

**PATRIOTS ANNEX
PLANNED DEVELOPMENT DISTRICT (PDD)
DEVELOPMENT GUIDELINES**

**DEVELOPER:
PATRIOTS ANNEX, LLC**

**OWNER:
PATRIOTS POINT DEVELOPMENT AUTHORITY**

**PREPARED BY:
Womble Bond Dickinson (US) LLP
Seamon Whiteside & Associates, Inc.**

Patriots Annex PDD - Development Guidelines

1. Relationship to the Official Zoning Ordinance

These Development Guidelines and Conceptual Plan attached hereto and made a part hereof for the Patriots Annex Planned Development District (“**Patriots Annex PDD**”) are submitted in accordance with the Zoning Code of the Town of Mount Pleasant, Section 156.305. The Zoning Code of the Town of Mount Pleasant is incorporated herein by reference, except as amended herein.

Unless modified herein, definitions of terms used in the Patriots Annex PDD Development Guidelines shall follow definitions listed in the Zoning Code of the Town of Mount Pleasant, as amended from time to time.

The Patriots Annex PDD provides for a mixture of residential, commercial or institutional uses and qualifies as a mixed use planned development zoning district classification pursuant to Section 156.305(I), Planned Development - Mixed Use (PD-MU) standards.

2. Introduction

- 2.1 *Project Location.* The site is located at Patriots Point bounded by Patriots Point Boulevard and Charleston harbor.
- 2.2 *Area.* The property contains in aggregate approximately thirty (30) acres.
- 2.3 *GIS.* The property is a portion of TMS No. 517-00-00-001, owned by Patriots Point Development Authority.
- 2.4 *Developer.* The developer is Patriots Annex, LLC.
- 2.5 *Current Zoning.* The current zoning is WG-C, Cooper River Waterfront Gateway District.

Patriots Annex PDD - Development Guidelines

2.6 Background Information

The Town Council of the Town of Mount Pleasant (“**Town**”) adopted Ordinance No. 19056 on September 10, 2019 modifying the official Zoning and Development Standards Map for the Town of Mount Pleasant reclassifying the property as WG-C, Cooper River Waterfront Gateway District.

In connection with the Town’s comprehensive revisions to the Zoning Code, the Town desires to eliminate the WGC zoning district and change the zoning of the property to a Planned Development District.

The existing use of the property is for the Patriots Point Development Authority naval museum and related facilities, together with harbor tour embarkation.

The Patriots Point Development Authority has entered into a Master Lease Agreement with Patriots Annex, LLC for the development of the property.

2.7 Development Summary

The development plan for the property is to construct a variety of buildings with a mix of commercial, institutional, and residential uses and open space, creating a gathering place with waterfront access for the Mount Pleasant community and visitors. The project is anticipated to include hotels, retail, restaurants, residential, and other uses as permitted herein. The Patriots Point Development Authority intends to construct a new building with administrative offices, ticket sales, exhibition, gift shop and related facilities on a portion of the property. The overall development will be constructed in phases.

2.8 Conceptual Plan

The initial Conceptual Plan is attached hereto as **Exhibit 3**. Such initial Conceptual Plan may be revised in part or in whole from time to time in accordance with the Design Review Process. In addition, a Development Impact Assessment has been approved by the Design Review Board. Changes to the proposed mix of uses that comply with the requirements of this Patriots Annex PDD shall not require a revised Development Impact Assessment so long as the projected total gross trips for weekday AM or PM peak periods do not exceed the total gross trips for such periods as set forth in the approved Development Impact Assessment. The plans, descriptions, and images set forth in this Patriots Annex PDD and attached Conceptual Plan are proposed conceptual design plans, which illustrate tentative, schematic land uses and locations of potential buildings and use types. This Patriots Annex PDD and Conceptual Plan and the plans, descriptions, and images set forth herein are not intended to show the final land uses, architecture, design elements, open spaces, sidewalks, streets, or parcel boundaries, all of which remain subject to change, subject to compliance with the requirements herein.

Patriots Annex PDD - Development Guidelines

3. Development Guidelines

- 3.1 Boundary of district. The boundaries of the district are graphically depicted and identified as Parcel 1 on the survey attached hereto as **Exhibit 1**.
- 3.2 Purpose and intent. The purpose and intent of the district is to provide a mechanism for achieving a cohesive, vibrant, active and lively waterfront gathering place that acts as a destination for residents and visitors alike, providing opportunities for employment, housing, lodging, entertainment, shopping, and dining.
- 3.3 Goals. The Patriots Annex PDD is intended to encourage the following goals:
- The creation of public spaces, including walks along the waterfront and outdoor retail environments.
 - A mix of uses, including hotels, retail, restaurant, and the Patriots Point naval museum.
 - Promote internal trip capture, where visitors park once and utilize pedestrian sidewalks and paths.
 - Provide a destination for tourism, business conventions, events, culture, and arts for Mount Pleasant to increase the attractiveness of the community for all ages.
- 3.4 Uses. Permitted uses for the Patriots Annex PDD shall be as set forth in the Use Table attached hereto as **Exhibit 2**.
- 3.5 Mixing requirements. In order to create a district that is successful and dynamic, an appropriate mix of complementary uses located in relatively close proximity to each other is required. To this end:
- 3.5.1 Horizontal or vertical mixed use. Uses may be horizontally or vertically mixed. In order to facilitate the mixture of commercial and residential uses in the same building, residential uses may occur on the street level or any building level containing commercial uses.
- 3.5.2 Proximity of different uses. In order to accomplish the goal of mixed use in a horizontally mixed use development, different uses should, to the greatest extent possible, be located one-quarter mile or less from each other.
- 3.5.3 Land use groups. The required mixture of uses shall include uses from the following four land use groups, as specified in Table 1 and as permitted by the Use Table attached hereto as **Exhibit 2**:
1. Group 1. Restaurant, entertainment, recreation, and civic uses.

Patriots Annex PDD - Development Guidelines

2. Group 2. Retail uses.
3. Group 3. Office and hotel uses.
4. Group 4. Residential uses.

TABLE 1. MIXING REQUIREMENTS.					
	Tracts with less than 1.0 acres of high ground	Tracts with more than 1.0 acre to 10.0 acres of high ground		Tracts with more than 10.0 acres of high ground	
Land Use Group		Must include uses from Group 1 and at least one other land use group.		Must include uses from Group 1 and at least two other land use groups.	
		Minimum percentage of building floor area.*	Maximum percentage of building floor area.*	Minimum percentage of building floor area.*	Maximum percentage of building floor area.*
Group 1: Restaurant, entertainment, recreation, and civic uses.	No mixing requirement. Developments may consist of one or many uses.	10%	95%	20%	80%
Group 2: Retail uses.		5%	90%	10%	70%
Group 3: Office and hotel uses.		5%	90%	10%	70%
Group 4: Residential uses.**		0%	30%	0%	30%
*Open venues for entertainment, recreation, and civic uses, such as but not limited to, playing fields, walking trails, outdoor gathering or open spaces, amphitheaters, or concert lawns, shall include the open area square footage.					
**Residential uses are further limited by the density provisions of this section.					

3.5.4 *Parcels less than 1.0 acre in size.* The mixed use requirement shall not apply on parcels 1.0 acre or less in size where a mixture of uses is not feasible. However, aggregation of multiple smaller parcels is highly encouraged in order to promote a more effective utilization of land in creating well-designed projects, connected and unified in design and function. The maximum benefit allowed by the provisions of this district will result from such aggregation of properties.

3.5.5 *Subdivision.* Subdivision of property in order to subvert the mixing requirement shall not be permitted. Notwithstanding the foregoing, so long as the mixing requirements are satisfied for the overall Patriots Annex PDD area, the subdivision of parcels with separate buildings or uses shall be permitted.

3.5.6 *Civic uses.* Without limitation of other civic uses, conference facilities or centers, the Patriots Point naval museum facilities and other museums shall constitute civic uses for purposes of mixing requirements.

3.6 *Phasing requirements.* Since a goal of this district is to achieve a variety of uses that will create a vibrancy and attractiveness of use by the public, it is important for the first phase of a mixed use development to include uses from at least two land use groups as specified in section 3.5 above. In consideration that market factors may make this provision difficult to achieve, a phasing plan shall be submitted for approval in conjunction with a concept plan or sketch plan, as applicable, for any development proposing not to include two or more uses in the first phase of construction. The Development Impact Assessment previously approved by the Design Review Board included an initial phasing plan. Such initial phasing plan

Patriots Annex PDD - Development Guidelines

may be revised in part or in whole from time to time in accordance with the Design Review Process.

- 3.7 *Residential density.* Density for residential uses is limited to 8 units per acre, as specified in § [156.104](#). The total area within the boundaries of the Patriots Annex PDD will be used to calculate total permitted residential density, which residential units may be located on any parcel or site within the Patriots Annex PDD.
- 3.8 *Development and design standards.* In this district, form is as important as use, and a high quality public realm is critical in successfully creating an environment in which people want to live, work, and play. Primary entrances to buildings shall be located near the public realm streetscape. An emphasis should be placed upon a high degree of design quality for the building façade and a strong interaction between the buildings and the public realm. Public spaces, such as plazas, should be integrated with surrounding development.
- 3.8.1 *Design review required.* All development within the Patriots Annex PDD shall be subject to the CDR-OD, *Commercial Design Review Overlay District*, process as provided in this chapter. However, in order to achieve the goals of the Patriots Annex PDD, when in conflict, the site development requirements as set forth in this section shall take precedence over those found within the CDR-OD, provided that exceptions or modifications shall be permitted in accordance with the Design Review Process.
- 3.8.2 *Siting and design of buildings and parking areas.* Siting and design of buildings and *parking* areas shall be closely evaluated to ensure avoidance of the "silo effect" of buildings surrounded by asphalt parking lots with no meaningful relationship to adjacent developments.
- 3.8.3 *Civic uses.* Because of the nature of their uses, build-to lines, setbacks, and other design *elements* for civic uses shall be determined through the Design Review Process.
- 3.8.4 *Interconnectivity.* Streets should be interconnected where possible. Site plans should provide *opportunities* for future interconnectivity if such cannot be accomplished at the time of development. Cul-de-sacs or dead end streets shall not be permitted unless they have a terminal vista of the waterfront.
- 3.8.5 *Alternative modes of transportation.* A development should accommodate a variety of modes of transportation. A pedestrian/bicycle system and related amenities should be provided in strategic locations, and should be interconnected both within the development and to other adjacent developments.

Patriots Annex PDD - Development Guidelines

- 3.8.6 *Terminal vistas.* Properties that terminate views down streets shall be identified during the Design Review Process, and will be held to a higher architectural standard along this visible facade. Such identified properties are those that are located across from side streets that intersect the primary street and terminate or intersect and continue at a different angle. Properties that are at the end of a straightaway on a primary street shall also meet this requirement.
- 3.8.7 *Intentionally Left Blank.*
- 3.8.8 *Open space.* A minimum of 12% of the total Patriots Annex PDD project area shall be reserved as contiguous open space. A portion of this open space is encouraged to be natural open space.
- 3.8.9 *Public realm.* An engaging public realm is critical to the success of this district and its importance *cannot* be overstated. To this end, a high degree of design and material quality is expected. The various public realm components shall be subject to approval through the Design Review Process, but shall generally adhere to the specifications listed below.

1. *Waterfront public walkways and pedestrian waterfront connections.* Recognizing the importance of public access to the waterfront, a public walkway shall be required for properties adjacent to the river/marsh. A strong emphasis shall also be placed on areas which connect pedestrians from the street to the waterfront. Such pedestrian waterfront connections shall be required for properties adjacent to the river/marsh. Generally, these areas shall consist of the following elements:

a. *Dimensions and location of waterfront public walkways.* Waterfront public walkways shall be generally located parallel to the shoreline and shall include an open area with a minimum width of ten feet and an average width of 40 feet measured landward from the critical line, which may include the critical line buffer where such buffer is required. Waterfront public walkways shall include a primary path or boardwalk with a minimum clear width of ten feet, located to the greatest extent possible adjacent to the shoreline. The primary path may be located within the required critical line buffer. Secondary paths may be provided and shall be at least six feet in width.

b. *Dimensions and location of pedestrian waterfront connections.* Pedestrian waterfront connections shall be generally located perpendicular to the shoreline, shall include an open area with a minimum width of 20 feet, and shall include a primary path with a minimum clear width of eight feet. The number and location

Patriots Annex PDD - Development Guidelines

of pedestrian waterfront connections shall be determined through the Design Review Process.

c. *Landscaping.* Public walkways and waterfront connections shall be planted with high quality vegetation, to include understory trees, shrubs, grasses, sod areas and coastal materials. Lawn area may be used but it must remain accessible.

d. *Acreage to count towards open space requirements.* Waterfront public walkways may satisfy all or a portion of the open space requirements of this section.

2. *Streetscape.* As another critical component of the public realm, a strong emphasis shall be placed on the appearance of the streetscape. Generally, this area shall consist of the following elements:

a. *Landscaping.* Three canopy trees of a minimum four-inch caliper or sabal palmetto trees (which shall be counted as four-inch caliper) shall be required for each 100 linear feet of street frontage using species approved during the Design Review Process. Such tree types shall be consistent with each block and evenly spaced or spaced based on on-street parking, with exceptions made for curb cuts, utilities, and other obstructions. Planters shall be allowed as a design element to soften the building exterior and enhance the streetscape appearance.

b. *Relationship of buildings to the street.* Changes in elevation between the building front and the street shall be avoided to the fullest extent possible. Stairs abutting the sidewalk may be utilized to accommodate a change in grade elevation. Stair design shall be integrated into the overall streetscape design.

c. *Sidewalks.* There shall be a public sidewalk on both sides of all streets within the Patriots Annex PDD, which shall be a minimum of five feet in width.

3. *Site furnishings.* To ensure consistency throughout the Patriots Annex PDD, site furnishings should be similar to the current styles used at the Memorial Waterfront Park, as illustrated in Figure 2, or as otherwise approved in the Design Review Process to be more complementary to the architecture of the Patriots Annex PDD. Permanent or temporary design features shall not impede pedestrian access on the public sidewalk. Benches shall be located in visible and convenient locations. The public realm should also include trash receptacles at sufficient intervals, as well as strategically placed bicycle parking facilities. All site furnishings shall be installed at the time of construction.

Patriots Annex PDD - Development Guidelines



Figure 2. Site furnishings.

4. *Lighting.* At a minimum, safety lighting shall be provided along the length of the walkways and waterfront connections and shall be installed at the time of construction. To ensure consistency throughout the Waterfront Gateway District, the streetscape shall include light fixtures similar to those currently existing in the area, as illustrated in Figure 3, or as otherwise approved in the Design Review Process to be more complementary to the architecture of the Patriots Annex PDD.

Patriots Annex PDD - Development Guidelines



Figure 3. Lighting.

5. *Signage.* Standard wayfinding signage shall be placed in strategic locations throughout the public realm. Wayfinding signage is intended to convey navigational directions to pedestrians and bicyclists.

6. *Maintenance responsibility.* The waterfront public walkways and pedestrian waterfront connections shall be established within a recorded declaration confirming public access, subject to approval by the Patriots Point Development Authority and State of South Carolina and applicable laws and requirements. The waterfront public walkways and pedestrian waterfront connections, as well as all site furnishings/public amenities, shall be installed and maintained by the property owner.

3.8.10 *Bufferyards; Trees.* In general, the Patriots Annex PDD is intended as an integrated and connected mixed use development, and the bufferyard requirements specified in § [156.201](#) and tree requirements set forth in the Zoning Code shall be modified within the Patriots Annex PDD as provided below. Front bufferyards are not required, in lieu of which the streetscape requirements contained in this Patriots Annex PDD shall apply. As an

Patriots Annex PDD - Development Guidelines

integrated mixed use development, adjacent parcels within the Patriots Annex PDD may forgo side and rear bufferyards along parcel lines. Except as expressly provided below along Patriots Point Road and along the waterfront critical line, no other buffers or bufferyards shall be required within the Patriots Annex PDD area.

1. *Overall Tree Requirement.* A minimum 120 caliper inch/acre of approved trees (including sabal palmetto trees, which shall be counted as four-inch caliper) is required on an aggregate basis for the entire Patriots Annex PDD area. So long as the tree requirement is satisfied for the overall Patriots Annex PDD area, individual parcels or uses shall not be required to meet the caliper inches per acre requirement. In order to accommodate open space plazas, lawns, and gathering spaces within the development, the foregoing inches per acre requirement may be reduced by up to 20%, which reduction amount may be paid into the Tree Bank. In the event that surface parking lot areas with trees satisfying the foregoing requirement are subsequently converted to multi-level parking decks, such trees will not be required to be replaced.

2. *Patriots Point Road Buffer.* A Type-A bufferyard is required on portions of the Patriots Annex PDD area adjacent to Patriots Point Road, with a minimum width of five feet (5') and planting requirements of 2 canopy trees, 3 understory trees, and 10 shrubs per each 100 feet of bufferyard.

3. *Waterfront Critical Line Buffer.* A buffer is required on portions of the Patriots Annex PDD area adjacent to the waterfront critical line in accordance with the provisions of §156.201(I)(2), subject to the terms hereof. The required average width of the critical line buffer shall be thirty-five (35) feet with a minimum width of twenty (20) feet. The critical line buffer shall be planted with high quality vegetation, to include understory trees, shrubs, grasses, sod areas and coastal materials native to the Lowcountry area.

3.8.11 *Side yard setback.* No minimum side yard setback is required.

3.8.12 *Rear yard setback.* No minimum rear yard setback is required.¹

3.8.13 *Elevated buildings.*

1. *Buildings in flood zones.* In order to project a pedestrian-friendly streetscape, it is highly recommended that alternatives to elevating nonresidential and mixed use buildings located in "A" flood

¹ R-1, Low-Density Residential District minimum yard requirements do not apply, notwithstanding anything to the contrary in the zoning code.

Patriots Annex PDD - Development Guidelines

zones be pursued. This may be accomplished by floodproofing or altering the elevation of the finished floor inside the building. However, in the event that these techniques are not feasible and the building must be elevated, such elevation may not exceed the minimum elevation required, which includes one foot of additional freeboard. To the greatest extent possible, elevating the building shall not compromise the width and integrity of the public realm.

2. *Buildings elevated for parking.* Buildings may be elevated to accommodate grade-level parking, pursuant to the provisions of Section 3.9.6.

3.8.14 *Gated access.* Gated access to a development shall not be permitted, although gated access to parking areas may be permitted subject to the Design Review Process, provided access to open space is not impeded.

3.8.15 *Building design.*

1. *Setback distances.* As the Patriots Annex PDD is intended as an integrated and connected mixed use development which will have varying setback distances of buildings from property lines depending on the immediate surroundings, no specific “build to” line or range shall apply.

2. *Stucco.* Stucco may be used as a primary building material.

3. *Arcades.* Outdoor pedestrian arcades shall not be prohibited.

4. *Cupolas or tower elements.* Cupolas or tower elements of facades shall not be prohibited where appropriate for the building design.

5. *Buildings roofs.* Gabled, hipped and pitched roofs shall be permitted, provided that hipped or gabled roofs with a mechanical roof well will be permitted when the roof appears to be a true hipped or gabled design. Buildings may create a flat roof area between pitched elements, where the pitched elements completely screen the mechanical equipment from view.

6. *Arched windows.* Half-round arched windows shall not be prohibited.

7. *Spandrel glass.* Spandrel glass shall not be prohibited.

8. *Drop off and parking areas.* Buildings such as hotels, museums and conference centers may have vehicular drop off and loading and temporary parking located between the building and the primary street.

Patriots Annex PDD - Development Guidelines

9. *Bollards.* Bollards shall not be prohibited for areas designed primarily for pedestrians with occasional vehicular use.

9. *Height.* Buildings located within the portion of the Patriots Annex PDD area identified as “35’ Height Area” on Exhibit 4 attached hereto shall not exceed 35 feet in height, subject to the provisions of § 156.102, including without limitation subsection (A)(3) thereof. Building height limits shall otherwise be as set forth in the Building Height Plan Map, as provided in Ordinance 19057 adopted October 18, 2019.

3.9 *Parking Requirements*

- 3.9.1 *Shared parking requirements for mixed use developments.* Because one of the primary functions of the district is to provide a pedestrian-oriented experience and an overabundance of parking areas would detract from this goal, parking within a mixed use development shall be shared for all uses, provided that portions of parking areas within the Patriots Annex PDD may be reserved for specific users. Parking for any use within the Patriots Annex PDD may be located on any parcel within the Patriots Annex PDD area or on any other property located within seven hundred feet (700’) of the Patriots Annex PDD area (including without limitation parking located on the other side of Patriots Point Road), subject to a recorded declaration or covenant, enforceable by the Town, ensuring the continuance of any required parking spaces until such time as provided elsewhere. On-street parking spaces, whether public or private along internal streets, may be used to satisfy parking requirements for uses within the Patriots Annex PDD.
- 3.9.2 *Parking for residential and nonresidential uses.* Required parking for residential and nonresidential uses shall be calculated utilizing the shared parking standards established by the Urban Land Institute. If shared parking standards cannot be achieved, Off-Street Parking and Loading Requirements, §§ [156.170](#) et seq. of this chapter, shall apply, except as otherwise provided herein, provided that parking spaces for hotel uses shall require a minimum of 2.0 spaces for each 3 guest rooms or suites, and no additional parking spaces shall be required for outdoor public lawns, walkways or gathering spaces or for other outdoor uses. Required parking shall be determined based on uses of improvements constructed on the property.
- 3.9.3 *Parking for residential uses.* If shared parking standards cannot be achieved as provided in Section 3.9.2 above, parking spaces for residential uses shall be limited to a range of a minimum of 1.5 spaces and a maximum of 2.0 spaces per dwelling unit.

Patriots Annex PDD - Development Guidelines

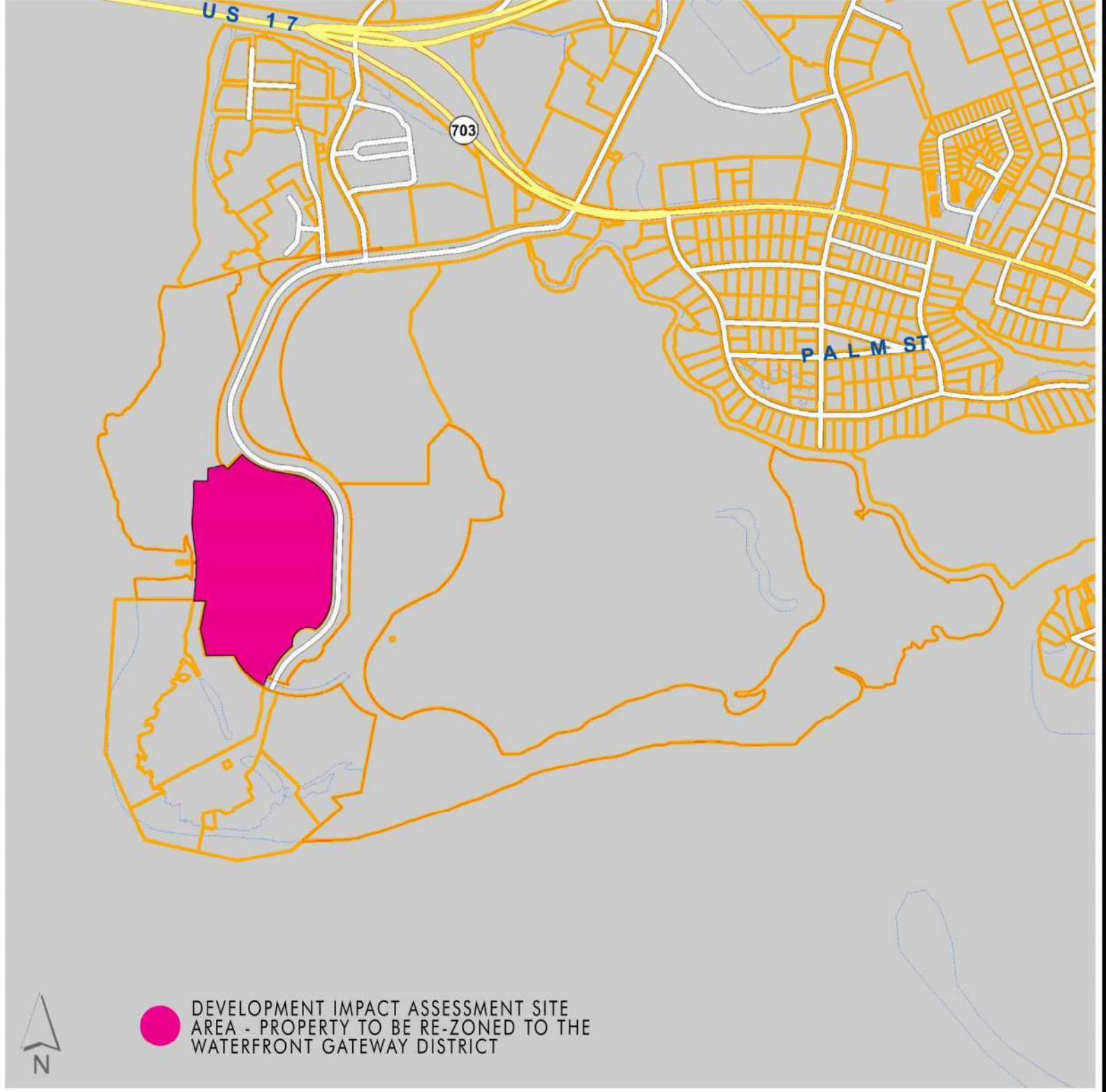
- 3.9.4 *On-street parking.* On-street parking shall be allowed within the district; provided it is depicted on an on-street parking plan map, submitted with the development site plan, and approved through the Design Review Process. The on-street parking plan shall include detailed design guidelines for the spaces, specifying items such as paving materials and the manner in which the spaces shall be identified.
- 3.9.5 *Design of parking lots and loading areas.* All exterior loading areas shall be buffered from any adjacent pedestrian way by planting street trees and providing a landscaped area with a continuous row of high shrubs, or a fence or seating wall. Temporary parking lots that do not conform to the paving, landscaping, or other requirements of Section 156.170, et seq., may be utilized within the Patriots Annex PDD provided that such lots are limited to daytime (7:00am to 7:00pm, or evening special events), overflow use for parking in excess of the required parking spaces hereunder.
- 3.9.6 *Parking structures.* All parking structures that front primary streets or relate to the public realm shall be screened. Screening may include residences, retail storefronts, other nonresidential uses, landscaping, or other appropriate architectural features as determined through the Design Review Process.
1. *Sloping floors.* Wherever possible, sloping floors shall not be visible from primary streets.
 2. *Vehicular access.* Wherever possible, vehicular access shall be from side streets or alleys and not directly from the primary street.
- 3.9.7 *Incentive for parking structures.* There shall be no maximum parking limits for nonresidential uses if a parking structure is utilized on site.
- 3.9.8 *Intentionally Left Blank.*
- 3.9.9 *Parking for streetside dining uses.* Additional parking shall not be required for streetside dining uses.

Patriots Annex PDD - Development Guidelines

Exhibits:

1. Survey
2. Use Table
3. Conceptual Plan
4. 35' Height Area

Exhibit 1 – Survey

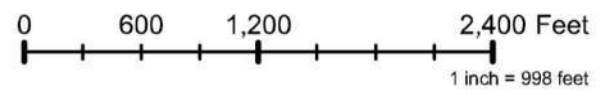



 DEVELOPMENT IMPACT ASSESSMENT SITE
 AREA - PROPERTY TO BE RE-ZONED TO THE
 WATERFRONT GATEWAY DISTRICT

Charleston County SC

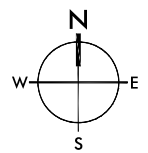
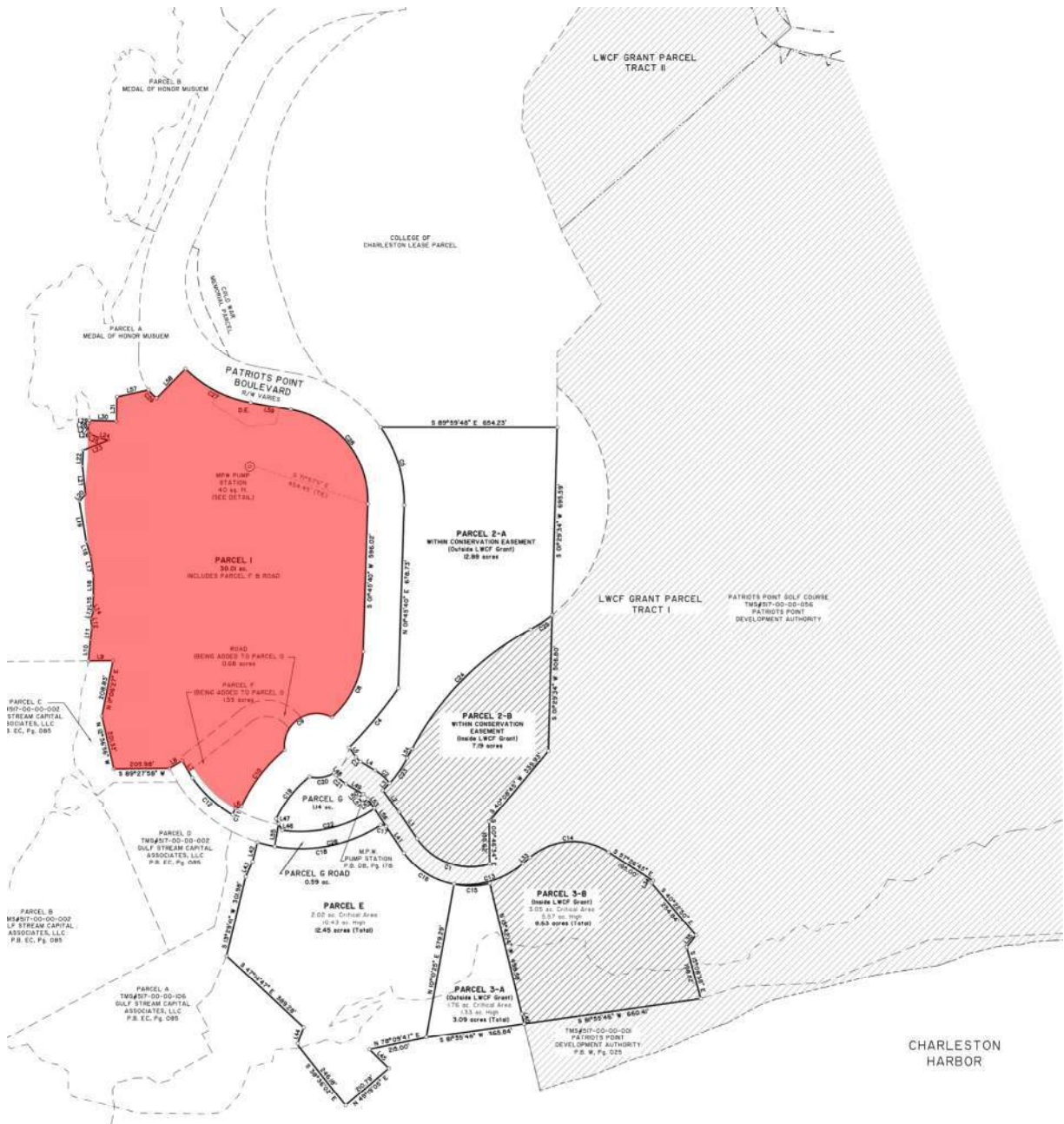
Parcel ID: 5170000001
OWNER1: PATRIOTS POINT
 DEVELOPMENT
ACREAGE: 162.86
PLAT_BOOK_PAGE: W-25
DEED_BOOK_PAGE: B104-363
Jurisdiction: TOWN OF MT

PLEASANT



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Author: Charleston County SC
 Date: 1/28/2019



**PATRIOTS POINT ANNEX
PROJECT #7740
04/18/2019
SCALE:**

**REZONING
EXHIBIT**

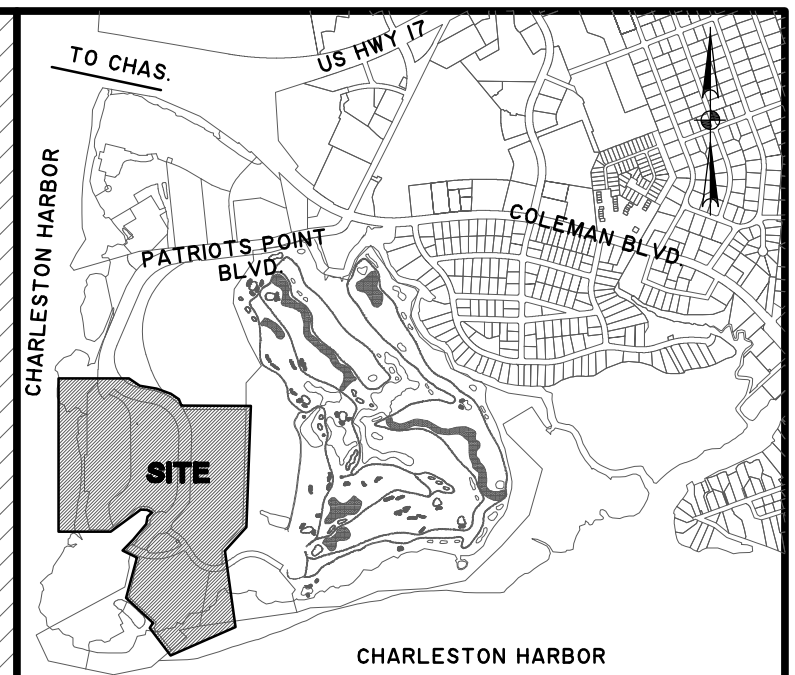
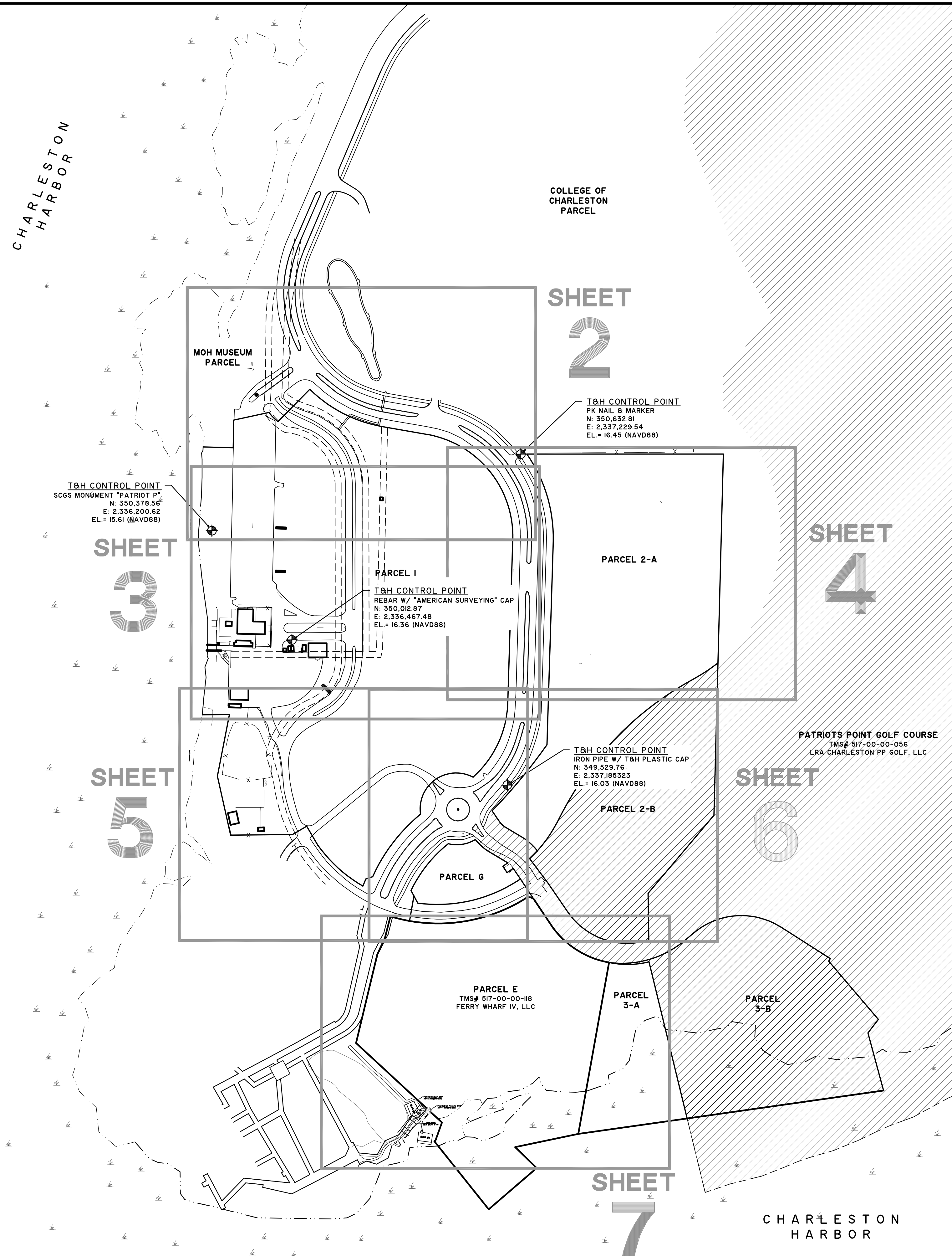
LEGEND

- ⊕ BORE HOLE
- ⊕ BENCHMARK
- ⊕ BUSH
- ⊕ BUSH
- ⊕ CABLE BOX
- ⊕ CHECK VALVE
- ⊕ CLEAN OUT
- CONC. MONUMENT FOUND
- CONC. MONUMENT SET
- △ CONTROL POINT
- CURB INLET MANHOLE
- ⊕ ELECTRIC BOX
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ FLAG POLE
- ⊕ FLOOD LIGHT
- ⊕ FLUSH VALVE
- ⊕ GRATE INLET
- ⊕ GAS METER
- ⊕ GUY POLE
- ⊕ GAS VALVE
- ⊕ GUY WIRE
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ IRON PIPE FOUND
- ⊕ IRON PIPE SET
- ⊕ IRON REBAR FOUND
- ⊕ IRON REBAR SET
- ⊕ UNDERGROUND UTILITY LINE MARKER
- ⊕ LIGHT POLE
- ⊕ MAIL BOX
- ⊕ MEANDER POINT (NO MONUMENT)
- ⊕ MONITORING WELL
- ⊕ POST
- ⊕ POWER POLE
- ⊕ STORM DRAINAGE MANHOLE
- ⊕ SPRINKLER HEAD
- ⊕ SIGN
- ⊕ SANITARY MANHOLE
- ⊕ TELEPHONE BOX
- ⊕ TELEPHONE MANHOLE
- ⊕ TIE DOWN
- ⊕ TRAFFIC SWITCH BOX
- ⊕ WELL
- ⊕ WATER METER
- ⊕ WATER MANHOLE
- ⊕ WATER SPIGOT
- ⊕ WATER VALVE

NOTES

1. TAX MAP NO. (PARENT TRACT): 517-00-00-001, 517-00-00-118.
2. ACCORDING TO FIRM MAP NO. 45019C, PANELS 0516K & 0517K, REVISED 01/29/2021, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE X, X(0.2%) AE(1), AE(10), VE(1), & VE(10).
3. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
4. A TITLE SEARCH WAS NOT PERFORMED BY THOMAS & HUTTON ENGINEERING CO. AT THE TIME OF THIS SURVEY.
5. THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
6. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE.
7. ELEVATIONS LISTED ARE REFERENCED TO NORTH AMERICAN DATUM OF 1988 (NAVD88), AND ARE BASED ON SCGS MONUMENT 10-012 (NOW DESTROYED AND REPLACED WITH STATION "PATRIOTS P").
8. CONTOURS ARE SHOWN AT ONE FOOT INTERVALS.

CHARLESTON HARBOR



VICINITY MAP not to scale

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

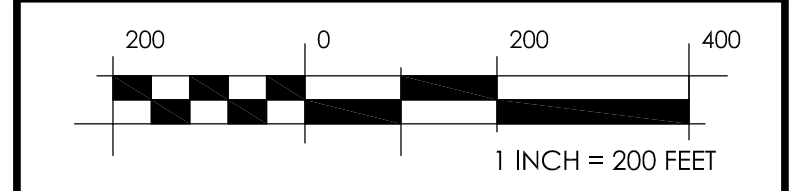
F. ELLIOTTE QUINN III
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 10292

**TOPOGRAPHIC SURVEY
PARCELS 3-A, E, &
PORTION OF PARCEL 1
PATRIOTS POINT**

TOWN OF MOUNT PLEASANT
CHARLESTON COUNTY, SOUTH CAROLINA
prepared for
BENNETT HOSPITALITY

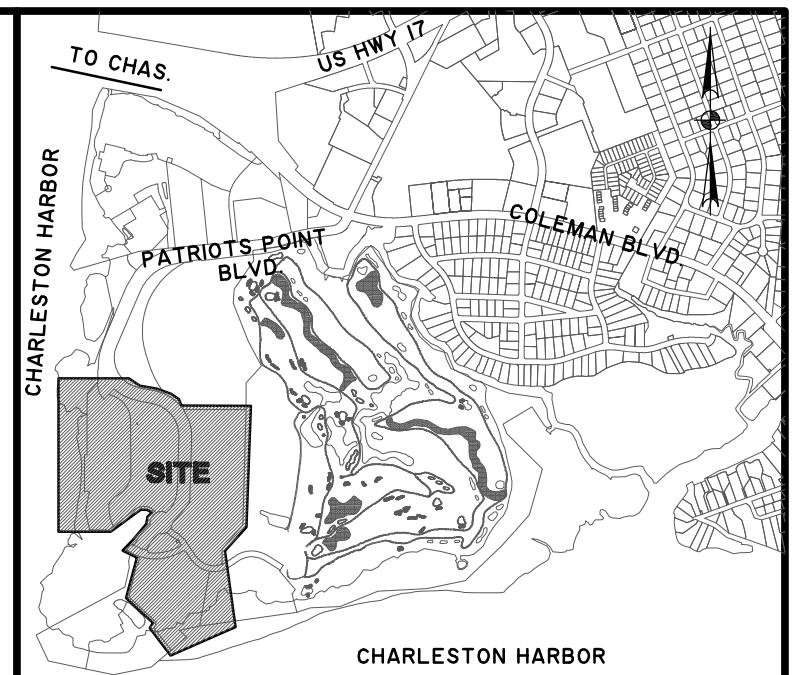
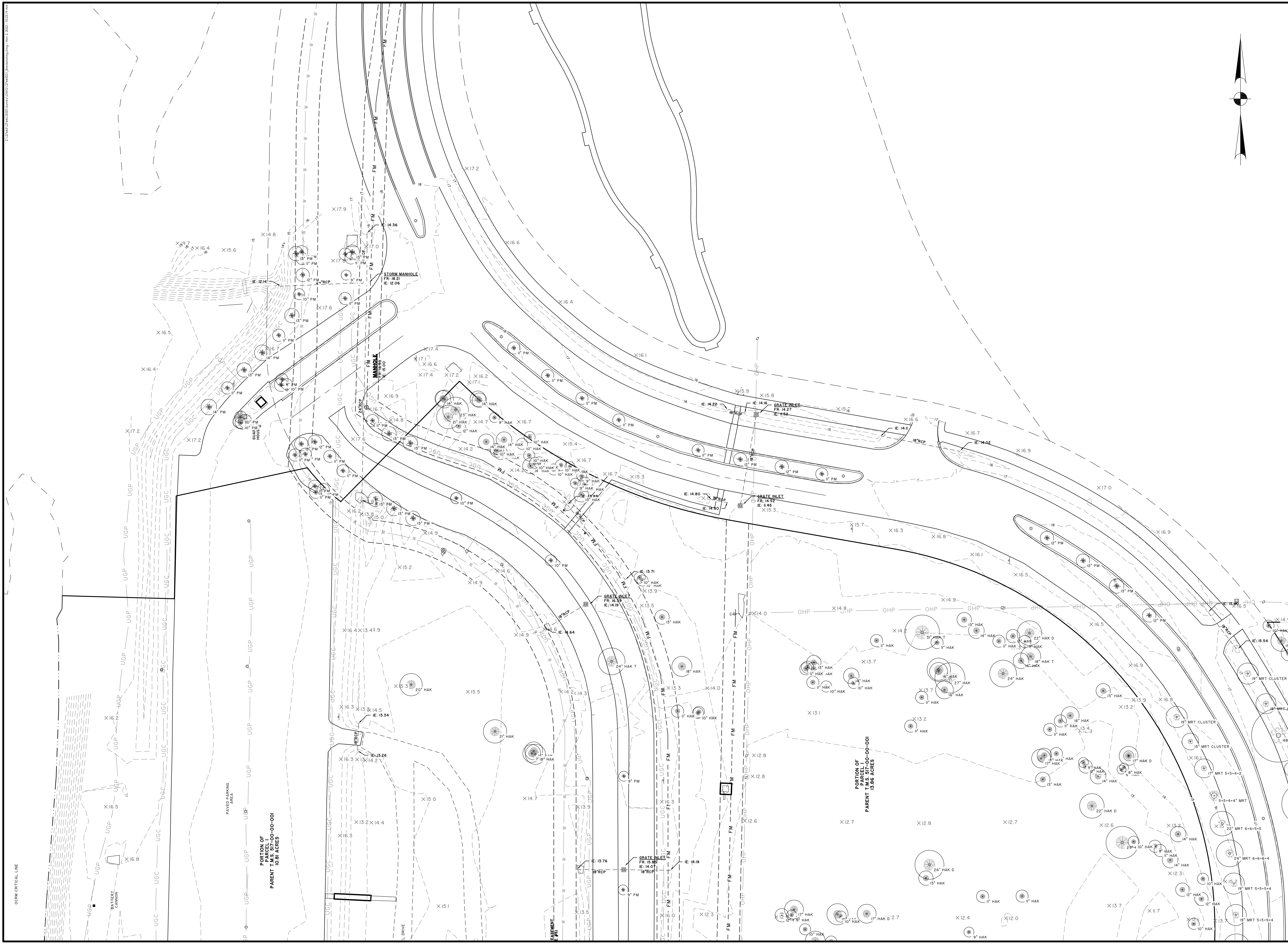
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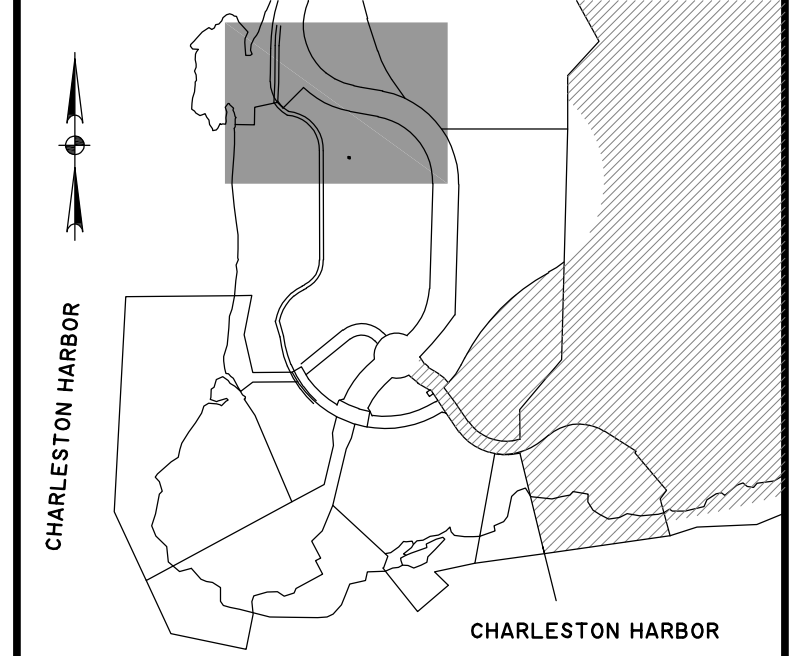
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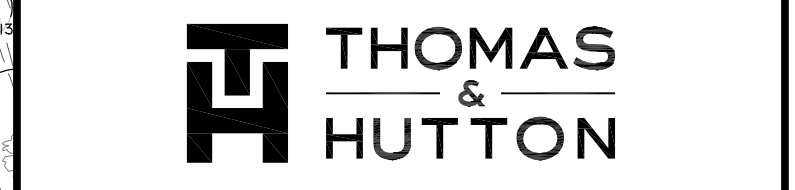
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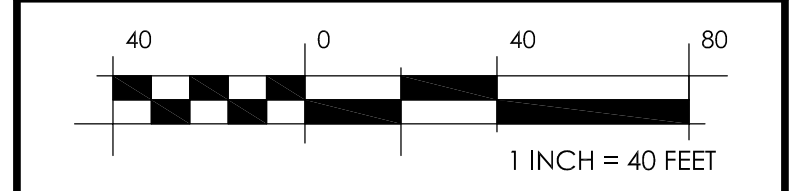
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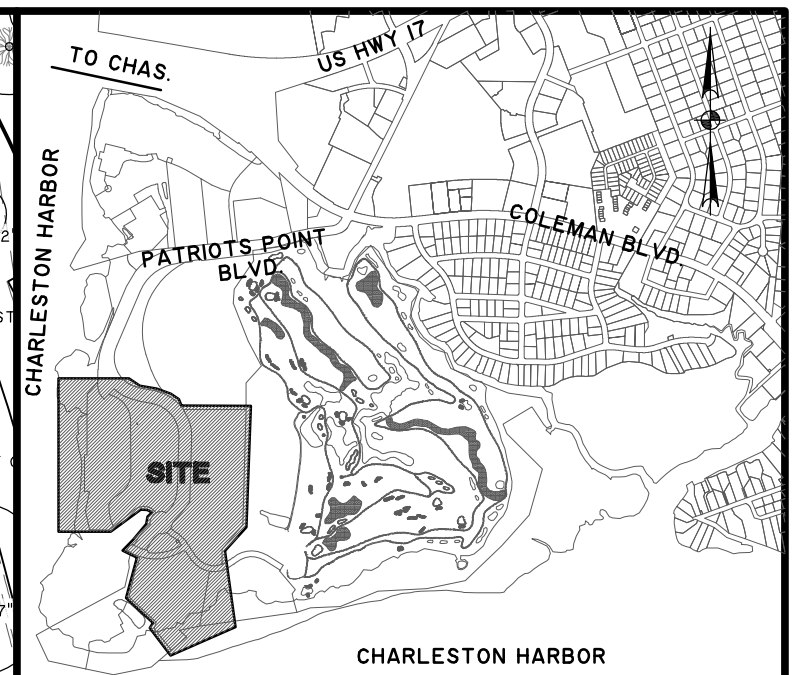
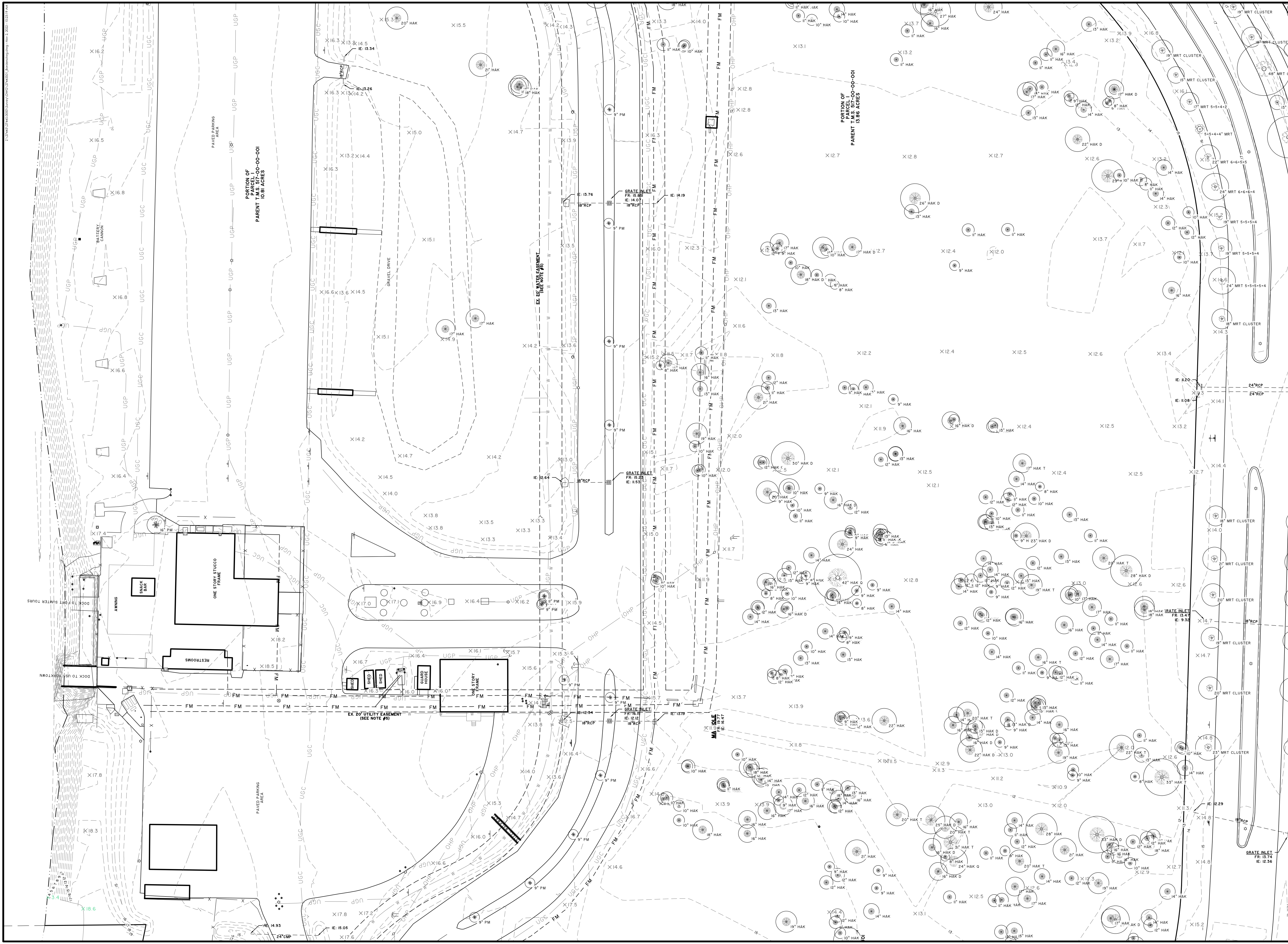
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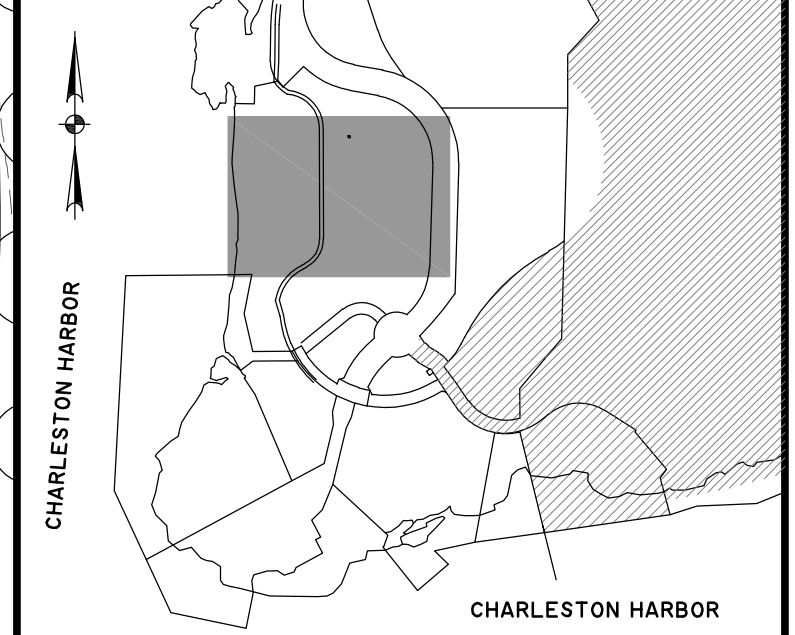
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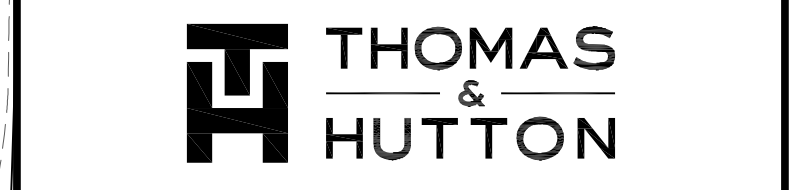
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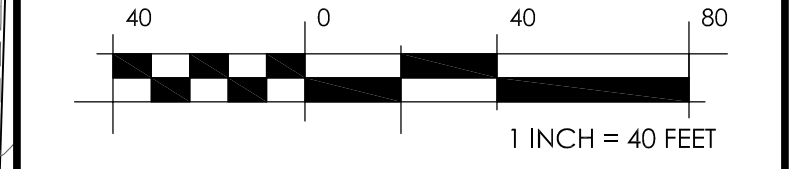
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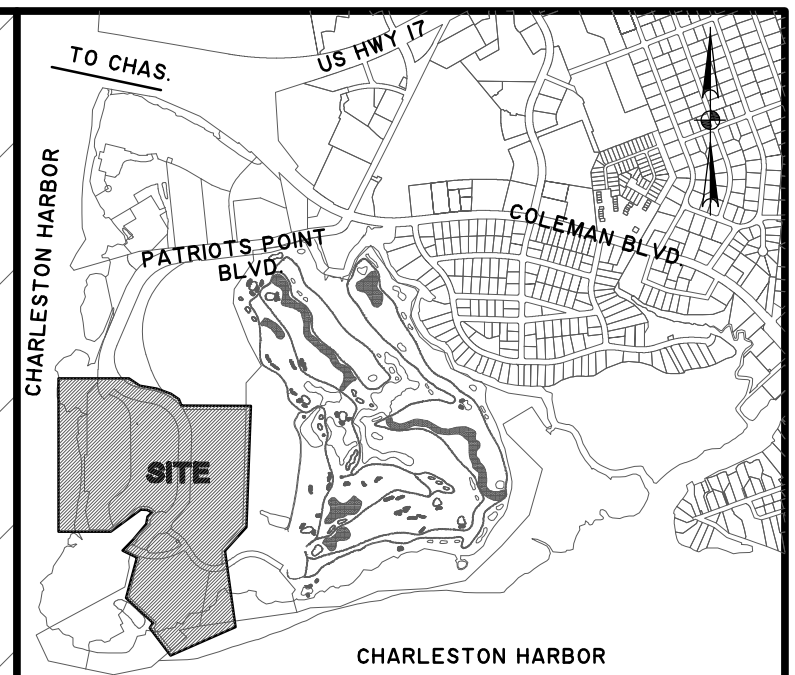
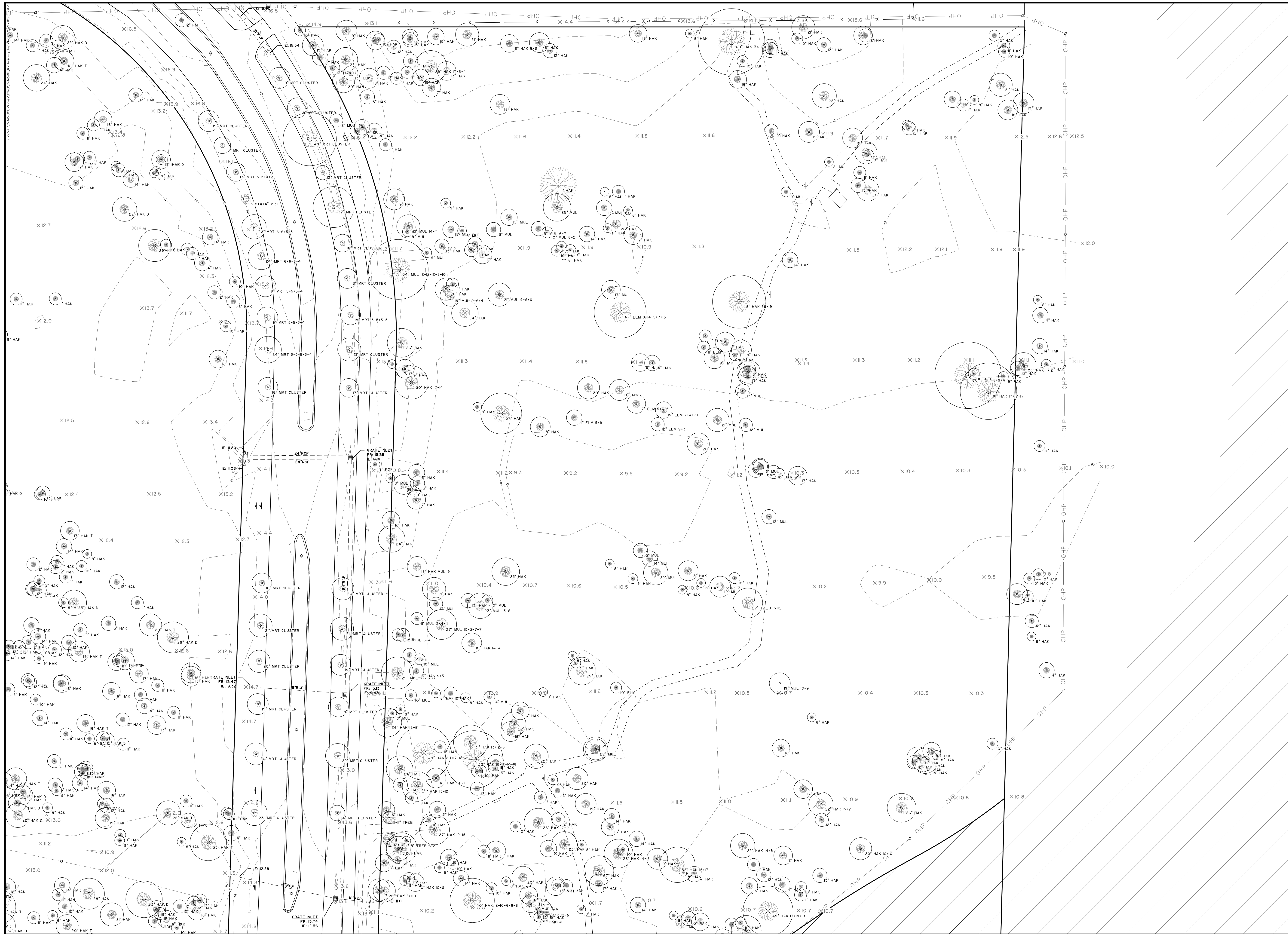


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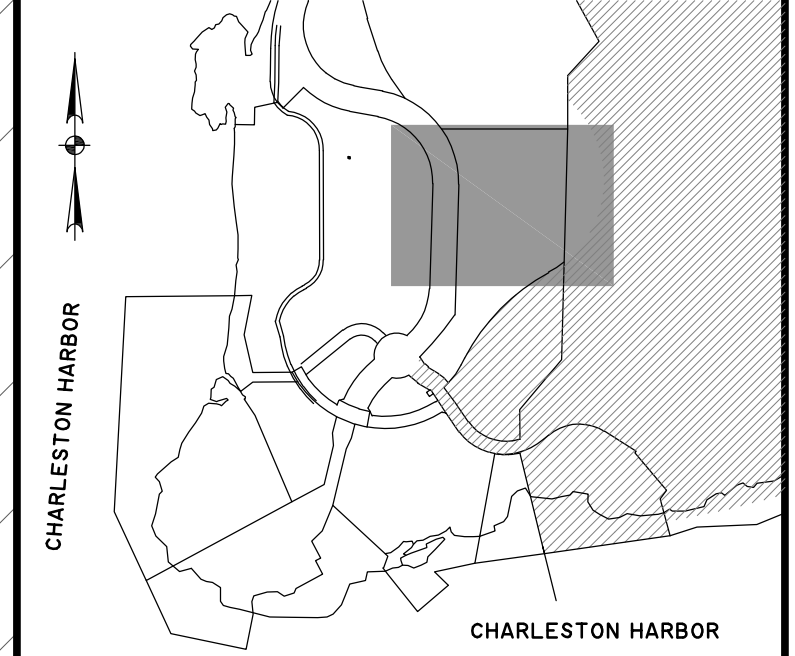
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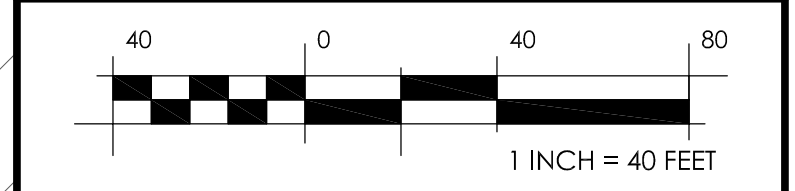
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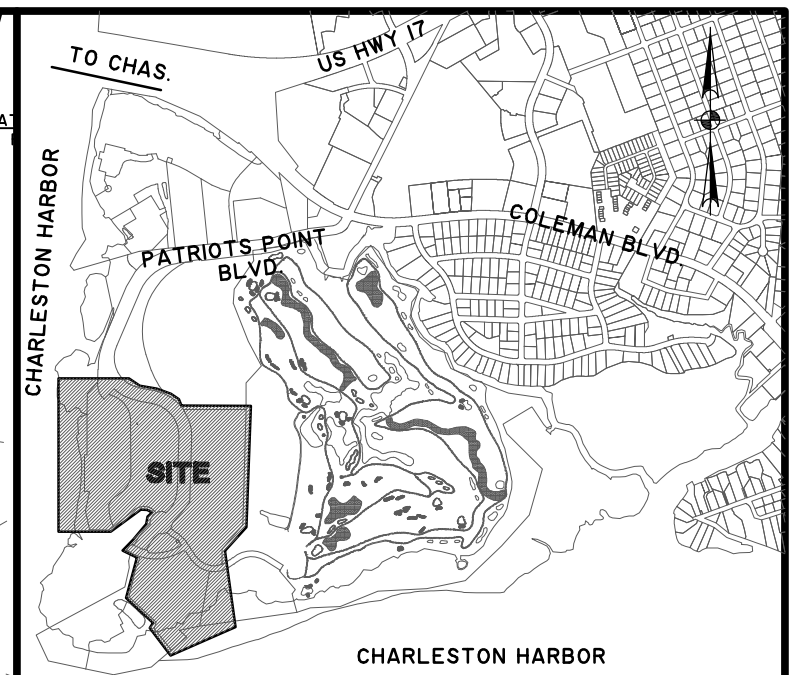
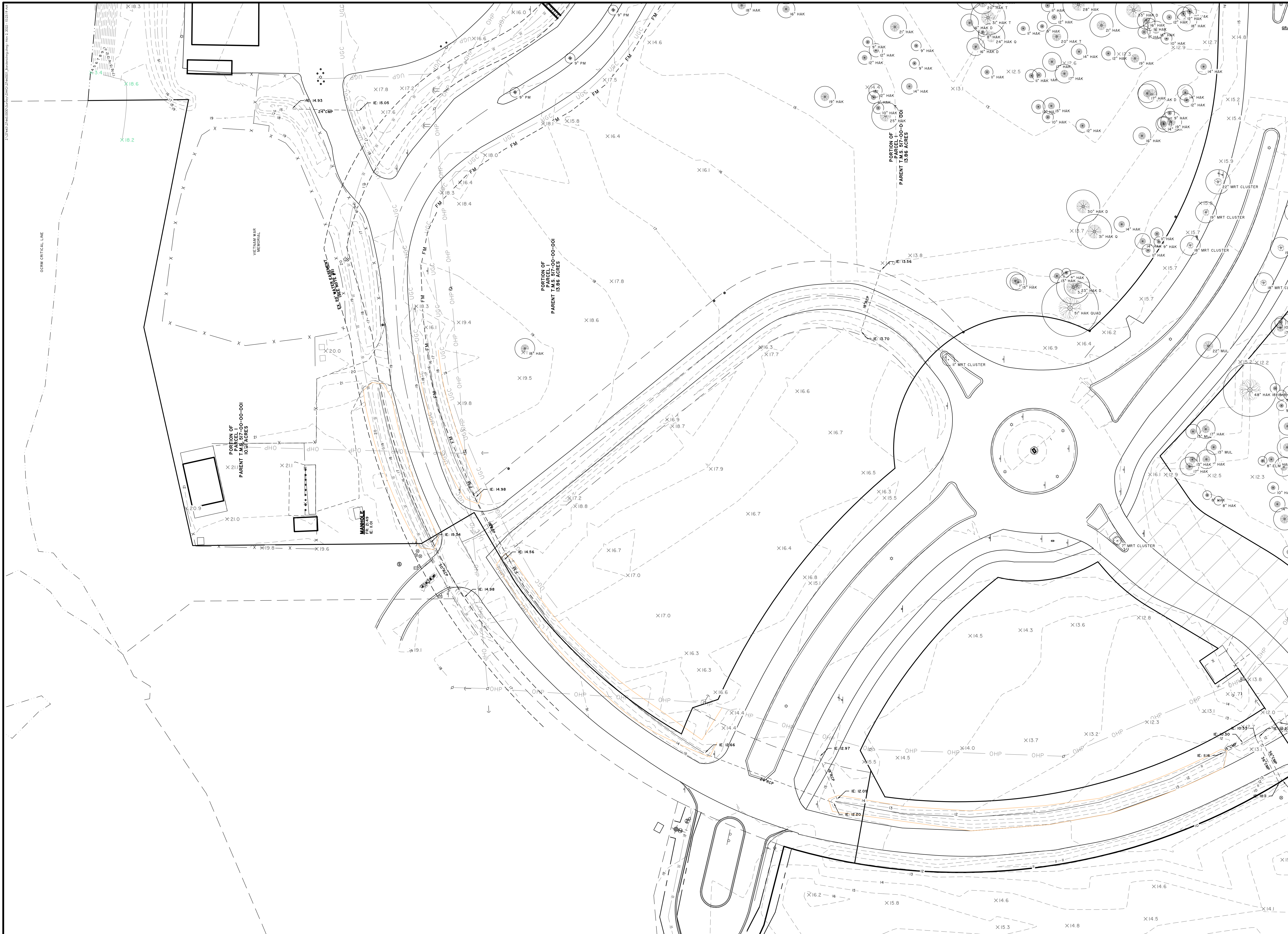
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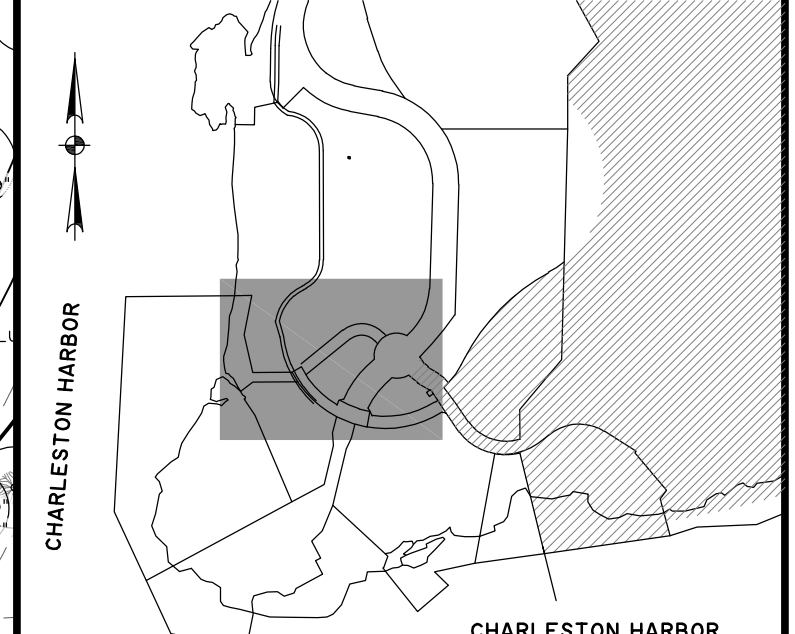
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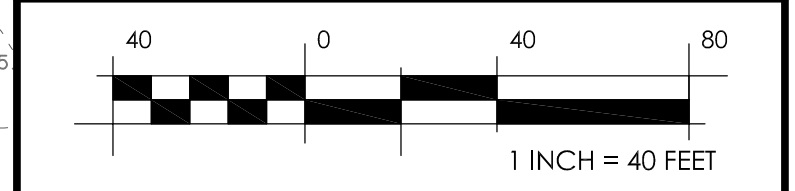
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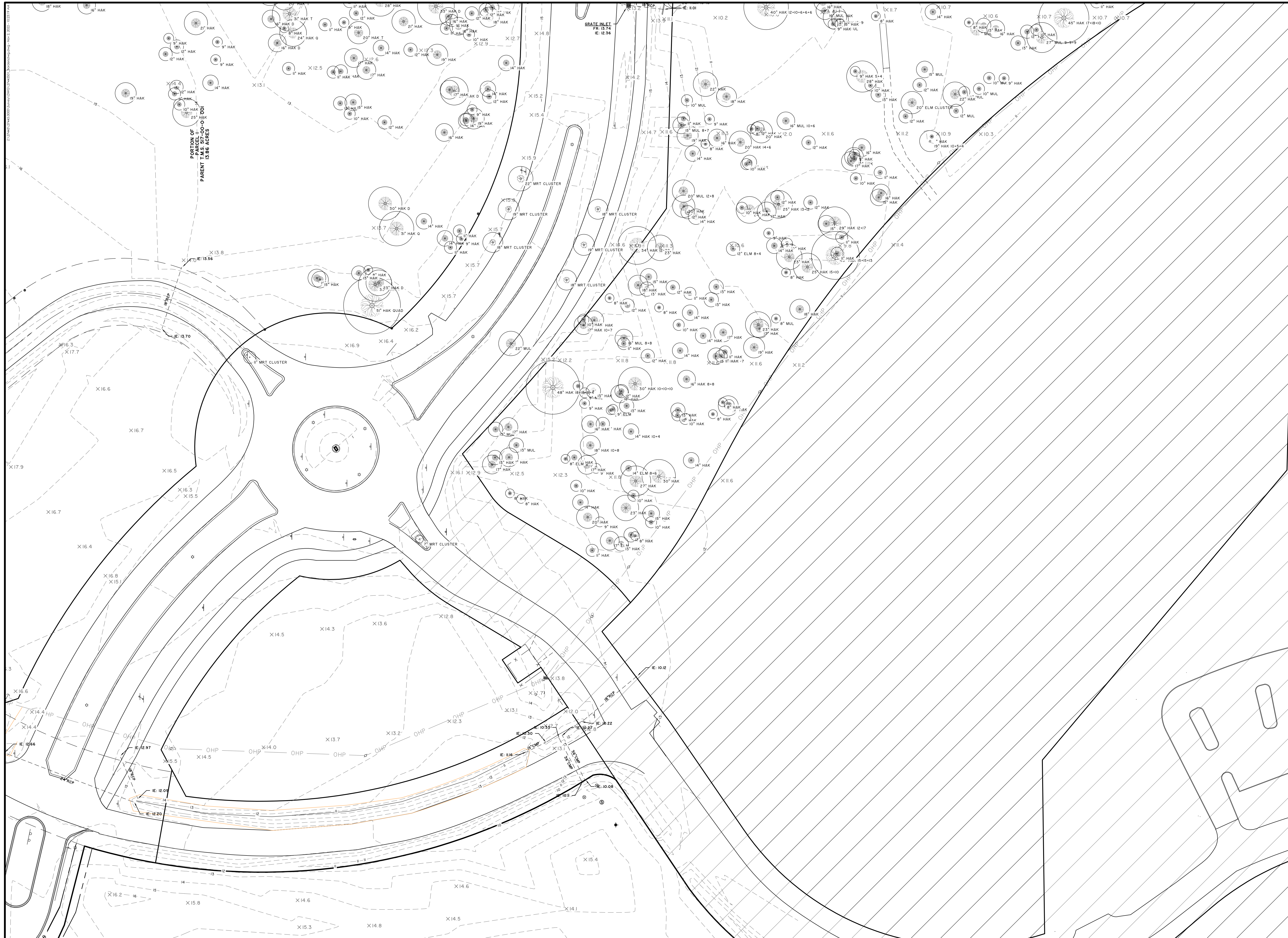
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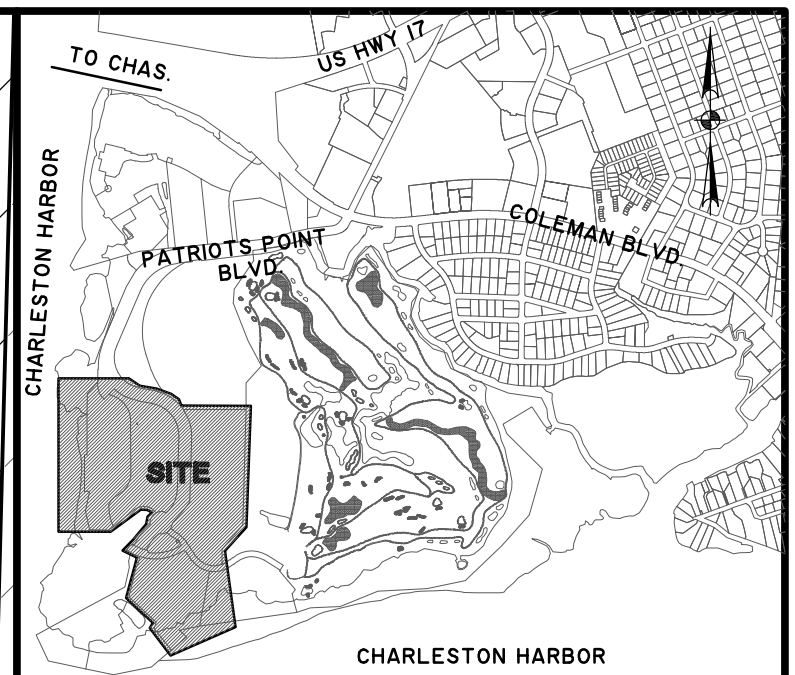


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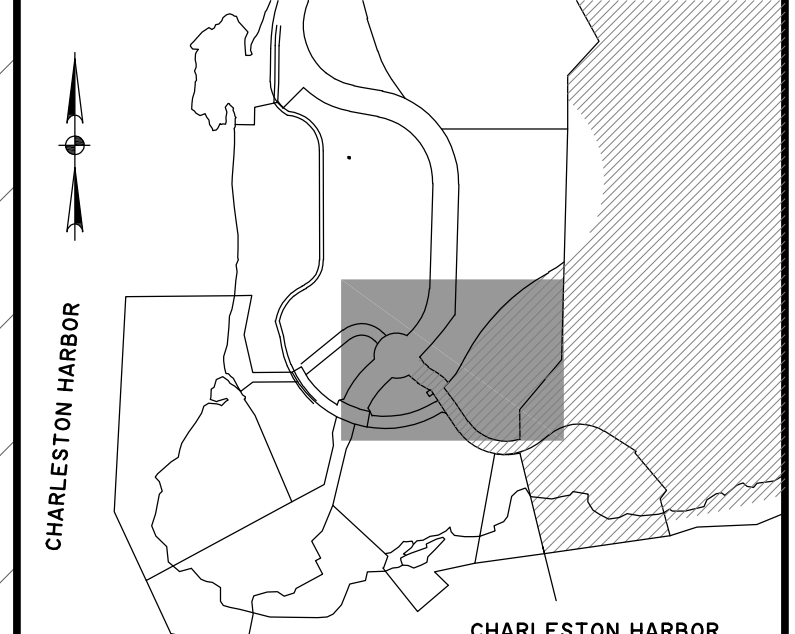


PORTION OF
 PARCEL 1
 15.86 ACRES
 PARENT PARCEL 10-0-0-01



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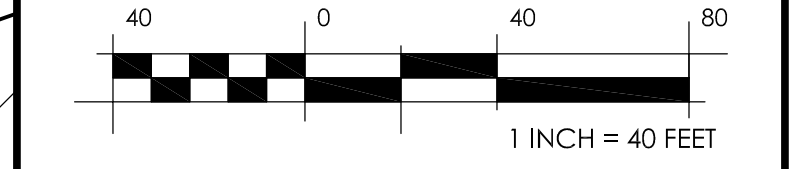
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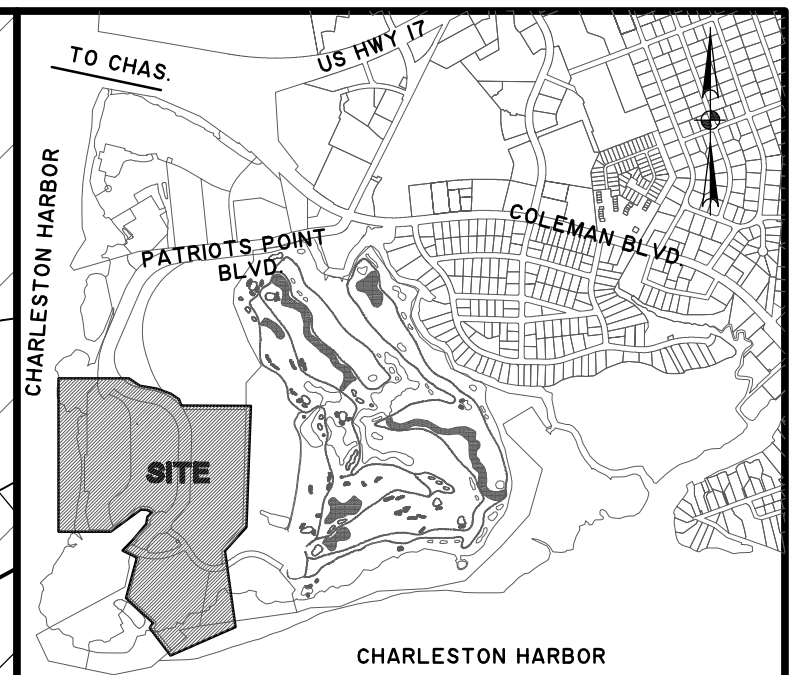


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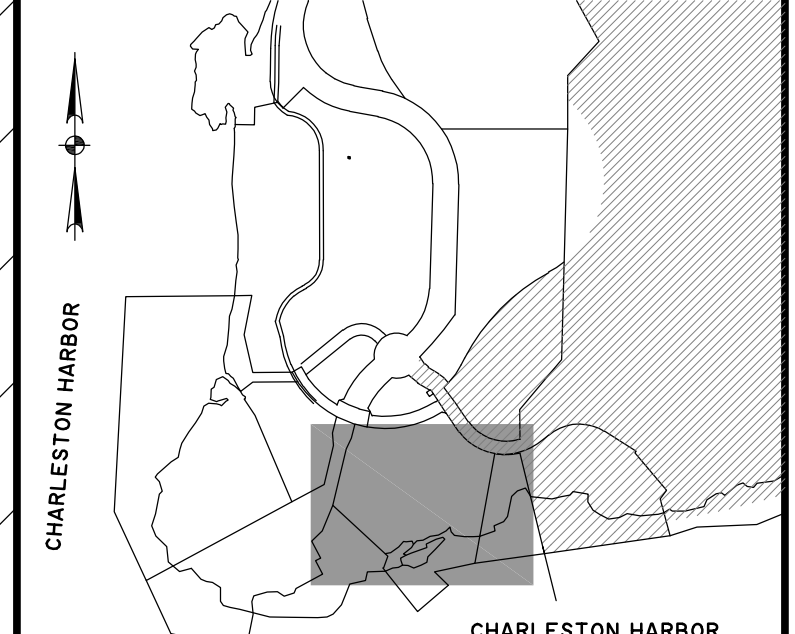
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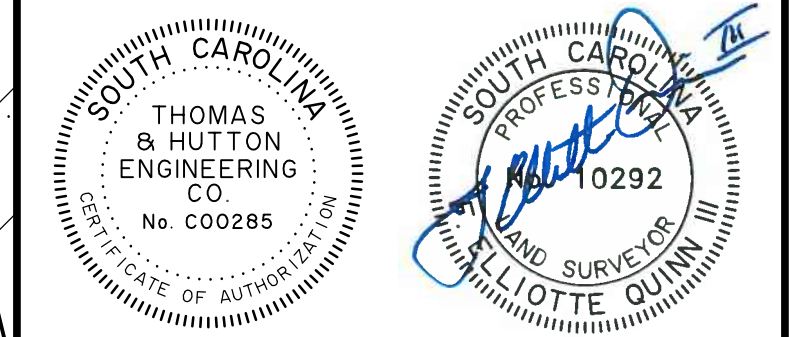


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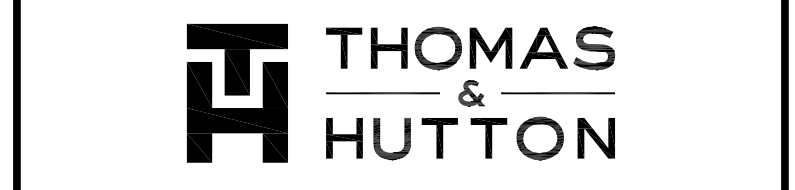
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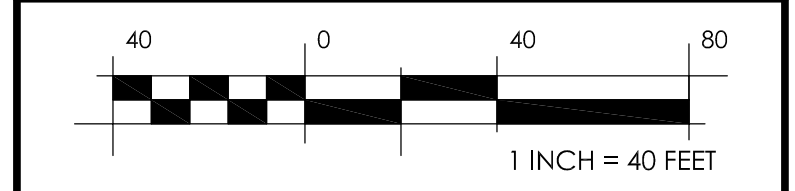
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Development Guidelines for Patriots Annex PDD

Exhibit 2 – Use Table

PRINCIPAL USE TABLE		Use Conditions
Agricultural Sales, Produce Stand, or Seafood Stand		C 156.326(C)(1)(a)
Brewery, Distillery, or Winery		P 156.326(C)(1)(d)
Community Garden		P
Sweetgrass Basket Stand		C 156.326(C)(1)(g)
Amenity Building and/or Facility in a Residential Development		P 156.326(C)(2)(a)
	Continuing Care Retirement Community	C 156.326(C)(2)(d)
	Group Dwelling	P
	Duplex Dwelling	C 156.326(C)(2)(e)
	Multi-Family Dwelling	C 156.326(C)(2)(e)
	Single-Family Dwelling	C 156.326(C)(2)(e)
	Townhouse Dwelling	P 156.326(C)(2)(g)
Church, Synagogue, or other place of worship		P 156.411(A)(3)
Club, Lodge, or Fraternal Organization		P 156.411(A)(3)
Community Service Facility		P 156.326(C)(3)(a)
Cultural Facility		P 156.326(C)(3)(b)
Cultural Festival or Event		C 156.326(C)(3)(c)
Education I Facilities	College / University	P
	Personal Improvement Education	P 156.326(C)(3)(d)
	Pre-School / Educational Nursery / Day Care	P 156.326(C)(3)(e)
	School, Primary or Secondary	P 156.326(C)(3)(g)
	School, Trade / Vocational	P 156.326(C)(3)(h)
Governme nt Facilities	Administrative Office	P
	Farmers Market	P
	Police, Fire, or EMS Facility	P
	Port	P
	Transportation Terminal	P
Utilities	Public Utility Substation	P
	Pump Station	C 156.326(C)(3)(f)
	Telecommunication Tower (REFER TO ZONING CODE SECTION 156.113 et seq.)	
Boating Facilitie s	Boat Launch or Dock	P 156.326(C)(4)(b)
	Boat Launch or Dock, Neighborhood	P
Commercial Recreation & Entertainment		P
Community Recreation		P
Golf Course		P
High-Impact Entertainment		P 156.326(C)(4)(d)
High-Impact Recreation		C 156.326(C)(4)(e)
Neighborhood Recreation		P 156.326(C)(4)(f)

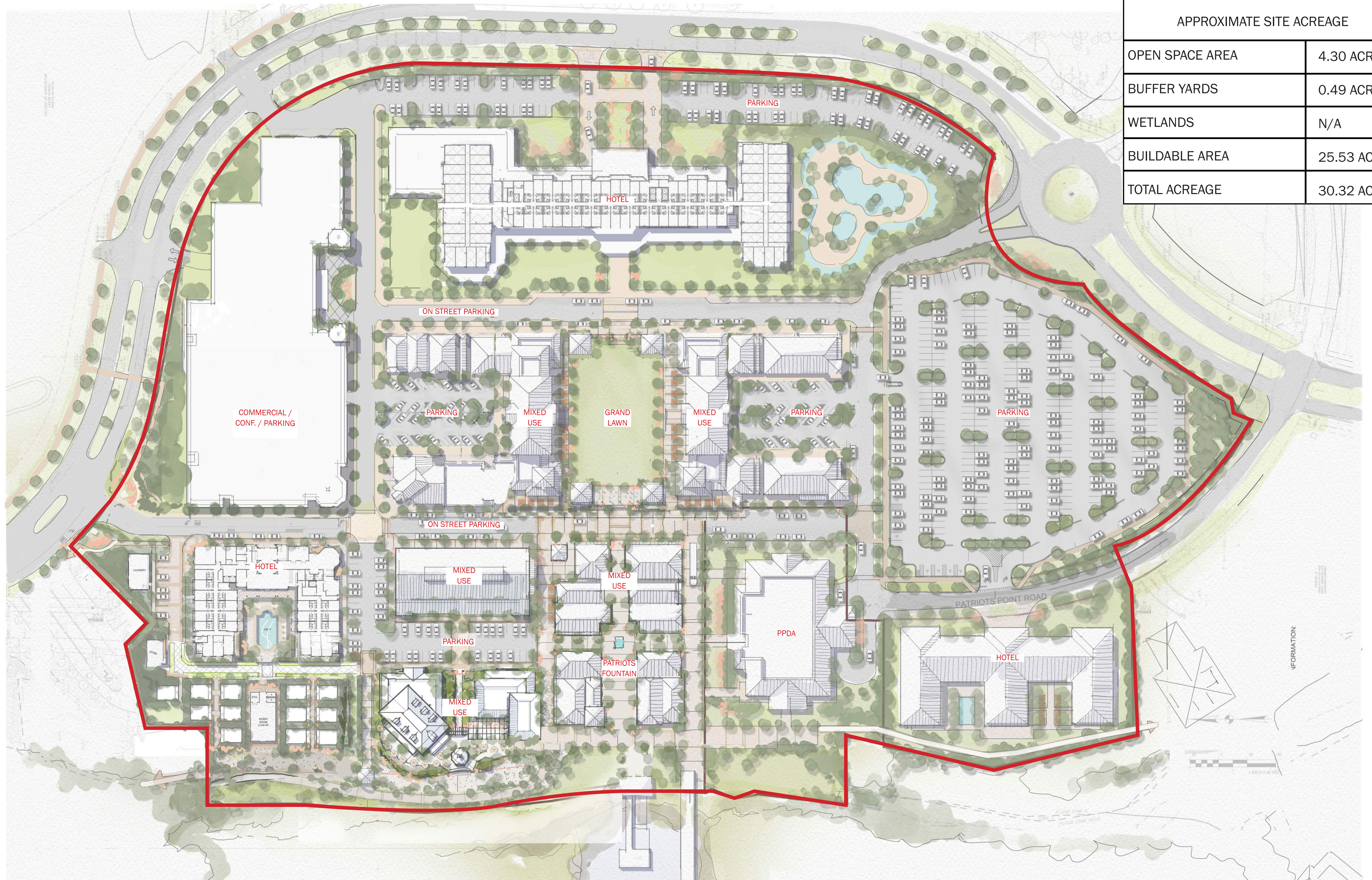
Development Guidelines for Patriots Annex PDD

Open Space, Natural		P	
Pedestrian Trails		P	
Sports Complex		P	
	Veterinary Clinic, without Boarding Facility	P	
Artisan Workshop or Artist Studio	With Retail Sales	P	156.326(C)(5)(c)
	Without Retail Sales	P	156.326(C)(5)(d)
Eating & Drinking Establishments	Bar, Nightclub, or Lounge	P	
	Mobile Food Vending	C	156.326(C)(5)(h)
	Restaurant, without Outdoor Dining	P	156.326(C)(5)(o)
	Restaurant, with Outdoor Dining	C	156.326(C)(5)(p)
	Restaurant, with Drive-Thru	P	
Event Venues		P	
	Medical Office	P	
	Marina or Dry Stack Watercraft Storage	P	
	Water Taxi or Other Chartered Boat Loading Facility	P	
Office, General		P	156.326(C)(5)(m)
	Boutique Hotel	C	156.326(C)(5)(v)
	Hotel / Motel / Extended Stay	C	156.326(C)(5)(w)
Personal and Business Support Services		P	
Production Studio	With Transmission Tower (REFER TO ZONING CODE SECTION 156.113 et seq.)		
	Without Transmission Tower	P	
Research & Development Facility		P	
Retail Sales	Mobile Retail Vending	C	156.326(C)(5)(i)
	Retail Sale, without Outdoor Storage	P	156.326(C)(5)(q)
Gas Station		S	156.326(C)(5)(g)
Parking Lot or Structure		C	156.326(C)(6)(b)

Development Guidelines for Patriots Annex PDD

Exhibit 3 – Conceptual Plan

APPROXIMATE SITE ACREAGE	
OPEN SPACE AREA	4.30 ACRES
BUFFER YARDS	0.49 ACRES
WETLANDS	N/A
BUILDABLE AREA	25.53 ACRES
TOTAL ACREAGE	30.32 ACRES



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

TOWN OF MOUNT PLEASANT
 MOUNT PLEASANT, SOUTH CAROLINA

Development Guidelines for Patriots Annex PDD

Exhibit 4 – 35' Height Area

Development Guidelines for Patriots Annex PDD

