good	UNAFFECTED
256	2273432.9888'	302087.4908'	LO	35	A	GOOD	35" LO A-Good	ENCROACHED
257	2273404.5725'	302055.0746'	LO	29	A	GOOD	29" LO A-Good	ENCROACHED
258	2273404.2818'	302010.0665'	LO	34	A	GOOD	34" LO A-Good	UNAFFECTED
259	2273472.4175'	302012.8557'	LO	37	C	FAIR	37" LO C-Fair	UNAFFECTED
260	2273424.8608'	301967.5251'	LO	37	A	GOOD	37" LO A-Good	UNAFFECTED
261	2273376.5731'	301992.6217'	LO	24	B	GOOD	24" LO B-Good	UNAFFECTED
262	2273378.5186'	301954.1842'	LAO	26	B	GOOD	26" LAO B-Good	UNAFFECTED

263	2273362.8194'	301969.8121'	LO	30	B	GOOD	30" LO B-Good	UNAFFECTED
265	2273275.1515'	301993.4913'	LO	24	B	GOOD	24" LO B-Good	UNAFFECTED
266	2273277.1900'	301982.5440'	LO	46	A	GOOD	46" LO A-Good	ENCROACHED
267	2273243.5571'	301965.3401'	LO	75	B	GOOD	75" LO 39+36 B-Good	ENCROACHED
268	2273265.3390'	301897.9442'	LO	25	B	GOOD	25" LO B-Good	UNAFFECTED
269	2273246.5542'	302189.3336'	LO	37	A	GOOD	37" LO A-Good	UNAFFECTED
270	2273341.4393'	302262.5155'	BGUM	27	A	GOOD	27" BGUM A-Good	UNAFFECTED
271	2273257.4606'	302341.6533'	LAO	31	C	FAIR	31" LAO C-Fair	UNAFFECTED
273	2273448.8332'	302303.0032'	LO	24	B	GOOD	24" LO B-Good	UNAFFECTED
274	2273660.4295'	302384.0541'	LO	47	B	GOOD	47" LO 23+24 B-Good	UNAFFECTED
275	2273687.8157'	302432.2011'	LAO	32	C	FAIR	32" LAO C-Fair	UNAFFECTED
279	2273557.8262'	302566.7518'	LO	29	C	FAIR	29" LO C-Fair	UNAFFECTED
280	2273548.1745'	302571.7801'	LO	30	B	GOOD	30" LO B-Good	UNAFFECTED
282	2273598.5086'	302615.8232'	LO	26	B	GOOD	26" LO B-Good	UNAFFECTED
283	2273719.2795'	302689.5991'	LO	39	A	GOOD	39" LO A-Good	UNAFFECTED
285	2273848.4281'	302391.2110'	LO	27	A	GOOD	27" LO A-Good	UNAFFECTED
286	2273922.4507'	302463.3098'	LO	43	B	GOOD	43" LO 19+24 B-Good	UNAFFECTED
287	2273874.4201'	302513.6797'	LAO	27	C	FAIR	27" LAO C-Fair	UNAFFECTED
288	2273868.3693'	302538.9147'	LAO	28	B	GOOD	28" LAO B-Good	UNAFFECTED
289	2273963.3429'	302624.8114'	LO	31	C	FAIR	31" LO C-Fair	UNAFFECTED
290	2274012.5686'	302629.3545'	LO	26	B	GOOD	26" LO B-Good	UNAFFECTED
291	2274039.4296'	302618.3280'	LO	34	A	GOOD	34" LO A-Good	UNAFFECTED
292	2274055.9644'	302709.3840'	WATO	25	B	GOOD	25" WATO B-Good	UNAFFECTED
293	2273980.2669'	302783.7997'	LAO	29	B	GOOD	29" LAO B-Good	UNAFFECTED
294	2273959.1214'	302769.8599'	LO	38	B	GOOD	38" LO B-Good	UNAFFECTED
295	2273167.3814'	302283.6718'	LO	25	B	GOOD	25" LO B-Good	UNAFFECTED
296	2273173.7724'	302258.9317'	LAO	25	C	FAIR	25" LAO C-Fair	UNAFFECTED
297	2273108.9715'	302282.5434'	LO	42	B	GOOD	42" LO 27+15 B-Good	UNAFFECTED
298	2273052.2604'	302236.7264'	LAO	24	C	FAIR	24" LAO C-Fair	UNAFFECTED
299	2273113.5440'	302200.6453'	LO	33	C	GOOD	33" LO C-Good	UNAFFECTED
300	2273035.2209'	302097.3414'	LO	37	A	GOOD	37" LO A-Good	UNAFFECTED
301	2272988.3181'	302102.2632'	LO	32	A	GOOD	32" LO A-Good	UNAFFECTED
303	2272949.8044'	302121.8687'	LO	24	B	GOOD	24" LO B-Good	UNAFFECTED
305	2272922.4956'	302184.4871'	LO	27	A	GOOD	27" LO A-Good	UNAFFECTED
306	2272923.7945'	302144.2423'	LO	31	C	FAIR	31" LO 16+15 C-Fair	UNAFFECTED
307	2272914.4988'	301995.0142'	LO	24	B	GOOD	24" LO B-Good	UNAFFECTED
308	2272842.4745'	301994.5346'	LO	45	C	FAIR	45" LO C-Fair	UNAFFECTED
309	2272816.7020'	302098.9121'	LAO	25	C	FAIR	25" LAO C-Fair	UNAFFECTED
311	2272747.1281'	302017.8549'	LO	44	B	GOOD	44" LO B-Good	UNAFFECTED
312	2272796.0234'	301900.0402'	LO	41	A	GOOD	41" LO A-Good	UNAFFECTED
313	2272813.8166'	301899.8309'	LO	28	B	GOOD	28" LO B-Good	UNAFFECTED
314	2272863.3353'	301849.2940'	LO	33	A	GOOD	33" LO A-Good	UNAFFECTED
315	2272915.1214'	301863.6618'	LO	44	B	GOOD	44" LO 32+12 B-Good	UNAFFECTED
316	2272941.9833'	301863.0954'	LO	41	A	GOOD	41" LO A-Good	UNAFFECTED
317	2272970.8349'	301869.6040'	LO	26	B	GOOD	26" LO B-Good	UNAFFECTED
319	2272922.7968'	301750.2233'	LO	28	B	GOOD	28" LO B-Good	UNAFFECTED
320	2272948.1416'	301756.0398'	LO	26	B	GOOD	26" LO B-Good	UNAFFECTED
321	2273028.4633'	301767.3265'	LO	26	B	GOOD	26" LO B-Good	UNAFFECTED
322	2273023.7916'	301761.9870'	LO	26	B	GOOD	26" LO B-Good	UNAFFECTED
323	2273030.0633'	301800.8178'	LO	27	B	GOOD	27" LO B-Good	UNAFFECTED
324	2273065.2442'	301891.0997'	LO	33	C	FAIR	33" LO C-Fair	UNAFFECTED
325	2273044.7553'	301876.7172'	LO	30	B	GOOD	30" LO B-Good	UNAFFECTED
326	2273057.8014'	301914.5535'	LO	36	A	GOOD	36" LO A-Good	UNAFFECTED
327	2273058.9035'	301939.7253'	LO	26	B	GOOD	26" LO B-Good	ENCROACHED
328	2273056.1639'	301975.5340'	LO	37	B	GOOD	37" LO B-Good	UNAFFECTED
329	2273054.5193'	301991.8159'	LO	32	A	GOOD	32" LO A-Good	UNAFFECTED
330	2273049.3462'	302019.2178'	LO	30	B	GOOD	30" LO B-Good	UNAFFECTED
332	2273097.2649'	301953.5345'	LO	28	B	GOOD	28" LO B-Good	ENCROACHED
333	2273120.5868'	301932.7906'	LO	41	B	GOOD	41" LO B-Good	ENCROACHED
334	2273172.0219'	301887.2432'	LO	33	A	GOOD	33" LO A-Good	UNAFFECTED
335	2273201.7481'	301922.0820'	LO	27	B	GOOD	27" LO B-Good	UNAFFECTED
336	2273206.9670'	301995.8874'	LO	27	B	GOOD	27" LO B-Good	ENCROACHED
337	2274487.6589'	303436.8545'	LAO	25	C	FAIR	25" LAO C-Fair	UNAFFECTED
338	2274266.8757'	303256.7421'	LO	26	B	GOOD	26" LO B-Good	UNAFFECTED
340	2273873.2330'	303017.0417'	LO	39	C	FAIR	39" LO C-Fair	UNAFFECTED
343	2273608.3019'	302806.3031'	LO	32	B	GOOD	32" LO B-Good	UNAFFECTED
346	2272992.0060'	302504.4332'	LO	33	A	GOOD	33" LO A-Good	UNAFFECTED
348	2272949.6332'	302401.6826'	LO	24	C	FAIR	24" LO C-Fair	UNAFFECTED
349	2272803.7441'	302318.4934'	LO	25	A	GOOD	25" LO A-Good	UNAFFECTED
350	2272740.8127'	302320.1863'	LO	26	C	FAIR	26" LO C-Fair	UNAFFECTED
352	2272538.4442'	302257.2119'	LO	29	B	GOOD	29" LO B-Good	UNAFFECTED
353	2272553.7837'	302312.8308'	LAO	24	B	GOOD	24" LAO B-Good	UNAFFECTED
354	2272545.1630'	302331.7433'	LAO	25	C	FAIR	25" LAO C-Fair	UNAFFECTED

355	2272612.4390'	301973.1880'	LO	25	C	FAIR	25" LO C-Fair	UNAFFECTED
356	2272638.2503'	301933.2084'	LO	30	C	FAIR	30" LO C-Fair	REMOVED
359	2272544.5837'	301879.8158'	LO	35	C	FAIR	35" LO C-Fair	ENCROACHED
360	2272561.8732'	301825.0825'	LO	105	C	FAIR	105" LO 22+12+31+13+27 C-Fair	REMOVED
361	2272602.3326'	301823.2836'	LO	41	C	FAIR	41" LO 25+16 C-Fair	ENCROACHED
363	2272685.9823'	301793.9038'	LO	44	B	GOOD	44" LO 16+28 B-Good	REMOVED
364	2272663.3946'	301754.0236'	LO	32	C	FAIR	32" LO C-Fair	REMOVED
365	2272657.6956'	301738.0973'	LO	46	C	FAIR	46" LO 22+24 C-Fair	REMOVED
366	2272617.3744'	301756.7522'	LO	42	A	GOOD	42" LO A-Good	REMOVED
368	2272711.3478'	301696.7830'	LO	37	B	GOOD	37" LO 29+8 B-Good	ENCROACHED
369	2272757.7956'	301734.1584'	LO	36	A	GOOD	36" LO A-Good	UNAFFECTED
370	2272731.3927'	301766.6518'	LO	54	A	GOOD	54" LO 18+36 A-Good	ENCROACHED
371	2272807.7827'	301776.4954'	LO	36	A	GOOD	36" LO A-Good	UNAFFECTED
372	2272520.6483'	301677.3262'	LO	45	B	GOOD	45" LO 21+10+14 B-Good	ENCROACHED
373	2272530.7597'	301696.2881'	LO	35	C	FAIR	35" LO 15+20 C-Fair	ENCROACHED
374	2272558.6623'	301697.2184'	LO	37	A	GOOD	37" LO 16+21 A-Good	UNAFFECTED
375	2272568.0857'	301685.6128'	LO	25	A	GOOD	25" LO A-Good	UNAFFECTED
376	2272560.5481'	301735.7496'	LO	37	A	GOOD	37" LO 15+22 A-Good	ENCROACHED
377	2272596.8708'	301707.9613'	LO	30	C	FAIR	30" LO 15+15 C-Fair	ENCROACHED
379	2272654.6186'	301622.2991'	LO	45	C	FAIR	45" LO 15+17+13 C-Fair	REMOVED
382	2272503.2535'	301572.4162'	LO	32	C	FAIR	32" LO C-Fair	UNAFFECTED
383	2272420.9629'	301651.8173'	LO	54	C	FAIR	54" LO 27+27 C-Fair	REMOVED
384	2272355.6479'	301711.0029'	LAO	25	C	FAIR	25" LAO C-Fair	REMOVED
387	2272316.9626'	301628.0992'	LO	27	B	GOOD	27" LO B-Good	REMOVED
388	2272412.0084'	301593.4900'	LO	44	C	FAIR	44" LO 23+21 C-Fair	REMOVED
389	2272433.5067'	301553.5993'	LO	30	B	GOOD	30" LO 15+15 B-Good	UNAFFECTED
390	2272470.2672'	301509.5840'	LO	25	A	GOOD	25" LO A-Good	UNAFFECTED
392	2272407.3105'	301500.6120'	LO	35	B	GOOD	35" LO 15+20 B-Good	UNAFFECTED
393	2272270.6587'	301596.1259'	LO	34	B	GOOD	34" LO 25+9 B-Good	REMOVED
394	2272542.8120'	300623.8713'	LO	58	A	GOOD	58" LO A-Good	ENCROACHED
395	2272137.8847'	301588.5479'	LO	43	B	GOOD	43" LO 20+23 B-Good	REMOVED
396	2272143.6879'	301552.6569'	LO	37	B	GOOD	37" LO B-Good	REMOVED
398	2272288.6414'	301527.3748'	LAO	26	C	FAIR	26" LAO C-Fair	REMOVED
399	2272339.0407'	301470.9191'	LO	47	C	FAIR	47" LO 21+26 C-Fair	ENCROACHED
400	2272337.6300'	301451.4243'	LO	28	B	GOOD	28" LO 14+14 B-Good	UNAFFECTED
401	2272359.2140'	301408.9864'	LO	29	B	GOOD	29" LO B-Good	UNAFFECTED
402	2272302.8633'	301450.2745'	LO	37	B	GOOD	37" LO 21+16 B-Good	ENCROACHED
405	2272233.2572'	301378.0862'	LO	27	C	FAIR	27" LO C-Fair	REMOVED
406	2272210.4940'	301337.8414'	LO	32	B	GOOD	32" LO B-Good	ENCROACHED
407	2272250.8577'	301328.1122'	LO	25	C	FAIR	25" LO C-Fair	UNAFFECTED
408	2272204.7607'	301279.9858'	LO	33	C	FAIR	33" LO 19+14 C-Fair	ENCROACHED
409	2272173.0068'	301310.2693'	LO	25	C	FAIR	25" LO C-Fair	UNAFFECTED
412	2272107.2618'	301241.3668'	LO	28	C	FAIR	28" LO 13+15 C-Fair	REMOVED
413	2271910.4915'	301085.0815'	LAO	26	C	FAIR	26" LAO C-Fair	REMOVED
414	2271785.1251'	301104.1451'	LO	26	B	GOOD	26" LO B-Good	ENCROACHED
415	2271886.1617'	301185.7583'	LO	46	B	GOOD	46" LO 25+21 B-Good	ENCROACHED
416	2272032.8499'	301303.0353'	LAO	24	C	FAIR	24" LAO C-Fair	UNAFFECTED
417	2272082.5325'	301347.6106'	LO	39	B	GOOD	39" LO B-Good	ENCROACHED
418	2272090.4189'	301366.4066'	LO	27	C	FAIR	27" LO C-Fair	ENCROACHED
422	2271961.5471'	301576.4092'	LO	24	B	GOOD	24" LO B-Good	REMOVED
424	2271802.7406'	301455.3026'	LO	28	C	FAIR	28" LO C-Fair	ENCROACHED
425	2271787.1144'	301407.8917'	LO	25	C	FAIR	25" LO C-Fair	ENCROACHED
426	2271749.5050'	301433.2910'	LO	49	B	GOOD	49" LO 21+28 B-Good	ENCROACHED
427	2271680.5255'	301370.1989'	LO	33	B	GOOD	33" LO B-Good	ENCROACHED
428	2271669.0945'	301349.9922'	LO	27	C	FAIR	27" LO C-Fair	REMOVED
429	2271616.3230'	301318.9277'	LO	30	C	FAIR	30" LO C-Fair	REMOVED
430	2271541.2686'	301272.4982'	LO	26	B	GOOD	26" LO B-Good	REMOVED
431	2272503.8724'	302163.8419'	LO	28	B	GOOD	28" LO B-Good	ENCROACHED
432	2272414.6502'	302229.2134'	LAO	27	C	FAIR	27" LAO C-Fair	UNAFFECTED
434	2272406.7451'	302259.4155'	LAO	40	C	FAIR	40" LAO C-Fair	UNAFFECTED
435	2272319.7170'	302148.9210'	LO	26	B	GOOD	26" LO B-Good	UNAFFECTED
437	2272257.6970'	302127.7254'	LO	35	C	FAIR	35" LO C-Fair	UNAFFECTED
438	2272217.0802'	302105.2414'	LAO	30	B	GOOD	30" LAO B-Good	UNAFFECTED
440	2272201.6714'	302006.9864'	LO	36	B	GOOD	36" LO 11+25 B-Good	ENCROACHED
441	2272207.9996'	301710.2828'	LO	45	A	GOOD	45" LO A-Good	REMOVED
442	2272102.0599'	301980.5918'	LO	26	A	GOOD	26" LO A-Good	UNAFFECTED
443	2272094.2620'	301997.8777'	LO	25	B	GOOD	25" LO B-Good	ENCROACHED
444	2272130.1641'	302053.1271'	LO	28	B	GOOD	28" LO B-Good	ENCROACHED
446	2272037.8965'	302091.0846'	LO	49	A	GOOD	49" LO A-Good	UNAFFECTED
447	2272049.2386'	301994.4752'	LO	26	B	GOOD	26" LO B-Good	ENCROACHED
448	2272055.4952'	301981.2132'	LO	25	C	FAIR	25" LO 14+11 C-Fair	UNAFFECTED
450	2272063.7608'	301886.5446'	LO	24	B	GOOD	24" LO B-Good	UNAFFECTED
451	2272070.1820'	301866.3353'	LO	30	C	FAIR	30" LO 20+10 C-Fair	REMOVED

453	2271990.4580'	301947.8226'	LAO	24	C	FAIR	24" LAO C-Fair	ENCROACHED
454	2271971.9454'	302001.7302'	LAO	31	C	FAIR	31" LAO C-Fair	ENCROACHED
455	2271923.7088'	301970.1292'	LO	50	C	FAIR	50" LO 17+17+16 C-Fair	ENCROACHED
457	2271943.5470'	301795.2807'	LO	48	B	GOOD	48" LO 17+15+16 B-Good	UNAFFECTED
458	2271904.3052'	301780.5611'	LO	40	C	FAIR	40" LO 26+14 C-Fair	UNAFFECTED
459	2271899.8673'	301761.9930'	LO	53	A	GOOD	53" LO 22+31 A-Good	UNAFFECTED
460	2271906.6694'	301817.9425'	LO	24	B	GOOD	24" LO B-Good	UNAFFECTED
461	2271854.9059'	301766.5489'	LO	36	A	GOOD	36" LO A-Good	REMOVED
462	2271885.7355'	301737.6986'	LO	26	C	FAIR	26" LO 8+18 C-Fair	UNAFFECTED
463	2271797.4064'	301698.2570'	LO	44	A	GOOD	44" LO A-Good	UNAFFECTED
464	2271757.5124'	301711.0691'	BGUM	46	C	FAIR	46" BGUM 20+26 C-Fair	UNAFFECTED
465	2271746.8739'	301709.3537'	LO	28	B	GOOD	28" LO B-Good	UNAFFECTED
466	2271761.2938'	301765.4291'	LO	34	C	FAIR	34" LO 16+18 C-Fair	UNAFFECTED
467	2271778.0768'	301851.9041'	LO	57	B	GOOD	57" LO 33+24 B-Good	ENCROACHED
468	2271774.9715'	301868.4315'	LO	24	C	FAIR	24" LO C-Fair	UNAFFECTED
469	2271805.3591'	301893.9003'	LO	52	B	GOOD	52" LO 30+22 B-Good	UNAFFECTED
472	2271706.3479'	301766.6109'	LO	32	B	GOOD	32" LO 17+15 B-Good	UNAFFECTED
473	2271705.4155'	301756.1779'	LO	26	C	FAIR	26" LO C-Fair	UNAFFECTED
474	2271712.5840'	301698.2039'	LO	61	B	GOOD	61" LO 17+21+23 B-Good	ENCROACHED
476	2271627.8914'	301712.4314'	LO	35	C	FAIR	35" LO 19+16 C-Fair	ENCROACHED
477	2271616.1252'	301675.5811'	LAO	27	C	FAIR	27" LAO C-Fair	ENCROACHED
479	2271554.8546'	301607.7757'	LO	24	B	GOOD	24" LO B-Good	UNAFFECTED
481	2271611.6129'	301549.7265'	LO	28	C	FAIR	28" LO C-Fair	UNAFFECTED
482	2271519.8937'	301498.9351'	LO	33	B	GOOD	33" LO B-Good	UNAFFECTED
483	2271536.3380'	301469.0898'	WATO	26	C	FAIR	26" WATO C-Fair	REMOVED
484	2271520.3809'	301440.6006'	LO	29	B	GOOD	29" LO B-Good	ENCROACHED
485	2271475.7741'	301497.2776'	LO	37	B	GOOD	37" LO B-Good	ENCROACHED
487	2271432.8331'	301542.6750'	LO	26	B	GOOD	26" LO B-Good	UNAFFECTED
488	2271345.1921'	301620.8731'	LO	45	B	GOOD	45" LO 18+13+14 B-Good	ENCROACHED
489	2271251.7390'	301599.2026'	LO	45	B	GOOD	45" LO 25+20 B-Good	UNAFFECTED
490	2271233.1120'	301580.4246'	LO	24	A	GOOD	24" LO A-Good	UNAFFECTED
491	2271191.0797'	301605.2543'	LO	29	C	FAIR	29" LO C-Fair	REMOVED
494	2271101.5969'	301577.7250'	LO	49	C	FAIR	49" LO 22+13+14 C-Fair	ENCROACHED
496	2271201.1358'	301502.0754'	LO	41	C	FAIR	41" LO 17+24 C-Fair	REMOVED
497	2271210.7864'	301488.4487'	LO	27	B	GOOD	27" LO B-Good	UNAFFECTED
498	2271239.2656'	301498.0042'	LO	33	A	GOOD	33" LO A-Good	UNAFFECTED
499	2271276.2636'	301524.1012'	LO	49	C	FAIR	49" LO C-Fair	REMOVED
500	2271327.6669'	301507.7181'	LO	25	C	FAIR	25" LO C-Fair	REMOVED
501	2271352.2851'	301486.3900'	LAO	28	C	FAIR	28" LAO C-Fair	REMOVED
503	2271261.4286'	301357.7078'	LAO	36	C	FAIR	36" LAO C-Fair	REMOVED
505	2271178.2599'	301249.7046'	LO	45	A	GOOD	45" LO 22+23 A-Good	ENCROACHED
506	2271118.8822'	301272.7961'	LO	26	A	GOOD	26" LO A-Good	ENCROACHED
509	2271118.9457'	301358.8486'	LO	26	A	GOOD	26" LO A-Good	UNAFFECTED
511	2271004.2396'	301443.8951'	LO	35	A	GOOD	35" LO 21+14 A-Good	UNAFFECTED
512	2270942.4018'	301465.5154'	LO	60	B	GOOD	60" LO 26+24+10 B-Good	ENCROACHED
513	2270819.5334'	301421.3780'	LO	24	C	FAIR	24" LO C-Fair	UNAFFECTED
514	2270806.5207'	301422.6796'	LO	34	C	FAIR	34" LO C-Fair	ENCROACHED
515	2270859.3411'	301339.4754'	LO	43	B	GOOD	43" LO B-Good	ENCROACHED
517	2271045.8232'	301275.8623'	LO	33	B	GOOD	33" LO B-Good	ENCROACHED
518	2271065.4940'	301257.0157'	LO	27	B	GOOD	27" LO B-Good	ENCROACHED
519	2271000.6298'	301120.4253'	LO	37	C	FAIR	37" LO 16+21 C-Fair	REMOVED
521	2270711.1377'	301165.4103'	RO	27	C	FAIR	27" RO C-Fair	REMOVED
522	2270662.5107'	301151.1600'	RO	30	C	FAIR	30" RO C-Fair	UNAFFECTED
523	2270596.6893'	301270.2328'	LO	38	C	FAIR	38" LO C-Fair	REMOVED
524	2270623.4012'	301334.6562'	LO	27	A	GOOD	27" LO A-Good	ENCROACHED
526	2270497.5911'	301191.8117'	LO	28	B	GOOD	28" LO B-Good	ENCROACHED
527	2270467.1772'	301136.1742'	LO	47	B	GOOD	47" LO B-Good	ENCROACHED
529	2270576.2692'	301092.0476'	WATO	24	C	FAIR	24" WATO C-Fair	UNAFFECTED
532	2270728.1473'	301065.0167'	WATO	30	B	GOOD	30" WATO B-Good	UNAFFECTED
533	2270670.2207'	300983.1492'	RO	28	C	FAIR	28" RO C-Fair	REMOVED
534	2270761.6449'	300886.8335'	LO	26	A	GOOD	26" LO A-Good	ENCROACHED
536	2270581.4325'	300921.6877'	LAO	30	B	GOOD	30" LAO B-Good	ENCROACHED
537	2270559.9578'	300879.4996'	LO	29	C	FAIR	29" LO C-Fair	REMOVED
539	2270326.1867'	301190.7925'	LO	43	A	GOOD	43" LO A-Good	ENCROACHED
540	2270184.0273'	301026.8406'	LO	40	B	GOOD	40" LO 20+20 B-Good	ENCROACHED
542	2270147.3109'	300997.5238'	LO	35	A	GOOD	35" LO A-Good	ENCROACHED
543	2270258.7460'	300973.3468'	LO	24	B	GOOD	24" LO B-Good	REMOVED
544	2270386.6111'	300941.5322'	LO	26	C	FAIR	26" LO C-Fair	UNAFFECTED
546	2270531.2268'	300799.9492'	LO	43	C	FAIR	43" LO 15+15+13 C-Fair	REMOVED
547	2270595.0602'	300757.0729'	LO	26	B	GOOD	26" LO B-Good	ENCROACHED
548	2270487.2805'	300698.5440'	LO	40	B	GOOD	40" LO B-Good	ENCROACHED
549	2270488.9742'	300797.5123'	LO	32	B	GOOD	32" LO 24+8 B-Good	REMOVED
550	2270487.9764'	300826.8042'	LO	27	C	FAIR	27" LO 11+16 C-Fair	REMOVED

551	2270437.1457'	300860.7411'	LO	26	B	GOOD	26" LO 12+14 B-Good	ENCROACHED
552	2270390.9988'	300877.7032'	LO	25	B	GOOD	25" LO 10+15 B-Good	UNAFFECTED
554	2270073.3142'	301003.0564'	LO	25	A	GOOD	25" LO A-Good	REMOVED
555	2269960.2965'	300863.2838'	LO	40	B	GOOD	40" LO B-Good	UNAFFECTED
556	2269905.6814'	300924.9118'	LO	42	B	GOOD	42" LO B-Good	UNAFFECTED
558	2270102.4978'	300761.9967'	LO	31	C	FAIR	31" LO 14+17 C-Fair	ENCROACHED
559	2270128.5512'	300755.2688'	LO	40	B	GOOD	40" LO 18+22 B-Good	ENCROACHED
560	2270139.1465'	300728.9106'	LO	41	C	FAIR	41" LO 22+19 C-Fair	ENCROACHED
561	2270211.2392'	300650.3644'	LO	30	A	GOOD	30" LO A-Good	REMOVED
562	2270264.6694'	300685.2551'	LO	28	A	GOOD	28" LO A-Good	ENCROACHED
564	2270423.0136'	300678.7859'	LO	44	B	GOOD	44" LO 11+33 B-Good	ENCROACHED
565	2270395.7360'	300653.9534'	LO	41	C	FAIR	41" LO 18+11+12 C-Fair	UNAFFECTED
566	2270363.7750'	300623.9770'	LO	43	B	GOOD	43" LO 21+22 B-Good	UNAFFECTED
567	2270382.7002'	300576.1579'	LO	27	A	GOOD	27" LO A-Good	ENCROACHED
568	2270495.8176'	300615.1157'	LO	43	B	GOOD	43" LO 23+20 B-Good	ENCROACHED
569	2270502.2732'	300593.6021'	LO	29	B	GOOD	29" LO B-Good	REMOVED
570	2270526.6735'	300497.5256'	LO	27	B	GOOD	27" LO B-Good	ENCROACHED
571	2270512.6306'	300480.9030'	LO	38	C	FAIR	38" LO C-Fair	REMOVED
572	2270627.7074'	300437.4302'	LO	42	C	FAIR	42" LO C-Fair	UNAFFECTED
573	2270604.0777'	300588.5808'	HIC	26	C	FAIR	26" HIC C-Fair	REMOVED
574	2270443.2945'	300412.7471'	LAO	32	B	GOOD	32" LAO B-Good	ENCROACHED
575	2270449.5642'	300445.2527'	LO	40	A	GOOD	40" LO A-Good	ENCROACHED
576	2270408.7569'	300430.6818'	LO	44	A	GOOD	44" LO A-Good	ENCROACHED
577	2270334.3282'	300555.9547'	LO	39	A	GOOD	39" LO A-Good	ENCROACHED
578	2270286.0941'	300506.3994'	LAO	24	C	FAIR	24" LAO C-Fair	REMOVED
579	2270228.2038'	300531.9533'	LO	51	C	FAIR	51" LO C-Fair	ENCROACHED
580	2270230.8999'	300595.3601'	RO	30	B	GOOD	30" RO B-Good	REMOVED
581	2270159.6266'	300651.6358'	RO	24	A	GOOD	24" RO A-Good	REMOVED
582	2270103.2548'	300648.9367'	RO	32	C	FAIR	32" RO C-Fair	ENCROACHED
583	2270049.2990'	300690.3474'	RO	24	B	GOOD	24" RO B-Good	ENCROACHED
584	2270012.4653'	300654.2686'	LO	24	C	FAIR	24" LO C-Fair	ENCROACHED
585	2270007.9268'	300645.3150'	LO	27	A	GOOD	27" LO A-Good	UNAFFECTED
586	2269962.4434'	300730.3106'	WATO	26	C	FAIR	26" WATO C-Fair	UNAFFECTED
587	2269932.9521'	300737.5242'	LO	44	A	GOOD	44" LO A-Good	UNAFFECTED
588	2269868.3838'	300725.8820'	HIC	25	B	GOOD	25" HIC B-Good	UNAFFECTED
589	2269883.9945'	300799.4119'	LO	37	B	GOOD	37" LO 17+20 B-Good	UNAFFECTED
590	2269809.7842'	300781.5275'	LO	26	B	GOOD	26" LO B-Good	UNAFFECTED
591	2269798.5238'	300818.7769'	LO	26	B	GOOD	26" LO B-Good	UNAFFECTED
595	2269693.2041'	300967.9935'	LO	34	B	GOOD	34" LO B-Good	ENCROACHED
597	2269644.3074'	300947.4374'	LO	35	B	GOOD	35" LO B-Good	ENCROACHED
599	2269514.5177'	301006.1162'	HIC	24	A	GOOD	24" HIC A-Good	ENCROACHED
600	2269522.3748'	301079.6801'	WATO	24	B	GOOD	24" WATO B-Good	UNAFFECTED
601	2269506.7082'	301100.1491'	LO	40	B	GOOD	40" LO 18+22 B-Good	UNAFFECTED
602	2269475.2481'	301069.8420'	LO	39	A	GOOD	39" LO 13+26 A-Good	ENCROACHED
603	2269675.1497'	301191.0486'	LO	72	C	FAIR	72" LO 18+24+30 C-Fair	REMOVED
604	2269689.3990'	301129.1244'	LO	27	B	GOOD	27" LO 12+15 B-Good	REMOVED
605	2269729.9645'	301059.9823'	LO	51	C	FAIR	51" LO 17+12+22 C-Fair	ENCROACHED
606	2269738.0091'	301048.0453'	LO	41	B	GOOD	41" LO B-Good	REMOVED
607	2269841.1794'	301055.8043'	LO	40	B	GOOD	40" LO B-Good	ENCROACHED
608	2269859.7820'	301086.7602'	LO	26	B	GOOD	26" LO B-Good	UNAFFECTED
609	2269807.2032'	301211.9484'	LO	29	B	GOOD	29" LO B-Good	ENCROACHED
611	2269916.5198'	301320.8181'	LO	39	B	GOOD	39" LO B-Good	ENCROACHED
612	2269999.8396'	301207.0925'	LAO	25	C	FAIR	25" LAO C-Fair	REMOVED
613	2269970.2334'	301132.3591'	LO	48	A	GOOD	48" LO A-Good	ENCROACHED
614	2270073.7606'	301334.8268'	LO	32	A	GOOD	32" LO A-Good	UNAFFECTED
615	2270102.2469'	301354.7749'	LO	28	B	GOOD	28" LO B-Good	REMOVED
616	2270114.7104'	301445.6284'	LAO	28	C	FAIR	28" LAO C-Fair	REMOVED
618	2270195.1174'	301472.5857'	LO	42	B	GOOD	42" LO 28+14 B-Good	REMOVED
619	2270210.4748'	301407.5875'	LAO	31	C	FAIR	31" LAO C-Fair	ENCROACHED
620	2270221.3787'	301346.9439'	LAO	32	C	FAIR	32" LAO C-Fair	REMOVED
621	2270223.8892'	301322.9546'	LO	28	B	GOOD	28" LO 14+14 B-Good	ENCROACHED
622	2270290.1870'	301323.2318'	RO	32	A	GOOD	32" RO A-Good	ENCROACHED
624	2270301.7548'	301407.3976'	LO	41	B	GOOD	41" LO 23+18 B-Good	REMOVED
626	2270268.5080'	301469.1841'	LO	51	C	FAIR	51" LO 24+13+14 C-Fair	UNAFFECTED
627	2270311.2993'	301486.2040'	LO	27	C	FAIR	27" LO C-Fair	ENCROACHED
628	2270337.3127'	301616.9141'	LO	28	C	FAIR	28" LO C-Fair	REMOVED
629	2270359.3774'	301606.1032'	RO	41	B	GOOD	41" RO B-Good	ENCROACHED
630	2270343.6716'	301686.5601'	LO	25	A	GOOD	25" LO A-Good	UNAFFECTED
631	2270432.9381'	301585.1214'	LO	24	C	FAIR	24" LO C-Fair	ENCROACHED
633	2270390.6697'	301500.4283'	LO	44	B	GOOD	44" LO 22+22 B-Good	ENCROACHED
634	2272198.6311'	301986.0370'	LO	49	A	GOOD	49" LO 24+25 A-Good	UNAFFECTED
635	2270410.0780'	301432.5584'	LO	25	B	GOOD	25" LO B-Good	REMOVED
636	2270414.5441'	301367.1472'	LO	26	B	GOOD	26" LO B-Good	UNAFFECTED

637	2270424.1734'	301435.3892'	LO	25	A	GOOD	25" LO A-Good	REMOVED
638	2270491.7895'	301549.9899'	LO	46	C	FAIR	46" LO 13+11+22 C-Fair	REMOVED
639	2270510.6313'	301640.6707'	LO	31	A	GOOD	31" LO A-Good	ENCROACHED
640	2270500.8444'	301675.0260'	LO	61	C	FAIR	61" LO 15+21+25 C-Fair	ENCROACHED
641	2270469.8708'	301665.8104'	LO	37	B	GOOD	37" LO 14+23 B-Good	ENCROACHED
642	2270469.2906'	301703.9050'	LO	28	C	FAIR	28" LO C-Fair	ENCROACHED
644	2270453.3707'	301904.9699'	LO	41	B	GOOD	41" LO 15+14+12 B-Good	REMOVED
645	2270518.1194'	301863.4260'	LO	66	A	GOOD	66" LO A-Good	ENCROACHED
647	2270617.1218'	301733.3559'	LO	36	B	GOOD	36" LO B-Good	ENCROACHED
648	2270604.1424'	301698.1276'	LO	40	B	GOOD	40" LO 22+18 B-Good	ENCROACHED
649	2270554.5605'	301664.3914'	LO	37	A	GOOD	37" LO A-Good	ENCROACHED
651	2270607.6319'	301652.6639'	LO	66	B	GOOD	66" LO 30+36 B-Good	ENCROACHED
653	2270662.6929'	301616.0680'	LO	45	A	GOOD	45" LO A-Good	ENCROACHED
654	2270662.7575'	301623.6166'	WATO	30	A	GOOD	30" WATO A-Good	ENCROACHED
655	2270639.5909'	302039.7935'	LO	138	A	GOOD	138" LO 20+44+43+31 A-Good	ENCROACHED
656	2270631.0428'	302188.7026'	LO	65	C	FAIR	65" LO 41+24 C-Fair	REMOVED
657	2270807.1494'	302114.8888'	LO	47	A	GOOD	47" LO A-Good	ENCROACHED
660	2270757.2151'	302023.0094'	LO	35	B	GOOD	35" LO 21+14 B-Good	ENCROACHED
661	2270747.2354'	302025.5258'	LO	29	A	GOOD	29" LO A-Good	ENCROACHED
662	2270663.0533'	301956.2583'	LO	24	C	FAIR	24" LO C-Fair	REMOVED
666	2271129.9271'	302023.5210'	LO	31	A	GOOD	31" LO A-Good	ENCROACHED
667	2271122.9159'	302032.3255'	LO	63	A	GOOD	63" LO 31+32 A-Good	UNAFFECTED
668	2271137.6338'	302036.1059'	LO	36	A	GOOD	36" LO 21+15 A-Good	ENCROACHED
670	2271369.7148'	302518.7469'	LO	29	A	GOOD	29" LO A-Good	UNAFFECTED
674	2271477.2492'	302139.3793'	WATO	28	C	FAIR	28" WATO C-Fair	REMOVED
675	2271433.7889'	302115.5596'	BGUM	25	B	GOOD	25" BGUM B-Good	UNAFFECTED
677	2271223.1018'	302024.4971'	BGUM	27	B	GOOD	27" BGUM B-Good	REMOVED
678	2271710.7083'	302206.9547'	LO	43	C	FAIR	43" LO C-Fair	REMOVED
679	2271751.3024'	302173.5608'	LO	35	B	GOOD	35" LO B-Good	REMOVED
681	2271821.0939'	302217.4159'	LO	35	C	FAIR	35" LO C-Fair	ENCROACHED
683	2271861.5995'	302306.7164'	LO	51	A	GOOD	51" LO 32+19 A-Good	REMOVED
684	2271903.2859'	302419.0862'	LO	65	A	GOOD	65" LO A-Good	ENCROACHED
685	2271954.7175'	302408.4047'	LAO	32	B	GOOD	32" LAO B-Good	UNAFFECTED
686	2271958.3266'	302491.9167'	LO	36	A	GOOD	36" LO A-Good	REMOVED
687	2272033.8720'	302528.1062'	LAO	26	C	FAIR	26" LAO C-Fair	REMOVED
688	2272000.0254'	302464.8981'	LO	25	C	FAIR	25" LO C-Fair	UNAFFECTED
689	2272022.2324'	302452.1092'	LO	28	B	GOOD	28" LO B-Good	REMOVED
691	2272146.4117'	302465.2000'	LO	27	B	GOOD	27" LO B-Good	REMOVED
692	2272154.8066'	302452.0965'	LO	29	A	GOOD	29" LO A-Good	REMOVED
693	2272147.4625'	302452.2857'	LO	26	A	GOOD	26" LO A-Good	REMOVED
694	2272182.2473'	302468.8088'	LO	52	A	GOOD	52" LO 29+23 A-Good	ENCROACHED
695	2272176.4089'	302477.9342'	LO	24	A	GOOD	24" LO A-Good	UNAFFECTED
696	2272243.5370'	302436.8099'	RO	40	B	GOOD	40" RO B-Good	REMOVED
699	2272384.2393'	302525.3050'	LO	41	B	GOOD	41" LO B-Good	ENCROACHED
700	2272455.6146'	302521.7167'	LAO	27	C	FAIR	27" LAO C-Fair	REMOVED
702	2273331.0152'	302959.5519'	LO	24	C	FAIR	24" LO C-Fair	UNAFFECTED
703	2273343.2435'	302981.6352'	LAO	26	C	FAIR	26" LAO C-Fair	ENCROACHED
705	2273877.9772'	303377.0890'	LAO	26	C	FAIR	26" LAO C-Fair	UNAFFECTED
707	2273948.7150'	303499.4032'	LAO	25	C	FAIR	25" LAO C-Fair	UNAFFECTED
708	2273986.3490'	303489.1251'	LAO	26	C	FAIR	26" LAO C-Fair	UNAFFECTED
709	2274003.1882'	303528.2420'	LAO	25	B	GOOD	25" LAO B-Good	UNAFFECTED
711	2274063.6401'	303610.1956'	LO	44	B	GOOD	44" LO B-Good	UNAFFECTED
712	2274190.6617'	303539.0213'	LO	24	B	FAIR	24" LO B-Fair	UNAFFECTED
713	2274135.9721'	303589.9898'	LO	36	B	GOOD	36" LO 28+8 B-Good	UNAFFECTED
714	2274143.5601'	303368.4346'	LO	46	B	GOOD	46" LO 33+13 B-Good	UNAFFECTED
715	2274196.0773'	303466.6781'	LO	24	C	POOR	24" LO C-Poor	ENCROACHED
716	2274295.5138'	303621.3187'	LO	76	C	FAIR	76" LO 11+15+17+17+16 C-Fair	REMOVED
718	2274374.9041'	303573.0572'	LO	27	B	GOOD	27" LO B-Good	UNAFFECTED
720	2274372.9096'	303455.4306'	HIC	28	B	GOOD	28" HIC B-Good	UNAFFECTED
721	2274407.9623'	303635.1001'	LO	30	C	FAIR	30" LO 15+15 C-Fair	UNAFFECTED
722	2274376.8022'	303680.0570'	LAO	26	C	FAIR	26" LAO C-Fair	REMOVED
724	2274484.0184'	303798.8232'	LO	26	B	GOOD	26" LO B-Good	REMOVED
725	2274586.1187'	303646.5728'	LO	26	C	FAIR	26" LO C-Fair	UNAFFECTED
726	2274560.2435'	303633.3372'	LO	31	C	FAIR	31" LO C-Fair	ENCROACHED
727	2274572.1981'	303815.1722'	LO	39	C	FAIR	39" LO C-Fair	ENCROACHED
728	2274666.5201'	303751.5810'	HIC	36	C	FAIR	36" HIC 28+8 C-Fair	UNAFFECTED
729	2274855.2927'	303772.8424'	HIC	25	B	GOOD	25" HIC B-Good	ENCROACHED
732	2275189.2703'	304105.7361'	LAO	26	C	FAIR	26" LAO C-Fair	UNAFFECTED
733	2275248.6323'	304136.5063'	LAO	24	C	FAIR	24" LAO C-Fair	UNAFFECTED
735	2275456.2235'	304158.6430'	LO	29	B	GOOD	29" LO B-Good	UNAFFECTED
737	2275548.5422'	304336.0216'	WATO	25	C	FAIR	25" WATO C-Fair	UNAFFECTED
738	2275432.4329'	304278.0185'	LAO	26	B	GOOD	26" LAO B-Good	UNAFFECTED
739	2275382.9789'	304291.3459'	LAO	24	B	GOOD	24" LAO B-Good	UNAFFECTED

740	2275313.4610'	304317.4076'	HIC	32	C	FAIR	32" HIC C-Fair	UNAFFECTED
741	2275237.0156'	304206.9463'	LAO	25	C	FAIR	25" LAO C-Fair	ENCROACHED
742	2275207.0110'	304221.3217'	LAO	27	C	FAIR	27" LAO C-Fair	UNAFFECTED
746	2274474.8884'	303841.1343'	LAO	24	C	FAIR	24" LAO C-Fair	UNAFFECTED
747	2274398.1915'	303828.5868'	LO	79	A	GOOD	79" LO A-Good	UNAFFECTED
749	2273919.8292'	303583.3179'	LO	69	A	GOOD	69" LO A-Good	UNAFFECTED
751	2273781.7359'	303473.5999'	LAO	29	C	FAIR	29" LAO C-Fair	UNAFFECTED
752	2273747.7377'	303478.8668'	WATO	24	C	FAIR	24" WATO C-Fair	UNAFFECTED
754	2273610.4831'	303405.6094'	WATO	29	C	FAIR	29" WATO C-Fair	UNAFFECTED
758	2273447.3489'	303247.2253'	LO	27	B	GOOD	27" LO B-Good	UNAFFECTED
759	2273392.5763'	303172.3174'	LAO	24	B	GOOD	24" LAO B-Good	UNAFFECTED
761	2273342.2237'	303109.8355'	LAO	25	C	FAIR	25" LAO C-Fair	REMOVED
762	2273295.7618'	303186.1580'	LO	80	A	GOOD	80" LO 53+27 A-Good	UNAFFECTED
767	2273020.4978'	302991.5480'	LAO	25	C	FAIR	25" LAO C-Fair	UNAFFECTED
769	2272931.0101'	302803.6872'	LO	39	B	GOOD	39" LO 21+18 B-Good	REMOVED
770	2270477.8910'	301477.9821'	LO	35	A	GOOD	35" LO A-Good	REMOVED
771	2272690.3141'	302663.1738'	LO	37	B	GOOD	37" LO 20+17 B-Good	ENCROACHED
772	2272682.4687'	302731.9583'	LAO	25	C	FAIR	25" LAO C-Fair	REMOVED
773	2272629.5809'	302755.1254'	LO	44	A	GOOD	44" LO A-Good	UNAFFECTED
774	2272611.9678'	302750.7607'	LO	27	B	GOOD	27" LO B-Good	UNAFFECTED
776	2272490.5826'	302692.3779'	LAO	24	C	FAIR	24" LAO C-Fair	UNAFFECTED
778	2272911.1705'	302808.3018'	LO	63	A	GOOD	63" LO 22+16+17+8 A-Good	ENCROACHED
779	2272403.8354'	302562.5951'	RO	34	A	GOOD	34" RO A-Good	UNAFFECTED
780	2272333.8025'	302686.1458'	LAO	37	B	GOOD	37" LAO B-Good	ENCROACHED
782	2272271.5179'	302618.9006'	LAO	31	C	FAIR	31" LAO C-Fair	REMOVED
783	2272524.1233'	303385.6633'	LO	25	B	GOOD	25" LO B-Good	REMOVED
786	2273029.6436'	303185.5270'	LAO	30	C	FAIR	30" LAO C-Fair	REMOVED
787	2273053.2598'	303239.8150'	LO	34	B	GOOD	34" LO B-Good	REMOVED
789	2272984.5398'	303520.3174'	LO	30	B	GOOD	30" LO 16+14 B-Good	REMOVED
790	2273006.4151'	303657.1508'	LO	57	B	GOOD	57" LO 17+14+17+9 B-Good	ENCROACHED
791	2272950.2653'	303672.9370'	LO	30	B	GOOD	30" LO B-Good	ENCROACHED
792	2272932.3550'	303687.4139'	LO	26	C	FAIR	26" LO C-Fair	REMOVED
793	2273075.4922'	303660.6535'	LO	44	B	GOOD	44" LO 16+28 B-Good	ENCROACHED
794	2273112.0832'	303619.5258'	LO	24	B	GOOD	24" LO B-Good	REMOVED
795	2273210.1902'	303343.1723'	LO	47	C	FAIR	47" LO C-Fair	REMOVED
796	2273269.4563'	303291.1806'	WATO	29	C	FAIR	29" WATO C-Fair	ENCROACHED
799	2273286.1090'	303792.4659'	LO	43	C	FAIR	43" LO C-Fair	ENCROACHED
800	2273313.8759'	303851.7246'	LO	35	C	FAIR	35" LO 16+19 C-Fair	ENCROACHED
801	2273348.8626'	303810.0312'	LO	28	C	FAIR	28" LO C-Fair	ENCROACHED
802	2273247.0566'	303752.7423'	LO	29	B	GOOD	29" LO B-Good	ENCROACHED
803	2273288.6339'	303651.8656'	LO	43	A	GOOD	43" LO A-Good	ENCROACHED
804	2273324.9109'	303596.4843'	LO	34	A	GOOD	34" LO A-Good	ENCROACHED
805	2273334.7921'	303582.4363'	LO	28	C	FAIR	28" LO C-Fair	REMOVED
806	2273423.3768'	303425.2101'	LO	38	C	FAIR	38" LO C-Fair	ENCROACHED
807	2273571.5650'	303974.1419'	LO	24	A	GOOD	24" LO A-Good	REMOVED
810	2273595.6492'	304082.2372'	LAO	27	C	FAIR	27" LAO C-Fair	UNAFFECTED
811	2273667.8186'	304047.7068'	LO	24	C	FAIR	24" LO C-Fair	UNAFFECTED
812	2273702.6752'	304021.8002'	LO	25	B	GOOD	25" LO B-Good	UNAFFECTED
813	2273711.5329'	303980.9996'	LO	41	B	GOOD	41" LO 21+12+8 B-Good	UNAFFECTED
814	2273680.8544'	303940.6591'	LO	40	B	GOOD	40" LO 20+20 B-Good	UNAFFECTED
815	2273646.1078'	303950.3946'	LO	34	B	GOOD	34" LO 11+23 B-Good	UNAFFECTED
816	2273749.0350'	303854.0567'	LO	24	C	FAIR	24" LO C-Fair	REMOVED
817	2273731.1932'	303673.5127'	WATO	24	C	FAIR	24" WATO C-Fair	REMOVED
818	2273826.4221'	303991.1415'	LO	40	C	FAIR	40" LO 17+23 C-Fair	UNAFFECTED
819	2273803.8546'	304116.0305'	LO	24	B	GOOD	24" LO B-Good	UNAFFECTED
820	2273872.6844'	304249.4066'	LO	27	C	FAIR	27" LO C-Fair	UNAFFECTED
821	2273925.3612'	304172.7058'	LO	49	A	GOOD	49" LO 22+27 A-Good	UNAFFECTED
822	2274061.8620'	304062.4610'	LO	27	C	FAIR	27" LO C-Fair	REMOVED
823	2274164.6244'	304007.9514'	LO	32	B	GOOD	32" LO B-Good	ENCROACHED
824	2274235.3731'	304004.8035'	LO	31	C	FAIR	31" LO C-Fair	REMOVED
826	2274167.6270'	304095.5298'	LO	27	B	GOOD	27" LO B-Good	ENCROACHED
827	2274098.9038'	304139.1956'	LO	25	C	FAIR	25" LO 12+13 C-Fair	UNAFFECTED
828	2274251.5775'	304279.1468'	LO	26	C	FAIR	26" LO C-Fair	UNAFFECTED
831	2274382.7483'	304374.1099'	LO	28	B	GOOD	28" LO B-Good	UNAFFECTED
832	2274595.1640'	304172.9443'	LAO	24	C	FAIR	24" LAO C-Fair	UNAFFECTED
833	2275035.6590'	304430.7874'	LAO	24	C	FAIR	24" LAO C-Fair	UNAFFECTED
834	2275076.7546'	304450.5343'	BGUM	24	B	GOOD	24" BGUM B-Good	UNAFFECTED
836	2274917.6401'	304452.8646'	MAG	24	B	GOOD	24" MAG B-Good	UNAFFECTED
837	2274780.6922'	304400.9577'	LO	36	C	FAIR	36" LO C-Fair	UNAFFECTED
838	2274724.4606'	304433.3607'	BGUM	29	B	GOOD	29" BGUM B-Good	UNAFFECTED
840	2274650.1281'	304430.3208'	LO	46	C	FAIR	46" LO 37+9 C-Fair	UNAFFECTED
841	2274574.8158'	304330.2898'	LO	26	C	FAIR	26" LO C-Fair	UNAFFECTED
842	2274495.6473'	304406.4985'	LAO	34	C	FAIR	34" LAO C-Fair	UNAFFECTED

843	2272345.1618'	303641.8497'	LO	64	A	GOOD	64" LO 33+31 A-Good	ENCROACHED
844	2272267.0148'	303808.6878'	LO	37	A	GOOD	37" LO A-Good	REMOVED
848	2272043.2688'	303357.3433'	LO	26	A	GOOD	26" LO A-Good	UNAFFECTED
850	2272311.8429'	303255.2081'	LO	32	B	GOOD	32" LO 17+15 B-Good	ENCROACHED
851	2272316.2179'	303309.3178'	LO	25	A	GOOD	25" LO A-Good	ENCROACHED
852	2272176.7530'	303918.4299'	LO	28	B	GOOD	28" LO B-Good	REMOVED
853	2272136.2393'	303892.0684'	LO	54	A	GOOD	54" LO A-Good	ENCROACHED
854	2272086.6582'	303840.7297'	LAO	24	B	GOOD	24" LAO B-Good	ENCROACHED
855	2272058.4384'	303858.1497'	LAO	31	A	GOOD	31" LAO A-Good	UNAFFECTED
856	2272017.6727'	303829.0339'	LO	62	B	GOOD	62" LO B-Good	ENCROACHED
857	2272010.4709'	303867.0860'	LO	61	B	GOOD	61" LO 25+36 B-Good	REMOVED
860	2271972.7662'	304037.5165'	RO	24	C	FAIR	24" RO C-Fair	ENCROACHED
863	2272113.4461'	303996.4404'	LO	32	C	FAIR	32" LO 17+15 C-Fair	ENCROACHED
865	2271965.6109'	304218.3657'	LAO	26	B	GOOD	26" LAO B-Good	UNAFFECTED
867	2271921.0084'	304261.4730'	LAO	27	B	GOOD	27" LAO B-Good	ENCROACHED
868	2271911.1706'	304228.3187'	LO	84	B	GOOD	84" LO 32+29+23 B-Good	REMOVED
870	2271851.3877'	304159.3228'	LO	33	C	FAIR	33" LO 17+16 C-Fair	REMOVED
872	2272466.4401'	302578.9996'	LO	56	A	GOOD	56" LO A-Good	ENCROACHED
874	2271886.8824'	303882.3887'	LO	25	C	FAIR	25" LO C-Fair	REMOVED
875	2271880.7306'	303881.6194'	LO	29	C	FAIR	29" LO C-Fair	REMOVED
877	2271830.5983'	303813.6342'	LO	25	C	FAIR	25" LO C-Fair	REMOVED
878	2271746.5362'	303768.8220'	LO	31	A	GOOD	31" LO A-Good	ENCROACHED
879	2271699.7306'	303775.8719'	LO	30	A	GOOD	30" LO A-Good	UNAFFECTED
881	2271702.2621'	303825.7522'	LAO	27	C	FAIR	27" LAO C-Fair	ENCROACHED
882	2271664.0740'	303793.5874'	LO	70	C	FAIR	70" LO 35+35 C-Fair	ENCROACHED
883	2271601.0355'	303857.0606'	LO	27	B	GOOD	27" LO B-Good	ENCROACHED
887	2271525.2307'	303783.8562'	LO	48	A	GOOD	48" LO A-Good	ENCROACHED
888	2271442.1379'	303789.9688'	MAP	27	C	FAIR	27" MAP C-Fair	REMOVED
889	2271472.4490'	303716.9032'	LAO	28	C	GOOD	28" LAO C-Good	ENCROACHED
890	2271438.5947'	303668.7973'	LO	73	B	GOOD	73" LO 41+32 B-Good	ENCROACHED
892	2271623.6320'	303694.0531'	LO	46	A	GOOD	46" LO A-Good	ENCROACHED
893	2271476.6228'	303518.5887'	LO	77	A	GOOD	77" LO A-Good	ENCROACHED
895	2271391.0392'	303508.1888'	LO	71	B	GOOD	71" LO 22+23+26 B-Good	UNAFFECTED
896	2271394.3177'	303518.0403'	LO	48	B	GOOD	48" LO 15+33 B-Good	UNAFFECTED
897	2271372.0238'	303502.8593'	LO	120	A	GOOD	120" LO 17+28+34+41 A-Good	ENCROACHED
898	2271338.5011'	303396.7159'	LO	88	A	GOOD	88" LO 37+37+14 A-Good	ENCROACHED
899	2271293.7383'	303405.2425'	LO	48	B	GOOD	48" LO 21+27 B-Good	ENCROACHED
901	2271265.7715'	303375.9010'	LO	44	B	GOOD	44" LO 24+20 B-Good	REMOVED
902	2271268.2496'	303408.3243'	LO	41	B	GOOD	41" LO B-Good	REMOVED
903	2271278.9798'	303418.5234'	LO	25	B	GOOD	25" LO B-Good	ENCROACHED
904	2271292.9192'	303424.1956'	LO	33	B	GOOD	33" LO B-Good	REMOVED
908	2271297.0743'	303655.9621'	LAO	24	C	FAIR	24" LAO C-Fair	REMOVED
909	2271294.1695'	303673.1746'	LAO	33	B	GOOD	33" LAO B-Good	REMOVED
910	2271308.0891'	303666.0034'	LAO	24	C	FAIR	24" LAO C-Fair	REMOVED
911	2271335.8097'	303691.4316'	LO	38	C	FAIR	38" LO C-Fair	REMOVED
914	2271203.2259'	303559.0048'	LO	26	B	GOOD	26" LO B-Good	UNAFFECTED
915	2271207.7523'	303551.6885'	LO	30	B	GOOD	30" LO B-Good	ENCROACHED
916	2271146.2123'	303502.5539'	LO	42	A	GOOD	42" LO A-Good	ENCROACHED
917	2271125.9344'	303465.2689'	LAO	37	B	GOOD	37" LAO B-Good	ENCROACHED
919	2270970.5352'	303358.3671'	LAO	52	C	FAIR	52" LAO C-Fair	REMOVED
920	2270831.3044'	303414.5723'	LO	58	A	GOOD	58" LO A-Good	ENCROACHED
923	2270310.9579'	303773.1999'	LO	45	A	GOOD	45" LO A-Good	REMOVED
924	2270529.0238'	304059.4001'	LO	38	B	GOOD	38" LO 17+21 B-Good	ENCROACHED
926	2271925.3875'	303915.0982'	LO	52	A	GOOD	52" LO 35+17 A-Good	REMOVED
927	2270603.8940'	304078.6873'	LAO	29	C	FAIR	29" LAO C-Fair	ENCROACHED
928	2270626.0959'	304114.4864'	LAO	24	C	FAIR	24" LAO C-Fair	ENCROACHED
930	2270674.9132'	304161.4563'	LO	121	B	GOOD	121" LO 19+19+22+27+34 B-Good	ENCROACHED
933	2270597.4879'	304151.7943'	LO	124	B	GOOD	124" LO 22+22+19+CLUST B-Good	ENCROACHED
934	2270552.3167'	304163.8317'	LO	69	B	GOOD	69" LO 20+16+23+10 B-Good	UNAFFECTED
935	2270547.1040'	304177.7233'	LO	161	B	GOOD	161" LO 25+24+22+CLUST B-Good	ENCROACHED
936	2270523.9551'	304121.9847'	LO	42	B	GOOD	42" LO 19+23 B-Good	ENCROACHED
937	2270671.1436'	304221.2668'	LAO	51	C	FAIR	51" LAO C-Fair	UNAFFECTED
938	2270652.1890'	304271.4399'	LO	32	C	FAIR	32" LO 22+10 C-Fair	UNAFFECTED
939	2270708.7578'	304264.1608'	LO	56	C	FAIR	56" LO 19+19+18 C-Fair	UNAFFECTED
940	2270697.6684'	304217.9837'	LO	55	C	FAIR	55" LO 10+19+14+12 C-Fair	UNAFFECTED
941	2270748.7831'	304152.2722'	LO	125	C	FAIR	125" LO 27+35+27+CLUST C-Fair	UNAFFECTED
943	2270817.2874'	304233.4211'	LO	101	B	GOOD	101" LO 65+36 B-Good	ENCROACHED
945	2270838.8724'	304240.2405'	LO	47	C	FAIR	47" LO 15+8+12+12 C-Fair	UNAFFECTED
946	2270832.8515'	304270.4906'	LO	51	B	GOOD	51" LO 19+15+17 B-Good	UNAFFECTED
950	2270834.6866'	304366.8090'	LAO	24	C	FAIR	24" LAO C-Fair	UNAFFECTED
951	2270874.2261'	304404.1916'	LO	24	C	FAIR	24" LO C-Fair	UNAFFECTED
952	2270924.8537'	304422.1445'	LAO	27	C	FAIR	27" LAO C-Fair	ENCROACHED
953	2270949.4782'	304367.3438'	LO	31	A	GOOD	31" LO A-Good	ENCROACHED

954	2270907.0544'	304377.2869'	LO	42	B	GOOD	42" LO 17+25 B-Good	UNAFFECTED
955	2270888.8267'	304343.9886'	LO	29	C	FAIR	29" LO 13+16 C-Fair	UNAFFECTED
956	2270902.7930'	304286.8128'	LO	30	C	FAIR	30" LO C-Fair	UNAFFECTED
957	2270902.0460'	304252.6137'	LO	55	B	GOOD	55" LO 21+21+13 B-Good	ENCROACHED
958	2270910.0637'	304200.5294'	LO	39	B	GOOD	39" LO 19+20 B-Good	ENCROACHED
959	2270949.6729'	304196.5815'	LO	42	B	GOOD	42" LO 19+23 B-Good	ENCROACHED
960	2270997.4464'	304206.3890'	LO	37	A	GOOD	37" LO A-Good	ENCROACHED
962	2270987.3742'	304238.9506'	LO	63	C	FAIR	63" LO 36+27 C-Fair	UNAFFECTED
964	2270968.8932'	304303.2639'	LO	40	C	FAIR	40" LO C-Fair	ENCROACHED
965	2270950.2029'	304324.2280'	LO	24	B	GOOD	24" LO B-Good	UNAFFECTED
968	2271069.1580'	304118.1591'	LO	35	A	GOOD	35" LO A-Good	REMOVED
969	2271001.0363'	304065.7446'	RO	35	B	GOOD	35" RO B-Good	REMOVED
970	2271043.5910'	304071.5399'	LO	35	C	FAIR	35" LO C-Fair	REMOVED
971	2271121.9299'	304062.8232'	RO	33	C	FAIR	33" RO C-Fair	REMOVED
972	2271132.9790'	304271.6561'	LO	80	B	GOOD	80" LO 27+29+24 B-Good	ENCROACHED
973	2271190.4125'	304282.5975'	LO	58	B	GOOD	58" LO B-Good	REMOVED
974	2271303.3338'	304274.4857'	LO	95	B	GOOD	95" LO 50+45 B-Good	ENCROACHED
975	2271336.4507'	304178.5588'	RO	37	C	FAIR	37" RO C-Fair	REMOVED
977	2271553.6221'	304223.0482'	LO	53	A	GOOD	53" LO A-Good	ENCROACHED
980	2271775.9842'	304395.0617'	LO	32	B	GOOD	32" LO B-Good	ENCROACHED
982	2271700.1734'	304392.7133'	LAO	42	C	FAIR	42" LAO C-Fair	ENCROACHED
983	2271695.0084'	304396.9583'	LO	34	A	GOOD	34" LO A-Good	ENCROACHED
984	2271656.4916'	304429.6118'	LO	28	B	GOOD	28" LO B-Good	UNAFFECTED
986	2271643.7038'	304433.1919'	LO	57	A	GOOD	57" LO 24+33 A-Good	ENCROACHED
988	2271629.1966'	304460.0283'	LO	72	A	GOOD	72" LO 45+27 A-Good	ENCROACHED
989	2271599.3292'	304464.9563'	LAO	24	C	FAIR	24" LAO C-Fair	UNAFFECTED
992	2271596.4775'	304022.4872'	LO	38	B	GOOD	38" LO B-Good	ENCROACHED
993	2271475.8304'	304039.6987'	LO	27	B	GOOD	27" LO B-Good	REMOVED
995	2271387.8539'	303992.7977'	LO	79	A	GOOD	79" LO 30+27+22 A-Good	ENCROACHED
998	2271962.3188'	304476.9935'	LO	51	A	GOOD	51" LO A-Good	REMOVED
999	2271819.8207'	304556.6397'	LO	51	A	GOOD	51" LO A-Good	ENCROACHED
1000	2271828.1730'	304566.9363'	LO	69	C	FAIR	69" LO 36+33 C-Fair	REMOVED
1001	2271945.6019'	304655.9170'	LO	86	C	FAIR	86" LO 32+27+27 C-Fair	REMOVED
1002	2271974.5009'	304584.5437'	LO	113	B	GOOD	113" LO 35+27+24+27 B-Good	REMOVED
1003	2271991.1384'	304564.7253'	LO	68	B	GOOD	68" LO 45+23 B-Good	REMOVED
1004	2271920.0005'	304825.0571'	LAO	24	A	GOOD	24" LAO A-Good	REMOVED
1005	2272054.1732'	304804.6153'	LO	26	B	GOOD	26" LO B-Good	REMOVED
1006	2272036.2035'	304761.3621'	LO	34	B	GOOD	34" LO B-Good	REMOVED
1007	2272038.0332'	304765.2502'	LO	26	A	GOOD	26" LO A-Good	ENCROACHED
1008	2272019.7651'	304730.5457'	LAO	25	B	GOOD	25" LAO B-Good	REMOVED
1009	2272072.3733'	304885.4882'	LO	40	C	FAIR	40" LO 27+13 C-Fair	REMOVED
1010	2272065.1527'	305012.2266'	LAO	24	C	FAIR	24" LAO C-Fair	REMOVED
1012	2272132.6347'	304851.9641'	LO	33	B	GOOD	33" LO B-Good	REMOVED
1013	2272046.3385'	304726.2269'	LAO	33	B	GOOD	33" LAO B-Good	ENCROACHED
1014	2272066.0857'	304721.4987'	LO	41	C	FAIR	41" LO 18+23 C-Fair	ENCROACHED
1015	2272034.0967'	304687.8028'	LAO	24	C	FAIR	24" LAO C-Fair	REMOVED
1016	2272053.7486'	304646.8094'	LAO	27	B	GOOD	27" LAO B-Good	ENCROACHED
1019	2272132.8476'	304753.4247'	LO	34	B	GOOD	34" LO B-Good	REMOVED
1020	2272158.0729'	304717.3353'	LO	60	B	GOOD	60" LO 22+23+15 B-Good	ENCROACHED
1026	2272418.1396'	304820.2406'	LO	35	B	GOOD	35" LO B-Good	ENCROACHED
1027	2272544.1667'	304817.1661'	LAO	26	C	FAIR	26" LAO C-Fair	REMOVED
1028	2272525.1102'	304790.1702'	LAO	29	C	FAIR	29" LAO C-Fair	ENCROACHED
1029	2272858.0433'	304818.8938'	LAO	25	C	FAIR	25" LAO C-Fair	REMOVED
1030	2272864.4479'	304832.8662'	LAO	26	C	FAIR	26" LAO C-Fair	REMOVED
1032	2272885.1170'	304877.8315'	LO	45	B	GOOD	45" LO 20+25 B-Good	ENCROACHED
1033	2272837.7989'	304897.0352'	LAO	26	C	FAIR	26" LAO C-Fair	REMOVED
1037	2272521.1726'	304660.3340'	LAO	26	C	FAIR	26" LAO C-Fair	ENCROACHED
1042	2272468.6291'	304584.8046'	LAO	28	C	FAIR	28" LAO C-Fair	ENCROACHED
1043	2272510.0270'	304526.9869'	LO	27	B	GOOD	27" LO B-Good	ENCROACHED
1046	2272364.5678'	304680.2214'	LAO	26	C	FAIR	26" LAO C-Fair	ENCROACHED
1048	2272067.5298'	304531.8153'	LO	94	A	GOOD	94" LO 46+22+26 A-Good	ENCROACHED
1049	2272027.5733'	304497.1497'	LAO	24	B	GOOD	24" LAO B-Good	REMOVED
1050	2272057.4720'	304423.2647'	LO	28	C	FAIR	28" LO C-Fair	ENCROACHED
1051	2272150.9920'	304409.5538'	LO	49	A	GOOD	49" LO A-Good	ENCROACHED
1053	2272279.5319'	304420.5015'	LAO	26	C	FAIR	26" LAO C-Fair	REMOVED
1055	2272401.9765'	304434.4183'	LO	36	C	FAIR	36" LO 12+24 C-Fair	REMOVED
1056	2272423.3157'	304402.0470'	LO	29	C	FAIR	29" LO 17+12 C-Fair	ENCROACHED
1057	2272419.8390'	304397.4933'	LO	26	A	GOOD	26" LO A-Good	ENCROACHED
1058	2272454.4010'	304436.9453'	LO	30	B	GOOD	30" LO B-Good	ENCROACHED
1059	2272470.7713'	304425.9619'	LO	29	B	GOOD	29" LO B-Good	ENCROACHED
1060	2272534.5006'	304337.5081'	LO	37	B	GOOD	37" LO B-Good	ENCROACHED
1062	2272693.5374'	304324.9224'	LO	24	C	FAIR	24" LO C-Fair	ENCROACHED
1064	2272756.4065'	304300.2818'	RO	25	C	FAIR	25" RO C-Fair	ENCROACHED

1065	2272825.3002'	304282.7504'	LO	44	A	GOOD	44" LO A-Good	ENCROACHED
1067	2272446.8808'	304254.3496'	LO	34	B	GOOD	34" LO B-Good	ENCROACHED
1068	2272436.0298'	304268.1755'	LO	25	A	GOOD	25" LO A-Good	ENCROACHED
1073	2272227.8562'	304321.2860'	LAO	26	C	FAIR	26" LAO C-Fair	REMOVED
1074	2272121.6154'	304298.6564'	LAO	26	B	GOOD	26" LAO B-Good	ENCROACHED
1076	2271988.2653'	304316.8850'	LO	40	A	GOOD	40" LO A-Good	REMOVED
1077	2271971.6101'	304295.7394'	LAO	25	B	GOOD	25" LAO B-Good	REMOVED
1078	2272047.1452'	304356.0691'	LO	37	C	FAIR	37" LO 12+12+13 C-Fair	ENCROACHED
1080	2272110.3892'	304241.1969'	LO	77	B	GOOD	77" LO 22+21+16+18 B-Good	ENCROACHED
1081	2272167.8355'	304232.5899'	LO	42	B	GOOD	42" LO B-Good	ENCROACHED
1083	2272311.1886'	304227.6855'	WATO	24	C	FAIR	24" WATO C-Fair	REMOVED
1084	2272642.8300'	304193.0239'	LO	36	A	GOOD	36" LO A-Good	UNAFFECTED
1085	2272712.4905'	304163.0918'	LAO	24	B	GOOD	24" LAO B-Good	REMOVED
1088	2272616.6624'	304086.3424'	LO	37	C	FAIR	37" LO 23+14 C-Fair	ENCROACHED
1090	2272506.6286'	304133.7288'	LO	34	B	GOOD	34" LO 16+18 B-Good	ENCROACHED
1091	2272445.7534'	304122.6506'	LO	27	C	FAIR	27" LO 13+14 C-Fair	ENCROACHED
1092	2272430.9943'	304100.1213'	LO	47	B	FAIR	47" LO 10+12+12+13 B-Fair	ENCROACHED
1093	2272500.0557'	304081.7676'	LO	36	C	FAIR	36" LO 21+15 C-Fair	ENCROACHED
1095	2272248.2514'	304056.9220'	LO	37	B	GOOD	37" LO 22+15 B-Good	REMOVED
1096	2272162.0649'	304034.6252'	LO	27	B	GOOD	27" LO B-Good	REMOVED
1099	2272271.8703'	303988.6453'	LAO	33	C	FAIR	33" LAO C-Fair	REMOVED
1100	2272365.5612'	303989.1956'	LO	35	C	FAIR	35" LO 16+10+9 C-Fair	ENCROACHED
1101	2272433.2772'	303979.1446'	LAO	26	C	FAIR	26" LAO C-Fair	ENCROACHED
1106	2272685.9507'	304017.8796'	LO	24	C	FAIR	24" LO 16+8 C-Fair	REMOVED
1107	2272729.6901'	304065.3587'	LAO	25	C	FAIR	25" LAO C-Fair	REMOVED
1108	2272585.1646'	303965.2731'	LAO	28	C	FAIR	28" LAO C-Fair	REMOVED
1109	2272511.8063'	303926.0842'	LO	25	C	FAIR	25" LO 13+12 C-Fair	REMOVED
1111	2272399.6748'	303947.1826'	LO	25	A	GOOD	25" LO A-Good	ENCROACHED
1112	2272349.5798'	303962.3710'	LAO	27	C	FAIR	27" LAO C-Fair	ENCROACHED
1114	2272330.2118'	303807.4638'	LO	58	A	GOOD	58" LO 12+46 A-Good	ENCROACHED
1118	2272485.9853'	303886.0307'	LO	26	B	GOOD	26" LO 12+14 B-Good	REMOVED
1120	2272629.3850'	303850.4675'	LO	27	B	GOOD	27" LO B-Good	REMOVED
1124	2272445.7392'	303529.1686'	LO	33	A	GOOD	33" LO A-Good	REMOVED
1125	2274115.1224'	304662.3741'	MAG	25	C	FAIR	25" MAG C-Fair	UNAFFECTED
1126	2274022.7118'	304426.8598'	LO	27	C	FAIR	27" LO C-Fair	ENCROACHED
1127	2273877.0932'	304372.1816'	LO	27	C	FAIR	27" LO C-Fair	ENCROACHED
1129	2273445.5183'	304142.8677'	LO	45	B	GOOD	45" LO B-Good	ENCROACHED
1133	2273071.0818'	303977.2909'	LO	29	B	GOOD	29" LO B-Good	UNAFFECTED
1135	2273815.2531'	304530.8772'	LO	26	B	GOOD	26" LO B-Good	REMOVED
1138	2273243.6169'	304355.6911'	LO	33	C	FAIR	33" LO 17+16 C-Fair	ENCROACHED
1140	2273712.0798'	304926.0055'	LO	25	B	GOOD	25" LO B-Good	UNAFFECTED
1141	2274843.0446'	301162.7549'	LO	39	C	FAIR	39" LO C-Fair	UNAFFECTED
1142	2272851.4940'	304414.9640'	LAO	24	C	FAIR	24" LAO C-Fair	REMOVED
1143	2272306.9350'	305022.1882'	LO	29	C	FAIR	29" LO C-Fair	UNAFFECTED
1144	2272278.2829'	305054.6328'	LO	42	A	GOOD	42" LO 18+24 A-Good	UNAFFECTED
1145	2272223.8601'	305151.9924'	LO	74	A	GOOD	74" LO 17+15+15+15+12 A-Good	ENCROACHED
1148	2272286.2555'	305459.0689'	LO	40	A	GOOD	40" LO A-Good	UNAFFECTED
1150	2272093.2181'	305371.9799'	LO	24	B	GOOD	24" LO B-Good	UNAFFECTED
1155	2271767.2346'	305095.0570'	LAO	24	B	GOOD	24" LAO B-Good	UNAFFECTED
1157	2271810.3202'	304984.5175'	LAO	24	C	FAIR	24" LAO C-Fair	REMOVED
1158	2271933.5550'	304910.2546'	LO	24	C	FAIR	24" LO C-Fair	REMOVED
1159	2272075.1634'	304876.8368'	LO	40	B	GOOD	40" LO 28+12 B-Good	REMOVED
1161	2271735.4922'	304951.4331'	LO	25	B	GOOD	25" LO B-Good	UNAFFECTED
1162	2271708.8206'	304957.3374'	LAO	30	B	GOOD	30" LAO B-Good	UNAFFECTED
1163	2271715.3644'	305013.1864'	LO	40	A	GOOD	40" LO A-Good	UNAFFECTED
1164	2271709.6237'	305066.3140'	LAO	24	C	FAIR	24" LAO C-Fair	UNAFFECTED
1165	2271664.0654'	305005.7418'	LO	62	B	GOOD	62" LO 19+29+14 B-Good	UNAFFECTED
1167	2271674.0338'	304925.6826'	LO	47	A	GOOD	47" LO A-Good	UNAFFECTED
1168	2271665.5603'	304939.5463'	LO	33	A	GOOD	33" LO A-Good	UNAFFECTED
1169	2271664.0188'	304948.6717'	WATO	26	C	FAIR	26" WATO C-Fair	UNAFFECTED
1170	2271608.6508'	304952.6004'	LAO	26	B	GOOD	26" LAO B-Good	UNAFFECTED
1171	2271633.4732'	304999.0041'	LO	51	A	GOOD	51" LO 28+23 A-Good	UNAFFECTED
1173	2271560.0605'	305075.2170'	LO	28	B	GOOD	28" LO B-Good	UNAFFECTED
1174	2271548.0343'	305053.4113'	LO	38	A	GOOD	38" LO A-Good	UNAFFECTED
1177	2271468.3020'	305017.3929'	LO	45	B	GOOD	45" LO 23+22 B-Good	UNAFFECTED
1179	2271276.6570'	304895.3552'	LO	34	C	FAIR	34" LO C-Fair	UNAFFECTED
1180	2271100.2071'	304781.5450'	LO	31	A	GOOD	31" LO A-Good	UNAFFECTED
1181	2271102.6337'	304787.9379'	LO	55	B	GOOD	55" LO 15+15+25 B-Good	UNAFFECTED
1182	2271071.7914'	304789.0991'	LO	41	B	GOOD	41" LO B-Good	UNAFFECTED
1184	2270912.8069'	304709.7771'	LO	47	A	GOOD	47" LO 22+25 A-Good	UNAFFECTED
1185	2270888.3541'	304597.3122'	LO	33	A	GOOD	33" LO A-Good	UNAFFECTED
1186	2270879.7209'	304543.3893'	LO	52	A	GOOD	52" LO 26+26 A-Good	UNAFFECTED
1187	2270914.3518'	304495.9404'	LO	45	B	GOOD	45" LO 27+18 B-Good	ENCROACHED

1188	2270893.0660'	304455.2183'	LAO	27	B	GOOD	27" LAO B-Good	ENCROACHED
1189	2270847.2511'	304473.7989'	LAO	24	C	FAIR	24" LAO C-Fair	UNAFFECTED
1191	2270833.7606'	304469.3352'	LAO	38	B	GOOD	38" LAO B-Good	UNAFFECTED
1192	2270815.2672'	304440.2969'	LO	34	B	GOOD	34" LO B-Good	UNAFFECTED
1193	2270785.6351'	304383.9977'	LO	75	B	GOOD	75" LO 17+17+20+21 B-Good	UNAFFECTED
1194	2270821.4486'	304505.8531'	LO	29	A	GOOD	29" LO A-Good	UNAFFECTED
1195	2270787.3403'	304503.1497'	LO	57	B	GOOD	57" LO 23+34 B-Good	UNAFFECTED
1197	2270590.0927'	304359.1303'	LO	86	B	GOOD	86" LO 25+27+34 B-Good	UNAFFECTED
1198	2270623.3988'	304308.6329'	LO	31	B	GOOD	31" LO B-Good	UNAFFECTED
1199	2270619.4790'	304324.4110'	LAO	44	B	GOOD	44" LAO B-Good	UNAFFECTED
1200	2270646.5398'	304329.7264'	LO	44	B	GOOD	44" LO B-Good	UNAFFECTED
1201	2270664.0664'	304327.9801'	LO	101	A	GOOD	101" LO 9+16+16+16+18+26 A-Good	UNAFFECTED
1202	2270688.6554'	304355.7031'	WATO	25	B	GOOD	25" WATO B-Good	UNAFFECTED
1204	2270504.7549'	304303.2559'	LO	103	A	GOOD	103" LO 21+43+39 A-Good	UNAFFECTED
1205	2270497.0760'	304278.6627'	LO	40	B	GOOD	40" LO 22+18 B-Good	UNAFFECTED
1206	2270294.3211'	304328.9829'	LAO	26	A	GOOD	26" LAO A-Good	UNAFFECTED
1207	2270220.6798'	304321.9094'	LAO	30	B	GOOD	30" LAO B-Good	UNAFFECTED
1209	2270199.0558'	304309.1518'	LO	32	B	GOOD	32" LO B-Good	UNAFFECTED
1210	2270106.0508'	304266.2076'	LO	42	A	GOOD	42" LO A-Good	UNAFFECTED
1211	2270096.8293'	304241.2930'	LAO	40	C	GOOD	40" LAO C-Good	UNAFFECTED
1212	2270073.7323'	304223.6268'	LO	25	B	GOOD	25" LO B-Good	UNAFFECTED
1213	2270009.3542'	304195.4090'	LAO	25	C	FAIR	25" LAO C-Fair	UNAFFECTED
1214	2270019.0939'	304085.9874'	LO	144	A	GOOD	144" LO 53+33+25+33 A-Good	ENCROACHED
1216	2270022.5154'	304059.3655'	LO	77	B	GOOD	77" LO 29+18+30 B-Good	ENCROACHED
1217	2269930.1781'	304137.8906'	LAO	34	A	GOOD	34" LAO A-Good	UNAFFECTED
1218	2269857.4738'	304112.5650'	LAO	32	C	FAIR	32" LAO C-Fair	UNAFFECTED
1219	2269848.8968'	304115.7285'	LO	44	B	GOOD	44" LO 17+27 B-Good	UNAFFECTED
1220	2269848.7606'	304092.4545'	LO	25	A	GOOD	25" LO A-Good	UNAFFECTED
1221	2269850.7000'	304077.7789'	LO	37	B	GOOD	37" LO B-Good	UNAFFECTED
1223	2269864.2284'	304054.6129'	LO	24	B	GOOD	24" LO B-Good	UNAFFECTED
1224	2269867.9087'	304056.5836'	LO	96	B	GOOD	96" LO 21+15+21+21+18 B-Good	UNAFFECTED
1226	2269917.9075'	304071.3337'	LAO	25	C	FAIR	25" LAO C-Fair	UNAFFECTED
1227	2269768.3652'	304067.6728'	LAO	28	C	FAIR	28" LAO C-Fair	UNAFFECTED
1228	2269737.6030'	304036.8241'	LAO	36	C	FAIR	36" LAO C-Fair	UNAFFECTED
1229	2269786.4680'	304021.8658'	LO	42	A	GOOD	42" LO A-Good	UNAFFECTED
1230	2269803.9380'	304018.8100'	LO	75	B	GOOD	75" LO 17+34+24 B-Good	UNAFFECTED
1231	2269788.7376'	303962.2703'	LO	28	B	GOOD	28" LO B-Good	UNAFFECTED
1232	2269729.0527'	303971.4732'	LAO	48	A	GOOD	48" LAO A-Good	UNAFFECTED
1233	2269741.0284'	303963.9630'	LO	58	B	GOOD	58" LO 16+28+14 B-Good	UNAFFECTED
1235	2269817.2918'	303910.0876'	LO	24	B	GOOD	24" LO B-Good	ENCROACHED
1236	2269814.0863'	303912.7266'	LO	25	B	GOOD	25" LO B-Good	ENCROACHED
1237	2269811.9844'	303927.6859'	LO	25	B	GOOD	25" LO B-Good	ENCROACHED
1238	2269851.8238'	303921.8761'	LO	25	B	GOOD	25" LO B-Good	ENCROACHED
1239	2269855.2692'	303941.2127'	LO	47	B	GOOD	47" LO 15+32 B-Good	ENCROACHED
1240	2269896.7010'	303908.8583'	LO	52	B	GOOD	52" LO B-Good	ENCROACHED
1241	2269880.1332'	303877.1998'	LO	92	A	GOOD	92" LO 31+38+23 A-Good	ENCROACHED
1242	2269903.6249'	303849.1474'	LO	42	A	GOOD	42" LO A-Good	ENCROACHED
1243	2269912.2791'	303855.4039'	LO	24	B	GOOD	24" LO B-Good	UNAFFECTED
1244	2269928.3404'	303862.8711'	LO	33	A	GOOD	33" LO A-Good	UNAFFECTED
1245	2269940.9479'	303856.5258'	LO	27	A	GOOD	27" LO A-Good	UNAFFECTED
1246	2269951.3143'	303868.7943'	LO	38	B	GOOD	38" LO B-Good	UNAFFECTED
1247	2269953.1936'	303873.2987'	LO	32	A	GOOD	32" LO A-Good	ENCROACHED
1248	2269971.9563'	303881.8198'	LO	64	B	GOOD	64" LO 34+30 B-Good	REMOVED
1249	2269973.4349'	303842.2450'	LO	55	A	GOOD	55" LO A-Good	ENCROACHED
1250	2269919.5955'	303838.9898'	LO	31	A	GOOD	31" LO A-Good	UNAFFECTED
1251	2269952.3135'	303810.7162'	LO	47	A	GOOD	47" LO A-Good	REMOVED
1252	2270014.6981'	303745.9618'	LO	60	A	GOOD	60" LO 22+19+19 A-Good	ENCROACHED
1253	2270011.2386'	303738.5860'	LO	35	B	GOOD	35" LO B-Good	UNAFFECTED
1254	2270027.3771'	303709.8739'	LO	39	B	GOOD	39" LO 22+17 B-Good	UNAFFECTED
1256	2270043.5318'	303746.2352'	LO	24	B	GOOD	24" LO B-Good	UNAFFECTED
1257	2270052.9592'	303737.0401'	LO	26	B	GOOD	26" LO B-Good	UNAFFECTED
1258	2270079.6483'	303731.2018'	LAO	37	C	FAIR	37" LAO C-Fair	ENCROACHED
1259	2270095.1204'	303726.4048'	LO	30	B	GOOD	30" LO B-Good	ENCROACHED
1260	2270077.1141'	303707.4889'	LO	30	A	GOOD	30" LO A-Good	UNAFFECTED
1261	2270066.8860'	303667.7963'	LO	44	B	GOOD	44" LO B-Good	ENCROACHED
1262	2270067.9943'	303637.8493'	LO	144	B	GOOD	144" LO 27+27+21+CLUST B-Good	ENCROACHED
1265	2270132.2476'	303587.8612'	LAO	46	A	GOOD	46" LAO A-Good	ENCROACHED
1266	2270101.3437'	303577.9791'	LO	104	B	GOOD	104" LO 34+8+22+15+25 B-Good	ENCROACHED
1267	2270133.9315'	303565.3127'	LO	29	C	FAIR	29" LO 14+15 C-Fair	ENCROACHED
1268	2270144.8000'	303554.3384'	LO	49	A	GOOD	49" LO 20+29 A-Good	ENCROACHED
1269	2270159.0715'	303561.7127'	LO	42	A	GOOD	42" LO A-Good	ENCROACHED
1271	2270219.3270'	303594.9483'	LO	76	A	GOOD	76" LO 43+33 A-Good	ENCROACHED
1272	2270196.5466'	303584.2560'	LO	24	A	GOOD	24" LO A-Good	UNAFFECTED

1273	2270125.1457'	303491.2801'	LO	38	A	GOOD	38" LO A-Good	ENCROACHED
1275	2270202.0792'	303462.7483'	LO	57	A	GOOD	57" LO A-Good	ENCROACHED
1276	2270206.3542'	303454.5294'	LO	85	A	GOOD	85" LO 20+25+40 A-Good	ENCROACHED
1277	2270236.3597'	303542.6648'	LO	45	B	GOOD	45" LO 22+23 B-Good	UNAFFECTED
1278	2270252.0702'	303482.7960'	LO	45	C	FAIR	45" LO 17+28 C-Fair	UNAFFECTED
1279	2270251.7347'	303479.9468'	LO	33	C	FAIR	33" LO 16+17 C-Fair	UNAFFECTED
1280	2270242.2629'	303473.7269'	LO	51	A	GOOD	51" LO 25+26 A-Good	UNAFFECTED
1281	2270316.7223'	303474.8140'	LO	25	B	GOOD	25" LO B-Good	UNAFFECTED
1283	2270314.9879'	303496.3017'	LAO	25	B	FAIR	25" LAO B-Fair	ENCROACHED
1288	2270384.4842'	303421.7581'	LO	28	B	GOOD	28" LO B-Good	ENCROACHED
1289	2270406.7108'	303266.5688'	LO	110	A	GOOD	110" LO 21+25+27+37 A-Good	ENCROACHED
1290	2270200.7930'	303363.2535'	LO	39	A	GOOD	39" LO A-Good	UNAFFECTED
1292	2270169.3419'	303330.2806'	LAO	35	C	FAIR	35" LAO C-Fair	ENCROACHED
1293	2270183.3527'	303321.6246'	LAO	25	B	GOOD	25" LAO B-Good	UNAFFECTED
1295	2270222.7965'	303340.8142'	LO	90	B	GOOD	90" LO 20+25+45 B-Good	ENCROACHED
1297	2270201.0534'	303216.7576'	LAO	31	B	GOOD	31" LAO B-Good	UNAFFECTED
1298	2270241.5081'	303203.2787'	LO	200	A	GOOD	200" LO 33+30+26+CLUST A-Good	ENCROACHED
1299	2270269.7199'	303235.8308'	LO	88	B	GOOD	88" LO 69+19 B-Good	UNAFFECTED
1300	2269630.8138'	303197.8791'	LAO	25	A	GOOD	25" LAO A-Good	ENCROACHED
1301	2269587.2668'	303214.1066'	LO	54	A	GOOD	54" LO A-Good	ENCROACHED
1302	2269585.2996'	303266.6400'	LO	53	A	GOOD	53" LO A-Good	ENCROACHED
1304	2269650.3542'	303273.9588'	LO	36	A	GOOD	36" LO A-Good	ENCROACHED
1305	2269632.8616'	303258.1048'	LO	42	B	GOOD	42" LO B-Good	ENCROACHED
1306	2269692.9934'	303333.8690'	LO	46	B	GOOD	46" LO 10+15+8+13 B-Good	ENCROACHED
1307	2269756.2537'	303387.8169'	LO	24	B	GOOD	24" LO B-Good	ENCROACHED
1308	2269841.2451'	303447.4819'	LO	94	A	GOOD	94" LO 45+49 A-Good	ENCROACHED
1309	2269144.6802'	303516.4993'	LO	49	B	GOOD	49" LO B-Good	UNAFFECTED
1311	2269183.4286'	303621.5073'	LAO	36	C	FAIR	36" LAO C-Fair	UNAFFECTED
1313	2269220.4766'	303653.5960'	LAO	30	C	FAIR	30" LAO C-Fair	UNAFFECTED
1316	2269299.7790'	303718.6230'	LAO	28	B	GOOD	28" LAO B-Good	UNAFFECTED
1321	2269533.6366'	303931.2877'	WATO	25	C	FAIR	25" WATO C-Fair	UNAFFECTED
1322	2269550.9003'	303936.3681'	LAO	37	C	FAIR	37" LAO C-Fair	UNAFFECTED
1323	2269337.9419'	303775.7170'	LO	26	B	GOOD	26" LO B-Good	UNAFFECTED
1325	2271606.5518'	302512.7286'	LO	36	A	GOOD	36" LO A-Good	ENCROACHED
1326	2271494.1548'	302725.8902'	LAO	29	C	FAIR	29" LAO C-Fair	REMOVED
1327	2271486.2828'	302726.4280'	LAO	30	C	FAIR	30" LAO C-Fair	REMOVED
1328	2271486.2153'	302713.8015'	LAO	25	C	FAIR	25" LAO C-Fair	REMOVED
1331	2271486.6459'	302793.8480'	LO	40	A	GOOD	40" LO A-Good	ENCROACHED
1334	2271767.7761'	302770.0366'	LAO	30	B	GOOD	30" LAO B-Good	UNAFFECTED
1335	2271733.5954'	302846.6217'	LAO	29	B	GOOD	29" LAO B-Good	REMOVED
1336	2271703.9779'	302845.2177'	LAO	35	C	FAIR	35" LAO C-Fair	REMOVED
1337	2271670.7628'	302838.8594'	WATO	25	C	FAIR	25" WATO C-Fair	REMOVED
1338	2271655.0686'	302810.7723'	WATO	25	C	FAIR	25" WATO C-Fair	REMOVED
1341	2271843.3822'	302912.4875'	LAO	30	C	FAIR	30" LAO C-Fair	REMOVED
1342	2271852.5868'	302822.7659'	LO	37	B	GOOD	37" LO 19+18 B-Good	ENCROACHED
1343	2271869.3845'	302827.7725'	LO	47	C	FAIR	47" LO 14+15+18 C-Fair	ENCROACHED
1344	2271864.6094'	302666.2803'	LO	53	A	GOOD	53" LO A-Good	ENCROACHED
1346	2271866.6724'	302918.1875'	LO	59	B	GOOD	59" LO 22+22+15 B-Good	ENCROACHED
1347	2271935.5528'	302964.5242'	LO	26	B	GOOD	26" LO B-Good	ENCROACHED
1349	2272011.2700'	302788.2708'	LO	80	A	GOOD	80" LO A-Good	ENCROACHED
1350	2272077.8408'	302721.6055'	LO	35	A	GOOD	35" LO A-Good	ENCROACHED
1351	2272080.6176'	302705.9320'	LO	38	B	GOOD	38" LO B-Good	REMOVED
1354	2272271.6762'	302614.8817'	LAO	31	C	FAIR	31" LAO C-Fair	REMOVED
1356	2272158.5590'	302611.6140'	LO	29	B	GOOD	29" LO B-Good	ENCROACHED
1357	2272130.6901'	302618.6952'	LO	31	C	FAIR	31" LO C-Fair	REMOVED
1359	2271983.8495'	302594.1949'	LO	25	A	GOOD	25" LO A-Good	REMOVED
1361	2272124.3493'	303066.2329'	LO	55	B	GOOD	55" LO 28+27 B-Good	ENCROACHED
1366	2272289.5547'	302880.8565'	LO	84	C	FAIR	84" LO 36+48 C-Fair	REMOVED
1367	2272380.0575'	302919.4798'	WATO	30	C	FAIR	30" WATO C-Fair	REMOVED
1369	2272404.3546'	302941.0240'	LO	31	C	FAIR	31" LO C-Fair	REMOVED
1370	2272397.5956'	303056.0863'	LO	46	B	GOOD	46" LO 19+27 B-Good	ENCROACHED
1372	2272409.8933'	303210.3791'	LO	36	B	GOOD	36" LO 16+20 B-Good	ENCROACHED
1373	2272377.5584'	303269.2520'	LAO	29	C	FAIR	29" LAO C-Fair	ENCROACHED
1374	2272336.0852'	303247.8378'	LO	47	B	GOOD	47" LO 29+18 B-Good	ENCROACHED
1376	2272365.8683'	303388.1987'	LO	40	C	FAIR	40" LO 24+16 C-Fair	REMOVED
1377	2272392.1871'	303401.0567'	LO	29	B	GOOD	29" LO B-Good	ENCROACHED
1378	2272482.1308'	303272.0623'	LO	25	B	GOOD	25" LO B-Good	UNAFFECTED
1381	2272589.2614'	303064.1436'	LO	50	A	GOOD	50" LO A-Good	ENCROACHED
1382	2272637.0695'	303002.3613'	RO	26	B	GOOD	26" RO B-Good	REMOVED
1385	2272767.5401'	302996.7672'	LAO	32	C	FAIR	32" LAO C-Fair	REMOVED
1386	2272645.3266'	303205.1618'	LO	42	B	GOOD	42" LO B-Good	ENCROACHED
1388	2274997.7439'	303345.8333'	LO	49	B	GOOD	49" LO 32+17 B-Good	UNAFFECTED
1389	2272729.6316'	300523.2884'	LO	61	B	GOOD	61" LO 32+29 B-Good	UNAFFECTED

1390	2272737.1366'	300488.1023'	LO	32	B	GOOD	32" LO B-Good	UNAFFECTED
1391	2272705.5348'	300429.5043'	LO	25	A	GOOD	25" LO A-Good	UNAFFECTED
1395	2273080.3319'	300690.5425'	LO	30	A	GOOD	30" LO A-Good	REMOVED
1396	2272922.6201'	300677.1402'	HIC	30	A	GOOD	30" HIC A-Good	UNAFFECTED
1398	2273236.1522'	300670.9218'	BGUM	27	A	GOOD	27" BGUM A-Good	UNAFFECTED
1399	2273601.7758'	300740.9144'	LO	29	B	GOOD	29" LO B-Good	UNAFFECTED
1401	2273659.9654'	300686.7677'	LO	25	B	GOOD	25" LO B-Good	UNAFFECTED
1402	2273680.4915'	300635.5706'	LAO	25	C	FAIR	25" LAO C-Fair	UNAFFECTED
1403	2273747.4991'	300679.8286'	LO	46	A	GOOD	46" LO 30+16 A-Good	UNAFFECTED
1404	2273734.5110'	300724.7590'	LO	39	A	GOOD	39" LO A-Good	UNAFFECTED
1405	2273709.5406'	300726.8679'	LO	29	C	FAIR	29" LO C-Fair	UNAFFECTED
1406	2273715.9192'	300805.2542'	LO	24	B	GOOD	24" LO B-Good	UNAFFECTED
1407	2273707.9324'	300840.1708'	LO	29	B	GOOD	29" LO B-Good	UNAFFECTED
1409	2273753.2538'	300839.0700'	LO	29	A	GOOD	29" LO A-Good	UNAFFECTED
1410	2273792.5416'	300830.7332'	LO	35	A	GOOD	35" LO A-Good	UNAFFECTED
1411	2273781.7796'	300788.1279'	LO	27	B	GOOD	27" LO B-Good	UNAFFECTED
1412	2273756.4925'	300753.4712'	LO	28	B	GOOD	28" LO B-Good	UNAFFECTED
1413	2273820.6566'	300705.0492'	LO	37	C	FAIR	37" LO C-Fair	UNAFFECTED
1414	2273820.3931'	300735.0194'	LO	26	C	FAIR	26" LO C-Fair	UNAFFECTED
1415	2273824.3160'	300767.8183'	LO	33	C	FAIR	33" LO C-Fair	UNAFFECTED
1417	2273705.7483'	300968.7428'	LO	26	C	FAIR	26" LO C-Fair	ENCROACHED
1418	2273866.7582'	301021.3211'	RO	25	C	FAIR	25" RO C-Fair	REMOVED
1420	2273863.0144'	300856.8468'	LO	27	A	GOOD	27" LO A-Good	REMOVED
1421	2273927.3935'	300749.3903'	LO	46	C	FAIR	46" LO C-Fair	UNAFFECTED
1422	2274024.9942'	300805.8036'	LO	40	C	FAIR	40" LO C-Fair	UNAFFECTED
1423	2273966.9759'	300824.6070'	LO	50	C	FAIR	50" LO 35+15 C-Fair	UNAFFECTED
1424	2273995.8972'	300845.5362'	LO	29	C	FAIR	29" LO C-Fair	UNAFFECTED
1425	2273935.0932'	300901.5731'	LO	38	B	GOOD	38" LO B-Good	UNAFFECTED
1428	2274027.0361'	300903.0659'	LO	46	A	GOOD	46" LO A-Good	UNAFFECTED
1430	2274130.7731'	300935.9486'	LO	50	C	FAIR	50" LO C-Fair	UNAFFECTED
1432	2274222.2798'	300914.7869'	LO	28	B	GOOD	28" LO B-Good	UNAFFECTED
1433	2274364.9364'	300939.2656'	LO	52	C	FAIR	52" LO C-Fair	UNAFFECTED
1434	2274472.0821'	300980.2109'	LO	24	B	GOOD	24" LO B-Good	UNAFFECTED
1435	2274499.9096'	301130.7735'	LO	52	B	GOOD	52" LO B-Good	UNAFFECTED
1436	2274506.9837'	301138.9316'	LO	29	C	FAIR	29" LO C-Fair	UNAFFECTED
1437	2274561.5393'	301192.4028'	LO	44	A	GOOD	44" LO A-Good	UNAFFECTED
1442	2274920.1540'	301155.6803'	LO	82	A	GOOD	82" LO A-Good	UNAFFECTED
1443	2275037.6940'	301195.6971'	LO	35	C	FAIR	35" LO C-Fair	UNAFFECTED
1444	2275077.9841'	301215.3787'	LO	51	C	FAIR	51" LO C-Fair	UNAFFECTED
1445	2274932.5167'	301244.8780'	LO	24	B	GOOD	24" LO B-Good	UNAFFECTED
1447	2274501.3864'	301392.2560'	LO	28	B	GOOD	28" LO B-Good	REMOVED
1448	2274859.5871'	301608.7868'	LO	39	B	GOOD	39" LO B-Good	ENCROACHED
1450	2275324.9164'	301765.8178'	LO	31	B	GOOD	31" LO B-Good	UNAFFECTED
1451	2275403.0512'	301787.9335'	LO	25	B	GOOD	25" LO B-Good	UNAFFECTED
1452	2275552.0503'	301910.2082'	POP	26	B	GOOD	26" POP B-Good	UNAFFECTED
1453	2275547.5902'	301963.6220'	LAO	24	C	FAIR	24" LAO C-Fair	UNAFFECTED
1455	2275673.0060'	301945.8697'	POP	32	A	GOOD	32" POP A-Good	UNAFFECTED
1457	2274267.1908'	301312.3769'	RO	24	C	FAIR	24" RO C-Fair	UNAFFECTED
1458	2275017.8478'	303396.1119'	LAO	24	B	GOOD	24" LAO B-Good	UNAFFECTED
1459	2275028.5084'	303437.0702'	LO	44	C	FAIR	44" LO C-Fair	UNAFFECTED
1461	2274987.4670'	303472.8573'	LO	58	C	FAIR	58" LO 24+34 C-Fair	UNAFFECTED
1463	2275245.8858'	303558.6864'	LO	40	B	FAIR	40" LO B-Fair	UNAFFECTED
1464	2275291.3321'	303522.1157'	LO	38	A	GOOD	38" LO A-Good	UNAFFECTED
1465	2275299.5997'	303477.8836'	LO	40	B	GOOD	40" LO B-Good	UNAFFECTED
1468	2275415.8182'	303561.1585'	LO	28	C	FAIR	28" LO C-Fair	UNAFFECTED
1469	2275440.5238'	303565.1172'	LO	33	C	FAIR	33" LO C-Fair	UNAFFECTED
1470	2275503.0080'	303535.1128'	LO	46	B	FAIR	46" LO 21+25 B-Fair	UNAFFECTED
1471	2275573.9966'	303570.1044'	LO	31	B	GOOD	31" LO B-Good	UNAFFECTED
1472	2275566.2637'	303487.0282'	RO	30	A	GOOD	30" RO A-Good	UNAFFECTED
1474	2275366.2998'	303477.8978'	LAO	25	C	FAIR	25" LAO C-Fair	UNAFFECTED
1475	2275335.5587'	303436.4690'	LO	33	B	GOOD	33" LO B-Good	UNAFFECTED
1476	2275342.4957'	303395.6627'	LO	30	B	GOOD	30" LO B-Good	UNAFFECTED
1477	2275331.9368'	303406.7406'	LO	32	C	FAIR	32" LO C-Fair	UNAFFECTED
1478	2275270.0579'	303413.9540'	LO	29	B	GOOD	29" LO B-Good	UNAFFECTED
1479	2275272.8218'	303366.1888'	LO	48	C	FAIR	48" LO C-Fair	UNAFFECTED
1481	2275194.6888'	303361.0436'	LO	42	A	GOOD	42" LO A-Good	UNAFFECTED
1482	2275212.8276'	303380.8487'	LO	40	A	GOOD	40" LO A-Good	UNAFFECTED
1483	2275149.0122'	303285.9483'	LO	35	B	GOOD	35" LO B-Good	UNAFFECTED
1484	2275058.3790'	303173.9959'	LO	28	C	FAIR	28" LO C-Fair	UNAFFECTED
1485	2275276.8884'	303128.1286'	LO	42	A	GOOD	42" LO A-Good	UNAFFECTED
1489	2269051.2297'	302155.7202'	LAO	28	C	FAIR	28" LAO C-Fair	REMOVED
1490	2269109.9028'	302155.8661'	LO	80	B	GOOD	80" LO 27+16+25+12 B-Good	ENCROACHED
1493	2269150.1329'	302261.6474'	LO	92	B	GOOD	92" LO 21+16+19+22+14 B-Good	REMOVED

1494	2269143.7191'	302264.4470'	LO	31	B	GOOD	31" LO 12+19 B-Good	UNAFFECTED
1495	2269129.0006'	302268.3956'	LO	49	A	GOOD	49" LO 21+28 A-Good	REMOVED
1496	2269158.6467'	302330.9197'	LO	36	A	GOOD	36" LO A-Good	ENCROACHED
1497	2269192.3639'	302299.6666'	LO	43	B	GOOD	43" LO 22+21 B-Good	ENCROACHED
1498	2269205.8937'	302266.3950'	LO	63	B	GOOD	63" LO 25+38 B-Good	ENCROACHED
1499	2269206.4506'	302267.8250'	LO	72	A	GOOD	72" LO 49+23 A-Good	ENCROACHED
1501	2269297.5894'	302133.9504'	LO	141	A	GOOD	141" LO 29+33+31+27+21 A-Good	ENCROACHED
1502	2269251.3080'	302085.7352'	LO	26	B	GOOD	26" LO B-Good	REMOVED
1503	2269250.8625'	302070.9816'	LO	111	A	GOOD	111" LO 24+22+26+20+19 A-Good	REMOVED
1504	2269244.5145'	302030.8972'	LO	29	B	GOOD	29" LO 14+15 B-Good	ENCROACHED
1505	2269256.7202'	302021.1463'	LAO	27	B	GOOD	27" LAO B-Good	ENCROACHED
1506	2269268.2366'	301948.4594'	LO	27	A	GOOD	27" LO A-Good	ENCROACHED
1507	2269234.2315'	301961.3203'	LO	30	C	FAIR	30" LO C-Fair	REMOVED
1508	2269208.2920'	301949.1508'	LO	28	C	FAIR	28" LO 17+11 C-Fair	REMOVED
1509	2269182.1797'	302030.9639'	LO	34	C	FAIR	34" LO C-Fair	ENCROACHED
1510	2269074.2441'	302377.3120'	LO	218	B	GOOD	218" LO STUMPCLUSTER B-Good	ENCROACHED
1514	2269390.2667'	302960.6280'	LAO	26	C	FAIR	26" LAO C-Fair	ENCROACHED
1515	2269399.1988'	302951.3188'	LO	42	C	FAIR	42" LO 26+16 C-Fair	UNAFFECTED
1516	2269383.0295'	302931.4087'	LO	28	B	GOOD	28" LO B-Good	ENCROACHED
1519	2269652.8723'	302796.2166'	BGUM	25	B	GOOD	25" BGUM B-Good	UNAFFECTED
1520	2269697.8675'	302790.8494'	LAO	34	B	GOOD	34" LAO B-Good	ENCROACHED
1522	2269736.3352'	302707.3561'	LO	25	B	GOOD	25" LO B-Good	ENCROACHED
1523	2269750.0914'	302692.3649'	LO	34	C	FAIR	34" LO 13+21 C-Fair	ENCROACHED
1524	2269781.8876'	302670.5989'	LO	59	A	GOOD	59" LO 27+32 A-Good	ENCROACHED
1525	2269783.7786'	302662.2602'	LO	28	B	GOOD	28" LO B-Good	ENCROACHED
1526	2269725.7965'	302676.6487'	LAO	28	C	FAIR	28" LAO C-Fair	ENCROACHED
1529	2269893.7009'	302611.3668'	LO	35	B	GOOD	35" LO 18+17 B-Good	REMOVED
1536	2269980.1629'	302446.7513'	LAO	25	C	FAIR	25" LAO C-Fair	ENCROACHED
1537	2270069.8497'	302358.2373'	LO	50	A	GOOD	50" LO A-Good	ENCROACHED
1538	2270125.1290'	302270.8228'	LO	29	B	GOOD	29" LO 14+15 B-Good	ENCROACHED
1544	2270316.1442'	302098.4494'	LO	26	B	GOOD	26" LO B-Good	UNAFFECTED
1545	2270116.6005'	302302.9358'	WATO	25	C	FAIR	25" WATO C-Fair	REMOVED
1547	2270043.4591'	302278.2698'	LO	28	A	GOOD	28" LO A-Good	ENCROACHED
1549	2269481.9587'	301980.0358'	LO	48	A	GOOD	48" LO A-Good	ENCROACHED
1550	2269333.6771'	301868.8140'	LO	41	A	GOOD	41" LO A-Good	ENCROACHED
1551	2269281.7275'	301894.0234'	LO	27	B	GOOD	27" LO B-Good	ENCROACHED
1552	2269552.1132'	302041.9702'	LO	31	C	FAIR	31" LO 23+8 C-Fair	REMOVED
1553	2269720.1896'	302766.6082'	LO	27	B	GOOD	27" LO B-Good	ENCROACHED
1556	2269660.4970'	302839.8445'	WATO	26	B	GOOD	26" WATO B-Good	ENCROACHED
1559	2269571.5854'	302913.4593'	LO	39	A	GOOD	39" LO A-Good	ENCROACHED
1560	2269518.3326'	302911.3086'	LO	29	A	GOOD	29" LO A-Good	ENCROACHED
1562	2269527.7118'	302962.0848'	LO	55	A	GOOD	55" LO 26+29 A-Good	ENCROACHED
1563	2269460.3254'	302980.0548'	LO	59	B	GOOD	59" LO 41+18 B-Good	ENCROACHED
1564	2269415.8998'	302998.0192'	MAP	27	B	GOOD	27" MAP B-Good	ENCROACHED
1565	2269538.8326'	303040.5469'	LO	38	A	GOOD	38" LO A-Good	ENCROACHED
1569	2268883.8162'	303222.8694'	LO	33	A	GOOD	33" LO A-Good	UNAFFECTED
1570	2268837.0666'	303148.0736'	LO	29	A	GOOD	29" LO A-Good	UNAFFECTED
1571	2268828.4764'	303144.7512'	LO	57	A	GOOD	57" LO 29+28 A-Good	UNAFFECTED
1572	2268799.1819'	303088.3475'	LAO	32	B	GOOD	32" LAO B-Good	UNAFFECTED
1573	2268775.7765'	303020.5902'	LO	27	B	GOOD	27" LO B-Good	UNAFFECTED
1574	2268892.0882'	303018.5349'	LO	43	C	FAIR	43" LO C-Fair	UNAFFECTED
1576	2268871.4947'	302965.7519'	LO	26	B	GOOD	26" LO B-Good	UNAFFECTED
1577	2268995.7126'	303020.6130'	LO	57	A	GOOD	57" LO 22+35 A-Good	ENCROACHED
1578	2269111.6002'	303077.5958'	LO	37	A	GOOD	37" LO A-Good	ENCROACHED
1579	2269189.4137'	303123.5693'	LO	37	B	GOOD	37" LO B-Good	UNAFFECTED
1580	2269294.0665'	303136.4169'	MAP	26	B	GOOD	26" MAP B-Good	UNAFFECTED
1581	2269297.4418'	303112.2216'	LO	31	C	FAIR	31" LO 22+9 C-Fair	UNAFFECTED
1582	2269345.5701'	303055.9370'	BGUM	32	B	GOOD	32" BGUM B-Good	ENCROACHED
1583	2270352.0597'	302456.5425'	LO	44	B	GOOD	44" LO 24+20 B-Good	ENCROACHED
1584	2270371.9022'	302479.9624'	LAO	33	B	GOOD	33" LAO B-Good	ENCROACHED
1587	2269880.5626'	301814.6288'	LO	32	C	FAIR	32" LO C-Fair	REMOVED
1588	2269773.2934'	301702.9616'	LO	31	B	GOOD	31" LO B-Good	ENCROACHED
1590	2269653.6078'	301661.7565'	LAO	28	B	GOOD	28" LAO B-Good	ENCROACHED
1592	2269510.6106'	301537.3703'	LO	26	B	GOOD	26" LO B-Good	ENCROACHED
1593	2269500.2386'	301544.7036'	LO	28	A	GOOD	28" LO A-Good	ENCROACHED
1595	2269487.2369'	301495.2478'	LO	43	A	GOOD	43" LO A-Good	ENCROACHED
1596	2269420.5382'	301501.5483'	LO	30	B	GOOD	30" LO B-Good	UNAFFECTED
1597	2269414.3309'	301504.9856'	LO	40	A	GOOD	40" LO A-Good	ENCROACHED
1598	2269387.5352'	301465.8181'	LAO	30	C	FAIR	30" LAO C-Fair	ENCROACHED
1601	2269148.5325'	301308.8266'	RO	38	A	GOOD	38" RO A-Good	ENCROACHED
1602	2268999.9284'	301246.5677'	LAO	35	C	FAIR	35" LAO C-Fair	REMOVED
1603	2269073.5452'	301203.5602'	LO	32	A	GOOD	32" LO A-Good	UNAFFECTED
1604	2269099.7297'	301200.1377'	LO	35	B	GOOD	35" LO B-Good	ENCROACHED

1605	2269231.2702'	301220.4968'	LO	66	B	GOOD	66" LO 14+15+17+20 B-Good	REMOVED
1606	2269249.2662'	301160.6544'	LO	31	B	GOOD	31" LO 17+14 B-GOOD	UNAFFECTED
1607	2269251.6192'	301164.0264'	LO	42	B	GOOD	42" LO 18+12+12 B-Good	ENCROACHED
1608	2269202.2956'	301143.4408'	HIC	26	C	FAIR	26" HIC C-Fair	REMOVED
1610	2269315.6599'	301106.4361'	LO	73	A	GOOD	73" LO 14+19+20+20 A-Good	ENCROACHED
1611	2269292.1560'	301241.8476'	WATO	25	C	FAIR	25" WATO C-Fair	ENCROACHED
1612	2269297.5041'	301301.8137'	LO	41	B	GOOD	41" LO 19+22 B-Good	UNAFFECTED
1613	2269286.5428'	301338.0892'	LO	25	B	GOOD	25" LO B-Good	UNAFFECTED
1614	2269307.6327'	301336.5460'	LO	25	B	GOOD	25" LO B-Good	UNAFFECTED
1615	2269316.9386'	301358.2424'	LO	36	A	GOOD	36" LO A-Good	UNAFFECTED
1616	2269354.4303'	301378.6766'	LO	34	A	GOOD	34" LO A-Good	UNAFFECTED
1617	2269403.8391'	301350.5737'	LO	25	A	GOOD	25" LO A-Good	UNAFFECTED
1618	2269337.7457'	301306.3155'	LO	32	B	GOOD	32" LO B-Good	UNAFFECTED
1619	2269431.5063'	301335.3339'	LO	32	A	GOOD	32" LO A-Good	ENCROACHED
1620	2269429.9170'	301311.1986'	LO	29	C	FAIR	29" LO C-Fair	UNAFFECTED
1621	2269476.6500'	301358.6200'	LO	66	A	GOOD	66" LO A-Good	ENCROACHED
1623	2269485.7046'	301399.5542'	LO	47	A	GOOD	47" LO 22+25 A-Good	REMOVED
1624	2269529.5158'	301422.2121'	LO	40	A	GOOD	40" LO A-Good	REMOVED
1625	2269602.4224'	301420.0616'	LO	26	B	GOOD	26" LO B-Good	ENCROACHED
1626	2269648.7338'	301446.7332'	LO	52	A	GOOD	52" LO A-Good	ENCROACHED
1627	2269679.9002'	301486.9835'	LO	29	A	GOOD	29" LO A-Good	ENCROACHED
1628	2269682.1901'	301506.1411'	LO	32	A	GOOD	32" LO A-Good	REMOVED
1630	2269803.4246'	301607.9288'	LO	27	C	FAIR	27" LO C-Fair	REMOVED
1631	2269851.8805'	301600.4999'	LO	93	B	GOOD	93" LO 12+16+19+17+9+20 B-Good	REMOVED
1632	2269866.3483'	301616.6980'	LO	80	B	GOOD	80" LO 15+28+15+22 B-Good	ENCROACHED
1635	2269268.9634'	301837.0772'	LO	31	A	GOOD	31" LO A-Good	ENCROACHED
1636	2269200.6330'	301789.4355'	LO	34	A	GOOD	34" LO A-Good	ENCROACHED
1637	2269169.1948'	301796.1260'	LO	41	B	GOOD	41" LO 18+23 B-Good	ENCROACHED
1638	2269106.7717'	301729.7877'	LO	24	B	GOOD	24" LO B-Good	ENCROACHED
1639	2269094.3474'	301720.8373'	LO	32	B	GOOD	32" LO B-Good	ENCROACHED
1640	2269030.7418'	301687.1133'	LO	25	B	GOOD	25" LO B-Good	ENCROACHED
1641	2268985.8682'	301661.6998'	LO	36	B	GOOD	36" LO 18+18 B-Good	UNAFFECTED
1643	2268882.9564'	301644.1380'	LO	79	B	GOOD	79" LO 38+41 B-Good	UNAFFECTED
1646	2268666.0543'	301519.9420'	LO	54	A	GOOD	54" LO A-Good	UNAFFECTED
1648	2268751.8789'	301373.1132'	LO	68	A	GOOD	68" LO 35+33 A-Good	UNAFFECTED
1649	2268784.4243'	301435.0826'	LO	44	A	GOOD	44" LO A-Good	ENCROACHED
1650	2268731.9364'	301441.3129'	LO	33	B	GOOD	33" LO B-Good	ENCROACHED
1651	2268633.6667'	301587.5553'	LO	43	C	FAIR	43" LO C-Fair	REMOVED
1658	2268637.2915'	301671.0380'	LAO	27	B	GOOD	27" LAO B-Good	ENCROACHED
1664	2268949.4444'	301753.3662'	LO	32	B	GOOD	32" LO 15+17 B-Good	UNAFFECTED
1667	2269069.4172'	301800.1936'	LO	51	C	FAIR	51" LO 23+28 C-Fair	REMOVED
1668	2269095.9829'	301850.1834'	LO	29	C	FAIR	29" LO 11+18 C-Fair	REMOVED
1676	2268449.6295'	301584.6281'	LAO	32	C	FAIR	32" LAO C-Fair	UNAFFECTED
1678	2268340.8613'	301705.2680'	LAO	25	C	FAIR	25" LAO C-Fair	ENCROACHED
1679	2268372.1422'	301737.9854'	LAO	25	B	GOOD	25" LAO B-Good	UNAFFECTED
1681	2268349.7906'	301748.7333'	LAO	29	B	GOOD	29" LAO B-Good	ENCROACHED
1682	2268276.0685'	301814.9904'	LAO	38	B	GOOD	38" LAO B-Good	ENCROACHED
1684	2268230.4017'	301830.0651'	LAO	33	B	GOOD	33" LAO B-Good	ENCROACHED
1685	2268243.9916'	301870.8724'	LO	54	A	GOOD	54" LO A-Good	ENCROACHED
1687	2268169.5778'	301814.5612'	LAO	27	B	GOOD	27" LAO B-Good	UNAFFECTED
1693	2268557.3470'	301981.9449'	LO	25	B	FAIR	25" LO B-Fair	REMOVED
1697	2268600.9795'	302075.4183'	LO	65	A	GOOD	65" LO A-Good	UNAFFECTED
1698	2268533.0918'	302065.4674'	LO	64	A	GOOD	64" LO 22+42 A-Good	UNAFFECTED
1701	2268672.4480'	302137.1718'	LO	42	A	GOOD	42" LO A-Good	UNAFFECTED
1702	2268750.7108'	302126.3660'	LO	36	C	FAIR	36" LO 17+19 C-Fair	REMOVED
1703	2268759.0766'	302160.4870'	LO	131	C	FAIR	131" LO 14x5+17+15+11+18 C-Fair	REMOVED
1709	2268916.9022'	302255.1740'	LO	30	B	GOOD	30" LO B-Good	UNAFFECTED
1710	2268942.3284'	302257.6293'	LO	46	B	GOOD	46" LO 22+24 B-Good	ENCROACHED
1712	2268945.0714'	302299.5278'	LO	45	B	GOOD	45" LO 20+14+11 B-Good	UNAFFECTED
1713	2268920.0972'	302292.3387'	LO	34	B	GOOD	34" LO 16+18 B-Good	ENCROACHED
1714	2268902.6111'	302308.1444'	LO	49	B	GOOD	49" LO 23+18+8 B-Good	REMOVED
1715	2268973.3194'	302328.1818'	LO	68	B	FAIR	68" LO 12+13+26+17 B-Fair	ENCROACHED
1716	2268977.4003'	302320.3466'	LO	110	A	GOOD	110" LO 42+27+28+13 A-Good	ENCROACHED
1717	2269002.1829'	302312.3056'	LO	59	A	GOOD	59" LO A-Good	UNAFFECTED
1718	2269065.3595'	302326.0952'	LAO	28	C	FAIR	28" LAO C-Fair	ENCROACHED
1719	2268975.5369'	302139.0729'	LO	33	A	GOOD	33" LO A-Good	ENCROACHED
1720	2268955.7848'	302106.5288'	LO	26	B	GOOD	26" LO B-Good	ENCROACHED
1721	2268871.8914'	302075.7777'	LO	24	B	GOOD	24" LO B-Good	REMOVED
1722	2268862.6064'	301902.0082'	LO	27	B	GOOD	27" LO B-Good	REMOVED
1727	2268980.1835'	302011.7578'	LO	40	B	GOOD	40" LO 22+18 B-Good	ENCROACHED
1728	2268989.4608'	302088.9099'	LAO	27	B	GOOD	27" LAO B-Good	ENCROACHED
1729	2268999.2351'	302093.1720'	LO	38	B	GOOD	38" LO 10+14+14 B-Good	ENCROACHED
1730	2268065.0758'	302024.8147'	LO	65	B	GOOD	65" LO 15+12+16+22 B-Good	UNAFFECTED

1732	2268090.8936'	301915.8975'	LAO	37	C	FAIR	37" LAO C-Fair	UNAFFECTED
1733	2268095.4341'	301896.9486'	LAO	31	B	GOOD	31" LAO B-Good	UNAFFECTED
1736	2268260.0428'	302279.6629'	LAO	25	B	GOOD	25" LAO B-Good	UNAFFECTED
1737	2268240.0462'	302302.5444'	LAO	24	B	GOOD	24" LAO B-Good	UNAFFECTED
1738	2268254.1131'	302297.7873'	LO	24	B	GOOD	24" LO B-Good	UNAFFECTED
1739	2268244.0514'	302294.4506'	LAO	24	C	FAIR	24" LAO C-Fair	UNAFFECTED
1740	2268287.6357'	302330.5272'	LO	49	A	GOOD	49" LO 31+18 A-Good	UNAFFECTED
1741	2268543.9784'	302711.7308'	LO	43	B	GOOD	43" LO B-Good	UNAFFECTED
1744	2268445.7369'	302570.1873'	LAO	24	C	FAIR	24" LAO C-Fair	UNAFFECTED
1745	2268434.8888'	302558.9553'	LAO	24	C	FAIR	24" LAO C-Fair	UNAFFECTED
1746	2268416.9121'	302529.3299'	LO	32	B	GOOD	32" LO B-Good	UNAFFECTED
1749	2268355.1014'	302451.0467'	LO	51	B	GOOD	51" LO 35+16 B-Good	UNAFFECTED
1750	2268323.5608'	302407.4073'	LAO	25	C	FAIR	25" LAO C-Fair	REMOVED
1751	2270342.7103'	302116.5624'	LO	32	A	GOOD	32" LO A-Good	ENCROACHED
1752	2270441.3988'	302077.8824'	LO	32	A	GOOD	32" LO A-Good	REMOVED
1753	2270440.8399'	302106.3172'	LO	27	A	GOOD	27" LO A-Good	REMOVED
1754	2270478.5455'	302189.7389'	LAO	29	B	GOOD	29" LAO B-Good	REMOVED
1755	2270489.0807'	302188.4136'	LAO	32	C	FAIR	32" LAO C-Fair	REMOVED
1756	2270519.3209'	302191.9579'	LO	28	A	GOOD	28" LO A-Good	ENCROACHED
1758	2270626.1473'	302236.2772'	LO	28	B	GOOD	28" LO B-Good	REMOVED
1759	2270651.5559'	302278.7708'	LO	24	B	GOOD	24" LO B-Good	REMOVED
1760	2270664.2927'	302288.2216'	LO	33	A	GOOD	33" LO A-Good	UNAFFECTED
1761	2270635.4325'	302332.3255'	LO	46	B	GOOD	46" LO B-Good	ENCROACHED
1762	2270680.5205'	302321.0866'	LO	42	A	GOOD	42" LO A-Good	ENCROACHED
1763	2270708.1988'	302354.1332'	WATO	24	C	FAIR	24" WATO C-Fair	REMOVED
1764	2270778.5574'	302399.2535'	LAO	30	C	FAIR	30" LAO C-Fair	ENCROACHED
1766	2270785.3647'	302489.1319'	LO	174	A	GOOD	174" LO 32+29+28+36+32 A-Good	ENCROACHED
1768	2270836.8246'	302557.4013'	LO	35	B	GOOD	35" LO B-Good	UNAFFECTED
1769	2270841.5941'	302454.5991'	LAO	26	C	FAIR	26" LAO C-Fair	ENCROACHED
1770	2270906.1749'	302682.8429'	LO	43	A	GOOD	43" LO 23+20 A-Good	ENCROACHED
1772	2270949.3508'	302756.5176'	LO	66	A	GOOD	66" LO 13+26+27 A-Good	ENCROACHED
1774	2271062.1714'	302613.3984'	LO	54	B	GOOD	54" LO 32+22 B-Good	REMOVED
1775	2271118.0297'	302620.1983'	LAO	32	B	GOOD	32" LAO B-Good	ENCROACHED
1778	2271072.5568'	302489.8312'	LO	35	B	GOOD	35" LO B-Good	REMOVED
1779	2271162.4373'	302556.5650'	LO	39	B	GOOD	39" LO B-Good	ENCROACHED
1781	2270761.8646'	302736.0135'	LO	56	A	GOOD	56" LO A-Good	ENCROACHED
1782	2270774.3142'	302776.3878'	LO	25	B	GOOD	25" LO B-Good	ENCROACHED
1783	2270778.4318'	302776.1709'	LO	32	B	GOOD	32" LO B-Good	ENCROACHED
1784	2270460.7843'	302608.9763'	LO	43	C	FAIR	43" LO C-Fair	REMOVED
1785	2270426.1622'	302521.4413'	RO	27	C	FAIR	27" RO C-Fair	REMOVED
1786	2270156.1646'	303000.9452'	LAO	38	B	GOOD	38" LAO B-Good	REMOVED
1789	2270175.6559'	303023.3113'	LO	55	B	GOOD	55" LO 28+27 B-Good	ENCROACHED
1791	2270207.1002'	303035.9654'	LAO	34	C	GOOD	34" LAO C-Good	REMOVED
1792	2270198.9231'	303025.7914'	LAO	31	C	FAIR	31" LAO C-Fair	REMOVED
1793	2270231.9220'	303039.8678'	LAO	30	C	FAIR	30" LAO C-Fair	REMOVED
1794	2270251.2602'	303064.8848'	LO	44	B	GOOD	44" LO B-Good	UNAFFECTED
1796	2270225.2162'	303113.4192'	LAO	24	C	FAIR	24" LAO C-Fair	UNAFFECTED
1797	2270211.4162'	303094.9462'	LO	39	B	GOOD	39" LO B-Good	ENCROACHED
1798	2270279.6838'	303091.2406'	LO	35	C	FAIR	35" LO 13+13+9 C-Fair	UNAFFECTED
1801	2270310.6531'	303150.0705'	LO	87	A	GOOD	87" LO 47+40 A-Good	UNAFFECTED
1802	2270381.8976'	303168.8321'	LO	105	A	GOOD	105" LO 30+20+17CLUST A-Good	ENCROACHED
1803	2270385.3989'	303159.2201'	LO	95	A	GOOD	95" LO 26+21+18+30 A-Good	ENCROACHED
1804	2270358.7331'	303123.3238'	LO	63	B	GOOD	63" LO 41+22 B-Good	ENCROACHED
1805	2270388.9728'	303126.3737'	LO	57	B	GOOD	57" LO 26+31 B-Good	ENCROACHED
1807	2270427.0713'	303247.2416'	LO	113	A	GOOD	113" LO 12+24+43+34 A-Good	ENCROACHED
1808	2270444.0580'	303241.2285'	LO	76	A	GOOD	76" LO 13+24+15+24 A-Good	ENCROACHED
1809	2270504.5074'	303240.9414'	LO	92	A	GOOD	92" LO 31+34+27 A-Good	ENCROACHED
1811	2270569.8681'	303250.5781'	MAG	26	B	GOOD	26" MAG B-Good	ENCROACHED
1812	2270588.8833'	303207.8367'	LO	28	A	GOOD	28" LO A-Good	ENCROACHED
1813	2270580.4750'	303185.5441'	LO	42	A	GOOD	42" LO A-Good	ENCROACHED
1814	2270641.8677'	303181.3700'	LO	47	A	GOOD	47" LO A-Good	ENCROACHED
1815	2270667.4782'	303152.3990'	LO	31	A	GOOD	31" LO A-Good	REMOVED
1816	2270682.9392'	303144.8589'	LO	29	A	GOOD	29" LO A-Good	REMOVED
1817	2270706.5893'	303113.3808'	LO	31	B	GOOD	31" LO B-Good	REMOVED
1818	2270746.7466'	303104.9338'	LAO	25	C	FAIR	25" LAO C-Fair	REMOVED
1820	2270785.0178'	303122.1153'	LAO	36	B	GOOD	36" LAO B-Good	REMOVED
1821	2270746.9423'	303172.5452'	LO	70	B	GOOD	70" LO 36+34 B-Good	REMOVED
1824	2270800.3876'	303029.8656'	LO	35	C	FAIR	35" LO C-Fair	REMOVED
1825	2270800.5812'	303015.3431'	LAO	42	B	GOOD	42" LAO B-Good	REMOVED
1826	2270830.8562'	303035.8757'	LO	31	A	GOOD	31" LO A-Good	REMOVED
1827	2270860.6165'	302950.5346'	LO	59	A	GOOD	59" LO A-Good	ENCROACHED
1828	2270901.1415'	302938.4165'	LO	29	B	GOOD	29" LO B-Good	ENCROACHED
1829	2270926.5876'	302917.9760'	LO	63	C	FAIR	63" LO 31+32 C-Fair	ENCROACHED

1830	2270946.5650'	302914.2470'	LO	42	A	GOOD	42" LO A-Good	ENCROACHED
1832	2270986.4623'	302869.1249'	BGUM	24	B	GOOD	24" BGUM B-Good	ENCROACHED
1833	2270994.8910'	302860.9992'	LO	28	B	GOOD	28" LO B-Good	ENCROACHED
1838	2273240.7742'	298406.7958'	LO	25	A	GOOD	25" LO A Good	UNAFFECTED
1839	2273099.8793'	298287.9179'	RO	26	C	FAIR	26" RO C Fair	UNAFFECTED
1840	2273060.5587'	298254.7690'	LAO	24	B	GOOD	24" LAO B Good	UNAFFECTED
1841	2273011.7769'	298230.2777'	LO	40	A	GOOD	40" LO A Good	UNAFFECTED
1842	2273060.7764'	298403.6391'	LO	26	A	GOOD	26" LO A Good	UNAFFECTED
1843	2273305.3722'	298646.7520'	LO	26	B	GOOD	26" LO B Good	UNAFFECTED
1845	2273027.6201'	298480.0173'	LO	28	A	GOOD	28" LO A Good	UNAFFECTED
1846	2272994.0994'	298475.2168'	LO	50	A	GOOD	50" LO 21+29 A	UNAFFECTED
1847	2272977.8306'	298435.5067'	LO	29	B	GOOD	29" LO B Good	UNAFFECTED
1848	2272977.6734'	298390.6457'	LO	25	A	GOOD	25" LO A Good	UNAFFECTED
1849	2272994.6400'	298384.1771'	LO	25	C	GOOD	25" LO C Good	UNAFFECTED
1852	2273184.7059'	298760.3280'	LAO	25	C	FAIR	25" LAO C Fair	UNAFFECTED
1855	2273250.2638'	298716.4816'	RO	34	A	GOOD	34" RO A Good	ENCROACHED
1857	2273060.3615'	298744.0507'	LO	42	A	GOOD	42" LO A Good	UNAFFECTED
1858	2273028.9847'	298754.6958'	BGUM	29	B	GOOD	29" BGUM B Good	UNAFFECTED
1859	2272936.3675'	298672.5480'	LO	35	B	GOOD	35" LO 20+15 B	UNAFFECTED
1860	2272918.6444'	298631.8204'	LO	26	A	GOOD	26" LO A Good	UNAFFECTED
1863	2272828.3374'	298523.8191'	HIC	31	B	GOOD	31" HIC B Good	UNAFFECTED
1865	2272876.3214'	298771.7980'	HIC	25	C	FAIR	25" HIC C Fair	UNAFFECTED
1868	2272878.6557'	298885.3040'	LO	37	A	GOOD	37" LO A Good	UNAFFECTED
1869	2272850.7404'	298861.6553'	LAO	25	C	FAIR	25" LAO C Fair	UNAFFECTED
1871	2272745.4632'	298781.7255'	MAG	39	A	GOOD	39" MAG A Good	UNAFFECTED
1872	2272665.3310'	298879.4558'	POP	25	A	GOOD	25" POP A Good	UNAFFECTED
1873	2272842.7508'	298955.9800'	MAG	25	A	GOOD	25" MAG A Good	UNAFFECTED
1874	2272868.5601'	298996.9237'	WHO	25	A	GOOD	25" WHO A Good	UNAFFECTED
1876	2272969.0715'	298989.5498'	HIC	24	B	GOOD	24" HIC B Good	UNAFFECTED
1877	2273011.7211'	299029.0786'	BGUM	24	C	FAIR	24" BGUM C Fair	UNAFFECTED
1878	2272924.0645'	299150.0818'	MAG	24	C	FAIR	24" MAG C Fair	UNAFFECTED
1880	2272922.8235'	299094.2839'	LAO	33	A	GOOD	33" LAO A Good	UNAFFECTED
1884	2272672.0871'	298960.3439'	HIC	26	B	GOOD	26" HIC B Good	UNAFFECTED
1885	2272619.1469'	298966.5645'	HIC	24	A	GOOD	24" HIC A Good	UNAFFECTED
1886	2272613.5443'	298990.8131'	HIC	25	C	FAIR	25" HIC C Fair	UNAFFECTED
1889	2272635.6892'	299051.8137'	HIC	24	A	GOOD	24" HIC A Good	ENCROACHED
1890	2272687.8310'	299043.1710'	POP	26	A	GOOD	26" POP A Good	UNAFFECTED
1893	2272769.6403'	299155.3184'	MAG	29	B	GOOD	29" MAG B Good	UNAFFECTED
1895	2272836.3055'	299200.2308'	MAG	27	B	GOOD	27" MAG B Good	UNAFFECTED
1896	2272834.1788'	299224.8093'	MAG	25	B	GOOD	25" MAG B Good	UNAFFECTED
1897	2272867.2482'	299253.4413'	MAG	25	B	GOOD	25" MAG B Good	UNAFFECTED
1898	2272893.1417'	299340.1595'	MAG	24	B	GOOD	24" MAG B Good	REMOVED
1899	2272841.2952'	299325.3290'	CHO	25	A	GOOD	25" CHO A Good	ENCROACHED
1900	2272685.3359'	299179.7171'	HIC	27	A	GOOD	27" HIC A Good	ENCROACHED
1901	2272661.0684'	299197.0421'	MAG	24	B	GOOD	24" MAG B Good	UNAFFECTED
1902	2272596.6139'	299101.6004'	LO	32	A	GOOD	32" LO A Good	ENCROACHED
1903	2272537.8734'	299102.4325'	MAG	29	B	GOOD	29" MAG B Good	UNAFFECTED
1905	2272499.1188'	299195.3681'	MAG	24	B	GOOD	24" MAG B Good	ENCROACHED
1907	2272719.9219'	299310.3006'	RO	38	B	GOOD	38" RO B Good	UNAFFECTED
1908	2272880.8756'	299425.4218'	LO	33	B	GOOD	33" LO B Good	REMOVED
1909	2272560.3134'	299291.2767'	MAG	26	B	GOOD	26" MAG B Good	UNAFFECTED
1910	2272460.3812'	299232.1177'	MAG	26	B	GOOD	26" MAG B Good	ENCROACHED
1911	2272436.7967'	299249.8478'	HIC	28	B	GOOD	28" HIC B Good	UNAFFECTED
1912	2272400.8606'	299300.3627'	HIC	27	A	GOOD	27" HIC A Good	UNAFFECTED
1913	2272532.5091'	299397.8550'	MAG	29	B	GOOD	29" MAG B Good	UNAFFECTED
1915	2272713.9996'	299590.1560'	CHO	24	A	GOOD	24" CHO A Good	ENCROACHED
1916	2272537.1551'	299521.9015'	CHO	28	B	GOOD	28" CHO B Good	UNAFFECTED
1917	2272353.7512'	299362.1088'	LO	41	C	FAIR	41" LO C Fair	UNAFFECTED
1918	2272339.2961'	299316.2315'	BGUM	24	B	GOOD	24" BGUM B Good	UNAFFECTED
1919	2272362.5707'	299477.4103'	WATO	24	C	FAIR	24" WATO C Fair	UNAFFECTED
1920	2272558.1615'	299643.5819'	HIC	24	B	GOOD	24" HIC B Good	UNAFFECTED
1922	2272376.8496'	299659.1738'	CHO	24	A	GOOD	24" CHO A Good	UNAFFECTED
1923	2272365.2475'	299634.0350'	CHO	27	A	GOOD	27" CHO A Good	UNAFFECTED
1925	2272291.0433'	299531.9085'	HIC	24	B	GOOD	24" HIC B Good	ENCROACHED
1928	2272233.3187'	299387.1265'	HIC	31	A	GOOD	31" HIC A Good	UNAFFECTED
1930	2272180.2608'	299439.9977'	MAG	24	B	GOOD	24" MAG B Good	ENCROACHED
1932	2272444.3556'	299782.7004'	LAO	24	C	FAIR	24" LAO C Fair	UNAFFECTED
1933	2272483.6976'	299906.7867'	LO	30	A	GOOD	30" LO A Good	REMOVED
1934	2272477.2753'	299952.6373'	LO	35	A	GOOD	35" LO A Good	REMOVED
1935	2272434.6742'	299891.3225'	LO	29	A	GOOD	29" LO A Good	UNAFFECTED
1936	2272275.1530'	299837.7933'	LO	34	A	GOOD	34" LO A Good	UNAFFECTED
1938	2272242.3170'	299666.0091'	WILO	29	C	FAIR	29" WILO C Fair	UNAFFECTED
1940	2272080.4729'	299727.2331'	LAO	26	B	GOOD	26" LAO B Good	UNAFFECTED

1941	2272136.0862'	299578.3349'	LAO	37	C	FAIR	37" LAO C Fair	UNAFFECTED
1942	2272090.3461'	299548.1798'	LAO	35	B	GOOD	35" LAO B Good	UNAFFECTED
1943	2272065.5105'	299525.7132'	LAO	24	C	FAIR	24" LAO C Fair	UNAFFECTED
1944	2272037.9066'	299600.3571'	LAO	28	C	FAIR	28" LAO C Fair	UNAFFECTED
1945	2272051.5776'	299642.0842'	LAO	28	C	FAIR	28" LAO C Fair	UNAFFECTED
1946	2272018.5552'	299642.3932'	LAO	24	C	FAIR	24" LAO C Fair	UNAFFECTED
1948	2272545.5509'	299919.3009'	LO	27	B	GOOD	27" LO B Good	REMOVED
1949	2272554.2675'	299897.3435'	LAO	26	B	GOOD	26" LAO B Good	REMOVED
1950	2272584.1884'	300005.9642'	LO	38	A	GOOD	38" LO A Good	UNAFFECTED
1951	2272658.4946'	300019.4282'	LAO	40	A	GOOD	40" LAO A Good	UNAFFECTED
1954	2272987.0142'	299926.2296'	LAO	24	C	FAIR	24" LAO C Fair	UNAFFECTED
1955	2273064.7310'	299851.0805'	LO	29	B	GOOD	29" LO B Good	UNAFFECTED
1956	2273102.5398'	299798.3948'	LAO	30	B	GOOD	30" LAO B Good	UNAFFECTED
1957	2273155.6003'	299793.5862'	CHO	25	B	GOOD	25" CHO B Good	UNAFFECTED
1960	2273140.2746'	299904.2155'	LAO	35	B	GOOD	35" LAO B Good	UNAFFECTED
1962	2273121.7268'	300029.2886'	WATO	24	C	FAIR	24" WATO C Fair	UNAFFECTED
1964	2273052.1162'	300193.8397'	CYP	34	A	GOOD	34" CYP A Good	UNAFFECTED
1967	2272915.7122'	300183.1969'	LO	27	A	GOOD	27" LO A Good	UNAFFECTED
1970	2272829.0979'	299840.4803'	LO	44	A	GOOD	44" LO A Good	ENCROACHED
1971	2272773.5028'	299804.1596'	MAG	24	B	GOOD	24" MAG B Good	ENCROACHED
1972	2272700.9643'	299801.6661'	LO	30	B	GOOD	30" LO B Good	UNAFFECTED
1973	2272590.5559'	299858.4810'	CYP	41	C	FAIR	41" CYP C Fair	ENCROACHED
1975	2272725.7551'	299693.5365'	LO	37	A	GOOD	37" LO A Good	ENCROACHED
1976	2272755.2718'	299702.4490'	MAG	24	A	GOOD	24" MAG A Good	UNAFFECTED
1977	2273239.9797'	299760.3759'	POP	28	C	FAIR	28" POP C Fair	UNAFFECTED
1978	2273236.8088'	299750.2133'	MAG	24	B	GOOD	24" MAG B Good	UNAFFECTED
1979	2273281.0885'	299748.5937'	MAG	25	B	GOOD	25" MAG B Good	UNAFFECTED
1980	2273326.6827'	299700.5869'	LO	24	A	GOOD	24" LO A Good	UNAFFECTED
1981	2273108.0217'	299601.3648'	MAG	25	A	GOOD	25" MAG A Good	ENCROACHED
1982	2273030.9545'	299592.8319'	LAO	33	B	GOOD	33" LAO B Good	ENCROACHED
1983	2272943.6241'	299469.3622'	MAG	26	C	FAIR	26" MAG C Fair	ENCROACHED
1984	2272822.5109'	299606.5679'	CHO	26	A	GOOD	26" CHO A Good	ENCROACHED
1985	2272787.9609'	299658.4064'	LO	27	B	GOOD	27" LO B Good	UNAFFECTED
1986	2272857.1629'	299688.0490'	LO	33	B	GOOD	33" LO B Good	UNAFFECTED
1987	2272912.5892'	299670.0399'	CHO	25	B	GOOD	25" CHO B Good	UNAFFECTED
1989	2273051.1582'	299717.3559'	RO	25	B	GOOD	25" RO B Good	UNAFFECTED
1990	2273045.0413'	299763.5150'	CHO	28	A	GOOD	28" CHO A Good	UNAFFECTED
1991	2273199.5346'	299559.2344'	CHO	32	B	GOOD	32" CHO B Good	UNAFFECTED
1992	2273189.0840'	299512.2505'	CHO	25	B	GOOD	25" CHO B Good	UNAFFECTED
1993	2273180.2076'	299494.1961'	LO	27	C	FAIR	27" LO C Fair	UNAFFECTED
1994	2273077.7769'	299459.9637'	LO	33	A	GOOD	33" LO A Good	UNAFFECTED
1995	2273041.3854'	299445.3917'	CHO	24	C	FAIR	24" CHO C Fair	UNAFFECTED
1996	2273016.7147'	299509.7298'	RO	29	B	GOOD	29" RO B Good	UNAFFECTED
1997	2273255.5447'	299499.2885'	CHO	24	A	GOOD	24" CHO A Good	UNAFFECTED
1998	2273362.7932'	299561.8817'	CHO	25	B	GOOD	25" CHO B Good	UNAFFECTED
2000	2273439.2339'	299515.9658'	LO	26	B	GOOD	26" LO B Good	UNAFFECTED
2001	2273321.2341'	299385.9291'	LO	41	A	GOOD	41" LO A Good	UNAFFECTED
2004	2273069.1267'	299303.0958'	CHO	24	A	GOOD	24" CHO A Good	UNAFFECTED
2005	2273150.4682'	299252.3471'	LO	31	A	GOOD	31" LO A Good	UNAFFECTED
2007	2273173.1418'	299336.7369'	BGUM	24	A	GOOD	24" BGUM A Good	UNAFFECTED
2008	2273428.3500'	299402.9880'	MAG	25	B	GOOD	25" MAG B Good	UNAFFECTED
2011	2273425.7999'	299254.1327'	LO	32	B	GOOD	32" LO B Good	UNAFFECTED
2012	2273265.9193'	299250.1035'	LAO	24	B	GOOD	24" LAO B Good	UNAFFECTED
2013	2273106.4344'	299119.6757'	LO	41	A	GOOD	41" LO A Good	UNAFFECTED
2014	2273118.3532'	299100.1698'	HIC	26	A	GOOD	26" HIC A Good	UNAFFECTED
2015	2273068.7311'	299110.8375'	CHO	25	A	GOOD	25" CHO A Good	ENCROACHED
2016	2273057.1135'	299130.2506'	CHO	25	B	GOOD	25" CHO B Good	ENCROACHED
2017	2273170.0550'	299064.1364'	POP	25	A	GOOD	25" POP A Good	REMOVED
2018	2273519.0268'	299222.7488'	WHO	24	A	GOOD	24" WHO A Good	UNAFFECTED
2019	2273495.1971'	299210.7156'	HIC	25	A	GOOD	25" HIC A Good	UNAFFECTED
2020	2273401.3013'	299159.4303'	WATO	28	C	FAIR	28" WATO C Fair	UNAFFECTED
2021	2273383.7364'	299047.8670'	LO	32	B	GOOD	32" LO B Good	UNAFFECTED
2023	2273642.1425'	299144.7355'	LO	25	A	GOOD	25" LO A Good	UNAFFECTED
2024	2273571.3320'	299076.1877'	LO	28	B	GOOD	28" LO B Good	UNAFFECTED
2026	2273440.1647'	298948.9442'	LO	26	C	FAIR	26" LO C Fair	UNAFFECTED
2030	2273407.4483'	298817.9915'	LO	31	B	GOOD	31" LO B Good	UNAFFECTED
2032	2273641.2482'	298884.2796'	WATO	24	C	FAIR	24" WATO C Fair	REMOVED
2036	2273841.2233'	298811.8993'	LO	28	B	GOOD	28" LO B Good	UNAFFECTED
2037	2273812.9724'	298862.2123'	HIC	27	A	GOOD	27" HIC A Good	UNAFFECTED
2039	2268187.2095'	302205.8327'	LO	41	B	GOOD	41" LO 22+19 B-Good	UNAFFECTED
2040	2271968.1882'	305322.3201'	LO	26	A	GOOD	26" LO A-GOOD	REMOVED
2041	2271810.4621'	305178.2024'	LAO	24	C		24" LAO	UNAFFECTED
2042	2271686.4338'	305156.0672'	LO	32	B		32" LO	UNAFFECTED

2045	2272401.4171'	305353.4194'	WATO	64	B	GOOD	32+16+16" WATO B-GOOD	REMOVED
2047	2271771.1299'	305097.4530'	LO	25	C	FAIR	25" LO C-FAIR	UNAFFECTED
2048	2271717.0804'	305060.2893'	OAK	25	C	FAIR	25" OAK C-FAIR	UNAFFECTED
2049	2272159.1650'	305408.1450'	LO	14	C	FAIR	LO 14 C-Fair	UNAFFECTED
2050	2271840.7835'	304922.6419'	LAO	24	C	FAIR	24" LAO C-FAIR	UNAFFECTED
2051	2272146.4600'	305332.8570'	OAK	7	C	FAIR	Oak 7 C-Fair	UNAFFECTED
2052	2272155.1500'	305341.6810'	OAK	12	C	FAIR	Oak 12 9+3 C-Fair	UNAFFECTED
2054	2272170.7310'	305334.3210'	OAK	10	C		Oak 10	UNAFFECTED
2055	2272172.4710'	305365.3150'	PN	10	C		PN 10	UNAFFECTED
2056	2272378.6377'	305051.1530'	WATO	25	C	FAIR	25+15+10" WATO C-FAIR	UNAFFECTED
2062	2272432.3849'	305182.5680'	LO	31	B	GOOD	31" LO 16+15 B-GOOD	REMOVED
2063	2272372.0819'	305263.2147'	LAO	25	C	GOOD	25+14+11" LAO C-GOOD	REMOVED
2064	2272414.9053'	305277.0158'	LO	57	B	GOOD	15+14+14+14" LO B-GOOD	REMOVED
2065	2272513.4471'	305327.7074'	LO	60	B	GOOD	20+19+21" LO B-GOOD	UNAFFECTED
2066	2272192.2450'	305366.5760'	OAK	19	C		OAK 19	UNAFFECTED
2067	2272183.5656'	305424.5530'	LO	35	C	FAIR	35+18+17" LO C-FAIR	UNAFFECTED
2068	2272230.8248'	305412.6619'	OAK	28	C		28+19+9" OAK	UNAFFECTED
2069	2272560.8645'	305300.7306'	LO	36	A	GOOD	36" LO A-GOOD	ENCROACHED
2070	2272592.0196'	305300.4702'	LO	46	C	FAIR	46" LO C-FAIR	ENCROACHED
2071	2272686.8194'	305290.0078'	LO	30	A	GOOD	30" LO A-GOOD	UNAFFECTED
2072	2272724.0627'	305197.1574'	LO	28	A	GOOD	28" LO A-GOOD	UNAFFECTED
2073	2272690.8576'	305175.0443'	LO	32	B	GOOD	32" LO B-GOOD	REMOVED
2074	2272654.8870'	305123.6136'	LAO	26	C	FAIR	26+14+12" LAO C-FAIR	ENCROACHED
2076	2272215.6400'	305361.6820'	OAK	16	C		OAK 16	UNAFFECTED
2077	2272226.6040'	305370.4220'	OAK	6	C	FAIR	OAK 6 C-Fair	UNAFFECTED
2078	2272171.0030'	305399.8310'	OAK	10	C	FAIR	OAK 10 C-Fair	UNAFFECTED
2079	2272170.0320'	305409.7290'	OAK	9	C	FAIR	OAK 9 C-Fair	UNAFFECTED
2080	2272169.3750'	305411.2910'	OAK	9	C	FAIR	OAK 9 C-Fair	UNAFFECTED
2081	2272208.3520'	305409.6990'	OAK	9	C	FAIR	OAK 9 C-Fair	UNAFFECTED
2082	2272203.3300'	305406.7630'	OAK	13	C	FAIR	OAK 13 C-Fair	UNAFFECTED
2083	2272215.8300'	305400.4030'	PN	11	C	FAIR	PN 11 C-Fair	UNAFFECTED
2084	2272214.9330'	305389.9320'	OAK	8	C	FAIR	OAK 8 C-Fair	UNAFFECTED
2085	2272205.2000'	305391.6520'	OAK	12	C	FAIR	OAK 12 C-Fair	UNAFFECTED
2087	2272273.1930'	305395.2530'	OAK	12	C	FAIR	OAK 12 C-Fair	UNAFFECTED
2088	2272279.1100'	305401.5520'	OAK	15	C	FAIR	OAK 15 C-Fair	UNAFFECTED
2089	2272278.6110'	305405.1070'	OAK	16	C	FAIR	OAK 16 C-Fair	UNAFFECTED
2090	2272294.9100'	305409.5090'	PN	15	C	FAIR	PN 15 C-Fair	UNAFFECTED
2091	2272311.7010'	305411.8740'	OAK	9	C	FAIR	OAK 9 C-Fair	UNAFFECTED
2092	2272318.8760'	305414.9200'	PN	12	C	FAIR	PN 12 C-Fair	UNAFFECTED
2093	2272320.8950'	305419.3850'	OAK	8	C	FAIR	OAK 8 C-Fair	UNAFFECTED
2094	2271963.5600'	305215.1610'	PN	10	C	FAIR	PN 10 C-Fair	UNAFFECTED
2095	2272148.6590'	305399.8180'	GUM	16	C	GOOD	GUM 16 C-GOOD	UNAFFECTED
2096	2272147.1150'	305354.7530'	OAK	15	C	FAIR	OAK 15 C-Fair	UNAFFECTED
2099	2272222.5740'	305445.5430'	OAK	20	C		20+14+6" OAK	UNAFFECTED
2100	2272236.3170'	305452.7330'	OAK	16	C		16" OAK	UNAFFECTED
5000	2272897.7200'	305178.8900'	LO	32	C	FAIR	32" LO 11+21 C-FAIR	UNAFFECTED
5001	2272956.3600'	305138.8800'	MAG	42	C	FAIR	42" MAG 9+13+20 C-FAIR	UNAFFECTED
5008	2272639.0900'	304463.5700'	RO	24	B	GOOD	24" RO B-GOOD	REMOVED
5013	2272658.4100'	304518.8200'	LO	32	B	GOOD	32" LO B-GOOD	REMOVED
5014	2272512.0000'	304393.4200'	LO	26	B	GOOD	26" LO B-GOOD	REMOVED
5015	2274275.7500'	304620.0500'	GUM	27	B	GOOD	27" GUM B-GOOD	UNAFFECTED
5264	2271940.8100'	305236.9800'	WATO	10	C	FAIR	10" WATO 6+4 C-FAIR	UNAFFECTED
5265	2271916.1600'	305210.9700'	PN	12	B	GOOD	12" PN B-GOOD	UNAFFECTED
5267	2271909.8000'	305208.8200'	PN	14	B	GOOD	14" PN B-GOOD	UNAFFECTED
5268	2271915.3400'	305224.6100'	PN	14	C	GOOD	14" PN C-GOOD	UNAFFECTED
5270	2271916.9800'	305231.0600'	LAO	13	C	FAIR	13" LAO C-FAIR	UNAFFECTED
5271	2271888.0200'	305200.4200'	WATO	6	C	FAIR	6" WATO C-FAIR	UNAFFECTED
5273	2271860.3500'	305211.2500'	LAO	19	C	FAIR	19" LAO C-FAIR	UNAFFECTED
5275	2271902.5100'	305185.5600'	LAO	10	B	GOOD	10" LAO B-GOOD	UNAFFECTED
5276	2271908.7200'	305183.9100'	GUM	6	C	FAIR	6" GUM C-FAIR	UNAFFECTED
5277	2271862.2100'	305169.4100'	WATO	8	C	FAIR	8" WATO C-FAIR	UNAFFECTED
5278	2271852.2200'	305170.3400'	PN	13	B	GOOD	13" PN B-GOOD	UNAFFECTED
5279	2271863.7900'	305160.4900'	LAO	20	C	FAIR	20" LAO 11+9 C-FAIR	UNAFFECTED
5280	2271843.8500'	305148.5600'	LAO	8	C	FAIR	8" LAO C-FAIR	UNAFFECTED
5281	2271833.6300'	305145.5400'	GUM	11	C	FAIR	11" GUM C-FAIR	UNAFFECTED
5282	2271818.4000'	305149.6900'	LAO	11	C	FAIR	11" LAO C-FAIR	UNAFFECTED
5283	2271810.0300'	305150.7200'	LAO	6	C	FAIR	6" LAO C-FAIR	UNAFFECTED
5284	2271791.3400'	305141.7500'	LAO	8	C	FAIR	8" LAO C-FAIR	UNAFFECTED
5285	2271796.4800'	305133.1100'	LAO	15	C	FAIR	15" LAO C-FAIR	UNAFFECTED
5286	2271779.6600'	305116.6700'	LAO	13	C	FAIR	13" LAO C-FAIR	UNAFFECTED
5289	2271738.6700'	305108.6600'	LAO	17	C	FAIR	17" LAO C-FAIR	UNAFFECTED
5290	2271739.3500'	305101.3900'	LAO	8	C	FAIR	8" LAO C-FAIR	UNAFFECTED
5291	2271738.7300'	305094.5100'	LAO	14	C	FAIR	14" LAO C-FAIR	UNAFFECTED

5293	2271730.1600'	305105.9300'	LAO	11	C	FAIR	11" LAO C-FAIR	UNAFFECTED
5294	2271732.1400'	305093.3700'	LAO	10	C	FAIR	10" LAO C-FAIR	UNAFFECTED
5295	2271729.6400'	305081.0700'	LAO	10	C	FAIR	10" LAO C-FAIR	UNAFFECTED
5296	2271721.6900'	305085.4500'	LAO	9	C	FAIR	9" LAO C-FAIR	UNAFFECTED
5297	2271705.7500'	305090.8000'	LAO	7	C	FAIR	7" LAO C-FAIR	UNAFFECTED
5298	2271706.3400'	305072.2800'	LAO	9	C	FAIR	9" LAO C-FAIR	UNAFFECTED
5299	2271706.7000'	305102.8600'	PN	24	A	GOOD	24" PN A-GOOD	UNAFFECTED
5300	2271689.2500'	305097.7000'	WATO	10	C	FAIR	10" WATO C-FAIR	UNAFFECTED
5301	2271683.5600'	305063.3800'	WATO	10	C	FAIR	10" WATO C-FAIR	UNAFFECTED
5302	2271669.4200'	305069.8800'	GUM	12	C	FAIR	12" GUM C-FAIR	UNAFFECTED
5303	2271660.2700'	305085.9400'	GUM	14	B	GOOD	14" GUM B-GOOD	UNAFFECTED
5304	2271665.9800'	305089.4300'	MAP	9	C	FAIR	9" MAP C-FAIR	UNAFFECTED
5306	2271661.6500'	305093.9400'	GUM	6	C	FAIR	6" GUM C-FAIR	UNAFFECTED
5307	2271652.0600'	305098.3300'	GUM	6	C	FAIR	6" GUM C-FAIR	UNAFFECTED
5308	2271637.7200'	305079.3500'	LAO	6	C	FAIR	6" LAO C-FAIR	UNAFFECTED
5309	2271627.6800'	305097.4400'	LAO	7	C	FAIR	7" LAO C-FAIR	UNAFFECTED
5314	2271607.0500'	305029.2200'	LAO	10	C	FAIR	10" LAO C-FAIR	UNAFFECTED
5315	2271616.0300'	305021.4200'	LAO	11	C	FAIR	11" LAO C-FAIR	UNAFFECTED
5316	2271591.6300'	305030.1200'	LAO	6	C	FAIR	6" LAO C-FAIR	UNAFFECTED
5318	2271590.1600'	305032.6700'	LAO	16	C	FAIR	16" LAO C-FAIR	UNAFFECTED
5319	2271593.8000'	305036.4900'	LAO	10	C	FAIR	10" LAO C-FAIR	UNAFFECTED
5320	2271592.8700'	305017.0700'	LAO	21	B	GOOD	21" LAO B-GOOD	UNAFFECTED
5321	2271575.9300'	305027.9600'	LAO	13	C	FAIR	13" LAO C-FAIR	UNAFFECTED
5323	2271565.8100'	305020.5700'	LAO	14	C	FAIR	14" LAO C-FAIR	UNAFFECTED
5327	2271544.7900'	304992.0300'	PN	6	C	FAIR	6" PN C-FAIR	UNAFFECTED
5329	2271488.6300'	304988.9700'	PN	16	B	GOOD	16" PN B-GOOD	UNAFFECTED
5330	2271477.6900'	304984.3200'	LAO	11	C	FAIR	11" LAO C-FAIR	UNAFFECTED
5332	2271473.1300'	304979.8900'	LAO	11	C	FAIR	11" LAO C-FAIR	UNAFFECTED
5334	2271458.8700'	304999.0900'	LAO	20	B	GOOD	20" LAO B-GOOD	UNAFFECTED
5338	2271436.6400'	304980.1000'	LAO	23	B	GOOD	23" LAO B-GOOD	UNAFFECTED
5340	2271435.5500'	304940.3300'	LAO	12	C	FAIR	12" LAO C-FAIR	UNAFFECTED
5341	2271421.8200'	304939.9300'	PN	7	C	FAIR	7" PN C-FAIR	UNAFFECTED
5343	2271421.8100'	304931.6600'	PN	12	C	FAIR	12" PN C-FAIR	UNAFFECTED
5345	2271419.9000'	304952.5100'	LAO	19	B	GOOD	19" LAO B-GOOD	UNAFFECTED
5347	2271404.6500'	304951.9500'	LAO	21	C	FAIR	21" LAO C-FAIR	UNAFFECTED
5348	2271400.7600'	304925.7100'	PN	18	A	GOOD	18" PN A-GOOD	UNAFFECTED
5349	2271401.4000'	304927.9000'	PN	16	B	GOOD	16" PN B-GOOD	UNAFFECTED
5354	2271393.1500'	304921.8900'	PN	9	C	FAIR	9" PN C-FAIR	UNAFFECTED
5355	2271384.5200'	304923.5000'	PN	19	A	GOOD	19" PN A-GOOD	UNAFFECTED
5359	2271370.5100'	304912.1800'	LAO	9	C	FAIR	9" LAO C-FAIR	UNAFFECTED
5360	2271368.0400'	304914.3500'	PN	16	C	FAIR	16" PN C-FAIR	UNAFFECTED
5361	2271357.5500'	304902.1900'	PN	17	B	GOOD	17" PN B-GOOD	UNAFFECTED
5362	2271369.3200'	304898.4300'	PN	10	C	FAIR	10" PN C-FAIR	UNAFFECTED
5363	2271356.4800'	304905.0900'	PN	14	B	GOOD	14" PN B-GOOD	UNAFFECTED
5364	2271342.5700'	304912.1300'	LAO	18	C	FAIR	18" LAO C-FAIR	UNAFFECTED
5369	2271338.7400'	304919.9600'	LAO	19	C	FAIR	19" LAO C-FAIR	UNAFFECTED
5370	2271342.5800'	304928.1300'	WATO	14	C	FAIR	14" WATO C-FAIR	UNAFFECTED
5374	2271349.7600'	304949.6000'	WATO	12	C	FAIR	12" WATO C-FAIR	UNAFFECTED
5375	2271331.1300'	304953.2500'	LO	54	A	GOOD	54" LO A-GOOD	UNAFFECTED
5377	2271753.8700'	305188.0700'	GUM	15	B	GOOD	15" GUM B-GOOD	UNAFFECTED
5378	2271755.7600'	305190.9300'	GUM	6	C	FAIR	6" GUM C-FAIR	UNAFFECTED
5379	2271771.4100'	305191.9200'	WATO	15	C	FAIR	15" WATO C-FAIR	UNAFFECTED
5381	2271768.1100'	305176.9100'	GUM	7	C	FAIR	7" GUM C-FAIR	UNAFFECTED
5382	2271771.7600'	305163.8600'	LAO	18	B	GOOD	18" LAO B-GOOD	UNAFFECTED
5384	2271779.6000'	305156.0800'	LAO	15	C	FAIR	15" LAO C-FAIR	UNAFFECTED
5386	2271804.6100'	305179.8000'	LAO	22	B	GOOD	22" LAO B-GOOD	UNAFFECTED
5387	2271777.3600'	305198.6100'	WATO	9	C	FAIR	9" WATO C-FAIR	UNAFFECTED
5388	2271784.4500'	305195.8000'	WATO	10	C	FAIR	10" WATO C-FAIR	UNAFFECTED
5389	2271787.5000'	305201.6600'	WATO	14	C	FAIR	14" WATO C-FAIR	UNAFFECTED
5391	2271796.2400'	305208.2500'	WATO	15	C	FAIR	15" WATO C-FAIR	UNAFFECTED
5392	2271802.2000'	305209.5100'	WATO	14	C	FAIR	14" WATO C-FAIR	UNAFFECTED
5393	2271816.3700'	305203.3100'	LAO	13	C	FAIR	13" LAO C-FAIR	UNAFFECTED
5394	2271817.3000'	305191.6000'	PN	17	B	GOOD	17" PN B-GOOD	UNAFFECTED
5395	2271824.5600'	305187.8100'	LAO	13	C	FAIR	13" LAO C-FAIR	UNAFFECTED
5396	2271826.6200'	305193.8200'	LAO	14	C	FAIR	14" LAO C-FAIR	UNAFFECTED
5397	2271833.7700'	305175.3900'	LAO	10	C	FAIR	10" LAO C-FAIR	UNAFFECTED
5398	2271845.0900'	305206.3500'	LAO	10	C	FAIR	10" LAO C-FAIR	UNAFFECTED
5399	2271827.6400'	305217.8000'	GUM	16	C	FAIR	16" GUM 10+6 C-FAIR	UNAFFECTED
5401	2271824.6800'	305218.9400'	GUM	8	C	FAIR	8" GUM C-FAIR	UNAFFECTED
5402	2271836.4500'	305231.0700'	GUM	6	C	FAIR	6" GUM C-FAIR	UNAFFECTED
5403	2271840.6300'	305234.1300'	PN	10	C	FAIR	10" PN C-FAIR	UNAFFECTED
5404	2271854.1800'	305220.4000'	WATO	11	C	FAIR	11" WATO C-FAIR	UNAFFECTED
5405	2271857.5900'	305223.3800'	PN	21	B	GOOD	21" PN B-GOOD	UNAFFECTED

5408	2271860.2500'	305246.6300'	GUM	7	C	FAIR	7" GUM C-FAIR	UNAFFECTED
5410	2271859.7300'	305241.0700'	WATO	18	C	FAIR	18" WATO C-FAIR	UNAFFECTED
5411	2271872.1500'	305252.1500'	WATO	11	C	FAIR	11" WATO C-FAIR	UNAFFECTED
5412	2271874.5800'	305253.3800'	GUM	11	C	FAIR	11" GUM C-FAIR	UNAFFECTED
5413	2271877.2700'	305249.0700'	WATO	12	C	FAIR	12" WATO C-FAIR	UNAFFECTED
5414	2271896.1400'	305259.0800'	LAO	15	B	GOOD	15" LAO B-GOOD	UNAFFECTED
5415	2271900.1900'	305267.4200'	GUM	6	C	FAIR	6" GUM C-FAIR	UNAFFECTED
5416	2271902.4300'	305265.3700'	PN	34	B	GOOD	34" PN B-GOOD	UNAFFECTED
5418	2271891.5400'	305255.5600'	LAO	6	C	FAIR	6" LAO C-FAIR	UNAFFECTED
5419	2271915.2300'	305262.4900'	WATO	14	C	FAIR	14" WATO C-FAIR	UNAFFECTED
5421	2271927.2900'	305266.8700'	WATO	10	C	FAIR	10" WATO C-FAIR	UNAFFECTED
5423	2268900.1600'	303256.0700'	GUM	37	C	FAIR	37" GUM 19+18 C-FAIR	UNAFFECTED
5430	2268930.4600'	303256.3000'	LAO	7	C	FAIR	7" LAO C-FAIR	UNAFFECTED
5431	2268930.0900'	303251.3900'	LAO	7	C	FAIR	7" LAO C-FAIR	UNAFFECTED
5433	2268931.1300'	303251.2100'	LAO	10	C	FAIR	10" LAO C-FAIR	UNAFFECTED
5435	2268928.7000'	303245.7100'	LAO	17	C	FAIR	17" LAO C-FAIR	UNAFFECTED
5436	2268921.4400'	303240.9500'	PN	10	C	FAIR	10" PN C-FAIR	UNAFFECTED
5437	2268929.3200'	303227.7600'	PN	16	B	GOOD	16" PN B-GOOD	UNAFFECTED
5438	2268945.2700'	303217.8300'	PN	15	C	FAIR	15" PN C-FAIR	UNAFFECTED
5439	2268953.7700'	303215.5900'	PN	10	B	GOOD	10" PN B-GOOD	UNAFFECTED
5440	2268960.9600'	303210.1400'	GUM	6	C	FAIR	6" GUM C-FAIR	UNAFFECTED
5441	2268966.5200'	303209.0000'	GUM	8	B	GOOD	8" GUM B-GOOD	UNAFFECTED
5442	2268969.0300'	303203.6100'	PN	23	B	GOOD	23" PN B-GOOD	UNAFFECTED
5443	2268957.3800'	303194.1200'	PN	12	B	GOOD	12" PN B-GOOD	UNAFFECTED
5444	2268941.4900'	303208.7800'	PN	12	B	GOOD	12" PN B-GOOD	UNAFFECTED
5445	2268944.1700'	303203.5000'	PN	16	B	GOOD	16" PN B-GOOD	UNAFFECTED
5446	2268939.3000'	303202.0400'	PN	18	B	GOOD	18" PN B-GOOD	UNAFFECTED
5448	2268959.3100'	303194.0700'	GUM	6	C	FAIR	6" GUM C-FAIR	UNAFFECTED
5449	2268941.1300'	303179.2100'	PN	18	C	FAIR	18" PN C-FAIR	UNAFFECTED
5450	2268935.5500'	303182.3900'	GUM	8	B	GOOD	8" GUM B-GOOD	UNAFFECTED
5452	2268919.8000'	303186.8400'	PN	12	C	FAIR	12" PN C-FAIR	UNAFFECTED
5453	2268932.2500'	303171.6600'	PN	12	B	GOOD	12" PN B-GOOD	UNAFFECTED
5455	2268928.5600'	303167.9700'	PN	9	C	FAIR	9" PN C-FAIR	UNAFFECTED
5456	2268915.4800'	303184.3500'	PN	9	C	FAIR	9" PN C-FAIR	UNAFFECTED
5457	2268898.1600'	303148.7100'	GUM	24	C	FAIR	24" GUM 14+10 C-FAIR	UNAFFECTED
5459	2268895.5100'	303143.3100'	GUM	10	C	FAIR	10" GUM C-FAIR	UNAFFECTED
5460	2268895.7200'	303132.0000'	WATO	10	C	FAIR	10" WATO C-FAIR	UNAFFECTED
5461	2268900.9500'	303132.3800'	WATO	17	C	FAIR	17" WATO C-FAIR	UNAFFECTED
5462	2268909.5400'	303124.3900'	GUM	7	C	FAIR	7" GUM C-FAIR	UNAFFECTED
5465	2268899.3100'	303115.8200'	WATO	8	C	FAIR	8" WATO C-FAIR	UNAFFECTED
5466	2268882.8400'	303111.5000'	WATO	18	C	FAIR	18" WATO C-FAIR	UNAFFECTED
5468	2268875.1800'	303123.5500'	GUM	12	C	FAIR	12" GUM C-FAIR	UNAFFECTED
5469	2268880.2700'	303144.3300'	GUM	10	C	FAIR	10" GUM C-FAIR	UNAFFECTED
5470	2268878.1500'	303144.2000'	GUM	15	B	GOOD	15" GUM B-GOOD	UNAFFECTED
5471	2268875.7400'	303145.2600'	WATO	6	C	FAIR	6" WATO C-FAIR	UNAFFECTED
5472	2268865.6500'	303097.8700'	GUM	6	C	FAIR	6" GUM C-FAIR	UNAFFECTED
5474	2268877.1200'	303091.1100'	WATO	6	C	FAIR	6" WATO C-FAIR	UNAFFECTED
5475	2268863.9600'	303066.8200'	WATO	7	B	GOOD	7" WATO B-GOOD	UNAFFECTED
5476	2268863.8400'	303061.7700'	LAO	7	C	FAIR	7" LAO C-FAIR	UNAFFECTED
5477	2268852.2100'	303067.3300'	LAO	7	C	FAIR	7" LAO C-FAIR	UNAFFECTED
5478	2268854.5000'	303083.8800'	PN	14	B	GOOD	14" PN B-GOOD	UNAFFECTED
5479	2268843.5300'	303069.9300'	HIC	9	C	FAIR	9" HIC C-FAIR	UNAFFECTED
5480	2268854.2400'	303049.9300'	LAO	10	C	FAIR	10" LAO C-FAIR	UNAFFECTED
5481	2268843.6900'	303048.8400'	LAO	14	C	GOOD	14" LAO C-GOOD	UNAFFECTED
5482	2268839.0100'	303057.4200'	LAO	11	C	FAIR	11" LAO C-FAIR	UNAFFECTED
5483	2268827.1400'	303044.9200'	WATO	19	C	FAIR	19" WATO C-FAIR	UNAFFECTED
5484	2268820.9300'	303030.8200'	GUM	6	C	FAIR	6" GUM C-FAIR	UNAFFECTED
5485	2268830.8000'	303022.4600'	LAO	9	C	FAIR	9" LAO C-FAIR	UNAFFECTED
5486	2268798.3400'	302980.5400'	GUM	23	B	GOOD	23" GUM B-GOOD	UNAFFECTED
5487	2268783.4700'	302972.0600'	GUM	15	C	FAIR	15" GUM C-FAIR	UNAFFECTED
5489	2268774.7200'	302963.5000'	MAP	12	B	GOOD	12" MAP B-GOOD	UNAFFECTED
5490	2268761.4800'	302976.6300'	GUM	11	C	FAIR	11" GUM C-FAIR	UNAFFECTED
5491	2268756.2700'	302975.8000'	MAP	10	C	FAIR	10" MAP C-FAIR	UNAFFECTED
5492	2268765.2100'	302959.8500'	GUM	6	C	FAIR	6" GUM C-FAIR	UNAFFECTED
5493	2268751.6200'	302951.0200'	GUM	11	C	FAIR	11" GUM C-FAIR	UNAFFECTED
5494	2268742.2000'	302953.3000'	GUM	8	C	FAIR	8" GUM C-FAIR	UNAFFECTED
5495	2268741.8300'	302959.7600'	GUM	9	B	GOOD	9" GUM B-GOOD	UNAFFECTED
5496	2268745.5100'	302953.2600'	GUM	6	C	FAIR	6" GUM C-FAIR	UNAFFECTED
5500	2268758.1000'	302942.8200'	GUM	8	C	FAIR	8" GUM C-FAIR	UNAFFECTED
5506	2268748.9800'	302934.8800'	PN	15	C	FAIR	15" PN C-FAIR	UNAFFECTED
5508	2268739.2800'	302946.4600'	GUM	7	C	FAIR	7" GUM C-FAIR	UNAFFECTED
5509	2268728.8000'	302974.4400'	GUM	17	C	FAIR	17" GUM C-FAIR	UNAFFECTED
5510	2268721.6600'	302975.4100'	GUM	33	C	FAIR	33" GUM 17+16 C-FAIR	UNAFFECTED

5511	2268733.3900'	302987.4500'	GUM	7	C	FAIR	7" GUM C-FAIR	UNAFFECTED
5512	2268735.3000'	302996.6300'	GUM	11	C	FAIR	11" GUM C-FAIR	UNAFFECTED
5513	2268741.2600'	303007.4600'	GUM	44	C	FAIR	44" GUM C-FAIR	UNAFFECTED
5514	2268749.0800'	302978.1100'	MAP	18	C	FAIR	18" MAP C-FAIR	UNAFFECTED
5515	2268769.4000'	302992.1600'	LAO	7	C	FAIR	7" LAO C-FAIR	UNAFFECTED
5516	2268766.5600'	302993.5700'	GUM	15	C	FAIR	15" GUM C-FAIR	UNAFFECTED
5517	2268765.4200'	303006.9000'	GUM	11	C	FAIR	11" GUM C-FAIR	UNAFFECTED
5518	2268758.5100'	303009.0300'	WATO	7	C	FAIR	7" WATO C-FAIR	UNAFFECTED
5522	2268744.3700'	303017.7400'	GUM	18	C	FAIR	18" GUM C-FAIR	UNAFFECTED
5523	2268761.6300'	303007.7600'	GUM	8	C	FAIR	8" GUM C-FAIR	UNAFFECTED
5524	2268764.2900'	303033.5700'	GUM	8	C	FAIR	8" GUM C-FAIR	UNAFFECTED
5526	2268765.9400'	303033.9700'	LAO	6	C	FAIR	6" LAO C-FAIR	UNAFFECTED
5527	2268763.3900'	303046.8400'	GUM	12	C	FAIR	12" GUM C-FAIR	UNAFFECTED
5528	2268781.1300'	303056.4500'	GUM	17	C	FAIR	17" GUM C-FAIR	UNAFFECTED
5529	2268790.6000'	303053.7600'	LAO	6	C	FAIR	6" LAO C-FAIR	UNAFFECTED
5530	2268795.8100'	303061.4700'	PN	12	B	GOOD	12" PN B-GOOD	UNAFFECTED
5532	2271364.1200'	304942.6800'	LAO	21	B	GOOD	21" LAO B-GOOD	UNAFFECTED
5534	2271368.3800'	304945.5900'	LAO	6	C	FAIR	6" LAO C-FAIR	UNAFFECTED
5535	2271374.6800'	304941.1700'	LAO	16	C	FAIR	16" LAO C-FAIR	UNAFFECTED
5537	2271375.7400'	304951.0100'	LAO	20	C	FAIR	20" LAO C-FAIR	UNAFFECTED
5538	2271385.9200'	304945.5500'	LAO	17	C	FAIR	17" LAO C-FAIR	UNAFFECTED
5540	2271376.1000'	304955.8400'	LAO	11	C	FAIR	11" LAO 6+5 C-FAIR	UNAFFECTED
5541	2271394.0900'	304996.0500'	LO	47	A	GOOD	47" LO A-GOOD	UNAFFECTED
5542	2271399.9100'	304997.3900'	LO	65	A	GOOD	65" LO A-GOOD	UNAFFECTED
5543	2271426.8400'	305006.0900'	LO	28	A	GOOD	28" LO A-GOOD	UNAFFECTED
5544	2271492.9800'	305049.8700'	LO	33	B	GOOD	33" LO B-GOOD	UNAFFECTED
5545	2271480.0400'	305032.3300'	HIC	7	C	FAIR	7" HIC C-FAIR	UNAFFECTED
5547	2271601.4600'	305112.0600'	LO	37	B	GOOD	37" LO B-GOOD	UNAFFECTED
5548	2271611.7600'	305071.0300'	LO	17	B	GOOD	17" LO B-GOOD	UNAFFECTED
5549	2271591.0000'	305067.3500'	LAO	21	B	GOOD	21" LAO B-GOOD	UNAFFECTED
5550	2271645.1400'	305113.2600'	LAO	11	C	FAIR	11" LAO C-FAIR	UNAFFECTED
5551	2271644.1800'	305117.2800'	LAO	16	C	FAIR	16" LAO C-FAIR	UNAFFECTED
5553	2271650.6800'	305123.1000'	GUM	6	C	FAIR	6" GUM C-FAIR	UNAFFECTED
5554	2271656.7800'	305109.8100'	WATO	12	C	FAIR	12" WATO C-FAIR	UNAFFECTED
5555	2271658.7200'	305140.8800'	WATO	8	C	FAIR	8" WATO C-FAIR	UNAFFECTED
5556	2271675.0400'	305143.5700'	MAP	11	B	GOOD	11" MAP B-GOOD	UNAFFECTED
5557	2271675.0600'	305140.4200'	LAO	15	B	GOOD	15" LAO B-GOOD	UNAFFECTED
5558	2271725.9500'	305164.8300'	GUM	18	B	GOOD	18" GUM B-GOOD	UNAFFECTED
5559	2271735.6800'	305155.2700'	LAO	15	C	FAIR	15" LAO C-FAIR	UNAFFECTED
5560	2271718.6300'	305163.2500'	WATO	21	C	FAIR	21" WATO C-FAIR	UNAFFECTED
5561	2271694.5400'	305130.5600'	GUM	26	C	FAIR	26" GUM C-FAIR	UNAFFECTED
5562	2271703.2000'	305122.8900'	LAO	13	C	FAIR	13" LAO C-FAIR	UNAFFECTED
5563	2271717.0900'	305128.7100'	LAO	14	C	FAIR	14" LAO C-FAIR	UNAFFECTED
5564	2271742.6100'	305160.4300'	LAO	7	C	FAIR	7" LAO C-FAIR	UNAFFECTED
5565	2271738.0200'	305174.6600'	GUM	10	C	FAIR	10" GUM C-FAIR	UNAFFECTED
5566	2271750.9100'	305179.5300'	WATO	9	C	FAIR	9" WATO C-FAIR	UNAFFECTED
5567	2268785.8400'	303071.2500'	GUM	22	B	GOOD	22" GUM B-GOOD	UNAFFECTED
5568	2268777.5500'	303076.9500'	GUM	12	C	FAIR	12" GUM 8+4 C-FAIR	UNAFFECTED
5569	2268811.7500'	303087.2300'	LAO	20	C	FAIR	20" LAO C-FAIR	UNAFFECTED
5570	2268812.4600'	303080.6600'	GUM	8	B	GOOD	8" GUM B-GOOD	UNAFFECTED
5571	2268839.5600'	303094.1600'	PN	17	B	GOOD	17" PN B-GOOD	UNAFFECTED
5572	2268832.3800'	303095.3500'	PN	9	B	GOOD	9" PN B-GOOD	UNAFFECTED
5573	2268826.4100'	303096.4200'	PN	16	B	GOOD	16" PN B-GOOD	UNAFFECTED
5574	2268855.9300'	303148.7100'	GUM	15	B	GOOD	15" GUM B-GOOD	UNAFFECTED
5575	2268859.9100'	303152.1500'	WATO	9	C	FAIR	9" WATO C-FAIR	UNAFFECTED
5576	2268853.4300'	303153.3500'	GUM	7	C	FAIR	7" GUM C-FAIR	UNAFFECTED
5577	2268848.0600'	303167.3300'	WATO	9	C	FAIR	9" WATO C-FAIR	UNAFFECTED
5578	2268848.6700'	303174.3900'	LAO	11	C	FAIR	11" LAO C-FAIR	UNAFFECTED
5579	2268851.8100'	303174.2000'	GUM	18	C	FAIR	18" GUM C-FAIR	UNAFFECTED
5580	2268854.2900'	303175.9500'	GUM	14	C	FAIR	14" GUM C-FAIR	UNAFFECTED
5581	2268856.8500'	303179.4900'	WATO	10	C	FAIR	10" WATO C-FAIR	UNAFFECTED
5582	2268866.5900'	303187.2500'	WATO	7	C	FAIR	7" WATO C-FAIR	UNAFFECTED
5583	2268873.6300'	303195.8000'	GUM	27	C	FAIR	27" GUM 20+7 C-FAIR	UNAFFECTED
5587	2268871.8700'	303209.9600'	WATO	14	C	FAIR	14" WATO C-FAIR	UNAFFECTED
5588	2268881.8800'	303228.6300'	WATO	9	C	FAIR	9" WATO C-FAIR	UNAFFECTED
5589	2268898.6800'	303201.7300'	LAO	6	C	FAIR	6" LAO C-FAIR	UNAFFECTED
5590	2268892.6000'	303193.0300'	PN	26	B	GOOD	26" PN B-GOOD	UNAFFECTED
5591	2268891.9700'	303176.7200'	PN	20	B	GOOD	20" PN B-GOOD	UNAFFECTED
5592	2268887.6600'	303176.6200'	PN	22	B	GOOD	22" PN B-GOOD	UNAFFECTED
5593	2268879.6900'	303172.5300'	WHO	8	B	GOOD	8" WHO B-GOOD	UNAFFECTED
5594	2268713.2500'	302954.8800'	GUM	21	C	FAIR	21" GUM C-FAIR	UNAFFECTED
5596	2268714.8000'	302947.9300'	GUM	6	C	FAIR	6" GUM C-FAIR	UNAFFECTED
5597	2268731.4000'	302907.8800'	PN	6	C	GOOD	6" PN C-GOOD	UNAFFECTED

5598	2268724.4400'	302923.3700'	GUM	6	C	FAIR	6" GUM C-FAIR	UNAFFECTED
5600	2268718.0100'	302922.2200'	MAP	11	C	FAIR	11" MAP 4+4+3 C-FAIR	UNAFFECTED
5601	2268714.2400'	302915.5400'	PN	31	C	FAIR	31" PN 18+13 C-FAIR	UNAFFECTED
5602	2268720.2300'	302895.7100'	PN	6	C	FAIR	6" PN C-FAIR	UNAFFECTED
5603	2268706.6700'	302899.9400'	LAO	8	C	FAIR	8" LAO C-FAIR	UNAFFECTED
5604	2268703.2500'	302902.0500'	PN	24	C	FAIR	24" PN C-FAIR	UNAFFECTED
5605	2268677.4900'	302905.2300'	GUM	8	C	FAIR	8" GUM C-FAIR	UNAFFECTED
5606	2268670.2800'	302917.6900'	GUM	28	B	GOOD	28" GUM B-GOOD	UNAFFECTED
5607	2268680.9900'	302899.0900'	LAO	7	C	FAIR	7" LAO C-FAIR	UNAFFECTED
5608	2268692.9900'	302893.1500'	PN	7	C	FAIR	7" PN C-FAIR	UNAFFECTED
5609	2268689.2100'	302878.4400'	PN	21	B	GOOD	21" PN B-GOOD	UNAFFECTED
5610	2268689.9100'	302877.3000'	LAO	7	C	FAIR	7" LAO C-FAIR	UNAFFECTED
5611	2268677.6900'	302870.9300'	LAO	8	C	FAIR	8" LAO C-FAIR	UNAFFECTED
5612	2268678.0500'	302868.7000'	PN	19	B	GOOD	19" PN B-GOOD	UNAFFECTED
5613	2268670.2600'	302874.2400'	LAO	8	C	FAIR	8" LAO C-FAIR	UNAFFECTED
5614	2268641.1000'	302878.7500'	PM	15	C	FAIR	15" PM C-FAIR	UNAFFECTED
5616	2268640.1300'	302874.6400'	LAO	8	C	FAIR	8" LAO C-FAIR	UNAFFECTED
5617	2268650.4700'	302875.1600'	ELM	7	C	FAIR	7" ELM C-FAIR	UNAFFECTED
5618	2268649.9900'	302864.7400'	LAO	16	C	FAIR	16" LAO C-FAIR	UNAFFECTED
5619	2268671.7500'	302850.5300'	LAO	26	B	GOOD	26" LAO 20+6 B-GOOD	UNAFFECTED
5620	2268666.0000'	302839.3000'	LO	7	C	FAIR	7" LO C-FAIR	UNAFFECTED
5621	2268648.6100'	302839.1400'	LAO	19	C	FAIR	19" LAO C-FAIR	UNAFFECTED
5622	2268639.8500'	302849.5500'	LAO	16	C	FAIR	16" LAO C-FAIR	UNAFFECTED
5623	2268640.2000'	302811.4100'	LAO	14	C	FAIR	14" LAO C-FAIR	UNAFFECTED
5624	2268643.1400'	302801.0500'	LAO	15	C	FAIR	15" LAO C-FAIR	UNAFFECTED
5625	2268633.2300'	302788.3600'	LAO	10	C	FAIR	10" LAO C-FAIR	UNAFFECTED
5626	2268620.1900'	302792.4200'	LAO	19	C	FAIR	19" LAO C-FAIR	UNAFFECTED
5627	2268604.1100'	302788.7100'	LAO	13	C	FAIR	13" LAO C-FAIR	UNAFFECTED
5628	2268615.4900'	302768.3500'	LAO	9	C	FAIR	9" LAO C-FAIR	UNAFFECTED
5629	2268608.1000'	302761.4500'	LAO	8	C	FAIR	8" LAO C-FAIR	UNAFFECTED
5630	2268598.9100'	302757.4800'	LAO	16	C	FAIR	16" LAO C-FAIR	UNAFFECTED
5631	2268597.3000'	302772.3200'	LAO	19	C	FAIR	19" LAO C-FAIR	UNAFFECTED
5632	2268593.4200'	302772.3900'	LAO	19	C	FAIR	19" LAO C-FAIR	UNAFFECTED
5633	2268586.5000'	302758.7200'	LAO	12	C	FAIR	12" LAO C-FAIR	UNAFFECTED
5635	2268584.7700'	302759.6100'	WATO	9	C	FAIR	9" WATO C-FAIR	UNAFFECTED
5636	2268583.7200'	302753.9000'	LAO	24	C	FAIR	24" LAO C-FAIR	UNAFFECTED
5637	2268564.5100'	302761.8900'	LAO	12	C	FAIR	12" LAO C-FAIR	UNAFFECTED
5638	2268562.7200'	302759.7000'	LAO	10	C	FAIR	10" LAO C-FAIR	UNAFFECTED
5639	2268554.6800'	302744.2500'	LAO	18	C	FAIR	18" LAO C-FAIR	UNAFFECTED
5641	2268571.8600'	302730.5900'	LAO	27	C	FAIR	27" LAO C-FAIR	UNAFFECTED
5642	2268567.9600'	302729.8500'	GUM	12	C	FAIR	12" GUM C-FAIR	UNAFFECTED
5643	2268565.2500'	302714.8300'	LAO	13	C	FAIR	13" LAO C-FAIR	UNAFFECTED
5644	2268544.0000'	302682.3100'	GUM	18	C	FAIR	18" GUM C-FAIR	UNAFFECTED
5646	2268537.5300'	302674.7100'	WATO	17	C	FAIR	17" WATO C-FAIR	UNAFFECTED
5647	2268533.0600'	302650.3600'	GUM	7	C	FAIR	7" GUM C-FAIR	UNAFFECTED
5649	2268498.7700'	302659.6800'	GUM	9	C	FAIR	9" GUM C-FAIR	UNAFFECTED
5650	2268498.2900'	302647.7900'	ELM	8	C	FAIR	8" ELM C-FAIR	UNAFFECTED
5651	2268507.2200'	302633.1800'	WATO	14	C	FAIR	14" WATO C-FAIR	UNAFFECTED
5652	2268489.2700'	302646.9500'	GUM	6	C	FAIR	6" GUM C-FAIR	UNAFFECTED
5653	2268504.2000'	302626.7700'	LAO	10	C	FAIR	10" LAO C-FAIR	UNAFFECTED
5654	2268475.3000'	302620.6600'	LAO	13	C	FAIR	13" LAO C-FAIR	UNAFFECTED
5655	2268467.2100'	302622.8500'	LAO	26	C	FAIR	26" LAO C-FAIR	UNAFFECTED
5656	2268477.6000'	302603.4100'	LAO	22	C	FAIR	22" LAO C-FAIR	UNAFFECTED
5657	2268467.6800'	302591.3400'	WATO	11	C	FAIR	11" WATO C-FAIR	UNAFFECTED
5658	2268450.5200'	302585.4600'	WATO	11	C	FAIR	11" WATO C-FAIR	UNAFFECTED
5659	2268445.5600'	302599.9200'	GUM	12	C	FAIR	12" GUM C-FAIR	UNAFFECTED
5660	2268443.9200'	302587.9100'	GUM	13	B	GOOD	13" GUM B-GOOD	UNAFFECTED
5661	2268441.9800'	302581.3900'	GUM	15	C	FAIR	15" GUM C-FAIR	UNAFFECTED
5662	2268451.5400'	302576.0100'	LO	6	B	GOOD	6" LO B-GOOD	UNAFFECTED
5663	2268450.4700'	302570.0800'	LAO	22	C	FAIR	22" LAO C-FAIR	UNAFFECTED
5665	2268450.0000'	302556.7400'	GUM	6	C	FAIR	6" GUM C-FAIR	UNAFFECTED
5666	2268441.2200'	302557.0900'	LAO	18	C	FAIR	18" LAO C-FAIR	UNAFFECTED
5667	2268423.6700'	302545.6800'	WATO	6	C	FAIR	6" WATO C-FAIR	UNAFFECTED
5668	2268410.0000'	302535.1100'	WATO	6	C	FAIR	6" WATO C-FAIR	UNAFFECTED
5669	2268412.2300'	302518.6100'	LAO	21	C	FAIR	21" LAO C-FAIR	UNAFFECTED
5670	2268408.0500'	302515.4700'	LAO	6	C	FAIR	6" LAO C-FAIR	UNAFFECTED
5671	2268372.3800'	302451.1500'	PN	16	B	GOOD	16" PN B-GOOD	UNAFFECTED
5672	2268381.9200'	302455.0300'	LAO	18	C	FAIR	18" LAO 10+8 C-FAIR	UNAFFECTED
5673	2268390.1100'	302452.5700'	LAO	6	C	FAIR	6" LAO C-FAIR	UNAFFECTED
5674	2268389.5300'	302449.5800'	LAO	8	C	FAIR	8" LAO C-FAIR	UNAFFECTED
5675	2268378.1200'	302441.8400'	LAO	11	B	GOOD	11" LAO B-GOOD	UNAFFECTED
5676	2268350.8300'	302423.0000'	LAO	18	C	FAIR	18" LAO C-FAIR	UNAFFECTED
5677	2268348.3900'	302412.9700'	LAO	10	C	FAIR	10" LAO C-FAIR	UNAFFECTED

5678	2268344.4700'	302401.3200'	LAO	19	C	FAIR	19" LAO C-FAIR	ENCROACHED
5679	2268338.2600'	302397.9500'	PN	10	C	FAIR	10" PN C-FAIR	ENCROACHED
5680	2268336.3900'	302412.4000'	LAO	18	C	FAIR	18" LAO C-FAIR	ENCROACHED
5682	2268368.1400'	302411.7000'	LAO	12	C	FAIR	12" LAO C-FAIR	UNAFFECTED
5683	2268318.7000'	302367.6200'	WATO	22	C	FAIR	22" WATO C-FAIR	REMOVED
5685	2268304.0400'	302367.2400'	GUM	13	C	FAIR	13" GUM C-FAIR	REMOVED
5686	2268301.2000'	302373.1900'	GUM	15	C	FAIR	15" GUM C-FAIR	REMOVED
5687	2268298.9700'	302372.7600'	LAO	9	C	FAIR	9" LAO C-FAIR	REMOVED
5688	2268293.3100'	302363.3900'	GUM	10	C	FAIR	10" GUM C-FAIR	REMOVED
5689	2268297.2200'	302360.5200'	GUM	15	C	FAIR	15" GUM C-FAIR	REMOVED
5690	2268305.5400'	302344.5300'	LAO	9	C	FAIR	9" LAO C-FAIR	UNAFFECTED
5691	2268279.8300'	302331.8400'	LAO	24	B	FAIR	24" LAO B-FAIR	UNAFFECTED
5692	2268286.3000'	302306.2400'	LAO	15	B	GOOD	15" LAO B-GOOD	UNAFFECTED
5694	2268285.9800'	302304.0700'	LAO	13	C	FAIR	13" LAO C-FAIR	UNAFFECTED
5695	2268281.5500'	302310.0300'	LAO	6	C	FAIR	6" LAO C-FAIR	UNAFFECTED
5697	2268268.7300'	302309.5300'	LAO	9	C	FAIR	9" LAO C-FAIR	UNAFFECTED
5699	2268247.7300'	302304.0200'	GUM	9	C	FAIR	9" GUM C-FAIR	ENCROACHED
5700	2268247.1700'	302301.4800'	LAO	17	C	FAIR	17" LAO C-FAIR	ENCROACHED
5702	2268234.1600'	302279.3200'	LAO	19	C	FAIR	19" LAO C-FAIR	ENCROACHED
5703	2268231.3900'	302280.5500'	LAO	9	C	FAIR	9" LAO C-FAIR	UNAFFECTED
5706	2268228.4300'	302276.2900'	LAO	7	C	FAIR	7" LAO C-FAIR	ENCROACHED
5708	2268018.3000'	301897.9500'	LAO	14	C	FAIR	14" LAO C-FAIR	UNAFFECTED
5709	2268254.9100'	302264.0000'	LAO	12	C	FAIR	12" LAO C-FAIR	UNAFFECTED
5710	2268253.1000'	302262.8500'	LAO	7	C	FAIR	7" LAO C-FAIR	UNAFFECTED
5711	2268240.5300'	302262.8300'	LAO	11	C	FAIR	11" LAO C-FAIR	UNAFFECTED
5712	2268237.6900'	302255.3300'	LAO	17	C	FAIR	17" LAO C-FAIR	UNAFFECTED
5713	2268241.8300'	302255.8700'	LAO	7	C	FAIR	7" LAO C-FAIR	UNAFFECTED
5714	2268237.2200'	302249.8600'	LAO	22	C	FAIR	22" LAO 13+9 C-FAIR	UNAFFECTED
5715	2268235.3200'	302239.5700'	LAO	15	B	GOOD	15" LAO B-GOOD	UNAFFECTED
5717	2268228.7000'	302236.1900'	CHR	7	C	FAIR	7" CHR C-FAIR	UNAFFECTED
5718	2268217.3300'	302242.0300'	LAO	15	C	FAIR	15" LAO C-FAIR	UNAFFECTED
5719	2268219.1300'	302219.4500'	LAO	15	C	FAIR	15" LAO C-FAIR	UNAFFECTED
5720	2268215.5200'	302219.9300'	LAO	12	C	FAIR	12" LAO C-FAIR	UNAFFECTED
5722	2268213.6200'	302223.1000'	LAO	17	C	FAIR	17" LAO C-FAIR	UNAFFECTED
5723	2268217.0700'	302211.8300'	LAO	16	C	FAIR	16" LAO C-FAIR	UNAFFECTED
5724	2268209.4200'	302216.4200'	LAO	12	C	FAIR	12" LAO C-FAIR	UNAFFECTED
5725	2268209.6500'	302199.9200'	LAO	6	C	FAIR	6" LAO C-FAIR	UNAFFECTED
5727	2268223.5300'	302199.8700'	LAO	6	C	FAIR	6" LAO C-FAIR	UNAFFECTED
5728	2268200.9800'	302193.2800'	LAO	10	C	FAIR	10" LAO C-FAIR	UNAFFECTED
5729	2268185.3600'	302194.1400'	GUM	24	C	FAIR	24" GUM 12+12 C-FAIR	UNAFFECTED
5731	2268175.1900'	302189.5800'	WATO	14	C	FAIR	14" WATO C-FAIR	UNAFFECTED
5733	2268189.2800'	302181.0400'	LAO	8	B	GOOD	8" LAO B-GOOD	UNAFFECTED
5734	2268187.3700'	302179.2600'	LAO	18	C	FAIR	18" LAO C-FAIR	UNAFFECTED
5735	2268183.9700'	302171.8800'	LAO	10	C	FAIR	10" LAO C-FAIR	UNAFFECTED
5736	2268183.5600'	302168.5900'	LAO	25	C	FAIR	25" LAO 17+8 C-FAIR	UNAFFECTED
5737	2268189.1500'	302161.0900'	LAO	8	C	FAIR	8" LAO C-FAIR	UNAFFECTED
5738	2268176.8300'	302152.4900'	LAO	11	C	FAIR	11" LAO C-FAIR	UNAFFECTED
5739	2268175.0200'	302149.4700'	LAO	17	C	FAIR	17" LAO C-FAIR	UNAFFECTED
5740	2268169.5900'	302143.2000'	LAO	18	C	FAIR	18" LAO C-FAIR	UNAFFECTED
5745	2268158.7100'	302158.5600'	GUM	16	C	FAIR	16" GUM C-FAIR	UNAFFECTED
5746	2268158.4200'	302164.9000'	PN	22	C	FAIR	22" PN C-FAIR	UNAFFECTED
5747	2268150.0700'	302150.5300'	GUM	11	C	FAIR	11" GUM C-FAIR	UNAFFECTED
5748	2268147.6800'	302149.5900'	GUM	8	C	FAIR	8" GUM C-FAIR	UNAFFECTED
5749	2268146.9500'	302143.4400'	LAO	17	C	FAIR	17" LAO C-FAIR	UNAFFECTED
5750	2268150.7500'	302125.4700'	WATO	7	C	FAIR	7" WATO C-FAIR	UNAFFECTED
5752	2268152.7900'	302123.4100'	LAO	7	C	FAIR	7" LAO C-FAIR	UNAFFECTED
5753	2268151.0300'	302124.2800'	LAO	9	C	FAIR	9" LAO C-FAIR	UNAFFECTED
5754	2268123.0800'	302123.3600'	LAO	14	C	FAIR	14" LAO C-FAIR	UNAFFECTED
5757	2268135.8000'	302113.6500'	LAO	13	C	FAIR	13" LAO C-FAIR	UNAFFECTED
5761	2268137.1700'	302109.2200'	LAO	14	C	FAIR	14" LAO C-FAIR	UNAFFECTED
5762	2268117.6500'	302111.3800'	WATO	16	C	FAIR	16" WATO C-FAIR	UNAFFECTED
5763	2268137.0300'	302101.2500'	LAO	13	C	FAIR	13" LAO C-FAIR	UNAFFECTED
5764	2268130.9800'	302093.6100'	LAO	17	C	FAIR	17" LAO C-FAIR	UNAFFECTED
5766	2268129.1700'	302090.2900'	LAO	16	C	FAIR	16" LAO C-FAIR	UNAFFECTED
5767	2268122.1700'	302090.0600'	GUM	25	C	FAIR	25" GUM 10+9+6 C-FAIR	UNAFFECTED
5768	2268114.2900'	302101.6000'	GUM	11	C	FAIR	11" GUM C-FAIR	UNAFFECTED
5769	2268115.0800'	302095.3600'	GUM	7	C	FAIR	7" GUM C-FAIR	UNAFFECTED
5770	2268109.7200'	302093.2500'	GUM	10	C	FAIR	10" GUM C-FAIR	UNAFFECTED
5771	2268111.1900'	302091.2500'	LAO	14	C	FAIR	14" LAO C-FAIR	UNAFFECTED
5773	2268121.8200'	302079.3300'	LAO	9	C	FAIR	9" LAO C-FAIR	UNAFFECTED
5774	2268114.2700'	302069.7900'	GUM	9	C	FAIR	9" GUM C-FAIR	UNAFFECTED
5775	2268103.8900'	302080.0600'	GUM	11	C	FAIR	11" GUM C-FAIR	UNAFFECTED
5776	2268100.4300'	302078.4000'	GUM	14	C	FAIR	14" GUM 8+6 C-FAIR	UNAFFECTED

5777	2268094.7400'	302069.9000'	GUM	7	C	FAIR	7" GUM C-FAIR	UNAFFECTED
5778	2268084.6100'	302065.1400'	LAO	17	B	GOOD	17" LAO B-GOOD	UNAFFECTED
5779	2268107.9400'	302058.0800'	LAO	10	C	FAIR	10" LAO C-FAIR	UNAFFECTED
5780	2268102.5100'	302057.4700'	PN	14	C	FAIR	14" PN C-FAIR	UNAFFECTED
5781	2268100.2900'	302050.6900'	LAO	22	C	FAIR	22" LAO C-FAIR	UNAFFECTED
5782	2268095.5300'	302053.4800'	GUM	9	C	FAIR	9" GUM C-FAIR	UNAFFECTED
5783	2268082.6500'	302050.2200'	LAO	12	C	FAIR	12" LAO C-FAIR	UNAFFECTED
5785	2268224.0600'	302255.6800'	LAO	16	C	FAIR	16" LAO 11+5 C-FAIR	UNAFFECTED
5786	2268212.8100'	302256.3300'	PN	28	C	FAIR	28" PN C-FAIR	ENCROACHED
5788	2268074.6800'	302043.2900'	PN	19	B	GOOD	19" PN B-GOOD	UNAFFECTED
5789	2268095.1900'	302031.0800'	LAO	8	C	FAIR	8" LAO C-FAIR	UNAFFECTED
5790	2268124.1000'	302036.6600'	LAO	7	C	FAIR	7" LAO C-FAIR	UNAFFECTED
5791	2268115.5800'	302019.4400'	LAO	9	C	FAIR	9" LAO C-FAIR	UNAFFECTED
5792	2268110.3400'	302016.1400'	LAO	8	C	FAIR	8" LAO C-FAIR	UNAFFECTED
5793	2268096.6100'	302011.2400'	LAO	7	B	GOOD	7" LAO B-GOOD	UNAFFECTED
5794	2268108.9000'	301989.1300'	LAO	6	C	FAIR	6" LAO C-FAIR	UNAFFECTED
5796	2268106.5300'	301982.5900'	LAO	6	C	FAIR	6" LAO C-FAIR	UNAFFECTED
5797	2268103.2400'	302001.5000'	PN	17	C	FAIR	17" PN C-FAIR	UNAFFECTED
5798	2268094.3100'	302003.0400'	LAO	10	C	FAIR	10" LAO C-FAIR	UNAFFECTED
5799	2268092.5600'	301992.3400'	LAO	8	C	FAIR	8" LAO C-FAIR	UNAFFECTED
5800	2268089.5900'	301992.3800'	GUM	14	C	FAIR	14" GUM C-FAIR	UNAFFECTED
5801	2268045.6200'	302016.2800'	LO	18	B	GOOD	18" LO B-GOOD	UNAFFECTED
5802	2268055.9500'	301996.1300'	CHR	14	C	FAIR	14" CHR C-FAIR	UNAFFECTED
5803	2268050.0200'	301991.3200'	MAG	6	B	GOOD	6" MAG B-GOOD	UNAFFECTED
5806	2268038.2100'	301982.4900'	GUM	21	C	FAIR	21" GUM C-FAIR	UNAFFECTED
5807	2268035.7900'	301982.3900'	PN	6	C	FAIR	6" PN C-FAIR	UNAFFECTED
5808	2268073.4200'	301926.6800'	WATO	23	C	FAIR	23" WATO C-FAIR	UNAFFECTED
5809	2268024.5400'	301965.7400'	CHR	11	C	FAIR	11" CHR C-FAIR	UNAFFECTED
5810	2268019.4400'	301959.6700'	WATO	12	C	FAIR	12" WATO C-FAIR	UNAFFECTED
5812	2268026.5400'	301946.7200'	LAO	31	C	FAIR	31" LAO C-FAIR	UNAFFECTED
5814	2268012.2400'	301920.0200'	LAO	10	C	FAIR	10" LAO C-FAIR	UNAFFECTED
5815	2268038.0700'	301909.9700'	LAO	9	C	FAIR	9" LAO C-FAIR	UNAFFECTED
5816	2268041.8900'	301910.5700'	LAO	9	C	FAIR	9" LAO C-FAIR	UNAFFECTED
5817	2268057.9400'	301894.0800'	LAO	10	B	GOOD	10" LAO B-GOOD	UNAFFECTED
5818	2268049.1600'	301889.2700'	LAO	17	C	FAIR	17" LAO C-FAIR	UNAFFECTED
5819	2268044.3200'	301873.2900'	PN	16	C	FAIR	16" PN C-FAIR	UNAFFECTED
5820	2268035.9900'	301867.5400'	LAO	23	C	FAIR	23" LAO C-FAIR	UNAFFECTED
5821	2268023.5900'	301864.6600'	LAO	21	C	FAIR	21" LAO C-FAIR	UNAFFECTED
5822	2268027.4600'	301890.2600'	LAO	17	B	GOOD	17" LAO B-GOOD	UNAFFECTED
5823	2268012.9600'	301898.3900'	WATO	12	C	FAIR	12" WATO C-FAIR	UNAFFECTED
5824	2268013.6300'	301882.5400'	PN	14	C	FAIR	14" PN C-FAIR	UNAFFECTED
5825	2268007.0300'	301878.1200'	PN	21	B	GOOD	21" PN B-GOOD	UNAFFECTED
5826	2268003.9400'	301898.6300'	LAO	7	C	FAIR	7" LAO C-FAIR	UNAFFECTED
5827	2267993.1400'	301886.5100'	LAO	17	B	GOOD	17" LAO B-GOOD	UNAFFECTED
5828	2267992.4000'	301883.2300'	LAO	12	C	FAIR	12" LAO C-FAIR	UNAFFECTED
5829	2267998.8700'	301878.1000'	PN	16	C	FAIR	16" PN C-FAIR	UNAFFECTED
5830	2267965.2100'	301886.0900'	LAO	7	C	FAIR	7" LAO C-FAIR	UNAFFECTED
5831	2267961.7600'	301872.8300'	GUM	11	C	FAIR	11" GUM C-FAIR	UNAFFECTED
5832	2267946.8100'	301859.6000'	GUM	7	C	FAIR	7" GUM C-FAIR	UNAFFECTED
5833	2267948.5100'	301851.0200'	LAO	7	C	FAIR	7" LAO 5+2 C-FAIR	UNAFFECTED
5834	2267931.3500'	301840.8500'	LAO	21	C	FAIR	21" LAO C-FAIR	UNAFFECTED
5835	2267949.6800'	301832.2500'	LO	15	C	FAIR	15" LO C-FAIR	UNAFFECTED
5836	2267969.6500'	301856.4300'	PN	24	A	GOOD	24" PN A-GOOD	UNAFFECTED
5837	2267973.0100'	301850.5500'	PN	20	B	GOOD	20" PN B-GOOD	UNAFFECTED
5838	2267981.6700'	301854.3700'	LAO	6	C	FAIR	6" LAO C-FAIR	UNAFFECTED
5839	2267992.4000'	301858.0100'	PN	19	B	GOOD	19" PN B-GOOD	UNAFFECTED
5840	2267994.0200'	301843.2300'	LAO	6	C	FAIR	6" LAO C-FAIR	UNAFFECTED
5842	2267986.0100'	301817.4400'	LAO	30	C	FAIR	30" LAO C-FAIR	UNAFFECTED
5843	2267992.1400'	301802.9400'	LAO	8	C	FAIR	8" LAO C-FAIR	UNAFFECTED
5845	2268005.9400'	301814.7000'	LAO	8	C	FAIR	8" LAO C-FAIR	UNAFFECTED
5846	2268021.4300'	301834.4300'	PN	24	A	GOOD	24" PN A-GOOD	UNAFFECTED
5847	2268024.7200'	301847.1100'	PN	12	C	FAIR	12" PN C-FAIR	UNAFFECTED
5848	2268006.2500'	301852.1600'	PN	16	C	FAIR	16" PN C-FAIR	UNAFFECTED
5849	2268009.1500'	301855.5100'	PN	13	C	FAIR	13" PN C-FAIR	UNAFFECTED
5850	2268132.6600'	301998.3100'	PN	9	B	GOOD	9" PN B-GOOD	UNAFFECTED
5851	2268140.9300'	302013.4200'	PN	9	C	GOOD	9" PN C-GOOD	UNAFFECTED
5852	2268153.0700'	302035.0200'	PN	10	C	FAIR	10" PN C-FAIR	UNAFFECTED
5853	2268154.4100'	302036.4500'	PN	9	B	FAIR	9" PN B-FAIR	UNAFFECTED
5854	2268159.0800'	302041.4900'	PN	11	B	GOOD	11" PN B-GOOD	UNAFFECTED
5855	2268197.6300'	302108.3700'	PN	11	C	GOOD	11" PN C-GOOD	UNAFFECTED
5856	2268203.8200'	302118.9400'	PN	9	C	FAIR	9" PN C-FAIR	UNAFFECTED
5857	2268217.2700'	302132.1500'	PN	7	C	FAIR	7" PN C-FAIR	UNAFFECTED
5858	2268226.4800'	302150.8100'	PN	9	C	FAIR	9" PN C-FAIR	UNAFFECTED

5859	2268230.8300'	302152.9800'	PN	10	B	FAIR	10" PN B-FAIR	UNAFFECTED
5860	2268238.3500'	302161.4300'	PN	9	B	GOOD	9" PN B-GOOD	UNAFFECTED
5862	2268273.1100'	302207.5800'	PN	6	C	FAIR	6" PN C-FAIR	UNAFFECTED
5863	2268298.3200'	302255.5800'	PN	6	C	FAIR	6" PN C-FAIR	UNAFFECTED
5864	2268312.3500'	302271.3100'	PN	6	C	FAIR	6" PN C-FAIR	UNAFFECTED
5865	2268332.7800'	302289.1000'	PN	9	C	FAIR	9" PN C-FAIR	UNAFFECTED
5868	2268327.2100'	302318.6700'	PN	9	C	FAIR	9" PN C-FAIR	UNAFFECTED
5869	2268329.7600'	302324.7000'	PN	8	C	FAIR	8" PN C-FAIR	UNAFFECTED
5870	2268348.4200'	302320.7800'	PN	7	C	FAIR	7" PN C-FAIR	UNAFFECTED
5871	2268335.9100'	302304.2700'	PN	7	C	FAIR	7" PN C-FAIR	UNAFFECTED
5872	2268352.9800'	302321.8700'	PN	7	C	FAIR	7" PN C-FAIR	UNAFFECTED
5873	2268357.9200'	302328.7200'	PN	6	C	FAIR	6" PN C-FAIR	UNAFFECTED
5875	2268357.1400'	302339.1300'	PN	6	C	POOR	6" PN C-POOR	REMOVED
5876	2268366.6700'	302341.7400'	PN	9	C	FAIR	9" PN C-FAIR	REMOVED
5877	2268375.6500'	302351.5800'	PN	8	C	FAIR	8" PN C-FAIR	REMOVED
5878	2268394.4800'	302379.7600'	PN	10	C	FAIR	10" PN C-FAIR	UNAFFECTED
5879	2268403.6900'	302407.5000'	PN	8	C	FAIR	8" PN C-FAIR	UNAFFECTED
5881	2268413.7800'	302413.6700'	PN	12	B	POOR	12" PN B-POOR	UNAFFECTED
5882	2268423.9700'	302438.4800'	PN	10	C	GOOD	10" PN C-GOOD	UNAFFECTED
5883	2268427.3700'	302432.1800'	PN	7	C	FAIR	7" PN C-FAIR	UNAFFECTED
5884	2268429.5700'	302448.5900'	PN	6	C	FAIR	6" PN C-FAIR	UNAFFECTED
5885	2268434.8000'	302440.0300'	PN	7	C	FAIR	7" PN C-FAIR	UNAFFECTED
5886	2268436.0000'	302458.3200'	PN	8	C	FAIR	8" PN C-FAIR	UNAFFECTED
5888	2268465.0700'	302497.6700'	PN	10	C	FAIR	10" PN C-FAIR	UNAFFECTED
5889	2268477.6600'	302499.8900'	PN	7	B	FAIR	7" PN B-FAIR	UNAFFECTED
5890	2268492.3200'	302525.7100'	PN	9	C	GOOD	9" PN C-GOOD	UNAFFECTED
5891	2268524.3800'	302574.5800'	PN	10	C	FAIR	10" PN C-FAIR	UNAFFECTED
5892	2268530.9600'	302576.1000'	PN	9	C	FAIR	9" PN C-FAIR	UNAFFECTED
5893	2268532.9000'	302582.3800'	PN	10	C	FAIR	10" PN C-FAIR	UNAFFECTED
5894	2268536.5500'	302586.3600'	PN	7	C	FAIR	7" PN C-FAIR	UNAFFECTED
5895	2268551.8600'	302618.2300'	PN	7	C	FAIR	7" PN C-FAIR	UNAFFECTED
5896	2268560.8000'	302622.3200'	PN	9	C	FAIR	9" PN C-FAIR	UNAFFECTED
5897	2268565.8800'	302639.7300'	PN	6	C	FAIR	6" PN C-FAIR	UNAFFECTED
5898	2268568.2300'	302646.4500'	PN	7	C	FAIR	7" PN C-FAIR	UNAFFECTED
5899	2268579.2100'	302653.3200'	PN	10	C	FAIR	10" PN C-FAIR	UNAFFECTED
5900	2268591.4500'	302664.3500'	PN	8	C	FAIR	8" PN C-FAIR	UNAFFECTED
5901	2268592.6200'	302669.6900'	PN	11	C	FAIR	11" PN C-FAIR	UNAFFECTED
5902	2268600.2500'	302682.2300'	PN	9	C	FAIR	9" PN C-FAIR	UNAFFECTED
5903	2268648.1000'	302778.7700'	PN	8	C	FAIR	8" PN C-FAIR	UNAFFECTED
5904	2268676.5200'	302791.5200'	PN	7	C	FAIR	7" PN C-FAIR	UNAFFECTED
5905	2268683.7900'	302800.3600'	PN	8	C	FAIR	8" PN C-FAIR	UNAFFECTED
5906	2268699.2500'	302820.6300'	PN	9	C	FAIR	9" PN C-FAIR	UNAFFECTED
5907	2268740.5000'	302885.6900'	PN	9	C	FAIR	9" PN C-FAIR	UNAFFECTED
5911	2273139.4400'	298297.0800'	MAG	6	C	FAIR	6" MAG C-FAIR	UNAFFECTED
5915	2273139.4400'	298297.0800'	MAG	6	C	FAIR	6" MAG C-FAIR	UNAFFECTED
10259	2272960.2700'	298212.2200'	PN	10	C	FAIR	10" PN C FAIR	UNAFFECTED
10260	2272975.4100'	298223.0600'	PN	10	C	FAIR	10" PN C FAIR	UNAFFECTED
10261	2272972.3500'	298230.4700'	PN	8	C	FAIR	8" PN C FAIR	UNAFFECTED
10262	2272976.3400'	298235.2200'	PN	10	C	FAIR	10" PN C FAIR	UNAFFECTED
10263	2272965.0800'	298232.9700'	PN	8	C	FAIR	8" PN C FAIR	UNAFFECTED
10264	2272958.9700'	298223.9200'	PN	13	C	FAIR	13" PN C FAIR	UNAFFECTED
10265	2272955.2300'	298246.0500'	PN	7	C	FAIR	7" PN C FAIR	UNAFFECTED
10266	2272960.0000'	298253.7300'	PN	10	C	FAIR	10" PN C FAIR	UNAFFECTED
10267	2272954.1400'	298262.6400'	PN	9	C	FAIR	9" PN C FAIR	UNAFFECTED
10268	2272966.4200'	298247.1300'	PN	9	C	FAIR	9" PN C FAIR	UNAFFECTED
10269	2272980.3100'	298256.5300'	PN	10	C	FAIR	10" PN C FAIR	UNAFFECTED
10270	2272968.6100'	298257.5300'	PN	11	C	FAIR	11" PN C FAIR	UNAFFECTED
10272	2273022.9900'	298231.4100'	GUM	10	C	FAIR	10" GUM C FAIR	UNAFFECTED
10273	2273034.4000'	298239.6500'	GUM	10	C	FAIR	10" GUM C FAIR	UNAFFECTED
10274	2273038.2800'	298241.3600'	WATO	13	C	FAIR	13" WATO C FAIR	UNAFFECTED
10275	2273047.6800'	298241.9100'	LO	9	C	FAIR	9" LO C FAIR	UNAFFECTED
10277	2273055.9200'	298253.8600'	LAO	7	C	FAIR	7" LAO C FAIR	UNAFFECTED
10278	2273086.4100'	298248.7500'	GUM	10	C	FAIR	10" GUM C FAIR	UNAFFECTED
10291	2273042.6300'	298263.1200'	HIC	22	B	GOOD	22" HIC B GOOD	UNAFFECTED
10293	2273020.6500'	298265.2000'	WHO	16	C	FAIR	16" WHO C FAIR	UNAFFECTED
10294	2273024.1100'	298270.0900'	MAG	9	C	FAIR	9" MAG C FAIR	UNAFFECTED
10295	2273018.6700'	298243.0800'	MAG	7	C	FAIR	7" MAG C FAIR	UNAFFECTED
10296	2273068.7500'	298269.4200'	CHE	10	C	FAIR	CHE 10 C FAIR	UNAFFECTED
10297	2273054.0000'	298277.2400'	HIC	14	C	FAIR	14" HIC C FAIR	UNAFFECTED
10298	2273065.7700'	298287.6500'	WHO	15	C	FAIR	15" WHO C FAIR	UNAFFECTED
10300	2273111.4500'	298271.6900'	PN	9	C	FAIR	9" PN C FAIR	UNAFFECTED
10302	2273102.1500'	298266.8600'	GUM	11	C	FAIR	11" GUM C FAIR	UNAFFECTED
10303	2273122.2100'	298278.1300'	HIC	19	C	FAIR	19" HIC C FAIR	UNAFFECTED

10304	2273137.0100'	298274.8900'	LAO	11	C	FAIR	11" LAO C FAIR	UNAFFECTED
10305	2273146.5100'	298280.2100'	GUM	6	C	FAIR	6" GUM C FAIR	UNAFFECTED
10306	2273145.2300'	298285.5600'	GUM	12	C	FAIR	12" GUM C FAIR	UNAFFECTED
10307	2273149.8100'	298287.9100'	GUM	7	C	FAIR	7" GUM C FAIR	UNAFFECTED
10308	2273141.8100'	298294.7600'	WHO	16	C	FAIR	16" WHO C FAIR	UNAFFECTED
10309	2273116.1300'	298303.2100'	LAO	8	C	FAIR	8" LAO C FAIR	UNAFFECTED
10310	2273147.7100'	298310.9500'	MAG	10	C	FAIR	10" MAG C FAIR	UNAFFECTED
10311	2273130.9600'	298311.5900'	WATO	13	C	FAIR	13" WATO C FAIR	UNAFFECTED
10312	2273170.9600'	298308.2100'	MAG	7	B	GOOD	7" MAG B GOOD	UNAFFECTED
10313	2273177.5000'	298295.9800'	MAG	6	C	FAIR	6" MAG C FAIR	UNAFFECTED
10314	2273193.2800'	298300.5600'	LAO	8	C	FAIR	8" LAO C FAIR	UNAFFECTED
10315	2273203.6100'	298305.5500'	WATO	16	B	GOOD	16" WATO B GOOD	UNAFFECTED
10320	2273214.5700'	298310.0800'	LAO	10	C	FAIR	10" LAO C FAIR	UNAFFECTED
10321	2273217.2400'	298310.2800'	LAO	9	C	FAIR	9" LAO C FAIR	REMOVED
10322	2273220.6700'	298319.8700'	LAO	9	C	FAIR	9" LAO C FAIR	UNAFFECTED
10323	2273190.1200'	298330.6300'	PN	9	C	FAIR	9" PN C FAIR	UNAFFECTED
10325	2273174.2100'	298335.9900'	PN	13	C	FAIR	13" PN C FAIR	UNAFFECTED
10327	2273207.5400'	298347.4200'	LAO	7	C	FAIR	7" LAO C FAIR	UNAFFECTED
10330	2273243.8800'	298337.6300'	HIC	15	C	FAIR	15" HIC C FAIR	UNAFFECTED
10331	2273241.9000'	298347.7600'	PN	18	C	FAIR	18" PN C FAIR	UNAFFECTED
10333	2273250.9500'	298348.2600'	PN	9	C	FAIR	6+3" PN C FAIR	UNAFFECTED
10334	2273243.6700'	298332.6400'	PN	7	C	FAIR	7" PN C FAIR	UNAFFECTED
10335	2273258.6600'	298363.0600'	PN	11	C	FAIR	11" PN C FAIR	UNAFFECTED
10336	2273257.5700'	298365.3700'	PN	7	C	FAIR	7" PN C FAIR	UNAFFECTED
10338	2273255.9200'	298383.2700'	PN	6	C	FAIR	6" PN C FAIR	UNAFFECTED
10339	2273316.3600'	298389.9000'	PN	9	C	FAIR	9" PN C FAIR	UNAFFECTED
10340	2273310.1800'	298399.1500'	PN	9	C	FAIR	9" PN C FAIR	UNAFFECTED
10341	2273309.9500'	298400.4800'	PN	11	C	FAIR	11" PN C FAIR	UNAFFECTED
10342	2273321.5300'	298395.1300'	PN	11	C	FAIR	11" PN C FAIR	UNAFFECTED
10343	2273388.8000'	298413.8900'	PN	11	C	FAIR	11" PN C FAIR	REMOVED
10344	2273385.8900'	298413.8300'	PN	8	C	FAIR	8" PN C FAIR	REMOVED
10345	2273379.0300'	298410.4300'	PN	11	C	FAIR	11" PN C FAIR	REMOVED
10349	2273370.6300'	298412.0600'	LO	22	B	GOOD	22" LO B GOOD	REMOVED
10350	2273363.9000'	298397.7100'	WATO	15	C	FAIR	15" WATO C FAIR	REMOVED
10352	2273361.8900'	298393.3400'	MAP	13	C	FAIR	13" MAP C FAIR	REMOVED
10353	2273354.8900'	298411.4300'	GUM	13	B	GOOD	13" GUM B GOOD	REMOVED
10354	2273355.6100'	298433.7300'	GUM	6	C	FAIR	6" GUM C FAIR	UNAFFECTED
10356	2273333.5500'	298411.4700'	LO	17	B	GOOD	17" LO B GOOD	UNAFFECTED
10357	2273326.3000'	298416.9400'	GUM	14	B	GOOD	14" GUM B GOOD	UNAFFECTED
10358	2273325.1200'	298416.7500'	PN	9	C	FAIR	9" PN C FAIR	UNAFFECTED
10359	2273327.3000'	298413.0300'	PN	7	C	FAIR	7" PN C FAIR	UNAFFECTED
10362	2273333.6100'	298403.0400'	PN	6	C	FAIR	6" PN C FAIR	UNAFFECTED
10363	2273320.1300'	298407.8400'	PN	8	C	FAIR	8" PN C FAIR	UNAFFECTED
10364	2273342.2000'	298439.4100'	PN	7	C	FAIR	7" PN C FAIR	UNAFFECTED
10365	2273336.9800'	298392.5100'	PN	7	C	FAIR	7" PN C FAIR	REMOVED
10366	2273338.8900'	298391.2700'	PN	9	C	FAIR	9" PN C FAIR	REMOVED
10367	2273338.9000'	298390.2900'	PN	7	C	FAIR	7" PN C FAIR	REMOVED
10368	2273333.7700'	298384.0200'	PN	9	C	FAIR	9" PN C FAIR	REMOVED
10369	2273333.6500'	298381.2800'	PN	6	C	FAIR	6" PN C FAIR	REMOVED
10370	2273331.0700'	298387.4100'	PN	9	C	FAIR	9" PN C FAIR	REMOVED
10371	2273344.5200'	298391.3300'	PN	8	C	FAIR	8" PN C FAIR	REMOVED
10372	2273379.9000'	298461.5100'	PN	8	C	FAIR	8" PN C FAIR	UNAFFECTED
10373	2273405.5600'	298435.8300'	LO	22	A	GOOD	22" LO A GOOD	REMOVED
10380	2273426.7900'	298448.9600'	GUM	30	C	FAIR	30" GUM C FAIR	REMOVED
10382	2273404.1300'	298481.9600'	PN	21	A	GOOD	21" PN A GOOD	UNAFFECTED
10383	2273418.2000'	298480.7500'	GUM	9	B	GOOD	9" GUM B GOOD	UNAFFECTED
10384	2273344.9100'	298400.8000'	PN	9	C	FAIR	9" PN C FAIR	REMOVED
10385	2273346.7200'	298400.3000'	PN	7	C	FAIR	7" PN C FAIR	REMOVED
10386	2273476.6400'	298485.7900'	WATO	16	C	FAIR	16" WATO C FAIR	REMOVED
10387	2273466.6600'	298479.3600'	PN	21	C	GOOD	21" PN C GOOD	REMOVED
10388	2273460.6700'	298472.9200'	GUM	6	C	FAIR	6" GUM C FAIR	REMOVED
10389	2273451.4900'	298476.7400'	LO	12	B	GOOD	12" LO B GOOD	REMOVED
10391	2273399.2100'	298472.2500'	GUM	10	C	FAIR	10" GUM C FAIR	UNAFFECTED
10392	2273433.6900'	298490.6300'	PN	16	B	GOOD	16" PN B GOOD	UNAFFECTED
10393	2273427.6800'	298484.8800'	MAP	9	C	FAIR	9" MAP C FAIR	UNAFFECTED
10394	2273433.6000'	298475.3300'	GUM	7	C	FAIR	7" GUM C FAIR	REMOVED
10395	2273438.8500'	298492.4800'	GUM	8	C	FAIR	8" GUM C FAIR	UNAFFECTED
10396	2273446.7800'	298473.3600'	PN	17	C	FAIR	17" PN C FAIR	REMOVED
10397	2273455.3600'	298508.7700'	PN	12	C	FAIR	12" PN C FAIR	UNAFFECTED
10400	2273458.3700'	298500.4900'	PN	6	C	FAIR	6" PN C FAIR	UNAFFECTED
10401	2273455.3000'	298509.7700'	PN	10	C	FAIR	10" PN C FAIR	UNAFFECTED
10402	2273466.0400'	298518.2900'	PN	7	C	FAIR	7" PN C FAIR	UNAFFECTED
10403	2273459.4900'	298518.2900'	PN	9	C	FAIR	9" PN C FAIR	UNAFFECTED

10404	2273468.1300'	298519.0800'	PN	20	B	GOOD	20" PN B GOOD	ENCROACHED
10405	2273472.7300'	298504.2300'	PN	12	C	FAIR	12" PN C FAIR	REMOVED
10406	2273467.6300'	298502.8600'	PN	14	C	FAIR	14" PN C FAIR	REMOVED
10407	2273475.1500'	298504.3700'	PN	11	C	FAIR	11" PN C FAIR	REMOVED
10408	2273481.6900'	298504.4300'	PN	18	B	GOOD	18" PN B GOOD	REMOVED
10409	2273475.7800'	298524.7700'	PN	12	C	FAIR	12" PN C FAIR	REMOVED
10410	2273481.4300'	298521.9900'	PN	10	C	FAIR	10" PN C FAIR	REMOVED
10411	2273484.3900'	298524.6100'	PN	11	C	FAIR	11" PN C FAIR	REMOVED
10413	2273490.9400'	298506.8000'	PN	14	C	FAIR	14" PN C FAIR	REMOVED
10414	2273495.4900'	298507.6100'	PN	14	C	FAIR	14" PN C FAIR	REMOVED
10415	2273499.0100'	298509.8400'	GUM	15	C	FAIR	15" GUM C FAIR	REMOVED
10416	2273489.2600'	298495.9500'	GUM	7	C	FAIR	7" GUM C FAIR	REMOVED
10417	2273486.8900'	298495.1100'	PN	26	C	FAIR	19+7" PN C FAIR	REMOVED
10418	2273481.9900'	298540.8000'	PN	12	C	FAIR	12" PN C FAIR	REMOVED
10419	2273482.1000'	298536.3300'	GUM	7	C	FAIR	7" GUM C FAIR	REMOVED
10420	2273494.2500'	298524.2100'	GUM	10	C	FAIR	10" GUM C FAIR	REMOVED
10421	2273498.5100'	298517.8200'	YP	6	C	FAIR	YP 6 C FAIR	REMOVED
10422	2273494.3300'	298515.1000'	PN	16	B	GOOD	16" PN B GOOD	REMOVED
10423	2273529.5400'	298545.8200'	PN	16	B	GOOD	16" PN B GOOD	REMOVED
10424	2273526.8100'	298552.1200'	PN	17	C	FAIR	17" PN C FAIR	REMOVED
10425	2273527.9200'	298536.7800'	PN	15	B	GOOD	15" PN B GOOD	REMOVED
10426	2273530.0300'	298534.7700'	GUM	6	C	FAIR	6" GUM C FAIR	REMOVED
10427	2273520.1800'	298543.6700'	WATO	8	C	FAIR	8" WATO C FAIR	REMOVED
10428	2273531.3900'	298538.3700'	PN	14	C	FAIR	14" PN C FAIR	REMOVED
10431	2273556.9300'	298557.4200'	HIC	9	C	FAIR	9" HIC C FAIR	REMOVED
10539	2273556.4900'	298560.7400'	HIC	24	B	GOOD	24" HIC B GOOD	REMOVED
10540	2273028.6500'	298254.2700'	PN	22	C	FAIR	22" PN C FAIR	UNAFFECTED
10542	2273119.8600'	298268.3000'	PN	18	C	FAIR	18" PN C FAIR	UNAFFECTED
10543	2273195.6200'	298300.0200'	RO	36	C	FAIR	36" RO C FAIR	UNAFFECTED
10544	2273217.5600'	298320.9900'	PN	10	C	FAIR	10" PN C FAIR	UNAFFECTED
10546	2273244.8700'	298333.9600'	PN	24	C	FAIR	24" PN C FAIR	UNAFFECTED
10666	2273426.7900'	298448.9600'	PN	11	B	GOOD	11" PN B GOOD	REMOVED
10667	2273417.5700'	298456.7400'	HIC	12	C	FAIR	12" HIC C FAIR	REMOVED
10669	2273593.3200'	298591.2800'	HIC	6	C	FAIR	6" HIC C FAIR	REMOVED
10670	2273587.6000'	298591.7200'	GUM	10	B	GOOD	10" GUM B GOOD	REMOVED
10671	2273582.3100'	298595.4400'	MAG	9	C	FAIR	7+2" MAG C FAIR	UNAFFECTED
10672	2273575.7700'	298590.6100'	HIC	9	C	FAIR	9" HIC C FAIR	UNAFFECTED
10673	2273563.3300'	298594.3200'	HIC	10	C	FAIR	10" HIC C FAIR	UNAFFECTED
10675	2273568.8200'	298600.1800'	MAG	6	C	FAIR	6" MAG C FAIR	UNAFFECTED
10676	2273547.7000'	298596.7200'	GUM	7	C	FAIR	7" GUM C FAIR	UNAFFECTED
10677	2273549.2700'	298601.7000'	HIC	19	B	GOOD	19" HIC B GOOD	UNAFFECTED
10679	2273553.7300'	298583.6800'	MAG	5	C	FAIR	5" MAG C FAIR	UNAFFECTED
10680	2273551.2500'	298576.3400'	GUM	13	C	FAIR	13" GUM C FAIR	UNAFFECTED
10681	2273563.5800'	298568.2300'	MAP	10	C	FAIR	10" MAP C FAIR	REMOVED
10682	2273564.2100'	298571.2800'	HIC	12	C	FAIR	12" HIC C FAIR	REMOVED
10683	2273570.5400'	298570.1300'	PN	14	B	GOOD	14" PN B GOOD	REMOVED
10684	2273574.2600'	298569.4800'	PN	10	C	FAIR	10" PN C FAIR	REMOVED
10686	2273514.9500'	298575.9900'	PN	11	C	FAIR	11" PN C FAIR	UNAFFECTED
10687	2273506.3500'	298570.9200'	PN	13	B	GOOD	13" PN B GOOD	UNAFFECTED
10688	2273504.3700'	298562.4600'	PN	7	C	FAIR	7" PN C FAIR	UNAFFECTED
10689	2273512.1900'	298552.9500'	PN	12	C	FAIR	12" PN C FAIR	REMOVED
10691	2273509.7700'	298559.5200'	HIC	8	C	FAIR	8" HIC C FAIR	UNAFFECTED
10692	2273505.4000'	298556.8400'	HIC	8	C	FAIR	8" HIC C FAIR	REMOVED
10693	2273543.1300'	298565.1400'	HIC	7	C	FAIR	7" HIC C FAIR	UNAFFECTED
10694	2273536.6500'	298578.5400'	HIC	6	C	FAIR	6" HIC C FAIR	UNAFFECTED
10695	2273595.0200'	298612.9300'	HIC	5	C	FAIR	5" HIC C FAIR	UNAFFECTED
10696	2273540.3200'	298603.8900'	GUM	14	B	GOOD	14" GUM B GOOD	UNAFFECTED
10697	2273557.5200'	298606.8100'	WHO	14	C	FAIR	14" WHO C FAIR	UNAFFECTED
10698	2273568.0100'	298616.0200'	MAG	8	B	GOOD	8" MAG B GOOD	UNAFFECTED
10699	2273601.7000'	298616.7100'	GUM	12	C	FAIR	12" GUM C FAIR	UNAFFECTED
10700	2273600.0700'	298604.9400'	GUM	8	C	FAIR	8" GUM C FAIR	UNAFFECTED
10703	2273605.7000'	298602.4500'	LO	11	B	GOOD	11" LO B GOOD	REMOVED
10704	2273609.3000'	298601.1600'	GUM	7	C	FAIR	7" GUM C FAIR	REMOVED
10705	2273621.7100'	298611.3400'	HIC	8	C	FAIR	8" HIC C FAIR	REMOVED
10707	2273621.7900'	298612.7500'	GUM	15	B	GOOD	15" GUM B GOOD	REMOVED
10708	2273637.6100'	298633.3100'	GUM	8	C	FAIR	8" GUM C FAIR	REMOVED
10709	2273639.3500'	298634.8900'	GUM	11	B	GOOD	11" GUM B GOOD	UNAFFECTED
10710	2273631.4400'	298633.8500'	HIC	9	C	FAIR	9" HIC C FAIR	UNAFFECTED
10711	2273651.6400'	298638.2700'	LO	22	B	GOOD	22" LO B GOOD	REMOVED
10712	2273657.1800'	298640.8700'	GUM	12	B	GOOD	12" GUM B GOOD	REMOVED
10714	2273668.8100'	298652.7100'	LO	12	B	GOOD	12" LO B GOOD	REMOVED
10715	2273664.4600'	298661.2100'	GUM	15	C	FAIR	15" GUM C FAIR	UNAFFECTED
10716	2273683.1200'	298666.6900'	GUM	6	C	FAIR	6" GUM C FAIR	REMOVED

10717	2273685.0200'	298671.9500'	HIC	10	C	FAIR	6+4" HIC C FAIR	UNAFFECTED
10718	2273698.5800'	298677.8200'	GUM	15	C	FAIR	15" GUM C FAIR	REMOVED
10719	2273721.1300'	298702.3400'	GUM	6	C	FAIR	6" GUM C FAIR	UNAFFECTED
10721	2273732.3100'	298714.5400'	GUM	17	C	FAIR	17" GUM C FAIR	UNAFFECTED
10722	2273749.3000'	298724.7500'	GUM	11	C	FAIR	11" GUM C FAIR	UNAFFECTED
10723	2273746.8300'	298722.9800'	GUM	8	C	FAIR	8" GUM C FAIR	UNAFFECTED
10724	2273745.8000'	298731.1100'	LO	22	A	GOOD	22" LO A GOOD	UNAFFECTED
10727	2273770.4900'	298742.8800'	GUM	13	C	FAIR	10+3" GUM C FAIR	UNAFFECTED
10729	2273788.8800'	298764.0300'	LO	14	B	GOOD	14" LO B GOOD	UNAFFECTED
10732	2273821.0200'	298787.7400'	HIC	14	C	FAIR	14" HIC C FAIR	UNAFFECTED
10733	2273814.0700'	298783.1200'	MAG	6	B	GOOD	6" MAG B GOOD	UNAFFECTED
10734	2273830.0700'	298797.6100'	WATO	17	C	FAIR	17" WATO C FAIR	UNAFFECTED
10735	2273631.1700'	298652.0600'	PN	13	B	GOOD	13" PN B GOOD	UNAFFECTED
10736	2273647.1700'	298655.3800'	MAG	10	C	FAIR	8+2" MAG C FAIR	UNAFFECTED
10737	2273643.9500'	298672.0800'	CBO	14	B	GOOD	14" CBO B GOOD	UNAFFECTED
10738	2273648.0800'	298681.6900'	PN	13	C	FAIR	13" PN C FAIR	UNAFFECTED
10739	2273652.1100'	298689.9000'	HIC	13	B	GOOD	13" HIC B GOOD	UNAFFECTED
10740	2273665.7300'	298686.1000'	GUM	6	C	FAIR	6" GUM C FAIR	UNAFFECTED
10742	2273681.3700'	298712.7600'	MAG	6	C	FAIR	6" MAG C FAIR	UNAFFECTED
10745	2273699.6700'	298704.9600'	HIC	14	B	GOOD	14" HIC B GOOD	UNAFFECTED
10746	2273690.6100'	298698.3000'	PN	14	C	FAIR	14" PN C FAIR	UNAFFECTED
10748	2273735.7300'	298734.4000'	RO	17	B	GOOD	17" RO B GOOD	UNAFFECTED
10749	2273713.4500'	298747.9700'	MAG	10	B	GOOD	10" MAG B GOOD	UNAFFECTED
10750	2273728.3800'	298751.2200'	PN	15	B	GOOD	15" PN B GOOD	UNAFFECTED
10752	2273766.7400'	298760.6800'	PN	18	B	GOOD	18" PN B GOOD	UNAFFECTED
10753	2273755.2400'	298780.1800'	PN	16	C	FAIR	16" PN C FAIR	UNAFFECTED
10754	2273748.4600'	298780.3200'	GUM	11	C	FAIR	11" GUM C FAIR	UNAFFECTED
10756	2273783.7200'	298782.3300'	PN	11	C	FAIR	11" PN C FAIR	UNAFFECTED
10757	2273784.8500'	298787.6100'	GUM	6	C	FAIR	6" GUM C FAIR	UNAFFECTED
10758	2273790.0900'	298784.2100'	PN	19	B	GOOD	19" PN B GOOD	UNAFFECTED
10759	2273806.7700'	298799.4300'	GUM	6	C	FAIR	6" GUM C FAIR	UNAFFECTED
10760	2273799.9400'	298803.2500'	MAG	6	C	FAIR	6" MAG C FAIR	UNAFFECTED
10762	2273818.9300'	298811.8400'	PN	21	B	GOOD	21" PN B GOOD	UNAFFECTED
10763	2273818.7900'	298815.0400'	MAG	13	B	GOOD	13" MAG B GOOD	UNAFFECTED
10764	2273764.9700'	298748.2900'	WATO	18	C	FAIR	18" WATO C FAIR	UNAFFECTED
10765	2273794.8200'	298790.3200'	PN	17	B	GOOD	17" PN B GOOD	UNAFFECTED
10859	2273843.2500'	298827.2200'	PN	28	A	GOOD	28" PN A GOOD	UNAFFECTED
10860	2273836.6000'	298835.1300'	PN	24	A	GOOD	24" PN A GOOD	UNAFFECTED
10861	2273799.9300'	298812.7000'	PN	30	A	GOOD	30" PN A GOOD	UNAFFECTED
12427	2273785.7300'	298810.8500'	MAG	7	C	FAIR	7" MAG C FAIR	UNAFFECTED
12429	2273645.3600'	298629.0400'	HIC	10	C	FAIR	10" HIC C FAIR	REMOVED
12430	2273691.5400'	298671.7300'	LAO	14	C	FAIR	14" LAO C FAIR	REMOVED
12431	2273786.1500'	298751.8300'	GUM	9	C	FAIR	9" GUM C FAIR	UNAFFECTED
12432	2273115.1900'	298330.6000'	WATO	7	C	FAIR	7" WATO C FAIR	UNAFFECTED
12433	2273114.9100'	298333.4100'	WATO	6	C	FAIR	6" WATO C FAIR	UNAFFECTED
12434	2273117.8600'	298336.8200'	LAO	7	C	FAIR	7" LAO C FAIR	UNAFFECTED
12439	2273081.7000'	298328.2900'	PN	13	C	FAIR	13" PN C FAIR	UNAFFECTED
12440	2273068.1400'	298331.9200'	WATO	14	B	GOOD	14" WATO B GOOD	UNAFFECTED
12442	2273093.7900'	298327.3200'	MAG	7	C	FAIR	7" MAG C FAIR	UNAFFECTED
12443	2273071.0500'	298312.4000'	LAO	6	C	FAIR	6" LAO C FAIR	UNAFFECTED
12444	2273058.3200'	298313.9800'	WATO	6	C	FAIR	6" WATO C FAIR	UNAFFECTED
12445	2273034.4100'	298316.9700'	HIC	7	C	FAIR	7" HIC C FAIR	UNAFFECTED
12446	2273105.1900'	298342.4500'	WATO	8	C	FAIR	8" WATO C FAIR	UNAFFECTED
12447	2273125.0100'	298341.0000'	WATO	6	C	FAIR	6" WATO C FAIR	UNAFFECTED
12448	2273125.8300'	298348.0000'	WATO	8	C	FAIR	8" WATO C FAIR	UNAFFECTED
12454	2273142.0700'	298342.8600'	PN	15	C	FAIR	15" PN C FAIR	UNAFFECTED
12455	2273140.5600'	298333.9400'	LAO	7	C	FAIR	7" LAO C FAIR	UNAFFECTED
12457	2273159.7300'	298351.7700'	PN	18	B	GOOD	18" PN B GOOD	UNAFFECTED
12458	2273140.3500'	298352.0700'	PN	20	B	GOOD	20" PN B GOOD	UNAFFECTED
12460	2273167.2800'	298358.6700'	WATO	14	C	FAIR	8+6" WATO C FAIR	UNAFFECTED
12461	2273174.0900'	298344.0400'	PN	9	C	FAIR	9" PN C FAIR	UNAFFECTED
12462	2273128.1100'	298318.5900'	WATO	6	C	FAIR	6" WATO C FAIR	UNAFFECTED
12463	2273215.8300'	298384.8400'	LAO	6	C	FAIR	6" LAO C FAIR	UNAFFECTED
12465	2273173.1700'	298368.2700'	PN	14	C	FAIR	14" PN C FAIR	UNAFFECTED
12466	2273199.3000'	298363.9000'	GUM	6	C	FAIR	6" GUM C FAIR	UNAFFECTED
12468	2273218.6000'	298357.5400'	PN	15	C	FAIR	15" PN C FAIR	UNAFFECTED
12469	2273207.3800'	298372.6100'	PN	10	C	FAIR	10" PN C FAIR	UNAFFECTED
12470	2272953.9400'	298286.9900'	PN	8	C	FAIR	8" PN C FAIR	UNAFFECTED
12471	2272945.1500'	298287.4500'	PN	17	C	FAIR	17" PN C FAIR	UNAFFECTED
12472	2272944.9300'	298285.0500'	PN	12	C	FAIR	12" PN C FAIR	UNAFFECTED
12520	2273264.5000'	298388.7200'	GUM	6	C	FAIR	6" GUM C FAIR	UNAFFECTED
12521	2273303.2500'	298414.8900'	GUM	7	C	FAIR	7" GUM C FAIR	UNAFFECTED
12522	2273302.4500'	298422.9200'	GUM	7	C	FAIR	7" GUM C FAIR	UNAFFECTED

12523	2273310.1100'	298424.4600'	GUM	11	C	FAIR	6+5" GUM C FAIR	UNAFFECTED
12524	2273310.3200'	298442.3300'	GUM	6	C	FAIR	6" GUM C FAIR	UNAFFECTED
12526	2273331.2400'	298453.5400'	PN	10	B	GOOD	10" PN B GOOD	UNAFFECTED
12527	2273334.4400'	298450.7700'	GUM	8	C	FAIR	8" GUM C FAIR	UNAFFECTED
12528	2273329.0500'	298465.4700'	PN	9	C	FAIR	9" PN C FAIR	UNAFFECTED
12529	2273353.5800'	298470.7000'	GUM	7	C	FAIR	7" GUM C FAIR	UNAFFECTED
12530	2273373.0700'	298461.6400'	PN	8	C	FAIR	8" PN C FAIR	UNAFFECTED
12531	2273370.7500'	298483.5100'	WATO	12	B	GOOD	12" WATO B GOOD	UNAFFECTED
12534	2273373.1200'	298495.3900'	PN	23	C	FAIR	23" PN C FAIR	UNAFFECTED
12535	2273375.7000'	298492.2100'	PN	13	C	FAIR	13" PN C FAIR	UNAFFECTED
12544	2273422.9300'	298522.9600'	PN	7	C	FAIR	7" PN C FAIR	UNAFFECTED
12549	2273431.1200'	298544.7100'	PN	10	C	FAIR	10" PN C FAIR	UNAFFECTED
12560	2273484.7600'	298585.5900'	PN	18	C	FAIR	18" PN C FAIR	REMOVED
12563	2273487.0600'	298580.6700'	PN	9	C	FAIR	9" PN C FAIR	UNAFFECTED
12564	2273486.4200'	298579.1200'	PN	14	B	GOOD	14" PN B GOOD	REMOVED
12565	2273484.0700'	298572.8600'	PN	15	C	FAIR	15" PN C FAIR	REMOVED
12566	2273478.5900'	298579.2800'	GUM	7	C	FAIR	7" GUM C FAIR	REMOVED
12567	2273483.7900'	298572.4300'	WHO	16	B	GOOD	16" WHO B GOOD	REMOVED
12568	2273498.6800'	298579.8400'	WHO	16	B	GOOD	16" WHO B GOOD	ENCROACHED
12569	2273493.1700'	298584.6200'	GUM	8	C	FAIR	8" GUM C FAIR	UNAFFECTED
12570	2273499.7600'	298572.2700'	WHO	15	B	GOOD	15" WHO B GOOD	ENCROACHED
12571	2273495.7800'	298566.2700'	PN	22	B	GOOD	22" PN B GOOD	REMOVED
12575	2273502.9900'	298605.4100'	PN	13	C	FAIR	13" PN C FAIR	UNAFFECTED
12576	2273513.1800'	298592.8200'	PN	17	C	FAIR	17" PN C FAIR	UNAFFECTED
12578	2273534.3700'	298629.5000'	PN	7	C	FAIR	7" PN C FAIR	UNAFFECTED
12579	2273526.7600'	298633.7400'	WATO	9	B	GOOD	9" WATO B GOOD	UNAFFECTED
12580	2273515.7900'	298621.5500'	WATO	12	C	FAIR	12" WATO C FAIR	UNAFFECTED
12585	2273511.1200'	298617.0500'	HIC	11	C	FAIR	11" HIC C FAIR	UNAFFECTED
12595	2273611.5800'	298659.3600'	HIC	8	C	FAIR	8" HIC C FAIR	UNAFFECTED
12596	2273595.6600'	298647.7400'	PN	20	C	FAIR	20" PN C FAIR	UNAFFECTED
12597	2273586.4500'	298660.2700'	PN	16	B	GOOD	16" PN B GOOD	UNAFFECTED
12601	2273594.4700'	298688.4000'	HIC	9	C	FAIR	9" HIC C FAIR	UNAFFECTED
12603	2273579.3000'	298660.4300'	MAG	8	B	GOOD	8" MAG B GOOD	UNAFFECTED
12604	2273586.9400'	298638.7000'	WATO	19	C	FAIR	19" WATO C FAIR	UNAFFECTED
12605	2273579.8500'	298630.2100'	WHO	14	B	GOOD	14" WHO B GOOD	UNAFFECTED
12607	2273573.1500'	298636.6100'	PN	16	C	FAIR	16" PN C FAIR	UNAFFECTED
12608	2273581.9100'	298621.7000'	PN	16	C	FAIR	16" PN C FAIR	UNAFFECTED
12609	2273606.0900'	298632.2400'	LAO	8	C	FAIR	8" LAO C FAIR	UNAFFECTED
12610	2273560.2900'	298658.2200'	GUM	7	C	FAIR	7" GUM C FAIR	UNAFFECTED
12618	2273813.7000'	298876.4000'	PN	20	C	FAIR	20" PN C FAIR	UNAFFECTED
12620	2273828.5900'	298859.8400'	GUM	6	C	FAIR	6" GUM C FAIR	UNAFFECTED
12621	2273819.6700'	298854.7600'	GUM	11	B	GOOD	11" GUM B GOOD	UNAFFECTED
12629	2273779.2200'	298822.4200'	GUM	8	C	FAIR	8" GUM C FAIR	UNAFFECTED
12630	2273790.4500'	298824.2200'	MAG	11	B	GOOD	11" MAG B GOOD	UNAFFECTED
12631	2273779.9100'	298840.5600'	WATO	18	C	FAIR	18" WATO C FAIR	UNAFFECTED
12632	2273770.0500'	298816.9200'	PN	10	C	FAIR	10" PN C FAIR	UNAFFECTED
12634	2273750.3000'	298804.0200'	PN	15	C	FAIR	15" PN C FAIR	UNAFFECTED
12635	2273768.3400'	298797.7600'	PN	12	C	FAIR	12" PN C FAIR	UNAFFECTED
12636	2273772.2500'	298801.9600'	PN	11	C	FAIR	11" PN C FAIR	UNAFFECTED
12637	2273721.7600'	298794.0900'	PN	8	C	FAIR	8" PN C FAIR	UNAFFECTED
12638	2273718.4800'	298790.9400'	PN	10	C	FAIR	10" PN C FAIR	UNAFFECTED
12639	2273722.5100'	298781.8500'	PN	16	B	GOOD	16" PN B GOOD	UNAFFECTED
12640	2273702.5600'	298783.6700'	GUM	7	C	FAIR	7" GUM C FAIR	UNAFFECTED
12641	2273698.0700'	298777.9200'	PN	13	B	GOOD	13" PN B GOOD	UNAFFECTED
12642	2273697.5000'	298773.8400'	PN	12	B	GOOD	12" PN B GOOD	UNAFFECTED
12643	2273713.6200'	298769.2200'	GUM	6	C	FAIR	6" GUM C FAIR	UNAFFECTED
12644	2273711.5200'	298777.0700'	PN	13	B	GOOD	13" PN B GOOD	UNAFFECTED
12645	2273713.0000'	298757.8100'	GUM	7	C	FAIR	7" GUM C FAIR	UNAFFECTED
12646	2273703.9200'	298755.2700'	PN	23	B	GOOD	23" PN B GOOD	UNAFFECTED
12657	2273664.8000'	298751.3400'	MAG	8	B	GOOD	8" MAG B GOOD	UNAFFECTED
12658	2273679.6600'	298760.9000'	HIC	10	C	FAIR	10" HIC C FAIR	UNAFFECTED
12659	2273685.7900'	298765.3400'	PN	13	B	GOOD	13" PN B GOOD	UNAFFECTED
12660	2273678.6800'	298742.1100'	MAG	8	C	FAIR	8" MAG C FAIR	UNAFFECTED
12661	2273663.4000'	298731.7500'	GUM	10	C	FAIR	10" GUM C FAIR	UNAFFECTED
12662	2273657.9100'	298738.6700'	GUM	7	C	FAIR	7" GUM C FAIR	UNAFFECTED
12665	2273654.7300'	298725.8900'	GUM	9	C	FAIR	9" GUM C FAIR	UNAFFECTED
12666	2273645.1700'	298714.6500'	PN	18	A	GOOD	18" PN A GOOD	UNAFFECTED
12667	2273639.1700'	298701.1400'	WATO	7	C	FAIR	7" WATO C FAIR	UNAFFECTED
12903	2273653.3300'	298695.9700'	PN	26	C	FAIR	26" PN C FAIR	UNAFFECTED
12904	2273666.4400'	298703.5000'	PN	25	B	GOOD	25" PN B GOOD	UNAFFECTED
13001	2272057.2010'	305355.1050'	GUM	13	C	FAIR	13" GUM C-Fair	UNAFFECTED
13002	2272069.6020'	305352.3870'	LAO	16	C	FAIR	16" LAO C-FAIR	UNAFFECTED
13003	2272066.9410'	305360.5550'	PN	24	A	GOOD	24" PN A-GOOD	UNAFFECTED

13004	2272070.8610'	305361.7420'	LAO	12	C	FAIR	12" LAO C-FAIR	UNAFFECTED
13006	2272064.2190'	305323.6400'	LAO	14	C	FAIR	14" LAO C-FAIR	ENCROACHED
13007	2272056.9830'	305318.3640'	LAO	23	C	FAIR	23" LAO 12+11 C-FAIR	ENCROACHED
13008	2272074.8100'	305289.2240'	PN	11	B	GOOD	11" PN B-GOOD	ENCROACHED
13009	2272060.7580'	305290.8960'	PN	11	B	GOOD	11" PN B-GOOD	REMOVED
13012	2272034.5050'	305339.3960'	PN	18	B	GOOD	18" PN B-GOOD	REMOVED
13013	2272052.4490'	305353.2490'	WATO	18	C	FAIR	18" WATO C-FAIR	ENCROACHED
13014	2271932.6270'	305283.9750'	LAO	12	C	FAIR	12" LAO C-FAIR	UNAFFECTED
13017	2271998.3080'	305318.6880'	WATO	14	C	FAIR	14" WATO C-FAIR	REMOVED
13019	2271995.8180'	305317.2510'	WATO	9	C	FAIR	9" WATO C-FAIR	REMOVED
13021	2271986.1110'	305291.8500'	GUM	9	C	FAIR	9" GUM C-FAIR	UNAFFECTED
13022	2271994.6410'	305287.1990'	LAO	8	C	FAIR	8" LAO C-FAIR	UNAFFECTED
13023	2271988.3260'	305281.9300'	LAO	15	C	FAIR	15" LAO C-FAIR	UNAFFECTED
13028	2271983.6640'	305228.3710'	LAO	22	B	GOOD	22" LAO B-GOOD	UNAFFECTED
13029	2271944.9360'	305265.8200'	LO	6	A	GOOD	6" LO A-GOOD	UNAFFECTED
13030	2271951.2720'	305260.8980'	LAO	7	C	FAIR	7" LAO C-FAIR	UNAFFECTED
13032	2271964.0660'	305231.2440'	GUM	7	C	FAIR	7" GUM C-FAIR	UNAFFECTED
13033	2271966.5620'	305219.3350'	PN	8	C	FAIR	8" PN C-FAIR	UNAFFECTED
13034	2271973.1700'	305251.3410'	PN	11	B	GOOD	11" PN B-GOOD	UNAFFECTED
13035	2271970.8210'	305250.0650'	PN	13	B	GOOD	13" PN B-GOOD	UNAFFECTED
13036	2271955.6670'	305293.2860'	LAO	11	C	FAIR	11" LAO C-FAIR	UNAFFECTED
13037	2271956.8180'	305295.2690'	LAO	18	B	GOOD	18" LAO B-GOOD	UNAFFECTED
13039	2271943.3840'	305274.8280'	GUM	10	C	FAIR	10" GUM C-FAIR	UNAFFECTED
13040	2271940.8510'	305288.5010'	GUM	15	B	GOOD	15" GUM B-GOOD	UNAFFECTED
13041	2271944.7310'	305288.9480'	LAO	15	C	FAIR	15" LAO C-FAIR	UNAFFECTED
13042	2271972.8490'	305302.8330'	LAO	16	C	FAIR	16" LAO C-FAIR	UNAFFECTED
13043	2271960.9760'	305272.4910'	LAO	8	C	FAIR	8" LAO C-FAIR	UNAFFECTED
13045	2272043.7910'	305265.2510'	LAO	18	C	FAIR	18" LAO 12+6 C-FAIR	REMOVED
13046	2272036.5140'	305259.0180'	LAO	10	C	FAIR	10" LAO C-FAIR	UNAFFECTED
13048	2272000.3630'	305254.4060'	WATO	18	C		18" WATO 7+7+4	UNAFFECTED
13049	2272009.1900'	305252.2440'	WO	11	C	FAIR	11" WO C-Fair	UNAFFECTED
13051	2272019.7960'	305331.3160'	WATO	13	C	FAIR	13" WATO C-FAIR	REMOVED
13052	2272017.4950'	305315.4040'	LAO	12	C	FAIR	12" LAO C-FAIR	REMOVED
13053	2272024.7220'	305321.4080'	WATO	5	C	FAIR	5" WATO C-FAIR	REMOVED
13054	2272030.7320'	305318.7310'	WATO	6	C	FAIR	6" WATO C-FAIR	REMOVED
13055	2272034.0060'	305292.4030'	LAO	12	C	FAIR	12" LAO C-FAIR	REMOVED
13056	2272017.9260'	305304.4590'	WATO	10	C	FAIR	10" WATO C-FAIR	REMOVED
13057	2272026.9110'	305278.8980'	LAO	9	C	FAIR	9" LAO C-FAIR	ENCROACHED
13058	2272001.1960'	305301.5360'	WATO	12	C	FAIR	12" WATO C-FAIR	UNAFFECTED
13059	2272006.3750'	305326.6320'	GUM	8	C	FAIR	8" GUM C-FAIR	REMOVED
13060	2272045.8690'	305293.0050'	WO	8	C	FAIR	8" WO C-Fair	REMOVED
13061	2272041.9330'	305288.3400'	LAO	8	C	FAIR	8" LAO C-FAIR	REMOVED
13062	2272037.9750'	305275.5080'	LAO	7	C	FAIR	7" LAO C-FAIR	REMOVED
13068	2272131.2190'	305347.5720'	LAO	13	C	FAIR	13" LAO C-FAIR	UNAFFECTED
13070	2272140.7350'	305317.9520'	LAO	16	C	FAIR	16" LAO C-FAIR	UNAFFECTED
13071	2272095.0910'	305338.0920'	LAO	15	C	FAIR	15" LAO C-FAIR	UNAFFECTED
13072	2272101.7520'	305333.2230'	LAO	15	C	FAIR	15" LAO C-FAIR	UNAFFECTED
13077	2272080.8230'	305316.5910'	LAO	13	C	FAIR	13" LAO C-FAIR	UNAFFECTED
13081	2272118.6660'	305334.9860'	LAO	14	C	FAIR	14" LAO C-FAIR	UNAFFECTED
13082	2272123.1010'	305325.4400'	LAO	12	C	FAIR	12" LAO C-FAIR	UNAFFECTED
13083	2272116.9970'	305324.8160'	LAO	7	C	FAIR	7" LAO C-FAIR	UNAFFECTED
13086	2272110.9520'	305380.7120'	WATO	7	C	FAIR	7" WATO C-FAIR	UNAFFECTED
13087	2272124.6370'	305355.7720'	LAO	16	C	FAIR	16" LAO C-FAIR	UNAFFECTED
19001	2273540.7500'	298641.1300'	PN	17	C	FAIR	17" PN C-FAIR	UNAFFECTED
19002	2273696.8400'	298682.7200'	MAG	10	C	FAIR	10" MAG 6+4 C-FAIR	UNAFFECTED
20005	2275651.7600'	302138.1300'	LO	28	B	GOOD	28" LO B-GOOD	UNAFFECTED
20008	2275635.3600'	302182.4600'	LO	29	B	GOOD	29" LO B-GOOD	UNAFFECTED
20015	2275794.2600'	301504.3100'	LO	40	B	GOOD	40" LO B-GOOD	UNAFFECTED
20016	2275899.0600'	301564.0200'	LO	31	A	GOOD	31" LO A-GOOD	UNAFFECTED
20019	2275952.0200'	301593.3100'	LAO	28	B	GOOD	28" LAO B-GOOD	UNAFFECTED
20020	2275951.5800'	301621.1500'	WATO	33	C	FAIR	33" WATO C-FAIR	UNAFFECTED
20022	2275976.2800'	301622.4400'	LAO	27	A	GOOD	27" LAO A-GOOD	UNAFFECTED
20023	2276022.1500'	301663.6600'	LAO	24	B	GOOD	24" LAO B-GOOD	UNAFFECTED
20028	2276028.3700'	301675.2700'	LAO	26	C	FAIR	26" LAO C-FAIR	UNAFFECTED
20030	2276045.4200'	301655.0000'	LAO	28	B	GOOD	28" LAO B-GOOD	UNAFFECTED
20034	2275652.0700'	301534.2700'	LO	26	B	GOOD	26" LO B-GOOD	UNAFFECTED
20036	2275673.1300'	301459.0500'	LO	40	B	GOOD	40" LO B-GOOD	UNAFFECTED
20038	2275586.7000'	301409.2500'	LO	28	B	GOOD	28" LO B-GOOD	UNAFFECTED
20039	2275316.2600'	301320.9300'	LO	30	B	GOOD	30" LO B-GOOD	UNAFFECTED
20040	2275236.3100'	301288.6400'	LAO	25	B	GOOD	25" LAO B-GOOD	UNAFFECTED
20043	2275183.3300'	301257.3200'	LO	33	C	FAIR	33" LO C-FAIR	UNAFFECTED
20045	2274674.3400'	301683.2100'	LAO	25	C	FAIR	25" LAO C-FAIR	UNAFFECTED
20047	2274655.4300'	301697.4500'	LAO	25	B	GOOD	25" LAO B-GOOD	UNAFFECTED

20048	2274650.1100'	301652.3000'	LO	25	B	GOOD	25" LO B-GOOD	REMOVED
20051	2274566.3800'	301826.9900'	HIC	25	C	FAIR	25" HIC C-FAIR	ENCROACHED
20053	2274295.2000'	301497.3900'	LAO	29	C	FAIR	29" LAO C-FAIR	UNAFFECTED
20054	2273083.4000'	301212.2800'	LAO	26	B	GOOD	26" LAO B-GOOD	ENCROACHED
20059	2273126.8600'	300967.1000'	RO	30	C	FAIR	30" RO C-FAIR	ENCROACHED
20060	2272762.8000'	300608.8700'	LAO	33	C	FAIR	33" LAO C-FAIR	ENCROACHED
20062	2272979.4700'	300312.7200'	LO	35	A	GOOD	35" LO A-GOOD	UNAFFECTED
20065	2272990.6400'	300286.0400'	LO	30	B	GOOD	30" LO B-GOOD	UNAFFECTED
20071	2273095.0200'	300405.2700'	LO	27	B	GOOD	27" LO B-GOOD	UNAFFECTED
20072	2273144.4400'	300396.9000'	LAO	30	B	GOOD	30" LAO B-GOOD	UNAFFECTED
20073	2273168.9300'	300422.1200'	LO	24	C	FAIR	24" LO C-FAIR	UNAFFECTED
20074	2273372.0400'	300542.9700'	LO	27	B	GOOD	27" LO B-GOOD	UNAFFECTED
20076	2270723.7700'	300308.3800'	LO	55	A	GOOD	55" LO 22+33 A-GOOD	ENCROACHED
20077	2270732.9200'	300322.4600'	HIC	25	A	GOOD	25" HIC A-GOOD	ENCROACHED
20078	2270748.6700'	300366.0500'	LO	32	A	GOOD	32" LO A-GOOD	ENCROACHED
20079	2270784.7800'	300669.4600'	LO	39	C	FAIR	39" LO C-FAIR	REMOVED
20080	2270697.6000'	300622.0400'	LO	31	A	GOOD	31" LO A-GOOD	ENCROACHED
20082	2270669.1500'	300573.7800'	LO	25	C	FAIR	25" LO C-FAIR	REMOVED
20083	2270646.2700'	300576.8700'	LO	47	B	GOOD	47" LO B-GOOD	UNAFFECTED
20084	2270621.9800'	300486.3500'	LAO	34	C	FAIR	34" LAO C-FAIR	UNAFFECTED
20085	2270691.1500'	300655.7000'	WATO	25	C	FAIR	25" WATO C-FAIR	REMOVED
20086	2271022.7100'	300729.4600'	LO	25	C	FAIR	25" LO C-FAIR	REMOVED
20087	2271007.7600'	300708.9700'	LO	30	B	GOOD	30" LO B-GOOD	REMOVED
20088	2271238.6600'	300601.0700'	LO	37	A	GOOD	37" LO A-GOOD	UNAFFECTED
20089	2271123.3600'	300573.8800'	LO	27	C	FAIR	27" LO C-FAIR	ENCROACHED
20090	2271070.7400'	300554.4000'	LO	31	B	GOOD	31" LO B-GOOD	ENCROACHED
20091	2271060.5400'	300625.5200'	LO	36	C	FAIR	36" LO C-FAIR	REMOVED
20092	2271038.4300'	300613.9100'	LO	43	B	GOOD	43" LO B-GOOD	REMOVED
20093	2271037.8700'	300536.9600'	LAO	26	C	FAIR	26" LAO C-FAIR	ENCROACHED
20094	2270976.7900'	300464.1700'	LAO	28	C	FAIR	28" LAO C-FAIR	UNAFFECTED
20095	2271289.5000'	300652.5600'	LO	33	B	GOOD	33" LO B-GOOD	UNAFFECTED
20096	2271359.1900'	300719.7700'	LO	26	A	GOOD	26" LO A-GOOD	ENCROACHED
20097	2271439.3900'	300724.0300'	LAO	31	C	FAIR	31" LAO C-FAIR	UNAFFECTED
20098	2271515.5200'	300781.0800'	LO	24	B	GOOD	24" LO B-GOOD	UNAFFECTED
20099	2271566.0500'	300811.1500'	LAO	31	C	FAIR	31" LAO C-FAIR	UNAFFECTED
20100	2271712.3100'	300969.9600'	LAO	27	C	FAIR	27" LAO C-FAIR	REMOVED
20101	2271657.0200'	300994.5800'	LO	38	A	GOOD	38" LO A-GOOD	REMOVED
20102	2271593.1800'	300986.3100'	LO	45	B	GOOD	45" LO 17+17+11 B-GOOD	REMOVED
20103	2271560.4000'	301024.5800'	LO	42	A	GOOD	42" LO A-GOOD	REMOVED
20104	2271495.0800'	301002.5200'	LO	26	B	GOOD	26" LO B-GOOD	UNAFFECTED
20105	2271480.9400'	300980.8300'	LO	34	B	GOOD	34" LO 14+20 B-GOOD	UNAFFECTED
20106	2271324.1800'	300938.9300'	LAO	24	C	FAIR	24" LAO C-FAIR	REMOVED
20107	2271314.4600'	300963.2900'	LO	26	B	GOOD	26" LO B-GOOD	REMOVED
20109	2271391.4500'	301118.2900'	LO	32	A	GOOD	32" LO A-GOOD	ENCROACHED
20110	2271444.3100'	301092.7300'	LO	41	A	GOOD	41" LO A-GOOD	REMOVED
20111	2271489.7000'	301059.1200'	LAO	36	C	FAIR	36" LAO C-FAIR	REMOVED
20112	2271510.3500'	301105.4400'	LO	26	B	GOOD	26" LO B-GOOD	REMOVED
20113	2271576.7300'	301219.1900'	LO	38	B	GOOD	38" LO B-GOOD	REMOVED
20114	2271947.1100'	301289.5900'	LO	29	B	GOOD	29" LO B-GOOD	ENCROACHED
20115	2271968.4400'	301278.6100'	LO	30	B	GOOD	30" LO B-GOOD	ENCROACHED
20115	2271968.4400'	301278.6100'	LO	30	B	GOOD	30" LO B-GOOD	ENCROACHED
20116	2271997.2100'	301290.7400'	LO	62	B	GOOD	62" LO 38+24 B-GOOD	ENCROACHED
20117	2272043.6700'	301427.8200'	LAO	27	C	FAIR	27" LAO C-FAIR	REMOVED
20118	2272507.0900'	301434.6800'	LO	29	C	FAIR	29" LO C-FAIR	REMOVED
20119	2272463.5700'	301432.0700'	LO	33	C	FAIR	33" LO 14+19 C-FAIR	ENCROACHED
20120	2272438.3500'	301388.7500'	LO	56	C	FAIR	56" LO 25+31 C-FAIR	REMOVED
20121	2272416.4100'	301383.2700'	LO	38	C	FAIR	38" LO 15+13+10 C-FAIR	REMOVED
20122	2272392.3200'	301398.1800'	LO	26	C	FAIR	26" LO C-FAIR	UNAFFECTED
20123	2272403.8400'	301358.2500'	LO	62	C	FAIR	62" LO 19+20+14+9 C-FAIR	REMOVED
20124	2272388.1900'	301350.1700'	LO	32	C	FAIR	32" LO 19+13 C-FAIR	REMOVED
20127	2272283.2500'	301300.4500'	LO	25	B	GOOD	25" LO B-GOOD	REMOVED
20128	2272890.5400'	303023.5900'	LAO	34	C	FAIR	34" LAO C-FAIR	ENCROACHED
20130	2272929.7200'	303075.7600'	LAO	26	C	FAIR	26" LAO C-FAIR	ENCROACHED
20131	2272591.4200'	302867.4300'	LAO	24	C	FAIR	24" LAO C-FAIR	REMOVED
20132	2272529.6800'	302834.2300'	MAP	26	C	FAIR	26" MAP C-FAIR	UNAFFECTED
20202	2271096.5000'	301209.2800'	MAG	24	C	FAIR	MAG 9+15 C-FAIR	REMOVED
20203	2270519.7200'	301737.1000'	LO	24	C	FAIR	LO 24 C-FAIR	REMOVED
20204	2270452.2800'	301778.0300'	LO	22	C	FAIR	LO 22 C-FAIR	REMOVED
20205	2271425.1100'	301183.0200'	LO	23	C	FAIR	LO 23 C-FAIR	REMOVED
20207	2271625.6700'	301133.0800'	LAO	25	C	FAIR	LAO 25 C-FAIR	UNAFFECTED
20208	2271640.1000'	301105.0300'	LO	27	C	FAIR	LO 27 C-FAIR	ENCROACHED
20209	2271861.0700'	300997.3800'	LO	35	B	GOOD	LO 35 B-GOOD	UNAFFECTED
20210	2271893.4700'	301057.4700'	LO	32	C	FAIR	LO 22+10 C-FAIR	REMOVED

20211	2271949.1900'	301097.9900'	LO	23	C	FAIR	LO 23 C-FAIR	REMOVED
20213	2271735.0100'	300957.5500'	LO	31	C	GOOD	LO 31 C-GOOD	REMOVED
20217	2272010.2300'	300741.7200'	LAO	33	B	GOOD	LAO 33 B-GOOD	UNAFFECTED
20223	2272333.6700'	300563.4500'	LO	24	B	GOOD	LO 24 B-GOOD	UNAFFECTED
20226	2272533.0500'	300290.6500'	RO	29	C	FAIR	RO 29 C-FAIR	UNAFFECTED
20227	2272540.0300'	300329.3900'	LO	28	B	GOOD	LO 11+17 B-GOOD	UNAFFECTED
20228	2272516.2400'	300054.5700'	LAO	26	C	FAIR	LAO 26 C-Fair	REMOVED
20229	2272617.3100'	299617.4000'	HIC	23	B	GOOD	HIC-23 B-GOOD	UNAFFECTED
20230	2272686.9800'	299466.8600'	MAG	24	C	GOOD	MAG 24 C-GOOD	UNAFFECTED
20231	2272503.0200'	301509.4300'	LO	11	C	FAIR	LO 11 C-FAIR	UNAFFECTED
20232	2272507.3700'	301507.0800'	LO	15	C	FAIR	LO 15 C-FAIR	UNAFFECTED
20233	2272948.5800'	301710.3700'	LO	25	B	GOOD	LO 25 B-GOOD	UNAFFECTED
20234	2272959.3900'	301675.2500'	LAO	26	C	FAIR	LAO 26 C-FAIR	UNAFFECTED
20238	2268960.6400'	301636.0300'	LO	23	B	GOOD	LO 23 B-GOOD	UNAFFECTED
20239	2268799.9000'	301584.3200'	LO	23	B	GOOD	LO 23 B-GOOD	ENCROACHED
20244	2268450.5900'	301717.9400'	LO	23	C	FAIR	LO 23 C-FAIR	REMOVED
20246	2269161.9600'	301100.9100'	LO	37	B	GOOD	LO 37 B-GOOD	UNAFFECTED
20247	2269329.9600'	300988.0400'	LO	33	C	FAIR	LO 33 C-FAIR	UNAFFECTED
20248	2269344.3300'	300994.4500'	LAO	26	C	GOOD	LAO 26 C-GOOD	UNAFFECTED
20250	2269794.2800'	301092.4400'	LAO	23	B	GOOD	LAO 23 B-GOOD	REMOVED
20251	2269741.1700'	301104.0500'	LO	23	B	GOOD	LO 23 B-GOOD	UNAFFECTED
20254	2269963.2600'	301194.1800'	LO	29	B	GOOD	LO 29 13+16 B-GOOD	REMOVED
20256	2270422.9400'	301492.4400'	LO	24	C	GOOD	LO 24 C-GOOD	REMOVED
20257	2270428.6400'	301489.9800'	LO	23	C	GOOD	LO 23 C-GOOD	REMOVED
20258	2270767.9800'	301448.7100'	LO	23	C	GOOD	LO 23 C-GOOD	UNAFFECTED
20284	2271041.7700'	300538.8200'	LO	26	B	GOOD	LO 26 B-GOOD	REMOVED
20297	2272048.6500'	301250.5200'	LO	24	C	FAIR	LO 24 C-FAIR	REMOVED
20307	2272388.5654'	301345.7930'	LO	32	C	FAIR	LO 32 19+ 13 C-FAIR	REMOVED
20311	2272608.8200'	301766.0000'	LO	43	A	GOOD	LO 43 A-GOOD	REMOVED
20340	2271900.6000'	301053.7800'	LO	32	C	FAIR	LO 32 22+ 10 C-FAIR	REMOVED
20344	2273135.6660'	298229.2900'	PN	25	C	FAIR	PN 25 C FAIR	UNAFFECTED
20345	2273143.7880'	298229.4670'	HIC	13	C	FAIR	HIC 13 C FAIR	UNAFFECTED
20346	2273169.0310'	298239.2490'	WATO	15	C	FAIR	WATO 15 C FAIR	UNAFFECTED
20347	2273172.5790'	298242.3430'	GUM	11	C	FAIR	GUM 11 C FAIR	UNAFFECTED
20348	2273175.0790'	298244.8790'	GUM	12	C	FAIR	GUM 12 C FAIR	UNAFFECTED
20349	2273192.7260'	298242.3120'	PN	22	B	GOOD	PN 22 B GOOD	UNAFFECTED
20350	2273206.5640'	298253.9570'	RO	22	C	FAIR	RO 22 C FAIR	UNAFFECTED
20351	2273210.9260'	298257.4500'	GUM	10	C	FAIR	GUM 10 C FAIR	UNAFFECTED
20355	2273437.6530'	298379.3240'	LO	41	B	GOOD	LO 41 B GOOD	UNAFFECTED
20356	2273538.0810'	298478.3770'	PN	27	B	GOOD	PN 27 B GOOD	ENCROACHED
20358	2273648.7550'	298571.6510'	PN	26	C	FAIR	PN 26 C FAIR	ENCROACHED
20359	2272952.3560'	298214.9230'	PN	25	C	FAIR	PN 25 C FAIR	UNAFFECTED
20360	2272971.9070'	298222.6070'	MYR	7	B	GOOD	MYR 7 B-GOOD	UNAFFECTED
20362	2273023.6120'	298231.0650'	GUM	10	C	FAIR	GUM 10 C FAIR	UNAFFECTED
20363	2273084.6680'	298263.4840'	LAO	7	C	FAIR	LAO 7 C FAIR	UNAFFECTED
20366	2273236.2610'	298341.6690'	PN	7	C	FAIR	PN 7 C FAIR	UNAFFECTED
20367	2273238.3130'	298331.7450'	PN	6	C	FAIR	PN 6 C FAIR	UNAFFECTED
20368	2273248.0780'	298357.4100'	PN	6	C	FAIR	PN 6 C FAIR	UNAFFECTED
20369	2273250.7900'	298361.4650'	PN	6	C	FAIR	PN 6 C FAIR	UNAFFECTED
20370	2273334.9540'	298393.6140'	PN	6	C	FAIR	PN 6 C FAIR	REMOVED
20371	2273447.6150'	298482.6000'	BGUM	47	C	FAIR	BGUM 47 C FAIR	REMOVED
20372	2273583.4750'	298596.0530'	BGUM	7	C	FAIR	BGUM 7 C FAIR	UNAFFECTED
92108	2270689.045'	301989.632'	LO	28	B	GOOD		REMOVED
105815	2272991.6300'	298240.1300'	LO	27	B	FAIR	13" LAO C-FAIR	UNAFFECTED
105816	2273139.4400'	298297.0800'	LAO	11	C	FAIR	6" MAG C-FAIR	UNAFFECTED
110688	2273518.4700'	298561.2700'	LAO	12	C	FAIR	7" GUM C FAIR	UNAFFECTED
110734	2273612.2100'	298633.1000'	MAG	7	B	GOOD	7" MAG B GOOD	UNAFFECTED
112543	2273404.8400'	298499.3100'	LAO	23	C	GOOD	11" GUM B GOOD	UNAFFECTED
604717	2269763.63742'	302974.31531'	LO	27	B	GOOD		UNAFFECTED
604754	2269813.821'	303022.92435'	LAO	25	C	FAIR		UNAFFECTED
604770	2269688.7799'	303157.34939'	LO	30	C	FAIR		UNAFFECTED
604771	2269637.22871'	303199.63205'	LAO	28	C	FAIR		UNAFFECTED
604772	2269600.87246'	303219.75661'	LO	53	B	GOOD		UNAFFECTED
604773	2269594.32028'	303272.01583'	LO	53	B	GOOD		UNAFFECTED
604829	2269225.49462'	303549.6108'	PN	18	B	GOOD		UNAFFECTED
604830	2269232.90895'	303543.73727'	PN	17	C	FAIR		UNAFFECTED
604832	2269233.41862'	303560.53635'	PN	7	C	FAIR		UNAFFECTED
604833	2269234.98039'	303566.03824'	PN	7	C	FAIR		UNAFFECTED
604834	2269208.43693'	303567.84316'	PN	18	B	GOOD		UNAFFECTED
604835	2269213.63386'	303566.53655'	PN	12	B	GOOD		UNAFFECTED
604836	2269218.96378'	303576.73136'	PN	10	C	FAIR		UNAFFECTED
604845	2269221.23394'	303649.72855'	LO	18	C	FAIR		UNAFFECTED
604847	2269221.56332'	303658.1641'	LAO	30	C	FAIR		UNAFFECTED

604848	2269231.49211'	303662.93632'	LAO	23	C	FAIR		UNAFFECTED
604850	2269232.60372'	303649.02157'	LO	27	C	FAIR		UNAFFECTED
604854	2269266.52985'	303611.673'	PN	9	C	FAIR		UNAFFECTED
604856	2269265.83568'	303616.30784'	PN	7	C	FAIR		UNAFFECTED
604858	2269258.42359'	303607.28023'	PN	11	C	FAIR		UNAFFECTED
604860	2269287.23407'	303609.21382'	PN	10	C	FAIR		UNAFFECTED
604861	2269282.68064'	303608.12'	PN	7	C	FAIR		UNAFFECTED
604862	2269282.96'	303602.45806'	PN	11	C	FAIR		UNAFFECTED
604863	2269282.64286'	303596.16253'	PN	7	C	FAIR		UNAFFECTED
604899	2271289.92313'	304938.35417'	LO	41	B	GOOD		UNAFFECTED
604900	2271273.69151'	304913.33849'	BGUM	12	C	FAIR		UNAFFECTED
604906	2271187.29673'	304869.34064'	WATO	13	C	FAIR		UNAFFECTED
604921	2271545.20129'	304968.55371'	PN	10	C	FAIR		UNAFFECTED
604923	2271519.94552'	304957.34506'	PN	11	C	FAIR		UNAFFECTED
604924	2271517.92319'	304956.03523'	LAO	11	C	FAIR		UNAFFECTED
604927	2271504.29376'	304950.51145'	PN	6	C	FAIR		UNAFFECTED
604928	2271488.88232'	304950.31367'	PN	9	C	FAIR		UNAFFECTED
604932	2271455.24393'	304921.22597'	PN	8	C	FAIR		UNAFFECTED
604952	2271334.96415'	304908.8536'	LO	10	C	FAIR		UNAFFECTED
604957	2271325.73827'	304878.90705'	PN	15	B	GOOD		UNAFFECTED
604958	2271328.32124'	304873.63905'	PN	10	C	FAIR		UNAFFECTED
604959	2271339.9061'	304871.86808'	PN	11	C	FAIR		UNAFFECTED
604961	2271342.08175'	304859.24776'	PN	14	B	GOOD		UNAFFECTED
604962	2271324.79178'	304846.23576'	WATO	6	C	FAIR		UNAFFECTED
604967	2271292.74105'	304836.85166'	PN	11	B	GOOD		UNAFFECTED
604971	2271269.41774'	304822.56875'	PN	15	B	GOOD		UNAFFECTED
604973	2271263.69824'	304842.62807'	PN	14	C	FAIR		UNAFFECTED
604974	2271271.3946'	304855.61684'	PN	12	C	FAIR		UNAFFECTED
604975	2271266.6183'	304868.84589'	PN	12	C	FAIR		UNAFFECTED
604978	2271244.68924'	304847.30193'	PN	10	C	FAIR		UNAFFECTED
604980	2271250.59274'	304839.81768'	PN	14	C	FAIR		UNAFFECTED
604982	2271219.96049'	304847.81659'	PN	20	C	FAIR		UNAFFECTED
604983	2271227.01855'	304831.55184'	PN	15	B	GOOD		UNAFFECTED
604984	2271235.19774'	304826.75896'	PN	14	C	FAIR		UNAFFECTED
604986	2271224.79594'	304823.71465'	PN	10	C	FAIR		UNAFFECTED
604988	2271233.03481'	304812.88753'	PN	9	C	FAIR		UNAFFECTED
604989	2271249.23603'	304808.50209'	PN	16	C	FAIR		UNAFFECTED
604990	2271231.1663'	304791.44845'	PN	13	B	GOOD		UNAFFECTED
604991	2271224.55298'	304797.83871'	PN	8	C	FAIR		UNAFFECTED
604992	2271212.83875'	304804.2942'	PN	14	B	GOOD		UNAFFECTED
604993	2271213.30608'	304813.75442'	PN	15	B	GOOD		UNAFFECTED
604994	2271199.73543'	304834.04529'	GUM	8	C	FAIR		UNAFFECTED
604996	2271174.70194'	304813.15177'	GUM	9	C	FAIR		UNAFFECTED
604997	2271174.63364'	304808.67485'	PN	12	B	GOOD		UNAFFECTED
604998	2271164.33847'	304801.4809'	PN	14	B	GOOD		UNAFFECTED
604999	2271169.41074'	304786.12642'	PN	8	B	GOOD		UNAFFECTED
605000	2271176.90909'	304766.62558'	PN	6	C	FAIR		UNAFFECTED
605002	2271186.658'	304770.12993'	PN	6	B	GOOD		UNAFFECTED
605003	2271212.12057'	304792.92339'	PN	11	C	FAIR		UNAFFECTED
605004	2271164.07317'	304756.83576'	PN	15	C	FAIR		UNAFFECTED
605011	2271106.76257'	304739.42752'	PN	15	C	FAIR		UNAFFECTED
605012	2271102.78552'	304735.29594'	PN	10	B	GOOD		UNAFFECTED
605013	2271088.44939'	304743.99897'	PN	13	C	FAIR		UNAFFECTED
605015	2271080.25096'	304735.92836'	PN	13	C	FAIR		UNAFFECTED
605016	2271074.76635'	304734.19688'	PN	13	C	FAIR		UNAFFECTED
605017	2271071.71295'	304736.03163'	PN	8	C	FAIR		UNAFFECTED
605018	2271063.08159'	304727.44943'	PN	15	C	FAIR		UNAFFECTED
605019	2271088.32197'	304709.14679'	PN	17	C	FAIR		UNAFFECTED
605024	2271059.8556'	304733.53406'	PN	9	C	FAIR		UNAFFECTED
605025	2271032.44325'	304710.01289'	PN	13	C	FAIR		UNAFFECTED
605027	2271017.97624'	304705.27626'	PN	12	C	FAIR		UNAFFECTED
605028	2271016.41838'	304701.28546'	PN	9	C	FAIR		UNAFFECTED
605030	2271004.94958'	304693.03692'	PN	12	C	FAIR		UNAFFECTED
605032	2270999.7746'	304681.0543'	PN	12	C	FAIR		UNAFFECTED
605034	2271005.5259'	304678.05596'	PN	15	C	FAIR		UNAFFECTED
605036	2271018.20608'	304677.1531'	PN	21	C	FAIR		UNAFFECTED
605042	2270985.47128'	304656.53608'	PN	12	B	GOOD		UNAFFECTED
605043	2270981.22052'	304674.69392'	PN	11	C	FAIR		UNAFFECTED
605045	2270977.8401'	304654.61154'	PN	15	B	GOOD		UNAFFECTED
605058	2268456.67953'	302568.88811'	LAO	22	C	FAIR		UNAFFECTED
605061	2268461.27599'	302577.9128'	LO	6	C	FAIR		UNAFFECTED
605067	2268481.78097'	302598.9675'	LAO	22	C	FAIR		UNAFFECTED
605068	2268477.65282'	302611.1629'	LAO	20	C	FAIR		UNAFFECTED

605072	2268482.46485'	302620.33515'	LAO	14	C	FAIR		UNAFFECTED
605079	2268504.19366'	302645.23414'	SUGAR BERRY	8	C	FAIR		UNAFFECTED
605089	2268551.51652'	302685.34378'	GUM	18	C	FAIR		UNAFFECTED
605092	2268583.94116'	302659.76947'	PN	11	B	GOOD		UNAFFECTED
605093	2268586.25984'	302652.77383'	PN	6	C	FAIR		UNAFFECTED
605094	2268574.88489'	302643.68968'	PN	8	C	FAIR		UNAFFECTED
605095	2268574.20416'	302639.80258'	PN	7	C	FAIR		UNAFFECTED
605096	2268567.22185'	302624.07795'	PN	9	C	FAIR		UNAFFECTED
605097	2268556.45869'	302617.47088'	PN	8	C	FAIR		UNAFFECTED
605099	2268541.53791'	302587.7222'	PN	7	C	FAIR		UNAFFECTED
605100	2268537.41502'	302583.4718'	PN	10	C	FAIR		UNAFFECTED
605101	2268537.38043'	302576.10901'	PN	9	B	GOOD		UNAFFECTED
605102	2268528.50992'	302574.5855'	PN	10	B	GOOD		UNAFFECTED
605103	2268523.3333'	302542.89899'	PN	10	B	GOOD		UNAFFECTED
605105	2268521.99608'	302555.00401'	PN	8	B	GOOD		UNAFFECTED
605106	2268496.47311'	302531.44786'	PN	10	C	FAIR		UNAFFECTED
605107	2268509.37281'	302523.11669'	PN	9	B	GOOD		UNAFFECTED
605108	2268504.50879'	302515.33621'	PN	7	C	FAIR		UNAFFECTED
605109	2268496.05141'	302504.70157'	PN	12	B	GOOD		UNAFFECTED
605110	2268489.46791'	302510.67839'	PN	9	B	GOOD		UNAFFECTED
605111	2268482.46784'	302493.19136'	PN	7	C	FAIR		UNAFFECTED
605112	2268491.47763'	302493.57463'	PN	6	C	FAIR		UNAFFECTED
605113	2268475.54234'	302501.55628'	PN	8	C	FAIR		UNAFFECTED
605114	2268469.54956'	302499.21839'	PN	10	B	GOOD		UNAFFECTED
605116	2268538.29784'	302715.29029'	LO	44	C	FAIR		UNAFFECTED
605117	2268576.01287'	302709.08246'	LAO	13	C	FAIR		UNAFFECTED
605118	2268574.29626'	302725.53104'	GUM	12	C	FAIR		UNAFFECTED
605119	2268580.27951'	302731.33541'	LAO	27	C	FAIR		UNAFFECTED
605121	2268603.40039'	302756.41269'	LAO	15	C	FAIR		UNAFFECTED
605125	2268594.53067'	302770.52972'	LAO	19	C	FAIR		UNAFFECTED
605128	2268588.31328'	302752.73796'	LAO	25	C	FAIR		UNAFFECTED
605129	2268559.80475'	302749.31555'	LAO	17	C	FAIR		UNAFFECTED
605133	2268627.87319'	302798.36412'	LAO	19	C	FAIR		UNAFFECTED
605137	2268653.2509'	302837.16889'	LAO	20	C	FAIR		UNAFFECTED
605138	2268641.94952'	302850.15938'	LO	16	C	FAIR		UNAFFECTED
605139	2268655.59211'	302857.55376'	LO	16	C	FAIR		UNAFFECTED
605141	2268675.41616'	302850.46421'	LAO	25	C	FAIR		UNAFFECTED
605144	2268647.35897'	302887.76771'	PM	15	B	GOOD		UNAFFECTED
605145	2268723.67502'	302835.70552'	PN	10	C	FAIR		UNAFFECTED
605146	2268704.9948'	302822.86491'	PN	9	C	FAIR		UNAFFECTED
605147	2268690.7657'	302799.0299'	PN	8	C	FAIR		UNAFFECTED
605149	2268675.75824'	302782.07816'	PN	8	C	FAIR		UNAFFECTED
605150	2268669.4332'	302756.67884'	PN	10	C	FAIR		UNAFFECTED
605152	2268654.1836'	302748.2862'	PN	14	B	GOOD		UNAFFECTED
605153	2268644.49994'	302732.88865'	PN	11	B	GOOD		UNAFFECTED
605154	2268650.40159'	302731.19533'	PN	16	C	FAIR		UNAFFECTED
605155	2268639.19832'	302719.33726'	PN	11	B	GOOD		UNAFFECTED
605156	2268633.14471'	302708.33931'	PN	16	B	GOOD		UNAFFECTED
605157	2268625.04145'	302697.63511'	PN	14	C	FAIR		UNAFFECTED
605158	2268603.9185'	302683.80546'	PN	9	C	FAIR		UNAFFECTED
605159	2268595.92486'	302671.20735'	PN	12	C	FAIR		UNAFFECTED
605160	2268593.94091'	302663.47166'	PN	8	C	FAIR		UNAFFECTED
605164	2268682.72154'	302892.06634'	LAO	7	C	FAIR		UNAFFECTED
605169	2268692.19378'	302879.13992'	PN	21	B	GOOD		UNAFFECTED
605170	2268698.5443'	302884.97437'	PN	7	C	FAIR		UNAFFECTED
605171	2268702.51853'	302896.64751'	PN	24	C	FAIR		UNAFFECTED
605172	2268705.75721'	302897.06156'	LAO	9	C	FAIR		UNAFFECTED
605173	2268726.07293'	302891.31629'	PN	7	C	FAIR		UNAFFECTED
605176	2268714.78231'	302911.7229'	PN	19	C	FAIR		UNAFFECTED
605177	2268715.50609'	302913.58434'	PN	13	C	FAIR		UNAFFECTED
605198	2268731.85119'	302846.99001'	PN	8	C	FAIR		UNAFFECTED
605199	2268740.37191'	302862.20833'	PN	13	C	FAIR		UNAFFECTED
605200	2268739.40064'	302855.21265'	PN	15	C	FAIR		UNAFFECTED
605201	2268743.28662'	302860.6745'	PN	9	C	FAIR		UNAFFECTED
605203	2268749.88653'	302886.08834'	PN	10	C	FAIR		UNAFFECTED
605205	2268775.97219'	302905.94337'	PN	11	B	GOOD		UNAFFECTED
605206	2268787.69504'	302928.25319'	PN	20	B	GOOD		UNAFFECTED
605207	2268804.90696'	302931.38625'	GUM	38	C	FAIR		UNAFFECTED
605211	2268808.3157'	302960.25184'	LAO	10	B	GOOD		UNAFFECTED
605212	2268802.42144'	302975.59412'	GUM	24	C	FAIR		UNAFFECTED
605216	2268784.48638'	302986.89884'	OAK	21	B	GOOD		UNAFFECTED
605218	2268763.85134'	302977.96247'	MAP	18	B	GOOD		UNAFFECTED
605219	2268776.68077'	302990.20506'	LAO	7	C	FAIR		UNAFFECTED

605225	2268752.62786'	303015.28623'	LAO	6	C	FAIR		UNAFFECTED
605228	2268780.51165'	303021.21257'	LO	27	C	FAIR		UNAFFECTED
605241	2268787.16131'	303069.1599'	GUM	22	C	FAIR		UNAFFECTED
605242	2268800.40074'	303058.02853'	PN	12	C	FAIR		UNAFFECTED
605243	2268830.39152'	303044.00402'	WATO	20	C	FAIR		UNAFFECTED
605251	2268870.57629'	303044.3527'	LAO	21	C	FAIR		UNAFFECTED
605257	2268827.46648'	303096.60414'	PN	17	B	GOOD		UNAFFECTED
605258	2268838.55709'	303092.54443'	PN	9	C	FAIR		UNAFFECTED
605259	2268848.40273'	303089.79903'	PN	18	B	GOOD		UNAFFECTED
605260	2268855.52795'	303085.81921'	PN	14	B	GOOD		UNAFFECTED
605263	2268870.54601'	303073.0137'	LAO	7	C	FAIR		UNAFFECTED
605274	2268840.65779'	303141.33636'	LO	56	B	GOOD		UNAFFECTED
605275	2268846.9493'	303147.11919'	LO	30	B	GOOD		UNAFFECTED
605276	2268855.45909'	303148.43857'	GUM	15	C	FAIR		UNAFFECTED
605284	2268891.53688'	303137.60199'	WATO	6	C	FAIR		UNAFFECTED
605296	2268926.87008'	303126.61131'	LO	13	B	GOOD		UNAFFECTED
605321	2268943.93273'	303157.12516'	GUM	5	C	FAIR		UNAFFECTED
605322	2268956.97835'	303177.5737'	GUM	10	C	FAIR		UNAFFECTED
605323	2268964.00615'	303190.66095'	PN	13	C	FAIR		UNAFFECTED
605324	2268979.06839'	303202.24896'	PN	23	C	FAIR		UNAFFECTED
605325	2268973.4076'	303203.99881'	GUM	8	C	FAIR		UNAFFECTED
605326	2268966.55456'	303205.55007'	GUM	6	C	FAIR		UNAFFECTED
605327	2268960.24503'	303189.50963'	GUM	6	C	FAIR		UNAFFECTED
605330	2268933.55192'	303167.38972'	PN	12	C	FAIR		UNAFFECTED
605333	2268938.85449'	303180.3695'	GUM	8	C	FAIR		UNAFFECTED
605336	2268948.60906'	303206.67635'	PN	12	B	GOOD		UNAFFECTED
605337	2268945.517'	303204.01437'	PN	16	B	GOOD		UNAFFECTED
605338	2268942.63069'	303200.16079'	PN	17	C	FAIR		UNAFFECTED
605339	2268939.65551'	303222.79413'	PN	16	B	GOOD		UNAFFECTED
605341	2268898.67715'	303189.11536'	PN	27	C	FAIR		UNAFFECTED
605342	2268897.96812'	303173.33614'	PN	21	B	GOOD		UNAFFECTED
605343	2268889.14688'	303173.97546'	PN	22	B	GOOD		UNAFFECTED
605350	2268889.99066'	303214.7708'	LO	34	C	FAIR		UNAFFECTED
605355	2268933.26705'	303242.57152'	LAO	17	C	FAIR		UNAFFECTED
605357	2268934.79541'	303246.01902'	LAO	10	C	FAIR		UNAFFECTED
605361	2268944.39201'	303259.48644'	LO	7	C	FAIR		UNAFFECTED
605362	2268953.63577'	303238.79157'	PN	10	B	GOOD		UNAFFECTED
605363	2268968.68885'	303219.84965'	LAO	6	C	FAIR		UNAFFECTED
605365	2269008.8765'	303243.25919'	LAO	9	C	FAIR		UNAFFECTED
605367	2268985.65582'	303242.10368'	PN	12	C	FAIR		UNAFFECTED
605368	2268971.32812'	303237.55649'	PN	16	B	GOOD		UNAFFECTED
605371	2268993.52271'	303250.81549'	PN	15	B	GOOD		UNAFFECTED
605372	2269013.35063'	303266.93511'	GUM	6	C	FAIR		UNAFFECTED
605373	2269032.03295'	303298.36983'	GUM	6	C	FAIR		UNAFFECTED
605374	2269040.75763'	303306.58045'	PN	10	C	FAIR		UNAFFECTED
605375	2269036.80949'	303310.95683'	PN	18	C	FAIR		UNAFFECTED
605377	2269055.79965'	303311.38153'	PN	16	B	GOOD		UNAFFECTED
605378	2269049.11717'	303324.91651'	GUM	7	C	FAIR		UNAFFECTED
605381	2269023.95284'	303318.72317'	PN	20	B	GOOD		UNAFFECTED
605383	2269011.22111'	303297.03664'	LAO	9	C	FAIR		UNAFFECTED
605384	2269003.68662'	303283.16264'	PN	16	C	FAIR		UNAFFECTED
605385	2269007.07027'	303278.33533'	PN	15	B	GOOD		UNAFFECTED
605386	2268994.94739'	303275.19988'	PN	10	C	FAIR		UNAFFECTED
605387	2268993.16051'	303278.49608'	GUM	9	C	FAIR		UNAFFECTED
605388	2268980.06981'	303283.87529'	PN	16	C	FAIR		UNAFFECTED
605389	2268978.056'	303269.78347'	PN	18	B	GOOD		UNAFFECTED
605392	2268965.60357'	303296.15052'	PN	20	C	FAIR		UNAFFECTED
605395	2268982.95973'	303313.56582'	LAO	6	C	FAIR		UNAFFECTED
605396	2268987.40136'	303298.11468'	PN	20	B	GOOD		UNAFFECTED
605399	2268977.05841'	303348.0293'	GUM	7	C	FAIR		UNAFFECTED
605400	2268980.41422'	303349.64705'	HIC	5	C	FAIR		UNAFFECTED
605406	2269006.61013'	303359.33158'	GUM	7	C	FAIR		UNAFFECTED
605409	2268996.9327'	303321.85087'	GUM	11	C	FAIR		UNAFFECTED
605414	2269030.6559'	303383.05996'	GUM	6	C	FAIR		UNAFFECTED
605415	2269035.75768'	303395.1692'	LAO	6	B	GOOD		UNAFFECTED
605420	2269055.89999'	303400.41629'	PN	14	C	FAIR		UNAFFECTED
605421	2269065.53552'	303386.82246'	PN	15	B	GOOD		UNAFFECTED
605422	2269061.11411'	303381.79785'	PN	17	B	GOOD		UNAFFECTED
605423	2269057.46026'	303377.99556'	PN	19	B	GOOD		UNAFFECTED
605424	2269069.68816'	303370.72423'	PN	19	C	FAIR		UNAFFECTED
605425	2269065.9876'	303366.55479'	LAO	6	B	GOOD		UNAFFECTED
605426	2269062.23442'	303367.01761'	LAO	9	B	GOOD		UNAFFECTED
605428	2269047.04692'	303378.52221'	BCH	8	C	FAIR		UNAFFECTED

605429	2269038.4784'	303341.75519'	LAO	6	C	FAIR		UNAFFECTED
605433	2269088.45061'	303364.33894'	PN	17	C	FAIR		UNAFFECTED
605434	2269093.7771'	303373.86179'	LAO	7	C	FAIR		UNAFFECTED
605436	2269103.66393'	303381.01949'	LAO	8	C	FAIR		UNAFFECTED
605438	2269105.6212'	303390.22144'	PN	15	C	FAIR		UNAFFECTED
605439	2269104.8237'	303397.72201'	LAO	5	C	FAIR		UNAFFECTED
605441	2269077.88719'	303387.15675'	PN	17	B	GOOD		UNAFFECTED
605443	2269074.96432'	303365.6135'	LAO	6	C	FAIR		UNAFFECTED
605445	2269070.055'	303393.81433'	PN	14	B	GOOD		UNAFFECTED
605446	2269077.36589'	303414.65536'	PN	18	B	GOOD		UNAFFECTED
605447	2269085.93772'	303422.59383'	PN	13	B	GOOD		UNAFFECTED
605449	2269088.76513'	303431.75623'	PN	17	B	GOOD		UNAFFECTED
605451	2269063.17267'	303420.19679'	LAO	6	C	FAIR		UNAFFECTED
605453	2269041.66948'	303429.01169'	GUM	7	C	FAIR		UNAFFECTED
605457	2269070.29602'	303446.35286'	GUM	10	C	FAIR		UNAFFECTED
605458	2269073.85433'	303456.06321'	GUM	8	C	FAIR		UNAFFECTED
605460	2269069.65979'	303477.92541'	GUM	8	C	FAIR		UNAFFECTED
605464	2269115.29261'	303411.47262'	PN	15	B	GOOD		UNAFFECTED
605466	2269134.69739'	303434.22074'	LAO	23	C	FAIR		UNAFFECTED
605469	2269110.07522'	303478.49661'	LAO	23	B	GOOD		UNAFFECTED
605471	2269121.10839'	303495.02792'	LAO	18	C	FAIR		UNAFFECTED
605474	2269134.5999'	303550.41367'	LO	48	B	GOOD		UNAFFECTED
605477	2269184.98123'	303502.35365'	PN	13	B	GOOD		UNAFFECTED
605478	2269193.7805'	303522.02279'	PN	7	C	FAIR		UNAFFECTED
605479	2269195.49526'	303524.19365'	PN	14	B	GOOD		UNAFFECTED
605480	2269208.32984'	303539.40021'	PN	12	B	GOOD		UNAFFECTED
605481	2269204.92462'	303552.26974'	PN	18	B	GOOD		UNAFFECTED
605563	2269315.03144'	303635.31776'	PN	11	C	FAIR		UNAFFECTED
605564	2269324.2563'	303652.6944'	PN	16	B	GOOD		UNAFFECTED
605565	2269332.18167'	303668.06283'	PN	13	C	FAIR		UNAFFECTED
605566	2269335.29399'	303677.62646'	PN	12	C	FAIR		UNAFFECTED
605567	2269366.46367'	303698.37356'	PN	14	C	FAIR		UNAFFECTED
605568	2269369.20521'	303701.14735'	PN	13	C	FAIR		UNAFFECTED
605569	2269358.58892'	303715.10109'	PN	8	C	FAIR		UNAFFECTED
605570	2269355.88549'	303718.56379'	PN	8	C	FAIR		UNAFFECTED
605571	2269346.9192'	303707.19284'	PN	11	C	FAIR		UNAFFECTED
605572	2269339.56425'	303706.39276'	PN	10	C	FAIR		UNAFFECTED
605573	2269325.01062'	303686.42625'	PN	13	C	FAIR		UNAFFECTED
605574	2269325.14528'	303678.2274'	PN	9	C	FAIR		UNAFFECTED
605575	2269325.32138'	303673.20951'	PN	11	C	FAIR		UNAFFECTED
605576	2269315.64264'	303678.48755'	PN	13	C	FAIR		UNAFFECTED
605578	2269297.15073'	303633.1326'	PN	8	C	FAIR		UNAFFECTED
605579	2269287.07263'	303665.36512'	PN	13	C	FAIR		UNAFFECTED
605580	2269255.02216'	303669.1518'	WATO	9	C	FAIR		UNAFFECTED
605581	2269248.29081'	303664.14176'	WATO	6	C	FAIR		UNAFFECTED
605582	2269252.71017'	303683.09173'	LO	43	B	GOOD		UNAFFECTED
605585	2269271.82967'	303705.03855'	LO	14	C	FAIR		UNAFFECTED
605590	2269303.20302'	303716.66132'	LO	29	B	GOOD		UNAFFECTED
605591	2269310.30439'	303713.04701'	LO	16	C	FAIR		UNAFFECTED
605597	2269307.62991'	303732.9878'	GUM	13	C	FAIR		UNAFFECTED
605599	2269318.22869'	303738.27491'	LO	12	C	FAIR		UNAFFECTED
605600	2269318.97561'	303738.81032'	LO	13	B	GOOD		UNAFFECTED
605601	2269325.95239'	303746.2959'	LO	27	C	FAIR		UNAFFECTED
605602	2269325.37505'	303763.76978'	PN	16	C	FAIR		UNAFFECTED
605603	2269331.30505'	303760.1865'	LO	17	C	FAIR		UNAFFECTED
605605	2269344.36549'	303770.31343'	LAO	13	C	FAIR		UNAFFECTED
605607	2269350.30834'	303772.82301'	LO	27	C	FAIR		UNAFFECTED
605608	2269342.92027'	303779.63883'	LO	25	A	GOOD		UNAFFECTED
605611	2269363.74181'	303786.47027'	LAO	13	B	GOOD		UNAFFECTED
605613	2269366.06352'	303789.70428'	LO	6	C	FAIR		UNAFFECTED
605614	2269375.14896'	303795.50298'	LO	11	C	FAIR		UNAFFECTED
605618	2269377.59667'	303807.02743'	LO	31	C	FAIR		UNAFFECTED
605638	2269355.86841'	303726.50221'	PN	8	C	FAIR		UNAFFECTED
605639	2269365.07821'	303726.81959'	PN	7	C	FAIR		UNAFFECTED
605640	2269369.37339'	303716.98611'	PN	9	C	FAIR		UNAFFECTED
605641	2269374.88877'	303730.53727'	PN	11	C	FAIR		UNAFFECTED
605642	2269389.79375'	303748.01309'	PN	12	C	FAIR		UNAFFECTED
605644	2269410.44071'	303763.90941'	PN	14	C	FAIR		UNAFFECTED
605645	2269408.14123'	303768.13399'	PN	11	C	FAIR		UNAFFECTED
605646	2269419.94142'	303773.28087'	PN	11	C	FAIR		UNAFFECTED
605648	2269415.63305'	303791.62962'	PN	9	C	FAIR		UNAFFECTED
605649	2269427.8577'	303786.89777'	PN	11	C	FAIR		UNAFFECTED
605652	2269429.55807'	303803.42073'	PN	11	C	FAIR		UNAFFECTED

605653	2269449.59008'	303806.06474'	PN	12	C	FAIR		UNAFFECTED
605654	2269444.26101'	303809.42495'	PN	7	C	POOR		UNAFFECTED
605655	2269454.55672'	303811.17856'	PN	8	C	FAIR		UNAFFECTED
605656	2269461.68365'	303819.90143'	PN	13	C	FAIR		UNAFFECTED
605662	2269408.93464'	303837.6947'	ORNAMENTAL	7	C	FAIR		UNAFFECTED
605670	2269480.82397'	303883.91416'	PN	32	C	FAIR		UNAFFECTED
605671	2269487.77164'	303876.06805'	LO	7	B	GOOD		UNAFFECTED
605672	2269502.80735'	303886.80058'	LO	14	B	GOOD		UNAFFECTED
605673	2269523.05427'	303889.1404'	LO	12	B	GOOD		UNAFFECTED
605674	2269535.22371'	303901.6164'	LO	18	B	GOOD		UNAFFECTED
605675	2269538.1392'	303905.28518'	LO	20	B	GOOD		UNAFFECTED
605676	2269545.76766'	303913.52513'	LO	14	B	GOOD		UNAFFECTED
605677	2269519.17244'	303909.29914'	LO	20	B	GOOD		UNAFFECTED
605684	2269539.38567'	303930.05301'	LO	27	C	FAIR		UNAFFECTED
605685	2269542.36849'	303932.15429'	LO	17	C	FAIR		UNAFFECTED
605686	2269558.66448'	303934.71388'	LO	37	C	FAIR		UNAFFECTED
605688	2269550.30379'	303875.87743'	PN	7	C	FAIR		UNAFFECTED
605689	2269544.90834'	303869.86849'	PN	8	C	FAIR		UNAFFECTED
605690	2269538.28495'	303871.56927'	PN	6	C	FAIR		UNAFFECTED
605692	2269503.8517'	303855.73186'	PN	7	C	FAIR		UNAFFECTED
605693	2269508.42041'	303847.91349'	PN	9	C	FAIR		UNAFFECTED
605694	2269494.33222'	303848.56816'	PN	9	C	FAIR		UNAFFECTED
605704	2269633.831'	303946.1879'	LO	15	B	GOOD		UNAFFECTED
605705	2269642.66798'	303952.28257'	LAO	13	B	GOOD		UNAFFECTED
605707	2269651.58154'	303961.35297'	LAO	12	B	GOOD		UNAFFECTED
605725	2269655.91541'	303933.67903'	PN	15	C	FAIR		UNAFFECTED
605727	2269593.4423'	303899.39694'	PN	19	B	GOOD		UNAFFECTED
605728	2269600.54871'	303910.26604'	LAO	8	C	FAIR		UNAFFECTED
605731	2269480.98358'	303842.6959'	PN	9	C	FAIR		UNAFFECTED
605732	2269486.37882'	303828.1928'	PN	11	C	FAIR		UNAFFECTED
605733	2269486.62433'	303821.00021'	PN	11	C	FAIR		UNAFFECTED
605734	2269457.91931'	303807.26975'	PN	16	C	POOR		UNAFFECTED
605736	2269506.67612'	303836.00407'	PN	7	C	FAIR		UNAFFECTED
605737	2269517.95643'	303839.36472'	PN	6	C	FAIR		UNAFFECTED
605738	2269520.14023'	303842.81902'	PN	11	C	FAIR		UNAFFECTED
605740	2269547.37363'	303864.92406'	PN	8	C	FAIR		UNAFFECTED
605741	2269550.9346'	303863.81049'	PN	14	C	FAIR		UNAFFECTED
605742	2269565.97869'	303877.18729'	PN	8	C	FAIR		UNAFFECTED
605743	2269566.17016'	303884.32149'	PN	6	C	FAIR		UNAFFECTED
605746	2269671.26768'	303984.21675'	LAO	6	C	FAIR		UNAFFECTED
605754	2269792.29768'	304021.27955'	LO	43	C	FAIR		UNAFFECTED
605756	2269743.93873'	304040.2677'	LAO	38	C	FAIR		UNAFFECTED
605761	2269771.61036'	304063.90932'	LAO	30	C	FAIR		UNAFFECTED
605762	2269789.25432'	304057.65496'	LAO	7	C	FAIR		UNAFFECTED
605763	2269814.9225'	304023.62807'	LO	58	C	FAIR		UNAFFECTED
605770	2269855.26541'	304076.27261'	LO	37	B	GOOD		UNAFFECTED
605771	2269854.32851'	304071.81361'	LO	22	B	GOOD		UNAFFECTED
605772	2269863.43249'	304068.13234'	LO	21	C	FAIR		UNAFFECTED
605773	2269868.74738'	304070.9293'	LO	31	C	FAIR		UNAFFECTED
605774	2269872.78183'	304061.17279'	LO	23	C	FAIR		UNAFFECTED
605775	2269872.06434'	304058.40758'	LO	21	C	FAIR		UNAFFECTED
605776	2269872.16308'	304055.29824'	LO	18	C	FAIR		UNAFFECTED
605777	2269866.11857'	304059.80504'	LO	24	B	GOOD		UNAFFECTED
605780	2269920.4853'	304063.55604'	GUM	14	B	GOOD		UNAFFECTED
605787	2269937.33663'	304089.48437'	LAO	6	C	FAIR		UNAFFECTED
605789	2269946.62971'	304085.1069'	LO	11	C	FAIR		UNAFFECTED
605790	2269949.16488'	304085.28338'	LO	16	C	FAIR		UNAFFECTED
605791	2269959.1779'	304123.76794'	LO	29	B	GOOD		UNAFFECTED
605792	2269963.12098'	304127.90963'	LO	49	C	FAIR		UNAFFECTED
605794	2269893.72672'	304138.27806'	GUM	36	C	FAIR		UNAFFECTED
605795	2269879.33292'	304125.14264'	LAO	11	C	FAIR		UNAFFECTED
605797	2269853.52301'	304107.36011'	LO	43	C	FAIR		UNAFFECTED
605798	2269852.80023'	304080.90476'	LO	21	B	FAIR		UNAFFECTED
605848	2270019.82981'	304128.77196'	WATO	7	C	FAIR		UNAFFECTED
605849	2270038.54319'	304130.95358'	WATO	11	C	FAIR		UNAFFECTED
605850	2270052.63098'	304131.9917'	GUM	16	C	FAIR		UNAFFECTED
605851	2270062.22378'	304139.09196'	PN	17	C	FAIR		UNAFFECTED
605852	2270051.52616'	304144.11346'	PN	8	C	FAIR		UNAFFECTED
605854	2270040.88777'	304151.3427'	LAO	19	C	FAIR		UNAFFECTED
605856	2270067.74947'	304163.27139'	LAO	7	C	FAIR		UNAFFECTED
605857	2270063.46636'	304164.26009'	LAO	9	C	FAIR		UNAFFECTED
605858	2270071.80364'	304162.48636'	LAO	8	C	FAIR		UNAFFECTED
605862	2270022.54168'	304178.92623'	LAO	14	C	FAIR		UNAFFECTED

605868	2270034.96487'	304172.75586'	LAO	17	C	FAIR		UNAFFECTED
605870	2270042.59895'	304194.021'	LAO	9	B	GOOD		UNAFFECTED
605871	2270050.9353'	304193.05991'	LAO	7	C	FAIR		UNAFFECTED
605872	2270049.13876'	304197.18587'	LAO	9	C	FAIR		UNAFFECTED
605874	2270059.0615'	304188.13679'	LAO	6	C	FAIR		UNAFFECTED
605878	2270082.50711'	304163.22961'	LAO	11	C	FAIR		UNAFFECTED
605884	2270104.35798'	304172.49981'	LAO	13	C	FAIR		UNAFFECTED
605886	2270106.74372'	304174.38464'	LAO	15	C	FAIR		UNAFFECTED
605888	2270108.22782'	304183.39946'	LAO	8	C	FAIR		UNAFFECTED
605889	2270110.02213'	304185.8768'	LAO	8	C	FAIR		UNAFFECTED
605893	2270073.39019'	304227.57888'	LO	24	B	GOOD		UNAFFECTED
605899	2270106.50796'	304263.33901'	LO	21	C	FAIR		UNAFFECTED
605900	2270135.37977'	304260.46495'	LO	44	A	GOOD		UNAFFECTED
605902	2270145.70069'	304281.46368'	LAO	8	C	FAIR		UNAFFECTED
605906	2270157.60812'	304221.7758'	LAO	16	C	FAIR		UNAFFECTED
605908	2270184.40414'	304237.31359'	PN	19	C	FAIR		UNAFFECTED
605910	2270207.77342'	304249.16474'	PN	16	C	FAIR		UNAFFECTED
605911	2270183.96843'	304270.04363'	LAO	13	C	FAIR		UNAFFECTED
605917	2270199.63094'	304307.71661'	LO	20	C	FAIR		UNAFFECTED
605918	2270198.72884'	304303.2615'	LO	33	C	FAIR		UNAFFECTED
605921	2270219.75565'	304291.60399'	LAO	17	C	FAIR		UNAFFECTED
605926	2270249.53207'	304268.41057'	PN	11	C	FAIR		UNAFFECTED
605927	2270254.39981'	304268.72732'	PN	6	C	FAIR		UNAFFECTED
605928	2270256.55716'	304269.36703'	PN	8	C	FAIR		UNAFFECTED
605929	2270241.31487'	304328.93234'	LAO	15	C	FAIR		UNAFFECTED
605935	2270281.10966'	304289.51478'	PN	8	C	FAIR		UNAFFECTED
605936	2270279.04433'	304278.63596'	PN	6	C	FAIR		UNAFFECTED
605937	2270286.77173'	304283.00731'	PN	9	C	FAIR		UNAFFECTED
605938	2270308.36573'	304295.22056'	PN	12	C	FAIR		UNAFFECTED
605941	2270292.85352'	304372.87911'	LO	74	B	GOOD		UNAFFECTED
605949	2270346.4511'	304365.71146'	LAO	7	C	FAIR		UNAFFECTED
605953	2270359.69152'	304346.15676'	PN	18	B	GOOD		UNAFFECTED
605954	2270350.22108'	304338.60794'	PN	14	C	FAIR		UNAFFECTED
605957	2270337.54227'	304302.94731'	PN	12	C	FAIR		UNAFFECTED
605958	2270357.66177'	304316.37077'	PN	8	C	FAIR		UNAFFECTED
605959	2270358.55597'	304312.00164'	PN	9	C	FAIR		UNAFFECTED
605960	2270369.9382'	304323.93861'	PN	8	C	FAIR		UNAFFECTED
605961	2270382.46392'	304328.24704'	PN	11	B	GOOD		UNAFFECTED
606050	2270406.24809'	304328.45334'	PN	6	C	FAIR		UNAFFECTED
606051	2270390.07636'	304352.3934'	GUM	10	B	GOOD		UNAFFECTED
606052	2270412.35925'	304351.95917'	PN	17	C	FAIR		UNAFFECTED
606054	2270407.69775'	304354.5829'	GUM	6	C	FAIR		UNAFFECTED
606055	2270404.3559'	304359.50149'	GUM	6	C	FAIR		UNAFFECTED
606056	2270405.88835'	304362.37074'	PN	17	B	GOOD		UNAFFECTED
606057	2270381.69267'	304376.82755'	PN	15	B	GOOD		UNAFFECTED
606059	2270389.04162'	304423.41738'	GUM	14	C	FAIR		UNAFFECTED
606060	2270398.50267'	304427.66187'	GUM	7	C	FAIR		UNAFFECTED
606063	2270417.53244'	304372.04834'	PN	14	C	FAIR		UNAFFECTED
606064	2270421.55163'	304362.43465'	PN	12	C	FAIR		UNAFFECTED
606066	2270428.21985'	304349.00008'	PN	14	C	FAIR		UNAFFECTED
606067	2270434.55974'	304347.04188'	GUM	6	C	FAIR		UNAFFECTED
606070	2270444.33308'	304350.77473'	PN	16	B	GOOD		UNAFFECTED
606071	2270448.47548'	304361.43967'	PN	9	C	FAIR		UNAFFECTED
606072	2270455.33097'	304358.47526'	PN	14	C	FAIR		UNAFFECTED
606073	2270452.73994'	304364.25758'	GUM	6	C	FAIR		UNAFFECTED
606074	2270439.80814'	304368.4427'	PN	14	C	FAIR		UNAFFECTED
606075	2270434.44843'	304379.86726'	PN	15	C	FAIR		UNAFFECTED
606077	2270432.89298'	304386.69369'	GUM	6	C	FAIR		UNAFFECTED
606079	2270426.61446'	304434.72678'	MAG	6	C	FAIR		UNAFFECTED
606080	2270423.65657'	304436.64482'	GUM	9	C	FAIR		UNAFFECTED
606081	2270427.76834'	304437.82841'	GUM	12	C	FAIR		UNAFFECTED
606082	2270442.87777'	304456.57093'	LO	77	B	GOOD		UNAFFECTED
606084	2270471.74317'	304458.89974'	GUM	11	C	FAIR		UNAFFECTED
606086	2270475.70342'	304461.63387'	GUM	10	C	FAIR		UNAFFECTED
606090	2270484.95837'	304411.72659'	PN	12	C	FAIR		UNAFFECTED
606091	2270476.25206'	304403.8167'	PN	13	C	FAIR		UNAFFECTED
606092	2270458.92995'	304402.4945'	PN	17	B	GOOD		UNAFFECTED
606093	2270450.48583'	304399.37814'	GUM	6	C	FAIR		UNAFFECTED
606094	2270442.92752'	304392.04445'	PN	6	C	FAIR		UNAFFECTED
606095	2270446.65073'	304383.37115'	PN	7	C	FAIR		UNAFFECTED
606096	2270450.26802'	304387.51238'	PN	12	C	FAIR		UNAFFECTED
606097	2270455.02036'	304370.61071'	PN	12	C	FAIR		UNAFFECTED
606098	2270458.38757'	304367.18663'	PN	12	C	FAIR		UNAFFECTED

606099	2270458.15213'	304372.48301'	GUM	6	C	FAIR		UNAFFECTED
606100	2270462.1065'	304380.82661'	PN	11	C	FAIR		UNAFFECTED
606101	2270475.37257'	304382.10361'	PN	10	C	FAIR		UNAFFECTED
606102	2270477.60768'	304377.77697'	PN	9	C	FAIR		UNAFFECTED
606104	2270482.63016'	304395.51359'	PN	14	C	FAIR		UNAFFECTED
606105	2270487.90051'	304389.52716'	PN	14	C	FAIR		UNAFFECTED
606106	2270495.98625'	304399.10831'	PN	10	C	FAIR		UNAFFECTED
606107	2270502.07023'	304393.26054'	PN	18	C	FAIR		UNAFFECTED
606108	2270487.94339'	304380.79739'	PN	17	B	GOOD		UNAFFECTED
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606111	2270518.63933'	304410.80757'	PN	17	C	FAIR		UNAFFECTED
606112	2270512.69263'	304418.84798'	PN	10	C	FAIR		UNAFFECTED
606113	2270522.27763'	304420.33467'	PN	11	C	FAIR		UNAFFECTED
606114	2270518.40251'	304432.33715'	PN	8	C	FAIR		UNAFFECTED
606115	2270520.08405'	304427.82865'	PN	8	C	FAIR		UNAFFECTED
606116	2270529.31254'	304412.23541'	PN	9	C	FAIR		UNAFFECTED
606117	2270537.6778'	304410.64189'	PN	14	C	FAIR		UNAFFECTED
606118	2270533.60208'	304428.60844'	PN	13	C	FAIR		UNAFFECTED
606119	2270519.17227'	304441.94754'	PN	12	C	FAIR		UNAFFECTED
606120	2270519.45522'	304451.44194'	PN	10	C	FAIR		UNAFFECTED
606121	2270542.02248'	304454.04444'	PN	15	C	FAIR		UNAFFECTED
606122	2270540.84993'	304444.93316'	PN	11	C	FAIR		UNAFFECTED
606123	2270541.82975'	304432.62051'	GUM	6	C	FAIR		UNAFFECTED
606124	2270552.43089'	304419.75884'	PN	15	C	FAIR		UNAFFECTED
606125	2270557.00146'	304423.56353'	PN	11	C	FAIR		UNAFFECTED
606126	2270564.12877'	304437.76332'	PN	12	C	FAIR		UNAFFECTED
606127	2270554.31879'	304440.02817'	PN	10	C	FAIR		UNAFFECTED
606128	2270556.09137'	304446.83529'	PN	11	C	FAIR		UNAFFECTED
606129	2270557.97961'	304455.48339'	PN	7	C	FAIR		UNAFFECTED
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606131	2270572.27449'	304464.99217'	LAO	6	C	FAIR		UNAFFECTED
606132	2270584.8152'	304460.45881'	PN	8	C	FAIR		UNAFFECTED
606133	2270586.79883'	304454.22809'	PN	12	C	FAIR		UNAFFECTED
606134	2270580.11728'	304448.93172'	PN	9	C	FAIR		UNAFFECTED
606135	2270580.69527'	304438.53695'	PN	13	C	FAIR		UNAFFECTED
606136	2270593.15529'	304463.45518'	PN	11	C	FAIR		UNAFFECTED
606137	2270601.4279'	304455.28947'	PN	15	C	FAIR		UNAFFECTED
606139	2270612.52342'	304470.19779'	PN	12	C	FAIR		UNAFFECTED
606141	2270597.74172'	304487.7253'	PN	16	C	FAIR		UNAFFECTED
606142	2270619.07255'	304489.34438'	PN	11	C	FAIR		UNAFFECTED
606143	2270617.54257'	304484.0324'	PN	13	C	FAIR		UNAFFECTED
606144	2270627.53363'	304495.03585'	PN	11	C	FAIR		UNAFFECTED
606145	2270632.88673'	304484.55859'	PN	13	C	FAIR		UNAFFECTED
606146	2270645.35708'	304478.95883'	PN	18	B	GOOD		UNAFFECTED
606147	2270623.46591'	304475.73185'	PN	9	C	FAIR		UNAFFECTED
606148	2270622.05342'	304470.4154'	PN	12	C	FAIR		UNAFFECTED
606149	2270619.76976'	304461.42698'	PN	9	C	FAIR		UNAFFECTED
606156	2270528.81212'	304477.70011'	LAO	11	C	FAIR		UNAFFECTED
606157	2270539.67563'	304481.03305'	WATO	7	C	FAIR		UNAFFECTED
606161	2270616.18028'	304553.55854'	LO	35	C	FAIR		UNAFFECTED
606168	2270670.93141'	304551.90338'	LAO	6	C	FAIR		UNAFFECTED
606169	2270660.63658'	304483.13941'	PN	13	C	FAIR		UNAFFECTED
606170	2270665.08139'	304489.88003'	PN	13	C	FAIR		UNAFFECTED
606171	2270659.27345'	304496.16934'	PN	12	C	FAIR		UNAFFECTED
606172	2270643.78675'	304511.06071'	PN	16	C	FAIR		UNAFFECTED
606173	2270659.15019'	304518.66954'	PN	18	C	FAIR		UNAFFECTED
606174	2270675.19002'	304511.741'	GUM	6	C	FAIR		UNAFFECTED
606175	2270679.95857'	304502.80019'	PN	14	C	FAIR		UNAFFECTED
606176	2270680.2591'	304509.86343'	GUM	6	C	FAIR		UNAFFECTED
606177	2270693.43178'	304513.86131'	PN	15	C	FAIR		UNAFFECTED
606178	2270682.24621'	304530.97413'	PN	11	C	FAIR		UNAFFECTED
606179	2270704.08219'	304517.80665'	PN	10	C	FAIR		UNAFFECTED
606180	2270707.96226'	304516.26205'	PN	6	C	FAIR		UNAFFECTED
606181	2270708.98914'	304523.33749'	PN	11	C	FAIR		UNAFFECTED
606182	2270714.09015'	304529.7128'	PN	13	C	FAIR		UNAFFECTED
606183	2270693.19851'	304557.20309'	PN	18	B	GOOD		UNAFFECTED
606184	2270695.34504'	304556.29207'	PN	17	C	FAIR		UNAFFECTED
606185	2270698.0452'	304559.41916'	PN	17	C	FAIR		UNAFFECTED
606188	2270728.76984'	304524.52538'	PN	6	C	FAIR		UNAFFECTED
606189	2270732.59355'	304529.20609'	PN	9	C	FAIR		UNAFFECTED
606190	2270741.0322'	304531.23214'	PN	15	C	FAIR		UNAFFECTED
606192	2270756.80945'	304536.93876'	PN	12	C	FAIR		UNAFFECTED
606193	2270763.35973'	304535.73442'	PN	13	C	FAIR		UNAFFECTED

606194	2270755.10107'	304549.12013'	PN	13	C	FAIR		UNAFFECTED
606195	2270748.05282'	304557.18015'	PN	10	C	FAIR		UNAFFECTED
606196	2270735.94433'	304549.07259'	PN	14	C	FAIR		UNAFFECTED
606197	2270744.52713'	304568.97724'	PN	20	B	GOOD		UNAFFECTED
606198	2270725.97379'	304575.34189'	PN	16	C	FAIR		UNAFFECTED
606199	2270769.5984'	304569.83938'	PN	11	C	FAIR		UNAFFECTED
606200	2270776.99834'	304573.06965'	PN	12	C	FAIR		UNAFFECTED
606201	2270769.38775'	304551.48724'	PN	10	C	FAIR		UNAFFECTED
606202	2270777.73808'	304550.9293'	GUM	6	C	FAIR		UNAFFECTED
606203	2270780.07954'	304546.39747'	PN	12	C	FAIR		UNAFFECTED
606204	2270773.88713'	304544.54835'	PN	11	C	FAIR		UNAFFECTED
606205	2270779.37243'	304540.37677'	PN	7	C	FAIR		UNAFFECTED
606206	2270757.78493'	304528.76373'	PN	13	C	FAIR		UNAFFECTED
606207	2270787.50698'	304557.49696'	PN	13	C	FAIR		UNAFFECTED
606208	2270784.33913'	304561.77639'	PN	11	C	FAIR		UNAFFECTED
606209	2270801.65564'	304566.69119'	PN	18	C	FAIR		UNAFFECTED
606210	2270802.10256'	304576.49444'	PN	10	C	FAIR		UNAFFECTED
606211	2270789.25301'	304580.83483'	PN	13	C	FAIR		UNAFFECTED
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606213	2270803.23956'	304595.53422'	PN	16	C	FAIR		UNAFFECTED
606214	2270810.80649'	304594.16404'	GUM	6	C	FAIR		UNAFFECTED
606215	2270814.40928'	304591.3192'	PN	12	C	FAIR		UNAFFECTED
606216	2270807.4932'	304588.32149'	PN	10	C	FAIR		UNAFFECTED
606217	2270817.02256'	304584.50197'	GUM	7	C	FAIR		UNAFFECTED
606218	2270812.96723'	304578.06486'	PN	15	C	FAIR		UNAFFECTED
606219	2270819.28572'	304574.51671'	PN	10	C	FAIR		UNAFFECTED
606220	2270817.11438'	304572.26088'	PN	9	C	FAIR		UNAFFECTED
606221	2270816.76873'	304564.84404'	PN	6	C	FAIR		UNAFFECTED
606223	2270835.87816'	304569.76066'	PN	6	C	FAIR		UNAFFECTED
606224	2270831.75792'	304572.55142'	PN	10	C	FAIR		UNAFFECTED
606225	2270822.74431'	304591.78974'	PN	8	C	FAIR		UNAFFECTED
606226	2270827.31377'	304602.66957'	PN	13	C	FAIR		UNAFFECTED
606227	2270825.04732'	304614.03537'	PN	14	C	FAIR		UNAFFECTED
606228	2270832.53676'	304590.19382'	PN	10	C	FAIR		UNAFFECTED
606229	2270846.90697'	304581.82306'	PN	18	C	FAIR		UNAFFECTED
606230	2270854.37361'	304594.11247'	PN	8	C	FAIR		UNAFFECTED
606231	2270850.3944'	304603.44178'	PN	10	C	FAIR		UNAFFECTED
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606235	2270831.598'	304635.41312'	PN	13	C	FAIR		UNAFFECTED
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606237	2270873.89743'	304640.54797'	PN	26	B	GOOD		UNAFFECTED
606239	2270862.88885'	304630.00691'	PN	12	C	FAIR		UNAFFECTED
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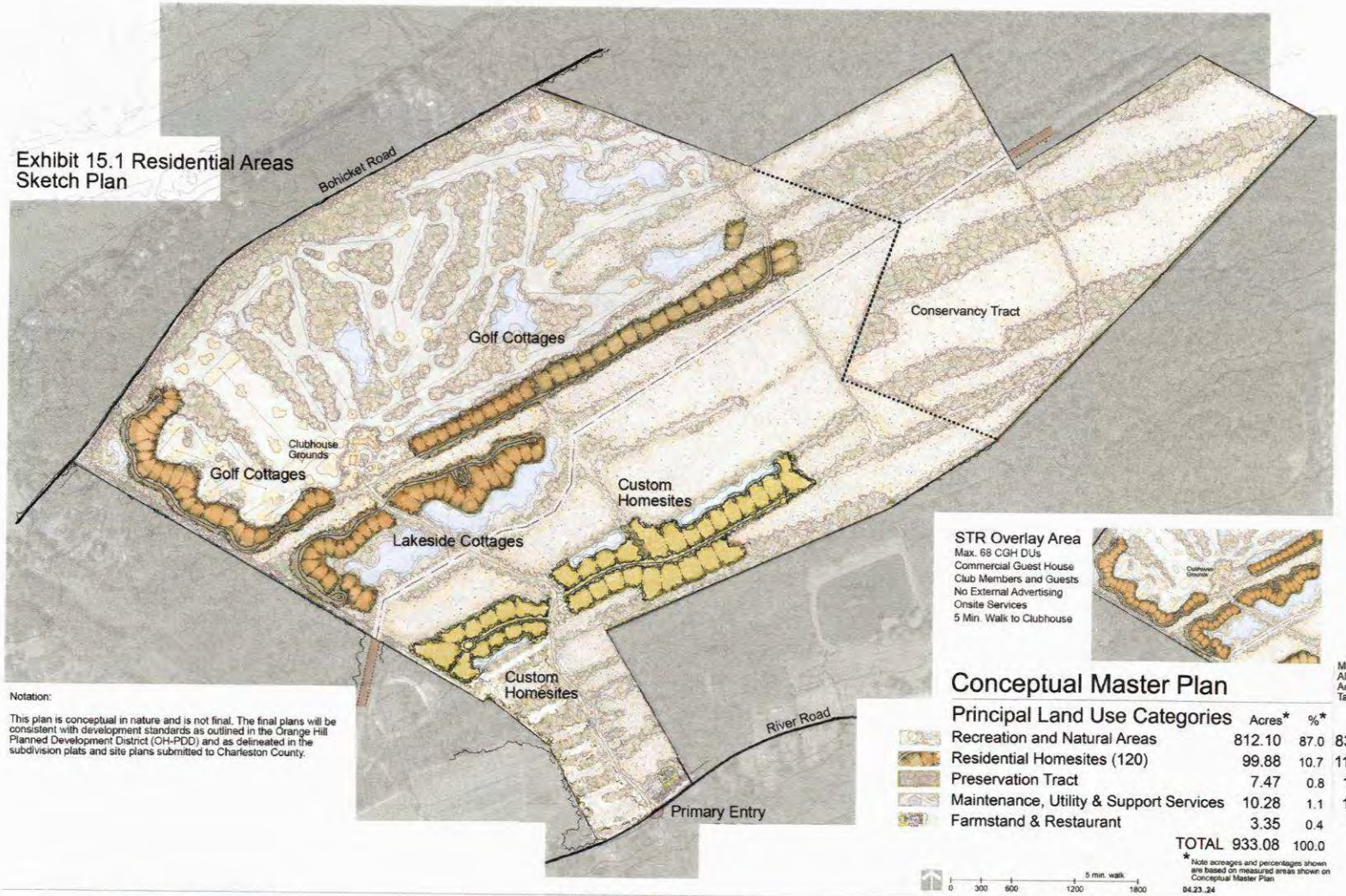
606244	2270867.49244'	304650.1964'	LAO	6	C	FAIR		UNAFFECTED
606246	2270849.6282'	304683.55311'	LO	36	C	FAIR		UNAFFECTED
606247	2270847.39088'	304684.80712'	LAO	6	C	FAIR		UNAFFECTED
606248	2270845.65296'	304658.41648'	LAO	18	C	FAIR		UNAFFECTED
606249	2270829.38897'	304660.47354'	LAO	9	C	FAIR		UNAFFECTED
606254	2270799.47996'	304648.09756'	BGUM	6	C	FAIR		UNAFFECTED
606255	2270790.77626'	304641.42132'	BGUM	10	C	FAIR		UNAFFECTED
606256	2270788.22535'	304635.27448'	PN	27	C	FAIR		UNAFFECTED
606258	2270781.85231'	304615.97633'	LAO	6	C	FAIR		UNAFFECTED
606260	2270756.57833'	304600.42513'	LAO	18	C	FAIR		UNAFFECTED
606263	2270733.20817'	304615.33989'	LO	56	C	FAIR		UNAFFECTED
606268	2270965.83508'	304643.28485'	PN	12	C	FAIR		UNAFFECTED
606269	2270957.14244'	304650.84468'	BGUM	6	C	FAIR		UNAFFECTED
606273	2270884.37448'	304674.28535'	LAO	8	C	FAIR		UNAFFECTED
606278	2270903.15614'	304675.66608'	WATO	14	C	FAIR		UNAFFECTED
606279	2270893.15651'	304694.21944'	WATO	8	C	FAIR		UNAFFECTED
606281	2270908.70023'	304695.99201'	WATO	10	C	FAIR		UNAFFECTED
606282	2270912.37927'	304701.48038'	LAO	7	C	FAIR		UNAFFECTED
606286	2270939.96555'	304681.22874'	PN	8	C	FAIR		UNAFFECTED
606290	2270922.99647'	304715.91042'	LO	47	B	GOOD		UNAFFECTED
606292	2270965.89825'	304736.86048'	PN	15	C	FAIR		UNAFFECTED
606294	2270961.699'	304695.38408'	WATO	14	C	FAIR		UNAFFECTED
606296	2270986.19699'	304711.02473'	PN	20	B	GOOD		UNAFFECTED
606297	2270998.48574'	304714.94689'	LAO	10	C	FAIR		UNAFFECTED
606299	2271000.30676'	304728.4591'	WATO	14	C	FAIR		UNAFFECTED
606300	2271001.28542'	304731.89016'	LAO	9	C	FAIR		UNAFFECTED

606302	2271000.30999'	304754.48761'	LO	22	B	GOOD		UNAFFECTED
606303	2271006.39237'	304764.2613'	GUM	11	C	FAIR		UNAFFECTED
606308	2271040.4324'	304751.09665'	LAO	10	C	FAIR		UNAFFECTED
606309	2271062.72404'	304757.76528'	LAO	12	B	GOOD		UNAFFECTED
606310	2271076.75286'	304763.71553'	BGUM	14	B	GOOD		UNAFFECTED
606312	2271072.96497'	304784.33715'	LO	42	B	GOOD		UNAFFECTED
606314	2271073.25261'	304812.85589'	LO	26	B	GOOD		UNAFFECTED
606316	2271103.61044'	304787.71278'	LO	16	B	GOOD		UNAFFECTED
606317	2271106.69053'	304789.04648'	LO	15	B	GOOD		UNAFFECTED
606318	2271109.3228'	304788.82473'	LO	24	B	GOOD		UNAFFECTED
606319	2271108.6951'	304784.69554'	LO	30	B	GOOD		UNAFFECTED
606321	2271127.21622'	304810.94994'	WATO	6	C	FAIR		UNAFFECTED
606322	2271136.85554'	304806.63063'	WATO	6	C	FAIR		UNAFFECTED

Exhibit 15.1 Residential Areas Sketch Plan



STR Overlay Area
Max. 68 CGH DUs
Commercial Guest House
Club Members and Guests
No External Advertising
Onsite Services
5 Min. Walk to Clubhouse

Notation:

This plan is conceptual in nature and is not final. The final plans will be consistent with development standards as outlined in the Orange Hill Planned Development District (OH-PDD) and as delineated in the subdivision plats and site plans submitted to Charleston County.

Conceptual Master Plan

Principal Land Use Categories	Acres*	%*	Maximum Allowable Acreage per Table 4.1	Maximum Allowable % of Total Land Area
Recreation and Natural Areas	812.10	87.0	830	88.9
Residential Homesites (120)	99.88	10.7	110	11.8
Preservation Tract	7.47	0.8	16	1.7
Maintenance, Utility & Support Services	10.28	1.1	12	1.3
Farmstand & Restaurant	3.35	0.4	4	0.4
TOTAL	933.08	100.0		

* Note acreages and percentages shown are based on measured areas shown on Conceptual Master Plan

0 300 600 1200 1800 5 min. walk

04.23..24

Kiawah Resort Associates, L.P.

Orange Hill
Johns Island Charleston County South Carolina

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