



**EXHIBIT B**

**Legal Description – Preliminary**

Parcel 1, A Portion of a 138.94 Acre Tract at the Northeast Quadrant of I-95 & U.S. Highway 278

All that certain piece, parcel or lot of land, lying and being in Jasper County, State of South Carolina being located within a 138.94 acre tract and known as a Parcel 1 being more fully shown and designated on a Wetland Delineation Plat prepared for Naima Kradjian and Coastal Land Development Company, by Connor and Associates, Inc. and dated April 28, 2000, said parcel having the following description:

Commencing at the northeastern intersection of Red Dam Road and Frontage Road (I-95), said point being the Point of Commencement; thence running along the eastern right-of-way of the Frontage Road for a distance of 369.18' to a point; thence running west across said right-of-way for a distance of 115.00' to a point, said point being the Point of Beginning; thence running the following metes and bounds:

S 80°59'30" W for a distance of 864.20' to a point; thence,  
Along a curve to the right having a radius of 870.85', a length of 469.27', a tangent of 240.48', a chord of 463.61', a chord bearing of N 13°38'12" W and a delta angle of 30°52'29" to a point; thence,  
Along a curve to the right having a radius of 4600.00', a length of 1610.53', a tangent of 813.59', a chord of 1602.31', a chord bearing of N 12°47'12" E and a delta angle of 20°03'36" to a point; thence,  
S 67°46'25" E for a distance of 37.00' to a point; thence,  
Along a curve to the left having a radius of 1200.92', a length of 578.42', a tangent of 294.93', a chord of 572.84', a chord bearing of S 12°43'15" E and a delta angle of 27°35'46" to a point; thence,  
S 26°31'08" E for a distance of 579.75' to a point; thence,  
Along a curve to the right having a radius of 1377.14', a length of 16.78', a tangent of 8.39', a chord of 16.78', a chord bearing of S 26°10'11" E and a delta angle of 00°41'53" to a point; thence,  
Along a curve to the right having a radius of 1377.14', a length of 151.52', a tangent of 75.84', a chord of 151.44', a chord bearing of S 22°40'08" E and a delta angle of 06°18'14" to a point; thence,  
Along a curve to the right having a radius of 1377.60', a length of 253.73', a tangent of 127.22', a chord of 253.37', a chord bearing of S 14°14'26" E and a delta angle of 10°33'10" to a point; thence,  
S 08°57'54" E for a distance of 390.71' to a point; said point being the Point of Beginning.

Said Parcel measures and contains 26.04 acres more or less.

EXHIBIT B

Legal Description -- Preliminary

Parcel 2, A Portion of a 138.94 Acre Tract at the Northeast Quadrant of I-95 & U.S. Highway 278

All that certain piece, parcel or lot of land, lying and being in Jasper County, State of South Carolina being located within a 138.94 acre tract and known as a Parcel 2 being more fully shown and designated on a Wetland Delineation Plat prepared for Naima Kradjian and Coastal Land Development Company, by Connor and Associates, Inc. and dated April 28, 2000, said parcel having the following description:

Beginning at the northeastern intersection of Red Dam Road and Frontage Road (I-95), said point being the Point of Beginning; thence running the following metes and bounds:

N 08°57'54" W for a distance of 759.89' to a point; thence,  
Along a curve to the left having a radius of 1492.39', a length of 374.96', a tangent of 188.47', a chord of 373.97', a chord bearing of N 16°09'46" W and a delta angle of 14°23'43" to a point; thence,  
Along a curve to the left having a radius of 1492.39', a length of 82.26', a tangent of 41.14', a chord of 82.25', a chord bearing of N 24°56'22" W and a delta angle of 03°09'29" to a point; thence,  
N 26°31'08" W for a distance of 61.28' to a point; thence,  
S 63°28'52" W for a distance of 5.00' to a point; thence,  
N 26°31'08" W for a distance of 518.47' to a point; thence,  
Along a curve to the right having a radius of 1090.92', a length of 929.79', a tangent of 495.25', a chord of 901.90', a chord bearing of N 02°06'10" W and a delta angle of 48°50'00" to a point; thence,  
N 22°18'50" E for a distance of 154.87' to a point; thence,  
N 67°41'10" W for a distance of 27.94' to a point; thence,  
N 22°39'25" E for a distance of 360.94' to a point; thence,  
N 62°15'48" E for a distance of 87.44' to a point; thence,  
N 27°53'09" E for a distance of 167.04' to a point; thence,  
S 81°44'28" E for a distance of 354.93' to a point; thence,  
S 22°27'04" W for a distance of 141.14' to a point; thence,  
S 54°29'45" E for a distance of 262.46' to a point; thence,  
S 23°01'55" W for a distance of 148.16' to a point; thence,  
S 75°12'26" E for a distance of 139.69' to a point; thence,  
N 36°08'48" E for a distance of 183.69' to a point; thence,  
N 85°13'08" E for a distance of 375.06' to a point; thence,  
S 39°38'34" E for a distance of 280.77' to a point; thence,  
S 73°44'46" E for a distance of 95.77' to a point; thence,  
S 21°07'15" E for a distance of 1850.50' to a point; thence,  
S 89°50'55" W for a distance of 849.35' to a point; thence,  
S 07°05'07" E for a distance of 1089.02' to a point; thence,  
N 81°09'00" W for a distance of 16.68' to a point; thence,  
N 08°51'33" E for a distance of 16.55' to a point; thence,  
N 81°08'27" W for a distance of 437.36' to a point; thence,

**Legal Description – Preliminary (cont'd)**

Parcel 2, A Portion of a 138.94 Acre Tract at the Northeast Quadrant of I-95 & U.S. Highway 278

Along a curve to the left having a radius of 1482.39', a length of 531.36', a tangent of 268.56', a chord of 528.52', a chord bearing of S-88°46'53" W and a delta angle of 20°32'16" to a point; thence, S 81°02'06" W for a distance of 47.32' to a point; thence, N 53°57'54" W for a distance of 56.57' to a point; said point being the Point of Beginning.

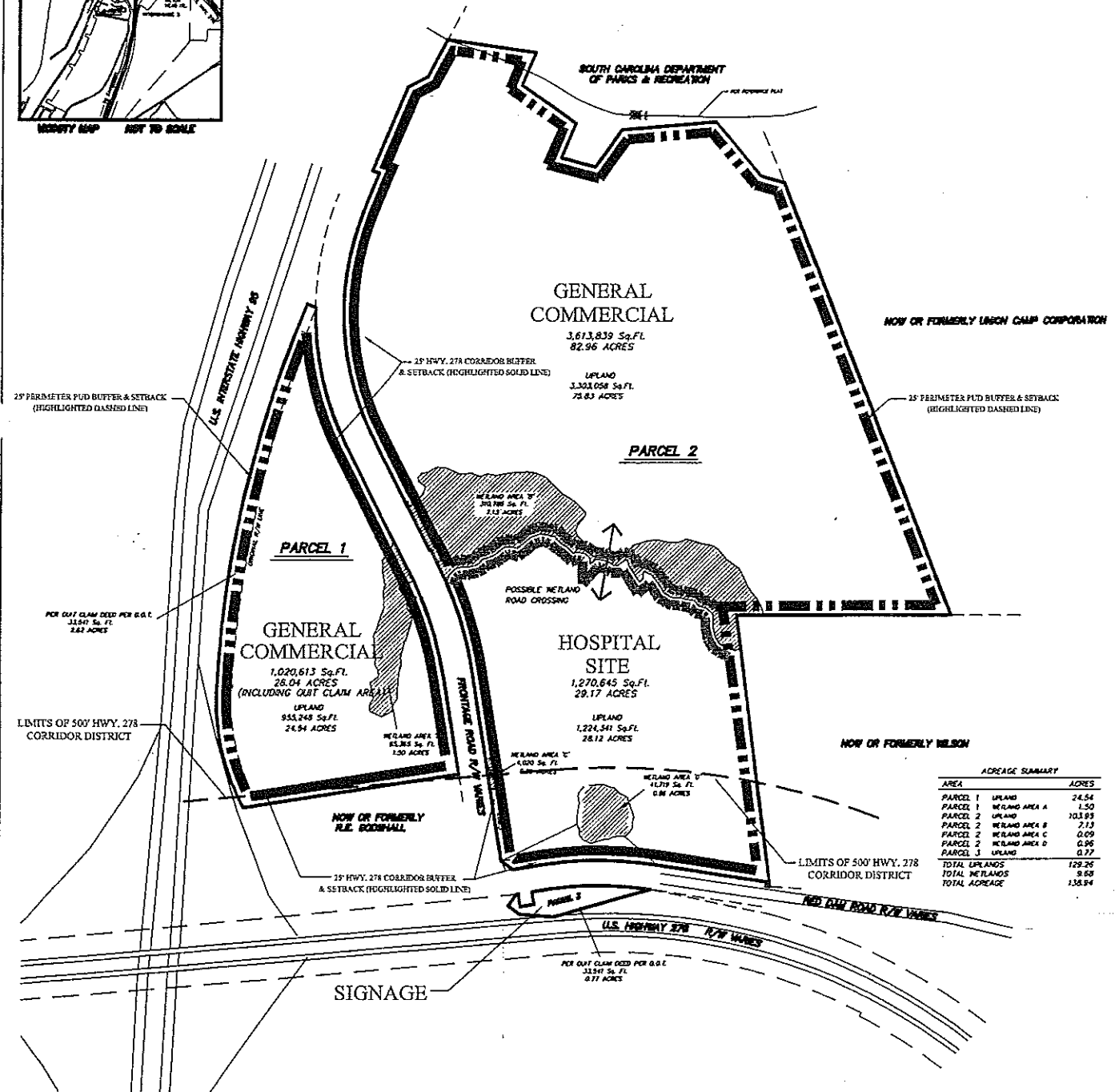
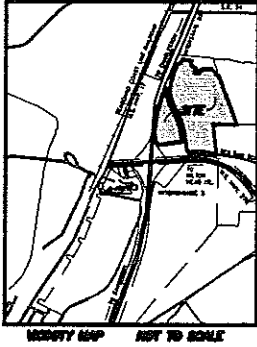
Said Parcel measures and contains 112.13 acres more or less.

# PRELIMINARY MASTER PLAN

## FOR Coastal Land Tract PUD

CITY OF HARDEVILLE, S.C.  
JULY 30, 2002

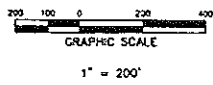
### EXHIBIT C



ACREAGE SUMMARY

AREA	ACRES
PARCEL 1 UPLAND	21.54
PARCEL 1 WETLAND AREA A	1.50
PARCEL 2 UPLAND	103.93
PARCEL 2 WETLAND AREA B	2.13
PARCEL 2 WETLAND AREA C	0.09
PARCEL 2 WETLAND AREA D	0.06
PARCEL 2 WETLAND AREA E	0.02
TOTAL UPLANDS	129.26
TOTAL WETLANDS	3.80
TOTAL ACREAGE	133.06

b:\projects\cid\001\maps\pl\master\pl\master.dwg, 07/30/02 09:23:46 PM, H.C.K.F.



**CONNOR AND ASSOCIATES, INC.**  
engineers • planners • surveyors  
P.O. BOX 381  
BLUFFTON, SOUTH CAROLINA 29910  
PH (803) 837-5250 / FAX (803) 837-2558





REPLY TO  
ATTENTION OF

DEPARTMENT OF THE ARMY  
CHARLESTON DISTRICT, CORPS OF ENGINEERS  
4600 Goer Drive  
P.O. BOX 919  
CHARLESTON, SOUTH CAROLINA 29402-0919

File 5DC-006  
RECEIVED JUN - 5 2000

May 19, 2000

Regulatory Division

Mr. Bob Thomas  
Connor & Associates, Incorporated  
Post Office Box 381  
Bluffton, South Carolina 29910

REF: SAC 81-2000-0744(Q)  
Jasper County

Dear Mr. Thomas:

This is in response to your letter dated May 1, 2000, requesting a wetland determination on behalf of Coastal Land Company, for land located adjacent to the frontage road on the northeastern side of I-95 exit 8, approximately ¼ mile north of US Hwy 278, Jasper County, South Carolina. The project area is depicted on the plat map you have submitted. The survey plat was prepared by WC Powers, is dated 4/28/00 and entitled: "A Wetland Delineation Plat of / 138.94 Acre Tract at Northeast / Quadrant of I-95 & U.S. HWY 278".

This plat depicts wetland boundaries as established by your firm. You have requested that this office verify the accuracy of this wetland mapping as a true representation of wetlands within the regulatory authority of this office. Based on a review of the plans you submitted, in conjunction with an on-site inspection and a review of aerial photography and soil information, it has been determined that the wetland boundaries are an accurate representation of the wetlands within our regulatory authority. This office should be contacted prior to performing any work in these areas.


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

Please be advised that this wetland determination is valid for five (5) years from the date of this letter unless new information warrants revision of the delineation before the expiration date. All actions concerning this determination must be complete within this time frame, or an additional wetland delineation must be conducted.

In future correspondence concerning this matter, please refer to SAC 81-2000-0744(Q). You may still need state or local assent. Prior to performing any work, you should contact the South Carolina Department of Health and Environmental Control, Office of Ocean and Coastal Resource Management. A copy of this letter is being forwarded to them for their information.

----- If you have any questions concerning this matter, please contact me at 843/746-2722.

Respectfully,



Paul Finchcliff  
Biologist

Copy Furnished:

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



**Coastal Land Tract  
Planned Unit Development Narrative**

**EXHIBIT F**

**Stormwater Management & Environmental Protection Narrative**

*(1) Stormwater Management*

The environment is crucial to the quality of life that is the attraction of the Low Country, and water quality of the New River watershed is a primary focus of the PUD. Stormwater master planning evaluates the existing hydrology of a site and estimates stormwater management requirements for development of the site. Based on proposed land uses, this planning process considers post-development requirements for protection of watershed quality and for control of discharge quantities. The stormwater management facilities will comply with SC Department of Health and Environmental Control – Office of Ocean and Coastal Resource Management (OCRM), City of Hardeeville, and Jasper County water quality, detention, and retention requirements.

The stormwater master plan serves as a framework for future detailed design as it estimates the stormwater systems required to treat runoff and control release rates during design storm events. Where possible, common stormwater management systems will be considered within the PUD to alleviate the need to have detention ponds on each individual development parcel. Furthermore, soil erosion controls will be implemented during various phases of construction within the Coastal Land Tract to further mitigate impacts.

The owners/ developers of the Coastal Land Tract will maintain the stormwater systems. Maintenance of the systems is essential for proper operation of the treatment facilities. The development will discharge treated runoff into a drainage course associated with the adjacent southern Jasper County lakes and wetlands (New River watershed). The general plan for stormwater management is illustrated on the Conceptual Stormwater Management Master Plan, included as Exhibit G.

*(1) Environmental Protection*

The jurisdictional wetlands on the Coastal Land Tract property are typical of the South Carolina Low Country. Wetland delineation and verification by the US Army Corps of Engineers has been completed. Minor wetland impacts associated with the development of this tract will be permitted through the US Army Corps of Engineers and certified by several state and federal agencies including OCRM. If the permit process requires mitigation of the wetlands impacts, mitigation will be accomplished through a combination of buffers, preservation, and restoration where appropriate.



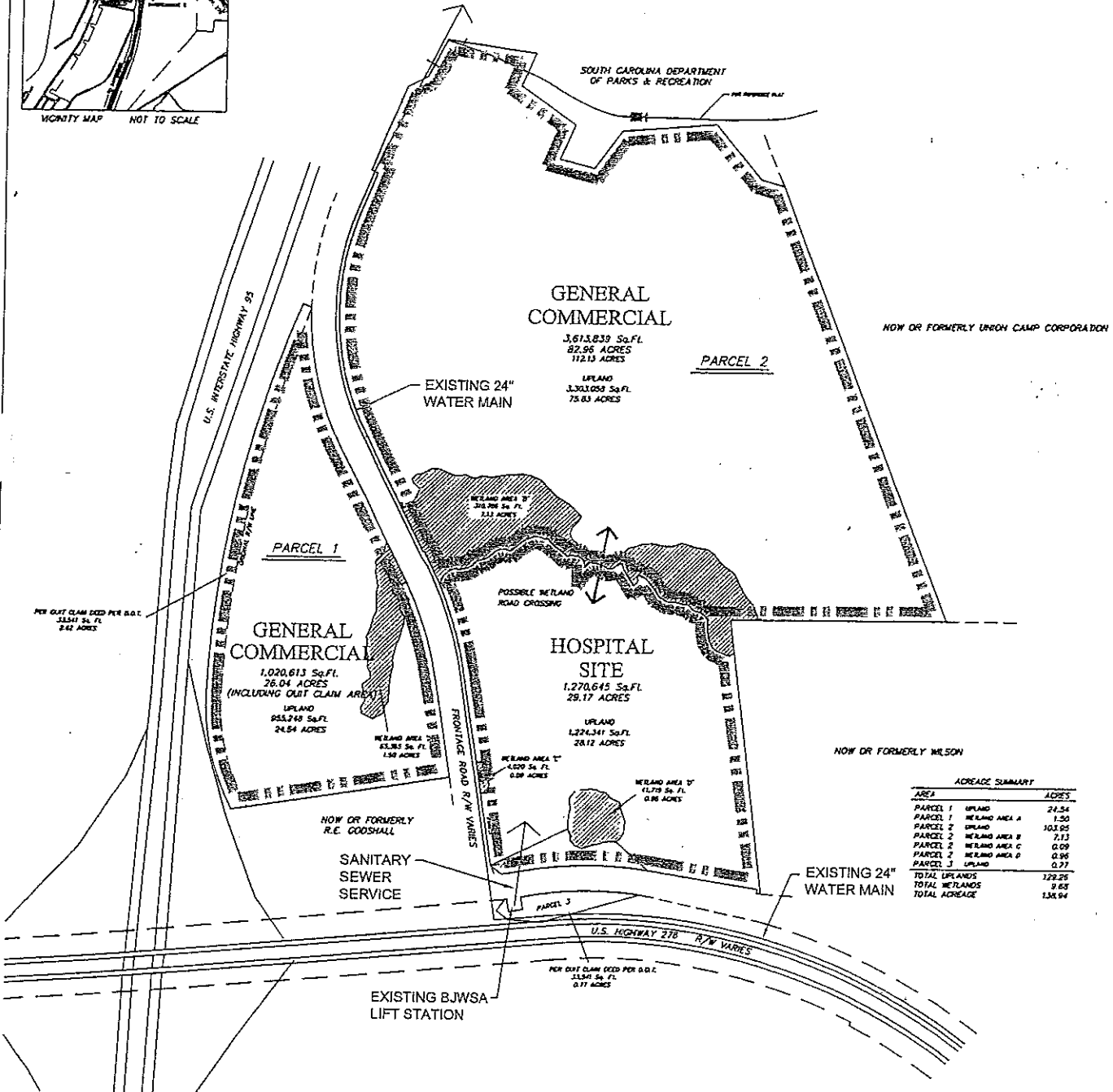
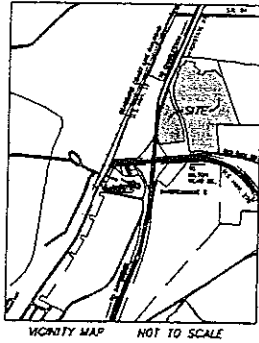
# PRELIMINARY WATER & SEWER MASTER PLAN

## FOR Coastal Land Tract PUD

CITY OF HARDEVILLE, S.C.

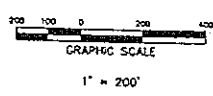
JULY 19, 2002

### EXHIBIT H



ACREAGE SUMMARY

AREA	ACRES
PARCEL 1 UPLAND	24.54
PARCEL 1 WETLAND AREA A	1.10
PARCEL 2 UPLAND	101.05
PARCEL 2 WETLAND AREA B	27.13
PARCEL 2 WETLAND AREA C	0.09
PARCEL 2 WETLAND AREA D	0.06
PARCEL 3 UPLAND	0.27
TOTAL UPLANDS	129.25
TOTAL WETLANDS	9.63
TOTAL ACREAGE	138.84



**CONNOR AND ASSOCIATES, INC.**  
 engineers • planners • surveyors

P.O. BOX 381  
 BLUFFTON, SOUTH CAROLINA 29910  
 PH (803) 837-5250 / FAX (803) 837-2558



North

**Coastal Land Tract  
Planned Unit Development Narrative**

**EXHIBIT I**

**Utility Services Narrative**

*(1) Wastewater Collection & Disposal Plan*

Due to the size and nature of the proposed project, septic tanks will not be adequate to handle the wastewater associated with the development and will not be utilized within the PUD. Beaufort Jasper Water And Sewer Authority ( BJWSA) facilities will provide wastewater collection, treatment, and disposal for this site. The collection systems constructed during development of the site will include gravity systems, which convey sewage through a series of lift stations. The onsite systems ultimately will discharge into existing BJWSA systems, which will be upgraded as necessary. The general plan for wastewater management is illustrated on the Preliminary Water & Sewer Master Plan, included as Exhibit H. Detailed design of the onsite sewer system will be completed as part of site development design and permitting. BJWSA will own, operate, and maintain the sewer systems prior to occupancy, upon completion by the developer and acceptance by the utility.

*(2) Potable Water Distribution Plan*

BJWSA will provide water service for the entire proposed development. The proposed system will tie into the existing water system where appropriate to increase on-site flows and maintain a looped water system through the PUD property. The proposed system is illustrated on the Preliminary Water & Sewer Master Plan, included as Exhibit H. Detailed design of the water system will be completed as part of site development design and permitting. BJWSA will own, operate, and maintain the water systems prior to occupancy, upon completion by the developer and acceptance by the utility.

*(3) Fire Protection Service*

New developments in the City of Hardeeville must provide fire protection services to property owners. The entire PUD is located within City of Hardeeville Fire District. Accordingly, the City of Hardeeville Fire District will provide fire protection for the development.

*(4) Electrical Power & Natural Gas Service.*

New developments in the City of Hardeeville must provide essential power services to property owners. The entire PUD is located within the South Carolina Electric and Gas (SCE&G) service district. Accordingly, South Carolina Electric and Gas will provide electrical power and natural gas service to the entire development.

## Coastal Land Tract Planned Unit Development Narrative

### *(5) Telephone Service*

New developments in the City of Hardeeville must provide essential communication services to property owners. The entire PUD is located within the Hargray Communications telephone service district. Accordingly, Hargray Communications will provide telephone service to the entire development.

### *(6) Cable Service*

New developments in the City of Hardeeville must provide essential communication services to property owners. The entire PUD is located within the Hargray Communications cable service district. Accordingly, Hargray Communications will provide cable service to the entire development.

### *(7) Solid Waste Removal Service*

New developments in the City of Hardeeville are not required to provide solid waste removal services to property owners. However, several private companies offer solid waste removal services to this area. Accordingly, solid waste removal will be available to property owners within the PUD.

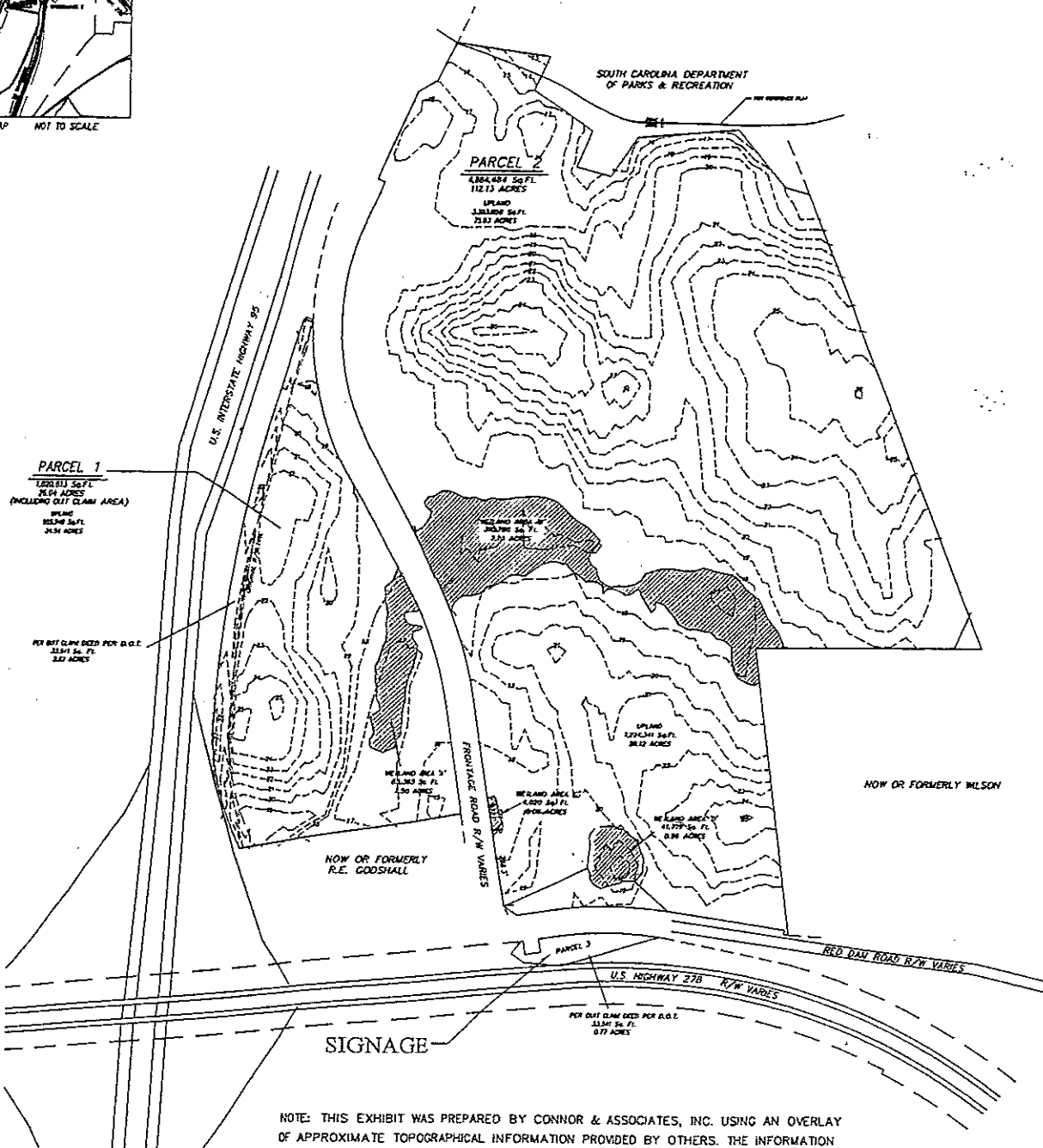
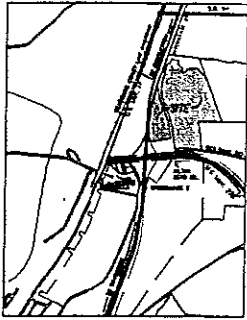
# TOPOGRAPHIC EXHIBIT

## FOR Coastal Land Tract PUD

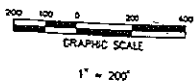
CITY OF HARDEVILLE, S.C.

JULY 19, 2002

# EXHIBIT K



NOTE: THIS EXHIBIT WAS PREPARED BY CONNOR & ASSOCIATES, INC. USING AN OVERLAY OF APPROXIMATE TOPOGRAPHICAL INFORMATION PROVIDED BY OTHERS. THE INFORMATION DEPICTED HEREIN IS FOR PRELIMINARY PLANNING PURPOSES ONLY.



**CONNOR AND ASSOCIATES, INC.**  
*engineers • planners • surveyors*

P.O. BOX 381  
BLUFFTON, SOUTH CAROLINA 29910  
PH (803) 837-5250 / FAX (803) 837-2558



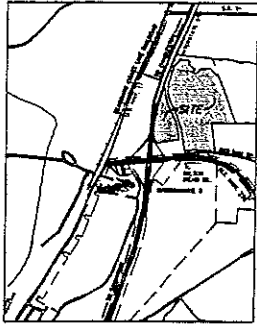
EXHIBIT L

138.94-Acre Coastal Land Tract PUD  
Land Use Acreage Summary:

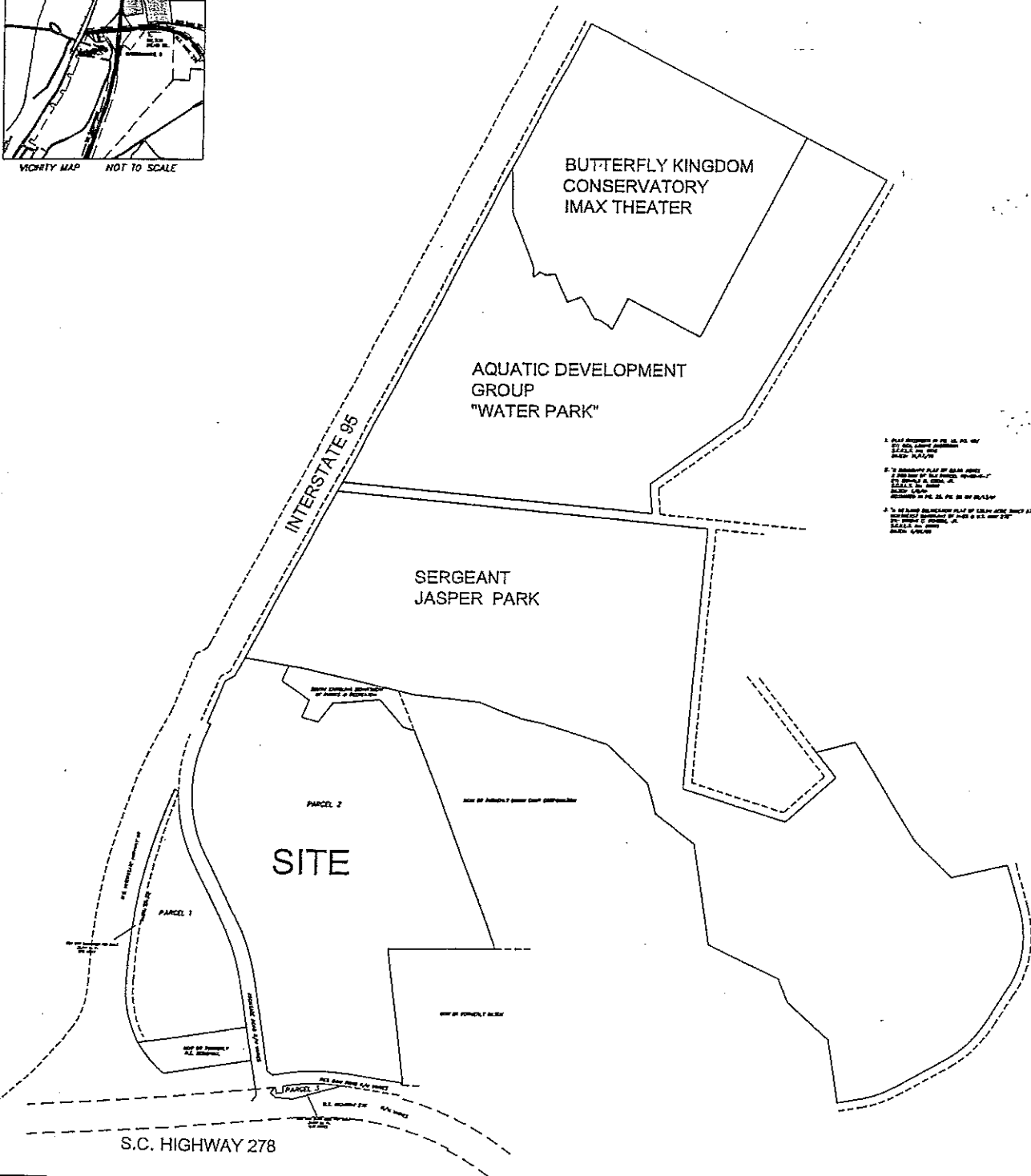
<u>Land Use</u>	<u>Area (Acres)</u>	<u>Percent Of PUD</u>
General Commercial	1.09	78.5%
Hospital Site	29.17	21%
Signage	0.77	0.5%
Total	138.94	100%

COMPOSITE MAP  
 FOR  
 Coastal Land Tract PUD  
 CITY OF HARDEVILLE, S.C.  
 JULY 19, 2002

EXHIBIT M



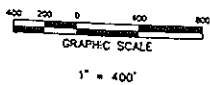
VICINITY MAP NOT TO SCALE



1. THIS MAP WAS PREPARED BY THE CITY OF HARDEVILLE, SOUTH CAROLINA, IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNED UNIT DEVELOPMENT ACT, CHAPTER 20A, TITLE 56, OF THE SOUTH CAROLINA CODE, AS AMENDED.

2. THE CITY OF HARDEVILLE, SOUTH CAROLINA, HAS REVIEWED THIS MAP AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNED UNIT DEVELOPMENT ACT, CHAPTER 20A, TITLE 56, OF THE SOUTH CAROLINA CODE, AS AMENDED.

3. THE CITY OF HARDEVILLE, SOUTH CAROLINA, HAS REVIEWED THIS MAP AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNED UNIT DEVELOPMENT ACT, CHAPTER 20A, TITLE 56, OF THE SOUTH CAROLINA CODE, AS AMENDED.



**CONNOR AND ASSOCIATES, INC.**  
 engineers • planners • surveyors

P.O. BOX 381  
 BLUFFTON, SOUTH CAROLINA 29910  
 PH (803) 837-5250 / FAX (803) 837-2558



North

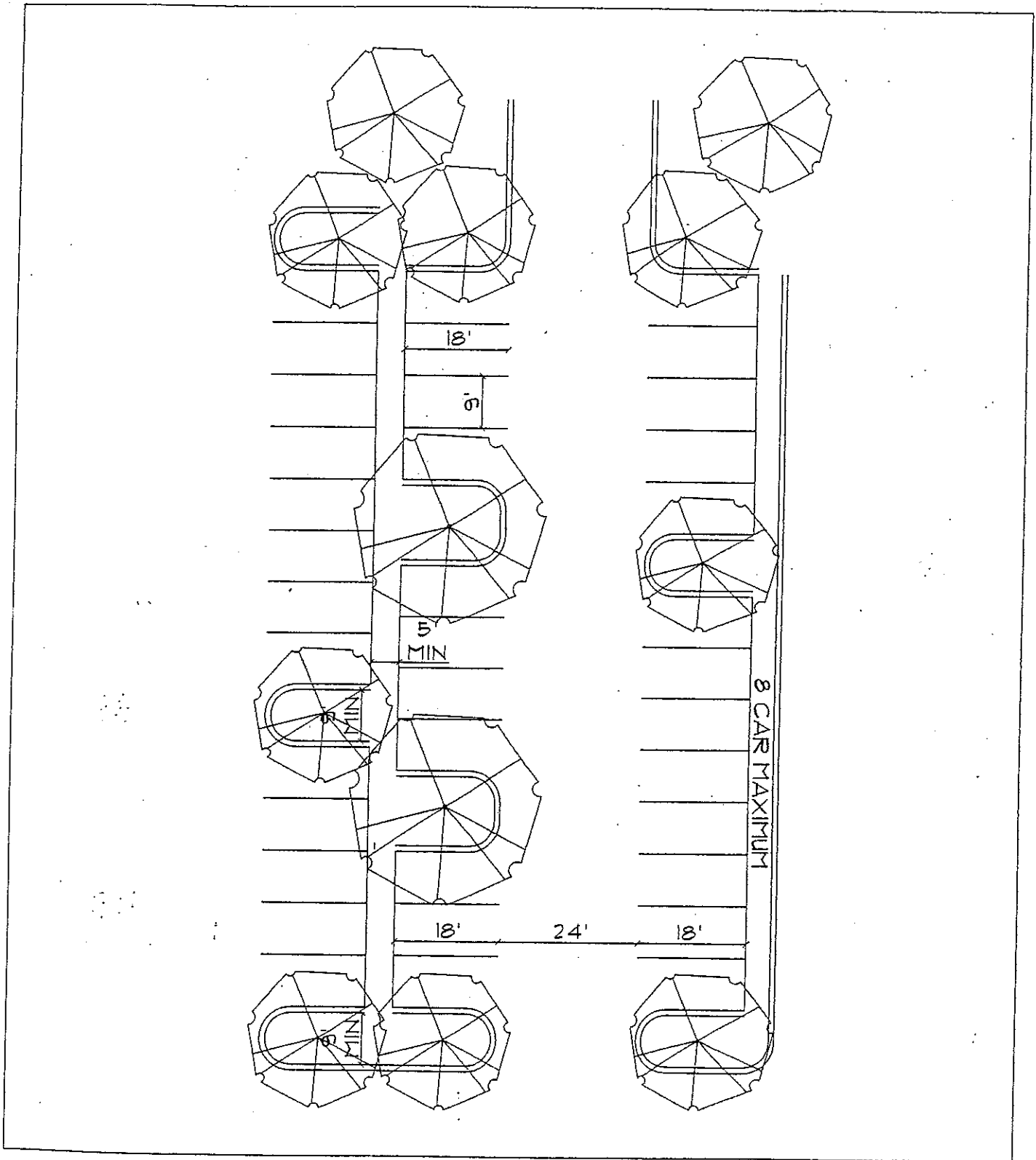


EXHIBIT N  
CONCEPTUAL PARKING LAYOUT  
COASTAL LAND TRACT PUD

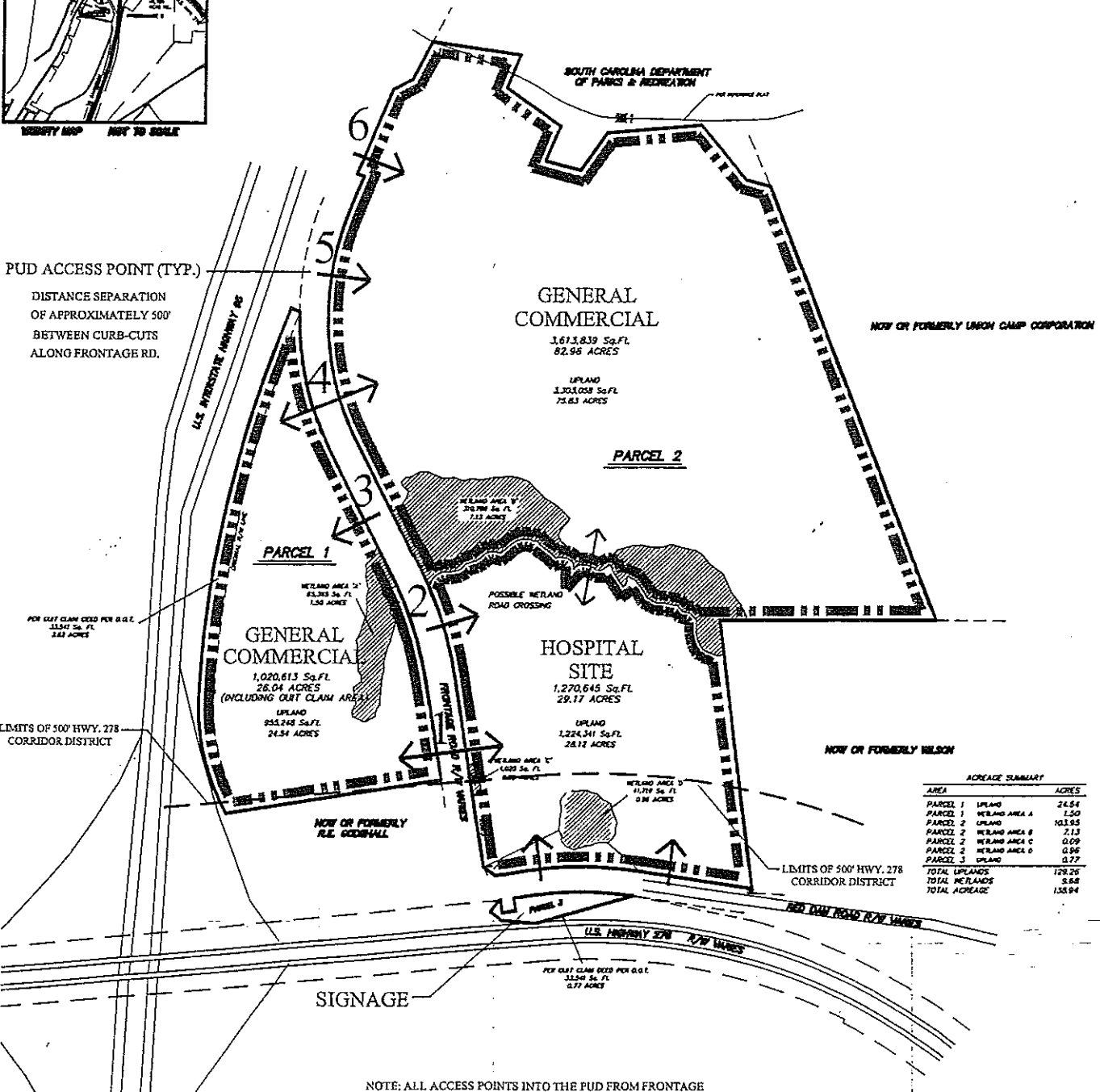
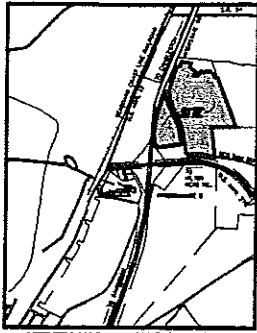
# PRELIMINARY PUD ENTRANCE LOCATION PLAN

## FOR Coastal Land Tract PUD

CITY OF HARDEVILLE, S.C.

JULY 31, 2002

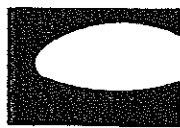
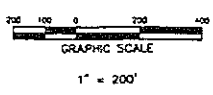
### EXHIBIT O



ACREAGE SUMMARY

AREA	ACRES
PARCEL 1 UPLAND	24.54
PARCEL 1 WETLAND AREA A	1.50
PARCEL 2 UPLAND	101.95
PARCEL 2 WETLAND AREA B	2.13
PARCEL 2 WETLAND AREA C	0.09
PARCEL 2 WETLAND AREA D	0.95
PARCEL 3 UPLAND	0.77
<b>TOTAL UPLANDS</b>	<b>129.25</b>
<b>TOTAL WETLANDS</b>	<b>5.68</b>
<b>TOTAL ACREAGE</b>	<b>134.94</b>

NOTE: ALL ACCESS POINTS INTO THE PUD FROM FRONTAGE FRONTAGE ROAD ARE SUBJECT TO SCOTD APPROVAL.



**CONNOR AND ASSOCIATES, INC.**  
engineers • planners • surveyors

P.O. BOX 381  
BLUFFTON, SOUTH CAROLINA 29910  
PH (803) 837-5250 / FAX (803) 837-2558



G:\Projects\City\001\condsub\1\441110.dwg, 07/31/02 12:47:59 PM, RY: KLF

EXHIBIT F

Bioretention Areas in Parking Lots

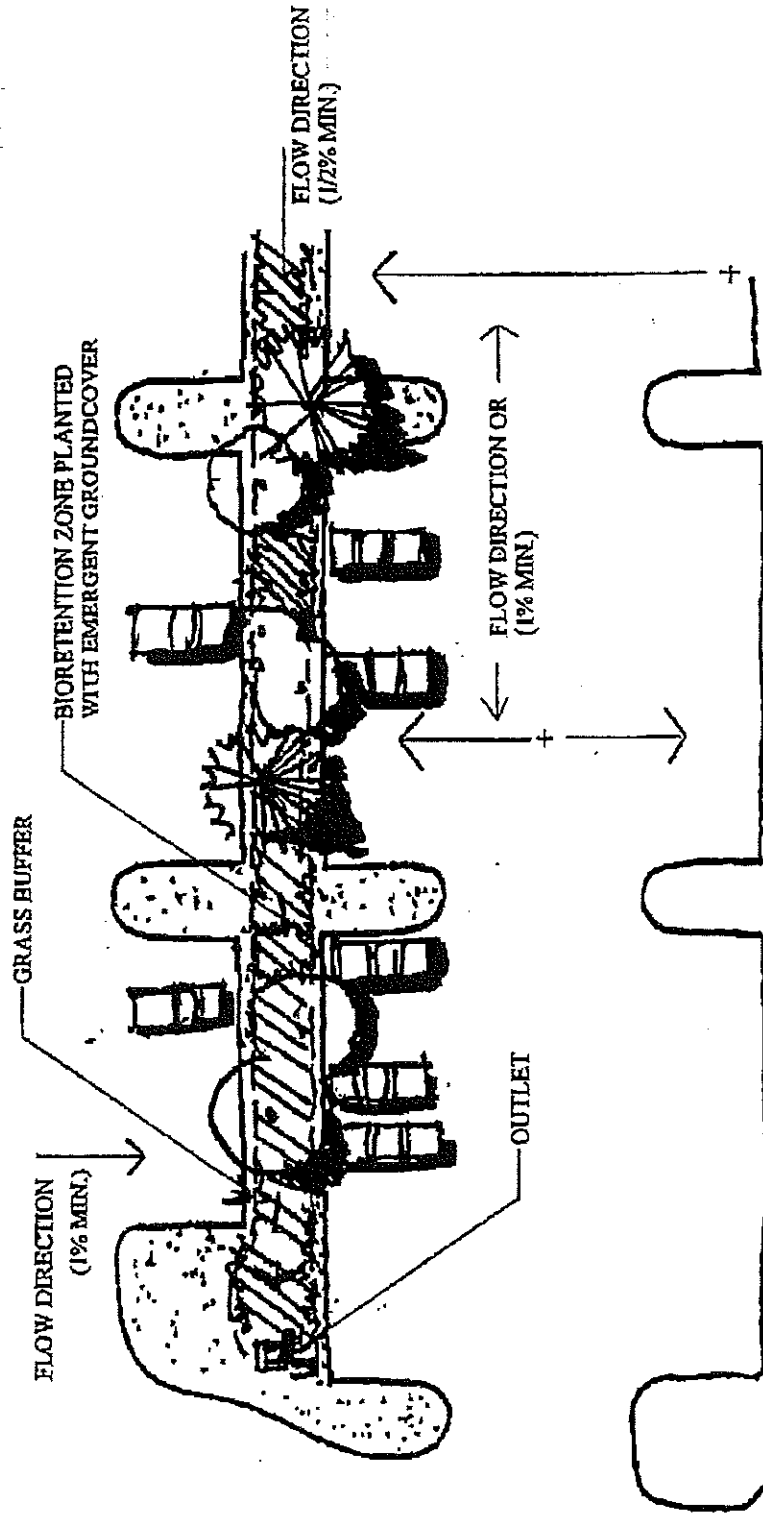


EXHIBIT P

Section - Bioretention Areas in Parking Lot Center Medians

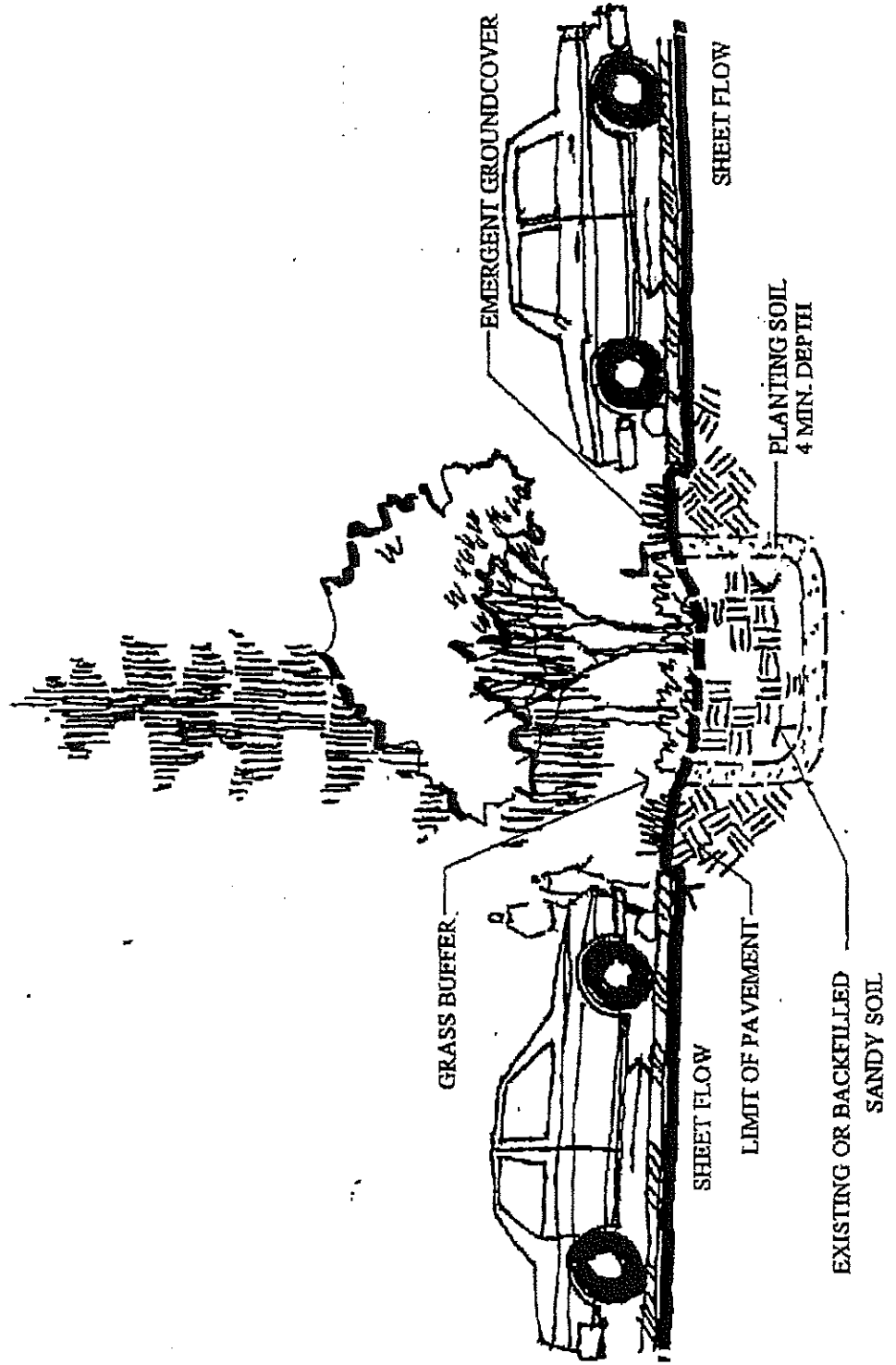


EXHIBIT P

Section - Bioretention Areas in Parking Lot edges

