

FAIRMONT SOUTH TRACT



PLANNED DEVELOPMENT – MIXED USE (PD-MU)

GUIDELINES

May 23, 2005

Revised: August 28, 2017

October 17, 2017

November 21, 2017

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OCRM
SCDOT

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Project Plat
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**Fairmont South Tract
Planned Development-Mixed Use
(PD-MU)
May 23, 2005
Revised: August 28, 2017
October 17, 2017
November 21, 2017**

Background

The proposed Planned Development Mixed Use (PD-MU) is located southwest of the intersection of Old US Highway 52 (S-8-791) and Cypress Garden Road (S-8-9) in Berkeley County (See Figure 1). The property for this development was subdivided from a larger parcel resulting in a 205.451 Acre (Ac) tract. Mr. George R. Herrin currently owns the tract.

The total tract, as mentioned, consists of 204.89 acres (Ac) that is comprised of 142 Ac of highland and 62.89 Ac of wetlands. The site also contains the remnants of Redheimer's or Mile Twenty Three Tavern (Please see attached exhibits from the archeological report). The sites predominate use has been commercial timbering; currently the site is vacant.

The property in question has undergone a comprehensive planning and zoning effort over the past several years. The planning staff, Planning Commission and County Council, have reviewed this property and its current zoning and planned uses all of which received approval from these entities as recently as 2004. The proposed PD-MU intends to maintain the zoning uses as currently approved.



Figure 1

Statement of Intent

This PD-MU Community will consist of Single Family detached homes (SFD), Single Family attached units (SFA) and a commercial development (CD). The applicants: Mr. George R. Herrin, Mr. William Barnwell, and Associated Developers Incorporated (ADI) intend to develop the property with the uses allowed by the current zonings (Please see exhibit B for the proposed uses and their locations.) This proposed development will have a total density of less than the allowed 3 dwelling units per acre (Du/ac) and will provide at least an average of 50% of the total tracts acreage for open space. This meets or exceeds the zoning requirements for the allowed uses under the current zoning per the current Berkeley County Zoning and Development Standards Ordinance (see note on page six {6} for definition) This PD-MU zoning is being requested to allow the proposed development to continue to progress using the standards that were used in the planning efforts that established the current master plan, densities, and open space. For the most part these standards meet the current development ordinance, with a few exceptions that are outlined in the following section.

District Regulations:**a. Total Tract Area: 204.35 Acres**

Total Highland: 141.60 Acres

Total Marsh: 62.75 Acres

TMS#: 211-00-02-009(Parent Tract TMS#) – 204.89 Ac. (Original Acreage)

The total parcel is further subdivided as Follows:

Tract 1: ~~42.64 Acres~~ 42.38 AcresTract 2: ~~47.101 Acres~~ 47.08 AcresTract 3: ~~65.77 Acres~~ 65.50 Acres

Tract 4: 37.66 Acres

Tract 5: ~~10.87 Acres~~ 10.53 AcresTract 6: ~~1.43 Acres~~ 1.20 Acres**b. Minimum Lot Area:**Residential:

- The Minimum Lot areas for Tracts 1-4 is 55'x110'= 6050 sf

~~• Tract 5 is planned to be a Condominium Development as such the entire parcel will constitute a single lot.~~

- Tract 5 will be subdivided as fee simple townhome lots with a minimum lot area of 20' x 50' = 1,000 sf.

Commercial:

- Tract 6 will contain the Commercial portion of the PD-MU and will not be further subdivided

c. Approximate Square Footage of Non Residential Use

- The non residential use provide as part of this project shall be governed by the allowable square footage under the current ordinance

d. Minimum Lot Width, Yards, Setbacks:

~~• As stated the minimum lot size for residential lots is 55'x110'~~

- As stated the minimum lot size is 55'x110' for detached residential lots (Tracts 1-4) and 20'x50' for attached residential lots (Tract 5).

- **PD-MU use lot setbacks**

Tract	Parcel Size	Front	Sides	Rear	2 nd Street Front	Open Drainage	Ingress / Egress Easement
Tracts 1 - 4	6,050 to 9,999 sf lots	20'	7.5'	20'	7.5	20'	Min required for front side or rear
Tract 5	1,000 sf lots minimum	5' **	5' *	10' ***	5'		

* A zero-foot side setback shall be allowed for attached units sharing a common wall.

** For lots served by individual driveways, front yard setbacks are 20' on public or private roadways.

*** No accessory structures are allowed.

Note: Eaves, overhangs, stoops, etc. shall not encroach into any setback.

- **Townhome Site Standards:**

Standards for the subdivision of multifamily townhouse units. Where attached units are to be subdivided into individual lots for sale, the following provisions shall apply:

A. Lot lines shall conform to centerline walls dividing individual units.

B. Townhouses shall have front and rear yards. The townhouses proposed in this development shall have reduced front and rear yards per the proposed amendment to the PD.

C. Streets must meet the requirements of the Berkeley County Subdivision Regulations including the Berkeley County Engineering, Construction and Development Standards manual including all private roadway assurances.

e. Maximum Structure Height:

Residential Use:

- Tracts 1-4 will meet the Maximum Height Requirement of the current Berkeley County Zoning and Development Standards Ordinance for the R-1 zoning district.
- Structures on Tract 5 will be less than Forty-Five (45') feet from the Base Flood Elevation (BFE) to the eave of the structure providing the entity providing Fire Service Certifies either:
 - That it can provide adequate fire protection service to a taller structure at the site in question, or
 - The certification will state the maximum height to which adequate fire protection is available and the structure may be built to this height; provided that the entity providing fire protection service shall not certify any extension in allowable height that will adversely affect the entity's or the County's ISO fire rating.

Commercial:

- Tract 6 will meet the Maximum Height Requirement of the current Berkeley County Zoning and Development Standards of the current ordinance for the General Commercial (GC) zoning district

e. Off-Street Parking and Loading Requirements:

- All tracts shall meet the parking and loading Requirement of the current Berkeley County Zoning and Development Standards Ordinance (see note on page 6) for their Zoning type and/or use.
- Tract 5 shall include the required number of ADA/Handicap parking spaces. The ADA/Handicap parking spaces shall be spaced as evenly as practical throughout the site. Final locations of the ADA/Handicap spaces may be adjusted as necessary during the permitting process.

f. Buffers:

- 30' Minimum undisturbed buffer between Residential type zoning (R-x) uses and exterior roads.
- GC (General Commercial) uses will meet the current ordinance requirements
- The 30' buffers for the R-x uses will remain undisturbed and any areas the do not provide adequate screening upon inspection by county staff will be augmented with additional plants. A tree survey of hardwood trees above ten inches (10") will be required in these buffers to represent available material.
- Buffer reduction:
Based on section 17.6.4.d buffer yard standards: optional reduction of buffer yards
Alternative 4:
No internal buffers are required between uses since the property lines are located in the wetlands. The buffers between internal uses will not be required due to the existing vegetation and greater proved separation due to the area of the wetlands and its required buffers than is requirement by the current ordinance

Furthermore, no buffer will be required between the PD-MU and the current Santee River facility due to the existence of the platted 50' natural buffer on the adjacent property.

g. Signs:

- All tracts shall meet the signage ordinance of the current Berkeley County Zoning and Development Standards Ordinance for their Zoning types and/or use.

h. Road Standards:

- All streets shall intersect as nearly at right angles as possible. Subject to variations approved by the administrative officer upon evidence of good cause; provided however, no street shall make a direct intersection with an angle of less than seventy-five degrees (75°)(Figure 2). If streets intersect at a traffic circle (traffic round) the streets may have an angle more acute than seventy-five degrees (75°) but not more acute than sixty-five degrees (65°) (See Figure 3)
- Otherwise all Roads shall meet the engineering and development requirements and standards of the approving agencies

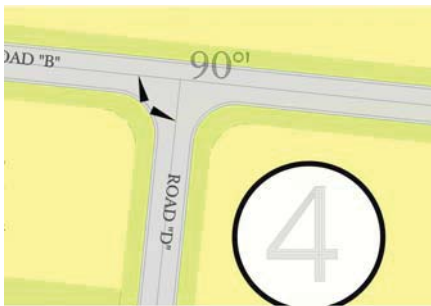


Figure 2



Figure 3

Descriptive Statements:

1. Areas and Allowed uses of the site:

Tracts 1-4: R-1 Type uses: all allowed and accessory uses under the current ordinance.

Tract 5: R-4 Type uses: all allowed and accessory uses under the current ordinance.

Tract 6: GC Type uses: all allowed and accessory uses under the current ordinance.

All Conditional, Special Exception, and Prohibited use are as described in the current ordinance and the PD-MU defaults to the ordinance for the administration of those uses.

2. Number and Density of Dwelling Units by type:

Tracts 1-4 shall not exceed 3 Du/ac as defined by the current ordinance

~~Tract 5 shall not exceed 3 buildings per acre, which is depending on market studies and environment at the time of the final development, shall contain between 40 and 135 units.~~

Tract 5 shall contain between 30 and 60 dwelling units resulting in a density of 2.85 to 5.70 dwelling units per an acre.

Tract 6 shall meet the requirements of the current ordinance.

3. Description of Open Space Locations.

- Open Space shall be considered all areas not used for lots, roads or road rights of way including but not limited to: easements, drainage and ponds, parks, buffers, wetlands, etc.

4. Ownership and Maintenance of Streets and Proposed Dedication to public:

- All roads in Tracts 1-4 will be designed to meet the standards required to dedicating the roads as public roads.
Tract 5 will be served by a ~~condominium~~ private road system that will be maintained by the Home Owners Association (HOA, POA, Etc.) entity. ~~, but the developer reserves the right to design the roads to the proper standard and ask that the roads be dedicated as public roads if tract 5 is subdivided in to lots at a later date. If the plan for Tract 5 changes to be a subdivision then the County's engineering department will be contacted from the start for oversight of the design and construction of the road system.~~ The County will not accept the maintenance and ownership of the roadway for Tract 5. In this case of privately-maintained streets on Tract 5, on or off-street parking shall consist of individual driveways, off-street common parking areas, or on-street perpendicular, angled or parallel parking designed in accordance with section 15 of the Berkeley County Zoning Ordinance in place at the time of approval of the PD Amendment.
Tract 6 is not intended to contain any public roads at this time. These roads will be constructed as required by the schedule of the tracts development.

5. Cultural and Natural Resources:

- Natural Resources: as stated above the site contains 62.89 Ac of jurisdictional wetlands. Any requests for impacts and improvements near these wetlands will be designed and permitted according to the appropriate state and federal standards (see letters of coordination).
- Cultural Resources: as noted the site contains the remains of a Tavern once located on the site (see exhibits section for location maps). No other historical properties are located within one (1) mile of this project. Preservation of this historic site will be as required and the area around the site has been set-aside for that purpose. An archeological report is available regarding this location.

6. Methods for dealing with parking and the impact of project traffic:

- Parking:**
All parking for ~~all~~ Tracts 1 – 4 & Tract 6 shall meet the requirements of the current ordinance. Tract 5 shall be developed with privately maintained streets and common parking areas that are not located on individual lots.
- Traffic Impact**
The entrances for Tract 1 are designed to line up with the entrances of Spring Grove Plantation directly across Old US Highway 52 to match up with the traffic pattern of that development. South Carolina Department of Transportation (SCDOT) has been contacted about this development (Please see letters of coordination) and discussions are ongoing.

7. Landscaping Regulations:

- The project will provide an attractive landscape package that will enhance the high quality of the development. All landscaping in the common areas of the developments will be maintained by the development's HOA.
- All buffers between the development and the exterior roads will be undisturbed beyond underbrushing, and the removal of dead and/or diseased material.

- If the buffers do not provide adequate screening upon inspection by county staff additional material will be provided to augment the existing vegetation.
- All park areas will be maintained by the developments HOA. Park areas can be used for required drainage and storage. All ponds and lagoons will be maintained by the community's HOA.
- The project will meet all required Landscape standards of the current ordinance unless exempted from such by this document.

8. Project Schedule and Phasing:

~~• Tracts 1-4 will be completely developed within five (5) to seven (7) years from the final approval of this PD-MU.~~

- Tracts 1, 3 & 4 have been constructed at the time of this amendment.
- Tract 2 is under construction at the time of this amendment.
- Tracts 5 & 6 will be developed within 10 years after the completion of the earlier phases.
- All of these project schedules are contingent upon market forces that may require changes to this development plan.

9. Utilities:

- The site currently contains a sanitary sewer force main that crosses the site in an easement from Old US 52 across to the west that ends just east of the current Santee River facility. This sewer main will be progressively abandoned and removed as development of the tracts that it crosses occurs. This sanitary system will be replaced by a new system that will serve this PD-MU. The Berkeley County Water and Sanitation Authority (BCWSA) has been contacted and discussions are ongoing regarding this sanitary sewer improvement as well as water service to the site. All new sanitary sewer and water utility improvements will be designed to meet the requirements of the governing agency and the current ordinance. Final approval of these utilities improvements shall be by the governing agency.
- Berkeley Electric has also been contacted regarding this project and discussions are ongoing. All necessary improvements and installations will occur to provide electrical power for a project of this nature and scope. These improvements will be constructed as required by the construction schedule. Final approval of these utilities improvements shall be by governing agency.
- All other necessary utilities shall be provided to the project as required and approved by the governing agency prior to construction.

10. Lighting Standards:

- Lighting design and standards shall meet the requirements of the current Berkeley County ordinance. If the current ordinance does not address lighting standards then such standards will be the solely decided by the developers of the individual parcels.

11. Homeowners Association:

- Homeowner's Associations (HOA, POA) shall govern and maintain all common property with in the individual developments. Also the HOA shall enforce, maintain and amend any covenants and restriction regarding the individual communities.

12. Restrictive Covenants:

- Final Restrictive covenants for the individual developments shall be issued by the HOA or POA for those developments and shall be part of those development's guidelines.

13. Regulatory Agencies Approvals:

- Berkeley County shall have approval authority over all final site development and improvement plans per the outline procedures of the current ordinance. This document, as well as, the current ordinance shall be used as part of these approvals. If changes to the ordinance are not outlined as part of the final approved version of this document then the current county ordinance shall apply.
- This document does not exempt the developments in this PD-MU from any local, state, and federal approvals and requirements that may apply

14. Outdoor Space and Storage:

- Tracts 1 – 4 setbacks allow for private outdoor open space and storage.
- Tract 5 lot size and setbacks are reduced and storage shall be provided within the unit. The outdoor space for Tract 5 shall be provided within the 10' rear setbacks of each lot and shared through the existing amenities associated with previously developed tracts, proposed trails and park area(s).
- The Tract 5 “park/picnic area”, as shown on the Conceptual Site Layout, will be provided, and passive or active recreational facilities installed, prior to Final Plat Approval or issuance of the first certificate of occupancy (CO) for a residential dwelling, whichever comes first.
- Active or passive recreational facilities will be provided within the designated “park/picnic area”, such as hammocks, a gazebo, playground equipment, fire pit or similar structures.

15. Walkable Paths, Trails & Boardwalks:

- Walkable Paths and Trails shall be a minimum of 5-feet wide and constructed of crushed concrete, plantation mix/rock, and/or an alternative all-weather material as approved by the Zoning Administrator and maintained in an adequate condition by the HOA.
- Boardwalks shall be a minimum of 5-feet wide and installed at wetland or ditch crossings where necessary to keep connectivity between all Tracts.
- The trail network, as shown in the Conceptual Site Layout, will be interconnected with the existing amenity center along Cypress Gardens Road, the sidewalk system proposed/existing within the Fairmont South Lennar section, and pedestrian connections through Tract 6 to provide interconnectivity with the pedestrian network within the Villages at Fairmont South (Hunter Quinn) on Old US 52.
- The Tract 5 Trail Network, including the trail extension through Tract 6, as shown on the Conceptual Site Layout, will be constructed prior to the Final Plat Approval or issuance of the first certificate of occupancy (CO) for a residential dwelling, whichever should occur first.

Note:

The current Berkeley County ordinance in this document is defined as Berkeley County Zoning and Development Standards Ordinance No. 01-08-35 as amended by 02-08-33, 02-12-58, 04-11-68. This is ordinance that is in place at the time the PD-MU was proposed and adopted.

Coordination Letters

02/07/2005 14:42 FAX 5437891800

HLA, INC.

013

PIMLICO RURAL

1607 PIMLICO BLVD.

**VOL. FIRE DEPT.**

MONCK'S CORNER, SC 29461-7110

TELEPHONE
(843) 781-3232

February 7, 2005

Attn: Andy Smith

Your tract of Property is located in the District of Pimlico Rural Volunteer Fire Department. Our response time to your location would be a minimum amount of time. You are located in the center of our District with boundaries of the Cooper River in Pimlico, Cypress Garden Boat Landing on Cypress Garden Road, across Old 52 to the Railroad Crossing on Cypress Garden, New 52 in Strawberry, and Berkeley County Maintenance Building on Old 52.

Should We have a situation where we need Assistance from other Fire Departments, We have a Mutual Aid Contract with Goose Creek Rural Fire Department, White Mills Fire Department and Moncks Corner Rural Fire Department. With Assistance from all the above Fire Departments we will be able to cover your needs quite well.

Assistant Chief

John Dick

FEB-07-2005 14:42 FAX



BERKELEY COUNTY WATER AND SANITATION AUTHORITY

2111 Red Bank Road
P.O. Box 1090
Goose Creek, South Carolina 29445
email: bcwsa@bcwsa.com

(843) 572-4400
(843) 761-8817
(843) 567-2061
Fax: (843) 569-5309

March 9, 2005

Ms. Madelyn H. Robinson, AICP
Berkeley County Planning and Zoning
223 N. Live Oak Drive
Moncks Corner, SC 29461

Re: Fairmont South Tract PDMU

Dear Ms. Robinson:

The engineering department at Berkeley County Water & Sanitation Authority is aware of the plans for development of the above referenced project. The final design of the water and sewer systems to serve the Fairmont South Tract has not been completed; therefore, we can offer no other comments at this time.

Should you have any questions or comments, please do not hesitate to contact our office at 572-4400.

Sincerely,

B.K. Bonge Jr., E.I.T.
Engineer I

"Service is our Business"

Printed on recycled paper



BERKELEY
ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Partner 

January 28, 2005

Mr. David Lycke
HLA, Inc.
29 Leinbach Drive, Building A
Charleston, SC 29407-6988

RE: Power Availability South Fairmont Property Portion of
TMS #211-00-02-009, Berkeley County, SC

Dear David:

I have reviewed the site location of the proposed development at the intersection of Old US 52 and Cypress Gardens Road. Berkeley Electric Cooperative, Inc. is willing and able to supply the energy requirements to the development.

We will provide service as governed by the current edition of our Service Rules and Regulations.

If you have any questions, please do not hesitate to give me a call.

Sincerely,



Richard L. Walker
Superintendent of Field Engineering

RLW/rj

C: Thomas O. Myers, Jr., P.E. – Vice President, Engineering

RLW/rj

Post Office Box 1234
Moncks Corner, SC 29461
(843) 761-8200
(843) 825-3383
Fax (843) 572-1280

Post Office Box 128
Johns Island, SC 29457
(843) 559-2458
Fax (843) 559-3876

Post Office Box 1549
Goose Creek, SC 29445
(843) 553-5020
Fax (843) 553-6761

3745 N. Highway 17
Awendaw, SC 29429
(843) 884-7525
Fax (843) 884-3044



RECEIVED FEB 17 2005

Office of Ocean and Coastal
Resource Management
1382 McMillan Avenue, Suite 400
Charleston, SC 29405
(843) 744-5838 FAX (843) 744-5847

February 14, 2005

Andy Smith
HLA, Inc.
29 Leinbach Drive
Building A-2
Charleston, SC 29407-6988

Re: Fairmont South Tract PD-MU
Berkeley County

Andy Smith:

The above referenced project may need several permits and certifications from DHEC-OCRM. If the site contain wetlands; a wetland delineation will be required. Also, DHEC-OCRM must issue a Stormwater Management and Sediment Control permit prior to any land disturbing activity on the site.

I am available to review more detailed plans of the project as it progresses. Presently, it appears you are aware of the various requirements relating to DHEC-OCRM approval of the project.

Sincerely,


Richard V. Geer
Engineer Associate
Regulatory Programs Division



associated developers-incorporated
land development, management, planning, & investment

February 16, 2005

SCDOT
Brian Webb
Traffic Engineer Charleston District Six
6355-C Fain Boulevard
North Charleston; South Carolina 29406

Dear Brian,

I am sending this letter as a follow-up to a meeting we had several months ago regarding a project off of Cypress Gardens Road and Old US Highway 52. In our preliminary discussion, you informed us that a traffic study would not be necessary for us to proceed with our project.

Should you have any additional comments or questions please do not hesitate to call. I can be reached at 843-568-8487. Thank you very much.

Sincerely,

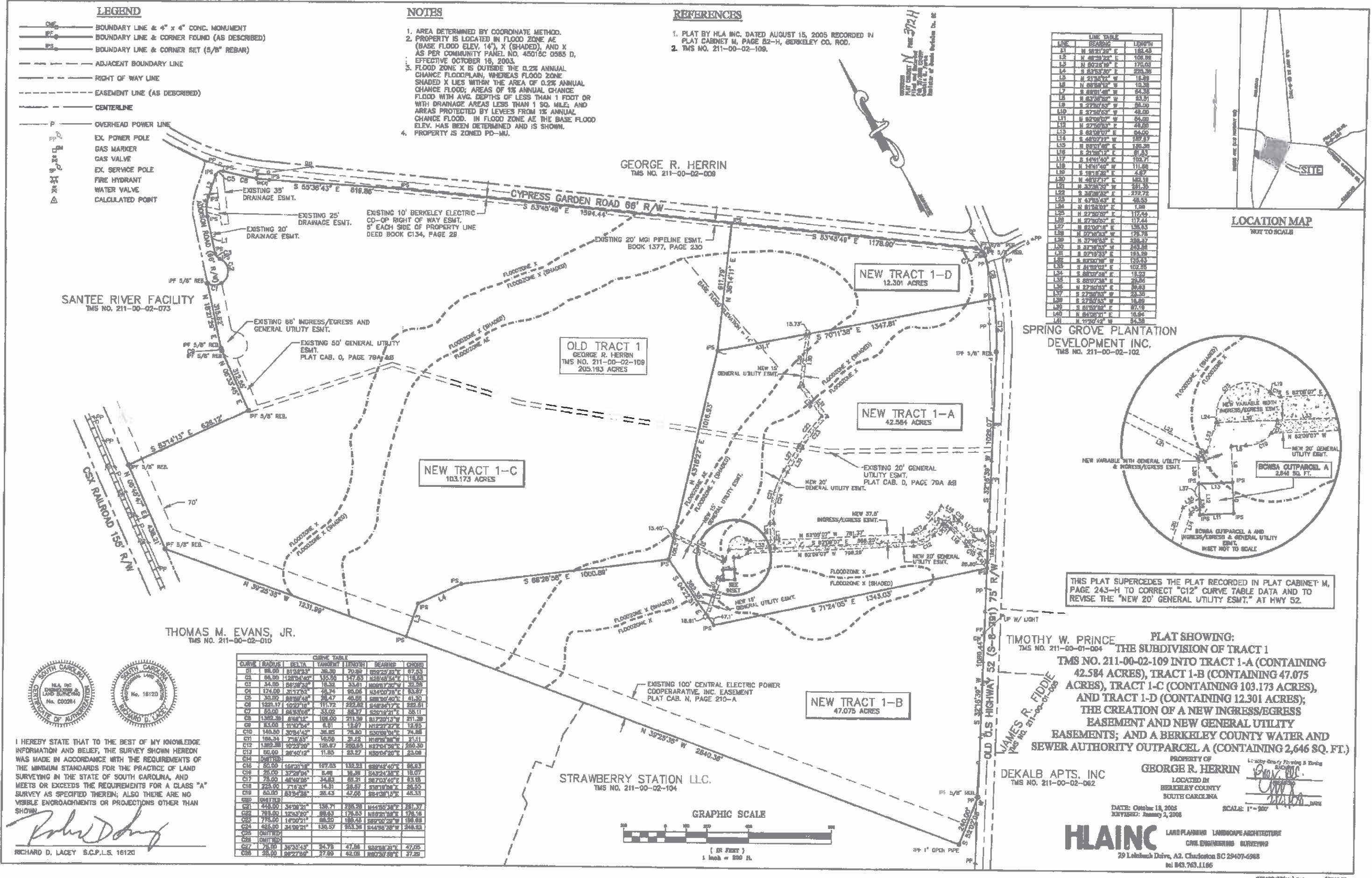
Chris K. Phillips, Jr.
Associated Developers, Inc.

Cc: Barry Whelan

5300 Mercury Boulevard
Drawer 18 Parkview Station
Newport News, VA 23605
Phone: (757) 838-2739
Fax: (757) 838-8337

759 Johnnie Dodds Blvd., Suite B
Mt. Pleasant, SC 29464
Phone: (843) 971-9558
Fax: (843) 971-4918

Exhibits



Attachment: Fairmont South Tract PD-MU Guidelines - Revised 11-21-2017 (3203 : Bill No. 18-14, Rezoning, Hunter Quinn Homes, Modify Text of

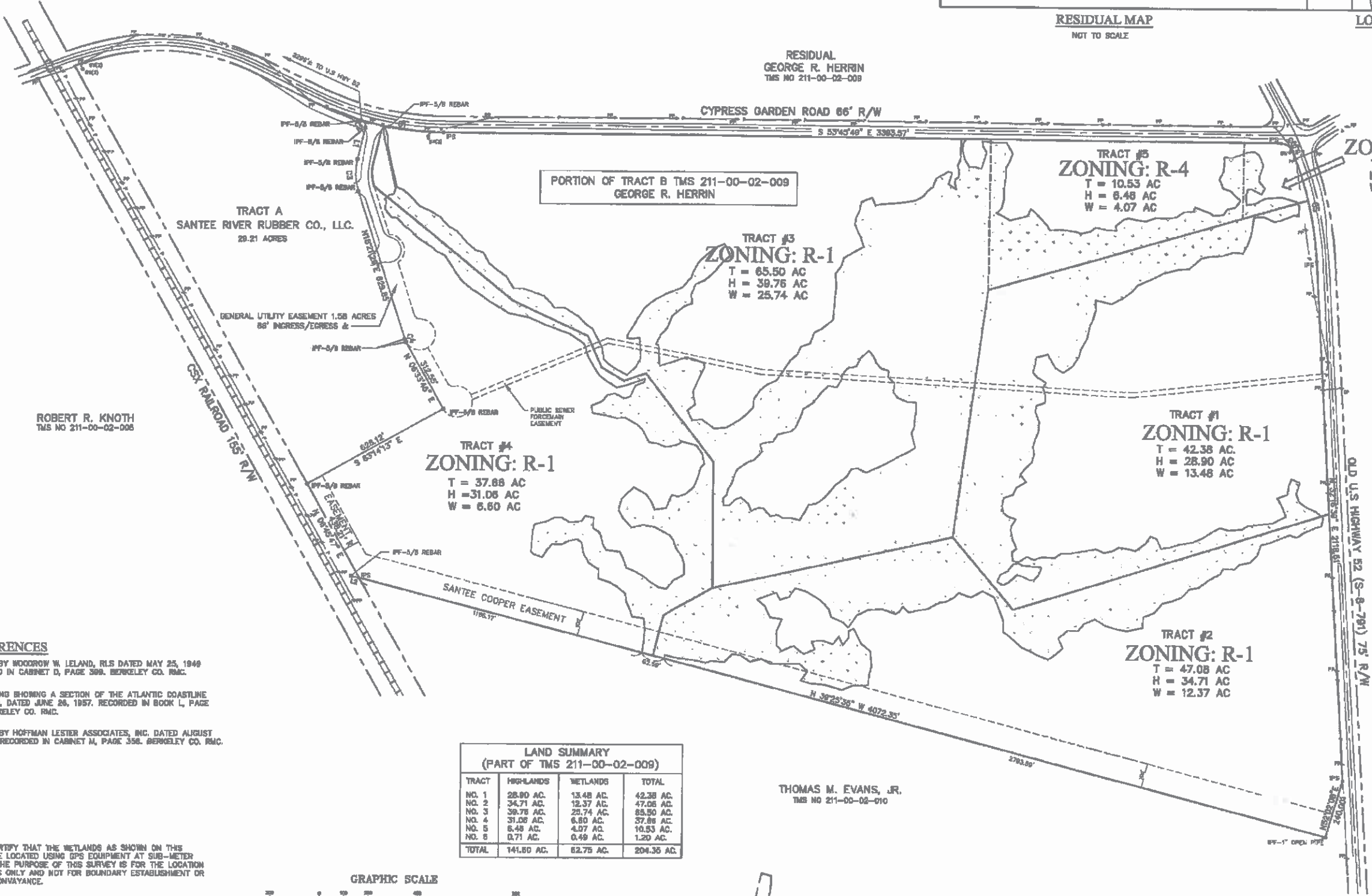
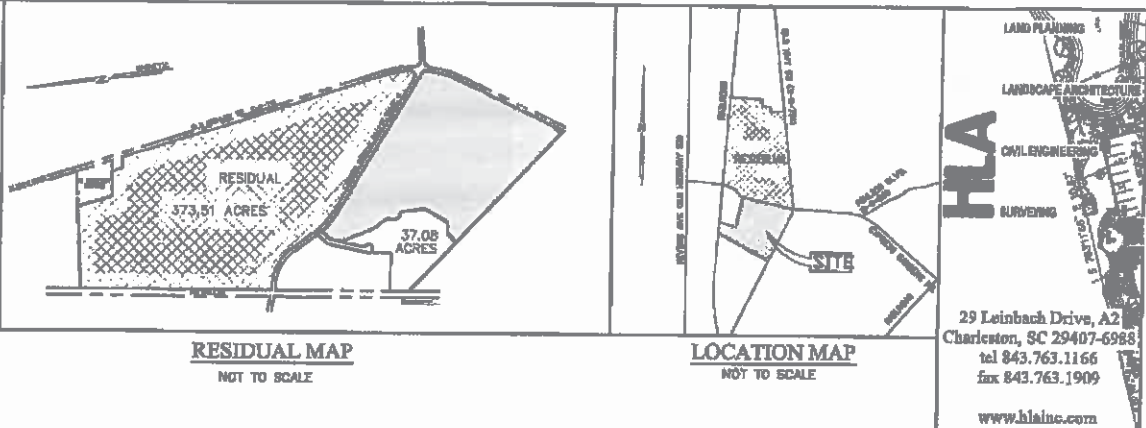
NOTES

- 1) TMS NO 211-00-02-009
- 2) AREA DETERMINED BY COORDINATE METHOD
- 3) PROPERTY IS LOCATED IN FLOOD ZONE X AS PER COMMUNITY PANEL NO 450029 0285 C & 450029 0285 C, REVISED MAY 6, 1999

LEGEND

- IPS BOUNDARY LINE & CORNER SET (5/8" REBAR)
- IPF BOUNDARY LINE & CORNER FND. AS DESCRIBED
- ADJACENT BOUNDARY LINE
- RIGHT OF WAY LINE
- DHE OVERHEAD POWER LINE
- GUY WIRE

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	1201.71	335.78	163°03'42"	168.90	S45°45'32"E	334.89
C2	25.00	38.14	87°25'07"	23.90	N08°57'03"E	34.88
C3	240.00	131.10	31°17'56"	87.23	S34°00'25"W	128.46
C4	53.00	12.97	11°47'54"	6.51	S12°27'37"W	12.95
C5	1382.36	482.24	181°09'32"	253.20	N22°41'53"E	480.09
C6	50.00	58.37	88°53'08"	33.02	S20°19'21"E	55.11



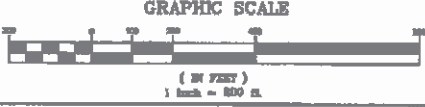
REFERENCES

- 1) PLAT BY WOODROW W. LELAND, RLS DATED MAY 25, 1949 RECORDED IN CABBET D, PAGE 399. BERKELEY CO. RMC.
- 2) DRAWING SHOWING A SECTION OF THE ATLANTIC COASTLINE RAILROAD, DATED JUNE 26, 1957. RECORDED IN BOOK L, PAGE 112, BERKELEY CO. RMC.
- 3) PLAT BY HOFFMAN LESTER ASSOCIATES, INC. DATED AUGUST 7, 1997. RECORDED IN CABBET M, PAGE 358. BERKELEY CO. RMC.

LAND SUMMARY (PART OF TMS 211-00-02-009)			
TRACT	HIGHLANDS	WETLANDS	TOTAL
NO. 1	25.90 AC.	13.48 AC.	42.38 AC.
NO. 2	34.71 AC.	12.37 AC.	47.08 AC.
NO. 3	39.78 AC.	25.74 AC.	65.50 AC.
NO. 4	31.08 AC.	6.80 AC.	37.88 AC.
NO. 5	6.48 AC.	4.07 AC.	10.53 AC.
NO. 6	0.71 AC.	0.49 AC.	1.20 AC.
TOTAL	141.60 AC.	62.75 AC.	204.35 AC.

I HEREBY CERTIFY THAT THE WETLANDS AS SHOWN ON THIS SURVEY WERE LOCATED USING GPS EQUIPMENT AT SUB-METER ACCURACY. THE PURPOSE OF THIS SURVEY IS FOR THE LOCATION OF WETLANDS ONLY AND NOT FOR BOUNDARY ESTABLISHMENT OR PROPERTY CONVEYANCE.

RICHARD D. LACEY S.C.P.L.S. 16120



LAND SUMMARY EXHIBIT
FAIRMONT TRACT - SOUTH
BERKELEY COUNTY, SOUTH CAROLINA

PROJECT #
03246.00
DATE: 2-6-03
SCALE: 1" = 200'
DESIGN:
DRAWN: DRC
CHECK:
REVISIONS
4-21-04 ADDER TRAIL AND TRAIL HEAD
REVISOR: J. L. LACEY
DATE: 10/12/04
SHEET
1 of 1

HLA INC
LAND PLANNING
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
SURVEYING

29 Leinbach Drive, A2
Charleston, SC 29407-6988
tel 843.763.1166
fax 843.763.1909
www.hla-inc.com



LOCATION MAP
NOT TO SCALE

SPRING GROVE PLANTATION
DEVELOPMENT INC.
TMS NO. 211-00-02-102

TIMOTHY W. PRINCE
TMS NO. 211-00-01-004

JAMES R. FIDDIE
TMS NO. 211-00-01-005

DEKALB APTS. INC
TMS NO. 211-00-02-062

RESIDUAL GEORGE R. HERRIN
TMS NO. 211-00-02-009

10' BERKELEY ELECTRIC CO-OP
RIGHT OF WAY ESMT.
5' EACH SIDE OF PROPERTY LINE
DEED BOOK C134, PAGE 28

20' MGI PIPELINE ESMT.
BOOK 1577, PAGE 230

EXISTING 35' DRAINAGE ESMT.
EXISTING 25' DRAINAGE ESMT.
EXISTING 20' DRAINAGE ESMT.

66' INGRESS/EGRESS AND
GENERAL UTILITY ESMT.

IPF 5/8" REB.

50' GENERAL UTILITY
ESMT.

PLAT CAB. 0, PAGE 79A & B

50' NATURAL BUFFER
BOOK 1409, PAGE 319

CSX RAILROAD 155' R/W

THOMAS M. EVANS, JR.
TMS NO. 211-00-02-010

STRAWBERRY STATION LLC.
TMS NO. 211-00-02-104

SOUTH CAROLINA PUBLIC SERVICE AUTHORITY
100' EASEMENT
PLAT CAB. N. PAGE 210-A

IPF 1" OPEN PIPE

TRACT	ZONING	USE	ACREAGE	UNITS	MIN LOT AREA	TYPICAL LOTS	DENSITY	PERCENT OPEN SPACE
1	R-1	SINGLE FAMILY DETACHED	42.38 Ac	107	6,050 SFT	55'x110'	2.52 Du/Ac	48%
2	R-1	SINGLE FAMILY DETACHED	47.08 Ac	98	6,050 SFT	55'x110'	2.08 Du/Ac	60%
3	R-1	SINGLE FAMILY DETACHED	65.50 Ac	122	6,050 SFT	55'x120'	1.86 Du/Ac	60%
4	R-1	SINGLE FAMILY DETACHED	37.66 Ac	83	6,050 SFT	55'x120'	2.20 Du/Ac	47%
5	R-4	SINGLE FAMILY ATTACHED	10.53 Ac	30 - 60	1,000 SFT	20' x 50'	2.85-5.70 Du/Ac	60%
6	GC	COMMERCIAL	1.20 Ac	-	-	-	NOT TO EXCEED 3 BUILDINGS/AC	71%
TOTALS/AVERAGES			PD-MU MIXED USE	204.35 Ac	440 - 470	6,050 / 1,000 SFT	-	2.59 Du/Ac 58%

PD-MU R-x USES SETBACKS

PARCEL SIZE	FRONT	SIDES	REAR	2nd STREET FRONT	OPEN DRAINAGE	INGRESS / EGRESS EASEMENTS
6,001 SF TO 9,999 SF LOTS	20'	7.5'	20'	7.5'	20'	MIN. REQUIRED FOR FRONT REAR, OR SIDE
1,000 SF LOT MINIMUM	5'	5' (0' for shared wall)	10'	5'	20'	MIN. REQUIRED FOR FRONT REAR, OR SIDE

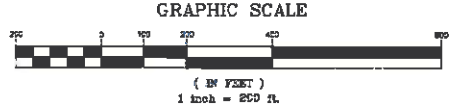
ARTICLE VII DESIGN STANDARDS AND IMPROVEMENTS

B. STREETS
h. ALL STREETS SHALL INTERSECT AS NEARLY AT RIGHT ANGLES AS POSSIBLE SUBJECT TO VARIATIONS APPROVED BY THE ADMINISTRATIVE OFFICER UPON EVIDENCE OF GOOD CAUSE; PROVIDED HOWEVER, NO STREET SHALL MAKE A DIRECT INTERSECTION WITH AN ANGLE OF LESS THAN SEVENTY-FIVE DEGREES (75°). IF STREETS INTERSECT AT A TRAFFIC CIRCLE (TRAFFIC ROUND) THE STREETS MAY HAVE AN ANGLE MORE ACUTE THAN SEVENTY-FIVE DEGREES (75°) BUT NOT MORE ACUTE THAN SIXTY-FIVE DEGREES (65°)

MAXIMUM ALLOWED HEIGHT:
THE HEIGHT OF ALL R-1 AND GC USES SHALL MEET THE REQUIREMENTS OF THE BERKELEY COUNTY ZONING AND DEVELOPMENT ORDINANCE ADOPTED AUGUST 27, 2001 AND AMENDED NOVEMBER 28, 2004 KNOWN AS ORDINANCE NO. 01-8-35, 04-11-67, 04-11-68 RESPECTIVELY.
THE R-4 USES WILL HAVE A MAXIMUM ALLOWED HEIGHT OF 45' ABOVE BASE FLOOD ELEVATION TO THE EAVES OF THE BUILDINGS

BUFFERS
(OF MINIMUM BETWEEN R-4 USES AND EXTERIOR ROADS)
(GC USES WILL MEET ORDINANCE REQUIREMENTS) (THE 30' BUFFERS FOR THE R-4 USES WILL REMAIN UNDISTURBED AND ANY AREAS THE DO NOT PROVIDE ADEQUATE SCREENING UPON INSPECTION WILL BE AUGMENTED WITH ADDITIONAL PLANTS)

BUFFER REDUCTION
BASED ON SECTION 17.6.4.D BUFFER YARD STANDARDS: OPTIONAL REDUCTION OF BUFFER YARDS
ALTERNATIVE 4:
WAIVER OR REDUCTION OF BUFFER REQUIREMENTS
DUE TO THE FACT THAT THE INTERNAL PROPERTY LINES ARE LOCATED IN THE WETLANDS WE ARE ASKING FOR A WAIVER OF THE BUFFERS DUE TO THE EXISTING VEGETATION AND GREATER SEPARATION DUE TO THE AREA OF THE WETLANDS THAN THE REQUIREMENTS OF THE BUFFERS AND WE ARE ALSO ASKING FOR A WAIVER FROM THE BUFFER BETWEEN AREA 3 AND THE SANTEE RIVER FACILITY DUE TO THE EXISTENCE OF THE PLATTED 50' NATURAL BUFFER ON THE ADJACENT PROPERTY.



SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL

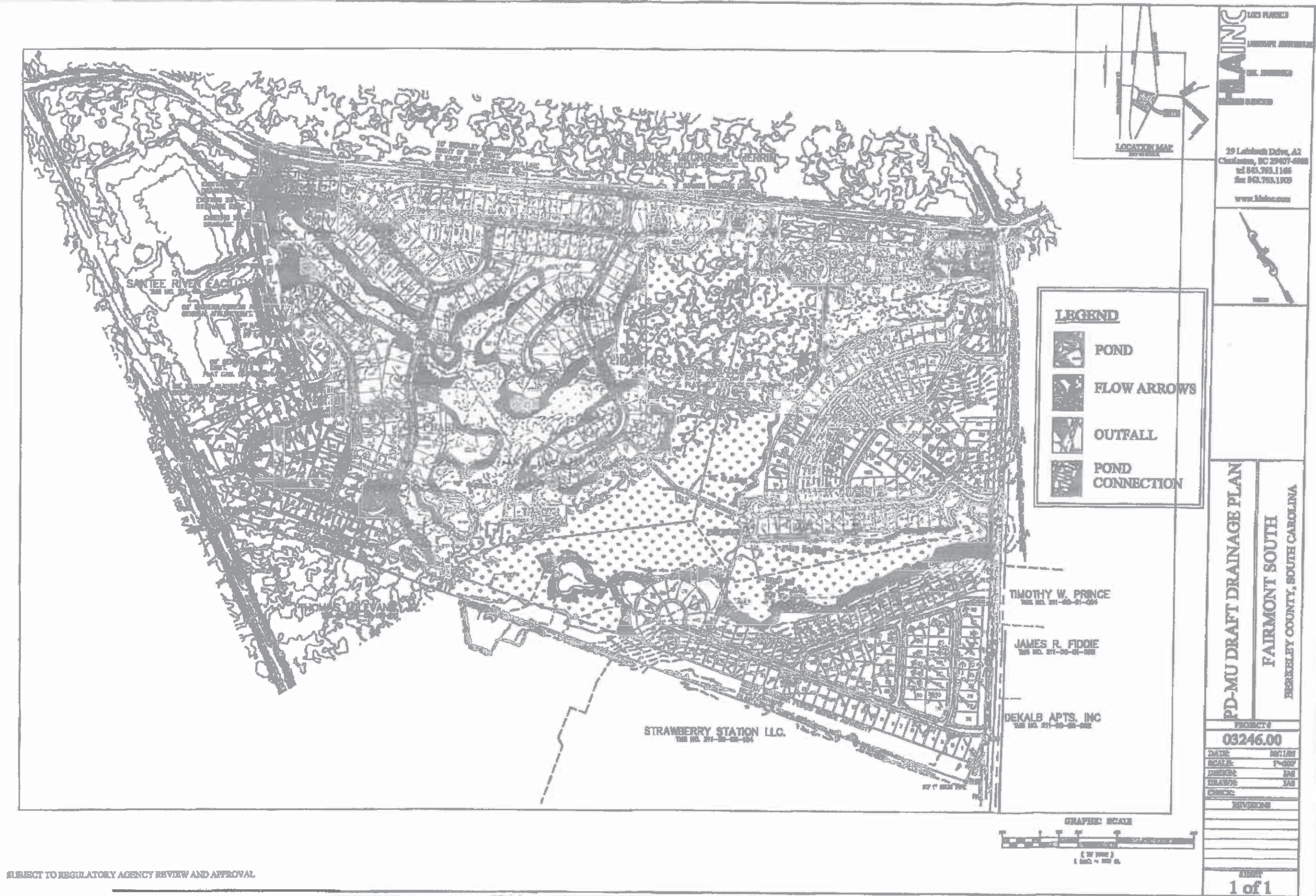
PD-MU MASTER PLAN

FAIRMONT SOUTH
BERKELEY COUNTY, SOUTH CAROLINA

PROJECT #	03246.00
DATE:	05/23/05
SCALE:	1"=200'
DESIGN:	JAS
DRAWN:	JAS
CHECK:	

REVISIONS
05-28-17 revised per PUD amendment MHM
10-17-17 revised per PUD amendment MHM

SHEET
1 of 1
EXHIBIT



SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL.

EXHIBIT

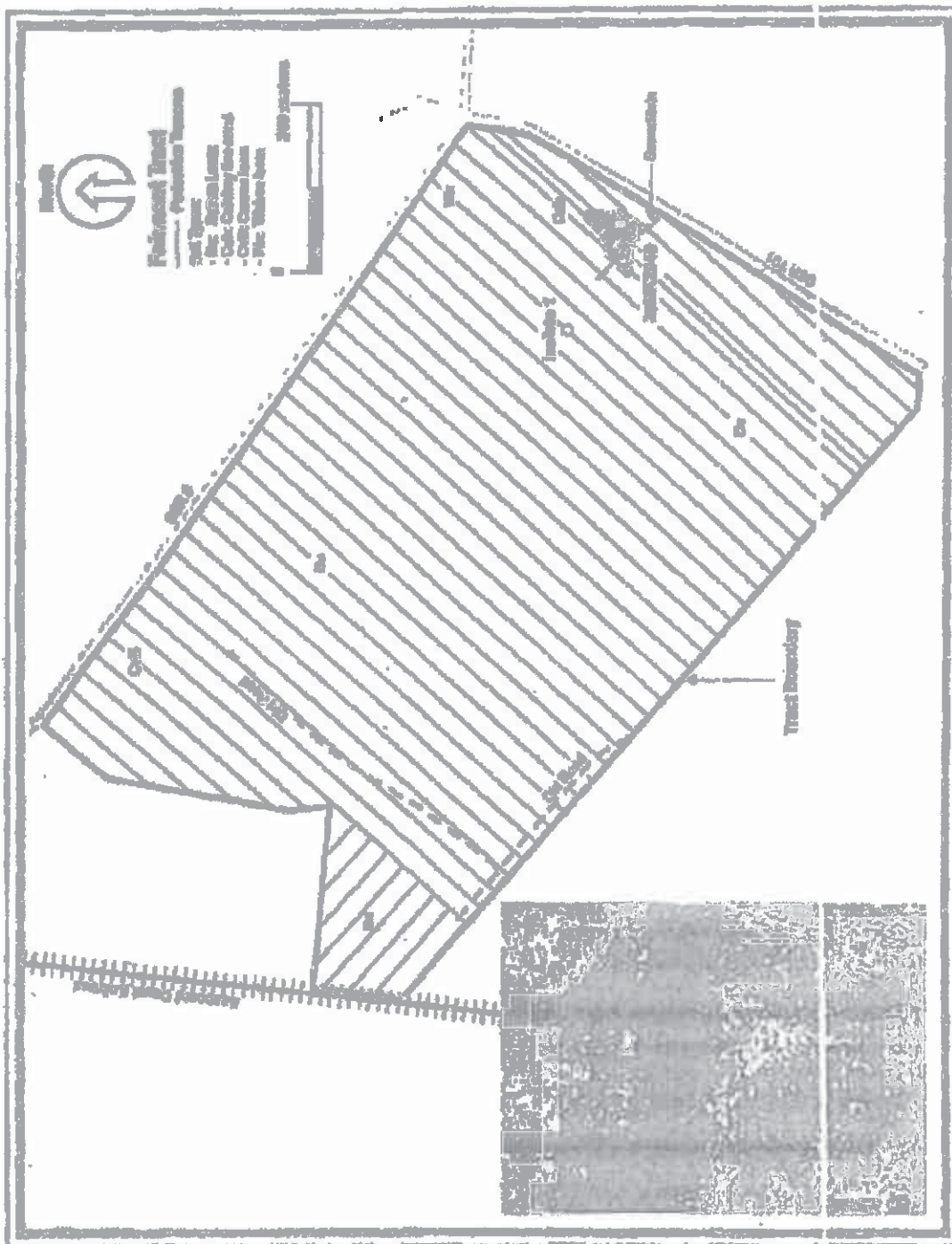
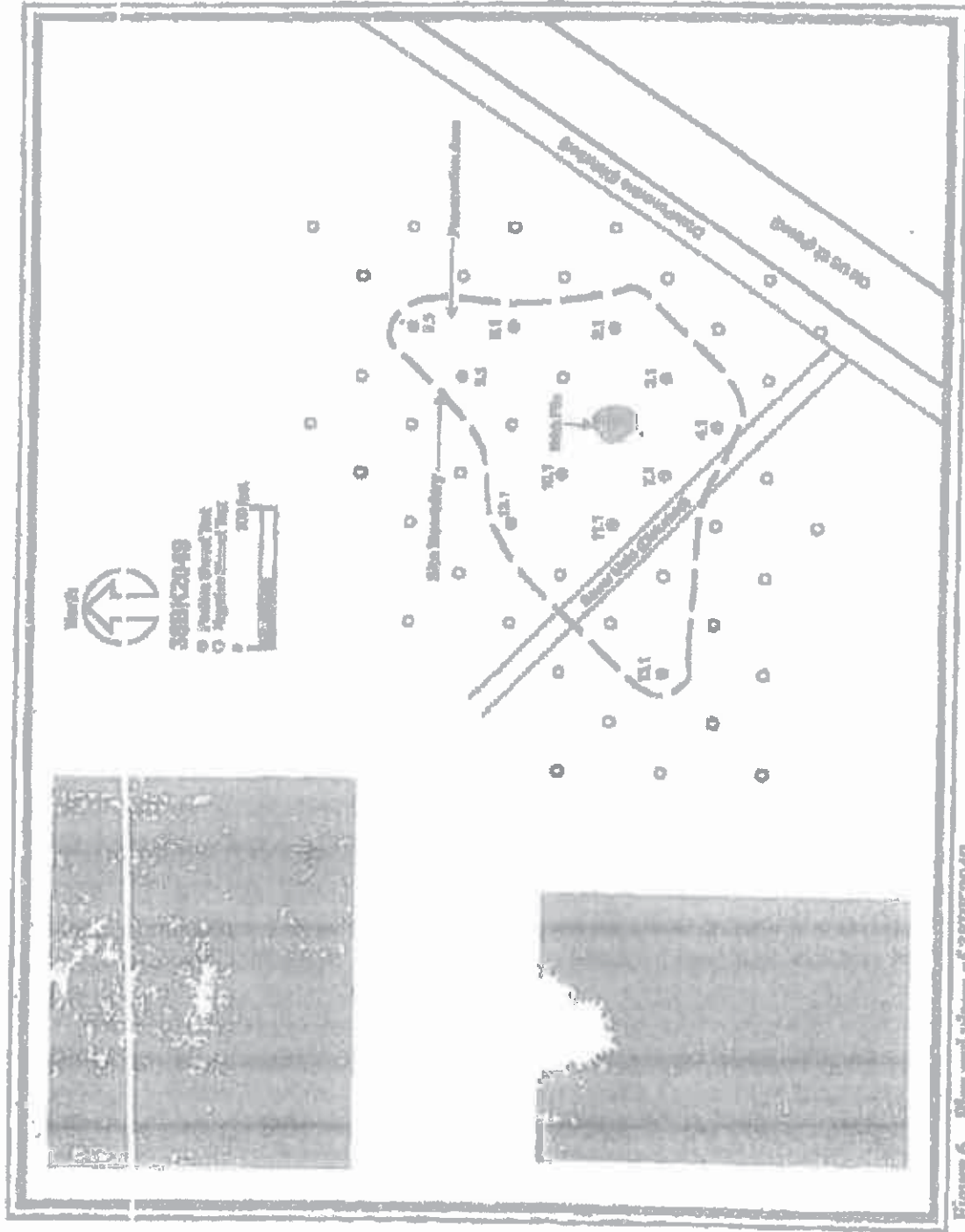


Figure 5. Plan of protection transects around the project tract.



DEVELOPMENT SUMMARY:

TMS#: 211-00-02-109
ACREAGE SUMMARY:
HIGHLAND: 7.17 AC.(NET ACREAGE)
WETLAND: 4.56 AC.(JURISDICTIONAL)
TOTAL: 11.73 AC.(GROSS AREA)
ZONING: PD-MU

PROPOSED USE: SINGLE FAMILY ATTACHED

MINIMUM LOT SIZE: 1,000 SF

FLOOD ZONE: AE (EL. 14), X (SHADED), AND X AS PER FEMA MAP NUMBER 45015C0585D, COMMUNITY PANEL NUMBER 45015C 0585 D EFFECTIVE DATE OCTOBER 16, 2003.

FLOOD ZONE X IS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FLOOD ZONE X (SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

FLOOD ZONE AE - BASE FLOOD ELEVATION HAS BEEN DETERMINED.

DEVELOPMENT SUMMARY CONT'D:

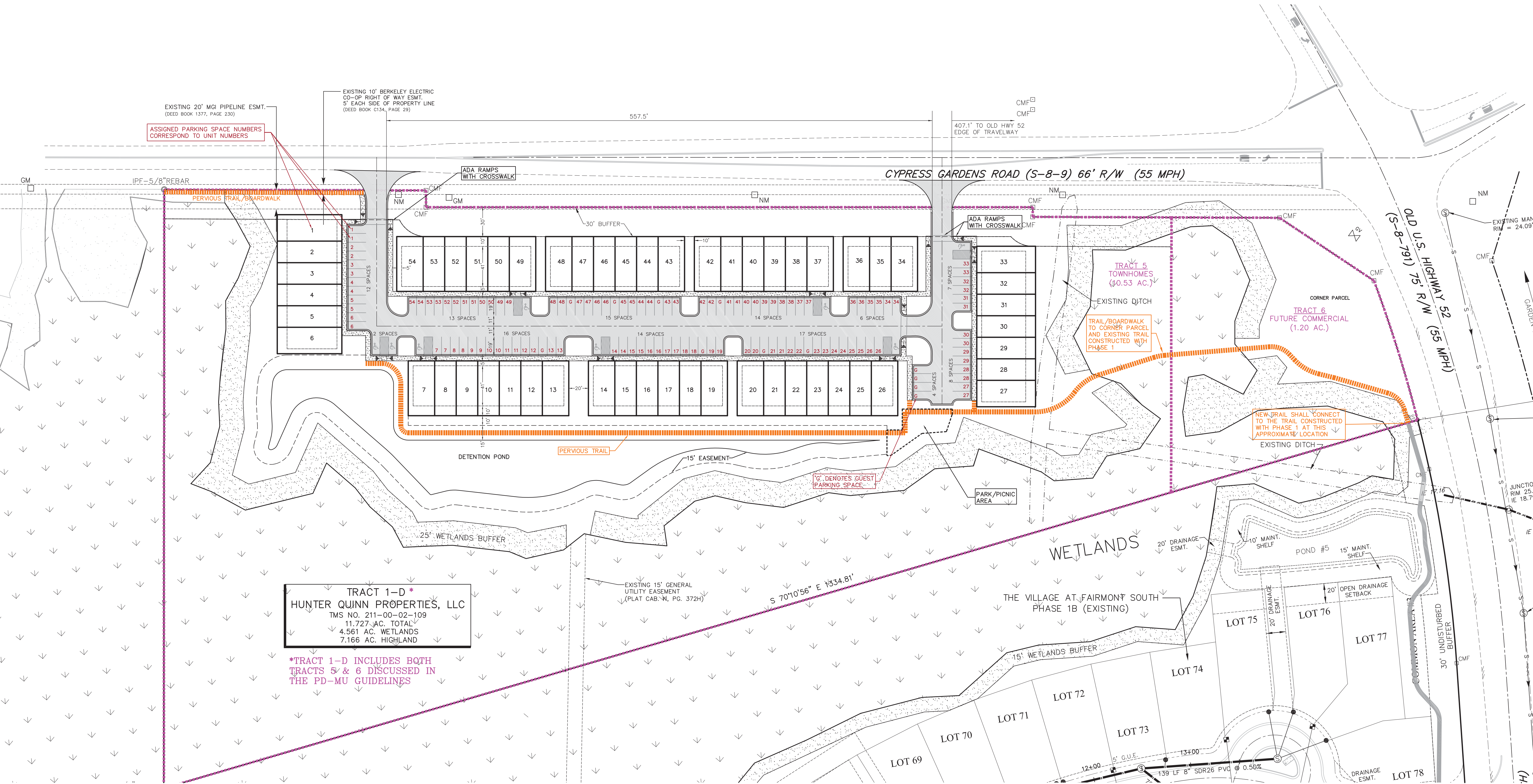
PROPOSED SETBACK REQUIREMENTS:
FRONT - 5'
REAR - 10'
SIDE - 5' (0' FOR SHARED WALL)

PARKING SUMMARY (SUBJECT TO CHANGE):
ASSIGNED SPACES - 108
GUEST SPACES - 12
HANDICAP SPACES - 8
TOTAL SPACES - 128

NUMBER OF LOTS/UNITS: 54 SHOWN (SUBJECT TO CHANGE)

ALLOWED NUMBER OF UNITS:
CURRENTLY PER APPROVED PD: 40 - 135 UNITS
PROPOSED WITH AMENDED PD: 30 - 60 UNITS

THE FINAL NUMBER OF UNITS AND LOT SIZES ARE SUBJECT TO CHANGE DUE TO REQUIRED EASEMENTS, OPEN DRAINAGE SETBACKS, OR OTHER REQUIREMENTS THAT SHALL BE DETERMINED DURING FINAL DESIGN AND PERMITTING FOR THE SITE.



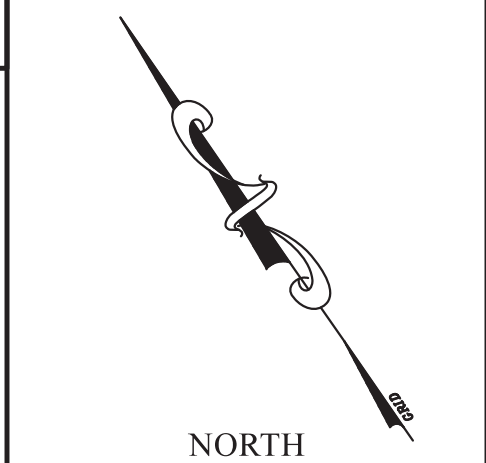
NOTE: THIS IS A CONCEPTUAL LAYOUT. THE NUMBER OF UNITS AND PARKING SPACES SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE.

SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL

HLA INC

LAND PLANNING
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
SURVEYING

HLA, Inc.
29A Leinbach Drive
Charleston, SC 29407-6988
tel 843.763.1166
fax 843.763.1909
www.hlainc.com



CONCEPTUAL SITE LAYOUT

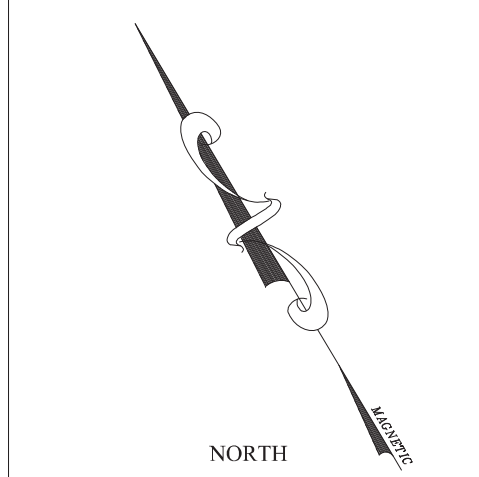
THE VILLAGE AT FAIRMONT SOUTH

TRACT 1-D

BERKELEY COUNTY, SOUTH CAROLINA

PROJECT	03246.20
DATE:	08-28-2017
SCALE:	1" = 50'
DESIGN:	RGW
DRAWN:	RGW
CHECK:	
REVISIONS	
△ REVISE PER COUNTY	RGW
COMMENTS DATED 09/27/2017	10/17/2017
△ REVISE PER COUNTY	RGW
COMMENTS DATED 11/20/2017	11/21/2017

SHEET	1 of 1
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PD-MU MASTER PLAN
FAIRMONT SOUTH
BERKELEY COUNTY, SOUTH CAROLINA

PROJECT #	
03246.00	
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DESIGN:	JAS
DRAWN:	JAS
CHECK:	
REVISIONS	
08-28-17 revised per PUD amendment	MHM
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SHEET	
1 of 1	



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