

# Planned Unit Development (PUD) Development Guidelines & Land Use Plan



**City Project ID # 151230-RiverRd-2**

**City of Charleston**  
John's Island, SC  
February 11, 2016

Originally Approved: August 16, 2005 #2005-331

Previously Amended: October 9, 2012 #2012-378

Previously Amended: June 16, 2015 #2015-069



## **RELATIONSHIP TO THE CITY OF CHARLESTON ZONING ORDINANCE**

The Development Guidelines and Land Use Plan for the Stonoview 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 Stonoview PUD except in conformance with these guidelines and regulations. Unless modified herein, definitions of terms used in the Stonoview PUD development 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 Stonoview PUD Master Plan shall follow Article 9 of the Zoning Ordinance of the City of Charleston.

The Stonoview PUD Master Plan was approved by Charleston City Council on \_\_\_\_\_,  
Ordinance Number \_\_\_\_\_.

# Stonoview PUD Zoning Revision

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## I. Executive Summary

The Stonoview development is located in the City of Charleston, on John’s Island, South Carolina. The development’s access is on the east side of River Road, approximately 1.2 miles south of the Maybank/River Road intersection. The property borders the Stono River to the East and River Road to the West. A South Carolina Electric & Gas power line easement occupies 0.81 acres of the northeast corner of the property. The future Interstate 526 Right-of-Way boundary will occupy 0.41 acres directly northeast of the power line easement.

The original property includes the tax map numbers of 315-00-00-012, 315-00-00-047, 315-00-00-120 with the proposed addition of parcels 345-00-00-073 and 345-00-00-163. The total area is 234.55 acres. The property is to be developed by River Road Development, LLC. We are seeking the expansion of Planned Urban Development (PUD) zoning as our site contains special grand tree resources and we believe the plan for this residential community is unique. We request the continued PUD zoning for flexibility of design and layout of lot sizes, setbacks, lot widths, pavement and sidewalk design to mitigate adverse impacts to grand trees, and to assist in the preservation of other environmental and aesthetic resources on the site.

An endangered species investigation and cultural assessment report were conducted and are included separately. Neither report found any direct evidence of impacts to endangered species or historically significant resources on the site.

The intended development of the land is for single family residences with a **minimum 1-acre** waterfront amenity zone (including a waterfront park) providing the neighborhood with direct access to the Stono River. The project intends to preserve, to the best of its ability, the natural conditions of the subject property in order to maintain the charming characteristics of Charleston, John’s Island, and the Stono River area. Each home will be carefully situated in order to protect trees, wetlands, and other natural resources.

## II. Land Use

The intended use of the land is for the development of single family residential housing. A land use plan has been prepared and constitutes Appendix A. The existing area breakdown is summarized below:

Area in Saltwater Marsh	56.38 acres
Area Freshwater Wetlands	14.00 acres
Highland Area	164.17 acres
<b>Total Area</b>	<b>234.55 acres</b>

The total number of lots shall be no greater than 379, providing a net density of 2.3 lots per buildable highland acre.

### **III. Zoning Criteria**

**Lot Requirements:** The proposed development is single-family detached housing with minimum lot sizes of five thousand (5000) square feet. Exceptions shall be for unusual circumstances involving tree preservation. The minimum lot frontage shall be fifty (50) feet. The minimum setbacks are ten (10) feet from the front and rear property lines and five (5) feet from the side property lines. Front porch steps may encroach five (5) feet into the front setback. Maximum lot occupancy is to be one primary dwelling per lot. The minimum lot frontage shall be fifty (50) feet and thirty (30) feet on cul-de-sacs. Flag lots and drives shall have a twenty (20) foot frontage. The maximum lot coverage with primary and secondary structures shall be 70%.

**Height Requirements:** The primary residence shall have a height restriction of forty (40) feet from the lowest curb line elevation adjacent to the site. Properties located within a Flood Insurance Rate Map (FIRM) special flood hazard area shall be permitted to have dwellings with a maximum height, not to exceed forty-five (45) feet. Exceptions will include special architectural features such as chimneys, cupolas and elevator overrides.

**Accessory Buildings:** Accessory buildings shall have requirements such that they must be setback five (5) feet from the front property line, five (5) feet from each side property line, and five (5) feet from the back property line. Accessory buildings shall have a maximum height of twenty-five (25) feet and a maximum area of eight hundred (800) square feet of conditioned living space. Accessory buildings can include heated living or office space and must maintain a similar exterior finish and architectural appearance to that of the primary residence.

**Parking and Boat Storage:** Parking shall be accommodated with driveways and off-street parking. Boat storage and access shall be allowed in designated areas to be determined by the Homeowners Association.

For all other permitted uses, please refer to the City of Charleston Zoning Ordinance.

### **IV. Open Space**

Open space calculations are based on the total area from River Road to the OCRM delineated critical line. Stonoview property also contains 56.38 acres of saltwater marsh which is to be

considered a conservation area, and shall not be included in the accessible open space calculations. The total area from which open space calculations shall be made is 126.45 acres, consisting of the area between River Road and the OCRM delineated critical line, and including freshwater wetlands. Twenty (20%) percent of the site area, or 46.91 acres, shall be required for total open space. The total usable open space shall be twenty-five (25%) percent of the total open space, and shall be a minimum of 11.73 acres.

A waterfront park is planned to stretch along the Stono River, providing waterfront access to the entire community. Pathways and pocket parks will meander throughout the development and amongst the wetland areas. The Stonoview Homeowners Association (HOA) shall own and maintain these areas.

## **V. Buffers**

**Critical Line Buffers:** The critical line will be determined, reviewed and administered by the Department of Health & Environmental Control (DHEC) and the Office of Coastal Resource Management (OCRM) as well as the U.S. Army Corps of Engineers (USACE). The critical line buffers will be established and enforced by the City of Charleston.

**Freshwater Wetland Buffers:** Freshwater wetland buffers will be determined, reviewed and administered by the Department of Health & Environmental Control (DHEC) and the Office of Coastal Resource Management (OCRM) as well as the U.S. Army Corps of Engineers (USACE); to include buffer minimums, delineations and averaging. Exceptions shall be considered in areas where tree preservation prevails. Walking paths and trails shall be permitted in these buffers if permitted by the U.S. Army Corps of Engineers (USACE). If necessary, utility easements may occupy the wetland buffers.

**Ownership and Maintenance:** Buffers located in areas belonging to the Homeowner's Association (HOA) shall be maintained by the HOA. These include walking trails, parks, detention ponds, and all buffers not directly located within individual lot boundaries. Buffers that are directly adjacent to or within lot boundaries shall be maintained by that lot owner. These buffers include critical line buffers located between individual lots and the critical line.

## **VI. Tree Summary**

The Stonoview 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 shall 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. In cases where critical root zone impact is necessary (such as home, driveway & hardscape location), tactics for minimal impact via materials, installation & treatment will be upon the recommendation of a Certified Arborist.

## **VII. Right-Of-Way (ROW)**

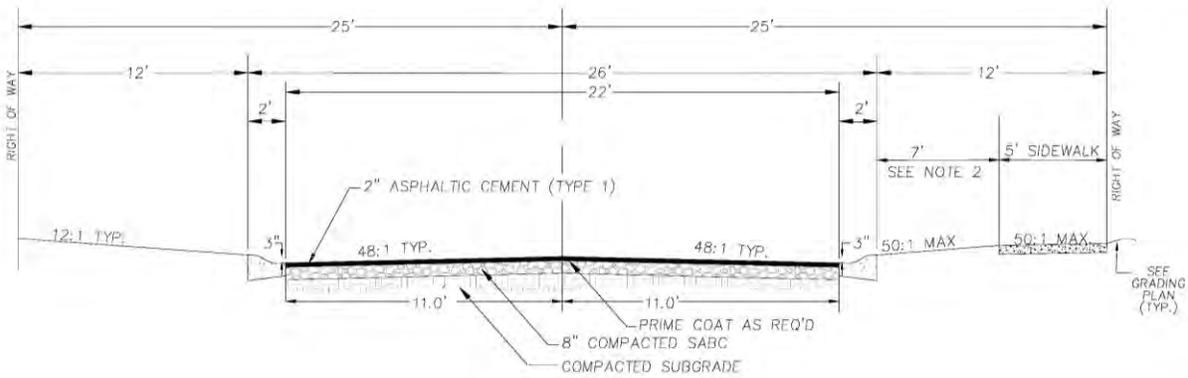
All Rights-of-Way (ROWs) shall be public and built to the City of Charleston's standards. Public street ROWs will be a minimum of fifty (50) feet throughout the subdivision except in the area of the entrance, where the ROW shall be a minimum of seventy (70) feet. The paved section shall meet the City Zoning Criteria for twenty-two (22) feet (excluding curb and gutter), except in areas where grand trees are to be preserved. In these areas, it is proposed that pavement widths may be reduced to twenty (20) feet, exclusive of curb and gutter. Any proposal for pavement reduction shall be negotiated, reviewed, and approved by the City of Charleston Technical Review Committee staff. Modified ("rollback") curb and gutter is proposed with a standard five (5) foot sidewalk, reducing down to four (4) foot where adjacent to tree critical root zone and/or wetland areas of sensitivity, sidewalk on one side of the street. In areas where grand trees are to be preserved, vertical curb may be considered. Rights-of-way throughout the project including cul-de-sacs will be designed to accommodate emergency vehicles and public service vehicles.

Lighting and signage shall not obstruct traffic and will be placed in the Right-of-Way (to include the verge) in accordance with City of Charleston regulations.

Street Trees shall be provided throughout the development. Street tree layout shall be in accordance with the City of Charleston Street Tree Manual and approved by the Technical Review Committee (TRC).

The intent for accessibility throughout the project is to provide that all public Rights-of-Way and all amenities be ADA compliant.

Sight distance visibility at all exits and/or intersections will be maintained in accordance with SCDOT Access and Roadside Management Standards (ARMS) Manual.



- NOTES:
1. ALL ROADWAY AND DRAINAGE WORK SHALL CONFORM WITH CURRENT SCDOT AND CITY OF CHARLESTON SPECIFICATIONS.
  2. SEE PLAN FOR SIDEWALK LOCATIONS, SHOULDER CROSS-SLOPE SHALL BE LIMITED TO 2% WHERE SIDEWALKS EXIST.

### VIII. Drainage Basin Analysis

The total acreage is approximately two hundred thirty-five (235) acres, and includes approximately thirteen (14) acres of jurisdictional fresh water wetlands. There are nearly fifty-seven (57) acres of salt water marsh. The wetlands and the critical area have been determined and certified by the COE and OCRM. The majority of the undeveloped land is wooded and the remaining consists of fields and irrigation/drainage ditches that had an agricultural use at one time. The ditches flow towards the Stono River and will be periodically maintained before they make outfall to the marshes of the River. On-site drainage on undeveloped areas sheet flows to drainage ditches where it is carried to the Stono River. The topography has elevations ranging from approximately seventeen (17) feet near River Road to four (4) feet Mean Sea Level (NAVD 29). The proposed project area included in the PUD amendment will include a drainage study and drainage plans designed and developed in accordance with City and State requirements; including the City’s Stormwater Design Standards Manual (SDSM).

### IX. Traffic Study

The traffic study is provided under a separate cover as Appendix F, Stonoview Traffic Study, by SRS Engineering Consultants, dated January, 2015. This study addresses traffic generation from all phases of Stonoview.

## **X. Cultural Resources**

The cultural resource assessment is provided under a separate cover as Appendix G, by Chicora Foundation, Inc., dated March 10, 2005 with an update by Brockington & Associates dated 2005. An additional cultural resource assessment by Brockington Cultural Resource Consulting, dated August 2014, has been provided for the parks at Stonoview parcels (TMS 345-00-00-073 and 345-00-00-163).

## **XI. Utilities**

**Potable Water:** Potable water is to be provided by St. Johns Water System. Phase 1 of the system is already constructed and permitted for operation by SCDHEC. Additional phases of the water system will be designed in accordance with St. Johns Water Company standards and permitted through the South Carolina Department of Health and Environmental Control. All resources shall be utilized so that adequate fire flow will be provided to meet the City fire protection standards. Fire protection design requirements have been provided by the City of Charleston Fire Department. The water distribution system will be designed to meet these requirements.

**Wastewater:** Wastewater service is provided by Charleston Water System. A regional wastewater pump station owned by CWS has been constructed to serve the growing area near Stonoview. This regional facility has been permitted for operation by SCDHEC and is currently in service. This system is connected to other existing CWS wastewater infrastructure on John's Island. Wastewater system extensions to serve future phases will be designed in accordance with CWS Standards and permitted through SCDHEC for construction and operation. All supplementary material, including public utility letters confirming availability, shall be provided to the City of Charleston when they become available.

### **Open Conveyances:**

#### Tract A & B

A minimum easement width for any open conveyance is twenty-four (24) feet. For open conveyances greater than four feet wide and/or four feet deep the drainage easement width shall accommodate a five (5) foot shoulder and a fifteen (15) foot maintenance shelf from top of bank.

#### Tract C & Beyond

Tract C and all future phases will follow the guidelines set forth in section 3.8.2 of the Stormwater Department Standards Manual (SDSM).

## **XII. Signage**

A Master Signage Plan will be developed for the entire site. Entry Monuments, Signage, Landscape and supporting infrastructure (such as landscape lighting & irrigation) shall be exempt from the City Buffer ordinance & encroachment requirements for River Road (Sec. 54-349). Monument descriptions for the development are as follows:

**Entry Monuments:** Two sets of entry monuments will be placed at the neighborhood's primary entrances along River Road. These signs will conform to size and height requirements per Section 54-415 of the City of Charleston's Zoning Ordinance.

**Street Monuments:** Street monuments will be placed at each intersection within the development. Approximate quantities will be determined per intersection. These street monuments will be custom designed, and will replace the use of standard City and State DOT signage. Street monument locations will occur inside the public Rights-of-Way, being constructed of breakaway materials. Repair and maintenance of Street Monuments will be the responsibility of the Homeowner's Association (HOA). Signage construction details will be coordinated with the City of Charleston's Department of Traffic & Transportation.

**Address Monuments:** One address monument sign will be placed near the intersecting access sidewalk or driveway for each home site. Address monument locations to occur adjacent to and outside of the public Rights-Of-Way.

Please refer to Appendix D for the Monuments & Signage Exhibit.

APPENDIX A

## **Land Use Plan**

### STONOVIEW ACREAGE CHART

PHASE	AREA
SFR - SINGLE FAMILY RESIDENTIAL	82.62 AC
OS - OPEN SPACE	126.45 AC
PUMP STATION	00.25 AC
R.O.W.	25.23 AC
<b>TOTAL AREA:</b>	<b>234.55 AC</b>

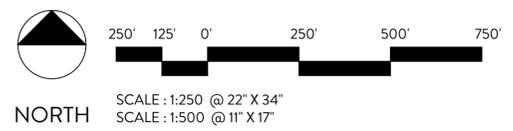
### STONOVIEW OPEN SPACE ACREAGE CHART

OPEN SPACE	AREA
ACTIVE OPEN SPACE	39.02 AC
OS - OPEN SPACE:	87.43 AC
• PONDS	17.05 AC
• WETLANDS	14.00 AC
• SALT MARSH (CONSERVATION)	56.38 AC
<b>TOTAL OPEN SPACE:</b>	<b>126.45 AC or 53.91%</b>



### LAND USE LEGEND

- SFR - Single Family Residential: 82.62 AC  
• 379 Units
- R.O.W. - 25.23 AC
- OS - Open Space: 126.45 AC
- Ponds
- Pump Station
- Salt Marsh (Conservation)
- Multi-Use Trail



APPENDIX B

**Open Space Plan**

**STONOVIEW ACREAGE CHART**

PHASE	AREA
SFR - SINGLE FAMILY RESIDENTIAL	82.62 AC
OS - OPEN SPACE	126.45 AC
PUMP STATION	00.25 AC
R.O.W.	25.23 AC
<b>TOTAL AREA:</b>	<b>234.55 AC</b>

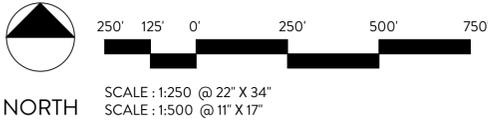
**STONOVIEW OPEN SPACE ACREAGE CHART**

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ACTIVE OPEN SPACE	39.02 AC
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• SALT MARSH (CONSERVATION)	56.38 AC
<b>TOTAL OPEN SPACE:</b>	<b>126.45 AC or 53.91%</b>



**OPEN SPACE LEGEND**

- OS - Open Space Tract: 87.43 AC
  - Ponds: 17.05 AC
  - Wetlands: 14.00 AC
  - Salt Marsh (Conservation): 56.38
- Active Open Space: 39.02 AC
- Multi-Use Trail



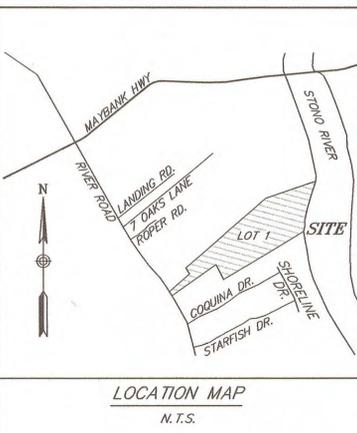
## APPENDIX C

# Existing Conditions



STONOVIEW - PUD REVISION JOHN'S ISLAND, SC 01.07.16

AERIAL



**NOTES:**

1. THIS PROPERTY IS LOCATED IN FLOOD ZONES X, AE AND VE (EL. AS SHOWN) PER GRAPHIC PLOTTING ONLY, AS PER F.E.M.A. MAP NUMBER 455412 0660 J, EFFECTIVE DATE NOVEMBER 17, 2004.
2. AREA WAS DETERMINED BY COORDINATE METHOD.
3. CHARLESTON COUNTY TMS 315-00-00-012 & 315-00-00-047.
4. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS SURVEY IS FOR DESCRIPTIVE PURPOSES ONLY.
5. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
6. TOTAL NUMBER OF LOTS IN THIS PHASE IS 112.
7. LARGEST LOT IS LOT 136 (36,421.15 S.F. OR 0.836 AC.)
8. SMALLEST LOT IS LOT 84 (5,027.19 S.F. OR 0.115 AC.)
9. PER REFERENCED PLAT, THERE ARE NO JURISDICTIONAL WETLANDS LOCATED ON THIS PROPERTY.
10. ALL AREAS OUTSIDE LOT BOUNDARIES OF PHASE 1 WILL BE OWNED & MAINTAINED BY THE STONOVUEV HOA.
11. PROPOSED 10' BUFFER WITHIN LOTS SHALL BE MAINTAINED BY LOT OWNER.
12. PROPOSED BUFFER AREAS OUTSIDE LOTS SHALL BE MAINTAINED BY THE STONOVUEV HOA.
13. WASTEWATER DISPOSAL SHALL BE PROVIDED BY CHARLESTON WATER SYSTEM.
14. WATER DISTRIBUTION SHALL BE PROVIDED BY ST. JOHN'S WATER COMPANY.
15. THE CRITICAL LINE BUFFER SHOWN HEREON IS UNDER THE JURISDICTION AND PERMITTING AUTHORITY OF THE CITY OF CHARLESTON. ANY ALTERATION OF THE BUFFER AREA MUST BE APPROVED BY THE CITY OF CHARLESTON. SEE THE CITY OF CHARLESTON ZONING ORDINANCES FOR CRITICAL LINE BUFFER RESTRICTIONS.
16. USABLE HOA AREAS DO NOT INCLUDE WETLANDS, WETLAND BUFFERS OR PROPOSED STORMWATER PONDS (TYP).
17. PER SCDOT ENCROACHMENT PERMIT #149012 AND 149094, HOA-2 RECEIVES STORMWATER RUNOFF FROM APPROX. 200LF OF THE NORTH BOUND SHOULDER ALONG THE RIVER ROAD RIGHT-OF-WAY AS PART OF THE DEVELOPMENT'S OVERALL STORMWATER SYSTEM.
18. ALL EASEMENTS ARE NEW UNLESS NOTED OTHERWISE.
19. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE CITY OF CHARLESTON ZONING AND LAND DEVELOPMENT REGULATIONS.
20. BY THE APPROVAL AND RECORDING OF THIS PLAT, THE 50' PRIVATE EASEMENT RECORDED IN DEED BOOK 286, PAGE 474 IS REPLACED BY THE NEW 50' INGRESS/EGRESS EASEMENT SHOWN HEREON.
21. ALL H.O.A. AREAS HAVE AN ACCESS EASEMENT COVERING THE ENTIRE AREA.

**LEGEND**

—●—	PROPERTY LINE WITH PROPERTY CORNER SET (SEE NOTE #3)
- - - - -	RIGHT OF WAY LINE
— — — — —	CENTER LINE
- - - - -	ADJACENT PROPERTY LINE
- - - - -	CRITICAL LINE
D/E	DRAINAGE EASEMENT
E.S.	EACH SIDE
G.U.E.	GENERAL UTILITY EASEMENT
H.O.A.	HOME OWNERS ASSOCIATION
S/E	SEWER EASEMENT
P.M.E.	POND MAINTENANCE EASEMENT
P.E.	PEDESTRIAN EASEMENT
ESMT.	EASEMENT
W	JURISDICTIONAL (FRESHWATER) WETLANDS
⊥	CRITICAL AREA
2390	STREET ADDRESS

**SITE SUMMARY**  
 PHASE 1 = 100.900 AC.  
 FUTURE DEVELOPMENT = 0.017 AC.  
 CONSERVATION AREA = 56.698 AC.  
 PUMP STA = 0.252 AC.  
 RIGHT OF WAY AREA = 8.148 AC.  
 FUTURE RIGHT OF WAY AREA = 0.168 AC.  
 112 LOTS AREA = 22.350 AC.  
 TOTAL HOA = 13.267 AC.

- REFERENCES:**
1. PLAT OF EXISTING LOT 1 CONTAINING 127.10 ACRES OF A PORTION OF WATERLOO PLANTATION PREPARED FOR WATERLOO SUNSET, LLC, JOHNS ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA, BY MARK WOODROW ELLIS, SC PLS NO. 13164, DATED JUNE 14, 2005, AND RECORDED IN PLAT BOOK EJ, PAGES 023-027.
  2. PLAT SHOWING NEW 30' C.W.S. SEWER EASEMENT AND NEW 20' C.W.S. TEMP EASEMENT PREPARED FOR CHARLESTON WATER SYSTEM, DATED JANUARY 9, 2007, BY JOSEPH O. EELMAN, SC PLS NO. 16492, RECORDED IN PLAT BOOK 509, PAGE 0045.
  3. PLAT SHOWING AN ACCESS EASEMENT THROUGH TMS 315-00-00-012 & TMS 315-00-00-047 ALSO A 0.252 ACRE PORTION OF LOT 1 TMS 315-00-00-012 TO FORM PUMP STATION EASEMENT PREPARED FOR CHARLESTON WATER SYSTEM, DATED NOVEMBER 11, 2008, BY JOSEPH O. EELMAN, SC PLS NO. 16492, RECORDED IN PLAT BOOK L09, PAGE 0220.
  4. WETLAND & CRITICAL LINE PLAT PROPERTY OF ST.MARKS LAND CO., LLC, LOCATED IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, DATED AUGUST 2, 2010, BY JOSEPH O. EELMAN, SC PLS NO. 16492.
  5. PLAT SHOWING A 0.606 ACRE PORTION OF LOT "G5" TMS 345-00-00-164 TO FORM A PUMP STATION EASEMENT PREPARED FOR CHARLESTON WATER SYSTEM, DATED MARCH 18, 2009, REVISED OCTOBER 15, 2009, BY JOSEPH O. EELMAN, SC PLS NO. 16492, RECORDED IN PLAT BOOK L09, PAGE 0508.
  6. CRITICAL LINE SURVEY ON A PORTION OF LOT 1 (127.10 ACRES), A PORTION OF WATERLOO PLANTATION, PROPERTY OF RIVER ROAD DEVELOPMENT, LLC, LOCATED ON JOHNS ISLAND, IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, BY ANDREW C. GILLETTE, SC PLS NO. 5933-B, DATED APRIL 24, 2014.
  7. PLAT SHOWING THE PROPERTY LINE ABANDONMENT OF TRACT 1, A 1.027 ACRE TMS 315-00-00-047, TO BE COMBINED WITH LOT 1, 126.796 ACRE, TMS 315-00-00-012, TO CREATE NEW LOT 1, 127.823 AC. ALL PROPERTY OF RIVER ROAD DEVELOPMENT, LLC, DATED SEPTEMBER 25, 2014, BY ANDREW C. GILLETTE, SC PLS NO. 5933-B, RECORDED IN PLAT BOOK L14, PAGES 0394 & 0395.
  8. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR STONOVUEV, RECORDED IN DEED BOOK 0429, PAGE 749 AND AS AMENDED.

**DEDICATION STATEMENT**

BY THE RECORDING OF THIS PLAT AND UPON THE APPROVAL AND ACCEPTANCE BY THE CITY COUNCIL OF CHARLESTON, I HEREBY DEDICATE ALL ROADS, RIGHTS OF WAY, AND EASEMENTS TO THE USE OF THE PUBLIC FOREVER.

*Steve Brock*  
 STEVE BROCK (MANAGING MEMBER)  
 RIVER ROAD DEVELOPMENT, LLC

**OPEN SPACE DEDICATION STATEMENT**

BY THE RECORDING OF THIS PLAT I HEREBY DEDICATE ALL OPEN SPACES TO THE PROPERTY OWNERS ASSOCIATION (H.O.A.) THEIR SUCCESSORS AND ASSIGNS.

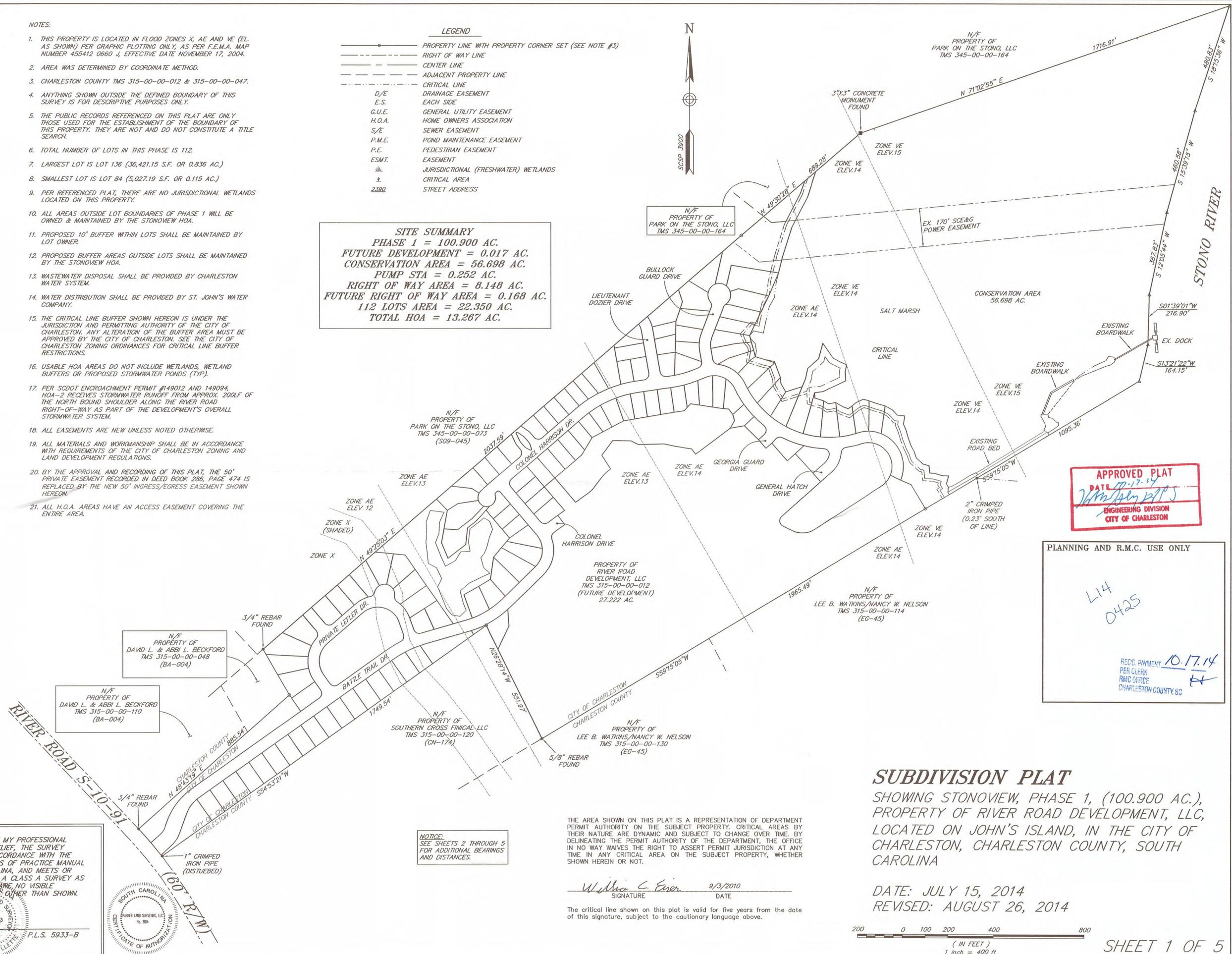
*Steve Brock*  
 STEVE BROCK (MANAGING MEMBER)  
 RIVER ROAD DEVELOPMENT, LLC

**PLS**

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

*Andrew C. Gillette*  
 ANDREW C. GILLETTE  
 No. 5933  
 Tier B  
 P.L.S. 5933-B

**Parker Land Surveying, LLC**  
 5910 Griffin Street  
 Hanahan, SC 29410  
 Phone: (843) 554-7777  
 Fax: (843) 554-7779



**APPROVED PLAT**  
 DATE 7-17-14  
*William C. Evers*  
 ENGINEERING DIVISION  
 CITY OF CHARLESTON

PLANNING AND R.M.C. USE ONLY

L14  
 0425

REC'D. PAYMENT PER CLERK  
 RMC OFFICE  
 CHARLESTON COUNTY, SC  
 10.17.14  
 H

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE OFFICE IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

*William C. Evers* 9/3/2010  
 SIGNATURE DATE

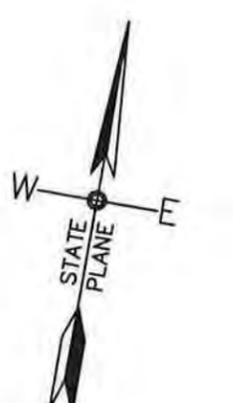
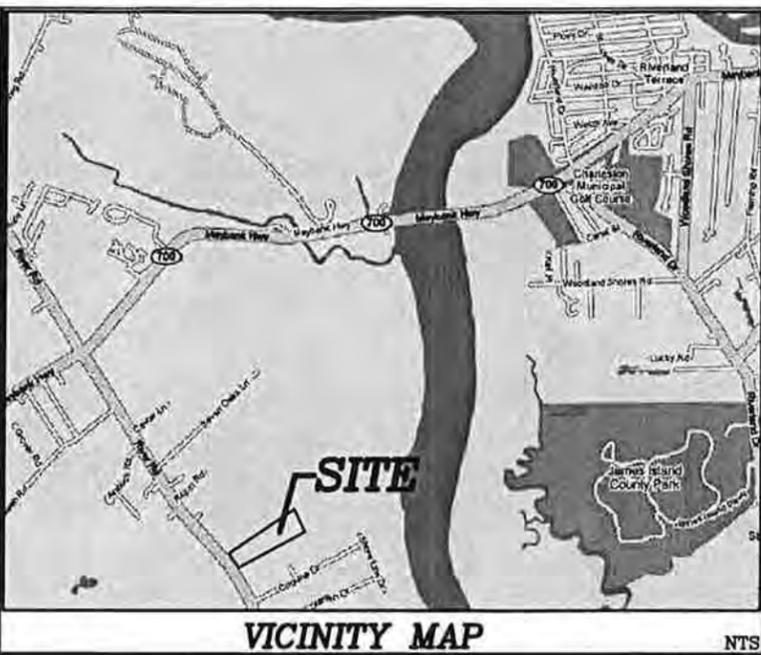
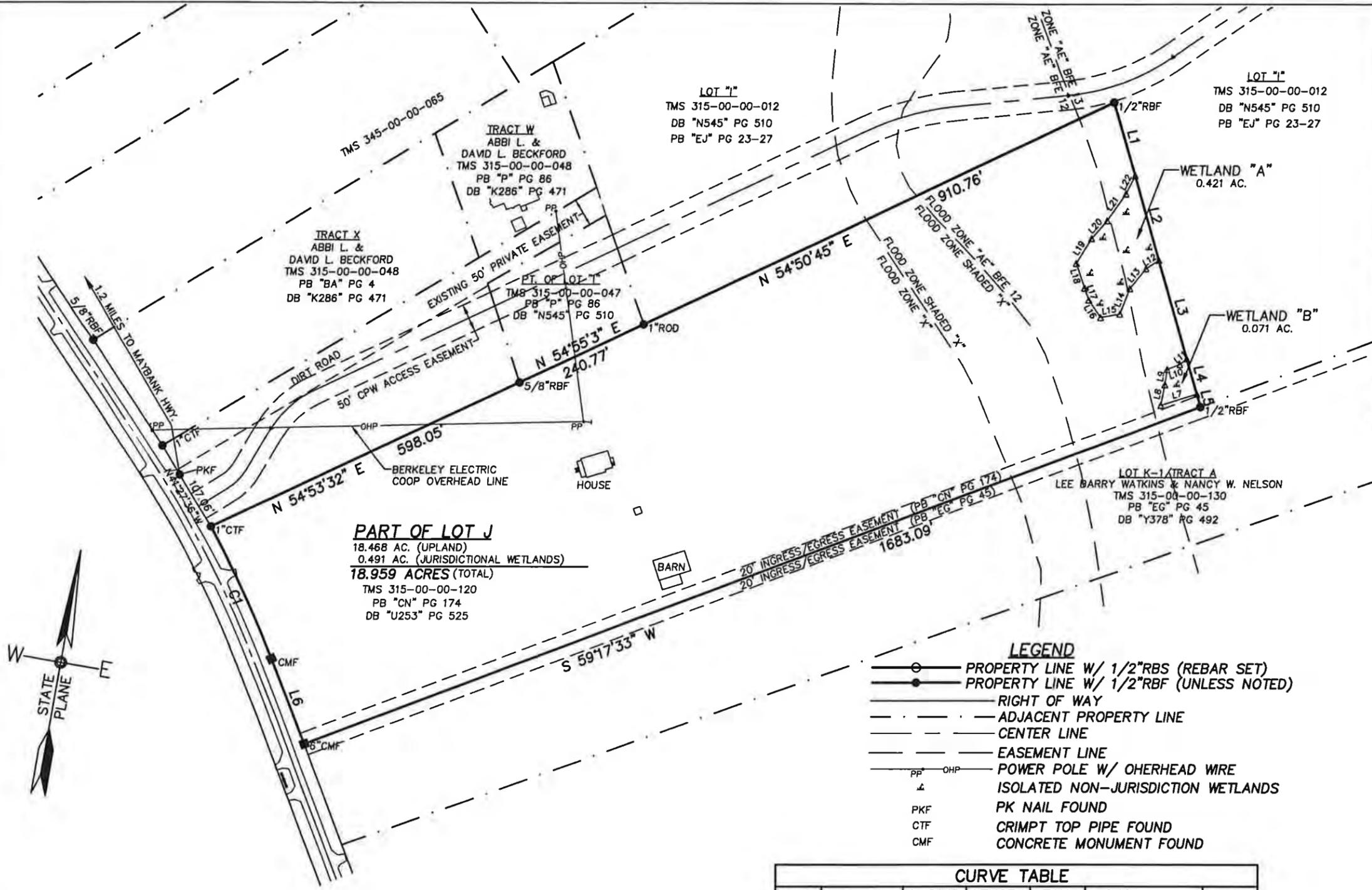
The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

**SUBDIVISION PLAT**  
 SHOWING STONOVUEV, PHASE 1, (100.900 AC.), PROPERTY OF RIVER ROAD DEVELOPMENT, LLC, LOCATED ON JOHN'S ISLAND, IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

DATE: JULY 15, 2014  
 REVISED: AUGUST 26, 2014

200 0 100 200 400 800  
 ( IN FEET )  
 1 inch = 400 ft.

**SHEET 1 OF 5**



**PART OF LOT J**  
 18.468 AC. (UPLAND)  
 0.491 AC. (JURISDICTIONAL WETLANDS)  
**18.959 ACRES (TOTAL)**  
 TMS 315-00-00-120  
 PB "CN" PG 174  
 DB "U253" PG 525

**LOT "I"**  
 TMS 315-00-00-012  
 DB "N545" PG 510  
 PB "EJ" PG 23-27

**LOT "I"**  
 TMS 315-00-00-012  
 DB "N545" PG 510  
 PB "EJ" PG 23-27

**TRACT X**  
 ABBI L. &  
 DAVID L. BECKFORD  
 TMS 315-00-00-048  
 PB "BA" PG 4  
 DB "K286" PG 471

**TRACT W**  
 ABBI L. &  
 DAVID L. BECKFORD  
 TMS 315-00-00-048  
 PB "P" PG 86  
 DB "K286" PG 471

**LOT K-1/TRACT A**  
 LEE BARRY WATKINS & NANCY W. NELSON  
 TMS 315-00-00-130  
 PB "EG" PG 45  
 DB "Y378" PG 492

- LEGEND**
- — PROPERTY LINE W/ 1/2"RBS (REBAR SET)
  - — PROPERTY LINE W/ 1/2"RBF (UNLESS NOTED)
  - — — — — RIGHT OF WAY
  - — — — — ADJACENT PROPERTY LINE
  - — — — — CENTER LINE
  - — — — — EASEMENT LINE
  - PP — OHP — POWER POLE W/ OHERHEAD WIRE
  - ▲ — ISOLATED NON-JURISDICTION WETLANDS
  - PKF — PK NAIL FOUND
  - CTF — CRIMPT TOP PIPE FOUND
  - CMF — CONCRETE MONUMENT FOUND

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TAN.	CHORD BRG	CHORD
C1	7°33'39"	1940.23	256.04	128.20	N 34°38'32" W	255.85

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 26°22'8" W	131.80
L2	N 26°22'8" W	153.48
L3	N 26°22'8" W	179.37
L4	N 26°22'8" W	64.55
L5	N 26°22'8" W	23.46
L6	N 31°22'46" W	160.97
L7	S 62°37'6" W	66.97
L8	N 0°57'52" E	37.03
L9	N 1°30'28" W	27.09
L10	N 58°43'43" E	24.21
L11	N 40°26'44" E	15.72

LINE TABLE		
LINE	BEARING	LENGTH
L12	N 47°29'33" E	27.21
L13	N 29°42'41" E	45.33
L14	N 10°57'44" E	47.79
L15	N 69°56'6" E	34.53
L16	S 43°40'26" E	36.64
L17	S 29°5'59" E	22.16
L18	S 28°13'37" E	45.64
L19	S 20°43'0" W	50.26
L20	S 31°14'14" W	41.50
L21	S 24°56'49" W	56.80
L22	S 16°51'20" W	35.48

- SURVEYORS NOTES:**
- THIS PLAT SHOWS ONLY EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR.
  - PROPERTY IS LOCATED IN VARIOUS FLOOD ZONES AS SHOWN HEREON. SCALED FROM FIRM MAP NUMBER 45019C0660J EFFECTIVE DATE: NOV. 17, 2004

- REFERENCE PLATS BY:**
- MARK WOODROW ELLIS - JUNE 14, 2005 "EJ" - 23 TO 27
  - DOUGLAS L. DeWOLFF - SEPT. 6, 2005 "EJ" - 374

RECORDED IN THE CHARLESTON COUNTY REGISTER OF DEEDS PLAT BK. - PG

**PLAT**  
 OF A  
**BOUNDARY SURVEY**  
 SHOWING  
**PART OF LOT "J"**  
 TMS 315-00-00-120  
 PROPERTY OF  
**EMMA G. ANDERSON**  
**LIFE ESTATE**

DEED BOOK "U253" PAGE 525  
 LOCATED ON  
**JOHNS ISLAND**  
**CITY OF CHARLESTON**  
**CHARLESTON COUNTY, SC**  
 SCALE 1" = 200' APRIL 16, 2013



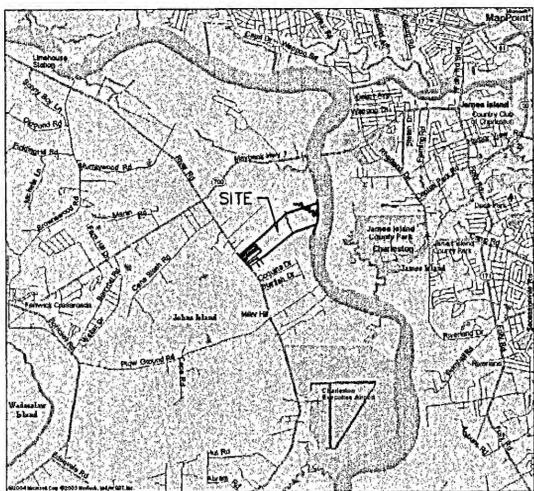
JOSEPH O. EELMAN, PE & PLS  
 1933 CHESTNUT OAK LANE  
 CHARLESTON, SC 29414  
 PH: (843) 478-3937  
 E-MAIL: JEELMAN2@COMCAST.NET

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE WETLAND SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

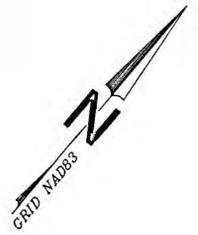


JOSEPH O. EELMAN - SCRLS No. 16492-B

C:\DWCS\WORK\ON THE STONO\05092-EASE.dwg 11/17/2005 3:38:47 PM EST



END 558PG057



SITE MAP

LINE	BEARING	DISTANCE									
L1	S 43°44'22" E	99.62'	L26	S 82°43'44" W	36.61'	L51	N 34°07'34" W	51.86'	L76	N 07°42'57" W	25.44'
L2	S 43°34'31" E	16.43'	L27	S 68°50'04" W	32.00'	L52	N 62°27'10" W	56.00'	L77	N 27°50'18" W	35.12'
L3	S 43°34'31" E	51.57'	L28	S 69°35'59" E	46.02'	L53	N 25°05'45" W	43.96'	L78	N 25°05'45" W	43.96'
L4	S 43°08'45" E	151.17'	L29	S 52°50'01" W	40.70'	L54	N 40°36'33" E	22.44'	L79	N 41°48'52" W	23.44'
L5	S 43°39'59" E	8.43'	L30	S 87°11'24" W	33.38'	L55	N 79°43'12" W	22.95'	L80	N 53°54'47" W	30.53'
L6	S 43°39'59" E	8.43'	L31	N 04°41'02" E	13.90'	L56	N 05°55'01" W	17.05'	L81	N 39°36'34" W	25.93'
L7	N 45°05'16" W	25.91'	L32	N 17°21'02" E	27.49'	L57	N 30°19'20" W	48.30'	L82	N 01°04'07" E	33.30'
L8	N 40°58'06" E	50.07'	L33	N 37°14'47" E	27.77'	L58	N 05°45'30" W	37.15'	L83	N 14°21'10" E	32.88'
L9	N 63°12'50" W	13.45'	L34	N 05°44'29" E	10.40'	L59	N 03°25'35" E	44.02'	L84	N 44°43'29" E	53.13'
L10	S 38°33'35" W	49.40'	L35	S 75°48'33" W	11.68'	L60	N 20°03'02" E	30.03'	L85	N 35°46'52" E	20.17'
L11	N 52°14'43" W	42.80'	L36	N 74°56'01" W	22.71'	L61	N 07°17'42" E	38.20'	L86	N 20°37'58" E	67.78'
L12	N 82°33'00" W	41.87'	L37	N 05°39'27" W	5.69'	L62	N 59°40'18" W	29.84'	L87	N 38°05'59" E	23.58'
L13	N 04°45'54" W	28.04'	L38	N 38°12'31" E	10.67'	L63	S 85°39'32" W	47.46'	L88	S 43°39'59" E	71.01'
L14	N 02°21'30" E	67.58'	L39	N 46°33'56" W	25.93'	L64	S 55°24'36" W	34.10'	L89	S 41°59'08" E	110.85'
L15	N 34°45'54" E	25.50'	L40	N 32°20'49" E	38.32'	L65	N 29°23'32" W	30.18'	L90	S 46°25'29" W	188.82'
L16	N 68°26'14" E	35.36'	L41	N 24°44'39" E	31.50'	L66	N 05°10'35" E	28.28'	L91	S 76°52'02" W	52.67'
L17	N 78°19'33" E	69.48'	L42	S 68°51'20" W	58.12'	L67	N 38°27'53" E	19.27'	L92	S 76°52'02" W	92.14'
L18	N 26°11'15" E	22.47'	L43	N 72°23'36" W	14.66'	L68	N 77°35'32" W	15.76'	L93	N 52°46'41" E	20.07'
L19	N 12°18'40" W	24.41'	L44	N 30°53'21" E	19.34'	L69	N 00°24'33" W	13.16'	L94	N 52°46'41" E	40.14'
L20	N 18°15'27" E	39.93'	L45	N 02°14'41" W	10.38'	L70	N 65°09'05" E	23.37'	L95	S 48°00'52" W	114.37'
L21	S 66°04'26" W	41.26'	L46	N 02°14'41" W	12.47'	L71	N 60°28'16" W	54.52'	L96	N 46°25'29" E	188.81'
L22	N 53°35'48" W	9.43'	L47	N 16°58'52" E	21.03'	L72	N 05°50'18" E	28.78'	L97	N 76°52'02" E	144.80'
L23	N 41°07'10" E	25.92'	L48	N 35°59'33" E	70.74'	L73	N 08°39'41" W	26.18'	L98	S 43°44'59" E	10.00'
L24	N 31°00'57" E	45.20'	L49	N 10°07'12" W	60.95'	L74	N 66°04'36" E	12.66'	L99	S 41°44'59" E	10.00'
L25	N 43°04'38" W	7.10'	L50	N 45°15'44" W	48.98'	L75	N 03°11'21" W	32.50'	L100	S 41°15'29" W	26.55'
									L101	S 41°15'29" W	119.31'
									L102	S 41°59'08" E	173.12'

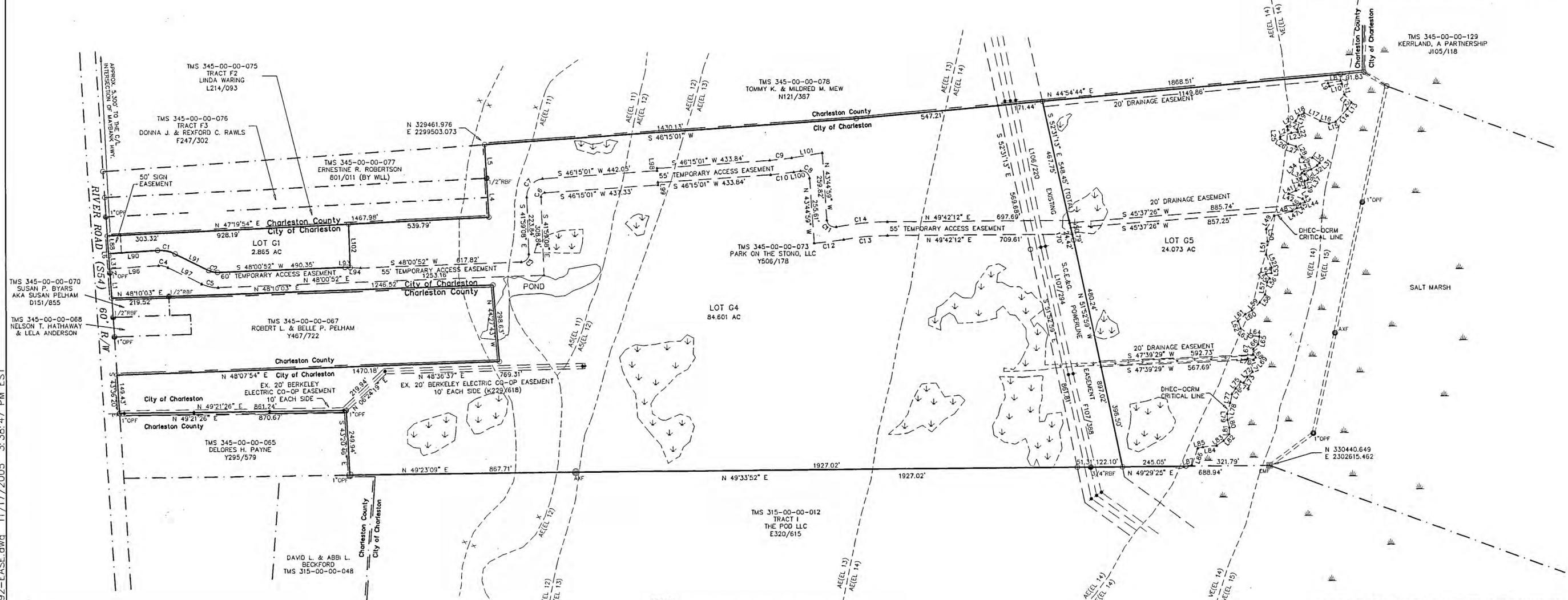
FOR PLANNING AND RMC USE

Charleston, South Carolina  
Office of Register Messie Conveyance  
Plat recorded this 23rd day of November, 2005 at  
11:37 o'clock in Plat Book **EH** Page **374** and tracing cloth  
copy filed in File **8** Drawer **---** Folder **18** Drawing No. **09**  
Original plat (a White Print) delivered to City of Charleston.

*Chad Good*  
Register Messie Conveyance

**APPROVED PLAT**  
DATE: 11-23-05  
*Shawn P. Jones, D.P.C.*  
ENGINEERING DIVISION  
CITY OF CHARLESTON

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	130.00'	69.07'	35.37'	68.26'	S 61°38'45" W	30°26'33"
C2	70.00'	35.25'	18.01'	34.88'	N 62°26'27" E	28°51'10"
C3	30.00'	47.12'	30.00'	42.43'	N 03°00'52" E	90°00'00"
C4	70.00'	37.19'	19.05'	36.78'	S 61°38'45" W	30°26'33"
C5	130.00'	65.46'	33.44'	64.78'	N 62°26'27" E	28°51'10"
C6	15.00'	23.10'	14.55'	20.88'	S 02°07'56" W	88°14'09"
C7	70.00'	107.80'	67.88'	97.46'	S 02°07'56" W	88°14'09"
C8	30.00'	49.74'	32.73'	44.23'	S 88°45'15" W	94°59'32"
C9	972.50'	84.73'	42.39'	84.71'	N 43°45'15" E	4°59'32"
C10	1027.50'	89.53'	44.79'	89.50'	N 43°45'15" E	4°59'32"
C11	30.00'	51.06'	34.22'	45.12'	N 87°20'12" E	97°30'58"
C12	1027.00'	114.53'	57.32'	114.47'	N 42°58'56" E	6°23'22"
C13	980.00'	169.32'	84.87'	169.11'	S 44°45'13" W	9°53'57"
C14	1035.00'	198.15'	99.38'	197.85'	S 44°13'07" W	10°58'09"

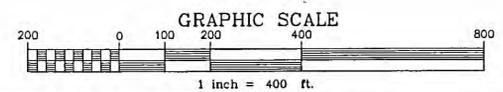


- NOTES:
1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
  2. AREA DETERMINED BY COORDINATE (DMO) METHOD.
  3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
  4. COORDINATES ARE BASED ON SC STATE PLANE GRID NAD 1983.
  5. PROPERTY IS LOCATED IN FLOOD ZONES X, AE & VE AS SCALED FROM F.I.R.M. PANEL NO. 45010C 0660 J, DATED NOV. 17, 2004.
  6. EXISTING HOUSES ON PROPERTY SHOWN CURRENTLY USE SEPTIC TANKS AND WELLS. FOR ANY FUTURE DEVELOPMENT WATER WILL BE PROVIDED BY ST. JOHNS WATER COMPANY CONTINGENT UPON CONSTRUCTION OF A NEW 20" WATER LINE. SEWER WILL BE PROVIDED BY COMMISSIONERS OF PUBLIC WORKS.
  7. U.S.C.E. FRESHWATER WETLANDS SHOWN WERE APPROVED 7/09/04 BY LETTER AND SHOWN ON AN UNRECORDED SURVEY BY SOUTHEASTERN SURVEYING OF CHARLESTON, INC., DATED 6/15/04.
  8. ALL TRACTS SHOWN ALONG THE EAST SIDE OF RIVER ROAD MAY BE SUBJECT TO A 7' WIDE SOUTHERN BELL TELEPHONE EASEMENT AS DESCRIBED IN DEED BOOK H42, PAGE 15.
- REFERENCES:
1. PLAT BOOK F-113
  2. PLAT BOOK L-145
  3. PLAT BOOK N-164
  4. PLAT BOOK W-86
  5. PLAT BOOK W-11
  6. PLAT BOOK BW-9
  7. PLAT BOOK CC-193
  8. PLAT BOOK DA-189
  9. PLAT BOOK ED-15
  10. PLAT BOOK EH-304,305
  11. DEED BOOK K229/618
  12. DEED BOOK H42/15
  13. DEED BOOK Y506/178

- LEGEND:
- CMF - CONCRETE MONUMENT FOUND
  - RFB - REBAR FOUND
  - OPF - OPEN PIPE FOUND
  - PPF - PINCHED PIPE FOUND
  - AXF - AXLE FOUND
  - SRF - STEEL ROD FOUND
  - CO - 5/8" REBAR SET
  - CP - CALCULATED POINT, NO CORNER SET
  - PF - POWER POLE
  - FW - FRESH WATER WETLANDS
  - SW - SALT WATER MARSH

NOTE:  
LOT G1 AND LOT G4 ARE TO BE DEVELOPED PURSUANT TO THE NEIGHBORHOOD DISTRICT ZONING REGULATIONS OF THE CITY OF CHARLESTON.

ACREAGES	FUTURE USE
LOT G1 2.865 ACRES	NEIGHBORHOOD DISTRICT MIXED USE (NO DWELLING UNITS PERMITTED)
LOT G4 84.601 ACRES	NEIGHBORHOOD DISTRICT RESIDENTIAL (MAXIMUM OF 303 DWELLING UNITS)
LOT G5 24.073 ACRES	SCDOT RIGHT-OF-WAY
TOTAL 111.539 ACRES	



THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

PREVIOUSLY SIGNED BY FRED ALLETT 08/22/04  
RECORDED IN PLAT BOOK EH, PGS. 304-305

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

*Douglas L. Dewolff*  
DOUGLAS L. DEWOLFF  
SOUTH CAROLINA SURVEYING PROFESSIONAL NO. 17565  
REGISTERED PROFESSIONAL SURVEYOR

NO.	DATE	REVISION	CITY/COUNTY LINE	DESCRIPTION	D.P.	BY
1	10/3/05					

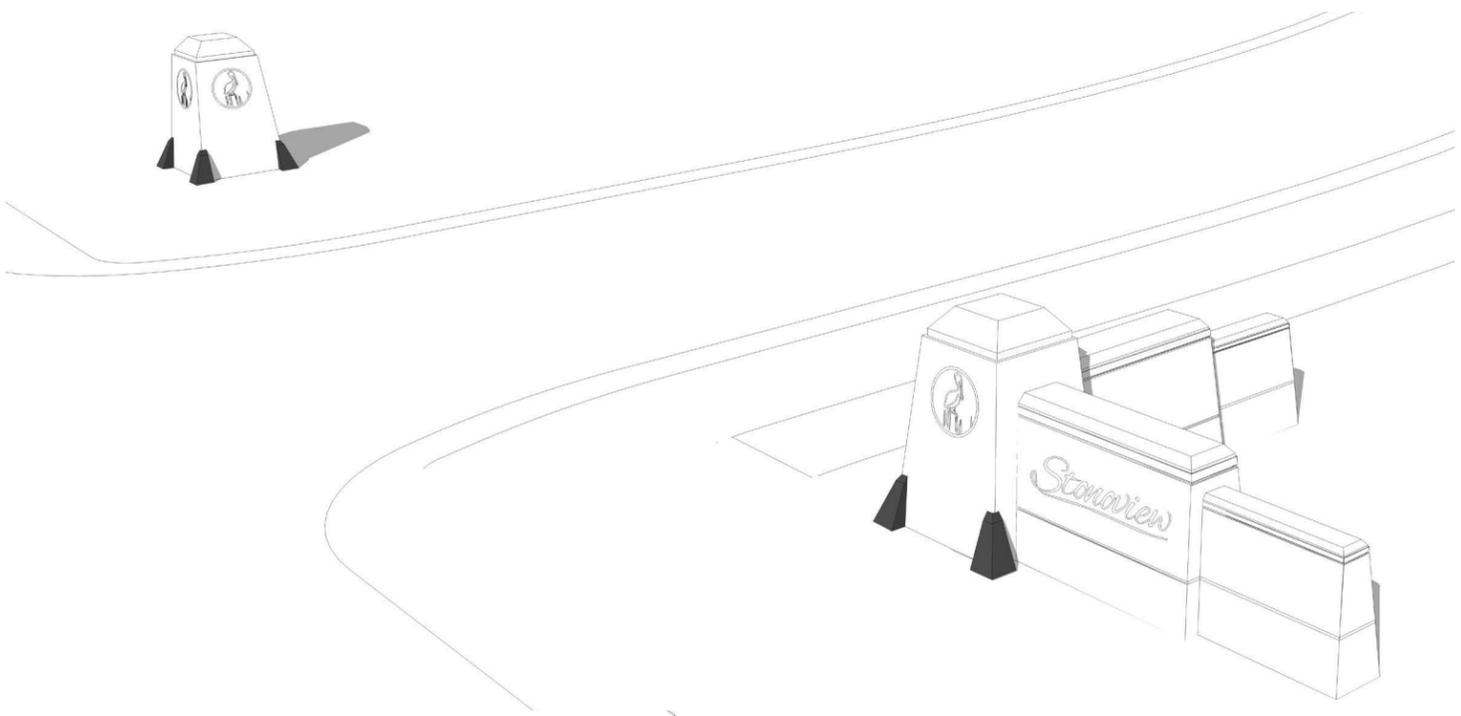
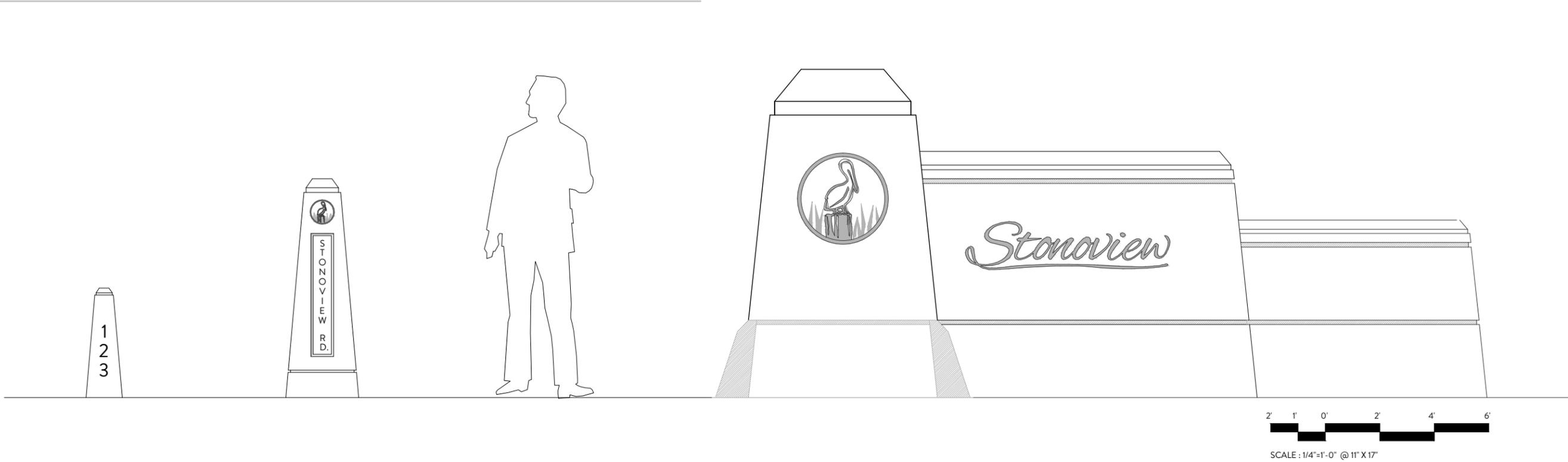
**Southeastern Surveying of Charleston, Inc.**  
147 Wappoo Creek Drive - Suite 102  
Charleston, South Carolina 29412  
843-795-9330 FAX: 795-2007 www.secs-sc.com

A SUBDIVISION PLAT OF  
TRACT G4 INTO LOTS G1, G4, and G5  
ON RIVER ROAD  
OWNED BY PARK ON THE STONO, LLC  
LOCATED ON JOHNS ISLAND,  
CHARLESTON COUNTY, SOUTH CAROLINA

DATE: SEPT. 6, 2005  
DRAWN: DLD  
CHECK: DLD  
JOB: 05092  
DWG: 05092-EASE  
SHEET: 1 OF 1

APPENDIX D

**Monuments & Signage**



MONUMENTS & SIGNAGE