

**PLANNED DEVELOPMENT
DISTRICT
AND
CONCEPTUAL MASTER PLAN**

FOR

CHELSEA SOUTH

Jasper County, South Carolina

FOR

CHELSEA PLANTATION, LLC

BY

WOOD+PARTNERS

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March 8, 2022

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CHELSEA SOUTH PLANNED DEVELOPMENT DISTRICT CONCEPTUAL MASTER PLAN

SECTION I – SITE DEVELOPMENT

A. THE PROPERTY

1. The Chelsea South Planned Development District (PDD) is in Jasper County, South Carolina with frontage on Snake Road and SC Highway 170 N, Okatie Highway. The tract is located along the north side of the BJWSA Canal and The Property consist of approximately 291.7 acres (The Property). A site location map is provided in Appendix A.
2. The Chelsea South Tract is currently owned by Chelsea Plantation, LLC (“Owner”), its successors or assigns. The Owner proposes that this property be zoned and developed as a PDD in accordance with the Jasper County Zoning Ordinance (ZO) and Land Development Regulations (LDR) in effect at the time of submittal to Jasper County. The PDD designation will be utilized to encourage unified planning and development, promote economical and efficient land use, foster a harmonious variety of uses, encourage creative design, and produce a better environment.
3. The Chelsea South Tract (TM# 081-00-02-008) in Jasper County, South Carolina and is adjacent to the Beaufort Jasper Water & Sewer Authority (BJWSA) Canal with frontage on Snake Road and SC Highway 170 N, Okatie Highway. The Chelsea South property is currently vacant undeveloped forested land. The property has approximately 5,116 feet of road frontage along Snake Road on the north and northeast corner of the site. A site survey is included as Appendix B. See Section I.C. below for a description of the Conceptual Master Plan and Appendix H for the Plan.
4. The Property consist of approximately 166.6 acres of upland and 125.1 acres of non-jurisdictional freshwater wetlands. The Property does not contain any saltwater marsh critical areas and has no frontage on critical areas. The U.S. Army Corps of Engineers (USACE) wetland verification letter and wetland map are included in Appendix C. Preliminary soil data has been evaluated using available on-site data and USDA soils information. On-site soils are Cape Fear Loam (11.9% of The Property), Coosaw Loamy Fine Sand (45.3% of The Property) and Tomotley Loamy Fine Sand (42.8% of The Property). The soils are expected to be acceptable and suitable for the proposed development activity. USDA soils data is included as Appendix D.
5. The Property is currently zoned Rural Preservation. St. Luke Baptist Church is located at the corner of Snake Road and SC Highway 170 N, Okatie Highway. Beaufort Jasper Water & Sewer Authority corporate offices and treatment plant are located to the northeast across Snake Road on the corner of Snake Road and SC Highway 170 N, Okatie Highway. The land to the north and west is zoned Rural Preservation is undeveloped. The BJWSA Canal runs along the eastern boundary of this property. The land to the east across the BJWSA Canal fronts SC Highway 170 N, Okatie Highway and is currently zoned General Commercial and is developed

with commercial enterprises; the land to the southwest along SC Highway 170 N is currently zoned Community Commercial and is largely undeveloped. The land further to the southwest along SC Highway 170 N, Okatie Highway is zoned PDD and Residential.

6. The Chelsea South PDD will be phased over a period of eight to ten years. The initial phases will include Tract A – Single Family Residential followed by the Community Commercial Tract B and then Tracts C and D1 and D2 will be developed based on demand and market conditions.
7. Based on a review of the USGS Jasper quadrangle map, site elevations are above the 10 ft contour and fall between 10 ft and 20 ft above mean sea level. The elevations of the main portion of the site are relatively flat. Elevations near the southern boundary and the BJWSA canal are approximately elevation 16.0. Elevations near the center of The Property and closer to Snake Road are approximately elevation 18.0. The land to the west of the wetlands has elevations ranging from 24.0 near the center to southern boundary down to 19.0 near Snake Road. A USGS map is included as Appendix F.
8. The Property includes forested land that takes up most of the site including an area of planted pines that appear to have been managed for silviculture in the past and appears to be less than twenty years old with a heavy canopy resulting in lack of diverse understory. Most of the project site serves as managed timberland, portions of which were thinned during Spring 2021. Significant acreage on the west and southwest portions of the project site are periodically inundated and non-jurisdictional wetlands. No permanent building improvements are currently located on the project site. An aerial photograph of the property and surrounding area is included as Appendix E.
9. Based on a review of FEMA Maps, all of the PDD property occurs outside of designated flood zone areas and are in areas determined to be outside the 0.2% annual chance of floodplain. The FEMA Map Panels Number 410 & 450, dated October 18, 2019, are included as Appendix G.

B. PLANNED DEVELOPMENT DISTRICT (PDD) AND DEVELOPMENT AGREEMENT (DA) PROCESS

1. The PDD overlay zone was adopted by the Jasper County Council to permit and encourage the effective, efficient, and economical development of large tracts of land in Jasper County. The PDD application will be accompanied by a Development Agreement, the intent of which is to protect the rights and entitlements specified in the PDD for the property from the effect of subsequently enacted local legislation or from the effects of changing policies and procedures of local government agencies which may conflict with any term or provision of the PDD or in any way hinder, restrict, or prevent the development of the project.
2. The Development Agreement will provide a reasonable certainty as to the lawful requirements that must be met in protecting vested property rights, while maintaining the authority and duty of government to enforce laws and regulations which promote the public safety, health, and general welfare of the citizens of our State. The Development Agreement is being made and

entered between Owner and The Jasper County Council, under the terms of the Act, for the purpose of providing assurances to Owner that it may proceed without encountering future changes in law which would materially affect the ability to develop under the plan, and for the purpose of providing important protection to the natural environment and long-term financial stability and a viable tax base to Jasper County.

3. The Owner as well as its successors, assigns, and future owners will adhere to the provisions of the PDD and Development Agreement for the duration that each remains in effect, unless one or both is modified or extended through mutual agreement with the Jasper County Council.

C. CONCEPTUAL MASTER PLAN

1. The Chelsea South Property is located adjacent to the Beaufort Jasper Water & Sewer Authority (BJWSA) Canal with frontage on Snake Road at the intersection of SC Highway 170 N, Okatie Highway in Jasper County, South Carolina. It is anticipated that the property will be developed over a period of eight to ten years, in accordance with the Conceptual Master Plan as set forth in this document or amended in the future. The Conceptual Master Plan sets forth the general scope of the development including number of units, phasing, development standards, open space and other issues. In addition to the Conceptual Master Plan, development of the property is controlled by other provisions of the PDD and further guaranteed by the Development Agreement (DA) between the applicant and the Jasper County Council. The Conceptual Master Plan is included as Appendix H.
2. The goal of the development is to produce a high-quality, mixed-use development. The tract of land provides an opportunity for a mix of land uses that will be developed over a period of time. The PDD designation is necessary to accommodate the mix of land uses and provide for the responsible planning and development of the property over time.
3. The Chelsea South Conceptual Master Plan in Appendix H, prepared by Wood+Partners, shows a general access and layout for this mixed-use community showing areas designated for residential and commercial development. Proposed land uses in the residential and commercial development areas are detailed under Section 2 - Land Use Designation and Definitions.
4. The Chelsea South PDD Property is a 291.7 Acre tract (The Property) with approximately 114.8 Gross Acres of Single-Family Residential, approximately 5.8 Gross Acres of Community Commercial, approximately 17.2 Gross Acres of Multi-family Residential, approximately 34.8 Gross Acres of Mixed-Use Commercial, approximately 3.0 Gross Acres of Sub-Collector Road, and approximately 116.1 Acres of non-jurisdictional wetlands outside development tracts.
5. Tract A, the single-family residential development area is generally located in the center of the PDD property with frontage along Snake Road. Tract F, a proposed new Sub-Collector Road runs along the east side of the single-family tract and provides access to Snake Road at the Marion Horry Lane Intersection. Tract B, the Community Commercial site is located at the intersection of Snake Road and SC Highway 170 N. Tract C, the Multi-Family Residential tract is located along the east side of the new Sub-Collector Road and runs along the west side

of the BJWSA Canal. This PDD includes two Mixed Use Commercial parcels, Tracts D1 and D2. Tract D1 Mixed Use Commercial parcel is located at the west end of the new Sub-Collector Road and is located between the Single-Family tract and the BJWSA Canal. This Mixed-Use Commercial tract is located behind three existing commercial lots on SC Highway 170 N that are currently zoned Community Commercial. Tract D2 Mixed Use Commercial parcel is located along Snake Road at the northwest corner of the PDD property. The remaining portion of this PDD property, generally occurring along the west side of the property, is comprised of isolated non-jurisdictional freshwater wetlands outside development parcels.

6. Appropriate buffers shall be provided between incompatible land uses. Buffer widths are described in Section II.D.9 of the PDD.
7. Development is planned to occur in accordance with the Development Schedule presented as Appendix I which is preliminary and subject to change based on market conditions.
8. The PDD Conceptual Master Plan will maintain open space requirements as per Section II.D.8 of this document. The open space and amenities will be owned and maintained in the manner approved with appropriate covenants and restrictions by the developer, master property owner’s association, sub-association, or other legally designated entity.
9. Activities along any external property lines of the PDD shall conform to the setback, buffer, screening as described in Section II.D.9 of the PDD.
10. Building heights shall be as stipulated in Sections II.D.1 through 7. If not stipulated, building will conform to the adopted version of the Jasper County Zoning Ordinance (ZO) and Land Development Regulations (LDR) in force at the time of this submittal, which are included in the Development Agreement (DA) associated with this application.
11. The Conceptual Master Plan and Development Agreement constitute a request for a waiver from the current Jasper County ZO and LDR where differences occur. However, activities in the PDD shall conform to all other Jasper County Ordinances and Regulations where differences do not occur. The Conceptual Master Plan may introduce land uses that do not exist in the current Zoning Ordinance. Based on the PDD, Chelsea South requests deviations from the following ZO/LDR provisions:

General Requirement	Description of Proposal
No additional exceptions	

12. The provisions of the Development Agreement and the Conceptual Master Plan shall apply to development in the Chelsea South PDD. In the event of a conflict, the hierarchy of documents is the following: 1) Development Agreement; 2) PDD and Conceptual Master Plan; 3) Jasper County ZO and LDR in effect at the time of submittal of the Chelsea South PDD.

D. ENVIRONMENTAL PROTECTION

1. Environmental protection is a priority for the Applicant. As part of the development process, Chelsea South developers will meet or exceed the stormwater management requirements of the Jasper County LDR/Stormwater Regulations and the South Carolina Department of Health's Office of Ocean and Coastal Resource Management (OCRM).
2. Chelsea South developers will prepare stormwater management plans for the tracts of land as they are developed. The plan will address the hydrological characteristics of the site as well as predevelopment conditions and post-development stormwater management facilities for flood control and sediment reduction.
3. Freshwater wetlands on the property are typical of the South Carolina Lowcountry. Approximately 125.1 acres or 43% percent of the site is non-jurisdictional freshwater wetlands. A COE approved jurisdictional wetland determination letter and map provided by Diversified Enviro-Products & Services indicating the freshwater wetlands on the property is included in Appendix C.
4. On-site wetland impacts resulting from the development of the Chelsea South PDD will be permitted jointly through the USACE and OCRM. All impact mitigation will meet or exceed state and/or federal standards.
5. A Threatened and Endangered Species Assessment (T&E) has been completed for this property by Newkirk Environmental Inc. and it was found that there were no recorded occurrences of listed threatened species on this site and that this site does not provide suitable habitat for listed threatened or endangered species at the time of the survey. See Appendix P for the Threatened and Endangered Species Assessment.

E. CULTURAL AND HISTORICAL RESOURCES

1. As part of the comprehensive study of the property, a preliminary assessment of the cultural and historical resources on the site has been prepared by S&ME, Inc. S&ME, Inc. has performed historical research of the property and determined that there are no National Register of Historic Places (NRHP) listed or eligible resources in the Project Area. As part of Master Plan Approval and prior to final design, the South Carolina Department of Archives and History will be contacted by the Owner to request a review of the Department's cultural resource inventory database. The Owner will follow the direction and procedures of the Department of Archives and History as appropriate and if necessary, will address all cultural resource issues with the State Historic Preservation Office. A final determination will be provided as part of Master Plan Approval. See Appendix N for the Historic and Archaeological Properties Survey.

F. WATER AND SEWER SERVICE

1. Water and sewer service will be provided to Chelsea South by Beaufort Jasper Water & Sewer Authority (BJWSA). Currently, BJWSA owns and maintains water mains along the west side of Snake Road and the north side of SC Highway 170 N. BJWSA also owns and maintains an

8" force main along the north side of SC Highway 170 N. Preliminary discussions with BJWSA indicate a willingness to serve the property and to increase their capacity to serve developments in the vicinity. BJWSA has agreed to operate and maintain the water and sewer systems within their service area upon completion by the developer and acceptance by the Authority.

2. Water mains shall be sized for the development, at the time of development permit applications, as required to meet South Carolina Department of Health and Environmental Control (SCDHEC) loadings and shall be installed along main roads and to service areas. Together, with connections to existing offsite water mains, this water distribution system will provide adequate flow to meet the demands of each unit and provide adequate fire protection. The Preliminary Water Plan is included in Appendix J.
3. Wastewater collection is anticipated to be provided by a combination of gravity sewers, pumping stations, and force mains located within the development and off site. The wastewater will be routed to on site pump stations and then pumped to existing wastewater facilities owned and operated by BJWSA, eventually discharging into the BJWSA Cherry Point Wastewater Treatment Plant approximately 16,000 feet away from the project. The Preliminary Sewer Plan is included in Appendix K.

G. UTILITY SERVICE

1. Chelsea South is within the service territory of Dominion Energy for electrical power. The Owner will coordinate with Dominion Energy regarding planning for the PDD.
2. Hargray Communications is able to provide telephone service to Chelsea South. The Owner will coordinate with Hargray Communications regarding planning for the PDD.
3. Other utility services may be provided by legally established entities at the discretion of the Owner, provided such are in accordance with applicable franchising ordinances and licensing requirements of Jasper County. Letters of intent to serve from utility providers are included in Appendix Q.

H. ROADWAYS AND TRAFFIC

1. A Traffic Impact Assessment (TIA) has been completed for this property by Kimley Horn. See Appendix M for this Assessment.
2. The property has approximately 5,116 feet of road frontage along Snake Road along the north boundary. Establishing safe and reasonable ingress and egress for the property is a priority for the Owner, South Carolina Department of Transportation (SCDOT), and Jasper County. Full access shall be defined as access which allows any and all possible vehicular traffic movements into and out of the development. Limited access shall be defined as access which limits the movement of traffic into and out of a development (i.e., right-in, right-out). Any

proposed roadway improvements shall be subject to approval by Jasper County and, where appropriate, the SCDOT.

3. As part of the access management plan for the project, the Owner will work with SCDOT and Jasper County to obtain three (3) full-movement accesses. Site Access #1 is proposed to be located approximately 1,435 feet north of SC Highway 170 N along Snake Road Across from Marion Horry Lane. Site Access #2 is proposed to be located approximately 3,290 feet north of SC 170 N along Snake Road. Site Access #3 is proposed to be located approximately 2,900 feet west of Snake Road along SC 170 N across from Old Bailey's Road. All proposed access points shall be accompanied by a traffic analysis that demonstrates consistency with the Jasper County and SCDOT Highway Management Access Plans and design criteria. These accesses may be relocated to accommodate traffic modeling information, site specific characteristics and adjacent land uses as part of the access management plan.
4. Primary access to the interior of the development will be via a new Sub-Collector Road aligned with the Snake Road and Marion Horry Lane intersection as shown on the Conceptual Master Plan. Connectivity between the various development parcels and these access locations will be planned and incorporated into the site plans for the individual developments as they are submitted to Jasper County for review. Traffic circulation and access systems will be developed to maximize the public utility of full access points to Snake Road from Chelsea South and also from adjacent and opposite parcels, to the extent practical. Interconnectivity between different proposed uses within the PDD will be promoted in order to encourage efficient traffic flow within the PDD and minimize access locations onto Snake Road.
5. The Chelsea South PDD may have roads designed with funding as outlined in the Development Agreement. Roads indicated on the Conceptual Master Plan are subject to modification at the time of Development Plan approval based upon specific soil conditions, environmental concerns, physical constraints, and design parameters.
6. The access point locations described above and shown on the Conceptual Master Plan are preliminary and may be relocated during Master Plan approval and final development plans. Planning, design and construction of these accesses as well as all roadways and transportation elements shall be in accordance with Jasper County Ordinances, traffic impact assessment, PDD standards, or other engineering standards reasonably acceptable to the County engineer. Typical roadway sections will be submitted for review at the Master Plan approval stage.
7. Potential access across the jurisdictional wetlands surrounding adjacent tracts may be allowed if approved by OCRM and the USACE. Road linkages to adjacent properties may include impacts to jurisdictional and non-jurisdictional wetlands.
8. Notwithstanding other provisions of this document and subject to approval by Jasper County, roadway design standards may be modified to reduce environmental impacts and increase tree preservation provided safety concerns are not compromised. Protection and preservation of significant trees will be encouraged. Reductions of roadway and right-of-way widths may not occur unless specifically authorized by the County.

I. PARKING

1. The total number of required parking spaces for all land uses allowed herein shall conform to the Jasper County ZO and LDR in effect at the time of Final Adoption of the Chelsea South PDD. Modulation of those standards to reflect shared use and other conditions may be allowed provided the applicant furnishes actual documentation that the new proposed standard meets the parking needs of the proposed land use and the County agrees at Master Plan approval.

J. STORMWATER MANAGEMENT

1. Chelsea South PDD shall conform to the Jasper County ZO, LDR and Stormwater Management Ordinance in effect at the time of Master Plan approval for the Chelsea South PDD as well as all other applicable state and federal requirements. Sufficient stormwater best management practices will be employed in the development of the PDD to ensure runoff leaving the site does not degrade water quality within surrounding wetlands and the receiving waterways. The Preliminary Storm Drainage Plan is included in Appendix L.

SECTION II – LAND USE

A. INTRODUCTION AND NARRATIVE

1. The Chelsea South PDD Property is 291.7 acres which includes 166.6 acres of upland and 125.1 acres of non-jurisdictional freshwater wetlands and no jurisdictional freshwater wetlands. The PDD Conceptual Master Plan is included in Appendix H.
2. Of the approximately 166.6 upland acres, approximately 66% or 109.5 upland acres are intended for Single Family and 10% or 16.8 acres are intended for Multi-Family Residential Development, approximately 3% or 5.8 upland acres are intended for Community Commercial and 19% or 31.5 upland acres are intended for Mixed-Use Commercial Development. In addition to open space within each development tract, Tract E equals approximately 116.1 acres, or 40% of the total PDD Property, are non-jurisdictional freshwater wetlands that occur outside of development tracts and is intended to remain as open space. See Chart 1 - Chelsea South PDD Residential Land Use Summary by Tract below for wetland acres, upland acres, and gross acres for each tract.

Chart 1 - Chelsea South PDD Residential Land Use Summary by Tract

Tract	Land Use	Wetland Acres	Upland Acres	Gross Acres	% of Upland
Tract A	Single Family Detached & Attached Residential	5.3	109.5	114.8	66%
Tract B	Community Commercial	0.0	5.8	5.8	3%
Tract C	Multi-Family Residential	0.4	16.8	17.2	10%
Tracts D1 & D2	Mixed Use Commercial	3.3	31.5	34.8	19%
Tract E	Non-Jurisdictional Wetlands Outside Development Tracts	116.1	0.0	116.1	0%
Tract F	Sub-Collector Road R/W	0.0	3.0	3.0	2%
Total Acreages		125.1	166.6	291.7	100%

3. The land use areas indicated on the Conceptual Master Plan are not intended to be rigid exact boundary lines for future land use and improvements. The Conceptual Master Plan for the Chelsea South PDD shall maintain flexibility to accommodate specific soil conditions, environmental concerns, pedestrian friendly requirements, physical constraints, market conditions and design parameters and as such, the exact location of boundary lines between land uses and their subsequent location and size indicated within the planning area shall be subject to change at the time Development Permit Plan(s) are submitted for development; provided, however, that maximum densities and other conditions of this PDD and the Development agreement between the Owner and Jasper County, South Carolina, will be strictly adhered to, unless adjustment is requested by the Owner and approved by the County. The Conceptual Master Plan may also be modified at Master Plan approval, taking into consideration the potential need to change the exact locations of the proposed use(s) in order to address traffic considerations and in response to market conditions.

4. The boundaries of the PDD may be modified to include adjacent acreage subject to the approval of Jasper County by appropriate petition/application to the County to amend the PDD and the Development Agreement

B. ALLOWED LAND USES BY TRACTS

1. The following land uses shall be permitted in the Chelsea South PDD. The purpose of this portion of the PDD document is to state which land uses shall be allowed within each Tract of the Chelsea South PDD; however, by allowing these uses this does not obligate the developer to provide the uses or facilities stated herein.
2. The following Land Use Tracts outlined below shall be permitted:
 - a. Tract A - Single-Family Attached & Single-Family Detached Residential
 - b. Tract B - Community Commercial
 - c. Tract C - Multi-Family Residential
 - d. Tract D1 & D2 - Mixed-Use Commercial
 - e. Tract E - Non-Jurisdictional Wetlands Outside Development Tracts – Open Space
 - f. Tract F – Sub-Collector Road Right-of-Way
3. See Section II.D DEFINITIONS OF LAND USE AND DENSITY TERMS AND PERMITTED USES below for definitions of land use, density terms and permitted land uses.
4. Apart from temporary sales/construction offices, mobile homes shall not be an allowed land use.
5. Any easement that occurs within the property shall have the same land uses as any of the adjacent land uses. Any restrictions shall be based on the legal definition of the easement
6. Design Regulations and Performance Standards will be established for each area at the time of the Master Plan approval. Unless otherwise agreed at Master Plan approval or in this PDD, the standard for uses and design criteria from the Jasper County ZO and LDR will apply

C. ALLOWED DENSITY AND CONVERSION RATES

1. **Residential Development Tracts:** Tract A of the PDD Conceptual Master Plan has 109.5 upland acre of Single-Family Detached and Single-Family Attached residential homes with an allowable density of 4 DU's per upland acre with a total of 438 allowable dwelling units. Tract C of the plan has 16.8 upland acres of Multi-Family Residential development with an allowable density of 16 DU's per upland acre with a total of 269 allowable dwelling units. The total single family and multi-family residential units allowed in these two tracts is 707 DU's. Assuming an average

household size of 2.5 persons (Fiscal Impact Assessment prepared by Clemson University) there would be 1,767 residents in these two tracts of the development assuming full build-out at maturity.

Overall residential density shall include both Attached and Detached Single-Family Residential and Multi-Family Residential. Detached guesthouses, “Mother-in-Law” Apartments, and Garage Apartments (for rent or not) on the same lot with a single-family unit will be allowed as one structure per lot up to a maximum of 20% of the total residential units; the second structure will not be counted against the density cap but shall be counted as 0.5 units for the purposed of Development Fees. See Chart 2 – Chelsea South PDD Residential Density Summary by Tract below for allowable density and dwelling units per residential tract.

Tract	Land Use	Wetland Acres	Upland Acres	Gross Acres	DU per Upland Ac	Allowable DU's
Tract A	Single Family Detached & Attached Residential	5.3	109.5	114.8	4	438
Tract C	Multi-Family Residential	0.4	16.8	17.2	16	269
Total Acreages		5.7	126.3	132.0		707

2. **Commercial Development Tracts:** Tract B of the PDD Conceptual Master Plan has 5.8 upland acre of Community Commercial with an allowable density of 12,000 SF per upland acre with a total of 69,600 SF of allowable commercial land use. Tracts D1 and D2 have 31.5 upland acres with an allowable density of 10,000 SF per upland acre and a total of 315,000 SF of allowable commercial land use. See Chart 3 – Chelsea South PDD Commercial Land Use Summary by Tract below for allowable density and commercial square feet allowed for each tract.

Tract	Land Use	Wetland Acres	Upland Acres	Gross Acres	SF per Upland Ac	Allowable SF
Tract B	Community Commercial	0.0	5.8	5.8	12,000	69,600
Tracts D1 & D2	Mixed Use Commercial	3.3	31.5	34.8	10,000	315,000
Total Acreages		3.3	37.3	40.6		384,600

3. **Commercial to Residential Conversion Rate:** Commercial land uses in Tracts B, D1 and D2 may be converted to multi-family residential units or assisted living residential units. The allowable conversion rate shall be 1 DU per 625 SF of allowable Commercial SF, or 19.2 DU per upland acre for Community Commercial and 16 DU per upland acre for Mixed-use Commercial. Both short-term and long-term multi-family rentals and units for sale units are allowed.

Commercial land uses in Tracts B, D1 and D2 may also be converted to single family detached or single family attached units. The allowable conversion rate for single family shall be 1 DU per 1,000 SF of allowable Commercial SF, or 12 DU per upland acre for Community Commercial and 10 DU per upland acre for Mixed-use

- Commercial. Both short-term and long-term single-family rentals and units for sale units are allowed.

D. DEFINITIONS OF LAND USE AND DENSITY TERMS AND PERMITTED USES

In the absence of a term definition in this PDD Conceptual Master Plan or in the Chelsea South Development Agreement with Jasper County, the definitions of the Jasper County Zoning Ordinance shall apply in the interpretation of this Conceptual Master Plan. The definitions and permitted uses outlined below shall generally describe the allowed uses within each Tract of the PDD. The tract boundaries and locations of each land use area may be reconfigured within the PDD to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions and design parameters as long as the total allowable land uses are not exceeded.

1. Tract A – Single Family Residential

- a. The allowable single family detached and attached residential dwelling units in Tract A may include any combination of Single-Family Detached and/or Single Family Attached Dwelling Units, as determined by specific site conditions, environmental concerns, physical constraints, market conditions and design parameters. Both single family short-term and long-term rentals and units for sale units are allowed.
- b. For detached single family residential units and duplexes, (i) the average lot size may vary as to specific, individual unit plans, but the overall average single family detached lot size on the property shall not be less than 4,500 square feet and (ii) the minimum side setbacks shall be 6 feet on each side. Side setbacks can be reduced at the discretion of the County’s Planning staff. The primary standard, to be utilized in allowing the variance shall be the maintenance of the County’s Insurance Services Organization fire safety rating. As for dwelling units, a minimum front-yard setback of 20 feet shall be imposed on lots with front-loaded garages; a minimum setback of 15 feet for lots with side-loaded garages; a minimum setback of 15 feet from the back lot line; and a minimum setback of 5 feet for a pool or deck. For corner lots, the second street setback shall be 10 feet. For Secondary Structures, a minimum of 5 feet from the back lot line; and a minimum of 3 feet for side setbacks.
- c. For attached single family residential, townhomes, or condominiums (2 or more units separated by a ground-to-roof wall) (a) there shall be no minimum lot size, and (ii) 15 foot front yard setbacks with front loaded garages and 5 foot front yard setbacks without front loaded garages, and (iii) 6 foot side setbacks.
- d. Single-family residential consists of attached (2 or more units separated by a ground-to-roof wall) and detached residential, including both short and long term rentals. Product mix may include full size lots, attached zero lot line product subject to Master Plan Review, townhouses, patio home sites and

cottages. Single-family residential improvements shall be limited to a maximum of three (3) stories and 45 feet in height above finished grade, as applicable, not including minor uninhabitable architecture elements above basic roof lines, subject to provisions of the Jasper County Ordinances.

- e. Build-to-property lines subject to Master Plan Review by the Planning Commission will be allowed to reduce cost of utilities and create a more pedestrian friendly environment as long as fire protection between adjacent and party-walls is strictly adhered to and visual design standards are met.

2. Tract C - Multi-family Residential

- a. Multi-family residential units on Tract C may consist of attached or detached residential including both short-term and long-term rentals and includes assisted living. Multi-family units do not have a lot size designation. Multi-family units shall be limited to a maximum of four (4) stories and 55 feet in height above finished grade, as applicable, not including minor uninhabitable architecture elements above basic roof lines, subject to provisions of the Jasper County Ordinances.
- b. Single family attached and detached residential uses are also allowed in Tract C as long as the densities outlined in this Tract is not exceeded.
- c. Additional lot size designations and bulk requirements shall be provided for each type of proposed residential use at the Master Plan phase.
- d. Build-to-property lines subject to Master Plan Review by the Planning Commission will be allowed to reduce cost of utilities and create a more pedestrian friendly environment as long as fire protection between adjacent and party-walls is strictly adhered to and visual design standards are met.

3. Tract B - Community Commercial

- a. The community commercial designation allows for the development of a commercial nodes located on primary vehicular routes to serve the Chelsea South PDD and surrounding area.
- b. Building heights in the Community Commercial Tract shall be limited to a maximum of four (4) stories and 55 feet in height above finished grade, as applicable, not including minor uninhabitable architecture elements above basic roof lines, subject to provisions of the Jasper County Ordinances.

c. Permitted Uses:

- 1) Establishments engaged in selling goods or merchandise to the general public for personal or household consumption (e.g., storage facilities, supermarkets, convenience stores, gas stations, etc.) and rendering services incidental to the sale of such goods; establishments including but not limited to eating and drinking establishments, personal service and repair business and entertainment establishments; medical and health facilities/office buildings and/or office for government, business professional or general purposes.
- 2) Assembly and worship
- 3) Storage facilities
- 4) Daycare, commercial
- 5) Assisted living facilities
- 6) Utilities
- 7) Public services
- 8) Government office
- 9) Commercial lodging (hotel and motel)
- 10) Commercial retail
- 11) Office
- 12) Medical and health facilities
- 13) Restaurant (including outdoor seating)
- 14) Service businesses
- 15) Dry-cleaning and laundry services
- 16) Gas-convenient stores
- 17) Christmas tree sales
- 18) Roadside stands (on designated areas only)
- 19) Commercial outdoor sales (related to existing retail)
- 20) Public interest and special events (permitted, located, and scheduled ahead of time)
- 21) Nightclub and entertainment
- 22) Grocery
- 23) Mini-warehouse facilities
- 24) Single family attached and detached residential
- 25) Multi-family residential
- 26) Cell towers

4. Tracts D1 & D2 – Mixed-use Commercial

- a. The mixed-use commercial designation allows for the development of commercial nodes to serve the Chelsea South PDD and surrounding area.
- b. Building heights in the Mixed-use Commercial Tract shall be limited to a maximum of four (4) stories and 55 feet in height above finished grade, as applicable, not including minor uninhabitable architecture elements above basic roof lines, subject to provisions of the Jasper County Ordinances.

- c. Permitted Uses:
- 1) Establishments engaged in selling goods or merchandise to the general public for personal or household consumption (e.g., shopping centers, supermarkets, department stores, convenience stores, gas stations, automobile and boat dealerships, etc.) and rendering services incidental to the sale of such goods; establishments providing services or entertainment to the general public including but not limited to eating and drinking establishments, personal service and repair business and entertainment establishments (e.g. movie theatres, bowling alleys, etc.); medical and health facilities/office buildings and/or office for government, business professional or general purposes, unless specifically prohibited under Prohibited Uses below.
 - 2) Assembly and worship
 - 3) Daycare, commercial
 - 4) Assisted living facilities
 - 5) Utilities
 - 6) Public services
 - 7) Government office
 - 8) Commercial lodging (hotel and motel)
 - 9) Commercial retail
 - 10) Office
 - 11) Medical and health facilities
 - 12) Restaurant (including outdoor seating)
 - 13) Service businesses
 - 14) Dry-cleaning and Laundry Services
 - 15) Gas-convenient stores
 - 16) Commercial amusement (indoor)
 - 17) Christmas tree sales
 - 18) Roadside stands (on designated areas only)
 - 19) Commercial outdoor sales (related to existing retail)
 - 20) Nightclub and entertainment
 - 21) Movie theaters
 - 22) Bowling alleys
 - 23) Grocery
 - 24) Mini-warehouse facilities
 - 25) Single family attached and detached residential
 - 26) Multi-family residential
 - 27) Cell towers
- d. Sidewalk displays are permitted directly in front of an establishment, if at least five (5) feet of sidewalk is maintained for adequate and uncluttered pedestrian access.
- e. Commercial uses shall provide a minimum buffer of fifteen (15) feet from any adjacent residential use not separated by a road right of way.

- f. Prohibited Uses - The following commercial uses are specifically prohibited:
 - 1) Junkyards or auto salvage yards
 - 2) Gambling facilities not authorized by law
 - 3) Sexually-oriented businesses

 - g. Tracts D1 & D2 - Mixed-use Commercial areas allow for the conversion of commercial land uses to residential land uses and/or assisted living land uses. See section II.C ALLOWED DENSITY AND CONVERSION RATES above for allowable residential uses and conversion rates.
5. Tract E – Non-Jurisdictional Wetlands Outside Development Tracts – Open Space
- a. Tract E encompasses approximately 116.1 acres of non-jurisdictional wetlands which is set aside as open space.
 - b. Fifty percent (50%) of Tract E, or 58.05 acres will be considered as part of the thirty (30%) percent open space requirement for the entire PDD.
 - c. The following are permitted uses in this Tract:
 - 1) Buffers
 - 2) Conservation areas
 - 3) Disposal of reclaimed water as permitted by SCDHEC
 - 4) Passive recreational uses such trails, boardwalks, bridges, and other permitted structures
 - 5) Silviculture and forest management
 - 6) Game management
 - 7) Other activities as permitted by the USACE and OCRM
6. Community Amenities and Recreation Facilities
- a. This designation allows for the development of internally oriented integral mix of various allowed recreation-oriented uses defined herein establishing a community-oriented nodes.
 - b. Community Amenity Building shall be limited to a maximum of three (3) stories and 45 feet in height above finished grade, as applicable, not including minor uninhabitable architecture elements above basic roof lines, subject to provisions of the Jasper County Ordinances.
 - c. The following are permitted uses, accessory uses and structures for Community Amenity Areas within each Tract:
 - 1) Recreation Clubhouses and/or Pavilions
 - 2) Swimming Pools and associated support facilities
 - 3) Restroom Buildings
 - 4) Event Spaces and Green Spaces for outdoor recreation
 - 5) Recreation fields, sport courts and/or other recreation related amenities

- 1) Sidewalks and pedestrian ways
- 6) Recreational buildings including but not limited to uses such as indoor recreation, meetings, assembly, banquet, fitness, and hobby space.
- 7) Accessory buildings
- 8) Community offices and administration buildings shall not be counted against commercial acreage.
- 9) Maintenance and storage facilities
- 10) Public and/or private clubhouses
- 11) Pro-shops, snack bars, grills, restaurants, lounges and associated uses
- 12) Ancillary uses associated with community recreation facilities such as craft centers, fitness facilities, etc.

7. Maintenance Areas

- a. The maintenance areas may contain facilities, tools and equipment necessary to maintain the common properties within the Chelsea South PDD. These facilities may be congregated on a central site or located in separate convenient sites for different services such as general community maintenance, recreation area maintenance or individual property regime maintenance.
- b. Maintenance Buildings shall be limited to a maximum of two (2) stories and 35 feet in height above finished grade, as applicable, not including minor uninhabitable architecture elements above basic roof lines, subject to provisions of the Jasper County Ordinances.
- c. Permitted uses include:
 - 1) Vehicle maintenance
 - 2) Storage of vehicles and parts, boats, recreational vehicles and resident storage
 - 3) Fuel storage
 - 4) Shops for woodwork, metalwork and painting.
 - 5) Greenhouses, plant propagation areas and holding yards
 - 6) Mulching facility and mulch storage.
 - 7) Storage of chemicals and bulk materials as permitted by law.
 - 8) Offices associated with community and maintenance

8. Model Home/Sales Center

- a. This designation allows for the model homes and office/administrative facilities associated with the primary sale of residential lots and homes.
- b. The facility(s) may be permanent or temporary in nature with the model homes being sold as single-family residences in the future or the facility(s) may relocate from time to time during the period of development to meet the needs of development phasing.

- c. From time-to-time model homes may be constructed and later sold as permanent residences when no longer needed as models.
- d. Model Homes/Sales Center buildings shall be limited to a maximum of three (3) stories and 45 feet in height above finished grade, as applicable, not including minor uninhabitable architecture elements above basic roof lines, subject to provisions of the Jasper County Ordinances.
- e. Permanent model homes will count towards the total residential density cap and towards associated residential development fees. Temporary sales centers will not count against commercial square footage density or development fees.

9. Open Space

- a. Chelsea South PDD shall provide at least thirty (30%) percent open space for the entire 291.7 acre PDD (open space required equals 87.5 acres). Fifty percent (50%) or 58.05 acres of Tract E – Non-Jurisdictional Wetland located outside development tracts will be considered as part of the open space requirement.
- b. At least ten (10%) percent open space for all residential land uses will also be provided. Sixty percent (60%) of Drainage areas and pond areas may count towards required open space.
- c. Wetland areas within the development Tracts, rights of way, utility easements or other lands already subject to use restrictions shall not be used to generate the ten percent (10%) open space reservation for residential land uses.
- d. There shall be no requirement for additional open space for the Commercial portions of the development; however, ten percent (10%) of the overall Commercial uplands will remain pervious.
- e. Open space located in The Property and shall consist of the following:
 - 1) Landscaped areas including manicured village greens
 - 2) Fifty percent (50%) of Tract E - Non-jurisdictional wetlands located outside development tracts.
 - 3) Community garden plots.
 - 4) Recreation areas and amenity areas including swimming pools, tennis courts, playgrounds, ball fields, lawn game fields, gardens, public or private regulation or par three golf courses, etc.
 - 5) Pedestrian/bicycle trail and sidewalk easements and rights-of-way
 - 6) Buffer and setback areas

10. Setbacks and Buffers

- a. Setbacks and buffer standards within the Chelsea South PDD shall include:

- 1) There shall be no minimum setbacks applied to the Conceptual Master Plan other than those described in the HCOD where necessary, those required by Fire Code, and those described elsewhere in this document. Residential setbacks are described in Section II.D.1 of this document.
 - 2) Unless otherwise noted in this document, buffers between non-compatible land uses shall comply with Section 12.8.1-12.8.9 of the LDR. The required buffers shall be a total width and can be met by sharing a buffer across a property line.
 - 3) At jurisdictional wetlands or recorded conservation easements the setbacks and buffers shall be as determined by the state and federal agencies having jurisdiction over the wetlands. The project shall also comply with Section 7.4 of the LDR with regards to riparian buffering. The project shall have the right to buffer average in accordance with USACE and OCRM standards.
 - 4) A 10-foot setback shall be required for all drainage systems and retention ponds within the development.
- b. Perimeter setbacks and buffers at adjacent property boundaries of Chelsea South shall be a minimum of 20 ft. Stormwater features related to the outfall from a detention, retention or filtration system shall be allowed within the perimeter setbacks and buffers. Only temporary flood control and soil erosion control devices shall be permitted in the perimeter setback and buffer areas during construction. These devices shall be immediately removed upon stabilization of these areas.

11. Signage Control

Signage for the Chelsea South PDD shall be governed by the Jasper County ZO and LDR in effect at the time of the submission of final development plans or as herein contained.

12. Wetlands

This designation allows the following uses within wetlands. Freshwater wetlands on the property shall be those areas over which the applicable governmental agencies claim jurisdiction and non-jurisdictional freshwater wetlands. The following are permitted uses:

- a. Buffers
- b. Conservation areas
- c. Disposal of reclaimed water as permitted by SCDHEC
- d. Passive recreational uses such trails, boardwalks, bridges, and other permitted structures
- e. Forest management
- f. Game management
- g. Other activities as permitted by the USACE and OCRM

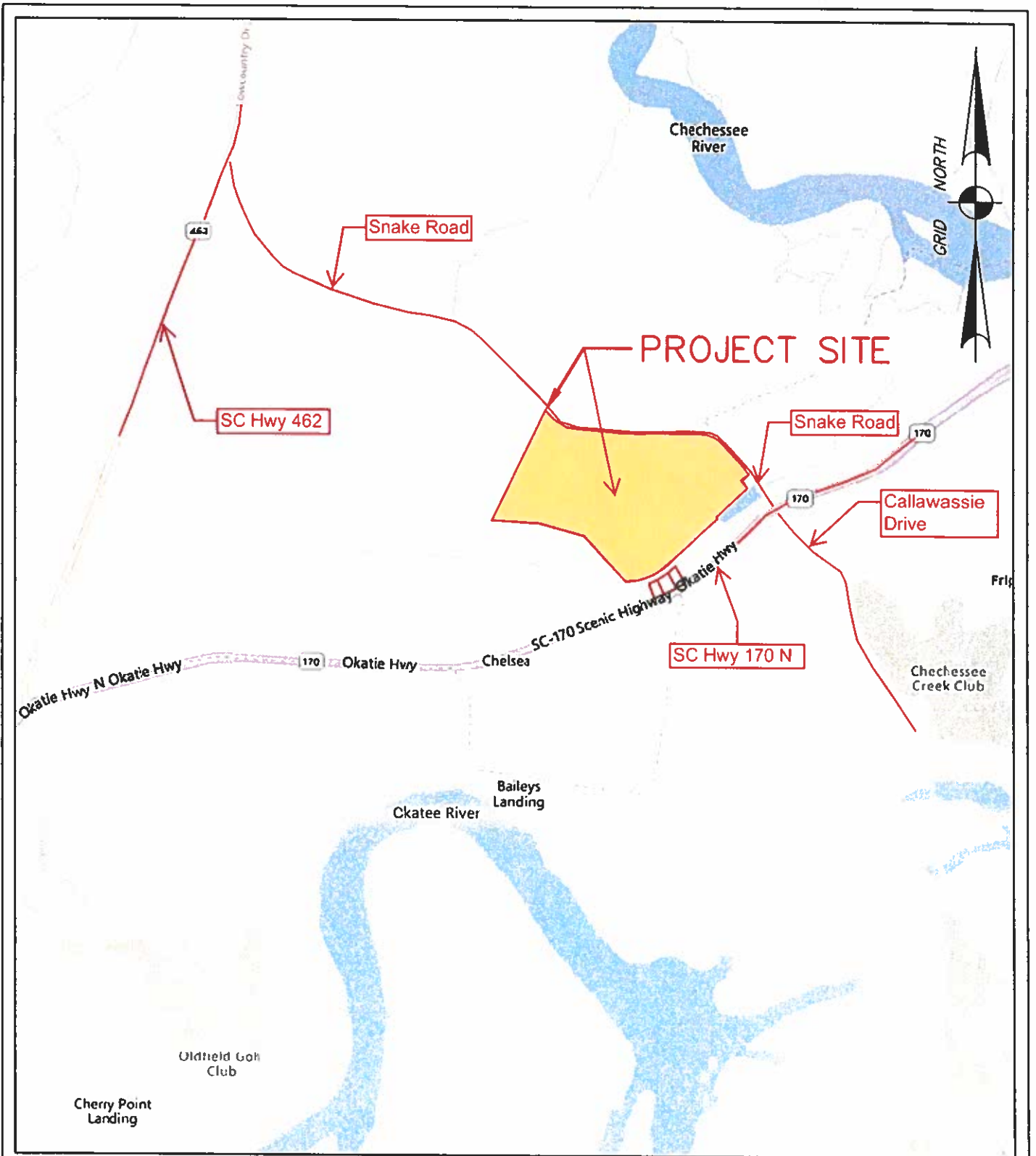
13. Utilities

- a. This designation allows for utility service to serve the planned tracts of the Chelsea South PDD. Utility types and facilities not germane to the development will be subject to review by the Planning Commission as part of the Master Plan review process. The following land uses shall be allowed:
 - 1) Potable water supply and distribution
 - 2) Wastewater collection, treatment and disposal
 - 3) Stormwater collection, treatment and detention
 - 4) Irrigation
 - 5) Communication towers (except in residential land use areas)
 - 6) Satellite antennas
 - 7) Cable television facilities
 - 8) Telephone facilities
 - 9) Power transmission and distribution
 - 10) Fiber optic lines
 - 11) Other utility services (i.e., Internet access and other telecommunication uses)

- b. Certain community-wide infrastructure is required for the development of any large, master-planned community. This infrastructure may include, but is not limited to the following:
 - 1) Sub-collector and/or internal streets and primary access roads
 - 2) Water supply
 - 3) Wastewater treatment and effluent disposal
 - 4) Power substations
 - 5) Central telephone facilities
 - 6) Stormwater management lagoons
 - 7) Natural gas supply

- c. In the case of this Conceptual Master Plan, the community-wide infrastructure may serve more than one planning tract. Infrastructure serving the community (on-site and off-site) will be approved as part of the Master Plan approval process. Infrastructure projects must receive a Jasper County Development Permit prior to construction.

APPENDIX A - SITE LOCATION MAP



P. O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
 PH (843) 837-5250 / FAX (843) 837-2558
 WWW.WARDEDWARDS.COM

APPENDIX A SITE LOCATION MAP

CHELSEA PARK

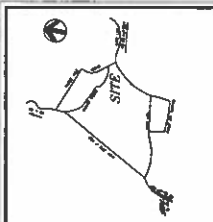
LOCATION: JASPER COUNTY, SC

DATE: 11/16/2021

PROJECT #: 190284A

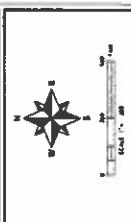
SCALE: 1"=3000'

APPENDIX B - SITE SURVEY



VICINITY MAP
 APPENDIX B
 SITE SURVEY
 CHELSEA PARK
 ADJACENT TO
 CHELSEA PLANTATION, LLC.

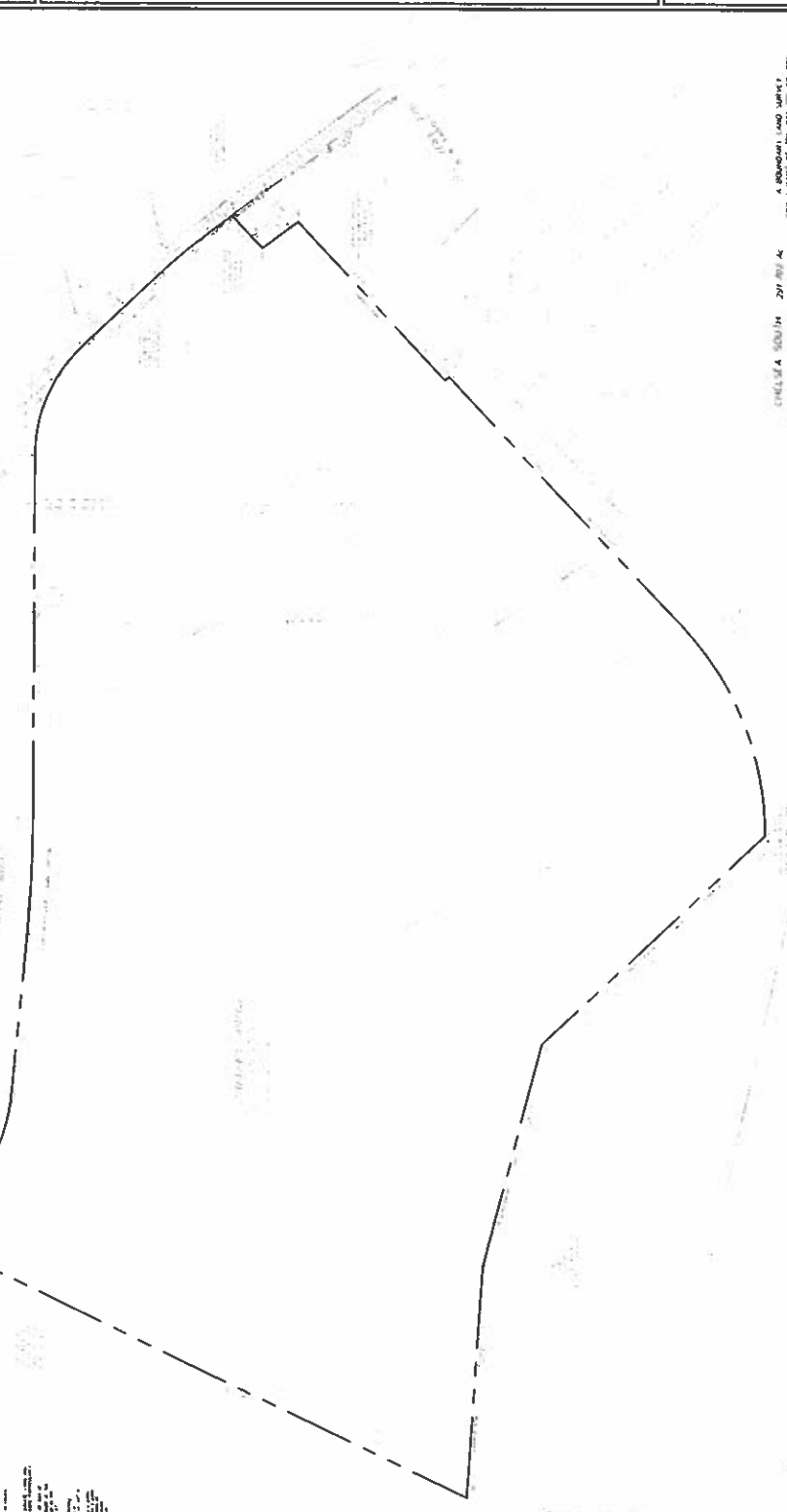
PREPARED FOR
CHELSEA PLANTATION, LLC.
 10000 W. 100th St., Suite 100
 Overland Park, KS 66214
 TEL: 913.241.1100
 FAX: 913.241.1101
 WWW.CHELSEA-PLANTATION.COM



Ward Edwards
ENGINEERING
 P.O. BOX 10100
 OVERLAND PARK, KS 66210
 TEL: 913.241.1100
 FAX: 913.241.1101
 WWW.WARDEDS.COM

PROJECT #
 DATE
 PREPARED BY
 CHECKED BY

STATION	CHORD BEARS	CHORD BEARS	CHORD BEARS	CHORD BEARS
1	100.00	100.00	100.00	100.00
2	100.00	100.00	100.00	100.00
3	100.00	100.00	100.00	100.00
4	100.00	100.00	100.00	100.00
5	100.00	100.00	100.00	100.00
6	100.00	100.00	100.00	100.00
7	100.00	100.00	100.00	100.00
8	100.00	100.00	100.00	100.00
9	100.00	100.00	100.00	100.00
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46	100.00	100.00	100.00	100.00
47	100.00	100.00	100.00	100.00
48	100.00	100.00	100.00	100.00
49	100.00	100.00	100.00	100.00
50	100.00	100.00	100.00	100.00



CHELSEA SOUTH
 201 8th St
 Olathe, MO 66041
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NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. THE BOUNDARY OF CHELSEA SOUTH IS SHOWN BY A DASHED LINE.
 3. THE BOUNDARY OF CHELSEA PLANTATION IS SHOWN BY A SOLID LINE.
 4. THE BOUNDARY OF CHELSEA PARK IS SHOWN BY A DOTTED LINE.
 5. THE BOUNDARY OF CHELSEA PLANTATION IS SHOWN BY A DASHED LINE.
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DEPARTMENT OF THE ARMY
CHARLESTON DISTRICT, CORPS OF ENGINEERS
69 A HAGOOD AVENUE
CHARLESTON, SOUTH CAROLINA 29403-5107

March 19, 2021

Regulatory Division

Mr. Dustin Snider
Diversified Enviro-Products & Services
PO Box 490
Broussard, Louisiana 70518
dustin.snider@depsenviro.com

Dear Mr. Snider:

This is in response to your request for an Approved Jurisdictional Determination (AJD) (SAC-2020-00776) received in our office on October 21, 2020, for a 300-acre site located at 1000 Chelsea Plantation Road in Ridgeland, Jasper County, South Carolina (Latitude: 32.3655°, Longitude: -80.8832°). An AJD is used to indicate that the U.S. Army Corps of Engineers (Corps) has identified the presence or absence of wetlands and/or other aquatic resources on a site, including their accurate location(s) and boundaries, as well as their jurisdictional status as waters of the United States pursuant to Section 404 of the Clean Water Act (CWA) (33 U.S.C. § 1344) and/or navigable waters of the United States pursuant to Sections 9 and 10 of the Rivers and Harbors Act of 1899 (RHA) (33 U.S.C. § 401 *et. seq.*). This AJD is issued in accordance with the definition of Waters of the United States in Corps regulations at 33 C.F.R. §328.3, as revised by the Navigable Waters Protection Rule: "Definition of Waters of the United States," 85 Fed. Reg. 22250 (April 21, 2020), which became effective on June 22, 2020.

The site is shown on the attached depiction entitled "Chelsea Park Wetland Delineation" and dated March 10, 2021, prepared by Diversified Enviro Products & Services. Based on a review of aerial photography, topographic maps, National Wetlands Inventory maps, soil survey information, and Wetland Determination Data Form(s), we conclude the site, as shown on the referenced depiction, does not contain any aquatic resources subject to regulatory jurisdiction under Section 404 of the CWA or Sections 9 and 10 of the RHA.

Attached is a form describing the basis of jurisdiction for the delineated area(s). Note that some or all of these areas may be regulated by other state or local government entities and you should contact the South Carolina Department of Health and Environmental Control, Bureau of Water, or Department of Ocean and Coastal Resource Management, to determine the limits of their jurisdiction.

This AJD is valid for five (5) years from the date of this letter unless new information warrants revision before the expiration date. This AJD is an appealable action under the Corps administrative appeal procedures defined at 33 CFR Part 331. The administrative appeal options, process and appeals request form is attached for your convenience and use.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

In all future correspondence, please refer to file number SAC-2020-00776. A copy of this letter is forwarded to State and/or Federal agencies for their information. If you have any questions, please contact me at (843) 329-8033, or by email at Jeremy.M.Kinney@usace.army.mil.

Sincerely,



Jeremy M. Kinney
Project Manager

Attachments:

Approved Jurisdictional Determination Form
Notification of Appeal Options
Chelsea Park Wetland Delineation

Copies Furnished:

Mr. Royce Snider
Sixty-West / Legacy Real Estate Group
720 West Business Highway 60
Dexter, Missouri 63841
Royce@se-holdings.com

SCDHEC – Bureau of Water
2600 Bull Street
Columbia, South Carolina 29201
WQCWetlands@dhec.sc.gov

SCDHEC - OCRM
1362 McMillan Avenue, Suite 400
North Charleston, South Carolina 29405
OCRMPermitting@dhec.sc.gov



U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

I. ADMINISTRATIVE INFORMATION

Completion Date of Approved Jurisdictional Determination (AJD): March 19, 2021

ORM Number: SAC-2020-00776

Associated JDs: N/A

Review Area Location¹:

State: SC City: Ridgeland County: Jasper County

Center Coordinates of Review Area: Latitude 32.365542 Longitude -80.883269

II. FINDINGS

A. Summary: Check all that apply. At least one box from the following list **MUST** be selected. Complete the corresponding sections/tables and summarize data sources.

- The review area is comprised entirely of dry land (i.e., there are no waters or water features, including wetlands, of any kind in the entire review area). Rationale: N/A.
- There are "navigable waters of the United States" within Rivers and Harbors Act jurisdiction within the review area (complete table in section II.B).
- There are "waters of the United States" within Clean Water Act jurisdiction within the review area (complete appropriate tables in section II.C).
- There are waters or water features excluded from Clean Water Act jurisdiction within the review area (complete table in section II.D).

B. Rivers and Harbors Act of 1899 Section 10 (§ 10)²

§ 10 Name	§ 10 Size	§ 10 Criteria	Rationale for § 10 Determination
N/A	N/A	N/A	N/A

C. Clean Water Act Section 404

Territorial Seas and Traditional Navigable Waters ((a)(1) waters)³

(a)(1) Name	(a)(1) Size	(a)(1) Criteria	Rationale for (a)(1) Determination
N/A	N/A	N/A	N/A

Tributaries ((a)(2) waters):

(a)(2) Name	(a)(2) Size	(a)(2) Criteria	Rationale for (a)(2) Determination
N/A	N/A	N/A	N/A

Lakes and ponds, and impoundments of jurisdictional waters ((a)(3) waters):

(a)(3) Name	(a)(3) Size	(a)(3) Criteria	Rationale for (a)(3) Determination
N/A	N/A	N/A	N/A

Adjacent wetlands ((a)(4) waters):

(a)(4) Name	(a)(4) Size	(a)(4) Criteria	Rationale for (a)(4) Determination
N/A	N/A	N/A	N/A

¹ Map(s)/Figure(s) are attached to the AJD provided to the requestor.

² If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.

³ A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where independent upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD form.

⁴ Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps Districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.

⁵ Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.



**U.S. ARMY CORPS OF ENGINEERS
 REGULATORY PROGRAM
 APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
 NAVIGABLE WATERS PROTECTION RULE**

D. Excluded Waters or Features

Excluded waters ((b)(1) – (b)(12))⁴:

Exclusion Name	Exclusion Size	Exclusion ⁵	Rationale for Exclusion Determination
Wetland 01	124.35 acres	(b)(1) Non-adjacent wetland	Wetland 01 continues off-site to the west. However, according to best available information the boundary is a closed polygon off-site. Additionally, the wetland is bound by Snake Road to the north and off-site open waters to the south. Therefore, this wetland does not meet any of the other (a)(4) criteria for adjacency and thus is an excluded water pursuant to (b)(1).
Wetland 02	0.46 acre	(b)(1) Non-adjacent wetland	This wetland is a closed boundary polygon that is not contiguous to or directly abutting an (a)(1)-(a)(3) water. In addition, this wetland does not meet any of the other (a)(4) criteria for adjacency and thus is an excluded water pursuant to (b)(1).
Wetland 03	0.41 acre	(b)(1) Non-adjacent wetland	This wetland is a closed boundary polygon that is not contiguous to or directly abutting an (a)(1)-(a)(3) water. In addition, this wetland does not meet any of the other (a)(4) criteria for adjacency and thus is an excluded water pursuant to (b)(1).
Wetland 04	0.26 acre	(b)(1) Non-adjacent wetland	This wetland is a closed boundary polygon that is not contiguous to or directly abutting an (a)(1)-(a)(3) water. In addition, this wetland does not meet any of the other (a)(4) criteria for adjacency and thus is an excluded water pursuant to (b)(1).
Wetland 05	0.9 acre	(b)(1) Non-adjacent wetland	This wetland is a closed boundary polygon that is not contiguous to or directly abutting an (a)(1)-(a)(3) water. In addition, this wetland does not meet any of the other (a)(4) criteria for adjacency and thus is an excluded water pursuant to (b)(1).
Wetland 06	1.95 acres	(b)(1) Non-adjacent wetland	This wetland is a closed boundary polygon that is not contiguous to or directly abutting an (a)(1)-(a)(3) water. In addition, this wetland does not meet any of the other (a)(4) criteria for adjacency and thus is an excluded water pursuant to (b)(1).
Wetland 07	0.02 acre	(b)(1) Non-adjacent wetland	This wetland is a closed boundary polygon that is not contiguous to or directly abutting an (a)(1)-(a)(3) water. In addition, this wetland does not meet any of the other (a)(4) criteria for adjacency and thus is an excluded water pursuant to (b)(1).
Wetland 08	0.81 acre	(b)(1) Non-adjacent wetland	This wetland is a closed boundary polygon that is not contiguous to or directly abutting an (a)(1)-(a)(3) water. In addition, this wetland does not meet any of the other (a)(4) criteria for adjacency and thus is an excluded water pursuant to (b)(1).
Wetland 09	0.87 acre	(b)(1) Non-adjacent wetland	This wetland is a closed boundary polygon that is not contiguous to or directly abutting an (a)(1)-(a)(3) water. In addition, this wetland does not meet any of the other (a)(4) criteria for adjacency and thus is an excluded water pursuant to (b)(1).

¹ Map(s)/Figure(s) are attached to the AJD provided to the requestor.

² If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.

³ A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where independent upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD form.

⁴ Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps Districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.

⁵ Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.



**U.S. ARMY CORPS OF ENGINEERS
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 NAVIGABLE WATERS PROTECTION RULE**

Wetland 10	0.47 acre	(b)(1) Non-adjacent wetland	This wetland is a closed boundary polygon that is not contiguous to or directly abutting an (a)(1)-(a)(3) water. In addition, this wetland does not meet any of the other (a)(4) criteria for adjacency and thus is an excluded water pursuant to (b)(1).
Wetland 11	0.94 acre	(b)(1) Non-adjacent wetland	This wetland is a closed boundary polygon that is not contiguous to or directly abutting an (a)(1)-(a)(3) water. In addition, this wetland does not meet any of the other (a)(4) criteria for adjacency and thus is an excluded water pursuant to (b)(1).

III. SUPPORTING INFORMATION

A. Select/enter all resources that were used to aid in this determination and attach data/maps to this document and/or references/citations in the administrative record, as appropriate.

Information submitted by, or on behalf of, the applicant/consultant: *Army Corps of Engineers Wetland Delineation Report Chelsea Plantation "Chelsea Park Site" 300 Acre Site Ridgeland, South Carolina Jasper County dated May 2020.*

This information (is) sufficient for purposes of this AJD.

Rationale: *N/A.*

Data sheets prepared by the Corps: *N/A.*

Photographs: *Aerial – Figure 002 Site Map, Figure 007 Delineated Wetlands Map and photos included in the data sheets submitted as part of the delineation report.*

Corps Site visit(s) conducted on: *N/A.*

Previous Jurisdictional Determinations (AJDs or PJDs): *N/A.*

Antecedent Precipitation Tool: *N/A.*

USDA NRCS Soil Survey: *Figure 003 NRCS Soils Map, Figure 004 Hydric Soils Map and NRCS Web Soil Survey Map dated October 5, 2020 submitted as part of the delineation report.*

USFWS NWI maps: *Figure 006 National Wetlands Inventory Map submitted as part of the delineation report.*

USGS topographic maps: *N/A.*

Other data sources used to aid in this determination:

Data Source (select)	Name and/or date and other relevant information
USGS Sources	<i>N/A.</i>
USDA Sources	<i>N/A.</i>
NOAA Sources	<i>N/A.</i>
USACE Sources	<i>N/A.</i>
State/Local/Tribal Sources	<i>N/A.</i>
Other Sources	<i>Figure 005 Digital Elevation Map submitted as part of the delineation report.</i>

B. Typical year assessment(s): *N/A.*

¹ Map(s)/Figure(s) are attached to the AJD provided to the requestor.

² If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.

³ A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where independent upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD form.

⁴ Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps Districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.

⁵ Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.



U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE

- C. **Additional comments to support AJD:** The 300-acre review area includes 11 (b)(1) excluded wetlands that are not subject to Section 404 of the Clean Water Act.

¹ Map(s)/Figure(s) are attached to the AJD provided to the requestor.

² If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.

³ A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where independent upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD form.

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⁵ Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Sixty-West / Legacy Real Estate Group	File Number: SAC-2020-00776	Date: 3/19/2021
Attached is:		See Section below
<input type="checkbox"/>	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
<input type="checkbox"/>	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
<input type="checkbox"/>	PERMIT DENIAL	C
<input checked="" type="checkbox"/>	APPROVED JURISDICTIONAL DETERMINATION	D
<input type="checkbox"/>	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://usace.army.mil/inet/functions/cw/cecwo/reg> or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the Division Engineer, South Atlantic Division, 60 Forsyth St, SW, Atlanta, GA 30308-8801. This form must be received by the Division Engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is **not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.**

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact the Corps biologist who signed the letter to which this notification is attached. The name and telephone number of this person is given at the end of the letter.

If you only have questions regarding the appeal process you may also contact:
Mr. Philip A. Shannin
Administrative Appeal Review Officer
CESAD-PDS-O
60 Forsyth Street Southwest, Floor M9
Atlanta, Georgia 30303-8803

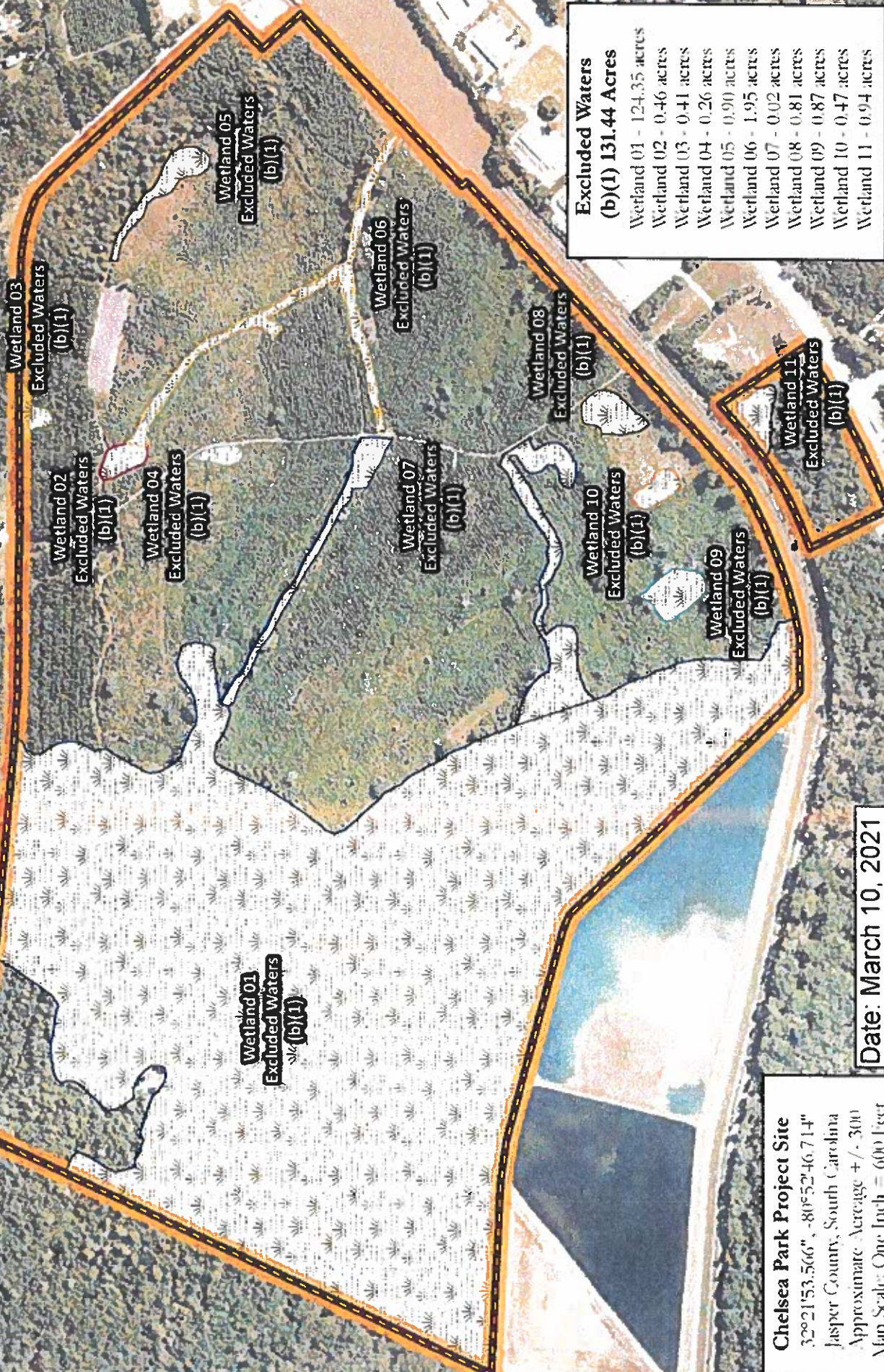
RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

Date:

Telephone number:

Excluded Waters (b)(1) 131.44 Acres
(Approximately 125.1 Acres w/in PDD)



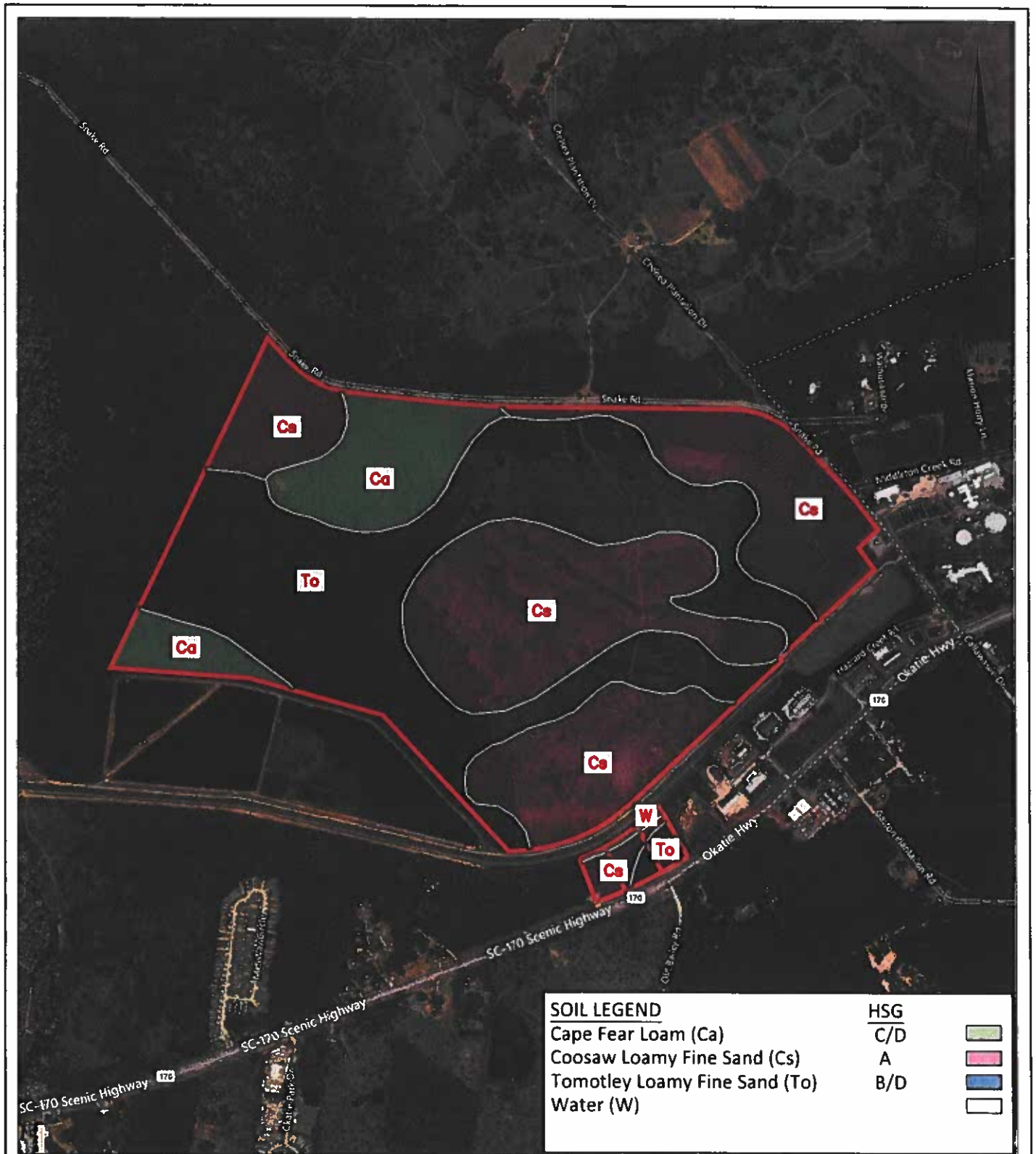
Excluded Waters (b)(1) 131.44 Acres

- Wetland 01 - 124.35 acres
- Wetland 02 - 0.46 acres
- Wetland 03 - 0.41 acres
- Wetland 04 - 0.26 acres
- Wetland 05 - 0.90 acres
- Wetland 06 - 1.95 acres
- Wetland 07 - 0.02 acres
- Wetland 08 - 0.81 acres
- Wetland 09 - 0.87 acres
- Wetland 10 - 0.47 acres
- Wetland 11 - 0.94 acres

Date: March 10, 2021

Chelsea Park Project Site
 32°21'53.566" N, -80°52'46.714" W
 Jasper County, South Carolina
 Approximate Acreage +/- 300
 Map Scale: One Inch = 600 Feet

APPENDIX D - USDA SOILS DATA



P. O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
 PH (843) 837-5250 / FAX (843) 837-2558
 WWW.WARDEDWARDS.COM

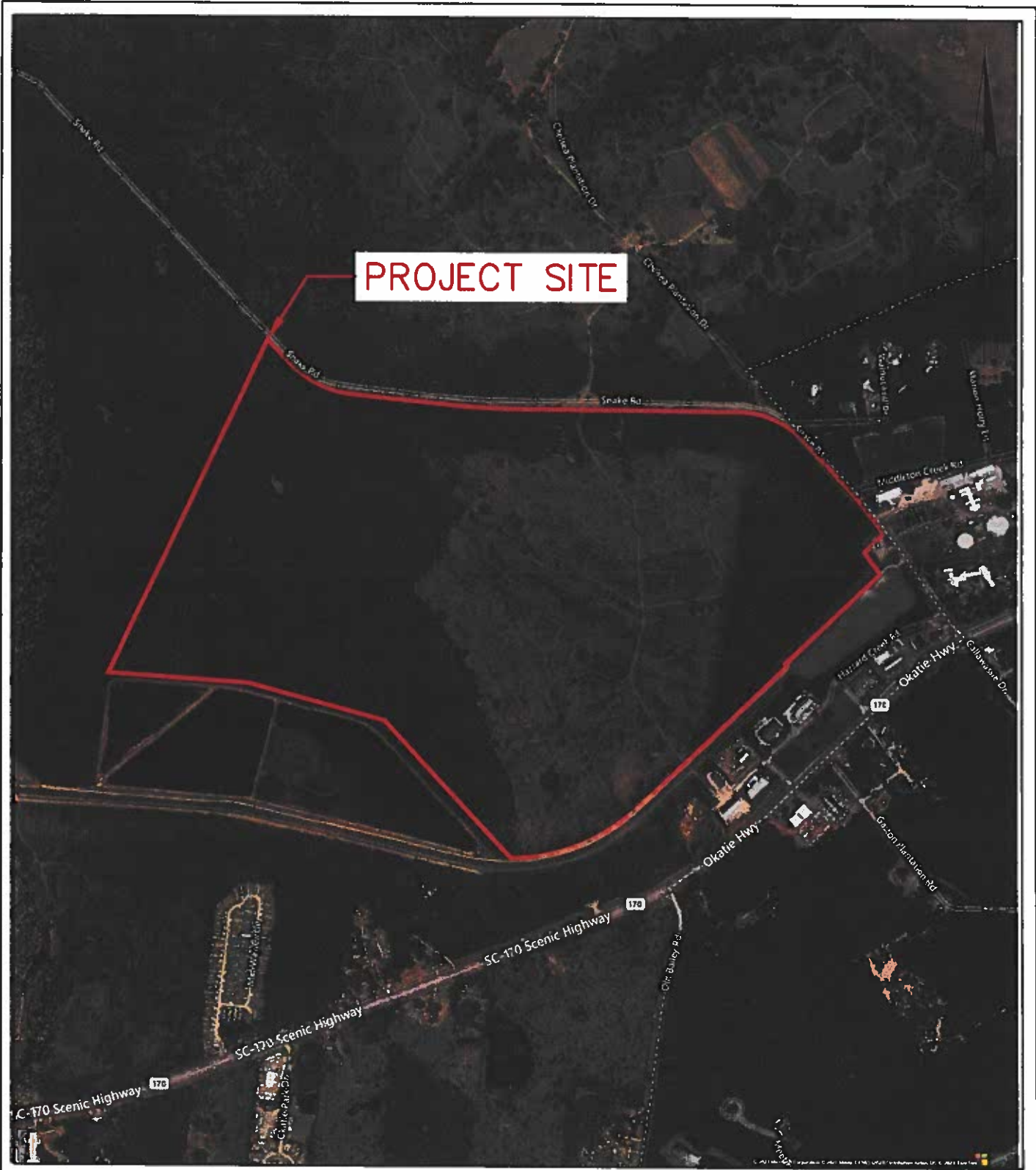
APPENDIX D USDA SOILS DATA

CHELSEA PARK

LOCATION: JASPER COUNTY, SC
 DATE: 11/16/2021
 PROJECT #: 190284A

SCALE: 1"=1000'

APPENDIX E - AERIAL SITE MAP



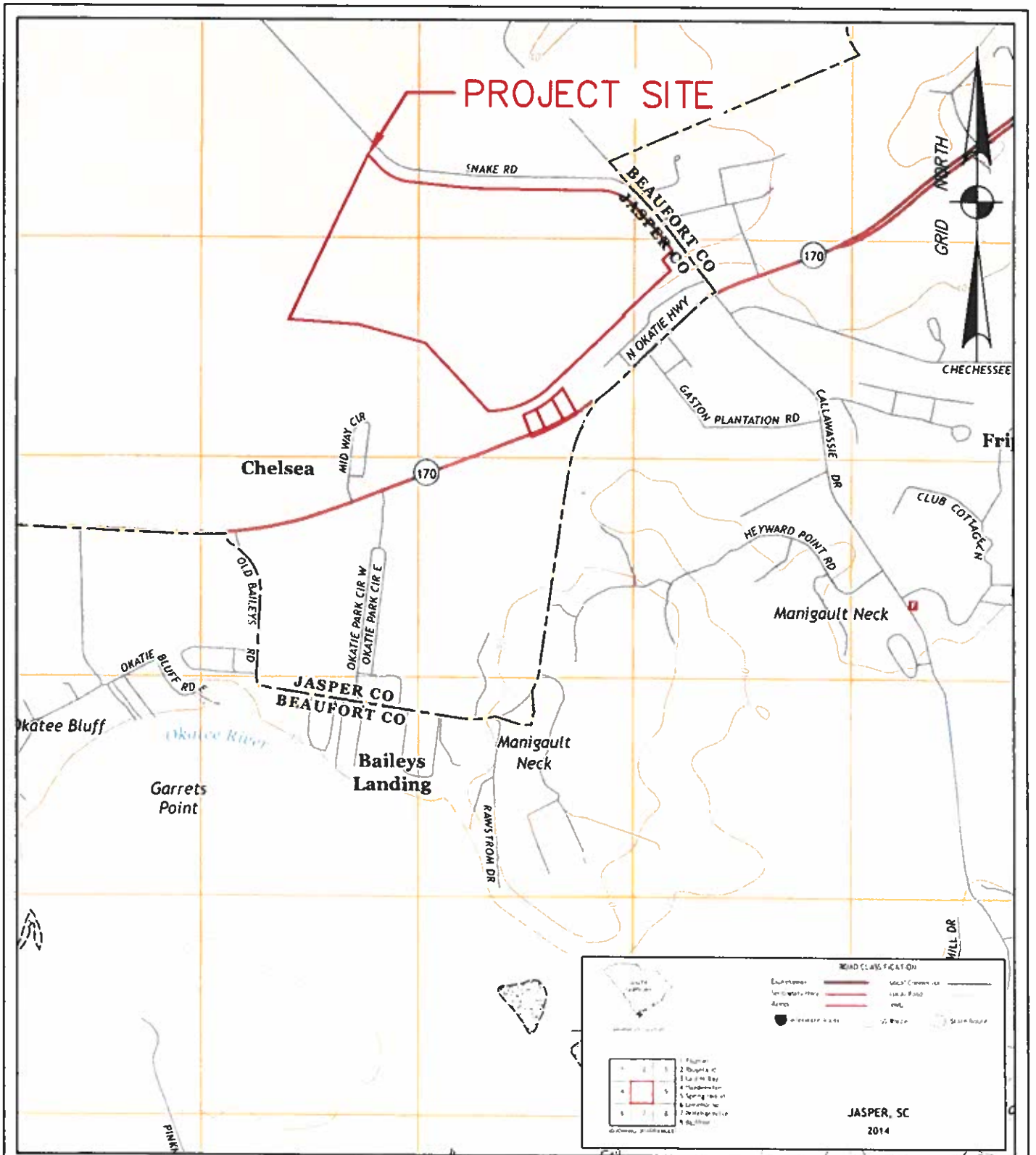
P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
 PH (843) 837-5250 / FAX (843) 837-2558
 WWW.WARDEDWARDS.COM

APPENDIX E AERIAL SITE MAP CHELSEA PARK

LOCATION: JASPER COUNTY, SC
 DATE: 11/16/2021
 PROJECT #: 190284A

SCALE: 1"=1000'

APPENDIX F - USGS QUADRANGLE MAP



P. O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
 PH (843) 837-5250 / FAX (843) 837-2558
 WWW.WARDEDWARDS.COM

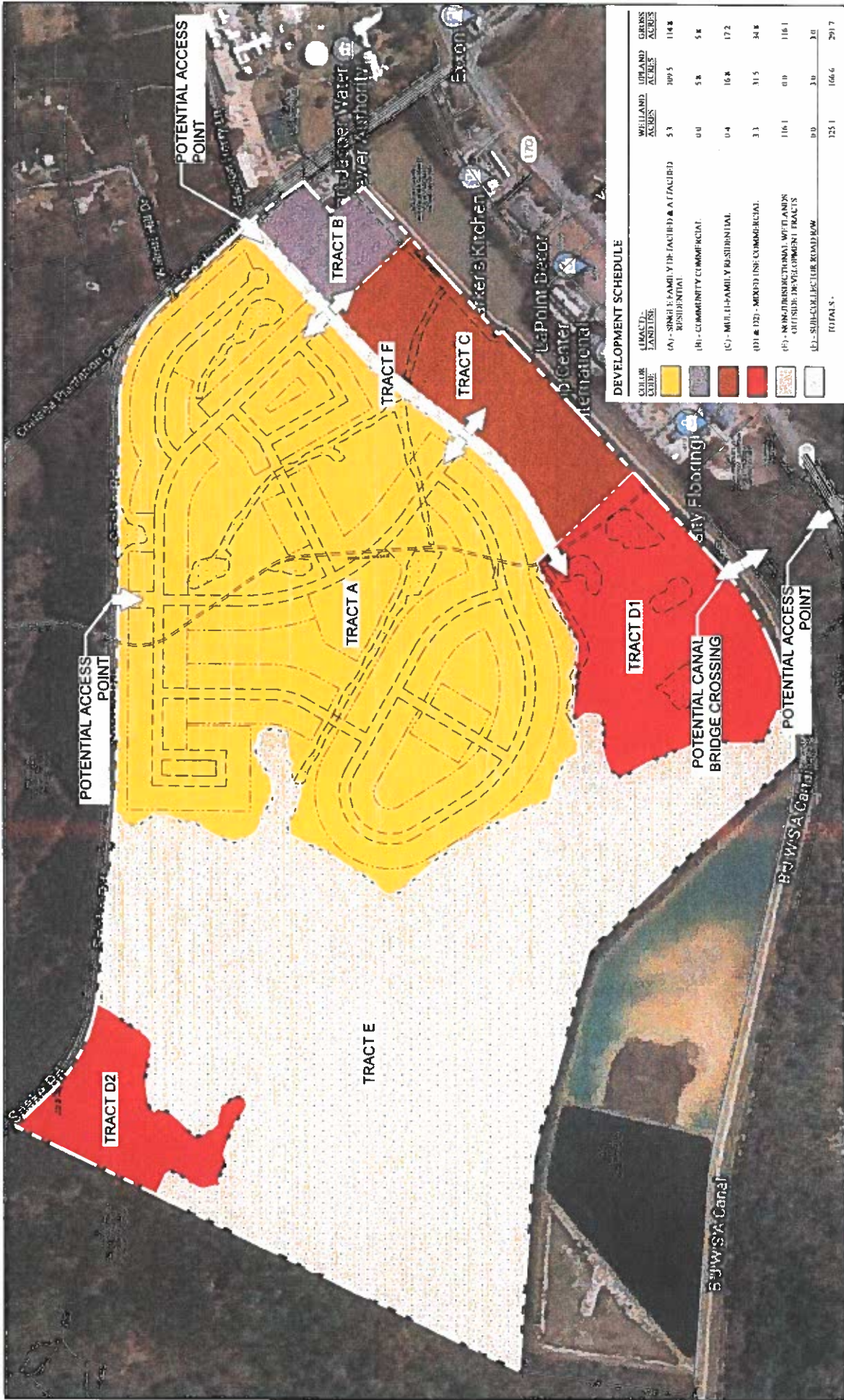
APPENDIX F USGS QUADRANGLE MAP CHELSEA PARK

LOCATION: JASPER COUNTY, SC
 DATE: 11/16/2021
 PROJECT #: 190284A

SCALE: 1"=2000'

APPENDIX G - FEMA MAP

APPENDIX H - CONCEPTUAL MASTER PLAN



DEVELOPMENT SCHEDULE

TRACT LAND USE	LAND AREA ACRES	WELLAND ACRES	LOWLAND ACRES	GENS ACRES
(A) - SINGLE FAMILY DETACHED RESIDENTIAL	5.3	309.5	114.8	114.8
(B) - COMMUNITY COMMERCIAL	0.0	5.8	5.8	5.8
(C) - MULTI-FAMILY RESIDENTIAL	0.4	16.8	17.2	17.2
(D) & (E) - MIXED USE COMMERCIAL	3.3	31.5	34.8	34.8
(F) - NON-DIRECTIONAL WITH AND/OR OUTSIDE DEVELOPMENT TRACTS	116.1	0.0	116.1	116.1
(G) - SUBSTRUCTURE ROAD ROW	0.0	3.0	3.0	3.0
TOTALS	125.1	166.6	291.7	291.7

APPENDIX H

CHELSEA SOUTH PLANNED DEVELOPMENT DISTRICT CONCEPTUAL MASTER PLAN

Jasper County, SC
January 2022

WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING

SCALE: 1" = 200'-0"
0' 100' 200' 400' 600'

The plan is conceptual in nature & subject to change.
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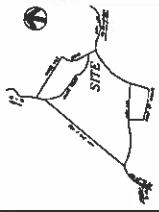
47 of 174

APPENDIX I - DEVELOPMENT SCHEDULE

The following is a Preliminary Development Schedule for Chelsea South PDD that is subject to change based on market conditions and other factors:

Year	Commercial (sq ft)	Residential (Dwelling Units)
Phase 1 - 2022-2024	69,600 SF	360 DU's
Phase 2 - 2025-2026	50,000 SF	162 DU's
Phase 3 - 2026-2027	50,000 SF	37 DU's
Phase 4 - 2027-2029	100,000 SF	94 DU's
Phase 5 - 2030-2032	115,000 SF	54 DU's
Total	384,000 SF	707 DU's

APPENDIX J – PRELIMINARY WATER PLAN



VICINITY MAP

APPENDIX J
PRELIMINARY WATER PLAN

CHELSEA PARK
 10000 S. COUNTY RD., WESTFIELD, MASSACHUSETTS

PREPARED FOR
CHELSEA PLANTATION, LLC.



Ward Edwards
ENGINEERING

100 WEST STREET, SUITE 200
 WESTFIELD, MASSACHUSETTS 01096
 TEL: 413/538-7100 FAX: 413/538-7101
 WWW.WARDEDS.COM

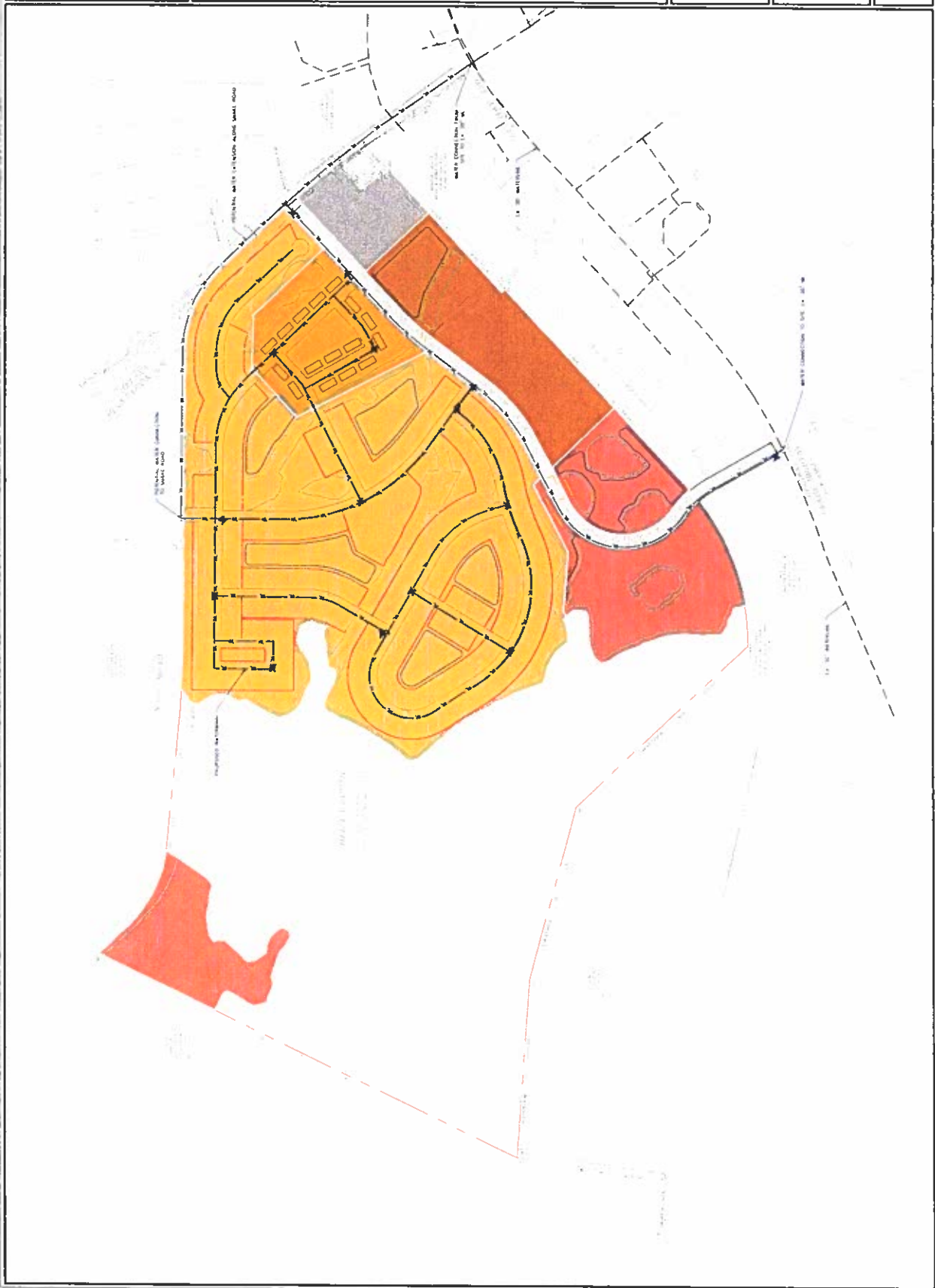
PROJECT #
 00114

DATE
 01/13/12

DESIGNED BY
 JLD

CHECKED BY
 JLD

SHEET NUMBER
 1 OF 1



APPENDIX K – PRELIMINARY SEWER PLAN



VICINITY MAP

APPENDIX K
PRELIMINARY SEWER PLAN

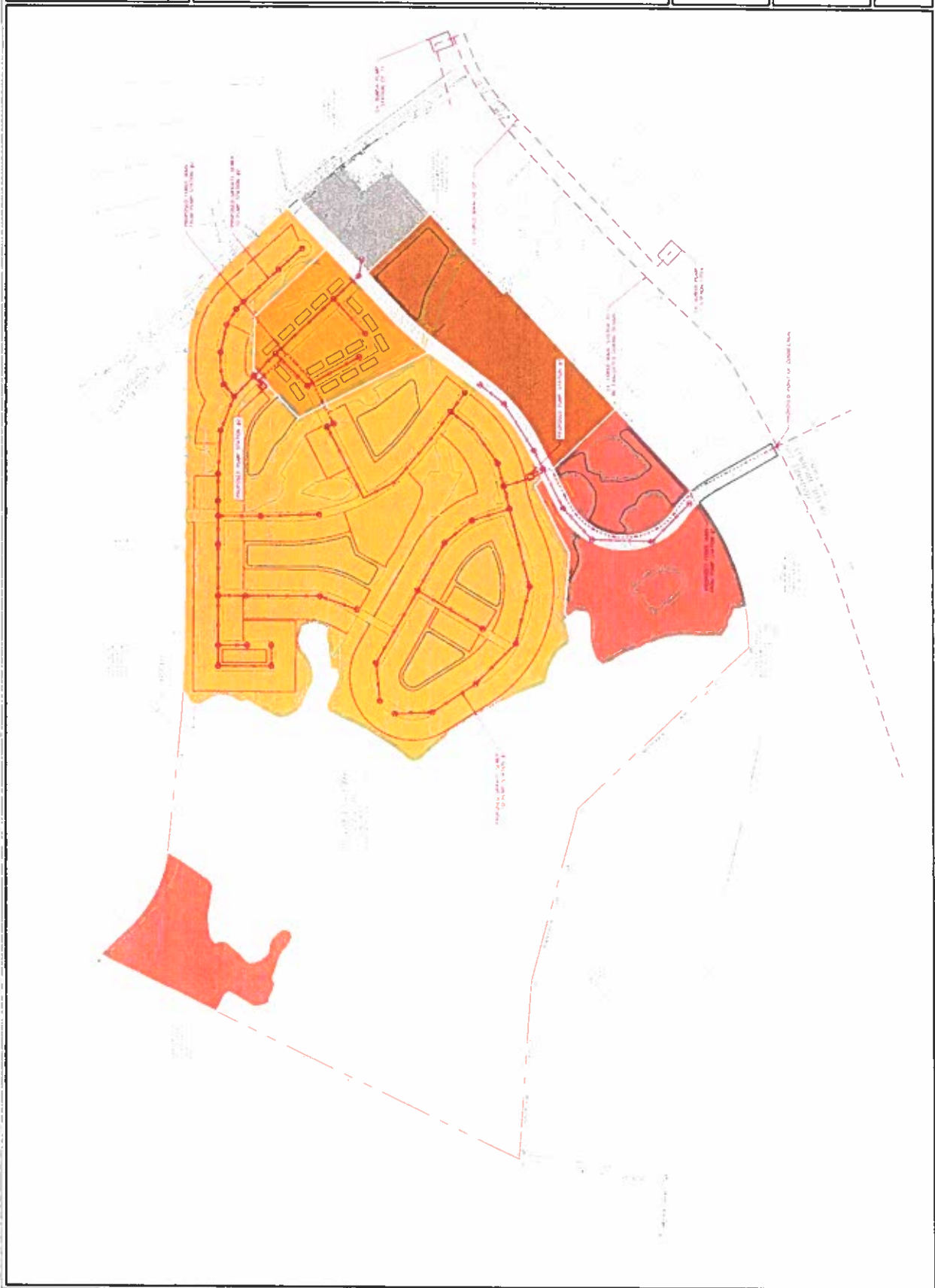
CHELSEA PARK
 HANFORD COUNTY, SOUTH CAROLINA

PREPARED FOR:
CHELSEA PLANTATION, LLC.



Ward
Edwards
ENGINEERS
ARCHITECTS
 1000 W. BROAD ST., SUITE 200
 RICHMOND, VA 23220
 TEL: 804.353.1234 FAX: 804.353.1235
 WWW.WARDEDWARDS.COM

PROJECT: _____
 DATE: _____
 PREPARED BY: _____
 SHEET NUMBER: _____



APPENDIX L – PRELIMINARY STORM DRAINAGE PLAN



VICINITY MAP
 APPENDIX L
 PRELIMINARY STORMWATER
 PLAN

PREPARED FOR
CHELSEA PARK
 CHELSEA PLANTATION, LLC.



**Ward
 Edwards**
 ENGINEERING
 P. O. BOX 10000
 FAYETTEVILLE, NC 28403-1000
 TEL: 704/332-1000 FAX: 704/332-1001
 www.wardedwards.com

PROJECT #
 DATE
 PREPARED BY
 SHEET NUMBER

