

September 10, 2025

Mr. Justin Westbrook
Town of Moncks Corner
118 Carolina Avenue
Moncks Corner, SC 29461

RE: Village Square Planned Development
Moncks Corner, Berkeley County, South Carolina
US 52 Culvert Considerations
Engineer Summary Letter
LJA Project No. SC6427-2502

Dear Justin:

LJA ENGINEERING, INC. ("LJA") is submitting this letter on behalf of our client, **STYO DEVELOPMENT, LLC**, who is the the contract buyer / developer of the above-referenced Village Square Planned Development.

As directed by our client, we have completed a preliminary hydrologic and hydraulic stormwater and floodplain evaluation for the planned development. This analysis considered existing conditions, FEMA mapped floodplain and floodway boundaries, downstream conveyance, and applicable Town, County, and State requirements.

In response to recent discussions regarding potential upsizing of the existing culverts beneath U.S. Highway 52 adjacent to the site, we offer the following clarifications:

Our design does not rely on offsite culvert modifications (or any other offsite drainage improvements). The proposed drainage improvements have been engineered to function without altering the capacity of the existing SCDOT culverts. Our stormwater management approach reduces post-development peak discharge rates compared to existing conditions and lessens hydrological impacts to the mapped FEMA floodplain.

Additionally, the majority of the floodplain impacting the subject development is not directly related to the existing Highway 52 culverts as the floodplain is primarily a function of the adjacent pond's downstream control berm, which is ~300-LF upstream of the culverts. Based on current FEMA FIRM 45015C0395E for Berkeley County, effective on December 7, 2018, as well as the Berkeley County FEMA FIS, the floodplain significantly drops in base flood elevation (BFE) from an elevation of ~38 ft MSEL at the pond control berm to ~33 ft MSEL at the culverts. This indicates that culvert modifications will have minimal benefits to the controlling floodplain's base flood elevations impacting the project.

Culvert upsizing on offsite property is also beyond the project's scope and jurisdiction. The Highway 52 culverts are located within right-of-way not controlled by the project owner and are under SCDOT's authority. Any modifications to FEMA-regulated floodplain/floodway structures would require extensive coordination, multi-agency permitting, and additional FEMA Conditional Letter of Map Revision (CLOMR) requirements, beyond the scope of the development. Additionally, the culverts have additional permitting scrutiny given their location within a Floodway and public data sources show the culverts within potential wetland areas that require additional environmental studies and potential USACE permitting.

Because the culverts are owned and maintained by SCDOT and located offsite, they are not within the development's responsibility to modify. Any proposed changes would require SCDOT sponsorship and permitting through FEMA. The Town's stormwater design criteria does not require offsite culvert upsizing when a project can demonstrate no adverse impact. Our design meets or exceeds all applicable standards, ensuring consistency with Town regulations.

Based on our analysis, no offsite culvert improvements are warranted. The project will be designed to mitigate floodplain impacts and comply with Town, County, State, and FEMA requirements without triggering downstream improvements. We trust this provides sufficient documentation to support the Town's consideration of potential highway culvert modifications. If you have any questions, please contact us at 843.405.5140 or chager@lja.com.

Sincerely,
LJA ENGINEERING, INC.



Charles R. Hager V, P.E.
Senior Director
Charleston Manager

