

SITE DEVELOPMENT REGULATIONS

VILLAGE SQUARE

THE TOWN OF MONCK'S CORNER

STATE OF SOUTH CAROLINA

A PLANNED DEVELOPMENT



DEVELOPER

STYO

JUNE 24, 2025

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EXECUTIVE SUMMARY

Village Square is a Planned Development located on US Hwy 52 (SC DOT Public Right-of-Way), within the jurisdictions of either Moncks Corner or Berkeley County, South Carolina. The project consists of one parcel, totaling approximately 31.30 acres. The parcel is identified as Tax Map # 162-00-01-017.

The subject parcel is located along the Hwy 52 corridor. The current zoning designation of the parcel is as follows:

- TMS # 162-00-01-017 (Moss Grove Plantation): Moncks Corner, PD-C – Planned Development

Currently, the site is comprised of undeveloped and unimproved natural spaces. There is a mix of trees with varying levels of size, health & significance. There are wetlands on site.

The concept for Village Square is an innovative Planned Development (PD) incorporating Traditional Neighborhood Development (TND) practices into a vibrant, human-scaled, pedestrian friendly community. This will be achieved by incorporating “Light Imprint” New Urbanist principles of considerate infrastructure design in combining appropriately scaled neighborhood commercial services, recreational civic spaces, and thoughtfully crafted single-family detached homes. The single-family detached homes will be accessed via streets and alleyways. Rights-of-way will be Private in the legal aspect but will be built to Public Standards from an Engineering standpoint. The single-family detached homes will be sold as fee-simple.

The Village Square PD will have three distinct Districts:

1. “The Market Village” – Mixed-Use: Commercial & Residential
2. “The Civic Park” – Civic Recreational
3. “The Cottage District” – Residential

Throughout the development, publicly accessible open space will serve as the linking element of community, providing an array of outdoor experiences of preserved wetlands, water features, community parks & recreational spaces, and protected woodlands. Open spaces will be linked with sidewalks and multi-use pathways, complimenting the street network with safe and accessible means of multi-modal transit.

The design team will strive to incorporate Low Impact Development (L.I.D.) stormwater management practices such as pervious pavement systems, rain gardens, bio-swales, and large passive open spaces capable of processing stormwater runoff and general site drainage.

Village Square will set the example as a signature planned development, transforming underutilized natural resources into a beautiful neighborhood village that will serve the needs of Moncks Corner with residential housing, retail, service, and recreational opportunities.

The genesis of the entire development gravitates around human-centered design principles yielding a beautiful, naturally situated, safe & sociable environment.

COMPREHENSIVE PLAN ALIGNMENT

The Village Square Planned Development is aligned with the Town of Moncks Corner's vision for future land use utilizing redevelopment and infill opportunities.

The intent of a Planned Development (PD) is to:

- Reduce or eliminate potential inflexibility that may result from strict zoning standards.
- Allow greater freedom in achieving designs which provide access, light, open space, and community amenities.
- Promote quality design and environmentally sensitive development by allowing developers to take advantage of special site characteristics, locations, and land use arrangements.

Redevelopment and infill opportunities of underutilized sites are one of Moncks Corner's greatest physical assets because their development or redevelopment can help enhance or complete existing neighborhoods and districts. These sites can reduce the need to travel great distances to shop or work, thus preserving lands further out. These reductions reduce infrastructure burden, saving taxpayers future tax cost increases.

The PD will implement the "All Corners of the Community" strategies, which maintain and enhance the core values of the community, stated in the Town's Vision, Mission, and Values Statements:

VISION STATEMENT:

"The Town of Moncks Corner is an attractive, thriving community which provides opportunity for its citizens and businesses while remaining safe and fiscally sound."

MISSION STATEMENT:

"The Town's mission is to provide reliable, quality services, protect, our citizens and property, improve the quality of life and promote development through managed growth."

VALUES STATEMENT:

"The purpose of the Town is to provide safe, quality services, therefore customer service, and professionalism are the highest priorities. For everyone we meet, we are the Town of Moncks Corner, in everything we do, we will look the part, act the part, and do the part."

By following the Comprehensive Plan's Overall Guiding Principles, the Village Square Planned Development will prioritize the community and its productive growth, both by maintaining the existing characteristics that make Moncks Corner a unique place and by further enhancing its commercial and recreational opportunities in a meaningful and respectful manner:

- Maintain a family-oriented, small town feel with a high quality of life that appeals to existing and future residents of all ages.
- Enhance and expand the quality and range of public services and infrastructure to accommodate the needs of current and future residents.
- Support economic development that provides daily services and employment for residents.
- Reinvest in existing residential and mixed-use neighborhoods to diversify population and economic opportunities.
- Provide a diverse, accessible and high-quality range of public recreational facilities and services for residents and visitors.
- Manage the strategic location and density of future residential developments to be consistent with the best management practices and the town's character.

Through contextually sensitive design, innovative shared open space planning, and a traditional architectural vernacular, the goal of the Village Square Planned Development is to most appropriately comply with the Town of Moncks Corner's 2024 Comprehensive Plan Goals and Strategies to fulfill the visions of the community:

COMMUNITY CHARACTER

Element Goal:

Preserving the community character, which refers to the unique impression a town, neighborhood, or community makes on residents and visitors, whether that be through one visit or a lifetime or residency. Community characteristics people commonly identify with are shared societal values and shared aesthetic values, a mixture of which cultivates a unique character or identity.

Implementation Strategies:

- Cohesive building design.
- Well-maintained streetscapes and neighborhood patterns.
- Provided amenities.

- High walkability within communities.
- Integrate community facilities.
- Implement walking paths.
- Connect with the natural environment.
- Use signage to create a sense of identity within the community.

QUALITY OF LIFE AND COMMUNITY ASSETS

Element Goal:

Maintain the high quality of life the Town has cultivated, which has been created by community assets such as efficient public services, clean and safe community facilities, diverse community events, quality education, and accessible historic, cultural and natural resources.

Implementation Strategies:

- Expand park and recreation services.
- Increase accessibility to facilities and amenities.
- Incorporate walking or running paths.
- Create multi-modal connections.
- Provide active and passive activities and educational opportunities.
- Protect core forested areas withing and adjacent to town limits.
- Design buffers along the edges of developments to protect natural habitats, provide privacy to residents, and assist in stormwater mitigation.

PUBLIC SERVICE AND INFRASTRUCTURE

Element Goal:

Maintain the quality and efficiency of public services and infrastructure as the Town continues to grow.

Implementation Strategies:

- Create sidewalk and crosswalk connections.
- Provide multi-modal trails.
- Create new planned communities that can offset costs of additional public services and create a need for an increased assessment of additional personnel, equipment, and facilities.

ECONOMIC DEVELOPMENT AND AFFORDABILITY

Element Goal:

Expand the local economy using community assets, and strive to become a haven for small, local businesses that provide daily services to consumers without the pressures of the city competitiveness.

Implementation Strategies:

- Encourage a “Live, Work, Play” lifestyle within the community.
- Provide space for local restaurants and new storefront shops.
- Add various amenities to commercial areas, including public parking lots and outdoor seating along sidewalks.
- Provide walkability within commercial areas.

QUALITY OF GROWTH

Element Goal:

Balance the preservation of community character with market demands and an increasing desirability for the small-town lifestyle, while also preserving and enhancing the downtown area.

Implementation Strategies:

- Avoid “cookie cutter” homes, with repetitive façade designs and Euclidean single-family neighborhoods.
- Combat the “build now, plan later” mentality.
- Implement targeted design guidelines that ensure quality growth and preserve community character.
- Limit the range of commercial uses in neighborhood nodes.

Attention to the Town’s needs and desires, along with careful attention to design details with innovative land planning practices will ensure that the Citizenry of the Town of Moncks Corner receive an imaginative planned development incorporating traditional neighborhood development (TND) practices into a vibrant, human-scaled, pedestrian friendly community.

This new community will integrate seamlessly within the Town's urban fabric; greatly contributing to the evolving Highway 52 corridor. The efforts of the Developer of Village Square will positively impact Moncks Corner's progression yielding a beautiful, naturally situated, and sociable environment.

Village Square will set the example as a signature planned development, transforming underutilized natural resources into a beautiful neighborhood village. Village Square will create new living, working, leisure, dining, social, recreational and cultural opportunities for The Town of Moncks Corner's citizens and visitors alike.

DEVELOPMENT PLAN

Property Address	US Hwy 52, Moncks Corner, South Carolina Tax Map # 162-00-01-017
Site Area	31.30 AC Total (29.97 +/- AC Highland, 1.33 +/- AC Wetland)
Existing Zoning	Moncks Corner: PD-C – Planned Development
Existing Conditions	An undeveloped site with unimproved natural spaces.
Proposed Uses	An innovative Planned Unit Development process incorporating Traditional Neighborhood Development (TND) practices into a vibrant, human-scaled, pedestrian friendly community; achieved by incorporating “Light Imprint” New Urbanist principles of considerate infrastructure design in combining appropriately scaled neighborhood commercial services, recreational civic spaces, and thoughtfully crafted single-family detached homes.
Proposed Density	2.67 DU/AC
Parcels	1
Development Districts	“The Market Village”: 9.56 +/- “The Civic Park”: 13.09 +/- “The Cottage District”: 8.65 +/-
Site Development	<u>Maximum Residential Units:</u> 80

Perimeter Buffers:

Total Parcel Perimeter Buffer: 10 feet

The Market Village Residential Building Setbacks:

Front: 0 feet

No Setback for front residential.

Front Corner: 3 feet

Side: 3 feet

Rear: 5 feet

Min. Parcel/Lot Size: 2,000 SF

Min. Lot Width: 35 feet

Max. Residential Parcel/Lot Coverage: 80%

This is the highest I have ever seen for residential.

The Cottage District Residential Building Setbacks:

Front: 5 feet

Front Corner: 3 feet

Side: 3 feet

Rear: 5 feet

Min. Parcel/Lot Size: 3,000 SF

Min. Lot Width: 40 feet

Max. Residential Parcel/Lot Coverage: 80%

This is the highest I have ever seen for residential.

Commercial Building Setbacks:

Front: 10 feet

Front Corner: 5 feet

Side: 5 feet

Side Attached: 0 feet

Rear: 10 feet

Max. Commercial Parcel/Lot Coverage: 80%

Maximum Commercial & Commercial Accommodations Space: 60,000 GSF

Max. Structure Height Residential structure heights are permitted to a maximum thirty-five feet (35'), measured to the eave, at three stories within The Market Village and The Cottage District. Commercial structure heights within The Market Village are permitted to a maximum of fifty feet (50'), measured to the eave, at three stories. The Civic Park structure heights are permitted to a maximum of twenty-five feet (25'), measured to the eave, at two stories. Heights will be measured from the average adjacent R.O.W./Easement Front Parcel/Lot Line back-of-curb elevation to the eave, with an additional allowable 5' to the top of parapet. Heights will be distributed appropriately according to adjacent land uses and contextually appropriate massing.

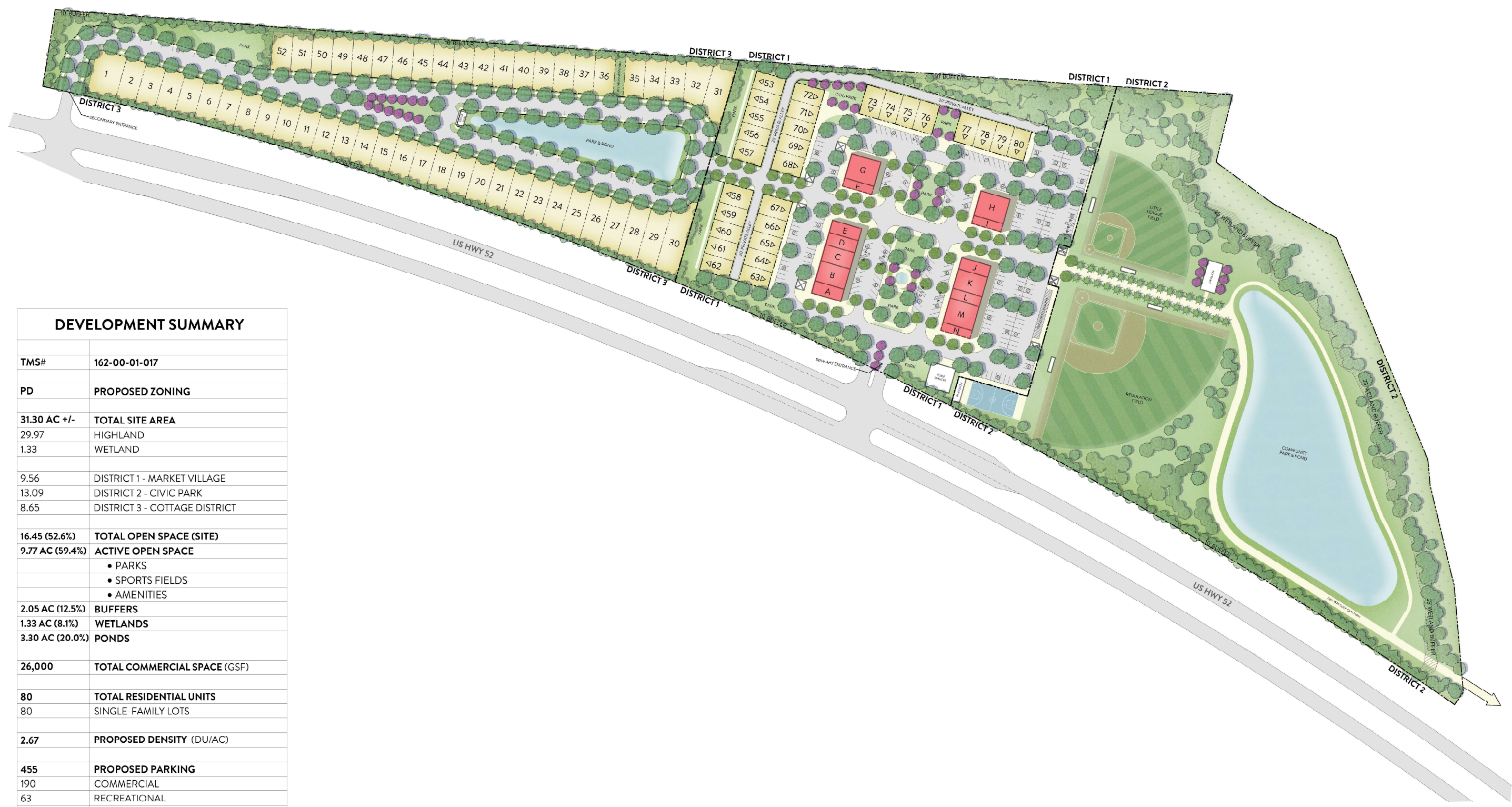
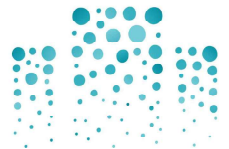
Open Space A minimum of 20% (6.26 AC) of the property will be provided as Open Space, with a minimum of 25% (1.57 AC) of Open Space to be reserved as Active Open Space.

Parking Parking will be provided throughout the development via on-street, garage, and surface lot spaces. Base parking requirements are being proposed as the following:

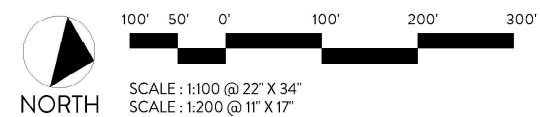
- Commercial: 1:250 GSF
- Residential: 2.0 / Unit

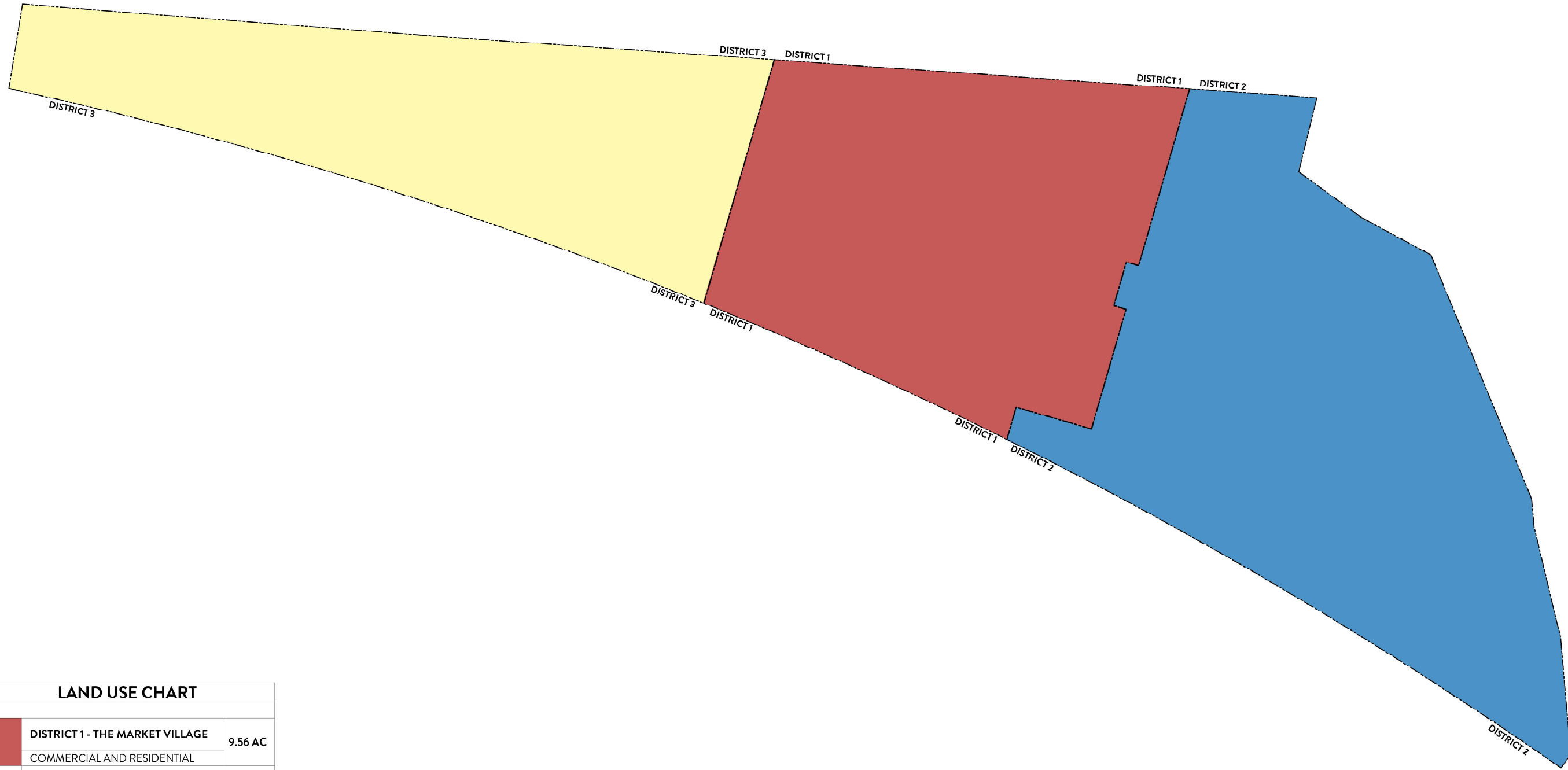
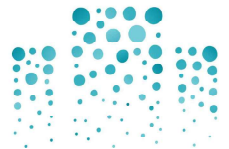
Please refer to the parking section of the General Guidelines for further details.

This is the highest I have ever seen for residential.

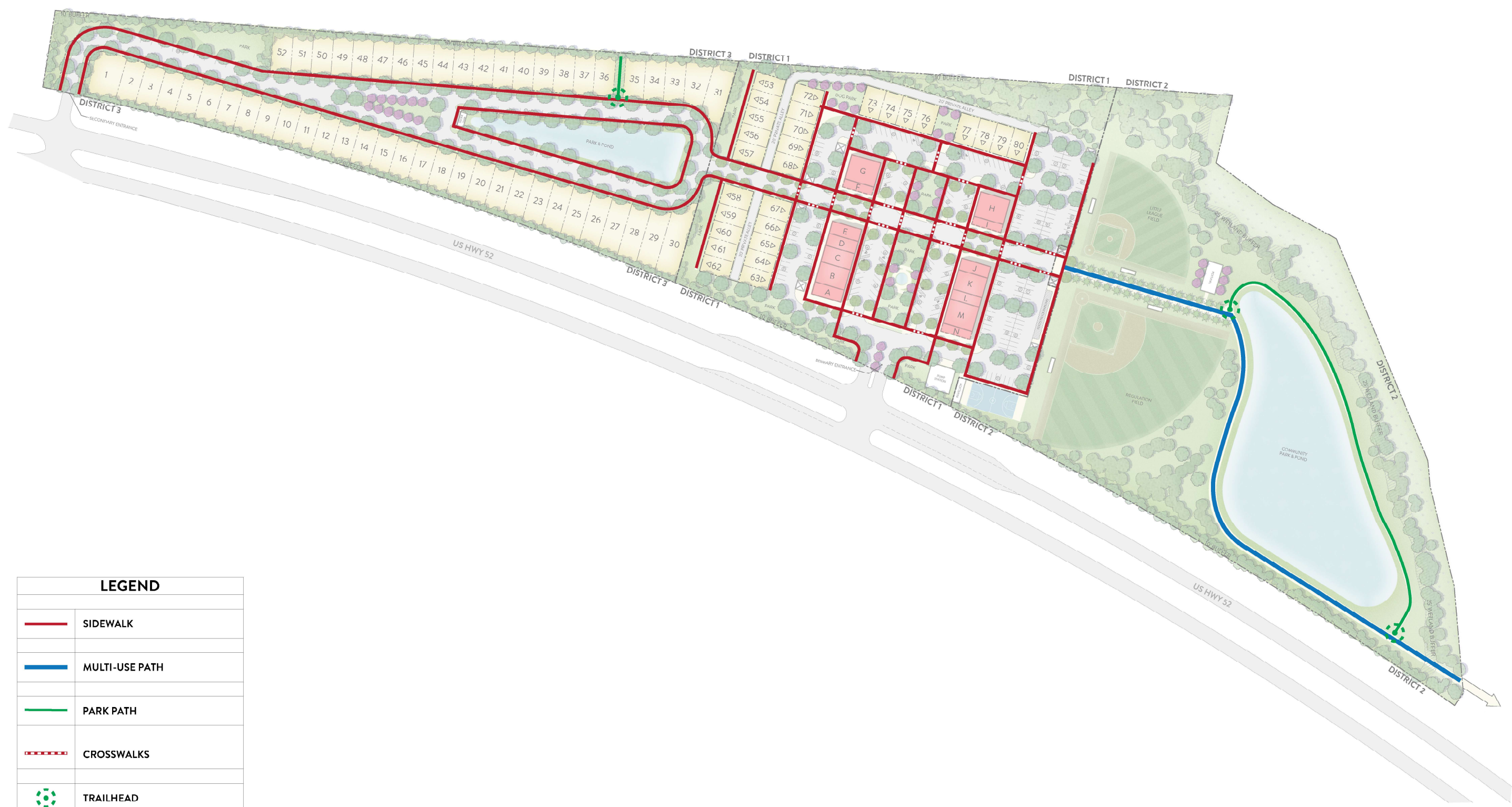
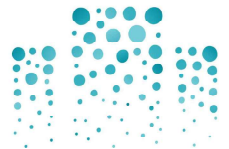


DEVELOPMENT SUMMARY	
TMS#	162-00-01-017
PD	PROPOSED ZONING
31.30 AC +/-	TOTAL SITE AREA
29.97	HIGHLAND
1.33	WETLAND
9.56	DISTRICT 1 - MARKET VILLAGE
13.09	DISTRICT 2 - CIVIC PARK
8.65	DISTRICT 3 - COTTAGE DISTRICT
16.45 (52.6%)	TOTAL OPEN SPACE (SITE)
9.77 AC (59.4%)	ACTIVE OPEN SPACE
	• PARKS
	• SPORTS FIELDS
	• AMENITIES
2.05 AC (12.5%)	BUFFERS
1.33 AC (8.1%)	WETLANDS
3.30 AC (20.0%)	PONDS
26,000	TOTAL COMMERCIAL SPACE (GSF)
80	TOTAL RESIDENTIAL UNITS
80	SINGLE-FAMILY LOTS
2.67	PROPOSED DENSITY (DU/AC)
455	PROPOSED PARKING
190	COMMERCIAL
63	RECREATIONAL
160	SINGLE-FAMILY DETACHED LOTS
42	ON-STREET GUEST





LAND USE CHART		
	DISTRICT 1 - THE MARKET VILLAGE	9.56 AC
	COMMERCIAL AND RESIDENTIAL	
	DISTRICT 2 - THE CIVIC PARK	13.09 AC
	RECREATIONAL	
	DISTRICT 3 - THE COTTAGE DISTRICT	8.65 AC
	RESIDENTIAL	
	TOTAL	31.30 AC



LEGEND	
	SIDEWALK
	MULTI-USE PATH
	PARK PATH
	CROSSWALKS
	TRAILHEAD











GENERAL GUIDELINES

A. Parking

Due to Village Square's unique project composition, base parking is being proposed as follows: Two (2) parking spaces per single-family detached residential unit and one (1) parking space per 250 GSF of indoor commercial use space will be located throughout the development via on-street, driveway, garage and surface lot spaces. Outdoor dining patron use space will not have parking requirements. Designated recreational, guest, food truck, and overflow parking spaces will be provided throughout the development.

Parking Dimensions and Standards

Surface Lots:

1. Standard Parking Space Size shall be 9' x 18'
2. Handicapped parking space size and quantity shall be determined by the Building Code and Federal regulations.
3. Parallel parking space size shall be 8' wide by 22' long.
4. Aisle widths shall be of a sufficient width to provide safe access for the type and number of vehicles in the parking lot. The following dimensions shall be used as a guide for typical situations:
 - a. 24 feet for 90-degree parking
 - b. 24 feet for two-way 60-degree angled parking
 - c. 20 feet for one-way 60-degree angled parking
 - d. 24 feet for two-way parallel parking
5. A maximum of twelve (12) parking spaces in a row will be permitted without a landscaped parking tree island separating them.

B. District 1: "The Market Village"

The Market Village is a Mixed-Use district intended to provide for a limited variety of residential, commercial, and service uses associated within the neighborhood commercial context. Permitted uses include residential, hotel, restaurant, bar, retail, financial, fitness, service, and office activities. Commercial uses that are not permitted include tobacco and vape stores, adult stores, convenience stores, pawn shops, gas stations, and storage units. Any residential or commercial use that is not specifically listed in this PD is strictly prohibited.

Addressing for residential and commercial units will be clearly visible along either the Highway 52 Public Right-of-Way or the internal Village Square Public/Private Rights-of-Way or Public/Private Access Easements.

For commercial buildings in The Market Village, front setbacks along Public/Private Rights-of-Way and Public/Private Access Easements shall be ten feet (10'). Rear setbacks shall be ten feet (10'). Side non-attached setbacks of five feet (5') shall apply to free standing units and the end units of attached units. Attached commercial units shall exist with zero-foot (0') side setbacks along their adjoining side property line (demising wall). Side corner setbacks of five feet (5') will apply to the allowed placement of all commercial buildings on corner lots (those having frontage on two or more Public/Private Rights-of-Way or Public/Private Access Easements) and shall observe the required minimum front setback of ten feet (10') for the declared "front" from the primary Public/Private Right-of-Way and the side corner setback of five feet (5') from the secondary Public/Private Right-of-Way. This provision will, for example, apply to the street front corner commercial units in providing an atmosphere of a quaint commercial village.

For residential buildings, front setbacks along Public/Private Rights-of-Way and Public/Private Access Easements shall be zero feet (0'). Rear setbacks shall be five feet (5'). Side non-attached setbacks of three feet (3') shall apply to free standing units. Side corner setbacks of three feet (3') will apply to the allowed placement of all residential buildings on corner lots (those having frontage on two or more Public/Private Rights-of-Way or Public/Private Access Easements) and shall observe the required minimum front setback of zero feet (0') for the declared "front" from the primary Public/Private Right-of-Way and the side corner setback of three feet (3') from the secondary Public/Private Right-of-Way. This provision will, for example, apply to the corner alley-load residential units in providing an atmosphere of a quaint residential village.

The minimum commercial lot width is twenty feet (20') with a minimum lot size of one thousand (1,000) square feet. The minimum residential lot width is thirty-five feet (35') with a minimum lot size of two thousand (2,000) square feet.

Food and beverage use, specifically fine dining, family restaurants, bars, and rooftop bars shall be permitted. Food and beverage establishments are restricted to operating only between 6:00 a.m. and 11:00 p.m.

Commercial Buildings and their associated site landscapes & hardscapes shall conform to the Landscape Guidelines found in the Village Square PD. Related signage within the Commercial District shall conform to Article 13 of the Moncks Corner Zoning Ordinance.

C. District 2 Civic Recreational: "The Civic Park"

The Civic Park will become an asset to the community of Moncks Corner. The Park will provide accessibility to residents of Village Square and local Town citizens alike. The Park is programmed for primarily active play with passive recreational areas interspersed throughout. A multi-use path leads into the Park, splitting into two separate experiences; a multimodal path wide enough for two ways of golf cart travel, and a serene nature walk along the Park's pond feature. The multimodal path will provide internal access to the adjacent Moss Grove parcel to the North. One basketball court and

two baseball fields will be included: a youth-sized field as well as a regulation-sized field for teenagers and adults, with abundant space on all sides for both programmed and passive seating. Various nodes will occur throughout the Park, offering opportunities for passive recreation and relaxation, or additional active play.

One to two pavilions will be provided within The Civic Park, offering protection for all users of the park. Pavilions shall be open, unconditioned structures that offer picnic-style seating. Separate restroom buildings will also be provided. Pavilions and restrooms are permitted to a maximum height of twenty-five feet (25') at two stories.

Parking for The Civic Park will be shared spaces within The Market Village.

Upon substantial completion (i.e. certificate of occupation and operation), The Civic Park will be dedicated to The Town of Moncks Corner's Recreation Department, whereby the Town and/or Recreation Department will be responsible for all management, maintenance, and operational expenses from that day forth.

D. District 3: "The Cottage District"

The residential Cottage District will consist of single-family detached fee-simple residential dwelling units balanced with open spaces. The blend of built and natural environment will create a strong sense of community within the development and connect residents with both nature and their neighbors. Residential units will have frontage along the interior Village Square Public/Private Rights-of-Way. Detached single-family residential units will have the ability to be sold as fee-simple homes.

Addressing for all residential units will be clearly visible along the interior Village Square Public/Private Rights-of-Way and Public/Private Access Easements.

For parcels and lots, front setbacks along Public/Private Rights-of-Way and Public/Private Access Easements shall be five feet (5'). Rear setbacks shall be five feet (5'). Side non-attached setbacks of three feet (3') shall apply to free standing units. Side corner setbacks of three feet (3') will apply to the allowed placement of all buildings on corner lots (those having frontage on two or more Public/Private Rights-of-Way or Public/Private Access Easements) and shall observe the required minimum front setback of five feet (5') for the declared "front" from the primary Public/Private Right-of-Way and the side corner setback of three feet (3') from the secondary Public/Private Right-of-Way. This provision will, for example, apply to the corner alley-load residential units in providing an atmosphere of a quaint residential village. The minimum lot width for detached single-family units in The Cottage District is forty feet (40'). The minimum lot size is three thousand (3,000) square feet.

Accessory buildings will be allowed and shall have a maximum of two (2) stories at a height of twenty-five (25') feet, measured to the eave, and a maximum area of one thousand (1,000) gross square

feet, which includes a maximum of five hundred (500) square feet of conditioned living space. Accessory buildings can include heated living or residential office space and must maintain a similar exterior finish and architectural appearance to that of the primary residence, as being subordinate in height, scale, and massing.

All site and building construction within the Village Square Planned Development shall comply with the architectural guidelines found in Section 6-12 of the Moncks Corner Zoning Code.

E. Building Heights & Massing

Residential structure heights are permitted to a maximum thirty-five feet (35'), measured to the eave, at three stories within The Cottage District and The Market Village. Commercial structure heights within The Market Village District are permitted to a maximum of fifty feet (50'), measured to the eave, at three stories. Civic structure heights within The Civic Park are permitted to a maximum of twenty-five feet (25') at two stories. Heights will be measured from the average adjacent R.O.W./Easement Front *Parcel/Lot* Line back-of-curb elevation to the eave, with an additional allowable 5' to the top of parapet. Heights will be distributed appropriately according to adjacent land uses and contextually appropriate massing.

Accessory buildings within The Cottage District will be allowed and shall have a maximum of two (2) stories at a height of twenty-five (25') feet, measured to the eave, and a maximum area of one thousand (1,000) gross square feet, which includes a maximum of five hundred (500) square feet of conditioned living space. Accessory buildings can include heated living or residential office space and must maintain a similar exterior finish and architectural appearance to that of the primary residence, as being subordinate in height, scale, and massing.

F. Property Owners Association

The Developer will establish a Property Owners Association (POA) for the development. The POA will be managed by the Developer (or their appointed representative) until all units are sold and duties will be transferred to the POA.

The POA will be responsible for funding and maintaining interior private access easement/drive/street/parking repairs & replacement, entry signage and landscaping & lighting, and any other Developer/POA installed amenities on Private property and/or Open Spaces outside of the Village Square Public/Private Rights-of-Way or Public/Private Access Easements. These areas and associated drainage systems will be privately maintained by the Developer until the ongoing maintenance is assumed by the Property Owners Association.

The POA will own and maintain all Open Spaces outside of the Public R.O.W. that are not held by individual or corporate entities. These Open Spaces, while being privately held by the POA, will be publicly accessible, functioning as public spaces, and will be subject to future private rules & regulations, to be established by the POA.

The Town of Moncks Corner and its Recreation Department will be responsible for all management, maintenance, and operational expenses related to The Civic Park. Upon dedication the POA will neither be responsible for The Civic Park nor its expenses, from that day forward.

G. Utilities

Berkeley County Water and Sanitation will provide water service and Berkeley County Water & Sewer Authority will provide sewer service, via existing adjacent infrastructure. Power and Natural Gas will be provided by Berkeley Electric Coop. Carolina Waste will provide garbage collection for residential dwellings and commercial garbage collection.

H. Signage

Monument signage for The Market Village, The Civic Park, and The Cottage District along Highway 52 shall comply with Article 13 of the Town of Moncks Corner Zoning Code.

Signage monuments, supporting decorative landscape, and infrastructure (such as landscape lighting & irrigation) shall occur *outside* of the Highway 52 and the internal Village Square Public/Private Rights-of-Way & Access Easements, and therefore will be exempt from City & State encroachment requirements. The monuments will be illuminated with decorative lighting for wayfinding purposes. All signage monuments are subject to approval by the Village Square ARB.

I. Landscape

Decorative and supplemental landscaping may be provided throughout the development, adjacent to the Highway 52 Public Right-of-Way, and within the internal Village Square Public/Private Rights-of-Way & Access Easements. Decorative landscape and infrastructure (such as landscape lighting & irrigation) shall occur *outside* of the Highway 52 and the internal Village Square Public/Private Rights-of-Way & Access Easements, and therefore will be exempt from City & State encroachment requirements. Dead or dying trees shall be removed and replaced as needed.

J. Lighting

The Developer will prepare a lighting plan for streetlights (in conjunction with Berkeley Electric Coop) and may also provide decorative building, landscape, site & tree lighting throughout the development, adjacent to the Highway 52 Public Right-of-Way, and adjacent to and/or within the newly proposed internal Village Square Public/Private Rights-of-Way & Access Easements. Buildings, landscape, and signage may be illuminated for the purposes of safety and wayfinding. Lighting proposals shall meet or exceed the American National Standard Practice for Roadway Lighting, Illuminating Engineering Society of North America, as amended. The developer is responsible for all installation and maintenance costs related to lighting, along with any ongoing fees that may occur.

K. Streets & Sidewalks

The Developer will construct the two-way Village Square Public/Private Rights-of-Way from the Public Highway 52 Right-of-Way at a minimum fifty feet (50') wide. Internal primary Public/Private Rights-of-Way will be provided at a minimum of fifty feet (50'). Secondary Public/Private Alley Rights-of-Way will also be provided at a minimum of twenty feet (20') to service the alley-load single family detached homes. Future sidewalks and crosswalks along the project's frontage on Highway 52 within the SCDOT Right-of-Way are subject to SCDOT purview and approval. Future wetland crossings for pedestrian connectivity shall be under purview of SCDHEC / OCRM.

The minimum typical street pavement width will be twenty feet (20') of paved surface bound by a minimum one and one-half feet (1.5') rollback or standing curb & gutter. The minimum typical alley pavement width will be eighteen feet (18') with one foot (1') ribbon curb on both sides.

A standard minimum five-foot (5') sidewalk will be provided throughout the neighborhood. A sixteen foot (16') wide multi-modal golf-cart path will provide interconnectivity to the adjacent Moss Grove parcel to the North (see exhibits). This connection is intended to be a paved asphalt or concrete path with two-way access across parcels. Additionally, a minimum eight foot (8') wide pedestrian & bicycle trail will connect to the adjacent multi-modal network at specific points, along with access to the large wetland & pond feature park. The intended material for the multi-use path around the pond is "plantation mix".

The intention is for the Village Square Private Public/Private Rights-of-Way to operate and function as would a Public Street via the presence and use of pedestrians, bicyclists, motorists, and all the Town of Moncks Corner and Berkeley County Emergency Service and Public Service providers (such as Police, Fire, EMS, Street Sweeping, Trash Collection, etc.). All Pavers will exceed the weight bearing capacity required by the Town of Moncks Corner Fire Department.

These streets will be built to public standards, meeting the weight bearing capacity and clearance requirements of City/County Engineering & Fire Standards. The majority of the Public/Private R.O.W. will be paved. Asphalt or concrete may be utilized in the majority of paved Public/Private R.O.W. areas.

The majority of "on-street" parking spaces will be paved. The intended material is a road-worthy paver system with pervious joints for stormwater retention & detention and water quality purposes, utilizing Low-Impact Development (LID) sustainability practices. Standard paving materials such as asphalt or concrete may be utilized if this is not achievable.

Road sections and materials will be certified by Civil and Materials Engineers, as necessary. This information will be provided during the permitting processes. Fire truck staging (min. 20' wide) will

be provided throughout the internal vehicular/pedestrian circulation lanes per posted signage and monitoring.

“No Parking”, “Stop” and other street signage will be provided within or adjacent to the Public/Private R.O.W. (which may be expanded to include them). Access to commercial, residential, and guest on-street and off-street parking spaces will be provided to service the neighborhood & development.

Coordination for the encroachment of the Village Square Public/Private Rights-of-Way intersections with the Highway 52 (and future) Public Right-of-Way connections will be conducted with the Town of Moncks Corner, Berkeley County and SC DOT. Sight distance visibility at the ingress/egress intersection will be maintained in accordance with the Town of Moncks Corner, Berkeley County and SC DOT standards.

The intent for accessibility throughout the project is to ensure that the Public/Private Rights-of-Way/Easements and access to all amenities be ADA compliant.

The Developer shall submit plans and specifications for each road to the Zoning Administrator and the City Engineer. In addition to the fees set forth in the Zoning Procedures, the Developer shall also pay for the out-of-pocket expenses incurred by the City in retaining an engineering inspection service to review the Developer's road plans and to periodically test the construction of such roads.

The Developer shall submit a list of qualified engineers which shall be approved by the City. The Developer shall have the right to contract with any of the City approved engineers for inspection services. The Developer may submit an amended list of qualified engineers from time to time for the City's approval.

L. Street Trees

Street trees will be planted within or adjacent to (predicated upon utility layouts) the newly proposed Public/Private Rights-of-Way and Public/Private Access Easements. Shade and decorative trees will be planted throughout the neighborhood with the goal of positively contributing towards the Town's overall tree canopy. The site should have an average of 2 trees per 100 linear feet of street frontage. Dead or dying trees shall be removed and replaced as needed. UB 48-2 36" DeepRoot Tree Root Barriers are required for all street trees and amenity center tree islands. See Appendix for manufacturer specification sheet.

M. Public Benefit

Attention to the City's needs and desires, along with careful attention to design details with innovative land planning practices will ensure that the Citizenry of Moncks Corner receive an imaginative urban Planned Development incorporating traditional neighborhood development (TND) practices into a vibrant, human-scaled, pedestrian friendly community.

Throughout the development, publicly accessible open space will serve as the linking element of community, providing an array of outdoor experiences of preserved wetlands, water features, community park spaces, and protected woodlands. Open spaces will be linked with sidewalks and multi-use pathways, complimenting the street network with safe and accessible means of multi-modal transit. Connections will be made to existing roads, access easements and neighborhoods, thus expanding the vehicular and pedestrian grid along the Highway 52 corridor.

This new community will integrate seamlessly within Moncks Corner's unique urban fabric; greatly contributing to the evolving Highway 52 corridor. The efforts of the Developer of Village Square will positively impact Moncks Corner's progression, yielding a beautiful, naturally situated, and sociable environment.

Village Square will set the example as a signature Planned Development, transforming underutilized natural resources into a beautiful village destination. The Village Square Planned Development will create new living, working, leisure, recreational, dining, social, and cultural opportunities for Moncks Corner's citizens and visitors alike.

OPEN SPACE SUMMARY

Throughout the development, publicly accessible Open Space will serve as the linking element of community, providing an array of outdoor experiences of preserved wetlands, water features, community park spaces, and protected woodlands. Open Spaces will be linked with sidewalks and multi-use pathways, complimenting the street network with safe and accessible means of multi-modal transit.

A minimum of 20% (6.26 AC) of the property is provided as Open Space, with a minimum of 25% (1.57 AC) of Open Space to be reserved as Active Open Space.

Per the current Open Space Plan, 52.6% (16.45 AC) of the property is scheduled to be preserved as Open Space. Of the total Open Space, 59.4% (9.77 AC) is reserved as Active Open Space.

Pertinent Definitions:

Open Space: Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. Open space shall not include streets, drives, off-street parking and loading areas, areas within residential lots, and areas that are located or shaped in a way that provides no substantial aesthetic or recreational value.

Wetland: Land that falls under the jurisdiction of one or more of the following agencies: OCRM or the United States Army Corps of Engineers.

Active Open Space: Areas that have been designated for outdoor activity, exercise, and active play.

Please refer to the below Open Space Chart and attached corresponding Open Space Plan for detailed information:

OPEN SPACE CHART		
	TOTAL SITE AREA	31.30 AC +/-
	TOTAL OPEN SPACE (SITE)	16.45 (52.6%)
	ACTIVE OPEN SPACE	9.77 AC (59.4%)
	• PARKS	
	• SPORTS FIELDS	
	• AMENITIES	
	BUFFERS	2.05 AC (12.5%)
	WETLANDS	1.33 AC (8.1%)
	PONDS	3.30 AC (20.0%)

LANDSCAPE BUFFER SUMMARY

Total Parcel: Perimeter Buffer

- 10' Type A
- Per 100 linear feet:
 - Canopy / Understory / Evergreen Trees: 3
 - Evergreen Shrubs: 25

Canopy trees, understory tree, and upright evergreen trees must be selected from the approved plants list found in Section 7-9 of the Moncks Corner Zoning Ordinance.

In an effort to preserve quality existing vegetation, any existing plant material that satisfies the requirements of this section may be counted toward satisfying the buffer requirements.

Village Square Protective Wetland Buffer: To be determined via SCDHEC/USACE.

EXISTING CONDITIONS SUMMARY

Village Square is a Planned Development located on US Hwy 52 (SC DOT Public Right-of-Way), within the jurisdictions of either Moncks Corner or Berkeley County, South Carolina. The project includes one parcel, totaling approximately 31.30 acres. The parcel is identified as Tax Map # 162-00-01-017.

Please refer to the following Existing Conditions Survey & Tree Survey for more detailed Grand Tree information.

NOTES:

- 1) THIS IS NOT A VALID, TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE RAISED EMBOSSED SEAL OF THE SURVEYOR NOTED HEREON.
- 2) THIS PLAT HAS BEEN PREPARED FOR STYO, IN ACCORDANCE WITH THEIR PLANNED USE. THIS SURVEY WAS PREPARED USING PUBLIC DOCUMENTS AS NOTED ON THIS PLAT. THE PUBLIC RECORDS SHOWN ON THIS PLAT ARE ONLY THOSE USED TO CONSTRUCT, AS CLOSE AS POSSIBLE, THE BOUNDARIES OF THE SUBJECT PARCELS SHOWN HEREON. THE LINES DELINEATING THE CONTIGUOUS PARCELS SHOWN HEREON DO NOT CONSTITUTE A COMPLETED BOUNDARY SURVEY FOR THOSE PARCELS.
- 3) THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS (I.e. POWER, TELEPHONE, SANITARY &/or STORM SEWER, etc.) THAT WERE NOT NOTED EITHER IN THE REFERENCE DEED, OR THE REFERENCE PLATS ASSOCIATED WITH THIS PROPERTY. THE UTILITIES SHOWN HEREON ARE BASED ON FIELD SURFACE LOCATIONS, AND WERE NOT VERIFIED AS TO SIZE, DEPTH, MATERIAL, &/or CONDITION. THIS PLAT DOES NOT ADDRESS ANY SUBTERRANEAN CONDITIONS OF ANY NATURE UNLESS SPECIFICALLY NOTED OTHERWISE.
- 4) SUBJECT PROPERTY DEED / PLAT REFERENCES: VARIES - SEE EACH PARCEL.
- 5) HORIZONTAL CONTROL ESTABLISHED WITH GPS USING THE SCGS VRS SYSTEM. HORIZONTAL DATUM - SOUTH CAROLINA STATE COORDINATE SYSTEM (NAD83/2011) ALL DISTANCES ARE GROUND.
- 6) THE PROPERTY IS ZONED PD-C PER THE BERKELEY COUNTY GIS ONLINE MAPPING SYSTEM AND HAS NOT BEEN VERIFIED.
- 7) NO ABOVEGROUND ENCROACHMENTS OF BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS FROM THE SUBJECT PROPERTIES ONTO ADJOINING PROPERTIES OR FROM ADJOINING PROPERTIES ONTO THE SUBJECT PROPERTIES WERE OBSERVED AT THE TIME OF THIS SURVEY OTHER THAN SHOWN HEREON.
- 8) THIS PROPERTY IS LOCATED IN FEMA FLOOD ZONE X, X SHADED, AND AE PER MAP NUMBER 4501SC0395E, REVISED DECEMBER 7, 2018.
- 9) AREA COMPUTED BY COORDINATE METHOD.

IMPORTANT NOTE:

THE COORDINATE/BEARING CONTROL SYSTEM SHOWN ON THIS PLAT IS TIED TO THE SOUTH CAROLINA STATE PLANE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), SOUTH CAROLINA LAMBERT ZONE 1900, UNITS IN INTERNATIONAL FEET.

TO PLACE THE BOUNDARIES SURVEYED ON A PLANE SURFACE THAT BEST APPROXIMATES A TRUE GRID COORDINATE SYSTEM, ALL DISTANCES FOR THIS PROJECT SHOULD BE MULTIPLIED BY THE COMBINED SCALE FACTOR (0.99983620), DERIVED AT CONTROL POINT #1 AS SHOWN HEREON (N:483,252.96, E:2,295,966.88).

ABBREVIATION LEGEND

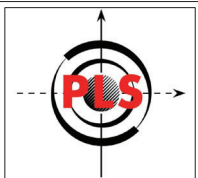
DB - DEED BOOK
PB - PLAT BOOK OR PLAT CABINET
PG - PAGE
NAD - NORTH AMERICAN DATUM
NAVD - NORTH AMERICAN VERTICAL DATUM
GIS - GEOGRAPHICAL INFORMATION SYSTEM
R-W or ROW - RIGHT-OF-WAY
IRP - IRON PIPE FOUND
OT - OPEN TOP
PT - PINCH TOP
IR - IRON ROD or REBAR FOUND
IRS - IRON ROD or REBAR SET
RR - REBAR
CMP - CONCRETE MONUMENT FOUND
CMP - CORRUGATED METAL PIPE
CPI - CORRUGATED PLASTIC PIPE
(T) - TOTAL
B-W - BARBED WIRE FENCE
H-W - HOG WIRE FENCE
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
N/A - NOT FOUND
FC - FENCE CORNER
PP - POWER POLE
FO - FIBER OPTIC HANDHOLE
GUY - DOWN GUY
RR SPIKE - RAIL ROAD SPIKE
CALC INT - CALCULATED INTERSECTION

SYMBOL LEGEND

- - BOUNDARY CORNER SET (6 REBAR)
● - BOUNDARY CORNER FOUND
△ - CALCULATED POINT (CALC PT - CP)
⊕ - CONTROL POINT
▲ - WETLAND FLAG LOCATION (N/A)

LINE LEGEND

— P/L — P/L — SUBJECT PROPERTY LINE SURVEYED
— P/L — P/L — TOP OF CANAL/DITCH LINE/SWALE LINE
— P/L — P/L — ADJOINING PROPERTY LINE
— ROW — ROW — EXISTING SCDOT R/W LINE
— — — — — EDGE OF ASPHALT PAVEMENT (EOP)
— — — — — APPROXIMATE CENTER OF R/W OR R/W REFERENCE LINE
— OHP — OHP — OVERHEAD ELECTRIC/POWER LINE
— EASE — EASE — EXISTING EASEMENT
— WET — WET — WETLAND LINE (NOT PROVIDED BY CLIENT)
— — — — — MUNICIPAL LIMITS LINE APPROXIMATE



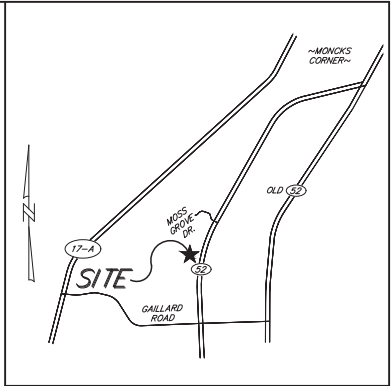
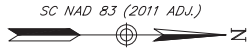
Parker Land Surveying, LLC
5910 Griffin Street
Hanahan, SC 29410
Phone: (843) 554-7777
Fax: (843) 554-7779

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

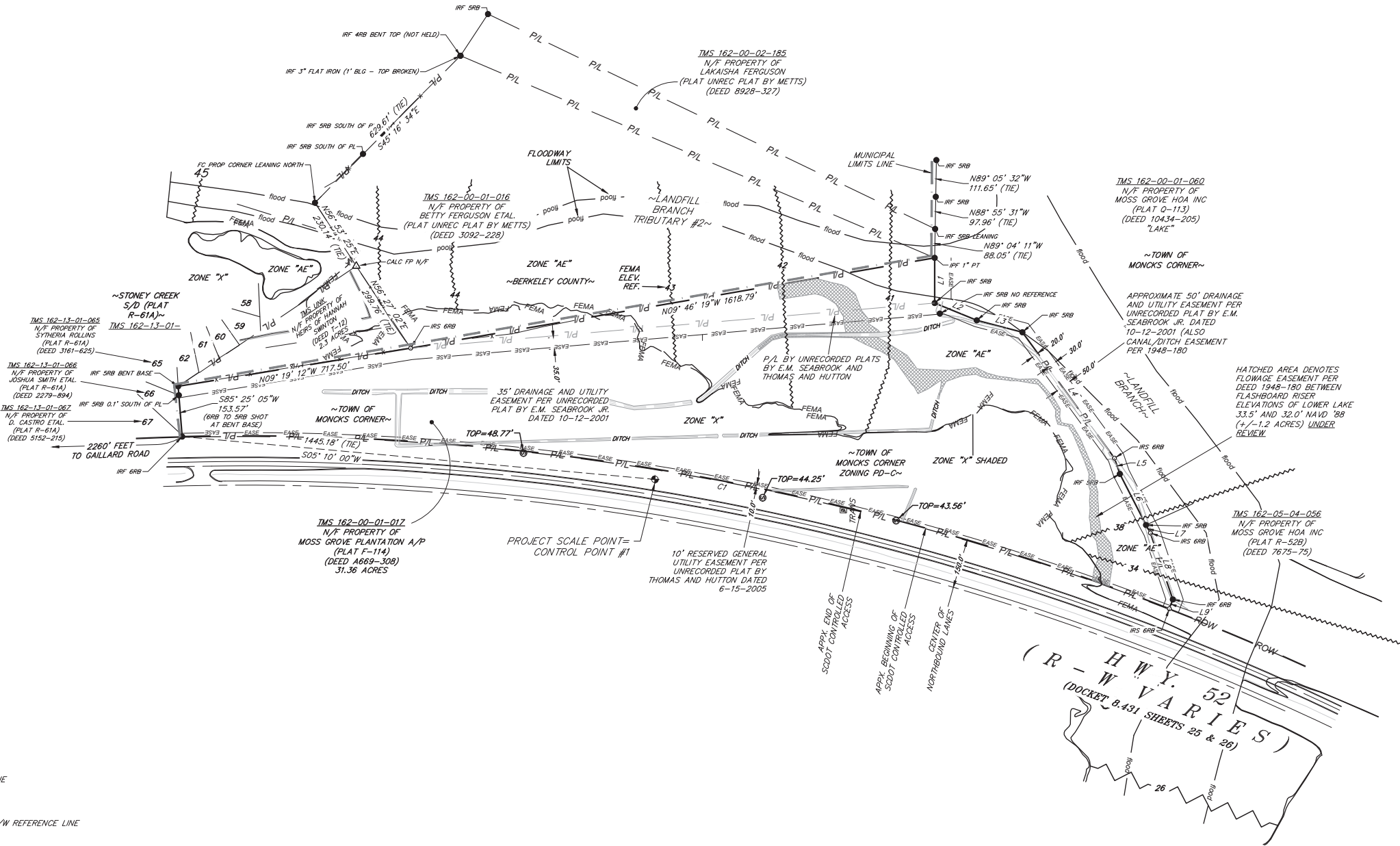
REVIEW ONLY

AARON TODD TAYLOR

P.L.S. 19887



LOCATION MAP
N.T.S.



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°59'39"E	137.49'
L2	N22°19'43"E	138.39'
L3	N14°39'54"E	143.61'
L4	N53°48'27"E	474.74'
L5	N71°10'18"E	50.80'
L6	N62°51'05"E	174.61'
L7	N61°25'49"E	27.51'
L8	N71°18'48"E	213.81'
L9	S69°03'44"E	30.17'

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	3070.46	7789.50	022°35'05"	S09° 53' 16"W	3050.62

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

PLANNING AND R.O.D. USE ONLY

BOUNDARY PLAT

OF TMS NO. 162-00-01-017, LOCATED IN THE TOWN OF MONCK'S CORNER, CURRENTLY OWNED BY MOSS GROVE PLANTATION A/P BERKELEY COUNTY, SOUTH CAROLINA

DATE: MAY 15, 2025

SCALE: 1" = 200'

TREE PROTECTION STANDARDS

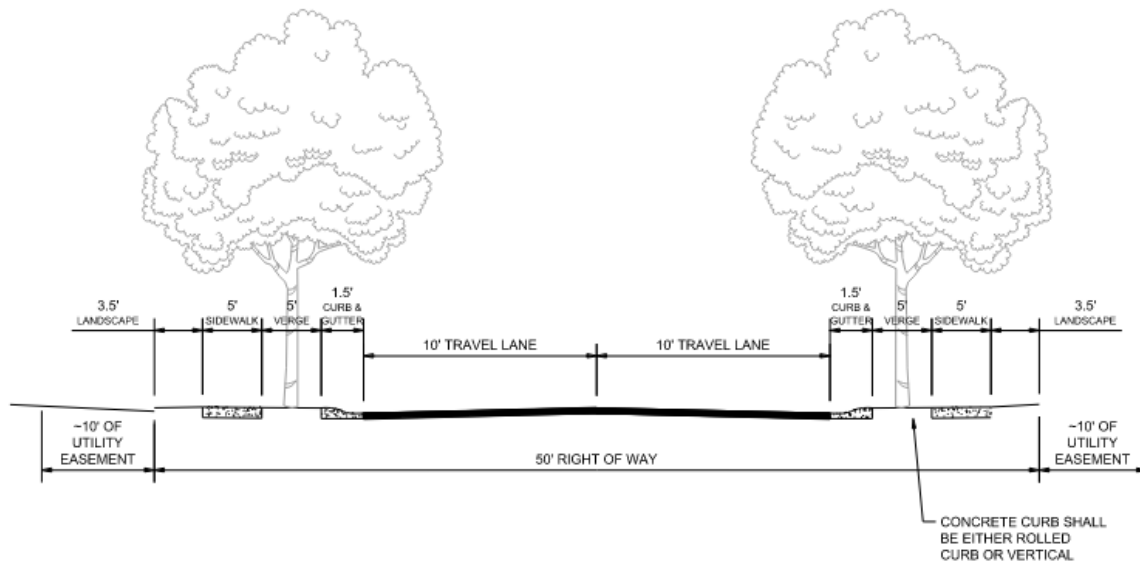
Tree Protection Standards will be followed in accordance with the Town of Moncks Corner's Tree Ordinance.

RIGHT-OF-WAY SUMMARY

Rights-of-Way will be private in the legal aspect yet will be built to public standards from an engineering standpoint, utilizing requirements set forth by Moncks Corner, Berkeley County, and SCDOT. Throughout the site, utilization of streets and alleys will allow for access to the various single-family homes, commercial areas, and community park areas. These Rights-of-Way associated with the roads and alleys are described in depth below.

Typical 50' Right-of-Way for Streets (No Parking):

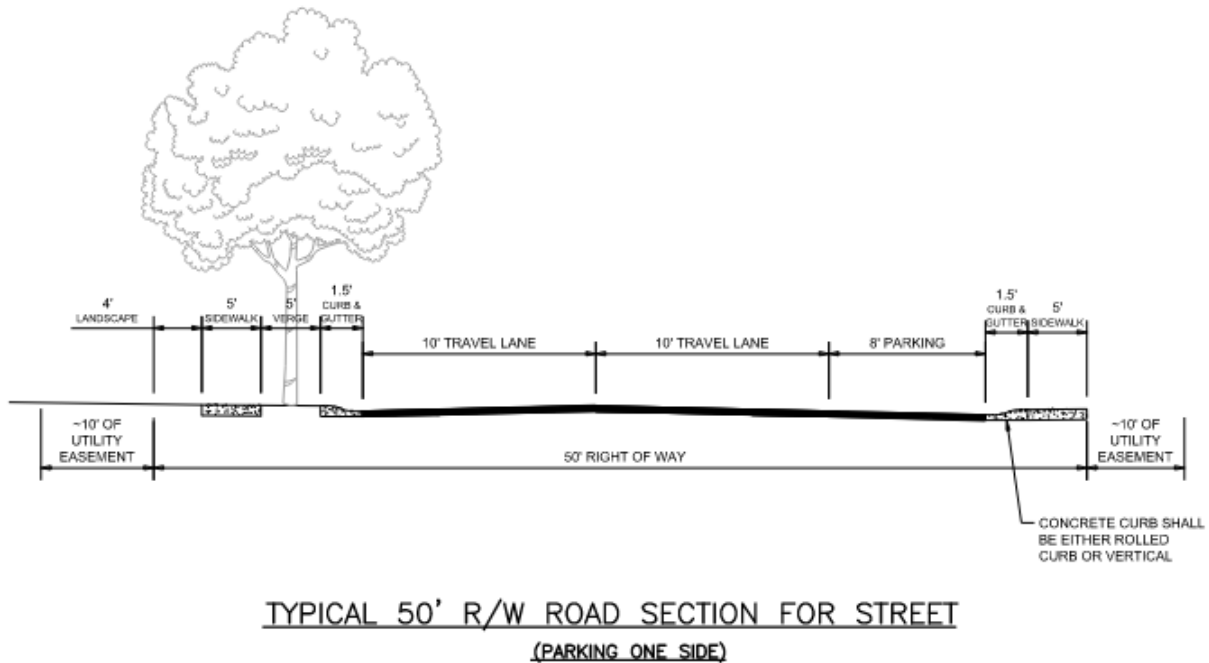
The typical street Right-of-Way for this development shall be fifty feet (50') in width. This 50' Right-of-Way includes twenty feet (20') of pavement (two 10' wide travel lanes), with one and one-half (1.5') wide curb and gutters on both sides. This Right-of-Way will also include five foot (5') wide sidewalks and five foot (5') verge along both sides of the Right-of-Way throughout the development.



**TYPICAL 50' R/W ROAD SECTION FOR STREET
(NO PARKING)**

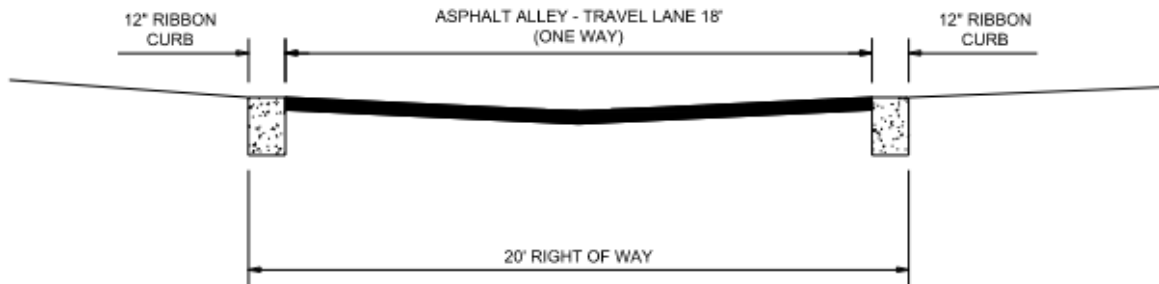
Typical 50' Right-of-Way for Streets (Parking One-Side):

The typical street Right-of-Way for this development shall be fifty feet (50') in width. This 50' Right-of-Way includes twenty feet (20') of pavement (two 10' wide travel lanes), with one and one-half (1.5') wide curb and gutters on both sides. One side of the Right-of-Way will include eight foot (8') parallel parking. This Right-of-Way will also include five foot (5') wide sidewalks along both sides of the Right-of-Way with a variable verge width.



Typical 20' Right-of-Way for Alleys:

The minimum typical alley Right-of-Way for this development shall be twenty feet (20') in width. This 20' Right-of-Way includes eighteen feet (18') of pavement (one way travel lane), with one foot (1') ribbon curb on both sides.



TYPICAL 20' R/W ROAD SECTION FOR ALLEY

The streets and alleys will be built to Public Standards, meeting the weight bearing capacity and clearance requirements set forth by Moncks Corner and the Fire Standards required. The majority of the Rights-of-Way will be paved asphalt on the streets and alleys and concrete for the sidewalks.

Coordination of the encroachment of the Rights-of-Way at the entrance of the development and the intersection with HWY 52 will occur with Moncks Corner and SCDOT. Sight distance viability at this intersection shall be maintained in accordance with Moncks Corner and SCDOT.

Throughout the development, street signage will be located within the Rights-of-Way and on-street parking will be utilized for guests.

These Rights-of-Way are to function for pedestrians, motorists, and the Moncks Corner/Berkeley County's Emergency Services and Public Service providers (including but not limited to: Police, Fire, EMS, street sweeping, trash collection, etc.). ADA and FHA compliance shall be incorporated into the design of these Rights-of-Way.

DRAINAGE ANALYSIS

Flood Zone:

Most of the site lies within flood zone “X” as per FEMA Map Number 45015C0395E, dated 11/7/2018. A portion of the site falls within flood zone “AE”. The existing wetlands located onsite are within this flood zone.

A map of the FEMA Flood Zone has been included as an Appendix within the PD for reference.

Topography:

The site currently drains towards the existing wetlands located along the northwestern property line. The current topography ranges from a max elevation of approximately 45’ to the lowest elevation of 34’. This lowest elevation occurs within the wetland limits.

A map of the existing topography has been included as an Appendix within the PD for reference.

Wetland Verification:

An approximate wetland delineation was prepared by Ecological Associates, Inc. The approximate wetland map for the parcel includes a Jurisdictional Wetland 1 approximately 1.33 acres and another jurisdictional WOUS approximately 1,277 LF.

A map of the approximate wetland onsite has been included as an Appendix within the PD for reference.

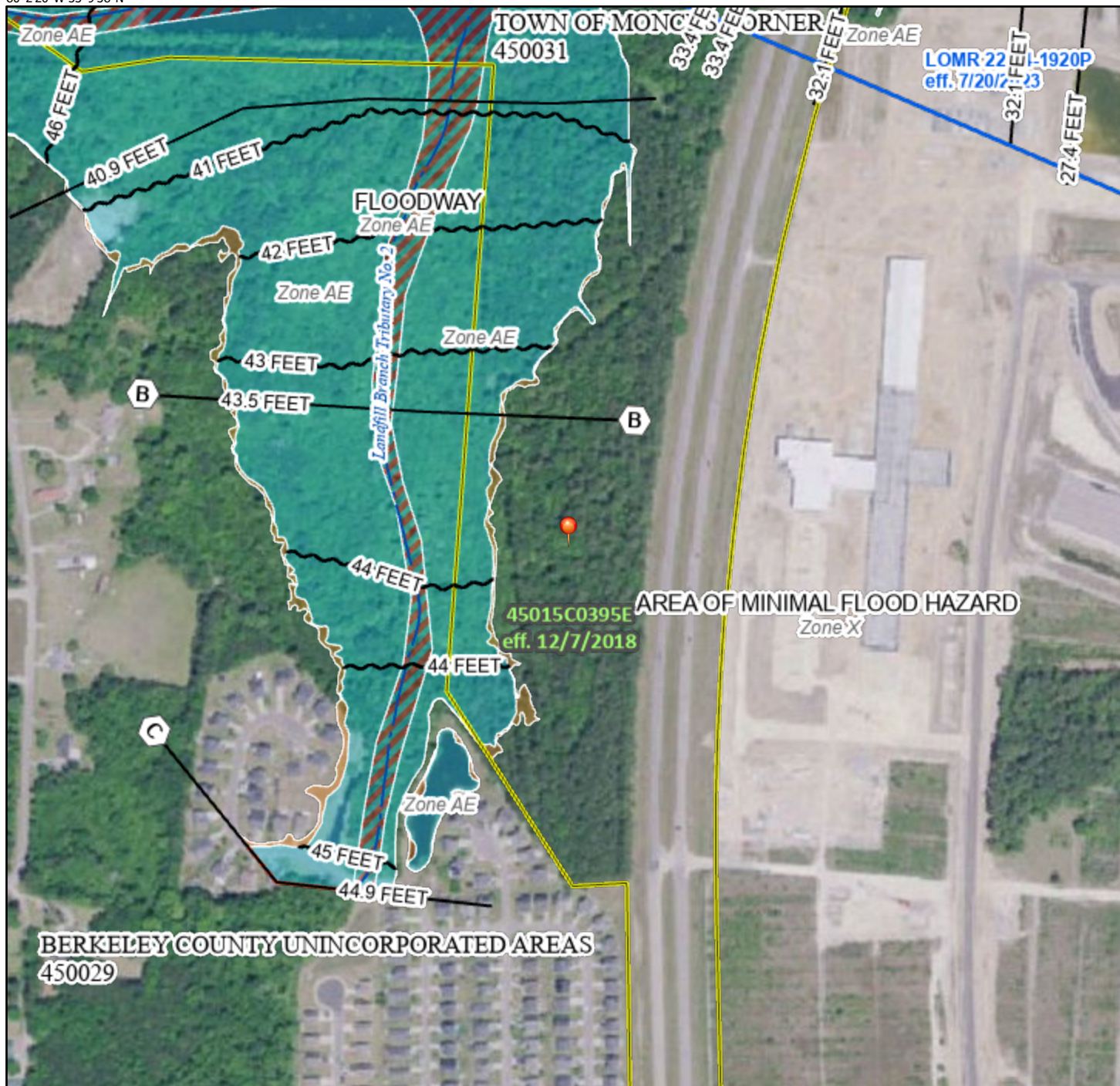
Preliminary Stormwater Techniques/Drainage Guidelines:

The proposed construction and development of the site will utilize an on-site system of drainage structures, pipes, and detention ponds while coupling best management practices for water quantity and quality control. Stormwater runoff shall be routed through the proposed drainage system to a series of detention ponds, interconnected, with the final outlet control structure discharging to the existing wetlands on the northwestern corner of the parcel. Pre-development versus post-development conditions will be evaluated, and the system shall be designed accordingly, meeting the local jurisdiction’s stormwater design regulations and design criteria. This stormwater design criteria are set forth by the Town of Moncks Corner, Berkeley County, and SCDES. An exhibit showing the proposed site layout with the proposed detention ponds can be found within the PD.

National Flood Hazard Layer FIRMMette



80°2'20"W 33°9'38"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

80°1'43"W 33°9'8"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

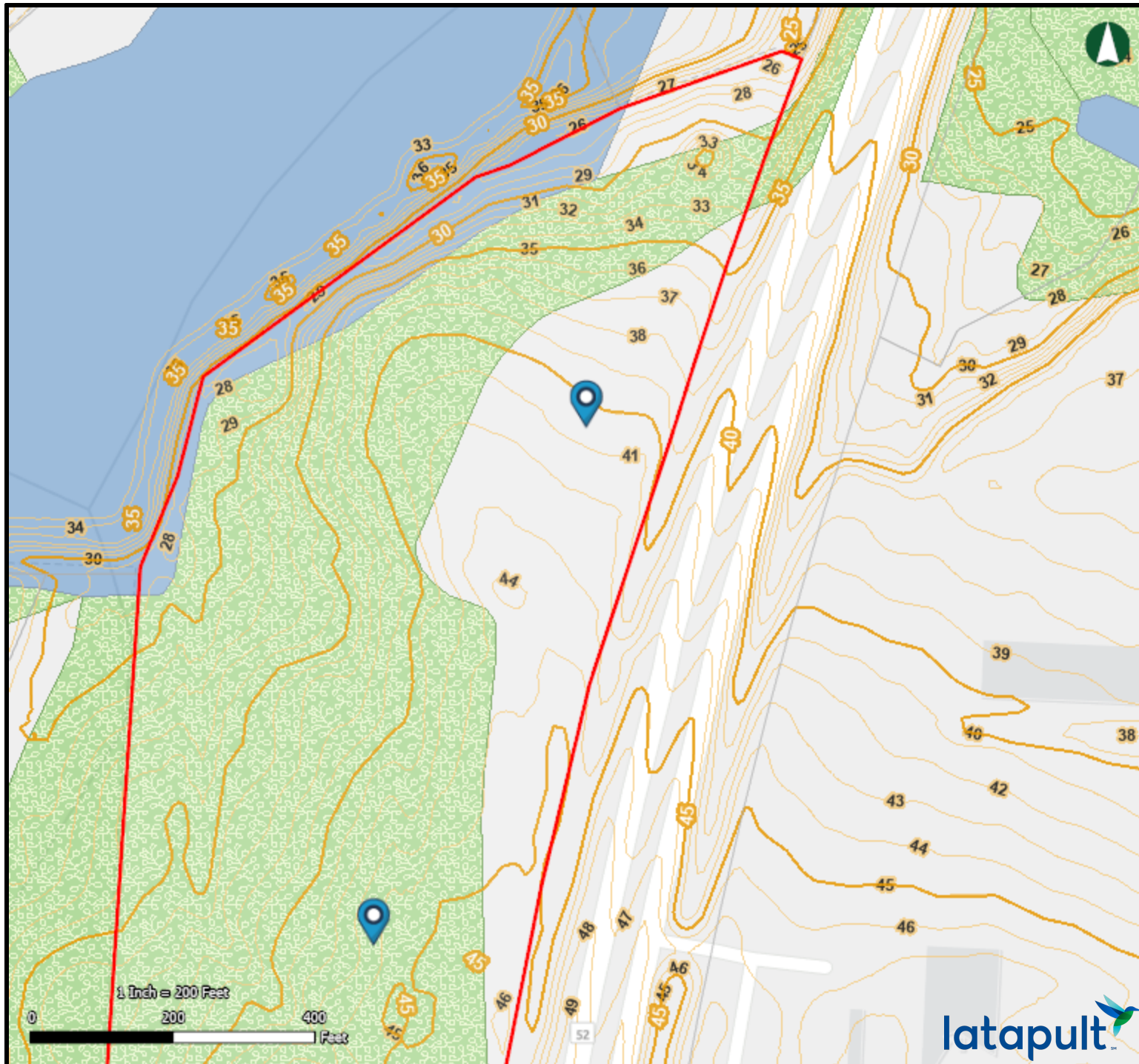


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/1/2025 at 3:43 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

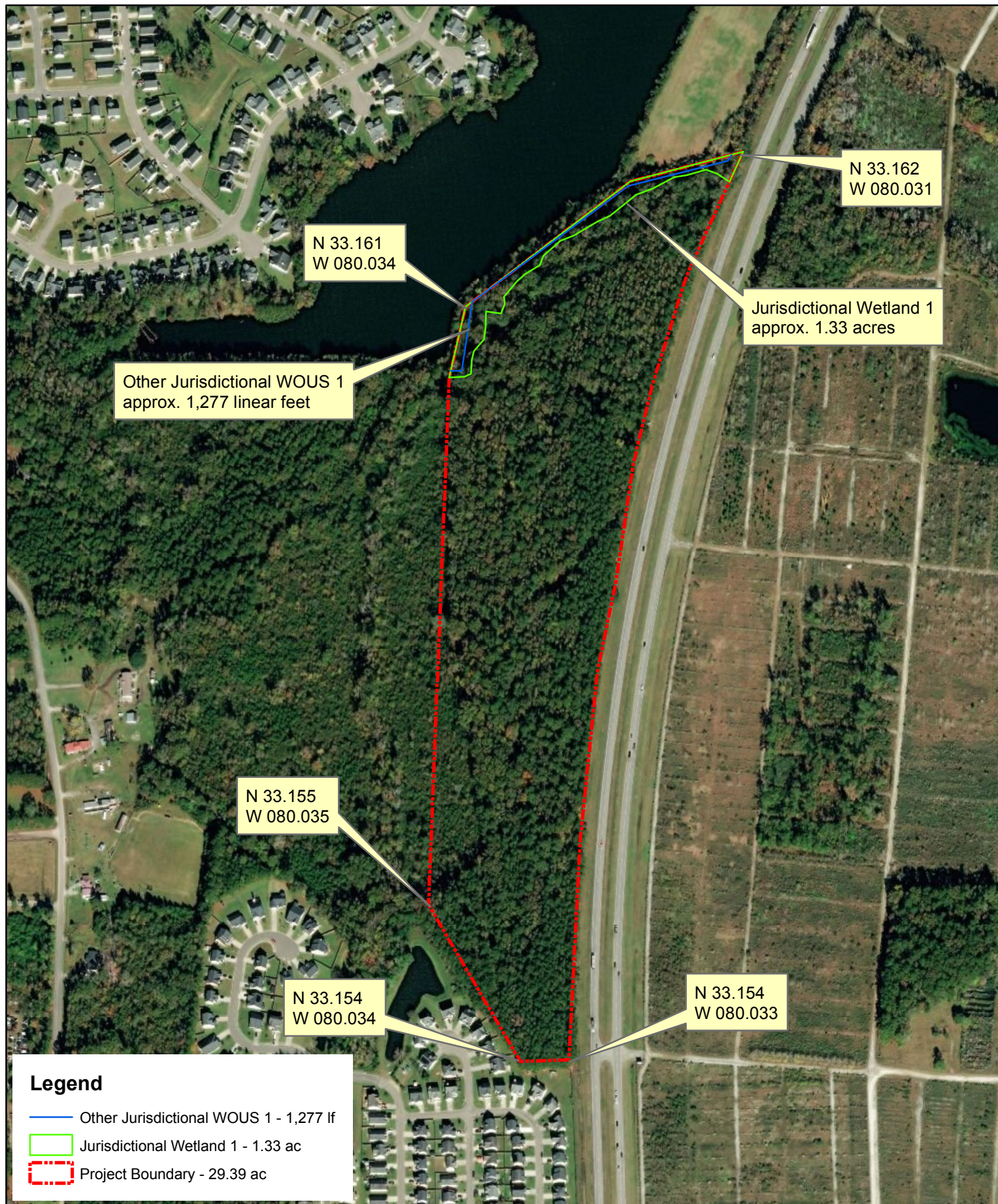


Village Square - PUD : Topography

04/01/2025

-  Forested Wetland
-  Non-Forested Wetland
-  Salt Marsh
-  Water
-  Parcels





Moss Grove Site Approximate Wetlands Map

Date: 10/11/2019

UB 36-2/UB 48-2 Specifications

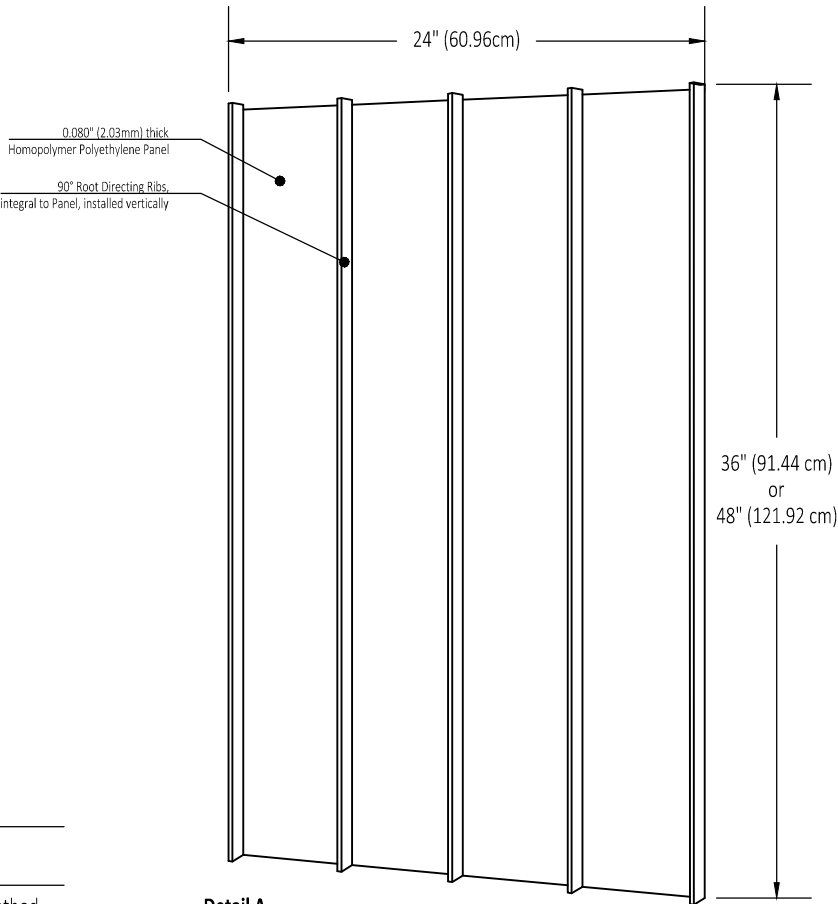
36" and 48" DeepRoot® Tree Root Barrier

Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications at minimum 8' (243cm) diameter.

A. Materials

1. The contractor shall furnish and install tree root barrier as specified. The root barrier shall be either product #UB 36-2 or UB 48-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668).
2. Root barrier shall be recyclable, black, extruded panels with 0.80" (2.03 mm) wall thickness in modules 24" (609 mm) long and either 36" (910 mm) or 48" (1220 mm) deep.
3. Root barrier shall be manufactured with 100% reprocessed homopolymer polyethylene with added ultraviolet inhibitors.
4. Root barrier shall be comprised of 24" (609 mm) modules. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.080" (2.03 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Detail A)
5. Root barrier shall have an integrated Joining System for assembly by sliding one panel into another.

Material and Thickness	Homopolymer Polyethylene 0.080 inch Extruded	
Properties	Typical Value	ASTM Test Method
Tensile stress @ yield	3800 PSI	D638
Elongation @ break %	10%	D638
Tensile Modulus	155,000 PSI	D638
Notched Izod Impact	0.4 - 4.0	D256A
Flexural Modulus 73 ± PSI	145,000	D790
Hardness Shore	P66	D2240



Detail A
TREE ROOT BARRIER PANEL