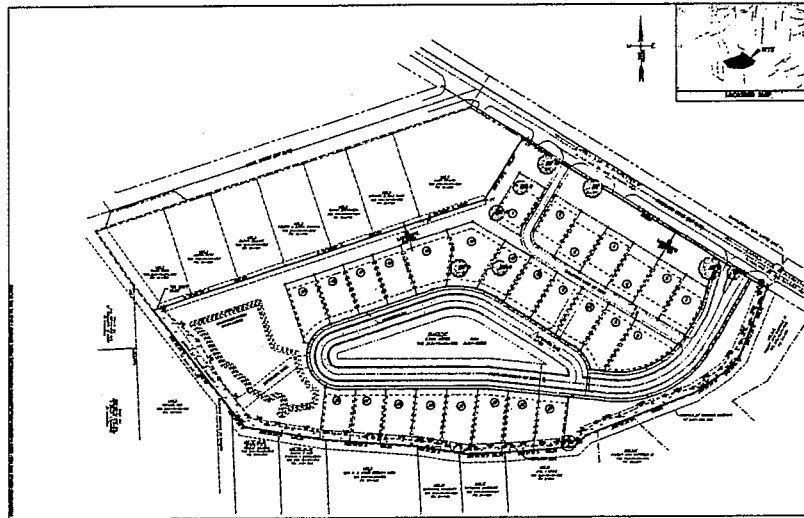


Jan. 22, 2008
Ord # 2008-04

R.C. Amend.
Jan. 22, 2008

Ord # 2008-03

Vardon's View Planned Urban Development (PUD) Development Guidelines And Land Use Plan



**PLANNING COMMISSION
CITY OF CHARLESTON**

ADDRESS/PROJECT _____

- | | |
|--|---|
| <input type="checkbox"/> PRELIM. PLAT | <input checked="" type="checkbox"/> PUD MASTER PLAN |
| <input type="checkbox"/> FINAL PLAT | FORWARDED TO CITY COUNCIL |
| <input checked="" type="checkbox"/> APPROVED | <input type="checkbox"/> AS SUBMITTED |
| <input type="checkbox"/> DENIED | <input checked="" type="checkbox"/> WITH CONDITIONS |
| <input type="checkbox"/> WITHDRAWN | |

DATE 11/14/07 ZONING OFFICIAL Amanda Ferris

* This approval does not constitute approval by other City boards or departments
* Preliminary plat approval expires within two years. See Section 54-803 and 54-962 for exceptions and extensions.

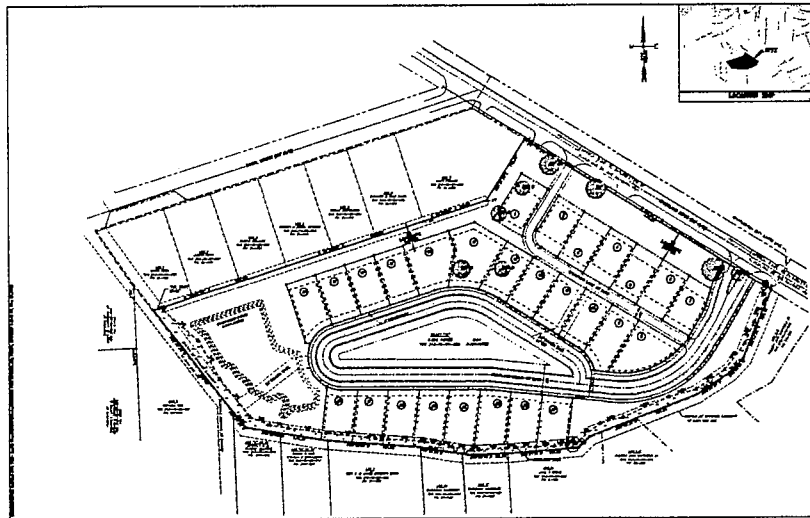
**City of Charleston
James Island, SC
November 8, 2007**

Revised December 21, 2007

1. Updated water and sewer utility service letters, identifying the number of proposed units, must be submitted prior to receiving preliminary plat approval.
2. Include a note under the 42' ROW cross section stating that, per the approval of the City's Subdivision Review Committee, the travel lanes may include the width of the gutter as part of the minimum 10' lane width measurement.

HORNER, EELMAN & GEARHART ENGINEERING CONSULTANTS
672 MARINA DRIVE, CHARLESTON SC 29492
PHONE 843-881-9804 FAX 833-881-9807

Vardon's View Planned Urban Development (PUD) Development Guidelines And Land Use Plan



PLANNING COMMISSION CITY OF CHARLESTON	
ADDRESS/PROJECT	
PRELIM. PLAT	<input checked="" type="checkbox"/> PUD MASTER PLAN
FINAL PLAT	FORWARDED TO CITY COUNCIL
APPROVED	<input type="checkbox"/> AS SUBMITTED
DENIED	<input checked="" type="checkbox"/> WITH CONDITIONS
WITHDRAWN	
1/4/07	<i>Amanda Perry</i>
DATE	ZONING OFFICIAL
This approval does not constitute approval by other City boards or departments	
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City of Charleston
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HORNER, EELMAN & GEARHART
ENGINEERING CONSULTANTS

Riverland Drive Tract PUD Zoning Application

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- A. Vardon's View Site Survey, Land Use Plan & Common Space Plan
- B. Proposed Road Cross Sections
- C. Utility Availability Letters & School District Coordination Letter
- D. Wetland Jurisdiction Letter
- E. Traffic Impact Study
- F. Cultural Resources Study
- G. Example Pictures of PUD
- H. Amended Restrictive Covenants

RELATIONSHIP TO THE CITY OF CHARLESTON ZONING ORDINANCE

The Development Guidelines and Land Use Plan for the Vardon's View Planned Unit Development (PUD), attached hereto and made a part hereof, are part of the PUD conditional use Master Plan application submitted in accordance with the Zoning Ordinance of the City of Charleston, Article 2, Part 7 Sections 54-250, et seq. The Zoning Ordinance of the City of Charleston is incorporated herein by reference, except as amended herein.

No person shall erect or alter any building, structure, or sign on any tract of land or use any tract of land within the Vardon's View PUD except in conformance with these guidelines and regulations. Unless modified herein, definitions of terms used in the Vardon's View PUD Guidelines shall follow definitions listed in the Zoning Ordinance of the City of Charleston, as amended from time to time. Administration and enforcement of the adopted Riverland Drive PUD Master Plan shall follow Article 9 of the Zoning Ordinance of the City of Charleston.

The Vardon's View PUD Master Plan was approved by Charleston City Council on 1-22-08, Ordinance Number 2008-004.

I. Executive Summary/Background Information

The Vardon's View development is located in the City of Charleston, on James Island, South Carolina. The proposed development's access is to Riverland Drive, on the northeast side of the property, approximately 0.42 miles south of the Maybank/Riverland Drive intersection. The property borders Riverland Drive and existing drainage easements around the remainder of the property.

Vardon's View is currently subject to Restrictive Covenants that limit development to sixteen (16) mobile homes, dated May 29, 1986 and recorded in Book K-155 Page 598 in RMC Office for Charleston City. Attached is Appendix H is a proposed amendment to the Restrictive Covenants which has been consented to by the seven (7) property owners along Canal Street. The Covenant requires the consent of City Council which consent is being requested as a part of this PUD.

The property includes tax map number 343-10-00-075, which is currently zoned DR-3. The total area is 6.956 acres of which 0.302 acres is classified as wetlands. The total 6.956 acres are proposed for PUD zoning. The property is owned by, and to be developed by, Riverland Partners, LLC.

The objective of Vardon's View is a creation of a residential community which is aesthetically pleasing while preserving to the best of its ability, the natural conditions of the property. The characteristics of Charleston and James Island will be maintained while carefully taking measures to protect all existing grand trees. The developer's goal is the creation of a harmonious community that accents the existing surrounding community.

The Vardon's View subdivision will be limited to single-family detached homes. Home occupations will be permitted as long as they meet the City of Charleston Zoning Ordinance. (Section 54-211)

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II. Land Use

The land use districts permitted within Riverland Drive development shall be as follows.

	Acreage
Highland	6.654
Wetland	0.302
Gross	6.956
	Acreage
1. Residential	
Single Family	2.881
2. Recreational	
(a) Common Areas Open Space Including Buffers	1.550
(b) Existing Drainage Easement	0.509
(d) Proposed Drainage Facilities	0.337
(d) Roads/Right of Way	1.679
Subtotal	4.075
Total	6.956

III. Zoning Criteria

1. Single Family

- (a) Setbacks (including detached & attached garages)
 - (1) Front yards: 10' minimum setback from road right of way
 - (2) Side yards: 3' minimum setback
 - (3) Rear yards: 10' minimum setback
- (b) Accessory structure setbacks (other than detached & attached garages)
 - (1) Front yards: 10' minimum setback from road right of way
 - (2) Side yards: 0' minimum setback
 - (3) Rear yards: 0' minimum setback, 5' minimum setback from rear alley
- (c) Lot size: Minimum 4,000 square feet
- (d) Lot occupancy: Maximum 50 percent
- (e) Height limitations:
 - (1) Single Family Structures: 35' (2 ½ stories)
 - (2) Accessory Structures: 35' (2 ½ stories) max 1000 SF
- (f) Lot width shall be a minimum of 40 feet at road right-of-way
- (g) A minimum of two (2) off street parking spaces will be available for all lots
- (h) Lots 8-13 will have rear access from alley only.
- (i) Lots 1-7 will front Riverland Drive. Location of residences for lots 2-7 shall vary to preserve as many existing trees (grand and non-grand) as possible.

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IV. Architectural Guidelines

The developer of Vardon's View shall create a homeowners association ("HOA") that shall be responsible for the maintenance of all detention ponds, buffers and drainage easements which are not dedicated to the City of Charleston, as well as all other common areas for the benefit of the lot owners within Vardon's View. The Association shall have a provision for an Architectural Review Board ("ARB") which shall set forth the general provisions regarding architectural review, as well as contain a specific section entitled, "Architectural Guidelines." These guidelines will provide that the architecture will resemble arts and crafts/craftsman style homes, similar to existing homes in Riverland Terrace. Exterior materials will be limited to brick, stucco and cement, plank siding. Foundations will be crawl spaces, not to exceed 4' in height. Attached to the guidelines will be architectural pictures of houses, porches, roofs and limited details as to what is considered arts and crafts and craftsman style homes, as that term is generally defined in the architectural community and architectural textbooks. (See Appendix G.) The ARB shall not have the authority to grant variances with regard to the exterior materials or to allow foundations with crawl spaces to exceed 4' in height. The City of Charleston shall not be responsible for enforcing the architectural guidelines.

V. Buffers

Riverland Drive Buffer: Buffer Type F. Buffer must maintain a minimum depth of fifty feet and contain specified vegetation per City Ordinance. This buffer will maintain a natural vegetative appearance to preserve the existing character on Riverland Drive with minimal signage designating the development. Required minimum plantings per one hundred feet:
Existing trees with six inches and greater D.B.H. must remain

6 recommended trees

9 understory trees

30 buffer shrubs

Wapoo Hall Buffer: To the northwest boundary, Vardon's View is contiguous to 7 single-family residential lots, which have frontage on Canal Street and are a part of Wapoo Hall. There is an existing 15' drainage easement, 7-1/2' of the lot owners and 7-1/2' on the Vardon's View property. This drainage easement is to be left in its natural state. There shall be a 20' buffer provided (Modified Type B) adjacent to the southern boundary of the existing drainage easement, such that if the 7-1/2' drainage easement located upon Vardon's View is not disturbed, there will be an additional 20' of buffer in this area. All drainage easements shall be outside this 27-1/2' area and will be located upon the lots or common area of Vardon's View. This buffer will provide a dense visual screen which to mitigate existing developments. Required minimum plantings per one hundred feet:

3 recommended trees, 4 understory trees, 20 buffer shrubs

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Stono Shores Buffer: There is an existing thirty (30) foot drainage easement, 15' each side, between Vardon's View and the Stono Shores Subdivision. A specific buffer will not be required due to the existence of this easement. There will be no clearing of existing vegetation within this easement so that a natural appearance will remain to preserve the existing character.

Ownership and Maintenance: The Homeowners Association (HOA) shall maintain all areas located outside of individual lot boundaries. These include detention ponds and PUD boundary buffers.

If a PUD boundary buffer falls within individual lot lines, it will be the responsibility of the individual to preserve and maintain it.

VI. Tree Summary

The Riverland Drive development is devoted to preserving grand trees. Every effort will be made to protect the grand trees (24" or larger diameter). A tree survey has been completed and it will be coordinated with City staff to assure tree protection standards pursuant to the City of Charleston Zoning Ordinance. Grand trees shall not be removed from the property, lot, or road right-of-ways unless a tree removal variance is acquired from the City of Charleston.

VII. Right Of Way

The Right-of-Way (ROW) shall be public and built to the City of Charleston's standards. Public street ROWs will be a minimum of fifty (50) feet for two-way traffic and a minimum of twenty (20) feet for one-way traffic throughout the subdivision. The paved section shall meet the City Zoning Criteria for twenty-two (22) feet (excluding curb and gutter). The paved section and right-of-way for local single family residential access streets may be reduced to twenty (20) feet and forty-two (42) feet respectively with required approvals. Any proposal for pavement reduction shall be negotiated, reviewed, and approved by the City of Charleston Subdivision Review Committee staff. A five (5) foot sidewalk is proposed on one side of the 50' ROW street only, except at the main entrance where a five (5) foot sidewalk will be on both sides of the road. Right of ways throughout the project will be designed to accommodate emergency vehicles and public service vehicles. (See Appendix B).

Lighting and signage shall not obstruct traffic and will be placed in the Right of Way in accordance with City of Charleston Regulations.

Subject to SCDOT approval, a five (5) foot sidewalk will be provided on the Vardon's View side of the Riverland Drive ROW.

Street trees and street lights will be provided within the 50' ROW. This plan will be coordinated with the City Parks Department and it is subject to their approval.

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VIII. Drainage Basin Analysis

The total highland acreage is approximately 6.654 acres. There are approximately 0.302 acres of jurisdiction wetlands that are primarily located within the limits of an existing thirty (30) foot drainage easement. The majority of the land is wooded with good cover. The topography has elevations ranging from approximately eleven (11) feet near Riverland Drive to four (4) feet Mean Sea Level (NAVD 29). The property is located on FIRM #45019C0513J revised Nov. 17, 2004. The proposed project will include a drainage plan in accordance with City and OCRM requirements. Under the Amendment of Restrictive Covenants, attached to this PD, which are being processed simultaneously herewith, it provides in Paragraph 1 d.

Drainage Easement:

If approved by the City, the existing 15' drainage easement along the rear of Lots 1 through 7, shown at Plat Book BL, Page 108 will be abandoned and replaced with a ditch ("Drainage Ditch") along the southside of the 20' buffer, such that there would be a 20' buffer and then the Drainage Ditch wholly on the Bradham property. The project will be designed to as not to increase any stormwater runoff onto the Canal Street lots."

The City of Charleston Engineering Department, was not comfortable in abandoning an existing drainage easement; however, the developer of Vardon's View has agreed to submit plans to the Engineering Department to show that there will be no need to for any use of the existing drainage easement for the benefit of Vardon's View. All drainage easements for Vardon's View will be located outside the Wapoo Hall Buffer, as set forth and described in Article IV. The wetland jurisdiction letter and plat are attached. (See Appendix D).

IX. Traffic Study

It was recommended that no turn lane improvements were necessary on Riverland Drive based on SCDOT Highway Design Manual and the Level of Service Evaluation as determined by HCS2000 Traffic Modeling Software. (See Appendix E).

X. Cultural Resources

It was found that no archaeological sites or historic structures are documented within the project tract. Nine structures are located within a 0.5 mile radius of the project area, but all have been deemed ineligible for the National Register of Historic Places. (See Appendix F).

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XI. Utilities

Potable water service is to be provided by Charleston Water Systems, and sewer service is to be provided by James Island Public Service District. Negotiations with both utilities have commenced. The water distribution system and sewer system will connect with the existing infrastructure on James Island. All supplementary material, including public utility letters confirming availability, shall be provided to the city of Charleston when they become available. (See Appendix C).

Fire protection, garbage collection, and police services shall be provided by the local governmental agencies.

Maintenance of the water, sewer system and trash removal, until it is accepted by a local governmental entity, is the responsibility of the developer. Drainage easements, upon approval, will be dedicated to the public.

APPENDIX A

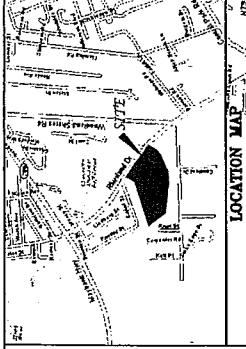
Vardon's View Site Survey &
Vardon's View Land Use Plan
Vardon's View Open/Common Space Plan

SURVEYOR'S NOTES:

1. THIS PROPERTY IS SHOWN ON CHARLESTON COUNTY TAX MAP 545-710-05-075
2. PROPERTY IS LOCATED IN FLOOD ZONE "AE"
3. FLOOD INSURANCE MAP #190003013
4. THE TOTAL AREA OF SUBDIVISION IS 6,559 AC.
5. THE LARGEST LOT IS LOT 14 (0.159 AC, 0.624 SF)
6. THE TOTAL NUMBER OF LOTS IS 27
7. THE TOTAL NUMBER OF LOTS IS 27
8. THE TOTAL NUMBER OF LOTS IS 27
9. THE TOTAL NUMBER OF LOTS IS 27
10. THE TOTAL NUMBER OF LOTS IS 27
11. LOTS 8-13 WILL HAVE REAR ACES ONLY
12. WITH NEW DORIES, OLD CORB CUTS WILL BE ELIMINATED
13. SUBJECT TO SUBMIT APPROVAL

REFERENCE PLAT: 1144

1. CHARLES & YACOB - OCCUPY 1A, 1000
2. R. L. STONER - JUNE 8, 1983

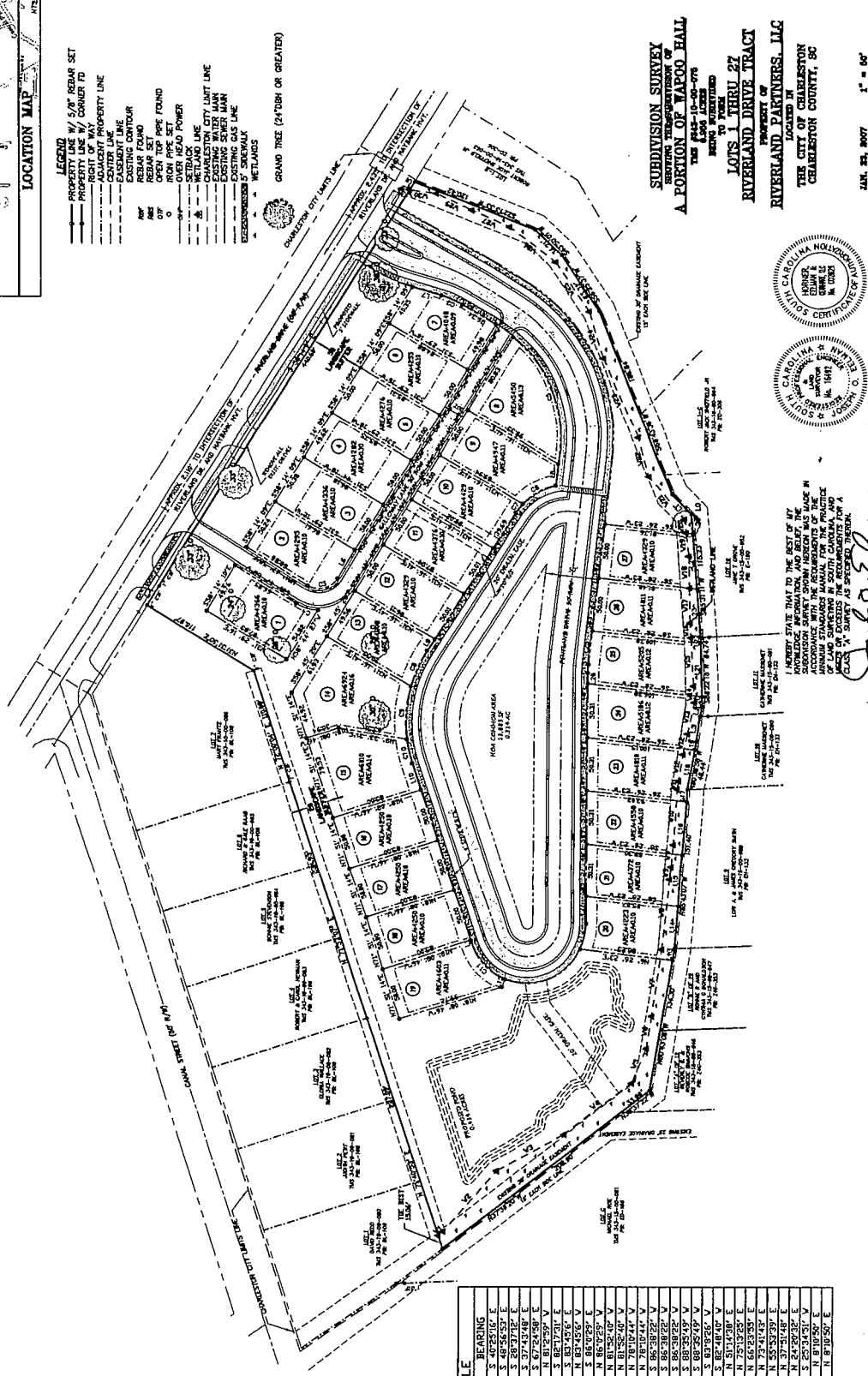


AREA TABLE

LOTS	2,881 ACRES (125,000 SF)
OPEN SPACE	1,560 ACRES (67,527 SF)
DRAINAGE	0.848 ACRES (36,822 SF)
TOTAL AREA OF SUBDIVISION	5,289 ACRES (228,349 SF)
AREAS WITHIN 200' OF WATER	4,548 ACRES (197,268 SF)
CROSS DENSITY: 2.07/2.881 AC	
CROSS DENSITY: 2.07/4.548 AC	

CURVE TABLE

NUMBER	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C1	85.00'	47.9241	21.90	10.81	21.45'	241.1428°
C2	80.00'	50.3249	21.60	20.13	28.41'	312.2729°
C3	80.00'	50.3249	21.60	20.13	28.41'	312.2729°
C4	80.00'	50.3249	21.60	20.13	28.41'	312.2729°
C5	80.00'	50.3249	21.60	20.13	28.41'	312.2729°
C6	80.00'	50.3249	21.60	20.13	28.41'	312.2729°
C7	80.00'	50.3249	21.60	20.13	28.41'	312.2729°
C8	80.00'	50.3249	21.60	20.13	28.41'	312.2729°
C9	80.00'	50.3249	21.60	20.13	28.41'	312.2729°
C10	80.00'	50.3249	21.60	20.13	28.41'	312.2729°
C11	80.00'	50.3249	21.60	20.13	28.41'	312.2729°
C12	80.00'	50.3249	21.60	20.13	28.41'	312.2729°
C13	80.00'	50.3249	21.60	20.13	28.41'	312.2729°
C14	80.00'	50.3249	21.60	20.13	28.41'	312.2729°
C15	80.00'	50.3249	21.60	20.13	28.41'	312.2729°
C16	80.00'	50.3249	21.60	20.13	28.41'	312.2729°
C17	80.00'	50.3249	21.60	20.13	28.41'	312.2729°
C18	80.00'	50.3249	21.60	20.13	28.41'	312.2729°
C19	80.00'	50.3249	21.60	20.13	28.41'	312.2729°
C20	80.00'	50.3249	21.60	20.13	28.41'	312.2729°
C21	80.00'	50.3249	21.60	20.13	28.41'	312.2729°
C22	80.00'	50.3249	21.60	20.13	28.41'	312.2729°
C23	80.00'	50.3249	21.60	20.13	28.41'	312.2729°
C24	80.00'	50.3249	21.60	20.13	28.41'	312.2729°
C25	80.00'	50.3249	21.60	20.13	28.41'	312.2729°
C26	80.00'	50.3249	21.60	20.13	28.41'	312.2729°
C27	80.00'	50.3249	21.60	20.13	28.41'	312.2729°



LEGEND

- PROPERTY LINE W/ 2.0' REBAR SET
- PROPERTY LINE W/ CORNER PD
- ADJACENT PROPERTY LINE
- CONTRIBUTOR
- EXISTING CONTOUR
- REBAR FOUND
- REBAR NOT FOUND
- IRON PIPE SET
- OVER HEAD POWER
- MELAND LINE
- CHARLESTON CITY LIMIT LINE
- EXISTING SEWER MAIN
- EXISTING GAS LINE
- EXISTING WATER MAIN
- EXISTING UTILITY
- MELANDS
- GRAND TREE (24" DBH OR GREATER)

SUBDIVISION SURVEY
A PORTION OF MAPCO HALL
 THIS SURVEY IS TO BE PERFORMED
 BY THE SURVEYOR
LOTS 1 THRU 27
RIVERLAND DRIVE TRACT
 PROJECT OF
RIVERLAND PARTNERS, LLC
 LOCATED IN
 THE CITY OF CHARLESTON
 CHARLESTON COUNTY, SC



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE ACCURACY OF THE INFORMATION AND DATA HEREIN IS TRUE AND CORRECT, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA. I HAVE NOT BEEN CONVICTED OF A CRIME OR A SUBJECT AS SPECIFIED IN SECTION 1-10-10.

JAN. 24, 2007 5' = 50'
 SCALE: 1" = 50'
 CONTRACT NO. 06-053

RIVERLAND PARTNERS, LLC
 PROJECT NAME
RIVERLAND DRIVE
 OWNER
HORNER, EELMAN & GEARHART, LLC
 572 Marina Drive, Suite 204
 Charleston, SC 29405

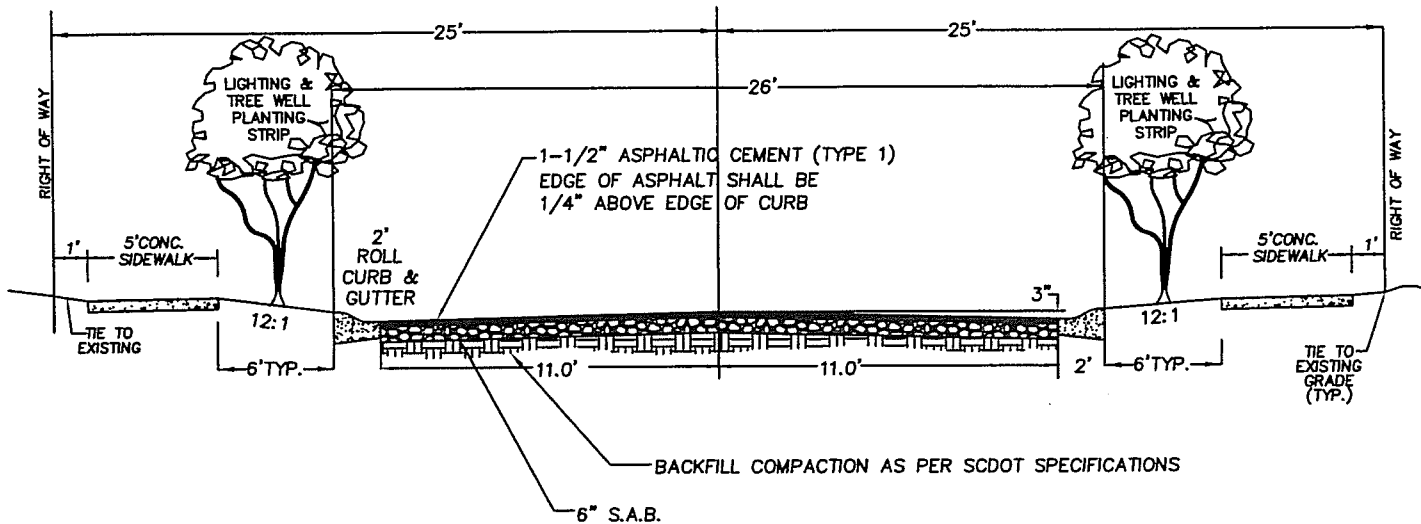
LINE TABLE

LINE	LENGTH	BEARING
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V3	15.52	S 88°58'00" E
V4	15.52	S 88°58'00" E
V5	15.52	S 88°58'00" E
V6	15.52	S 88°58'00" E
V7	15.52	S 88°58'00" E
V8	15.52	S 88°58'00" E
V9	15.52	S 88°58'00" E
V10	15.52	S 88°58'00" E
V11	15.52	S 88°58'00" E
V12	15.52	S 88°58'00" E
V13	15.52	S 88°58'00" E
V14	15.52	S 88°58'00" E
V15	15.52	S 88°58'00" E
V16	15.52	S 88°58'00" E
V17	15.52	S 88°58'00" E
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V19	15.52	S 88°58'00" E
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V21	15.52	S 88°58'00" E
V22	15.52	S 88°58'00" E
V23	15.52	S 88°58'00" E
V24	15.52	S 88°58'00" E
V25	15.52	S 88°58'00" E
V26	15.52	S 88°58'00" E
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V93	15.52	S 88°58'00" E
V94	15.52	S 88°58'00" E
V95	15.52	S 88°58'00" E
V96	15.52	S 88°58'00" E
V97	15.52	S 88°58'00" E
V98	15.52	S 88°58'00" E
V99	15.52	S 88°58'00" E
V100	15.52	S 88°58'00" E

APPENDIX B

Proposed Road Cross Sections

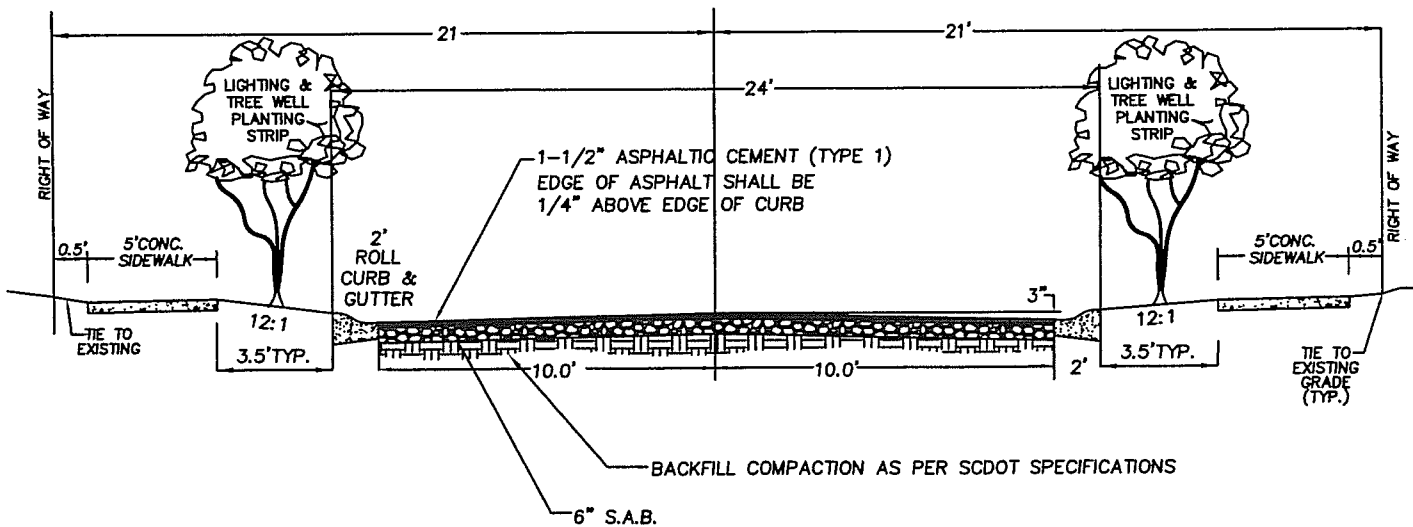
*HORNER, EELMAN & GEARHART ENGINEERING CONSULTANTS
672 MARINA DRIVE, CHARLESTON SC 29492
PHONE 843-881-9804 FAX 833-881-9807*



- NOTES:**
1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF CHARLESTON COUNTY AND CURRENT SCDOT ROAD CONSTRUCTION STANDARDS.
 2. MUCKING SHALL BE PERFORMED AS NECESSARY. CONTRACTOR SHALL PROVIDE UNIT PRICE FOR MUCKING OR AS DIRECTED BY THE ENGINEER.
 3. STREET LIGHT TYPE, TREE SPECIES, SPACING, ETC. TO BE COORDINATED AND APPROVED BY CITY PARKS DEPARTMENT.
 4. SIDEWALK, LIGHTING AND PLANTING STRIP TO BE ON BOTH SIDES OF ROAD ONLY WHERE SITE PLAN DESIGNATES.

TYPICAL 50' ROW ROADWAY SECTION

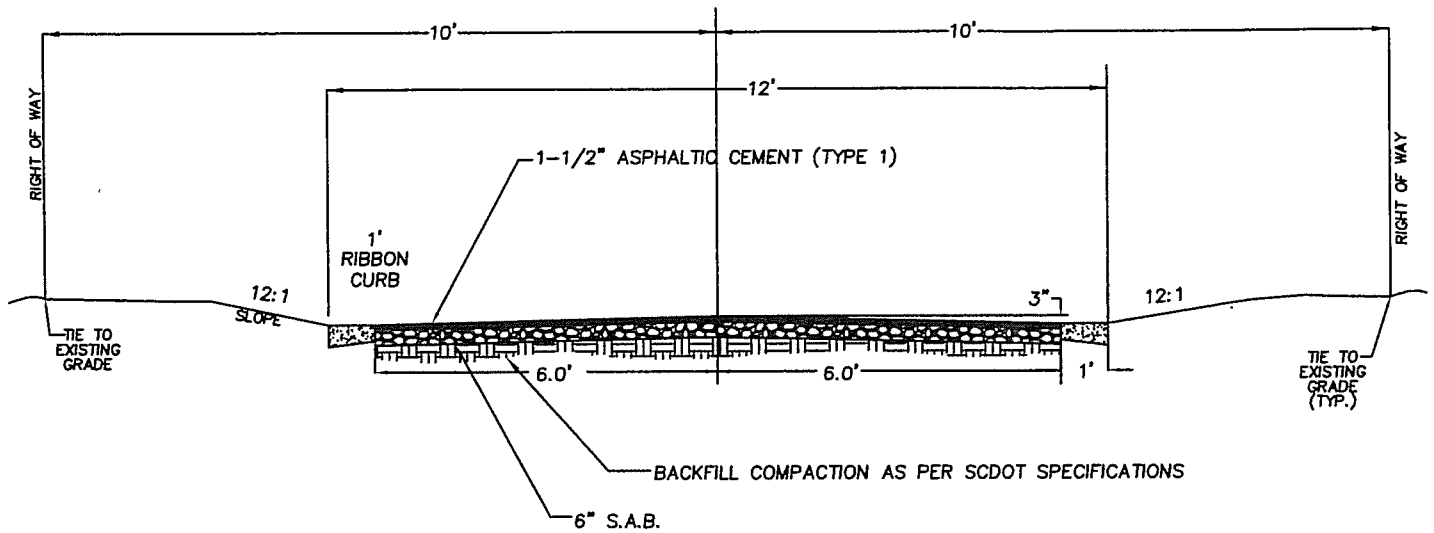
NIS



- NOTES:**
1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF CHARLESTON COUNTY AND CURRENT SCDOT ROAD CONSTRUCTION STANDARDS.
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 3. STREET LIGHT TYPE, TREE SPECIES, SPACING, ETC. TO BE COORDINATED AND APPROVED BY CITY PARKS DEPARTMENT.
 4. SIDEWALK, LIGHTING AND PLANTING STRIP TO BE ON BOTH SIDES OF ROAD ONLY WHERE SITE PLAN DESIGNATES.

TYPICAL 42' ROW ROADWAY SECTION

NIS

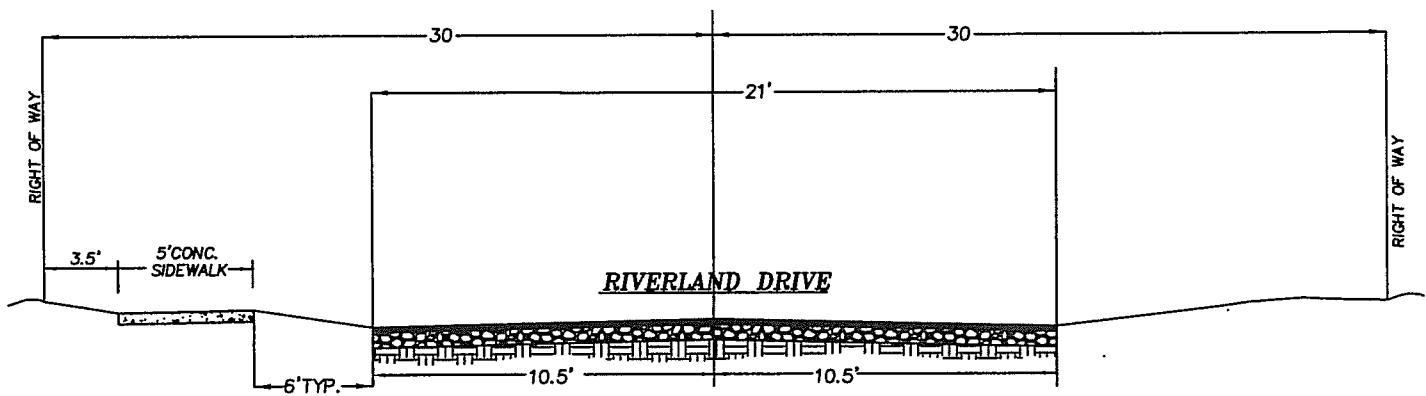


NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF CHARLESTON COUNTY AND CURRENT SCDOT ROAD CONSTRUCTION STANDARDS.
2. MUCKING SHALL BE PERFORMED AS NECESSARY. CONTRACTOR SHALL PROVIDE UNIT PRICE FOR MUCKING OR AS DIRECTED BY THE ENGINEER.

TYPICAL 20' ROW ROADWAY SECTION

NIS



NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF CHARLESTON COUNTY AND CURRENT SCDOT ROAD CONSTRUCTION STANDARDS.
2. 5' SIDEWALK IS SUBJECT TO APPROVAL OF CHARLESTON COUNTY SCDOT.

EXISTING RIVERLAND DRIVE ROW SECTION

NIS

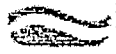
APPENDIX C

Utility Availability Letters
School District Coordination Letter

*Revised utility letters have been requested to state the number of services.

*HORNER, EELMAN & GEARHART ENGINEERING CONSULTANTS
672 MARINA DRIVE, CHARLESTON SC 29492
PHONE 843-881-9804 FAX 833-881-9807*

Charleston



1155 St. Philip Street
Charleston, SC 29401
(843) 727-6886
www.charlestonwater.com

Officers
[Illegible text]

October 15, 2007

Special Properties
65 Gadsden Street, Suite 100
Charleston, South Carolina 29401
Attention: Phineas Deford

MY DIRECT LINE IS:
(843) 727-6886

Re: Water Availability to TMS #343-10-00-075

Dear Mr. Deford:

This letter is to certify our willingness and ability to provide water to the above referenced site in Charleston, South Carolina. We currently have an existing 16" and an existing 8" water main in the right of way of Riverland Drive from which your site may be served with potable water. It will of course be a developer responsibility to insure there are adequate pressures and quantities on this line to serve this site with domestic water/fire flow and not negatively impact the existing developments. Please be advised any extensions or modification to the infrastructure as well as any additional fire protection will be a developer expense. All fees and costs associated with providing water service to this site will be a developer expense. This letter does not reserve capacity in the Charleston Water System infrastructure and it is incumbent upon the developer or his agent to confirm the availability herein granted past 12 months of this correspondence.

The Charleston Water System certifies the availability of service only insofar as its rights allow. Should access to our existing main/mains be denied by appropriate governing authorities, the Charleston Water System will have no other option than to deny service.

Please address any wastewater issues to the appropriate governing agency.

This letter is not to be construed as a letter of acceptance for operation and maintenance from the Department of Health and Environmental Control.

If there are any questions pertaining to this letter, please do not hesitate to call on me at (843) 727-6886. With best regards, I am

Very truly yours,

Clifford C. Wooten
Charleston Water System

cc: Mark F. Cline PE, Capital Projects Officer
Russell Huggins PE, Director of Engineering
Curtis Denman, Engineer Modeling Technician
File

Rod Welch, Chair
Donald A. Hollingsworth, Vice Chair
Charles Rhodes, Secretary
Inez BrownCrouch
Eugene Pfalt
Karen Clark Thompson
June Waring
Robert Wise District Manager



1739 Signal Point Road
P O. Box 12140
Charleston SC 29422-2140

Phone:(843) 795-9060
Fax:(843) 762-5240

JAMES ISLAND PUBLIC SERVICE DISTRICT

October 15, 2007

Mr. Phineas M. Deford
Riverland Partners, LLC
65 Gadsden Street – Suite 100
Charleston, South Carolina 29401

Re: TMS # 343-10-00-075
515 Riverland Drive

Dear Mr. Deford:

Please be advised that James Island Public Service District (JIPSD) does have sewer service provided to the above referenced property. A full set of construction drawings will need to be submitted for review and approval. Please see the attached excerpt from the **JIPSD Use and Rate Resolution, Section 2.4 Service Connections** for information on fees and construction procedures. In the event that the property would be subdivided, an additional letter will be needed for all tax map number(s). If you have any questions or need additional information, please call me at the District office at 843-795-9060 ext. 114.

Sincerely,

A handwritten signature in cursive script that reads "Kristen J. Champagne".

Kristen J. Champagne
Wastewater Superintendent

Enclosure

KJC/drd

cc: Chris Seabolt, Fire Chief
Customer Service Department

Please note: This letter expires six (6) months from date of issuance

06-053

Charleston > excellence is our standard
County SCHOOL DISTRICT

November 9, 2007

Dr. Nancy J. McGinley
Superintendent of Schools

Dr. James Douglas Gepford
Associate Superintendent

Ashley River Learning Community

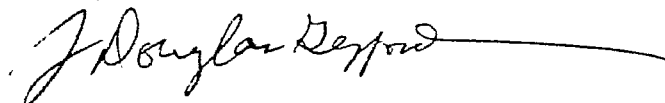
Mr. Troy Maciaszek, EIT
Horner, Eelman & Gearhart
Engineering Consultants
672 Marina Drive, Suite 204
Charleston, SC 29492-7542

Dear Mr. Maciaszek,

This is in response to your E-mail letter of November 7, 2007 which informs us of your intentions to construct a Planned Unit Development of 27 single family lots along Riverland Drive on James Island, SC. The tax map reference is 343-10-00-075.

This letter will serve as your letter of coordination with Charleston County School District. The public schools that will serve the area of development are Murray-LaSaine Elementary, Fort Johnson Middle, and James Island Charter High School. These schools have capacity to serve the planned housing units. Thank you for providing us with this information.

Sincerely,



J. Douglas Gepford, Ph.D.
Associate Superintendent

cc: Dr. Nancy McGinley
Mr. Randolph Bynum
Mr. Ralph Watkins
Mr. Bill Lewis

APPENDIX D

Wetland Jurisdiction Letter

*HORNER, EELMAN & GEARHART ENGINEERING CONSULTANTS
672 MARINA DRIVE, CHARLESTON SC 29492
PHONE 843-881-9804 FAX 833-881-9807*



REPLY TO
ATTENTION OF

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

April 3, 2006

Regulatory Division

Mr. Bret Davis
S&ME, Inc.
620 Wando Park Boulevard
Mt. Pleasant, South Carolina 29484

Re: SAC 81-2006-0199-2
Charleston County

Dear Mr. Davis:

This is in response to your letter of January 18, 2006, requesting a wetland determination, on behalf of Special Properties, Inc., for a 6.951 acre tract located adjacent to Riverland Drive, Charleston County, South Carolina. The project area is depicted on the survey plat you submitted which was prepared by Joseph Eelman, dated February 3, 2006, and entitled "**PLAT OF A WETLAND SURVEY SHOWING TRACT "A" TMS 343-10-00-075 SURVEYED AT THE REQUEST OF SPECIAL PROPERTIES, INC. LOCATED ON JAMES ISLAND CITY OF CHARLESTON CHARLESTON COUNTY, SC**".

This plat depicts surveyed boundaries of wetlands or other waters of the United States as established by your office. You have requested that this office verify the accuracy of this mapping as a true representation of wetlands or other waters of the United States within the regulatory authority of this office. The property in question contains 0.302 acres of federally defined jurisdictional freshwater wetlands or other waters of the United States subject to the jurisdiction of this office. The location and configuration of these areas are reflected on the plat referenced above.

Based on an on-site inspection and a review of aerial photography and soil survey information, it has been determined that the surveyed jurisdictional boundaries shown on the referenced plat are an accurate representation of jurisdictional areas within our regulatory authority. This office should be contacted prior to performing any work in these areas. Enclosed is a form describing the basis of jurisdiction for the areas in question. You should also be aware that these areas may be subject to restrictions or requirements of other state or local governmental entities.

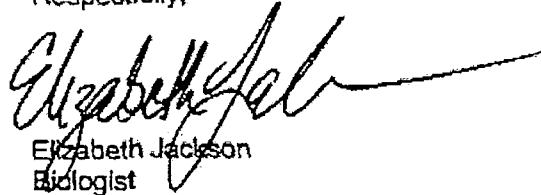
If a permit application is forthcoming as a result of this delineation, a copy of this letter, as well as the verified survey plat, should be submitted as part of the application. Otherwise, a delay could occur in confirming that a delineation was performed for the permit project area.

Please be advised that this determination is valid for five (5) years from the date of this letter unless new information warrants revision of the delineation before the expiration date. All actions concerning this determination must be complete within this time frame, or an additional delineation must be conducted. This approved jurisdictional determination is an appealable action under the Corps of Engineers administrative appeal procedures defined at 33 CFR 331. The administrative appeal options, process and appeals request form is attached for your convenience and use.

In future correspondence concerning this matter, please refer to SAC 81-2006-0199-2. You may still need state or local assent. Prior to performing any work, you should contact the South Carolina Department of Health and Environmental Control, Office of Ocean and Coastal Resource Management. A copy of this letter is being forwarded to them for their information.

If you have any questions concerning this matter, please contact me at 843-329-8044 or toll free (outside of the Charleston area) at 1-866-329-8187.

Respectfully,



Elizabeth Jackson
Biologist

Enclosures:

Basis for Jurisdiction
Notification of Appeal Options
Customer Service Survey

Copy Furnished:

South Carolina Department of Health
And Environmental Control
Office of Ocean and Coastal
Resource Management
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

JURISDICTIONAL DETERMINATION
U.S. Army Corps of Engineers

Revised 8/13/04

DISTRICT OFFICE: SAC 81-2008-0199
FILE NUMBER:

PROJECT LOCATION INFORMATION:

State: South Carolina
County: Charleston
Center coordinates of site (latitude/longitude): 79.994034, 32.750668
Approximate size of area (parcel) reviewed, including uplands: 6.9 acres.
Name of nearest waterway: Stono River
Name of watershed: W2

JURISDICTIONAL DETERMINATION

Completed: Desktop determination Date:
 Site visit(s) Date(s): 2-23-06

Jurisdictional Determination (JD):

- Preliminary JD - Based on available information, there appear to be (or) there appear to be no "waters of the United States" and/or "navigable waters of the United States" on the project site. A preliminary JD is not appealable (Reference 33 CFR part 331).
- Approved JD - An approved JD is an appealable action (Reference 33 CFR part 331).
Check all that apply:
- There are "navigable waters of the United States" (as defined by 33 CFR part 329 and associated guidance) within the reviewed area. Approximate size of jurisdictional area:
- There are "waters of the United States" (as defined by 33 CFR part 328 and associated guidance) within the reviewed area. Approximate size of jurisdictional area: 0.302.
- There are "isolated, non-navigable, intra-state waters or wetlands" within the reviewed area.
 Decision supported by SWANCC/Migratory Bird Rule Information Sheet for Determination of No Jurisdiction.

BASIS OF JURISDICTIONAL DETERMINATION:

- A. Waters defined under 33 CFR part 329 as "navigable waters of the United States":
 The presence of waters that are subject to the ebb and flow of the tide and/or are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce.
- B. Waters defined under 33 CFR part 328.3(a) as "waters of the United States":
 (1) The presence of waters, which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide.
 (2) The presence of interstate waters including interstate wetlands.
 (3) The presence of other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate commerce including any such waters (check all that apply):
 (i) which are or could be used by interstate or foreign travelers for recreational or other purposes.
 (ii) from which fish or shellfish are or could be taken and sold in interstate or foreign commerce.
 (iii) which are or could be used for industrial purposes by industries in interstate commerce.
 (4) Impoundments of waters otherwise defined as waters of the US.
 (5) The presence of a tributary to a water identified in (1) - (4) above.
 (6) The presence of territorial seas.
 (7) The presence of wetlands adjacent² to other waters of the US, except for those wetlands adjacent to other wetlands.

Rationale for the Basis of Jurisdictional Determination (applies to any boxes checked above). If the jurisdictional water or wetland is not itself a navigable water of the United States, describe connection(s) to the downstream navigable waters. If B(1) or B(3) is used as the Basis of Jurisdiction, document navigability and/or interstate commerce connection (i.e., discuss site conditions, including why the waterbody is navigable and/or how the destruction of the waterbody could affect interstate or foreign commerce). If B(2, 4, 5 or 6) is used as the Basis of Jurisdiction, document the rationale used to make the determination. If B(7) is used as the Basis of Jurisdiction, document the rationale used to make adjacency determination: Trib to the Stono River

Lateral Extent of Jurisdiction: (Reference: 33 CFR parts 328 and 329)

Ordinary High Water Mark indicated by:

- clear, natural line impressed on the bank
- the presence of litter and debris
- changes in the character of soil
- destruction of terrestrial vegetation
- shelving
- other:

High Tide Line indicated by:

- oil or scum line along shore objects
- fine shell or debris deposits (foreshore)
- physical markings/characteristics
- tidal gages
- other:

Mean High Water Mark indicated by:

- survey to available datum; physical markings; vegetation lines/changes in vegetation types.

Wetland boundaries, as shown on the attached wetland delineation map and/or in a delineation report prepared by:

Basis For Not Asserting Jurisdiction:

The reviewed area consists entirely of uplands.

Unable to confirm the presence of waters in 33 CFR part 328(a)(1, 2, or 4-7).

Headquarters declined to approve jurisdiction on the basis of 33 CFR part 328.3(a)(3).

The Corps has made a case-specific determination that the following waters present on the site are not Waters of the United States:

- Waste treatment systems, including treatment ponds or lagoons, pursuant to 33 CFR part 328.3.
- Artificially irrigated areas, which would revert to upland if the irrigation ceased.
- Artificial lakes and 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.
- Artificial reflecting or swimming pools or other small ornamental bodies of water created by excavating and/or diking dry land to retain water for primarily aesthetic reasons.
- Water-filled depressions created in dry land incidental to construction activity and pits excavated in dry land for the purpose of obtaining fill, sand, or gravel unless and until the construction or excavation operation is abandoned and the resulting body of water meets the definition of waters of the United States found at 33 CFR 328.3(a).
- Isolated, intrastate wetland with no nexus to interstate commerce.
- Prior converted cropland, as determined by the Natural Resources Conservation Service.

Explain rationale:

- Non-tidal drainage or irrigation ditches excavated on dry land. Explain rationale:
- Other (explain):

DATA REVIEWED FOR JURISDICTIONAL DETERMINATION (mark all that apply):

- Maps, plans, plots or plat submitted by or on behalf of the applicant.
- Data sheets prepared/submitted by or on behalf of the applicant.
- This office concurs with the delineation report, dated _____, prepared by (company): _____
- This office does not concur with the delineation report, dated _____, prepared by (company): _____
- Data sheets prepared by the Corps.
- Corps' navigable waters' studies:
 - U.S. Geological Survey Hydrologic Atlas:
 - U.S. Geological Survey 7.5 Minute Topographic maps: *Charleston Quad*
 - U.S. Geological Survey 7.5 Minute Historic quadrangles:
 - U.S. Geological Survey 15 Minute Historic quadrangles:
 - USDA Natural Resources Conservation Service Soil Survey: #62
- National wetlands inventory maps:
- State/Local wetland inventory maps:
- FEMA/FIRM maps (Map Name & Date): _____
- 100-year Floodplain Elevation is: _____ (NGVD)
- Aerial Photographs (Name & Date): 94:7445-147, 99:11228:75
- Other photographs (Date): _____
- Advanced Identification Wetland maps:
- Site visit/determination conducted on: 2-23-06
- Applicable/supporting case law: _____
- Other information (please specify): _____

Signature: Project Manager E. Jackson

¹Wetlands are identified and delineated using the methods and criteria established in the Corps Wetland Delineation Manual (87 Manual) (i.e., occurrence of hydrophytic vegetation, hydric soils and wetland hydrology).

²The term "adjacent" means bordering, contiguous, or neighboring. Wetlands separated from other waters of the U.S. by man-made dikes or barriers, natural river berms, beach dunes, and the like are also adjacent.

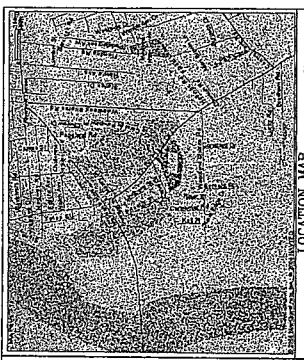
DATA REVIEWED FOR JURISDICTIONAL DETERMINATION (mark all that apply):

- Maps, plans, plots or plat submitted by or on behalf of the applicant.
- Data sheets prepared/submitted by or on behalf of the applicant.
- This office concurs with the delineation report, dated _____, prepared by (company): _____
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 - U.S. Geological Survey 7.5 Minute Topographic maps: Charleston Quad
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 - U.S. Geological Survey 15 Minute Historic quadrangles:
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- Other information (please specify): _____

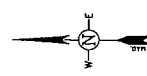
Signature: Project Manager E. Jackson

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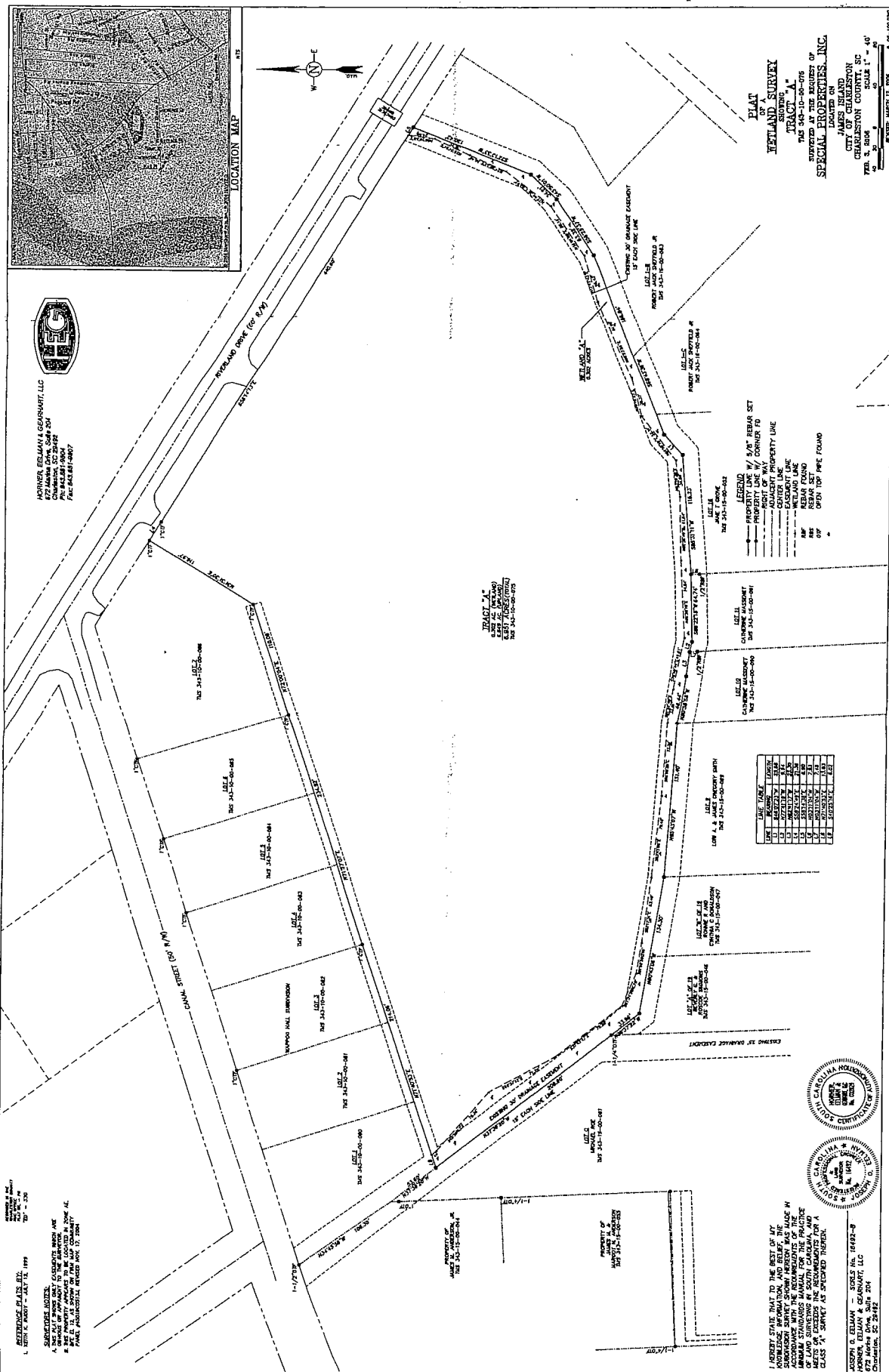
²The term "adjacent" means bordering, contiguous, or neighboring. Wetlands separated from other waters of the U.S. by man-made dikes or barriers, natural river berms, beach dunes, and the like are also adjacent.



HANOVER BELMAN & GOSWAMI, LLC
 877 MARKET DRIVE, SUITE 204
 CHARLESTON, SOUTH CAROLINA 29402
 TEL: 843.881.2004
 FAX: 843.881.4967



PLAT
 OF A
WETLAND SURVEY
 FOR THE
TRACT "A"
 SUBMITTED AT THE REQUEST OF
SPECIAL PROPERTIES, INC.
 LOCATED ON
 CITY OF CHARLESTON
 CHARLESTON COUNTY, SC
 PAR. 3, 2008 SCALE 1" = 40'
 RECORD MAP NO. 17-00020



LEGEND
 ——— PROPERTY LINE W/ 5/8" REBAR SET
 ——— ADJACENT PROPERTY LINE
 ——— EASEMENT LINE
 - - - - - WETLAND LINE
 --- REBAR SET
 --- OPEN TOP PIPE FOUND

LINE NUMBER	DESCRIPTION
1	WETLAND LINE
2	ADJACENT PROPERTY LINE
3	EASEMENT LINE
4	PROPERTY LINE W/ 5/8" REBAR SET
5	REBAR SET
6	OPEN TOP PIPE FOUND

APPROVED BY THE CITY OF CHARLESTON
 1. CITY OF CHARLESTON - JULY 12, 1999
 2. HANOVER BELMAN & GOSWAMI, LLC
 A SURVEYOR LICENSED IN THE STATE OF SOUTH CAROLINA
 3. BY THE CITY OF CHARLESTON
 4. BY THE CITY OF CHARLESTON
 5. BY THE CITY OF CHARLESTON
 6. BY THE CITY OF CHARLESTON
 7. BY THE CITY OF CHARLESTON
 8. BY THE CITY OF CHARLESTON
 9. BY THE CITY OF CHARLESTON
 10. BY THE CITY OF CHARLESTON



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED IN THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA AND I AM NOT PROVIDING ANY PROFESSIONAL SERVICES AS A CONTRACTOR OR AS AN ENGINEER.

HANOVER BELMAN & GOSWAMI, LLC
 877 MARKET DRIVE, SUITE 204
 CHARLESTON, SC 29402

APPENDIX E

Traffic Impact Study

*HORNER, EELMAN & GEARHART ENGINEERING CONSULTANTS
672 MARINA DRIVE, CHARLESTON SC 29492
PHONE 843-881-9804 FAX 833-881-9807*

TRAFFIC IMPACT STUDY

For The
Vardons View Access Road

Located in the
City of Charleston,
South Carolina
February 2007

Prepared By:

Troy J. Maciaszek, EIT
&
Robert L. Horner, PE



HORNER, EELMAN & GEARHART
ENGINEERING CONSULTANTS

Page 1 of 13

Horner, Eelman & Gearhart
Engineering Consultants
672 Marina Drive, Suite 204 Charleston SC 29492
Phone: 843-881-9804 Fax: 843-881-9807

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Relevant Current and Future Traffic Volume Projections	7
Conclusions & Recommendations	11
Appendices	
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Trip Generation Charts	
Level of Service Analysis	

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Figure 2	Historical Traffic Count Summary
Figure 3	Proposed AM Peak Traffic
Figure 4	Proposed PM Peak Traffic
Figure 5	Existing AM Background Traffic
Figure 6	Existing PM Background Traffic
Figure 7	Proposed 2011 AM Peak Hour Traffic
Figure 8	Proposed 2011 PM Peak Hour Traffic
Figure 9	Proposed Combined AM Peak Hour Traffic
Figure 10	Proposed Combined PM Peak Hour Traffic

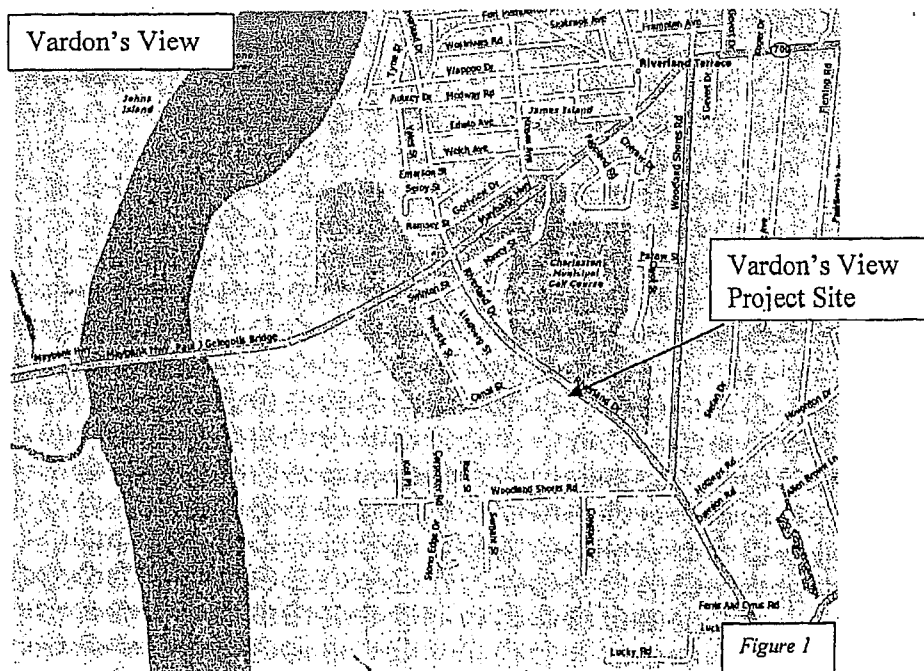
Executive Summary

An evaluation of the existing traffic volumes with the increased background traffic that was escalated at 2.0% per year for the period from 2007 to 2011 combined with the projected traffic from the proposed Vardons View project was performed for the existing road infrastructure that will provide access to support the proposed project. Based on the evaluation, no additional turn lanes are required to enable safe and efficient turn movements.

Introduction

Vardons View is a proposed single family detached residential subdivision located on Riverland Drive. (See Project Location map below) The proposed new road project includes the construction of an access road to connect Vardons View with Riverland Drive. This report evaluates the current condition of traffic in the project area as well as the impact of future traffic resulting from the proposed development and new road construction. Also, as a part of this report, any required road improvements will be recommended to maintain an adequate level of service.

Project Location Map



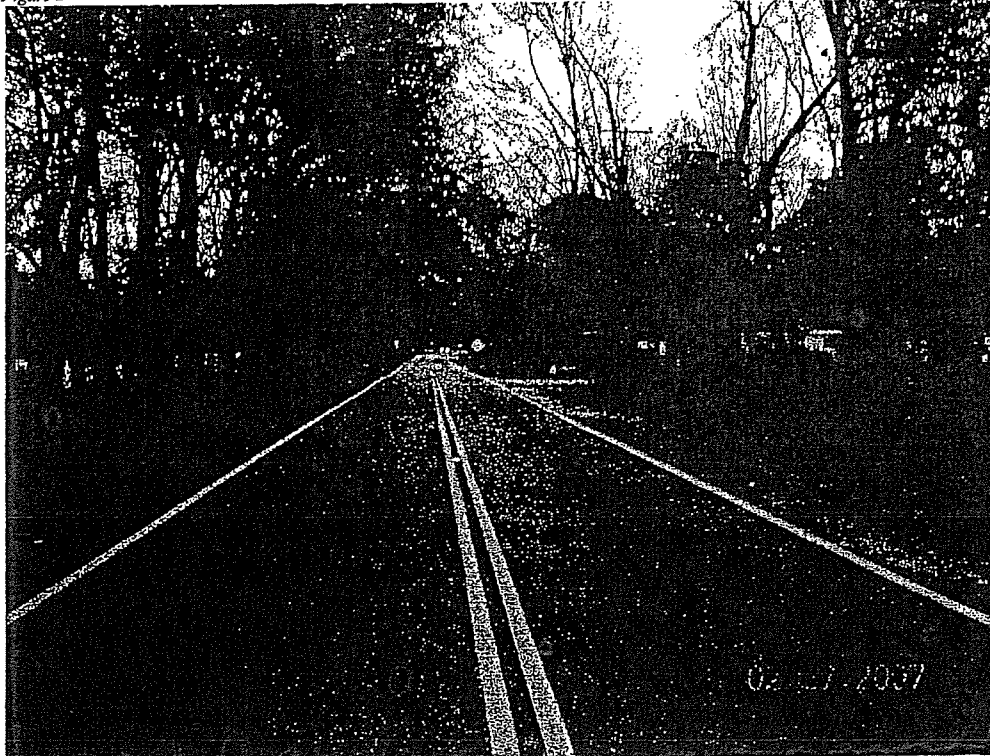
Project Area Current Conditions

Riverland Drive is a two lane road with a 60' right of way width. The road is maintained by the SCDOT and has speed limit of 40 miles per hour. There are developed parcels of property adjacent to the project site and a community golf course located across Riverland Drive. The Historical traffic count data on Riverland Drive is shown below.

Year	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
AADT	5300	5600	6400	5900	6200	6200	6900	6400	7000	6500	8000
%Increase		0	1	4	5	0	7	-4	4	-2	3
Average % Increase, 1994-2004											2

Reference: Charleston, Berkeley, Dorchester Council Of Governments Traffic Data

Figure 2



Riverland Drive at site of new intersection, Looking South



Cross County Road at site of new intersection, Looking North

Current and Future Traffic Volumes

Traffic counts were performed on Riverland Drive at the proposed new intersection location. The volume of traffic recorded on Riverland Drive during the peak morning and peak afternoon times on Monday, February 26th, 2007 and Tuesday, February 27, 2007 is shown in the traffic count summary chart.

A growth of 2.0% per year was used to project background flows on Riverland Drive for the planning period 2007-2011. For planning purposes, this growth rate of 2.0% will be used in this study to project background traffic through the planning period. Using the traffic count information as background traffic and adding an annualized increase rate of 2.0%, a projected background traffic volume was developed for the year 2011. This information, along with the proposed traffic generated by the proposed Project combine to provide the total estimated traffic for the planning period.

The traffic count data shows moderate traffic during the morning and afternoon peak periods on Riverland Drive. A summary of the traffic count information is shown below.

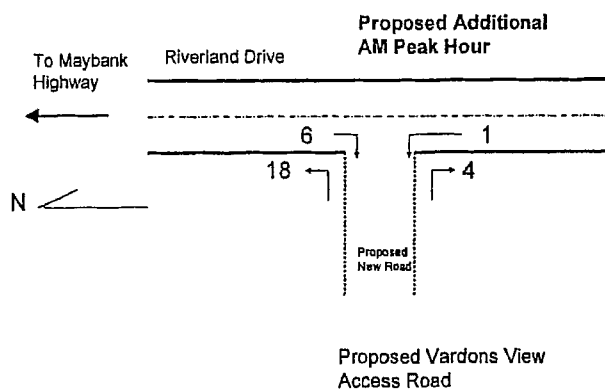
Traffic Count Data Summary						Date: 2-27-07				
Counter:	Troy Maciaszek									
Weather:	Clear									
Road	Riverland Drive South Bound					Riverland Drive North Bound				
Time	Left	Thru	Right	Ped	Total	Left	Thru	Right	Ped	Total
7:00										
		75					78			
7:15										
		70					97			
7:30										
		84					113			
7:45										
		109					111			
8:00										
		105					111			
8:15										
		86					103			
8:30										
		66					92			
8:45										
		72					55			
9:00										
16:00										
		112					108			
16:15										
		97					117			
16:30										
		104					126			
16:45										
		99					102			
17:00										
		116					88			
17:15										
		111					75			
17:30										
		109					79			
17:45										
		77					71			
18:00										

The Trip Generation Chart (Institute of Transportation Engineers, 7th Edition, Trip Generation Manual 2003) attached indicates that 29 trips will be generated by the proposed development during the AM peak hour and 33 will be generated during the peak PM hour. The project includes 27 single family detached residential units. Copies of the trip charts are included.

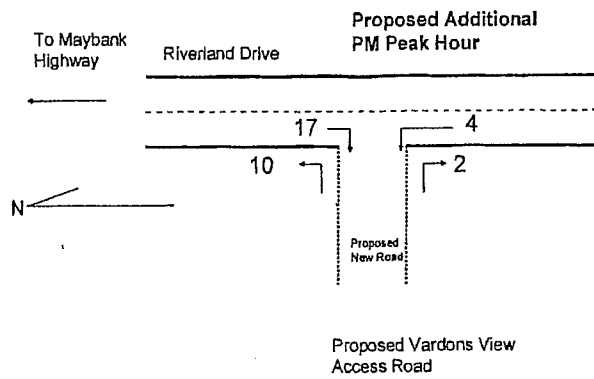
Studies indicate that approximately 75% of the trips generated by the single family homes will originate within the residential subdivision during the AM peak period. The directional distribution of the site traffic is anticipated to be divided such that 80% of those exiting the project are heading north towards Maybank Hwy. The remainder is anticipated to move towards Central Park Road and Folly Beach. 80% of the trips entering the development will come from Maybank Hwy while the remainder will come from Central Park Road direction.

In the peak PM hour, studies indicate that approximately 63% of the traffic generated by the single family homes within the existing and proposed project areas will be entering the subdivision, and 36% will be exiting. Again, the directional distribution of the site traffic is anticipated to be divided such that 80% of those entering will be coming from Maybank Hwy. and the remainder will be coming from Central Park Road and Folly Beach. It is anticipated that approximately 80% of the vehicles exiting the project will head towards Maybank Hwy. and the remaining 20% will head towards Central Park Road.

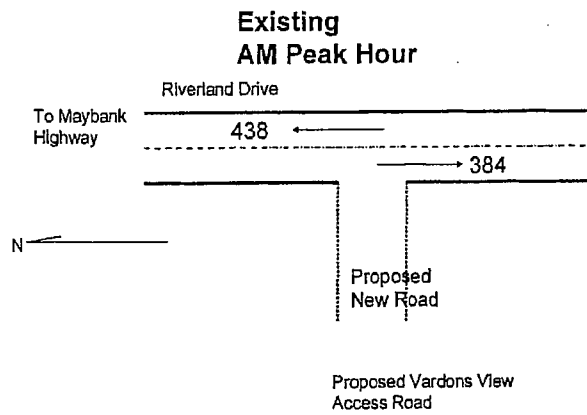
The following drawings show a graphical representation of the proposed traffic from the proposed project, as well as the existing and projected traffic on Riverland Drive.



(Figure 3)

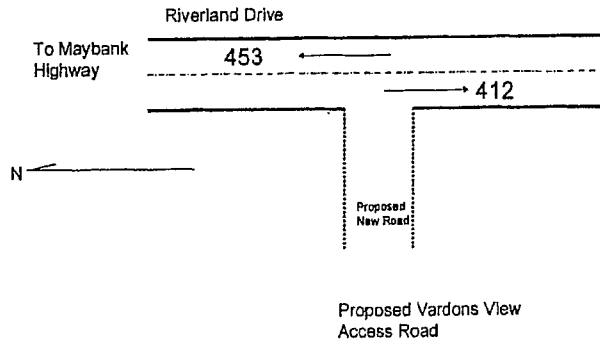


(Figure 4)



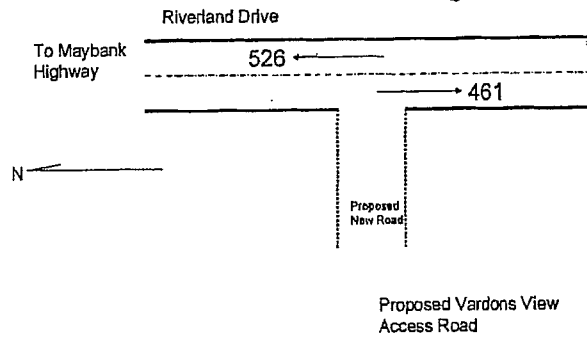
(Figure 5)

**Existing
PM Peak Hour**

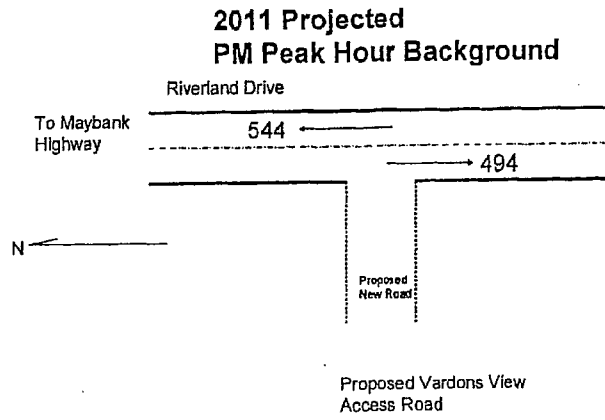


(Figure 6)

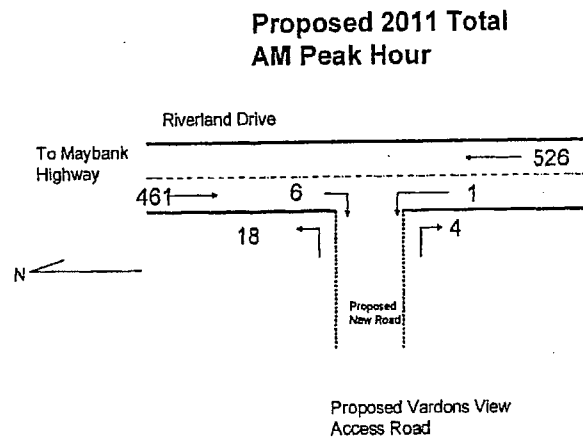
**2011 Projected
AM Peak Hour Background**



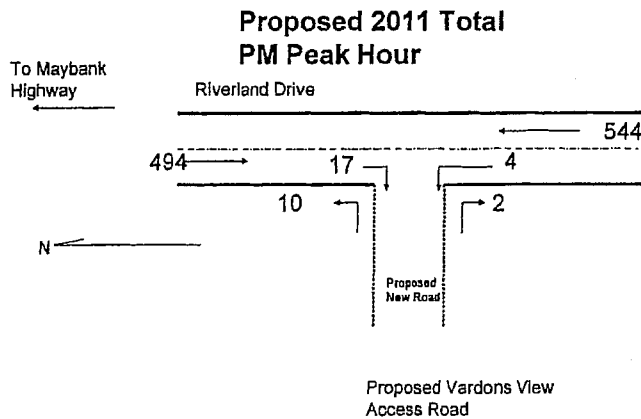
(Figure 7)



(Figure 8)



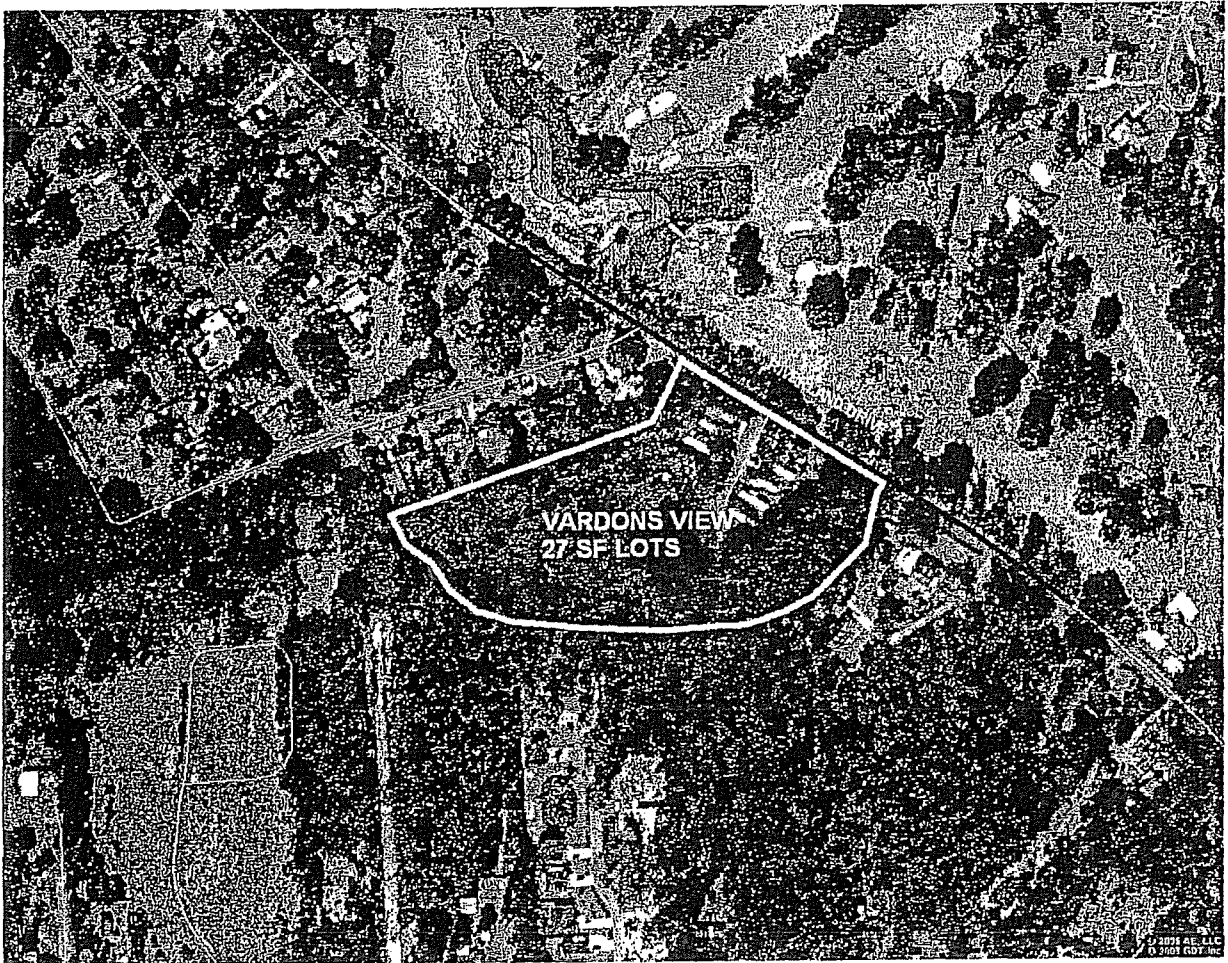
(Figure 9)

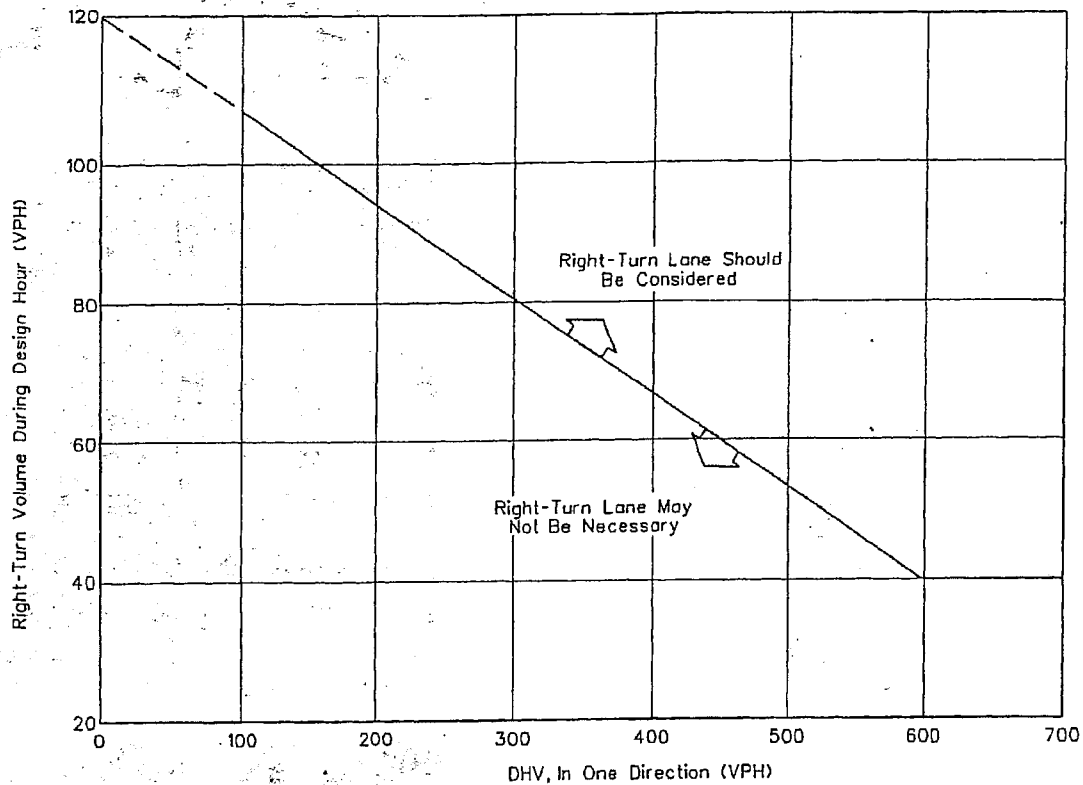


(Figure 10)

Conclusions & Recommendations

The construction of the proposed Vardons View Access Road will connect Vardons View with Riverland Drive. An evaluation of the existing traffic volumes combined with the projected traffic from the proposed project with the increased background traffic that was escalated at 2.0% per year for the period from 2007 to 2011 was performed. The SCDOT Highway Design Manual was used to determine recommendations for improvements to enable safe and effective turning and advancing movements. (Reference attached Guidelines & Charts) Available sight distances exist that exceed those required for the proposed new entrance road based on the geometry of the existing Riverland Drive. Based on the evaluation, no additional turn lanes are required to enable safe and efficient turn movements. The level of service for Riverland Drive north bound was determined to be level "C" for both the AM and PM peak hours based on the proposed 2011 totals. The level of service for Riverland Drive south bound was determined to be level "B" for both the AM and PM peak hours based on the proposed 2011 totals.





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.

Example

Given: Design Speed = 35 miles per hour (mph)
 DHV = 250 vehicles per hour (vph)
 Right Turns = 100 vehicles per hour (vph)

Problem: Determine if a right-turn lane is necessary.

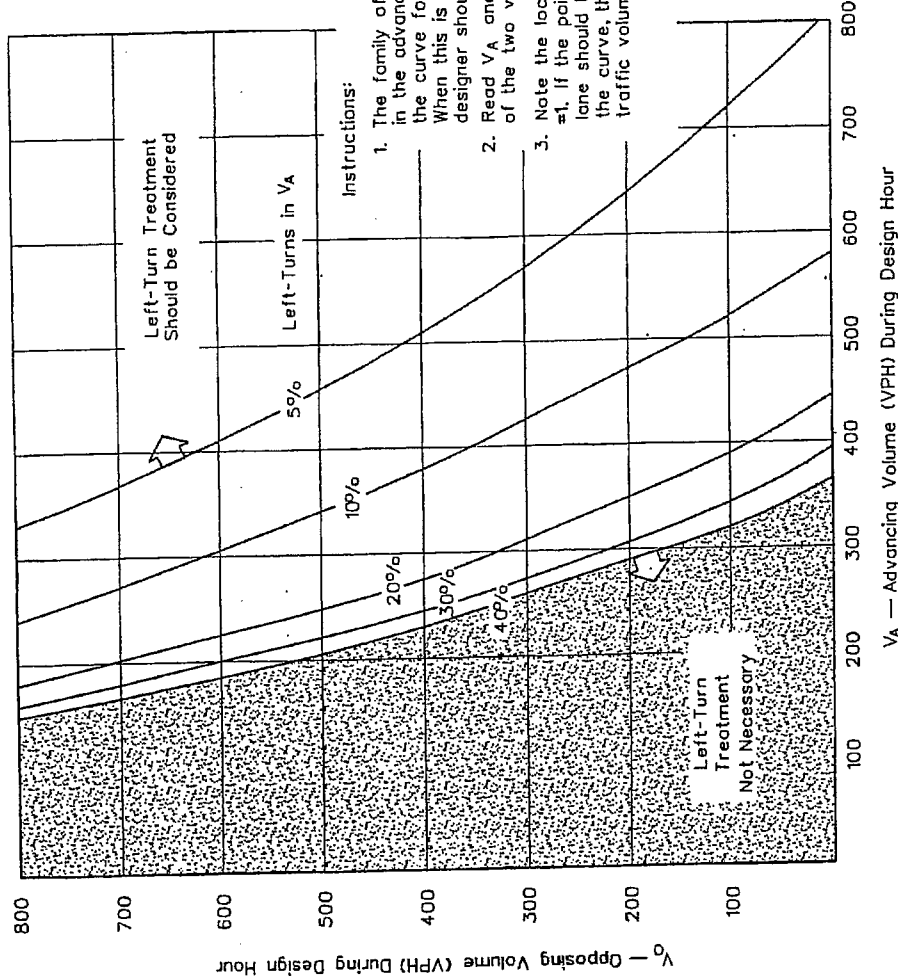
Solution: To read the vertical axis, use $100 - 20 = 80$ vehicles per hour. The figure indicates that a right-turn lane is not necessary, unless other factors (e.g., high crash rate) indicate a lane is needed.

GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS

Figure 15.5A

V_A = Total advancing traffic volume which includes all turning traffic

V_O = Total opposing traffic volume which includes all turning traffic



Instructions:

1. The family of curves represent the percent of left turns in the advancing volume (V_A). The designer should locate the curve for the actual percentage of left turns. When this is not an even increment of five, the designer should estimate where the curve lies.
2. Read V_A and V_O into the chart and locate the intersection of the two volumes.
3. Note the location of the point in #2 relative to the curve in #1. If the point is to the right of the curve, then a left-turn lane should be considered. If the point is to the left of the curve, then a left-turn lane is not warranted based on traffic volumes.

VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (40 MPH)

Figure 15.5G

Single-Family Detached Housing (210)

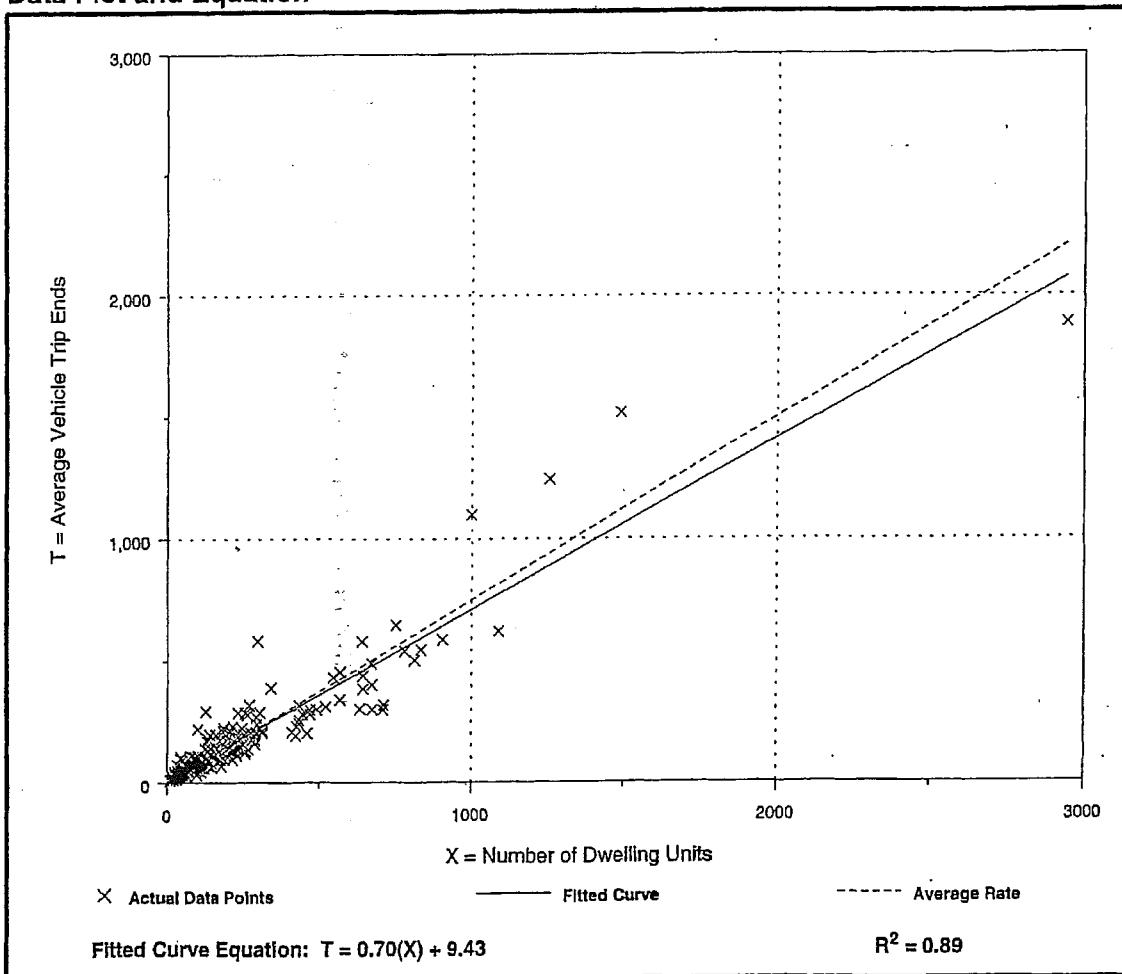
Average Vehicle Trip Ends vs: Dwelling Units
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.

Number of Studies: 274
 Avg. Number of Dwelling Units: 201
 Directional Distribution: 25% entering, 75% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.33 - 2.27	0.90

Data Plot and Equation



Single-Family Detached Housing (210)

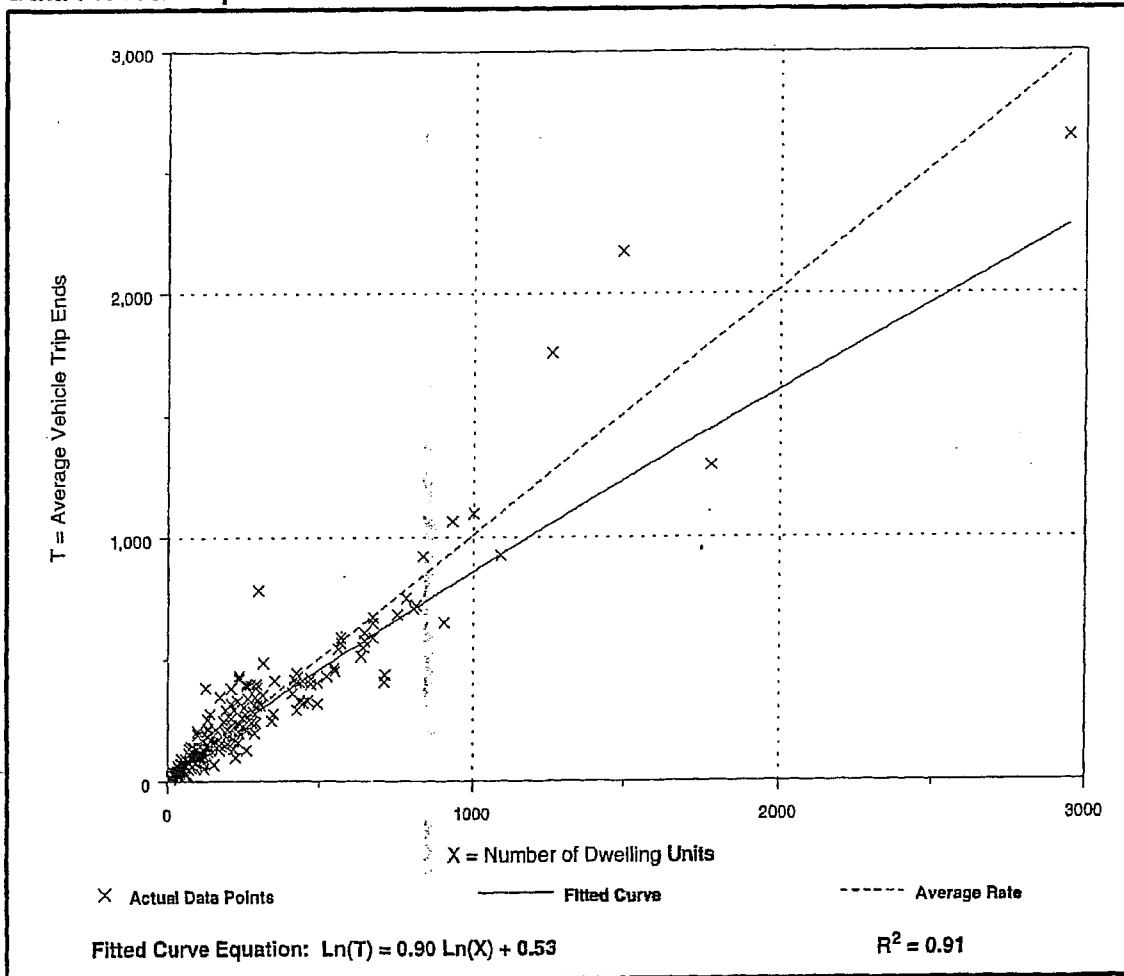
Average Vehicle Trip Ends vs: Dwelling Units
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.

Number of Studies: 302
 Avg. Number of Dwelling Units: 214
 Directional Distribution: 63% entering, 37% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.01	0.42 - 2.98	1.05

Data Plot and Equation



TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	Bob Horner			Intersection	New Road at Riverland			
Agency/Co.	HEG			Jurisdiction	City of Chas			
Date Performed	2/27/2007			Analysis Year	2011			
Analysis Time Period	PM Peak							
Project Description: Riverland Drive PD								
East/West Street: New Sub Road				North/South Street: Riverland				
Intersection Orientation: East-West				Study Period (hrs): 0.25				
Vehicle Volumes and Adjustments								
Major Street	Eastbound			Westbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	18	0	4	0	0	0		
Peak-hour factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00		
Hourly Flow Rate (veh/h)	18	0	4	0	0	0		
Proportion of heavy vehicles, P _{HV}	0	--	--	0	--	--		
Median type	Undivided							
RT Channelized?			0			0		
Lanes	1	1	1	0	1	0		
Configuration	L	T	R		T			
Upstream Signal		0			0			
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	1	526	0	0	461	6		
Peak-hour factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00		
Hourly Flow Rate (veh/h)	1	526	0	0	461	6		
Proportion of heavy vehicles, P _{HV}	0	0	0	0	0	0		
Percent grade (%)	0			0				
Flared approach		N			N			
Storage		0			0			
RT Channelized?			0			0		
Lanes	1	1	0	0	1	1		
Configuration	L	T			T	R		
Control Delay, Queue Length, Level of Service								
Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L		L	T			T	R
Volume, v (vph)	18		1	526			461	6
Capacity, c _m (vph)	1636		386	851			847	1091
v/c ratio	0.01		0.00	0.62			0.54	0.01
Queue length (95%)	0.03		0.01	4.38			3.35	0.02
Control Delay (s/veh)	7.2		14.4	15.8			14.2	8.3
LOS	A		B	C			B	A
Approach delay (s/veh)	--	--	15.8			14.1		
Approach LOS	--	--	C			B		

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	Bob Homer			Intersection	New Road at Riverland			
Agency/Co.	HEG			Jurisdiction	City of Chas			
Date Performed	2/27/2007			Analysis Year	2011			
Analysis Time Period	PM Peak							
Project Description <i>Riverland Drive PD</i>								
East/West Street: <i>New Sub Road</i>				North/South Street: <i>Riverland</i>				
Intersection Orientation: <i>East-West</i>				Study Period (hrs): <i>0.25</i>				
Vehicle Volumes and Adjustments								
Major Street	Eastbound			Westbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	10	0	2	0	0	0		
Peak-hour factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00		
Hourly Flow Rate (veh/h)	10	0	2	0	0	0		
Proportion of heavy vehicles, P _{HV}	0	--	--	0	--	--		
Median type	Undivided							
RT Channelized?			0				0	
Lanes	1	1	1	0	1	0		
Configuration	L	T	R		T			
Upstream Signal		0			0			
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	4	544	0	0	494	17		
Peak-hour factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00		
Hourly Flow Rate (veh/h)	4	544	0	0	494	17		
Proportion of heavy vehicles, P _{HV}	0	0	0	0	0	0		
Percent grade (%)	0			0				
Flared approach		N			N			
Storage		0			0			
RT Channelized?			0				0	
Lanes	1	1	0	0	1	1		
Configuration	L	T			T	R		
Control Delay, Queue Length, Level of Service								
Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L		L	T			T	R
Volume, v (vph)	10		4	544			494	17
Capacity, c _m (vph)	1636		367	873			871	1091
w/c ratio	0.01		0.01	0.62			0.57	0.02
Queue length (95%)	0.02		0.03	4.47			3.65	0.05
Control Delay (s/veh)	7.2		14.9	15.7			14.4	8.4
LOS	A		B	C			B	A
Approach delay (s/veh)	--	--	15.7			14.2		
Approach LOS	--	--	C			B		

APPENDIX F

Cultural Resources Study



January 8, 2007

Special Properties
65 Gadsden St.
Charleston, SC 29401

Attention: Mr. Phineas DeFord

Reference: **CULTURAL RESOURCES RECORDS REVIEW**
TMS 343-10-00-075 (6.951 acre tract)
Charleston County, South Carolina
S&ME Project No. 1134-06-1056

Dear Mr. DeFord,

S&ME, Inc. (S&ME) has completed a cultural resources records review of an approximately 7-acre tract located 0.5 miles south of Maybank Highway along the west side of Riverland Drive on James Island, Charleston County, South Carolina (Figure 1). This review was conducted in order to assess the potential for cultural resources on the subject tract and to make recommendations regarding potential additional work that may be required under Section 106 of the National Historic Preservation Act, as amended, and/or the South Carolina Coastal Zone Management Act. This work was carried out in general accordance with S&ME Proposal Number 34-06-286 dated December 4, 2006.

PROJECT INFORMATION

The property is located 0.5 miles south of Maybank Highway along the west side of Riverland Drive on James Island, Charleston County, South Carolina. The property is bounded by Riverland Drive to the north with private residential properties providing the southern, eastern and western boundaries (Figure 1). Based on the topography and nature of the proposed undertaking, the Area of Potential Effects (APE) is considered to be a 0.5-mile radius around the project tract.

Cultural Resources Records Review
Riverland Drive 7-acre Tract
James Island, South Carolina

S&ME Project No. 1134-06-1056
January 8, 2007

HISTORICAL RECORDS RESEARCH

On December 14, 2006, a background literature review and records search was conducted at the South Carolina Department of Archives and History (SCDAH) in Columbia, and at the South Carolina Institute of Archaeology and Anthropology (SCIAA) in Columbia. The records examined at SCDAH included a review of their GIS-based Cultural Resource Information System (CRIS) for sites listed in or eligible for inclusion in the National Register of Historic Places (NRHP), and a review of CRIS and the SCDAH Finding Aid for previous architectural surveys near the project area. The records examined at SCIAA include the master archaeological site maps, state archaeological site files, and any associated archaeological reports. The area examined was a 0.5-mile radius around the project tract.

A review of the files and records at SCIAA indicated that there are no previously recorded archaeological sites located within a 0.5-mile radius of the project tract (Figure 1). A review of the files and records at SCDAH show nine documented aboveground historic structures located within a 0.5-mile radius of the project area (Figure 1). The nine recorded historic structures have been previously deemed ineligible for the NHRP. No archaeological sites or historic structures are documented within the project tract.

Table 1. Cultural Resources within 0.5-mile radius of the project area.

Site No.	Description	NRHP Eligibility	References
19-1287	Unnamed House	Not Eligible	Fick and Schneider (1989)
19-1288	Unnamed House	Not Eligible	Fick and Schneider (1989)
19-1289	W.P. Copeland House	Not Eligible	Fick and Schneider (1989)
19-1290	Unnamed House	Not Eligible	Fick and Schneider (1989)
19-1291	J. Frank Taylor House	Not Eligible	Fick and Schneider (1989)
19-1292	Alexander House	Not Eligible	Fick and Schneider (1989)
19-1293	Unnamed House	Not Eligible	Fick and Schneider (1989)
19-1294	Groves House	Not Eligible	Fick and Schneider (1989)
19-1295	Unnamed House	Not Eligible	Fick and Schneider (1989)

CONCLUSION

A records review of the approximately 7-acre tract along Riverland Drive on James Island, Charleston County, located no previously recorded archaeological sites within a 0.5 mile radius of the subject property. Nine previously recorded historic structures were identified within the 0.5 mile radius of the subject property, all of which were previously deemed ineligible for the NHRP. The scope of this research project was limited to a records search and did not include any field reconnaissance. It is

Cultural Resources Records Review
Riverland Drive 7-acre Tract
James Island, South Carolina

S&ME Project No. 1134-06-1056
January 8, 2007

possible that cultural resources exist within the project tract, therefore a conclusion that there are no archaeological or historic sites present cannot be deemed absolute.

CLOSING

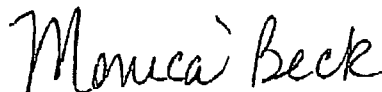
S&ME appreciates the opportunity to have provided you with these cultural resource services. If you have questions about the report, or need additional services, please do not hesitate to contact either of us at 884-0005.

Sincerely,

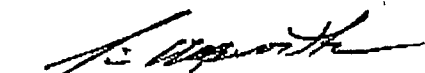
S&ME, Inc.



Logan Seamon, B.A.
Field Archaeologist



Monica Beck, M.A., RPA
Senior Archaeologist/Principal Investigator

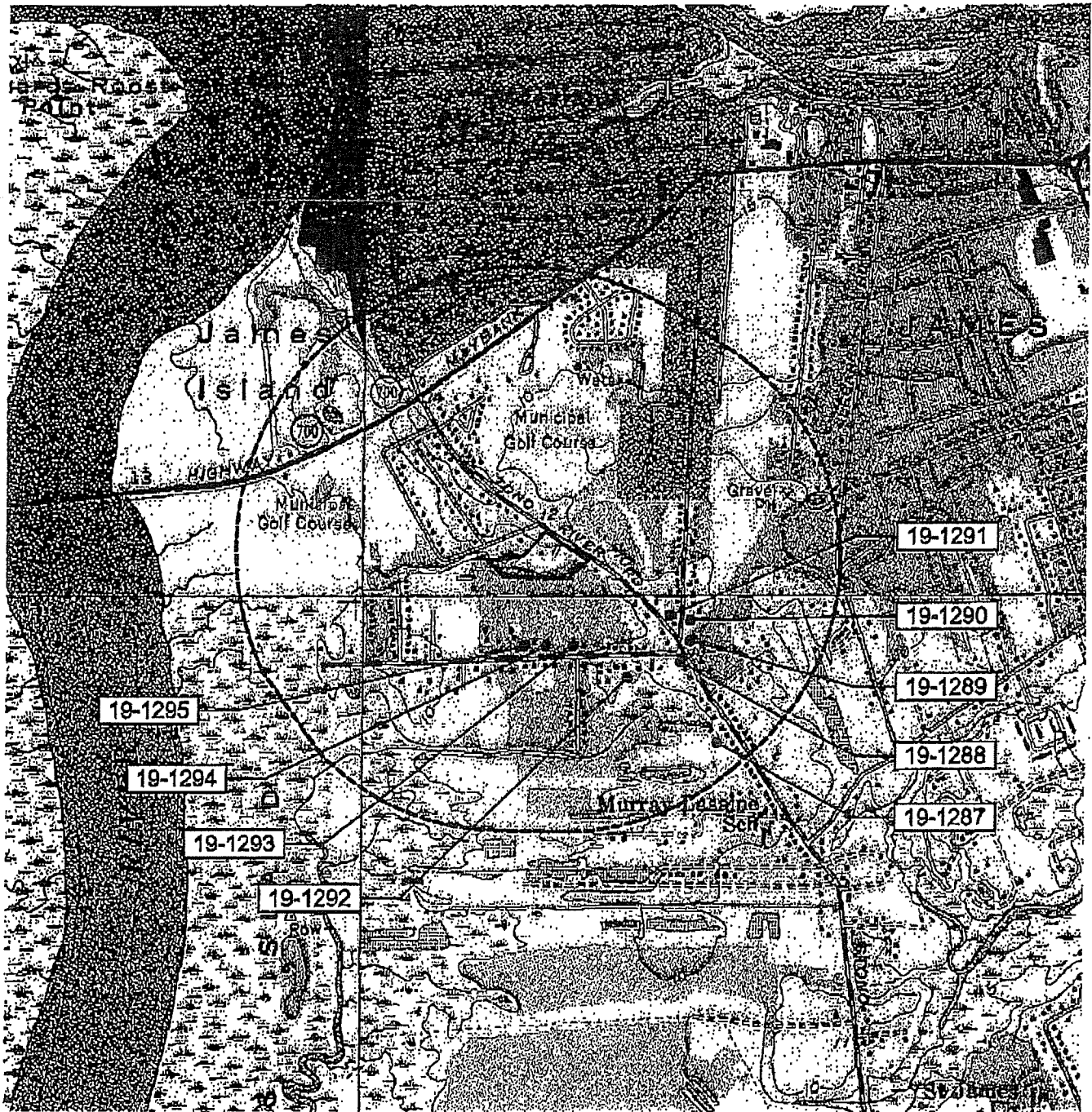


James L. Killingsworth, CHMM
Senior Reviewer




References

Fick, Sarah, and David Schneider
1989 *James Island and Johns Island Historical Survey*. Preservation Consultants, Inc.,
Charleston, South Carolina.

Attachments: Figures 1



LEGEND

-  PROJECT AREA
-  HISTORIC STRUCTURES
-  0.5-MILE RADIUS AROUND PROJECT AREA

Note: This Site Location Plan was derived from Charleston Quadrangle, South Carolina 7.5 Minute Series (Topographic) Photorevised 1979.

SCALE:	NTS
APPROVED BY:	
DRAWN BY:	LAJ
DATE:	1-15-07



PROJECT AREA AND CULTURAL RESOURCES LOCATED WITHIN 0.5 MILE RADIUS
 7 ACRE RIVERLAND DRIVE TRACT
 JAMES ISLAND, SOUTH CAROLINA

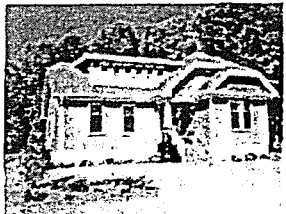
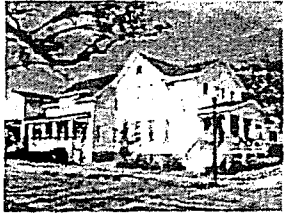
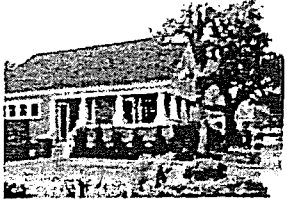
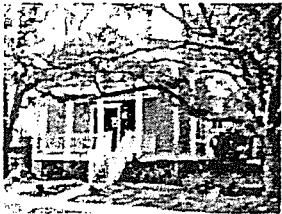
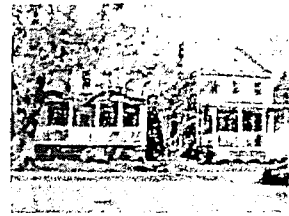
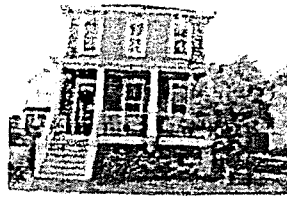
JOB NO: 1134-06-1056

FIGURE NO.
 1

APPENDIX G

Example Pictures of PUD

HORNER, EELMAN & GEARHART ENGINEERING CONSULTANTS
672 MARINA DRIVE, CHARLESTON SC 29492
PHONE 843-881-9804 FAX 833-881-9807



APPENDIX H

Amendment to the Restrictive Covenants

*HORNER, EELMAN & GEARHART ENGINEERING CONSULTANTS
672 MARINA DRIVE, CHARLESTON SC 29492
PHONE 843-881-9804 FAX 833-881-9807*

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON) AMENDMENT OF RESTRICTIVE COVENANTS
) Book K-155, Page 598

THIS AMENDMENT OF RESTRICTIVE COVENANTS is entered into and made effective as of the ___ day of _____, 2007.

WHEREAS, the undersigned are the owners of "Lot No. 1", "Lot No. 2", "Lot No. 3", "Lot No. 4", Lot No. 5", Lot No. 6", "Lot No. 7"; and "6.88 Acres Residual (each a "Lot") AS SHOWN ON THAT CERTAIN PLAT ENTITLED, "PLAT SHOWING THE SUBDIVISION OF LAND OWNED BY LAWRENCE K. BRADHAM, JR. LOCATED ON JAMES ISLAND, IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA," dated November 26, 1986, an recorded in the RMC Office for Charleston County in Plat book BL, page 108 (the "Subdivision Plat"). The aforescribed property was also shown on that certain plat entitled, "SURVEY OF 9.11 ACRE TRACT OF LAND LOCATED ON JAMES ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA OWNED BY LAWRENCE K. BRADHAM, JR." and recorded on June 6, 1983, in the RMC Office for Charleston County in Plat book AX, page 95, which showed the property prior to the creation of the seven lots and the residual parcel, as shown on the Subdivision Plat. All of the aforescribed real property, as set forth above, and as described in the Restrictive Covenants (as hereafter defined) shall be referred to herein as the "Property"; and

WHEREAS, Lawrence K. Bradham, Jr. then the owner of said Property, subjected the Property to the Restrictive Covenants dated May 29, 1986, and recorded in the RMC Office for Charleston County in Book K-155, page 598 (the "Restrictive Covenants"); and

WHEREAS, Lawrence K. Bradham, Jr. presently owns the Lot described on the Subdivision Plat as 6.88 Acres Residual ("Residual Property") and he, together with each of the other owners of the Lots within the Property, now desire to amend the Restrictive Covenants,

together with the approval of the City Council of the City of Charleston, as permitted in Paragraph 6 of the Restrictive Covenants.

NOW, THEREFORE, for and in consideration of the foregoing premises, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledge, the undersigned, being all of the owners of the Property, hereby agree as follows:

1. Paragraph 2 of the Restrictive Covenants is hereby deleted in its entirety and is amended to read as follows:

a. Density:

The Residual Property was resurveyed and is now shown to contain 6.951 acres and the parties hereto consent that the Residual Property be rezoned as Planned Urban Development (PUD) to allow for 27 single-family lots as shown on the Land Use Plan prepared by Horner, Eelman & Gearhart Engineering Consultants, attached hereto as Exhibit A and made a part hereof by this reference.

b. Architecture:

The PUD will provide that the dwelling height will be limited to 2-1/2 stories not to exceed 35' feet in order to be consistent with the predominant zoning of the single-family residential homes in Riverland Terrace. The architecture will resemble Arts and Crafts style homes similar to the existing homes in Riverland Terrace. Exterior materials will be limited to brick, stucco and cement plank siding. Foundations will be crawl spaces not to exceed 4' in height.

c. Buffer:

The existing 20' buffer as provided in paragraph 3 under the Restrictive Covenants will be maintained for its entire length between the Bradham property and the Canal Street lots.

d. Drainage Easement:

If approved by the City, the existing 15' drainage easement along the rear of Lots 1 through 7, shown at Plat Book BL, Page 108 will be abandoned and replaced with a ditch ("Drainage Ditch") along the southside of the 20' buffer, such that there would be a 20' buffer and then the Drainage Ditch wholly on the Bradham property. The project will be designed so as not to increase any stormwater runoff onto the Canal Street lots.

2. By signing below, Lawrence K. Bradham consents to and adopts the terms of this Termination of Restrictive Covenants, both in his capacity as the owner of the Residual

Property, and in his capacity as the sole former owner of the Property by whom the Property was subjected to the Restrictive Covenants.

3. By signing below, the remaining Lot owners, who, together with Lawrence K. Bradham, constitute all of the owners of the Property, consent to, and adopt the terms of this Amendment of Restrictive Covenants and request that the City Council of the City of Charleston approve the within Amendment and the PUD rezoning request.

4. Except as provided herein, all of the terms and conditions of the Restrictive Covenants, shall remain and be the same.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 31st day of

JANUARY, 2007.

WITNESSES:

[Signature]
[Signature]

[Signature]
Lawrence K. Bradham, Jr.

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

ACKNOWLEDGMENT

I, SUSAN O'ROURKE, Notary Public for the State of S.C., do hereby certify that Lawrence K. Bradham, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 31st day of JANUARY 2007.

[Signature]
Notary Sign Name Above/Print Below
Name of Notary Public: SUSAN O'ROURKE
Notary Public, State of South Carolina
My commission expires: FEBRUARY 22, 2011

WITNESSES

[Signature]
Susan O'Rourke

Owner(s) of Lot 1

[Signature]
David Redd, Jr.

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

ACKNOWLEDGMENT

I, SUSAN O'ROURKE, Notary Public for the State of S.C., do hereby certify that David Redd, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 21st day of JANUARY 2007.

[Signature]
Notary Sign Name Above/Print Below
Name of Notary Public: SUSAN O'ROURKE
Notary Public, State of South Carolina
My commission expires: FEBRUARY 22, 2011

WITNESSES

Margaret D. Fabii
Karen Christian

Owner(s) of Lot 2

Judith Kaye Petit
Judith Kaye Petit

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

ACKNOWLEDGMENT

I, KAREN Christian, Notary Public for the State of SC, do hereby certify that Judith Kaye Petit personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 29 day of January, 2007.

Karen Christian
Notary Sign Name Above/Print Below
Name of Notary Public: Karen Christian
Notary Public, State of South Carolina
My commission expires: 08-11-15

WITNESSES

[Signature]
Susan O'Rourke

Owner(s) of Lot 3

[Signature]
Gloria Jean Wallace

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

ACKNOWLEDGMENT

I, SUSAN O'ROURKE, Notary Public for the State of S.C., do hereby certify that Gloria Jean Wallace personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 25th day of JANUARY, 2007.

[Signature]
Notary Sign Name Above/Print Below
Name of Notary Public: SUSAN O'ROURKE
Notary Public, State of South Carolina
My commission expires: FEBRUARY 22, 2011

WITNESSES

Chris B
Kyla Jacobs

Owner(s) of Lot 4

Robert W. Newman
Robert W. Newman
Carol R. Newman
Carol R. Newman

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

ACKNOWLEDGMENT

I, Hope L Nolan, Notary Public for the State of SC, do hereby certify that Robert W. Newman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 29th day of Jan, 2007.

Hope L Nolan
Notary Sign Name Above/Print Below
Name of Notary Public: Hope L Nolan
Notary Public, State of South Carolina
My commission expires: 1-30-16

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

ACKNOWLEDGMENT

I, Hope L. Nolan, Notary Public for the State of SC, do hereby certify that Carol R. Newman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 29 day of Jan, 2007.

Hope L Nolan
Notary Sign Name Above/Print Below
Name of Notary Public: Hope L. Nolan
Notary Public, State of South Carolina
My commission expires: 1-30-2016

WITNESSES

[Signature]
Susan Orourke

Owner(s) of Lot 5

[Signature]
Bonnie Swinton Stevenson

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

ACKNOWLEDGMENT

I, SUSAN O'ROURKE, Notary Public for the State of S.C., do hereby certify that Bonnie Swinton Stevenson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 25th day of JAN., 2007.

[Signature]

Notary Sign Name Above/Print Below
Name of Notary Public: SUSAN O'ROURKE
Notary Public, State of South Carolina
My commission expires: FEBRUARY 22, 2011

WITNESSES:

[Signature]
Susan O'Rourke

Owner(s) of Lot 6

[Signature]
Richard A. Raab, Jr.

[Signature]
Gale A. Raab

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

ACKNOWLEDGMENT

I, SUSAN O'ROURKE, Notary Public for the State of S.C., do hereby certify that Richard A. Raab, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 25th day of JAN., 2007.

[Signature]
Notary Sign Name Above/Print Below
Name of Notary Public: SUSAN O'ROURKE
Notary Public, State of South Carolina
My commission expires: FEBRUARY 22, 2011

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

ACKNOWLEDGMENT

I, SUSAN O'ROURKE, Notary Public for the State of S.C., do hereby certify that Gale A. Raab personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 25th day of JAN., 2007.

[Signature]
Notary Sign Name Above/Print Below
Name of Notary Public: SUSAN O'ROURKE
Notary Public, State of South Carolina
My commission expires: FEBRUARY 22, 2011

WITNESSES

[Signature]
[Signature]

Owner(s) of Lot 7

[Signature]
Mary G. Frantz

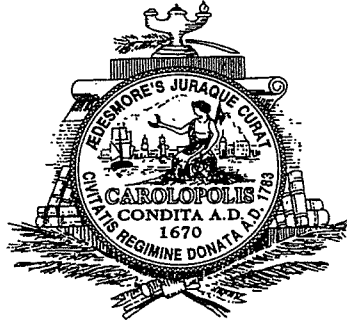
STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

ACKNOWLEDGMENT

I, SUSAN O'ROURKE, Notary Public for the State of S.C., do hereby certify that Mary G. Frantz personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 25th day of JAN, 2007.

[Signature]
Notary Sign Name Above/Print Below
Name of Notary Public: SUSAN O'ROURKE
Notary Public, State of South Carolina
My commission expires: FEBRUARY 22, 2011



Ratification Number 2008-04

AN ORDINANCE

gis
2/27/2008

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 515 RIVERLAND DRIVE (VARDON'S VIEW - JAMES ISLAND) (6.959 ACRES) (TMS #343-10-00-075), BE REZONED FROM DIVERSE RESIDENTIAL (DR-3) CLASSIFICATION TO PLANNED UNIT DEVELOPMENT (PUD) CLASSIFICATION.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from Diverse Residential (DR-3) classification to Planned Unit Development (PUD) classification.

Section 2. The property to be rezoned is described as follows:
515 Riverland Drive (Vardon's View - James Island) (6.959 acres) (TMS #343-10-00-075)

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this 22nd day of January in the Year of Our Lord 2008, in the 232nd Year of Independence of the United States of America.

By:

Joseph P. Riley, Jr.
Mayor, City of Charleston

Attest:

for Laryn J. Norman, Assistant Clerk
Vanessa Turner-Maybank
Clerk of Council

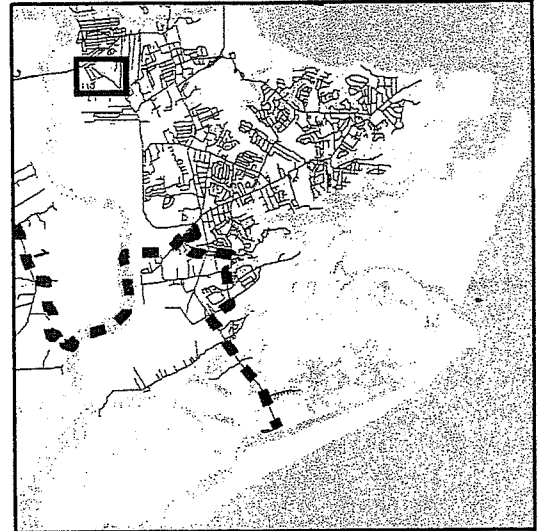
**Rezoning 3
515 Riverland Drive (Vardon's View - James Island))**

TMS# 343-10-00-075

6.959 acres.

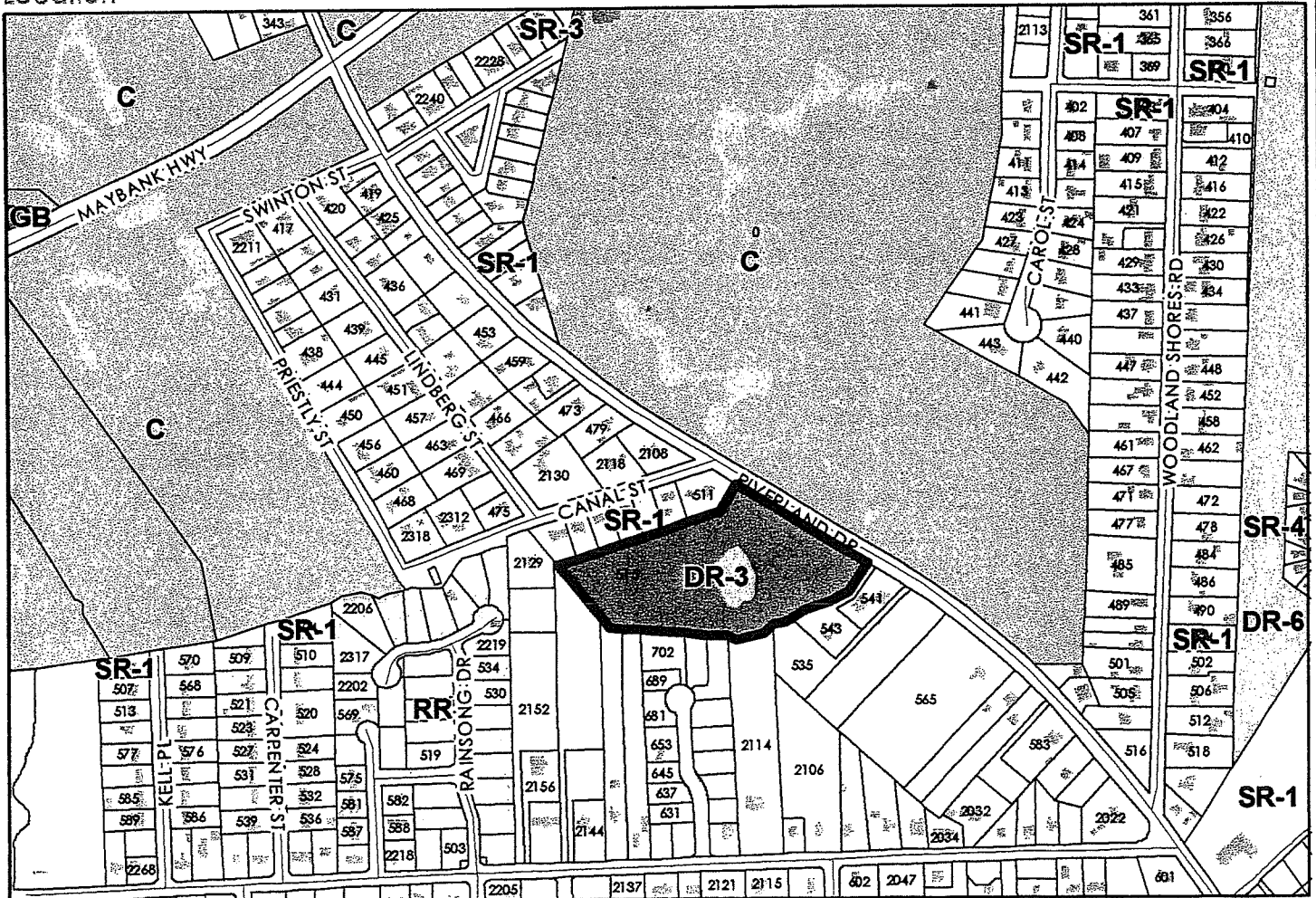
**Request rezoning from Diverse Residential (DR-3)
to Planned Unit Development (PUD).**

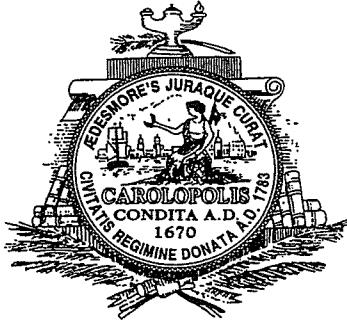
**Owner: Riverland Partners, LLC & Bradham Lawrence
Applicant: HEG Engineering Consultants**



Area

Location





Ratification Number 2008-03

AN ORDINANCE

gis
2/27/2008

TO AMEND THE RESTRICTIVE COVENANTS FOR PROPERTY LOCATED AT 515 RIVERLAND DRIVE, 511 RIVERLAND DRIVE, 2103 CANAL STREET, 2107 CANAL STREET, 2111 CANAL STREET, 2115 CANAL STREET, 2119 CANAL STREET AND 2125 CANAL STREET (JAMES ISLAND) (APPROXIMATELY 9.1 ACRES) (TMS# 343-10-00-075, 080, 081, 082, 083, 084 AND 086).

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. The covenants pertaining to property located on 515 Riverland Drive, 511 Riverland Drive, 2103 Canal Street, 2107 Canal Street, 2111 Canal Street, 2115 Canal Street, 2119 Canal Street and 2125 Canal Street (James Island) (Approximately 9.1 acres) (TMS# 343-10-00-075, 080, 081, 082, 083, 084 and 086) and contained in that certain document entitled "Restrictive Covenants" found in Book K155 at Page 598 in the RMC Office for Charleston County are hereby amended by this ordinance and as described in the attached document titled "AMENDMENT OF RESTRICTIVE COVENANTS BOOK K155 PAGE 598".

Section 2. This ordinance shall become effective upon ratification.

Ratified in City Council this 22nd day of January In the Year of Our Lord, 2008, in the 232nd Year of the Independence of the United States of America


Joseph P. Riley, Jr.
Mayor

ATTEST: Vanessa Turner-Maybank, Assistant Clerk
Vanessa Turner-Maybank
Clerk of Council



JOSEPH P. RILEY
MAYOR

City of Charleston

JOSHUA L. MARTIN
DIRECTOR

Department of Planning, Preservation and Economic Innovation

An Explanation of the Request to Amend Restrictive Covenants

515 Riverland Drive, 511 Riverland Drive, 2103 Canal Street, 2107 Canal Street, 2111 Canal Street, 2115 Canal Street, 2119 Canal Street and 2125 Canal Street

In 1986 the Charleston City Council approved Restrictive Covenants limiting the number of single-family lots and configuration of such lots on Canal Street, limiting the number of additional new mobile homes on the Riverland Drive property and requiring a 20-foot landscape buffer between the single-family lots and the mobile home property.

The purpose of the requested amendment is to:

- Remove the allowed mobile home use on the Riverland Drive property and instead allow 27 single-family lots;
- To establish specific architectural standards;
- To abandon a 15-foot drainage easement and replace it with a drainage ditch (the 20-foot landscape buffer requirement will not change).

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON) AMENDMENT OF RESTRICTIVE COVENANTS
) Book K-155, Page 598

THIS AMENDMENT OF RESTRICTIVE COVENANTS is entered into and made effective as of the ___ day of _____, 2007.

WHEREAS, the undersigned are the owners of "Lot No. 1", "Lot No. 2", "Lot No. 3", "Lot No. 4", Lot No. 5", Lot No. 6", "Lot No. 7"; and "6.88 Acres Residual (each a "Lot") AS SHOWN ON THAT CERTAIN PLAT ENTITLED, "PLAT SHOWING THE SUBDIVISION OF LAND OWNED BY LAWRENCE K. BRADHAM, JR. LOCATED ON JAMES ISLAND, IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA," dated November 26, 1986, an recorded in the RMC Office for Charleston County in Plat book BL, page 108 (the "Subdivision Plat"). The aforescribed property was also shown on that certain plat entitled, "SURVEY OF 9.11 ACRE TRACT OF LAND LOCATED ON JAMES ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA OWNED BY LAWRENCE K. BRADHAM, JR." and recorded on June 6, 1983, in the RMC Office for Charleston County in Plat book AX, page 95, which showed the property prior to the creation of the seven lots and the residual parcel, as shown on the Subdivision Plat. All of the aforescribed real property, as set forth above, and as described in the Restrictive Covenants (as hereafter defined) shall be referred to herein as the "Property"; and

WHEREAS, Lawrence K. Bradham, Jr. then the owner of said Property, subjected the Property to the Restrictive Covenants dated May 29, 1986, and recorded in the RMC Office for Charleston County in Book K-155, page 598 (the "Restrictive Covenants"); and

WHEREAS, Lawrence K. Bradham, Jr. presently owns the Lot described on the Subdivision Plat as 6.88 Acres Residual ("Residual Property") and he, together with each of the other owners of the Lots within the Property, now desire to amend the Restrictive Covenants,

together with the approval of the City Council of the City of Charleston, as permitted in Paragraph 6 of the Restrictive Covenants.

NOW, THEREFORE, for and in consideration of the foregoing premises, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledge, the undersigned, being all of the owners of the Property, hereby agree as follows:

1. Paragraph 2 of the Restrictive Covenants is hereby deleted in its entirety and is amended to read as follows:

a. Density:

The Residual Property was resurveyed and is now shown to contain 6.951 acres and the parties hereto consent that the Residual Property be rezoned as Planned Urban Development (PUD) to allow for 27 single-family lots as shown on the Land Use Plan prepared by Horner, Eelman & Gearhart Engineering Consultants, attached hereto as Exhibit A and made a part hereof by this reference.

b. Architecture:

The PUD will provide that the dwelling height will be limited to 2-1/2 stories not to exceed 35' feet in order to be consistent with the predominant zoning of the single-family residential homes in Riverland Terrace. The architecture will resemble Arts and Crafts style homes similar to the existing homes in Riverland Terrace. Exterior materials will be limited to brick, stucco and cement plank siding. Foundations will be crawl spaces not to exceed 4' in height.

c. Buffer:

The existing 20' buffer as provided in paragraph 3 under the Restrictive Covenants will be maintained for its entire length between the Bradham property and the Canal Street lots.

d. Drainage Easement:

If approved by the City, the existing 15' drainage easement along the rear of Lots 1 through 7, shown at Plat Book BL, Page 108 will be abandoned and replaced with a ditch ("Drainage Ditch") along the southside of the 20' buffer, such that there would be a 20' buffer and then the Drainage Ditch wholly on the Bradham property. The project will be designed so as not to increase any stormwater runoff onto the Canal Street lots.

2. By signing below, Lawrence K. Bradham consents to and adopts the terms of this Termination of Restrictive Covenants, both in his capacity as the owner of the Residual

Property, and in his capacity as the sole former owner of the Property by whom the Property was subjected to the Restrictive Covenants.

3. By signing below, the remaining Lot owners, who, together with Lawrence K. Bradham, constitute all of the owners of the Property, consent to, and adopt the terms of this Amendment of Restrictive Covenants and request that the City Council of the City of Charleston approve the within Amendment and the PUD rezoning request.

4. Except as provided herein, all of the terms and conditions of the Restrictive Covenants, shall remain and be the same.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 31st day of

JANUARY, 2007.

WITNESSES:

[Signature]
[Signature]

[Signature]
Lawrence K. Bradham, Jr.

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

ACKNOWLEDGMENT

I, SUSAN O'ROURKE, Notary Public for the State of S.C., do hereby certify that Lawrence K. Bradham, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 31st day of JANUARY 2007.

[Signature]
Notary Sign Name Above/Print Below
Name of Notary Public: SUSAN O'ROURKE
Notary Public, State of South Carolina
My commission expires: FEBRUARY 22, 2011

WITNESSES

[Signature]
Susan O'Rourke

Owner(s) of Lot 1

[Signature]
David Redd, Jr.

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

ACKNOWLEDGMENT

I, SUSAN O'ROURKE, Notary Public for the State of S.C., do hereby certify that David Redd, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 21st day of JANUARY 2007.

[Signature]
Notary Sign Name Above/Print Below
Name of Notary Public: SUSAN O'ROURKE
Notary Public, State of South Carolina
My commission expires: FEBRUARY 22, 2011

WITNESSES

Margaret D. Fabie
Karen Christian

Owner(s) of Lot 2

Judith Kaye Petit
Judith Kaye Petit

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

ACKNOWLEDGMENT

I, KAREN Christian, Notary Public for the State of SC, do hereby certify that Judith Kaye Petit personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 29 day of January, 2007.

Karen Christian
Notary Sign Name Above/Print Below
Name of Notary Public: Karen Christian
Notary Public, State of South Carolina
My commission expires: 08-11-15

WITNESSES

[Signature]
Susan O'Rourke

Owner(s) of Lot 3

Gloria Jean Wallace
Gloria Jean Wallace

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

ACKNOWLEDGMENT

I, SUSAN O'ROURKE, Notary Public for the State of S.C., do hereby certify that Gloria Jean Wallace personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 25th day of JANUARY, 2007.

[Signature]
Susan M. O'Rourke

Notary Sign Name Above/Print Below

Name of Notary Public: SUSAN O'ROURKE

Notary Public, State of South Carolina

My commission expires: FEBRUARY 22, 2011

WITNESSES

C. B. Jacobs
Kyla Jacobs

Owner(s) of Lot 4

Robert W. Newman
Robert W. Newman
Carol R. Newman
Carol R. Newman

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

ACKNOWLEDGMENT

I, Hope L. Nolan, Notary Public for the State of SC, do hereby certify that Robert W. Newman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 29th day of Jan, 2007.

Hope L. Nolan
Notary Sign Name Above/Print Below
Name of Notary Public: Hope L. Nolan
Notary Public, State of South Carolina
My commission expires: 1-30-16

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

ACKNOWLEDGMENT

I, Hope L. Nolan, Notary Public for the State of SC, do hereby certify that Carol R. Newman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 29 day of Jan, 2007.

Hope L. Nolan
Notary Sign Name Above/Print Below
Name of Notary Public: Hope L. Nolan
Notary Public, State of South Carolina
My commission expires: 1-30-2016

WITNESSES

[Signature]
Susan O'Rourke

Owner(s) of Lot 5

[Signature]
Bonnie Swinton Stevenson

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

ACKNOWLEDGMENT

I, SUSAN O'ROURKE, Notary Public for the State of S.C., do hereby certify that Bonnie Swinton Stevenson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 25th day of JAN., 2007.

[Signature]
Notary Sign Name Above/Print Below
Name of Notary Public: SUSAN O'ROURKE
Notary Public, State of South Carolina
My commission expires: FEBRUARY 22, 2011

WITNESSES:

[Signature]
Susan O'Rourke

Owner(s) of Lot 6

[Signature]
Richard A. Raab, Jr.
[Signature]
Gale A. Raab

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

ACKNOWLEDGMENT

I, SUSAN O'ROURKE, Notary Public for the State of S.C., do hereby certify that Richard A. Raab, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 25th day of JAN., 2007.

[Signature]
Notary Sign Name Above/Print Below
Name of Notary Public: SUSAN O'ROURKE
Notary Public, State of South Carolina
My commission expires: FEBRUARY 22, 2011

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

ACKNOWLEDGMENT

I, SUSAN O'ROURKE, Notary Public for the State of S.C., do hereby certify that Gale A. Raab personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 25th day of JAN., 2007.

[Signature]
Notary Sign Name Above/Print Below
Name of Notary Public: SUSAN O'ROURKE
Notary Public, State of South Carolina
My commission expires: FEBRUARY 22, 2011

WITNESSES

[Signature]
[Signature]

Owner(s) of Lot 7

[Signature]
Mary G. Frantz

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

ACKNOWLEDGMENT

I, SUSAN O'ROURKE, Notary Public for the State of S.C., do hereby certify that Mary G. Frantz personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 25th day of JAN, 2007.

[Signature]

Notary Sign Name Above/Print Below

Name of Notary Public: SUSAN O'ROURKE

Notary Public, State of South Carolina

My commission expires: FEBRUARY 22, 2011

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

RESTRICTIVE COVENANTS

WHEREAS, Lawrence K. Bradham ^{AKA L.K. Bradham} is the owner of the following described property, containing a zoning classification of SR-1 (Single Family Residential) and DR-3 (Diverse Residential) as fully described in Chapter 54, Code of the City of Charleston, South Carolina, (1975), as amended; and

WHEREAS, Lawrence K. Bradham ^{AKA L.K. Bradham} (hereinafter sometimes called Owner), has determined it to be in his best interest that his land be developed in an orderly manner, and in an effort to assure the same, has determined to place restrictive covenants on lands identified as assessor's Tax Map No. 343-10-00-75 in the County of Charleston, South Carolina and described as follows:

See Exhibit A

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Lawrence K. Bradham ^{AKA L.K. Bradham} in furtherance of his interest in assuring an orderly development of his land does hereby declare the above referenced property, comprising approximately 9.1 acres, more or less, is, and hereafter shall be, held, transferred, sold, conveyed, given, purchased, leased, occupied and otherwise disposed of and used subject to the following Covenants and Restrictions, which will run with the land:

A1
JKB

- (1) No more than six (6) new lots shall be subdivided from such portion of the property zoned SR1 (Single Family Residential), which lots shall have a minimum depth of one hundred fifty (150') feet from Canal Street, unless the Planning and Zoning Commission, upon a review of a site plan, shall approve more than six (6) subdivided lots, but in no event, shall the number of lots approved by the Planning and Zoning Commission exceed the number which would otherwise be allowed by the SR-1 (Single Family Residential) zoning classification in existence as of May 31, 1986.
- X (2) No more than six (6) additional new mobile home pads will be placed on the residual property having a zoning classification of DR3 (Diverse Residential) and the total mobile homes on the property shall not exceed sixteen (16). This will not preclude the owner from replacing any of the existing ten (10) mobile homes on the property, but at no time should the total exceed sixteen mobile homes.
- (3) A twentyfoot (20') landscaped buffer is created for the benefit of the owners of the lots fronting on Canal Street between the SR1 and DR3 zoning line, which twenty-foot (20') buffer shall be situate exclusively on the zone DR3.
- X (4) All site development plans shall be submitted to and approved by the appropriate staff agencies of the City of Charleston.
- (5) These restrictive covenants shall be binding upon Lawrence K. Bradham, his heirs, successors and assigns, and the restrictions contained herein shall run with the land. Any violation or attempted violation of any of the covenants or terms hereof may be enforced by the City Council of the City of Charleston in an action at law or in equity against the person or persons or corporations or other entity violating or attempting to violate any restrictive covenants, either to prevent such violation from occurring or to require

JKB 2

DK K 155 PG 600

the specific performance hereof; PROVIDED,
HOWEVER, no violation of these restrictive
covenants shall result in a forfeiture or
reversion of title, notwithstanding any
other provision of this instrument.

- (6) No amendment to these restrictive covenants shall be had unless the same has been approved by the record owners of the parcel subject to the amendment and by the City Council of the City of Charleston; PROVIDED, HOWEVER, that the City Council shall only approve an amendment to these covenants in such manner as provided by applicable City ordinances for amendment of the zoning maps then in effect at the same time of the proposed amendment.

IN WITNESS WHEREOF, we have hereunto set our hands and
seals as of this 29th day of May, 1966.

WITNESS

Clyde M. Henderson
W. L. [Signature]

BY: L. K. Bradham
Lawrence K. Bradham

Att. L. K. Bradham

MS

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

PROBATE

PERSONALLY appeared before me Clyde M. Krudsen, who
being duly sworn, deposes and says that he/she saw the within
named Lawrence K. Bradham sign the within Restrictive Covenants
and that ^{Mr. L.H. Bradham,} he/she along with Willie Fuller, Jr., witnessed
the execution thereof.

SWORN TO BEFORE ME THIS 29th day
of May, 1988.

[Signature]
NOTARY PUBLIC

My Commission Expires: 11/19/89

HC 4

EXHIBIT A

ALL that tract of land, on James Island, Charleston County, South Carolina, being a portion of Wappoo Hall containing Nine and 85/100 (9.85) acres and fully described in Plat of J.P. Gaillard, from a survey made January 26, 1943, a blue print of which is attached and made a part of the Deed from Marguerite V. Erchmann to Lawrence K. Bradham, which Deed is recorded in the RMC Office for Charleston County in Book V-43, page 455. BUTTING AND BOUNDING to the Northeast on the Cut Bridge Road; Northwest on road marked Private Road and on the South by large ditch which separates this property from Stono Shores.

BEING the same premises conveyed to the Grantor herein, Katherine D. Bradham, by Deed of Lawrence K. Bradham, dated March 22, 1947, and recorded in the RMC Office for Charleston County in Book J-47, page 432 and BEING the same premises, conveyed to the Grantor herein, Linda B. Folk, by Deed of Katherine D. Bradham, dated February 2, 1976 and recorded in the RMC Office for Charleston County in Book R-108, Page 290 on February 4, 1976.

TMS# 343-10-00-075

Copy of Chad

EBT
LANCE

3K - K 155 PG 603

6.00

FILED, INDEXED & RECORDED

K155-598

1986 JUL -1 PM 3:15

ROBERT H KING
REGISTER MESNE CONVEYANCE
CHARLESTON COUNTY, S.C.