

OVERTURE | WEST ASHLEY PLANNED UNIT DEVELOPMENT

CITY OF CHARLESTON, SOUTH CAROLINA

City of Charleston Project ID #160906-CoburgRd-1

Project Location:
175 Coburg Road
Charleston, South Carolina 29407
TMS # 3490800001

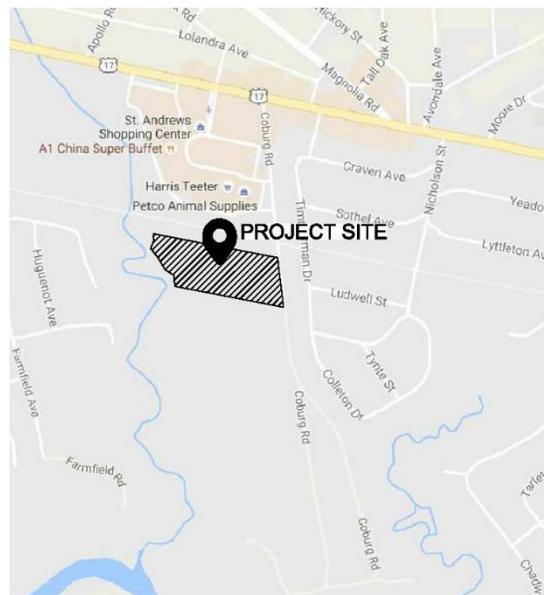
Current Property Owner:
St. Andrews Parish LLC
175 Coburg Road
Charleston, SC 29407

Developer:
Greystar GP II, LLC
18 Broad St., Suite 300
Charleston, SC 29401

Architect:
Meeks + Partners
16000 Memorial Drive, Suite 100
Houston, TX 77079

Landscape Architects + Civil Engineers:
Seamon Whiteside (SW+)
501 Wando Park Boulevard, Suite 200
Mount Pleasant, South Carolina 29464
843-884-1667

October 14, 2016



OVERTURE | WEST ASHLEY | PLANNED UNIT DEVELOPMENT CITY OF CHARLESTON, SOUTH CAROLINA

Section 1 | RELATIONSHIP TO THE CITY OF CHARLESTON ZONING ORDINANCE

The Development Guidelines and Land Use Plan for the Overture West Ashley 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 Overture West Ashley PUD except in conformance with these guidelines and regulations. Unless modified herein, definitions of terms used in the Overture West Ashley 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 Overture West Ashley PUD Master Plan shall follow Article 9 of the Zoning Ordinance of the City of Charleston. The Overture West Ashley PUD Master Plan was approved by Charleston City Council on (date), Ordinance Number _____.

Statement of Purpose and Compatibility: Per the City of Charleston's Criteria for Review, Sec. 54-254, there are eleven requirements for all PUD Master Plans. This project meets all of these requirements and they are as follows:

- a) Is consistent with the City's adopted comprehensive plan and sub-areas for the City, especially sections of the Century V Plan that addresses walkable neighborhoods, compatible mixing of building types, infill and redevelopment, easy access of residents to recreational opportunities and providing a full spectrum of housing types within neighborhoods
- b) Better achieves the goals of adopted plans than would development under other zoning district regulations by introducing another residential type, such as a Work Force Housing component, instead of a commercial or office use in such close proximity to existing neighborhoods and open space
- c) Is consistent with the City's adopted master road plan in that it utilizes the existing street network.
- d) Better protects and preserves natural and cultural resources than would development under other zoning district regulations by increasing the open space percentage to 20%, which is above the base zoning and keeps areas adjacent to the marsh as open vistas.
- e) Is compatible with the density and maximum building height of adjacent developed neighborhoods and the zoning of adjacent undeveloped areas in that existing zoning allows 26.4 units per acre and a 55' building height. Additionally, the building steps down to two stories where it fronts Byrnes Downs and is located to the rear of a large shopping center.
- f) Is compatible with the existing network of public streets in adjacent neighborhoods and areas by formally addressing Coburg Road, but is set-back consistent with other nearby buildings.
- g) Provides adequate parking for senior residents, guests, and users of the PUD for this project type and use, reduces stormwater impacts, and reduces urban heat island effects.
- h) Can be accommodated by existing and planned public facilities including but not limited to, roads, sewer, water, schools and parks. All utility services are available. Traffic will be impacted significantly less due to senior housing use as compared to base zoning. Schools

will not be impacted and additional users to the adjacent West Ashley Greenway will be a positive attribute.

- i) Provides adequate public facilities, open space, and recreational amenities. The community will provide exceptional amenity space, both interior and exterior, to the resident population base. Visitors will also be able to enjoy these abundant resources.
- j) Adequately provides for the continued maintenance of common areas, open space, and other public facilities not dedicated to the City. This will be a professionally managed residential community with appropriate budget and reserves to maintain a high-level of curb appeal.
- k) Provides for a mixture of uses. The community will have a salon that is open to the public, as well as a community gathering room, fitness center, movie room, and game room.

Section 2 | INTRODUCTION

This project is an age restricted multi-family development located on a 6.15 acre site in the West Ashley area of the City of Charleston, SC (TMS # 3490800001 – 175 Coburg Road). The site's current zoning is General Business (GB). The Project Site abuts Coburg Road (a private road) to its east; the marshes of Wappoo Creek to its West; and property currently zoned SR-1 to its south -- which has historically been called the Coburg Property. On the north, the site abuts the West Ashley Greenway, which stretches for over 10 miles, providing a major amenity for the residents.

The current property owner is St. Andrews Parish, LLC, 175 Coburg Road, Charleston, SC 29407. The project is being developed by Greystar GP II, LLC, 18 Broad St., Suite 300, Charleston, SC 29401. The target market for this project are Baby Boomers that remain active and have a desire to age-in-place within their existing community. The site is located in an area of West Ashley known to be very diverse and walkable. There are coffee shops, a major grocer, banks, restaurants, and many other destinations within a five minute walk of the site. Within a 10-minute walk are churches, a school, a tennis center, a major health food grocer (planned), and other amenities. Within a 15-minute walk there is a library, a bakery, another health food grocer, more restaurants, and other amenities. The site also is adjacent to Byrnes Downs, a single family neighborhood developed in the early 1940s that is made up of small brick homes on tree lined streets. The project will have a mix of 1 bedroom and 2 bedroom units. Units will be served by conveniently located surface parking. See *Context Map, Neighborhood Map and Conceptual Master Plan*.

Section 3 | LAND USE

3.1 Highland Acres:	6.15
3.2 Wetland Acres:	0.00
3.3 Net Acres:	6.15
3.4 Maximum Net Allowable Density:	32.20 Units per Acre (198 maximum units)

Section 4 | ZONING CRITERIA

Approved Land Uses include the following:

4.1 Age Restricted Multi-Family Residential

- A. All leaseholders will be 55 years of age or older.
- B. Leases shall not be reassigned and units shall not be sub-leased.
- C. 5% of the residential units (rounded up) shall be “80% AMI Workforce Housing Units” and 5% of the residential units (rounded up) shall be “120% AMI Workforce Housing Units” and defined as follows:
 - 1. 80% AMI Workforce Housing Unit:
 - a. *If rental*, a dwelling unit, where occupants have, in the aggregate, having a household income less than or equal to eighty (80%) percent of the area median income (AMI) for rental units. Area median income (AMI) shall be determined annually by the United States Department of Housing and Urban Development as adjusted by the City of Charleston Department of Housing and Community Development, or their successors.
 - b. *If owner-occupied*, A dwelling unit where at least one occupant is an owner, and where all occupants have, in the aggregate, household income less than or equal to one hundred twenty (120%) percent of the area median income (AMI) for owner occupied units. Area median income (AMI) shall be determined annually by the United States Department of Housing and Urban Development as adjusted by the City of Charleston Department of Housing and Community Development, or their successors.
 - 2. 120% AMI Workforce Housing Unit:
 - a. *If rental*, a dwelling unit, where occupants have, in the aggregate, having a household income less than or equal to one hundred twenty (120%) percent of the area median income (AMI) for rental units. Area median income (AMI) shall be determined annually by the United States Department of Housing and Urban Development as adjusted by the City of Charleston Department of Housing and Community Development, or their successors.
 - b. *If owner-occupied*, A dwelling unit where at least one occupant is an owner, and where all occupants have, in the aggregate, household income less than or equal to one hundred fifty (150%) percent of the area median income (AMI) for owner occupied units. Area median income (AMI) shall be determined annually by the United States Department of Housing and Urban Development as adjusted by the City of Charleston Department of Housing and Community Development, or their successors.
 - 3. Workforce Housing status shall remain in effect for twenty (20) years from time of completion.
 - 4. Owner shall enter into restrictive covenants with the City to further define this use.
- D. Prior to the issuance of a certificate of occupancy for any portion of a development, the owner thereof shall identify, in writing, to the City of Charleston Department of Housing

and Community Development, or its successor, the units designated as owner occupied workforce housing units and/or rental workforce housing units.

- E. Prior to the issuance of a certificate of occupancy for any portion of a development, the owner shall execute covenants identifying the owner occupied workforce housing units and/or rental workforce housing units and restricting such units to occupancy, and if applicable ownership, by qualified households for a period of no less than twenty (20) years, and submit a copy of the recorded covenants to the City of Charleston Department of Housing and Community Development, or its successor.
- F. As for the owner occupied workforce housing units, the covenants shall identify the initial maximum allowable sales price, and provide that the initial maximum allowable sales price may be adjusted annually for inflation based on the increase in the area median income (AMI) or Consumer Price Index, whichever is greater. Each owner of such units, prior to initial occupancy, shall be required to submit to the City of Charleston Department of Housing and Community Development, or its successor, a verified income report of household income of all members of the household. The covenants shall require notice to the City of Charleston Department of Housing and Community Development, or its successor, of any transfer of the owner occupied workforce housing units and verification that the purchaser is a qualified household. Owner occupied workforce housing units shall be subject to resale restrictions for no fewer than twenty (20) years from date of initial sale of the property. Such restrictions will be recorded as deed restrictions.
- G. As for rental workforce housing units, the covenants shall require the owner to provide proof to the City of Charleston Department of Housing and Community Development, or its successor, at inception and on an annual basis, that no more than fair market rent is being charged for the unit(s), and verified income reports of household income of all rental occupants. Rental workforce housing units shall be subject to these restrictions for no fewer than twenty (20) years from the initial occupancy as workforce housing.
- H. The covenants shall accord the City of Charleston, or its assignee, rights to enforcement by any legal and/or equitable means, including the revocation of a certificate of occupancy, and in all events be subject to approval by corporation counsel.

4.2 Support Uses: Support uses are allowed within the development. These are uses that serve the residential uses, including but not limited to meeting rooms, leasing offices, exercise rooms, activity rooms, dining areas, a catering kitchen, and common spaces.

4.3 Commercial Uses: Commercial Uses are allowed within the development. These are in support of the residential use but are open to the general public. Commercial uses shall be restricted to operating hours of 8:00 AM to 7:00 PM. Examples of possible commercial uses may include a nail salon, hair salon, or gift shop.

4.4 Maximum Commercial Space: The maximum allowable square footage of commercial space shall be 5,000 SF. There are no maximum allowable square footage for Support Uses.

4.5 Parking Requirements: There shall be a minimum of 1.2 parking spaces per residential unit, regardless of unit type. There are no specific requirements for parking for Employees, Support Uses, or Commercial Land Uses. The unit of measure used to calculate parking includes allowances for anticipated employee and visitor parking. Parking shall comply with ADA. See *Site Plan*.

4.6 Other Allowed Uses: Should the Age Restricted Residential project not be built, the uses allowed on the parcel would be those uses allowed within the City of Charleston within General Business are also allowed on this parcel. In that case, parking requirements would also follow those that apply to General Business.

4.7 Setbacks: There are no building setback requirements except for the 10'-0" building setback off the OCRM critical line buffer (as per City of Charleston requirements).

4.8 Building Heights: The maximum building height shall be 55', measured from the edge of pavement on Coburg Road to the eave and a maximum of four habitable floors. The four habitable floors allowance does not include elevator, stairwell, or foyer spaces at grade.

4.9 Loading Docks: Loading docks shall not be required. Loading and unloading will be accommodated in regular parking spaces and in drop off areas.

4.10 Maximum Lot Occupancy: There are no maximum lot occupancy restrictions, other than meeting the open space requirements for the project.

Section 5 | OPEN SPACE

There shall be a minimum of 20% Open Space on the site. This may include landscape buffers, plazas, courtyards, swimming pool, swimming pool deck areas, outdoor amenity areas, sidewalks, and dog walk areas. 25% of the Open Space shall be improved so as to be useable by the residents of the development. This may include walking trails, connections to the Greenway, swimming pool areas, courtyards, overlooks, etc. Open Space shall be maintained by the property management organization. See *Open Space Plan*.

Section 6 | BUFFERS

There shall be a minimum 5'-0" landscaped buffer along the north, south, and east property lines. There shall also be a minimum 40' buffer along the OCRM critical line (as per City of Charleston requirements). Landscape Buffers may include fences, walls, gates, paths, trees, shrubs, groundcover, lawns, or mulch areas. The OCRM Buffer may include pervious walking paths, benches, mulch, and native plantings. See *Open Space Plan*.

Section 7 | TREE SUMMARY

The survey has identified all existing trees on the parcel. The Grand Trees have been evaluated by Natural Directions, LLC. The project will comply with all Tree Protection Requirements of the City of Charleston, Article 3 Part 6.

Section 8 | RIGHT-OF-WAY

The project fronts Coburg Road, a privately maintained road. There shall be no public Rights-of-Way internal to the project site. Vehicular ingress and egress shall be from Coburg Road. A 5' wide concrete sidewalk will be constructed across the frontage of the project on one side of Coburg Road, within the private right-of-way.

Section 9 | DRAINAGE BASIN ANALYSIS

The project site is on FEMA map 45019C0513J, effective on 11/17/2004 and is in Zone AE 11. The existing grades on the site vary but the average is approximately at elevation 8 to 10 feet MSL. The site is relatively flat but there is some grade change along the OCRM critical line. There are no wetlands on the site but the property is adjacent to the OCRM critical line and has frontage along the marsh and tributaries of Wappoo Creek.

Due to proximity of the site to the marshes of Wappoo Creek, the project will seek a stormwater detention variance per Section 2.10 of the City of Charleston Stormwater Design Standards Manual (SWDSM), provided that the release rates will have no significant adverse impact on the receiving natural waterway or downstream properties. The stormwater quality standards outlined in Section 3 of the SWDSM shall be met by the utilization of accepted water quality BMP's for this development. A portion of the stormwater facilities shall be located off site, on adjacent property south of the parcel. The project shall comply with all requirements of the City of Charleston and SCDHEC/OCRM. See Conceptual Grading and Drainage Plan.

Section 10 | TRAFFIC STUDY (under separate cover)

A traffic study has been completed by Bihl Engineering, LLC. No off-site roadway improvements are recommended as intersections will continue to operate acceptably after construction.

Section 11 | CULTURAL RESOURCES (N/A)

Archaeological Studies have not been conducted for the site at this time. The property has a long history of use as a dairy farm and more recently for low density residential use, although no structures are on this parcel. No known archaeological sites have been found on the property. A review of the SHPO website yielded no results of known historic or cultural sites, and a copy of the SHPO Map is attached for reference Appendix.

Section 12 | LETTERS OF COORDINATION

Water and Sanitary Sewer Service shall be provided by Charleston Water System. Electrical and Gas Service shall be provided by SCE&G. Police and Fire Protection will be provided by the City of Charleston. Waste management, including recycling services, shall be privately contracted. Due to the age restriction, it is not anticipated that school age children will be residents of the project. Coordination letters are attached as part of this document.

Section 13 | ADDITIONAL INFORMATION/CRITERIA

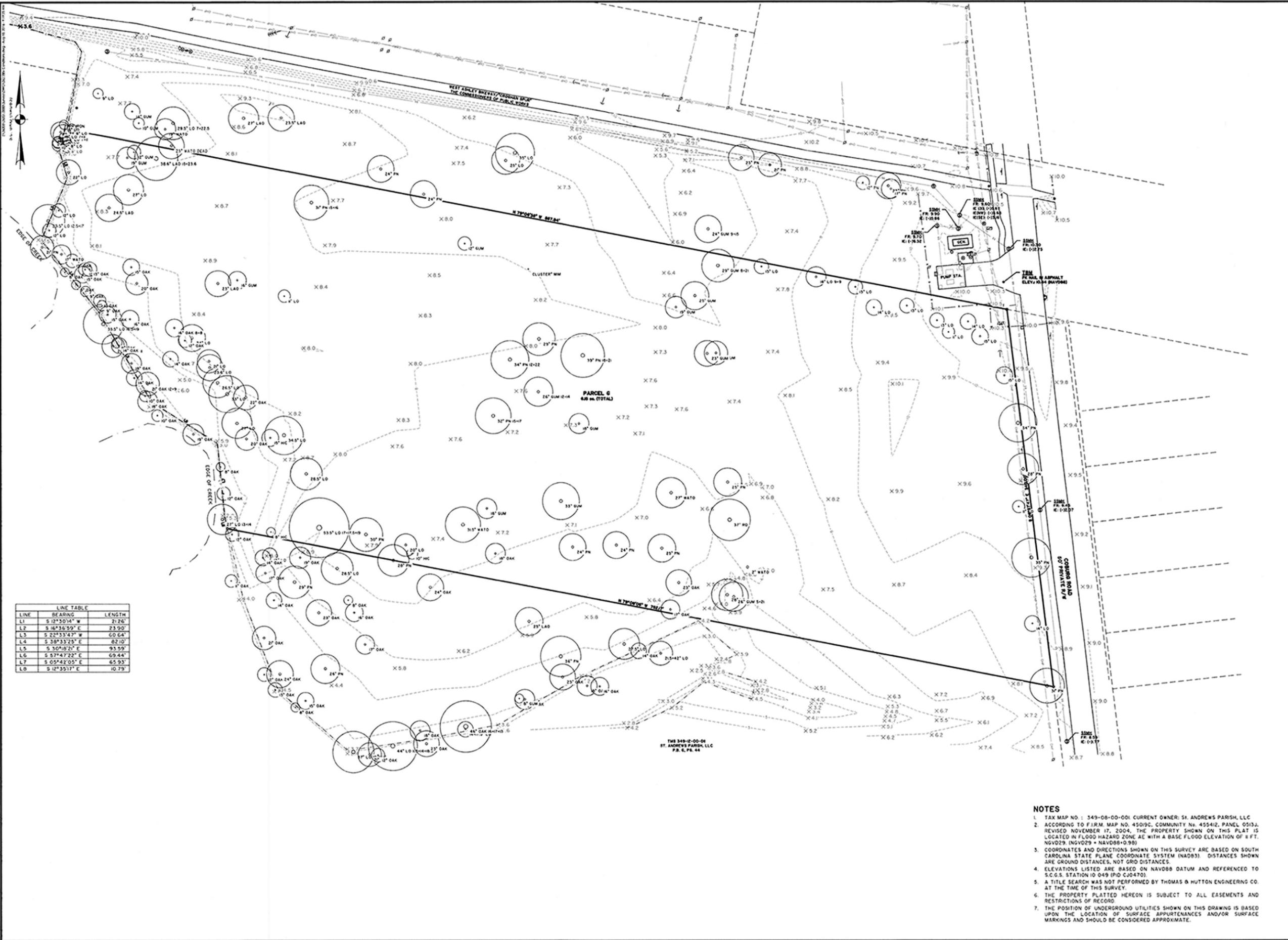
Greenway Contribution: Developer shall provide a \$ _____ contribution to the West Ashley Greenway.

Signage: The project will conform to signage regulations as they pertain to the General Business (GB) zoning classification.

Other Regulations: For all regulations not specifically listed herein, the project shall follow provisions found in the City of Charleston Zoning code for General Business (GB).

Section 14 | AMERICANS WITH DISABILITIES ACT

This project will meet all FHA requirements and all public right-of-ways will be ADA Compliant.



LINE	BEARING	LENGTH
L1	S 12° 30' 14" W	21.26'
L2	S 16° 36' 59" E	23.90'
L3	S 22° 33' 47" W	60.64'
L4	S 28° 33' 29" E	62.70'
L5	S 30° 18' 27" E	93.59'
L6	S 57° 47' 22" E	69.44'
L7	S 05° 42' 05" E	65.93'
L8	S 12° 35' 17" E	10.79'



VICINITY MAP not to scale
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I HEREBY STATE THAT 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.
 F. ELLIOTTE QUINN III
 SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 10292

TOPOGRAPHIC SURVEY
PARCEL G
 CONTAINING 6.15 Ac.
COBURG DAIRY TRACT

ST. ANDREWS PARISH, CITY OF CHARLESTON
 CHARLESTON COUNTY, SOUTH CAROLINA
 prepared for
GREYSTAR

No	Revision	By	Date



682 Jahnies Dadds Boulevard • Suite 100
 Mt. Pleasant, SC 29464 • 843.849.0200

www.thomasandhutton.com



plot	drawn	reviewed	field	crew
07/20/16	faq	JP	07/06/16	oba/cnh

- NOTES**
- TAX MAP NO.: 549-08-00-001 CURRENT OWNER: ST. ANDREWS PARISH, LLC
 - ACCORDING TO F.J.R.M. MAP NO. 4509C, COMMUNITY No. 4554I2, PANEL 0513A, REVISED NOVEMBER 17, 2004, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE AE WITH A BASE FLOOD ELEVATION OF 8 FT. NAVD83 (NGVD83 + NAVD83+0.90)
 - COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
 - ELEVATIONS LISTED ARE BASED ON NAVD83 DATUM AND REFERENCED TO S.C.G.S. STATION 10 049 (PD C20470).
 - A TITLE SEARCH WAS NOT PERFORMED BY THOMAS & HUTTON ENGINEERS CO. AT THE TIME OF THIS SURVEY.
 - THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 - THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE.



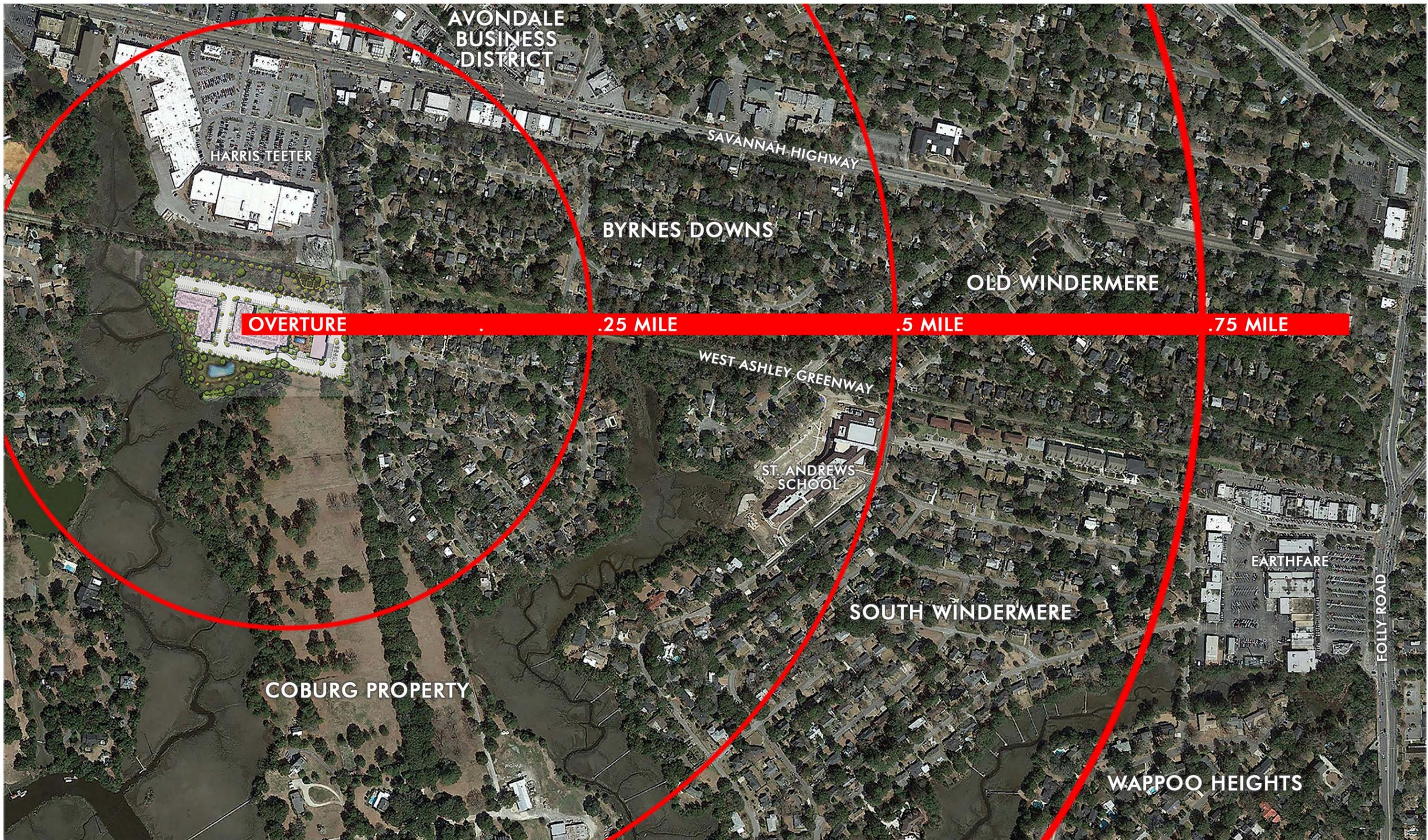
**PROJECT SITE
NOT TO SCALE**

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



OVERTURE WEST ASHLEY

Greystar | 18 Broad Street | Suite 300 | Charleston, SC 29401
CITY OF CHARLESTON, SOUTH CAROLINA
22 JULY 2016



AVONDALE
BUSINESS
DISTRICT

HARRIS TEETER

SAVANNAH HIGHWAY

BYRNES DOWNS

OLD WINDERMERE

OVERTURE

.25 MILE

.5 MILE

.75 MILE

WEST ASHLEY GREENWAY

ST. ANDREWS
SCHOOL

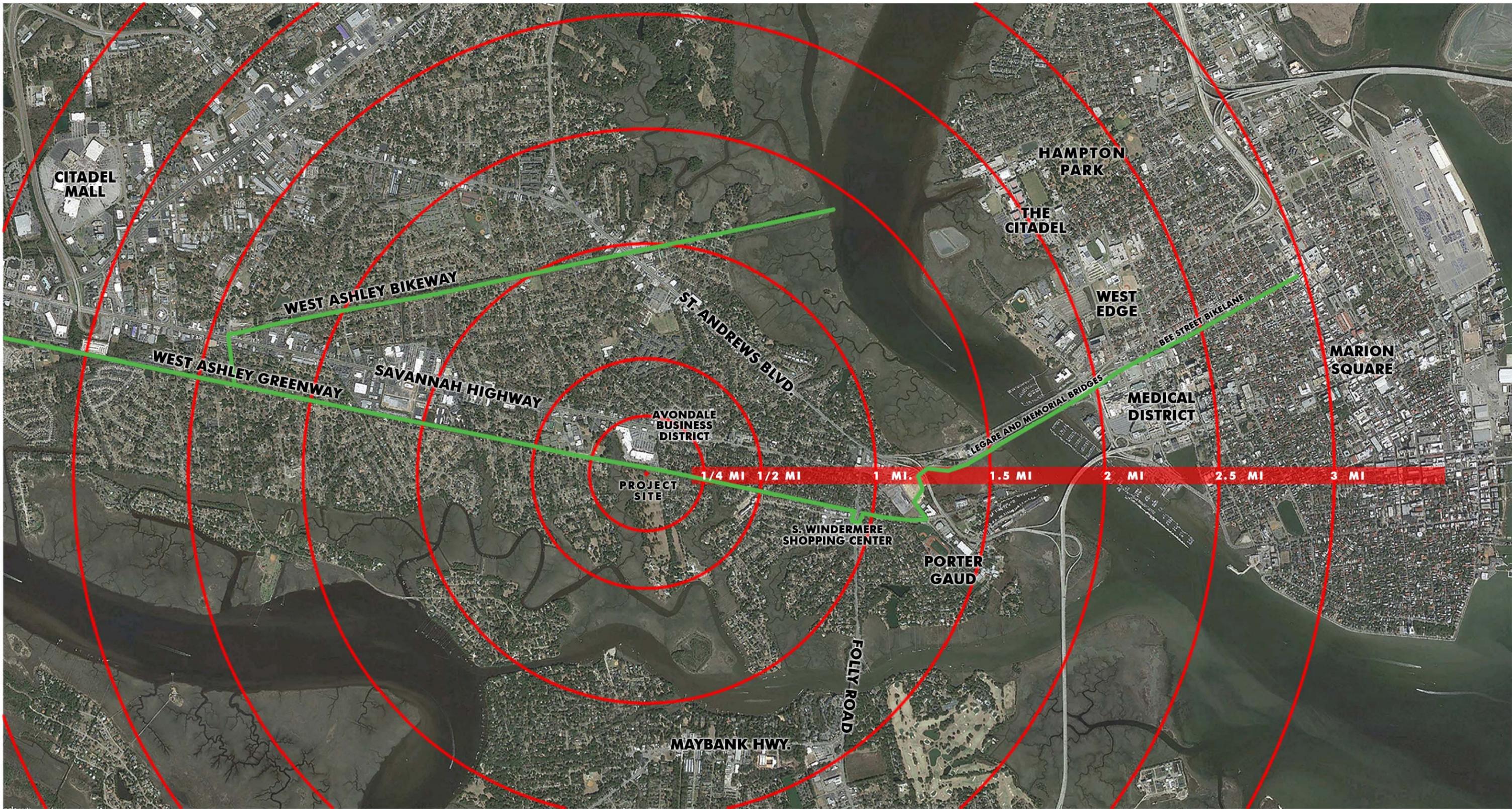
SOUTH WINDERMERE

EARTHFARE

FOLLY ROAD

COBURG PROPERTY

WAPPOO HEIGHTS



WEST ASHLEY BIKEWAY / "CROGHAN SPUR"
THE COMMISSIONERS OF PUBLIC WORKS

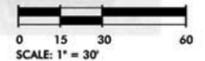
OPEN SPACE REQUIREMENTS

TOTAL ACRES: 6.15
 REQUIRED OPEN SPACE: 20% OR 1.23 ACRES
 PROVIDED OPEN SPACE: 31% OR 1.91 ACRES
 ACTIVE OPEN SPACE: 25% OF TOTAL OR .31 ACRES
 ACTIVE OPEN SPACE PROVIDED: 1.55 AC.



LEGEND

- ACTIVE OPEN SPACE
- BUFFER / PASSIVE OPEN SPACE



MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
WWW.SEAMONWHITESIDE.COM



OVERTURE COBURG
 GREYSTAR GP II, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

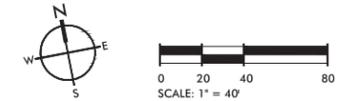
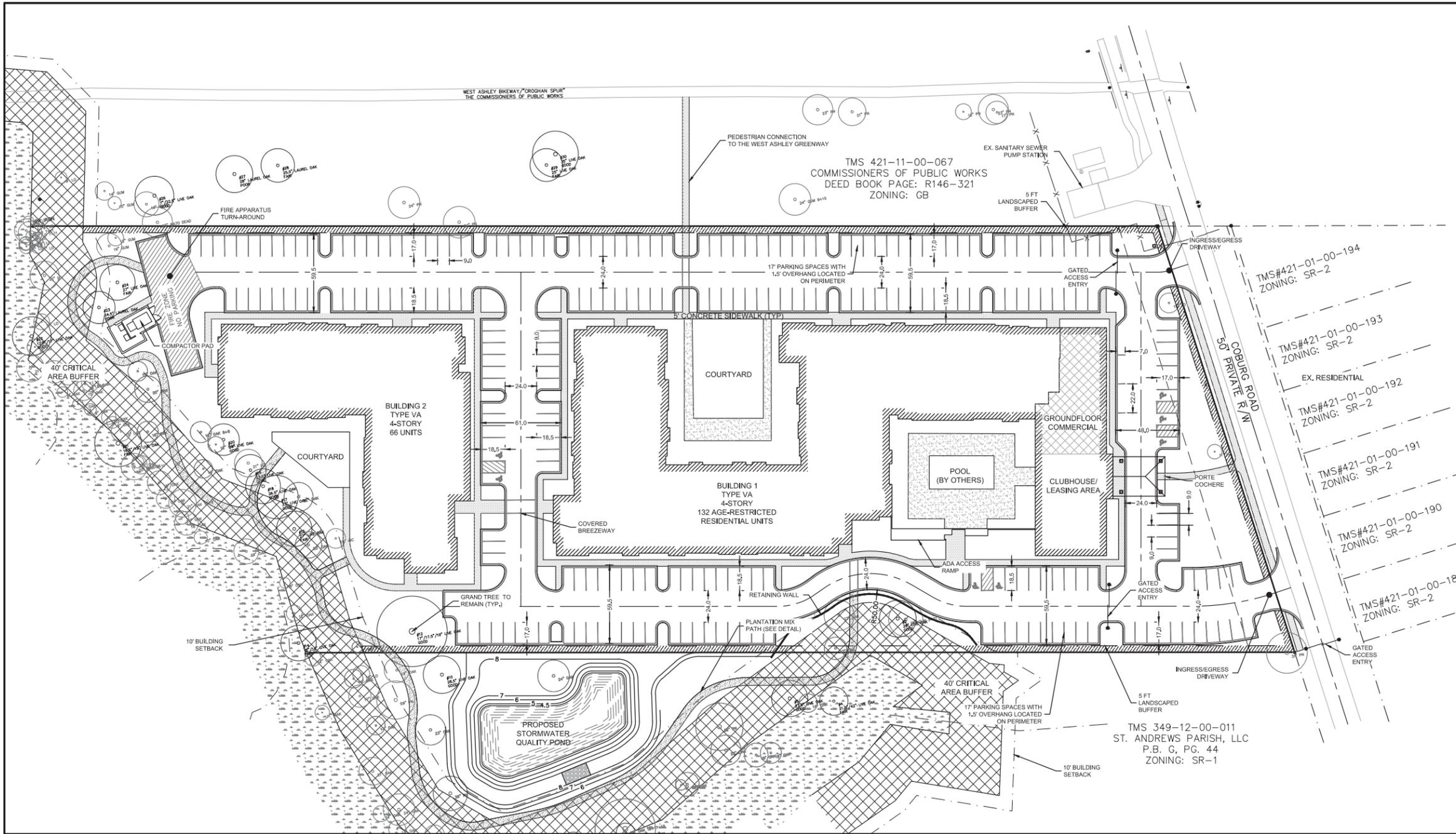
SW+ PROJECT: 7265
 DATE: 8/29/2016
 DRAWN BY: XXX
 CHECKED BY: XXX

REVISION HISTORY	

THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601

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SW
SEAMON WHITESIDE

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TMS#421-01-00-194
ZONING: SR-2

TMS#421-01-00-193
ZONING: SR-2

EX. RESIDENTIAL

TMS#421-01-00-192
ZONING: SR-2

TMS#421-01-00-191
ZONING: SR-2

TMS#421-01-00-190
ZONING: SR-2

TMS#421-01-00-189
ZONING: SR-2

THE PROPERTY IS LOCATED WITHIN FLOOD ZONE AE11 AS SHOWN ON FEMA FIRM PANEL #45019C0513J DATED NOVEMBER 17, 2004. THE PROPOSED OVERTURE COBURG DEVELOPMENT MUST COMPLY WITH APPLICABLE FEMA AND CITY OF CHARLESTON REQUIREMENTS RELATED TO FLOOD ZONES.

ZONING DISTRICT:
THE PARCEL TO BE DEVELOPED IS CURRENTLY ZONED GB (GENERAL BUSINESS) PER THE CITY OF CHARLESTON.

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE

SITE DENSITY:
33 DU/AC

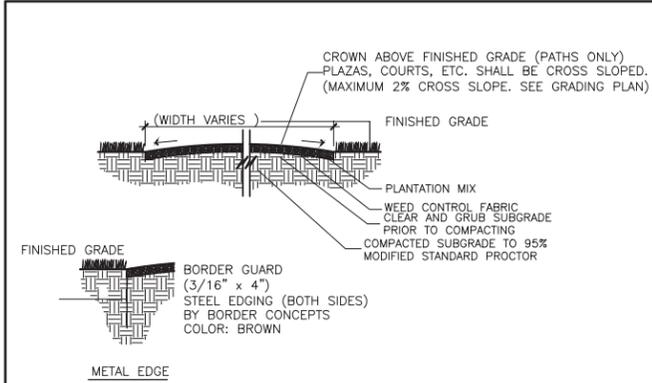
ACREAGE CHART	
USE	AREA
OPEN SPACE	+/- 1.91 AC
WETLAND BUFFERS	+/- 0.46 AC
PROPERTY LINE BUFFERS	+/- 0.19 AC
DEVELOPABLE AREA	+/- 3.59 AC
TOTAL	6.15 AC

NOTE: THESE ACREAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE PER P.D. GUIDELINES

DEVELOPMENT CRITERIA	
	MULTI-FAMILY
MIN. FRONT YARD SETBACK	0 Ft
MIN. SIDE YARD SETBACK	0 Ft
MIN. REAR YARD SETBACK	0 Ft
MAX HEIGHT	55 Ft

NOTE: SEE P.D. FOR ADDITIONAL DEVELOPMENT CRITERIA

PARKING CHART					
USE	RATIO	AMOUNT PROPOSED	SPACES REQUIRED	SPACES PROVIDED	PROVIDED RATIO
MULTI-FAMILY	1.2 SPACES PER UNIT	198 UNITS	198 SPACES	255 SPACES	1.28 SPACES PER UNIT



PLANTATION MIX PATH - SECTION
(NOT TO SCALE)

OVERTURE PLANNED UNIT DEVELOPMENT
GREYSTAR DEVELOPMENT
WEST ASHLEY
CITY OF CHARLESTON, SOUTH CAROLINA

SW+ PROJECT: 7265
DATE: 8/29/2016
DRAWN BY: RPF
CHECKED BY: JEM

REVISION HISTORY	

LAND USE PLAN



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

(843) 727-6800
www.charlestonwater.com

Board of Commissioners
Thomas B. Pritchard, Chairman
David E. Rivers, Vice Chairman
William E. Koopman, Jr., Commissioner
Mayor John J. Tecklenburg (Ex-Officio)
Councilmember Perry K. Waring (Ex-Officio)

Officers
Kin Hill, P.E., Chief Executive Officer
Dorothy Harrison, Chief Administrative Officer
Wesley Ropp, CMA, Chief Financial Officer
Andy Fairey, Chief Operating Officer
Mark Cline, P.E., Capital Projects Officer

8/4/2016

Ms. Kellie Tillman
Seamon, Whiteside & Associates, Inc.
501 Wando Park Boulevard, Ste 200
Mount Pleasant, SC 29464

Re: Sewer Availability to TMS #349-08-00-001 to serve 11,000sf of mixed use commercial & 198 multi family residential units

Dear Ms. Tillman,

This letter is to certify our willingness and ability to provide wastewater collection to the above referenced site in Charleston County, South Carolina. Wastewater collection to this site may be made available via the existing 12" gravity main in the right of way of Coburg Rd. Any subdividing of the property subsequent to this correspondence will require a review process of the civil engineering plans to ensure compliance with the Charleston Water System minimum standards. Any extensions and/or modifications to the infrastructure to serve this site will be a developer expense. Please be advised that wastewater impact fees, wastewater tap fees, change-in-use fees, and/or cost to extend fees will be due prior to connection of any Charleston Water System's sewer system. 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 sewer main/mains be denied by appropriate governing authorities, the Charleston Water System will have no other option than to deny service.

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

If there are any questions pertaining to this letter, please do not hesitate to call on me at (843) 727-6870.

Sincerely,

A handwritten signature in blue ink that reads "Cheryl L. Boyle".

Cheryl L. Boyle
Engineering Assistant
Charleston Water System

cc: file



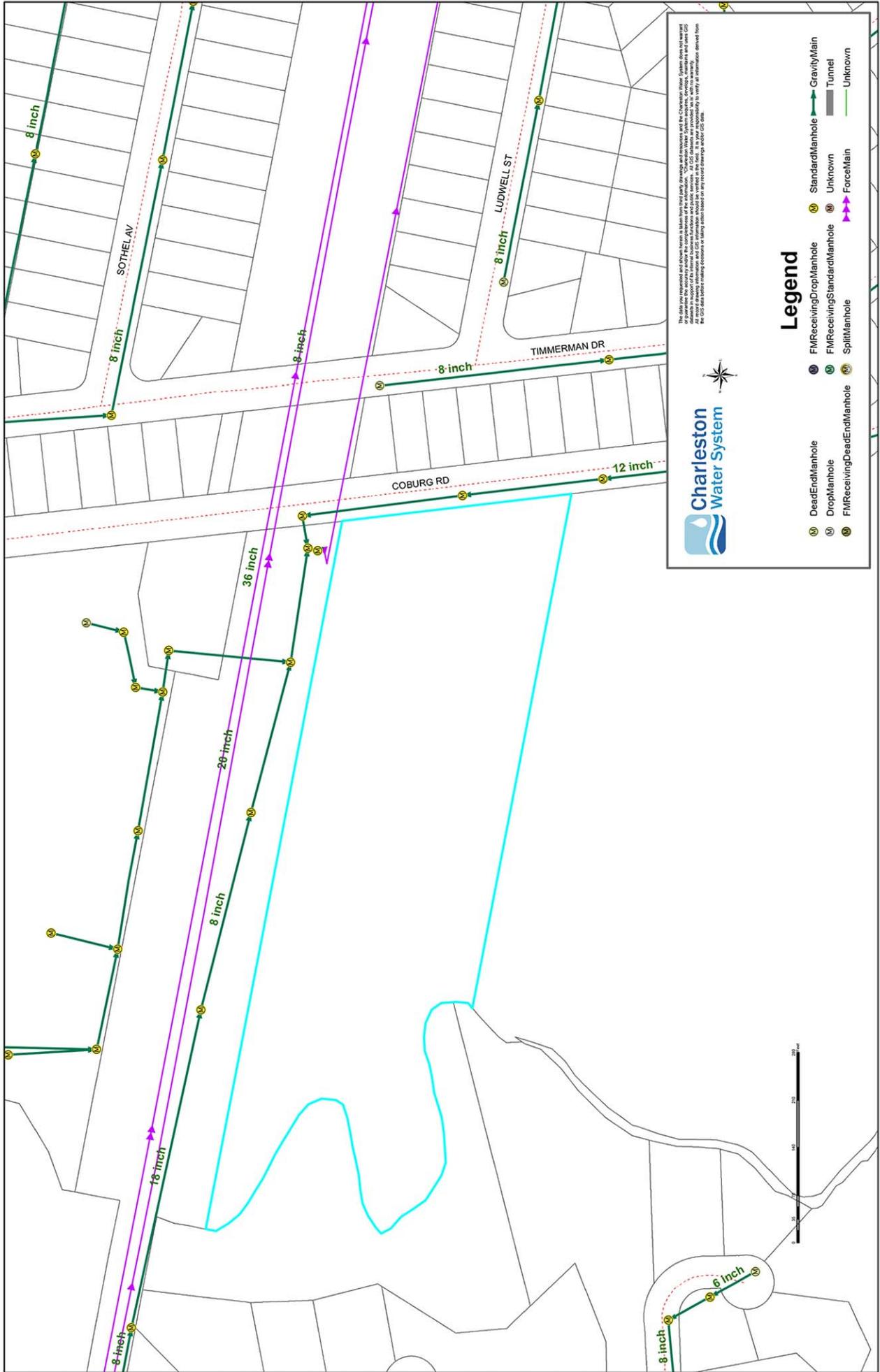
Sewer System

Charleston Water System acquires, develops, maintains and uses GIS datasets in support of its internal business functions and public services. All GIS datasets are provided 'as is' with no warranty. It is your responsibility to verify all information derived from the GIS data before making decisions or taking actions based on the information.



1 inch = 250 feet

- | | | |
|--------------|--------------|-------------------|
| Manhole | Force Main | County Parcel |
| Valve | Gravity Main | Street Centerline |
| Pump Station | Tunnel | Abandoned Main |



The data was researched and shown herein is taken from field data, drawings and records and the Charleston Water System does not warrant or provide any accuracy or guarantee of the information. The GIS system uses geospatial data, drawings, surveys and GIS data. All data is subject to change and the information should be verified on the field. It is the user's responsibility to verify all information derived from the GIS system.

Charleston Water System

Legend

	FMR/Receiving/Drop/Manhole		Gravity/Main
	Drop/Manhole		Standard/Manhole
	FMR/Receiving/DeadEnd/Manhole		Force/Main
	Split/Manhole		Tunnel
	Unknown		Unknown



PO Box B
Charleston, SC 29402
103 St. Philip Street (29403)
(843) 727-6800
www.charlestonwater.com

Board of Commissioners
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David E. Rivers, Vice Chairman
William E. Koopman, Jr., Commissioner
Mayor John J. Tecklenburg (Ex-Officio)
Councilmember Perry K. Waring (Ex-Officio)

Officers
Kin Hill, P.E., Chief Executive Officer
Dorothy Harrison, Chief Administrative Officer
Wesley Ropp, CMA, Chief Financial Officer
Andy Fairey, Chief Operating Officer
Mark Cline, P.E., Capital Projects Officer

7/29/2016

Ms. Kellie Tillman
Seamon, Whiteside & Associates, Inc.
501 Wando Park Boulevard, Ste 200
Mount Pleasant, SC 29464

Re: Water Availability to TMS #349-08-00-001 to serve 11,000sf of mixed use commercial & 198 multi family residential units

Dear Ms. Tillman,

This letter is to certify our willingness and ability to provide water to the above referenced site in Charleston County, South Carolina. We currently have a 16" water main in the right-of-way of Coburg Rd. that your property may be served from. Please be advised that the proposed development cannot adversely affect the existing downstream customers. This review does not supplant any other review as required by governing authorities and municipalities. It will of course be a developer responsibility to ensure 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.

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

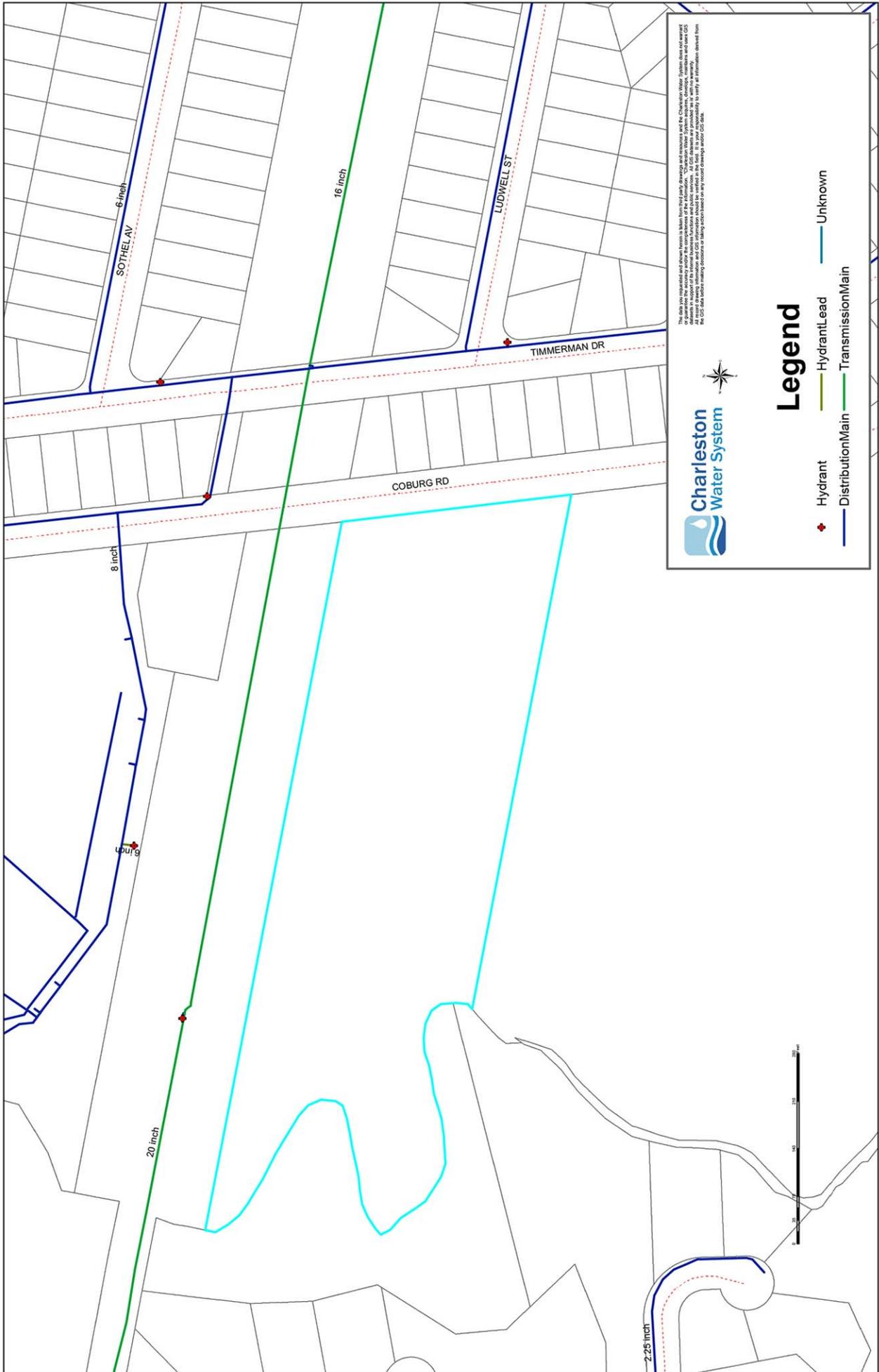
If there are any questions pertaining to this letter, please do not hesitate to call on me at (843) 727-6870.

Sincerely,

A handwritten signature in blue ink that reads "Cheryl Boyle".

Cheryl L. Boyle
Engineering Assistant
Charleston Water System

cc: file



The data has been prepared and shown herein to be true and correct. The Charleston Water System and its employees and agents warrant the accuracy and completeness of the information. The Charleston Water System, its employees and agents do not warrant the accuracy or completeness of the information. The Charleston Water System, its employees and agents do not warrant the accuracy or completeness of the information. The Charleston Water System, its employees and agents do not warrant the accuracy or completeness of the information. All data is derived from GIS information and GIS information should be verified in the field. It is the responsibility of every user of information derived from the GIS data to verify the accuracy of the information.



Legend

- Hydrant
- HydrantLead
- DistributionMain
- TransmissionMain
- Unknown



July 21, 2016

Kellie Tillman
Seamon Whiteside & Associates
501 Wando Park Blvd., Ste. 200
Mt. Pleasant, SC 29464

Re: TMS # 349-08-00-001 located in Charleston County, SC 29407

Dear Ms. Tillman:

This letter will verify that South Carolina Electric and Gas Company has sufficient electric capacity to serve the referenced tract above. Electric service will be provided in accordance with SCE&G's General Terms and Conditions, other documents on file with the South Carolina Public Service Commission, and the Company's standard operating policies and procedures.

Please contact me at 843-576-8447 if you have any questions or if I may be of assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven M. Morillo". The signature is written in a cursive style with a large initial "S" and a long horizontal stroke.

Steven M. Morillo
Customer Service Engineering

BellSouth Telecommunications, Inc.
2600 Meeting Street Road
Charleston, SC 29405-8307

July 22, 2016

Kellie Tillman
501 Wando Park Blvd., Ste. 200
Mt. Pleasant, SC 29464

Re: Service Availability for Telephone

To: Kellie Tillman

This is to confirm that AT&T will be able to provide telephone service to the property of and around Charleston County Tax Map #349-08-00-001 in the West Ashley area. The property will be for mixed retail and approx. 198 multi-family units. Service is contingent upon our receiving detailed plans of the development with utility easements granted, proper lead-time to install these services (16 months), and the correct 911 street addresses. One 10'x10' easements would have to be provided to AT&T for equipment (if needed). This tract of land would be served with fiber cable to provide TV, Internet, and phone services to the multi-family units and copper to the retail. The placement of the fiber/copper cable would be at no cost to the land owner. The cost of the 30" insert boxes would be at owners' expense but there is another option to do without boxes. Plans should be submitted to Alan Squires (tel.# 843-522-4067) at the following address 3246 Fortune Drive North Charleston, SC 29418-3422 or email to js0590@att.com CAD files need to be sent in 04 version. Build time is about 10 to 12 months in most cases for orders to flow in all systems.

Should you have any questions or concerns, please contact me.

Sincerely,

A handwritten signature in black ink that reads "Alan Squires". The signature is written in a cursive, flowing style.

Alan Squires
Designer-AT&T

XFINITY Communities™

July 26, 2016

RE: TMS Parcels 349-08-00-001

To Whom It May Concern:

This letter is to confirm that Comcast Cable is the franchised video service provider for the new location off in Charleston, SC 29407 including up to 199 multifamily units. Upon execution of a property-specific agreement, the terms of which will be negotiated separately, Comcast can and will extend its fiber rich cable plant to the property so that the residents there will have access to Xfinity Video, High-Speed Data, and Digital Voice services including eventually 1Gbps internet speeds.

Depending on cost to extend the plant, the owner may be asked to bear some of the cost of cable plant construction.

Should you have any additional questions, please contact me at 843-266-3094.

Best Regards,



Andy Mcilwain
Account Executive
Comcast of South Carolina, Inc.
4400 Bell Oaks Drive
North Charleston, SC 29405
(843) 266-3094 office
Andrews_mcilwain@cable.comcast.com

