

*Edens &
Avant, Inc.*
Commercial Real Estate

**CHESTNUT HILL PLANTATION
P.U.D. APPLICATION
SUBMITTED TO:
CITY OF COLUMBIA PLANNING COMMISSION**

**PREPARED BY: E. CLIFTON KINDER, JR.
EDENS & AVANT, INC.**

REVISED SEPTEMBER 23, 1992



Chestnut Hill Plantation is a 146-acre tract located at the terminus of Lost Creek Road, on the Broad River in Northwestern Richland County. It is precisely described by the legal description of the property which is attached hereto, as Exhibit A. The property is currently in the County, but the developer intends, evidenced by this submittal, to annex into the City of Columbia, under the City's PUD-R ordinance.

The master plan (Exhibit B) is devoted entirely to residential development and ancillary recreational/wildlife sanctuary types of amenities.

Approximately 234 acres are planned for residential lots and streets. The remaining 212 acres are planned for recreational amenities, lakes, ponds, open areas and wildlife sanctuaries. Other than recreation and wildlife sanctuaries, there are no non-residential uses planned.

The master plan reflects approximately 725 dwelling units, of a primarily detached, for sale, type. Residential usage will be restricted generally to the areas shown on the plan. The remainder will be owned by the Chestnut Hill Plantation Homeowner's Association (HOA) which is in the process of being formed.

The HOA will own, manage and administer this common area in two ways. The recreational amenities, and immediate adjacent green space will be operated for the exclusive use and enjoyment thereof by property owners and their guests. The wildlife sanctuaries will be maintained by the HOA under prudent management practices that protect and enhance wildlife, flora and fauna. These areas will be made available exclusively to owners and guests on a limited, passive basis. The wildlife sanctuaries will be protected and set aside in perpetuity.

Membership in the HOA is mandatory for all property owners. HOA By-Laws, Covenants, Budgets, etc. are currently being developed.

Streets, roadways, utility lines, etc. will all be deeded to the appropriate governmental agency or provider, and will not be a maintenance responsibility of the HOA.

In the design, permitting, construction and build-out phases of this Community, all applicable local, state and federal laws, regulations, best management practices, and the like have been followed or will be followed. Adherence to these many and various regulations has been and will be strictly complied with.

At this point the Community plans, or elements of the plans, have been reviewed by:

- A. U.S. Corps of Engineers
- B. U.S. EPA
- C. U.S. Fish and Wildlife Service
- D. U.S. FEMA
- E. S.C. DHEC
- F. S.C. Water Resources
- G. S.C. Land Resources
- H. S.C. Dept. of Archives and History
- I. Richland County Engineer
- J. City of Columbia Engineer

These agencies' review comments, suggestions, and other input, have been incorporated into our existing master plan.

All streets and utilities will be built to meet or exceed city standards. Off street parking will be provided on a unit by unit basis, as they are built and sold. Provisions will be made for a minimum of two paved, off-road spaces per dwelling unit.

Chestnut Hill Plantation development will be phased with as many as ten phases or sub-phases. Phase I will consist of approximately 231 lots, as shown on the plan as Phase I.

Additional phases will be added as the market permits and/or demands. The recreational amenities and wildlife sanctuaries will be constructed as part of Phase I. Construction of the large lake shown on the plan is subject to obtaining necessary permits from the U.S. Corps of Engineers. It will be built when, and if, the permits are issued.

The HOA documents currently being developed will include comprehensive covenants and deed restrictions. All development will be subject to architectural review and approval by the developer.

Phase I lot sizes will be:

Block A - 70' x 130' typical
Block B - 60' x 120' typical
Block C - 80' x 140' typical

Lot sizes of future phases will be determined by the market, but will be no less than 60' x 120', unless certain phases are developed for patio home lots, cluster home pads, or the equivalent. It is not anticipated that future phases of attached, or semi-detached, housing will exceed thirty (30%) percent of the total housing stock contained in the finished development. It is not anticipated that any non-residential use other than as described above, will be developed.

Currently, in the county, this property is zoned to allow 1100+ residential units including substantial amounts (400+ units) of multi-family development, as well as a portion, zoned C-3, which could be commercial development.

Utility services will be provided as follows:

- A. Water: City of Columbia via extension of existing lines in Lost Creek Subdivision*.
- B. Sewer: Richland County via the recently constructed Nicholas Creek collector/treatment plant. Collection points are presently located on-site.
- C. Streets: To be constructed by the developer and deeded to the City of Columbia.

*The new City of Columbia 42" main will eventually come through Chestnut Hill Plantation. Easements for this major service line are being freely granted by the developer.

CHESTNUT HILL PLANTATION

Developer/Owner - Seaboard Flour Corporation, Boston, MA

Development Manager - Edens & Avant, Inc., Columbia, SC

Land Planner - Kenneth B. Simmons & Associates, Columbia, SC

Design/Build Subdivision Infrastructure - U.S. Group, Columbia, SC

Recreation Complex Design - Molten-Lamar AIA, Columbia, SC

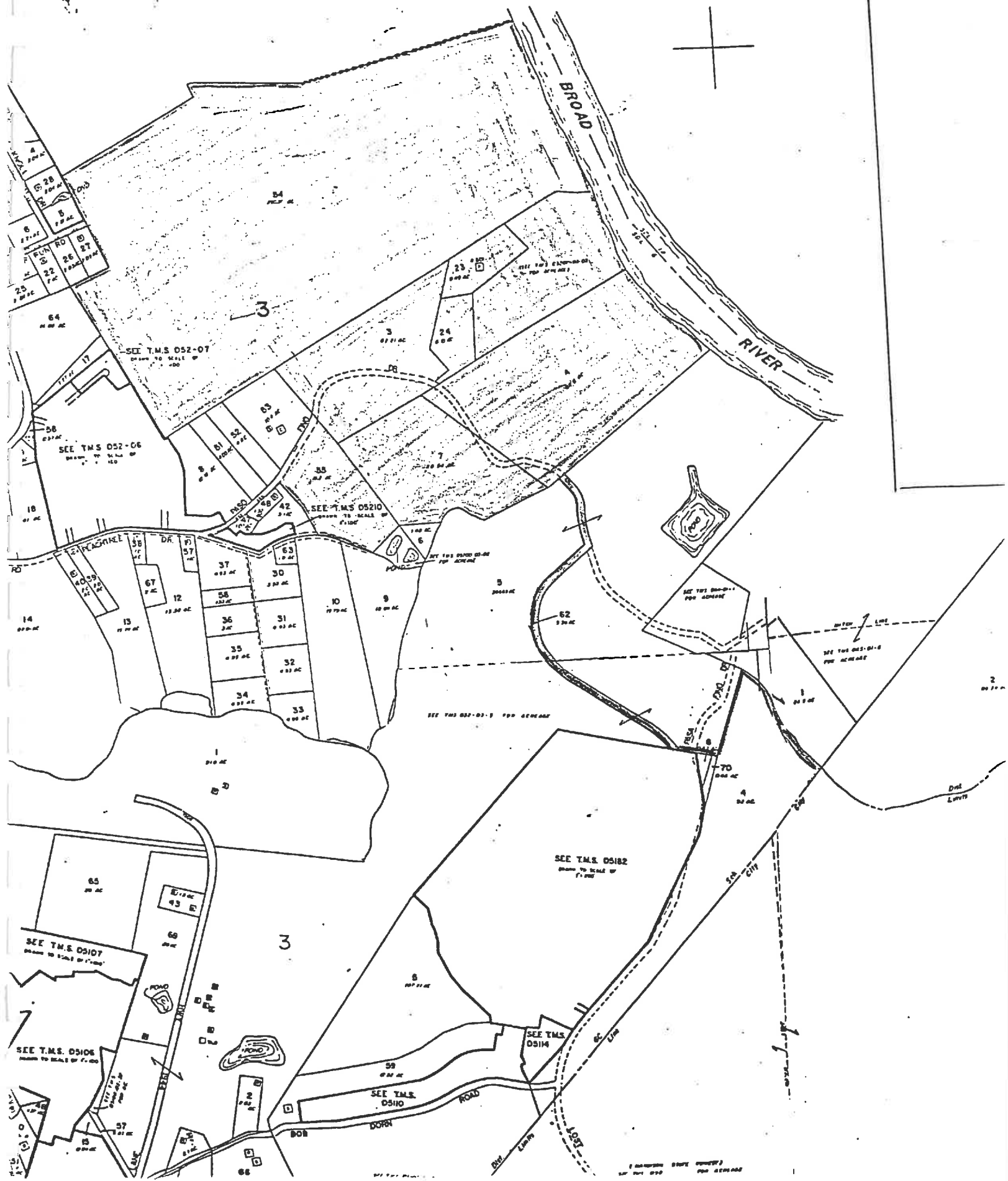
FOR ADDITIONAL INFORMATION CONTACT:

**E. CLIFTON KINDER, JR.
EDENS & AVANT, INC.
P.O. BOX 528
COLUMBIA, SOUTH CAROLINA 29202
(803) 779-4420**

EXHIBIT A

All those certain pieces, parcel or tracts of land situate, lying and being in the County of Richland, State of South Carolina, beginning at a point on the present city limit line Twenty-five (25') feet southwest of Long Branch and running northwest at a distance of Twenty-five (25') feet from the southern side of Long Branch to the western property line of Tax Map 5100, Block 3, Lot 4; thence turning and running south along the western property line of Tax Map 5100, Block 3, Lot 4, to the southern property line of Tax Map 5200, Block 3, Lot 5; thence turning and running east along the southern property lines of Tax Map 5200, Block 3, Lots 5 and 62, to the western property line of Tax Map 5200, Block 3, Lot 62; thence turning and running in a northwesterly, northeasterly and northwesterly direction along the western property line of Tax Map 5200, Block 3, Lot 62, to the southern property line of Tax Map 5200 Block 3, Lot 4; thence turning and running in a westerly direction along the southern property lines of Tax Map 5200 Block 3, Lots 4 and 7, to the eastern property line of Tax Map 5200, Block 3, Lot 55; thence continuing in a westerly, northerly and easterly direction along the property lines of Tax Map 5200, Block 3, Lot 55, to the western property line of Tax Map 5200 Block 3, Lot 3; thence turning and running northwest along the western property line of Tax Map 5200, Block 3, Lot 3, to the southern property line of Tax Map Tax Map 5200, Block 3, Lot 54; thence turning and running southwest, northwest, northeast, northwest, northeast along the southern, western and northern property lines of Tax Map 5200 Block 3, Lot 54, to the western side of the Broad River; thence turning and running southeast along the western side of the Broad River to the southern property line of Tax Map 5200, Block 3, Lot 4; thence turning and running southwest along the southern property line of Tax Map 5200, Block 3, Lot 4, to the eastern property line of Tax Map 5200, Block 3, Lot 62; thence turning and running in a southeasterly, southwesterly, and southeasterly direction to a point Twenty-five (25') feet north of the southern property line of Tax Map 5200, Block 3, Lot 3; thence turning and running east at a distance of Twenty-five (25') parallel to the southern property line of Tax Map 5200, Block 3, Lot 3, to the western property line of Tax Map 5100, Block 3, Lot 4; thence continuing east for a distance of Twenty-five (25') feet; thence turning and running north at a distance of Twenty-five (25') feet parallel to the western property line of Tax Map 5100, Block 3, Lot 4, to Long Branch; thence turning and running southeast along the run of Long Branch to the present city limit line; thence turning and running southwest for a distance of Twenty-five (25') feet to the point of beginning; all measurements being more or less; being shown on Richland County tax maps dated LR1290 as Tax Map 5100, Block 3,

portion Lot 4, Tax Map 5200, Block 3, portion Lot 5, Tax Map
5200, Block 3, Lots 62, 7, 55, 3, 24, 23, 54, 4.



ENGINEERING DEPT. UNIVERSITY OF MISSISSIPPI
 DRAWN BY [Name] FOR [Name]

TANGENT TABLE		
NO.	BEARING	DISTANCE
1	S 23°47'29"W	25.32
2	N 75°19'20"W	50.64
3	N 24°30'05"W	32.25
4	S 56°06'50"E	138.25
5	S 47°12'26"E	116.90
6	S 25°39'16"E	107.56
7	S 12°12'29"E	99.83
8	S 03°51'32"E	107.13
9	S 19°18'50"E	107.96
10	S 33°50'00"E	127.08
11	S 42°14'32"E	132.76
12	S 49°07'51"E	128.24
13	S 47°50'46"E	131.31
14	S 46°01'22"E	98.89
15	S 50°02'29"W	25.14
16	N 46°01'22"W	95.84
17	N 47°50'46"W	130.63
18	N 49°07'51"W	129.46
19	N 42°14'32"W	136.10
20	N 33°50'00"W	132.10
21	N 19°18'50"W	114.54
22	N 03°51'32"W	108.69
23	N 12°12'29"W	95.05
24	N 25°39'16"W	99.86
25	N 47°12'26"W	110.20
26	N 56°06'50"W	106.46
27	N 75°19'20"W	25.00

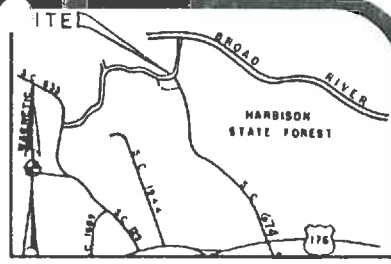
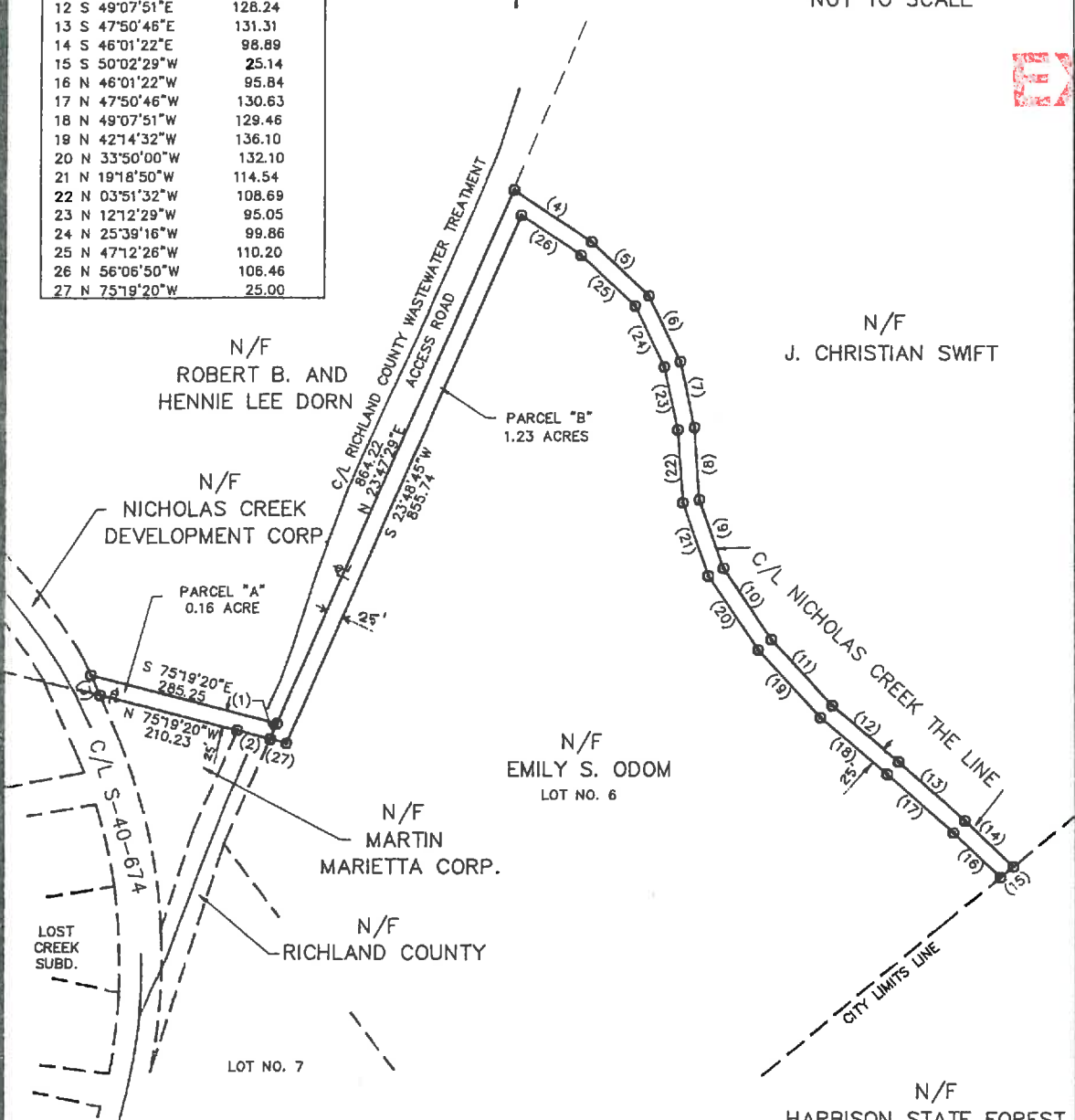


EXHIBIT B



ANNEXATION MAP FOR
CHESTNUT HILL PLANTATION

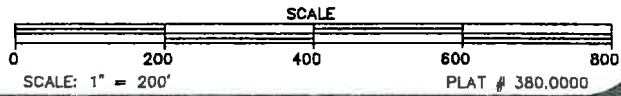
SEPTEMBER 1, 1992
PROPERTY LOCATED IN RICHLAND COUNTY, S.C.

PARCEL "A" BEING A PORTION OF A PLAT FOR ROBERT B. DORN BY A. L. LOWN DATED 4-3-47 AND RECORDED IN THE RICHLAND COUNTY RMC OFFICE IN PLAT BOOK O, PAGE 49.

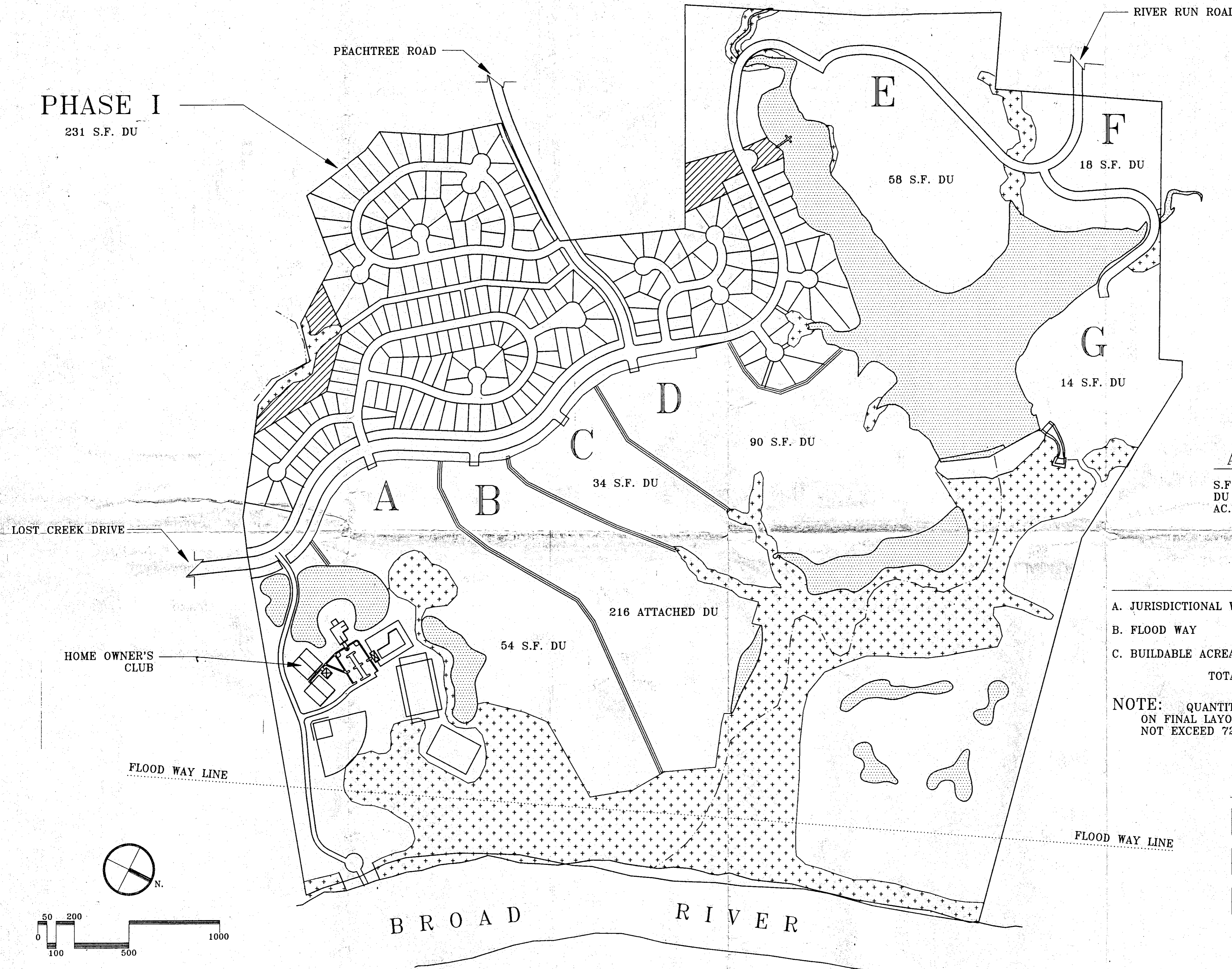
PARCEL "B" BEING A PORTION OF LOTS 6, 7, AND 9, ON A PLAT FOR BEN L. SWYGERT BY A. L. LOWN DATED DECEMBER 1956 AND RECORDED IN THE RICHLAND COUNTY RMC OFFICE IN PLAT BOOK 9, PAGES 201 & 202.

PLAT BASED ON COMPILATIONS ONLY. NO FIELD SURVEY PERFORMED AT THIS TIME.

EMBREE S. GRINER, JR. S.C.P.L.S. NO. 6815
U.S. GROUP, INC. P.O. BOX 21234
COLUMBIA, SOUTH CAROLINA 29221
(803) 798-1420



PHASE I
231 S.F. DU



ABBREVIATIONS
S.F. - SINGLE FAMILY
DU - DWELLING UNITS
AC. - ACRES

LAND USE

A. JURISDICTIONAL WETLANDS	34.10 AC.
B. FLOOD WAY	31.78 AC.
C. BUILDABLE ACREAGE	380.12 AC.
TOTAL ACREAGE	446 ACRES

NOTE: QUANTITIES MAY VARY BETWEEN PHASES BASED ON FINAL LAYOUT. THE TOTAL BUILDABLE UNITS SHALL NOT EXCEED 725.

LEGEND

	NATURE PRESERVE / WILDLIFE SANCTUARY
	LAKE AND POND SITES
	NEIGHBORHOOD PARKS

CHESTNUT HILL PLANTATION
COLUMBIA, SOUTH CAROLINA

MASTER PLAN
PUD-R
CITY OF COLUMBIA

DEVELOPED BY EDENS & AVANT, INC.
P. O. BOX 528
COLUMBIA, S.C. 29202
(803) 779-4420
contact: E. CLIFTON KINDER JR.

KENNETH B. SIMMONS ASSOCIATES
LANDSCAPE ARCHITECTURE - PLANNING
3135 MILLWOOD AVENUE
COLUMBIA, SOUTH CAROLINA 29205
(803) 234-3741
NEWKIRK ENVIRONMENTAL CONSULTANTS, INC.
192 EAST BAY ST., SUITE 201
CHARLESTON, SOUTH CAROLINA 29401
(803) 722-4858

acad 1502pha
sept. 21, 1992

CHESTNUT HILL ASSOCIATES

1517 GREGG STREET • SUITE 211

COLUMBIA, SC 29201

(803) 799-8595

FAX (803) 799-8575

Tuesday, February 28, 1995

William B. Kelly
Columbia, S.C.
P.O. Box 147
1225 Laurel St.
Columbia, S.C. 29217

Dear Bill:

Chestnut Hill Plantation, Inc., the developer of Chestnut Hill Plantation, would like to apply to the City of Columbia Planning Commission for the authority to modify front lot set back requirements in this development.

Currently, the setbacks vary by subdivisions within the community, but they are either 30 or 35 feet. We would like the ability to vary the set back by up to 15% of the currently established set back.

We would intend to use this authority sparingly, and only when, in our opinion, there would be no diminution of aesthetic standards.

I hope this request can be considered a "minor change" to our PUD, and that a decision can be made by the Planning Commission.

I have also enclosed a copy of the original PUD application, submitted to the city in September of 1992.

Please let me know if there is anything else you need to take this matter before the Planning Commission.

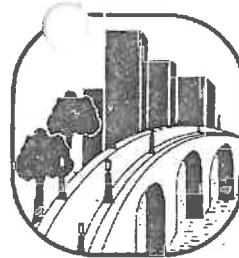
Sincerely,



E. Clifton Kinder, Jr.
General Manager

COLUMBIA

A Capital Place To Be



March 21, 1995

E. Clifton Kinder, Jr.
Chestnut Hills Associates
1517 Gregg Street, Suite 211
Columbia, SC 29201

Dear Cliff:

The Planning Commission, at its called meeting on March 20, 1995, gave approval to your request for a minor change to the Chestnut Hill Development Plan. You now have the capability to vary front lot setbacks by a reduction of no more than 15% of the front setback as shown on your plats. This capability is limited for use on no more than 10% of the cumulative total number of approved lots. Currently 93 lots of record are shown on the approved bonded plats. The additional lots shown for future phase(s) cannot be built on until final or bonded plats are released for recording. Please inform this office by mail at any time you wish to invoke this capability. This notification should be sent prior to the homebuilder's application for zoning and building permits.

If further information is needed, please contact my office. Thank you.

Sincerely,

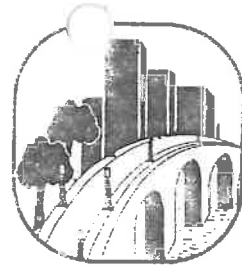
William B. Kelly
Zoning Administrator

WBK:bk

cc: Planning (Land)
Building Inspections (Phipps)

COLUMBIA

A Capital Place To Be



July 16, 1995

E. Clifton Kinder, Jr.
Chestnut Hills Associates
1517 Gregg Street, Suite 211
Columbia, SC 29201

Dear Cliff:

The Planning Commission, at its meeting on July 10, 1995, gave approval to your request for a minor change to the Chestnut Hill Development Plan. You now have the capability to determine as the developer which street shall be used to determine full front yard setback where corner lots exist. Currently, this is determined according to zoning code with the full front yard setback requirement being from property line parallel to heavier trafficked street. By this minor change, you have capability to state that full front yard setback be from property line parallel to lesser trafficked street with secondary front yard oriented to the heavier trafficked street. Please inform this office by mail at any time you wish to invoke this capability. This notification should be sent prior to the builder's application for zoning and building permits.

I have asked Mike Epting in your office to include language concerning this and previous minor change on your subdivision plats. (see letter attached) If further information is needed, please contact my office. Thank you.

Sincerely,

William B. Kelly
Zoning Administrator

WBK:bk

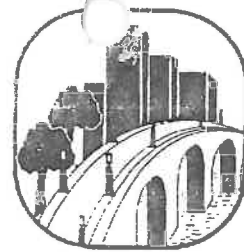
cc: Planning (Land)
Building Inspections (Phipps)

City of Columbia / Zoning

1225 Laurel Street / PO Box 147 / Columbia, SC 29217 / (803) 733-8323

COLUMBIA

A Capital Place To Be



July 16, 1995

Mr. Mike Epting
Chestnut Hill Associates
1517 Gregg Street, Suite 211
Columbia, SC 29201

Dear Mr. Epting:

As we have discussed, the planning commission has recently approved two minor changes to the Chestnut Hill PUD which will assist the developer in modifying zoning setback requirements for some lots. Also as we have discussed, it will be most helpful to include these conditions on the subdivision plats in the same area as the setback lines are stated. The following language will accomplish this:

Note 1: The developer may reduce the required front yard setback by 15% under certain conditions. This variance may be used on no more than 10% of the total number of lots in the entire Chestnut Hill Plantation which are approved by the City of Columbia Planning Commission. The developer must provide written approval (including street address and lot number) of the setback reduction to the City of Columbia Zoning Division (P. O. Box 147, Columbia, SC 29217) prior to builder application for building permit. (City of Columbia Planning Commission approval 3/20/95 as a minor change to Chestnut Hill Plantation PUD)

Note 2: On corner lots, the developer shall determine which street frontage is to be used to orient front yard and secondary front yard. City of Columbia zoning code states that front yard (with accompanying full front yard setback) is oriented to the heavier trafficked street where a corner lot exists. The developer may at his discretion determine that the front yard (with accompanying full front yard setback) is oriented to the lesser trafficked street. The developer must provide written approval (including street address and lot number) of this front yard determination to the City of Columbia Zoning Division (P. O. Box 147, Columbia, SC 29217) prior to builder application for building permit. (City of Columbia Planning Commission approval 7/10/95 as a minor change to Chestnut Hill Plantation PUD)

If further information is needed, please contact our office. Thank you for your continued cooperation during the development of Chestnut Hill.

Sincerely,

William B. Kelly
Zoning Administrator

wpd/b:chestnut