The Residences at Okatie Crossing
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Team

- Architect – Niles Bolton and Associates (Atlanta, GA)
- Civil – Ward Edwards (Bluffton, SC)
- Landscape Architect / Land Planning – Synchronicity (Charleston, SC)
- Property Management – FCM (Atlanta, GA)
- Environmental – AEI Consultants (Richmond, VA)
- GeoTech – S&ME (Charleston, SC) & Terracon (Bluffton, SC)
- Survey – Atlas (Bluffton, SC)
- Wetlands & Endangered Species – Land & Resource Consultants (Savannah, GA)
- Flood Zone – Applied Technologies (Mt. Pleasant SC)
- Traffic Impact Analysis - Atlantic Traffic & Design (New York, NY)
- Legal – Haynsworth, Sinkler & Boyd (Columbia, SC)
### Developer Bio’s

**Wade Thompson**

- Mr. Thompson has been an active Real Estate Developer for over 18 years.
- Mr. Thompson joined Kassinger Development in 2005 as a partner to development and own multifamily communities, focused on the Southeastern US.
- His experience includes Garden Style and Mid-rise multifamily developments typically 250+ units.
- To date, he has been part of over $500M in development.
- Strategy is to target secondary and tertiary markets, with high barriers to entry with a long-term hold mindset.
- Prior to embarking on Real Estate development, Mr. Thompson spent over 25 years in the telecommunications, technology and software sectors, where he held various executive level management positions with MCI Telecommunications (A Fortune 100 Company) and served as a C-level Executive for three technology start-up companies including CEO of a privately held software company.

**Cole Northcutt**

- Prior to entering commercial real estate, Cole worked in Investment Banking and Private Equity investing.
- Upon entering CRE, Cole led a 3 million square foot commercial RE portfolio, where he worked in almost all facets of the industry including acquisition, development, financing, and leasing. 
- Other relevant experience:
  - Cole is heavily experienced in environmentally sensitive projects along the coast, notably working for over 2 years on a 200-acre development site in the Charleston, SC market.
  - He also served on a team that underwrote, capitalized, and launched a multifamily platform that annually builds ~1,800 units at a total cost of well over $400M.
Latitude 32 Case Studies

- Charleston, SC
- 273 Units
- Mix of 3 and 4 story Multifamily
- Market Rent: $2,200+
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- 273 Units
- Mix of 3 and 4 story Multifamily
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Latitude 32 Case Studies

- Charleston SC
- 320 Units
- 4 story & 4 story over podium
- Market Rent $2,500+
Latitude 32 Case Studies

- Charleston SC
- 320 Units
- 4 story & 4 story over podium
- Market Rent $2,500+
Situation Overview

- Latitude 23 Development, an experienced South Carolina Developer with over 25 years in the industry and well over $1B in total development cost, plans to develop a portion of the multifamily component of Okatie Crossing, a 288-acre mixed-use site.
- Okatie Crossing is fully zoned and entitled for 1,000 multifamily units.
- The Proposed multi-family development contemplates up to 520 units on 30 acres, spread across multiple phases of development.
- The Proposed Development will consist of 2, 3, and 4-story buildings. The 4-story buildings will be clustered in the center of the site.
- The Proposed Development will consist of top of market finishes, amenities, and design.
- All Renters of the Proposed Development will be required to pass both a comprehensive background and credit check in order to be permitted to live at the Site.
- The Proposed Development meets or exceeds every legal requirement contained in the Planned Development District Zoning.
- The Proposed Development requires Master site plan approval, which has been unanimously approved by the City of Hardeeville Planning Commission.
# Project Milestones & Tentative Schedule

<table>
<thead>
<tr>
<th>Milestone</th>
<th>Status</th>
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<tbody>
<tr>
<td>Project Identified and Put Under Contract</td>
<td>Under Contract as of Dec 2021</td>
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<tr>
<td>Conducting of Major Due Diligence Items:</td>
<td></td>
</tr>
<tr>
<td>Phase 1 ESA (<em>Environmental Study</em>)</td>
<td>Complete</td>
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<tr>
<td>Wetlands Determination</td>
<td>Complete</td>
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<tr>
<td>Geotechnical Soil Borings &amp; Study</td>
<td>Complete</td>
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<tr>
<td>Endangered Species Study</td>
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<tr>
<td>Cultural Resources Study</td>
<td>Complete</td>
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<tr>
<td>Flood Zone Study</td>
<td>Complete</td>
</tr>
<tr>
<td>Boundary/Tree/Wetlands/Buffer/Topo Survey</td>
<td>Complete</td>
</tr>
<tr>
<td>Preliminary Storm Water Design</td>
<td>Complete</td>
</tr>
<tr>
<td>Preliminary Water and Sewer Design</td>
<td>Complete</td>
</tr>
<tr>
<td>Preliminary Telecom Design</td>
<td>Complete</td>
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<tr>
<td>Availability to serve letters: Power, Water/Sewer, &amp; Telecom</td>
<td>Complete</td>
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<tr>
<td>Land Planning</td>
<td>Complete</td>
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<tr>
<td>Architectural Planning</td>
<td>Complete</td>
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<tr>
<td>Open Space Plan</td>
<td>Complete</td>
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<tr>
<td>Master Plan</td>
<td>Complete</td>
</tr>
<tr>
<td>Site Sections</td>
<td>Complete</td>
</tr>
<tr>
<td>Preliminary Construction Road Planning</td>
<td>Complete</td>
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<tr>
<td>Planning Commission Unanimous Approval</td>
<td>Complete</td>
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<tr>
<td>Land Disturbance Submittal</td>
<td>In Motion</td>
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<tr>
<td>Flood Zone Designation Change</td>
<td>In Motion</td>
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<tr>
<td>City Council for Master Plan Approval</td>
<td>In Motion</td>
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<table>
<thead>
<tr>
<th>Schedule</th>
<th>Start</th>
<th>Finish</th>
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<tr>
<td>Architectural and Civil Design</td>
<td>1/31/2023</td>
<td>6/30/2023</td>
</tr>
<tr>
<td>Land Disturbance Permit Received</td>
<td>6/15/2023</td>
<td>6/15/2023</td>
</tr>
<tr>
<td>Phase 1 Site Work Begins</td>
<td>6/15/2023</td>
<td>11/30/2023</td>
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<tr>
<td>Phase 1 Construction</td>
<td>11/30/2023</td>
<td>5/31/2025</td>
</tr>
<tr>
<td>Phase 2 Construction</td>
<td>5/31/2025</td>
<td>11/30/2026</td>
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</tbody>
</table>
Conceptual Master Plan
Amenities Planned:

- Resort Style Pool
- Pool House / Pavilion/s
- Club/Game Room
- Co-Working
- Fitness Center
- Roof Top Terrace
- Grilling Stations
- Fire Pits
- Rental Golf Carts
- Golf Cart Parking
- Bike Racks & Storage
- Pet Park and Spa
- Pickleball Courts (2)
- Bocce Court
- Gated Community
- Access Control
- Walking Trails
- EV Chargers
- Attached and Detached garages
- Trash Compactor/Recycling
Developer plans to implement the following Green Initiatives:

- Meet USGB certification
- Utilize Energy Star appliances
- Install EV Charging Stations
- Plan for Solar / renewable energy solutions.
- Seek 45L and 179D certification (Federal Energy Saving Certifications)
- Plan efficient and effective open green space
- Protect Wetlands
- Enhance buffer areas
- Construct Rain Gardens
- Offer a Recycling center
Planned Exterior Finishes:

- Cementitous Siding
  - Board & Batten
  - Lap siding
- 20-30% Masonry
- Low sloped shingled roofs
  - Pocketed area on roofs for Condensers (Reduces noise and increases area for foundation plantings)
- Double pane, argon filled, Low-E windows
- Balconies and Porches
- Extensive landscaping
Unit Finishes

Planned Unit Finishes:

- Open Floor Plans
- Stainless Steel Energy Star Appliances
- Vinyl Plank Flooring
- Solid Surface Countertops
- 42” Upper Cabinets
- Walk-in Closets
- 9’ and 10’ Ceilings
- Smooth Ceilings and Walls
- Walk-in Showers
- Sound mat on hard surfaces
- Energy saving measures to reduce tenant utility expense
- High Speed Internet
Open Space Plan
Open Space Plan

Total Site Area (TSA): 29.95 AC or 100% TSA
- Minimum area required to be preserved as open space per code: **5.99 AC or 20% TSA**
- Total Open Space Provided (TOS): 14.64 AC or 48.88% TOS
  - Areas included in calculation:
    - Yards/ Dog Parks/ Central Greens/ Walking Trails/ Islands/ Club Amenities – 8.82 AC
    - Swales/ Rain gardens/ Ponds/ Buffers/ Wetlands – 5.82 AC
- Active Open Space (AOS): 8.82 AC or 29.45% AOS
  - Areas included in calculation:
    - Club amenities/ Walking Trails/ Central Greens/ Yards/ Dog Parks
- Unprogrammed Active Open Space/Potential Future Parking (UOS): 1.05 AC* or 3.05% UOS
  *Factored as part of Active Open Space
  - Areas included in calculation:
    - Yards, walking trail, and club amenity areas that can be made accessible via vehicular circulation (see attached diagram).
- Passive Open Space (POS): 5.82 AC or 2.52% POS
  - Areas included in calculation:
    - Swales/ Rain gardens/ Ponds/ Buffers/ Wetlands

Buffers:
- 50’ buffers will be planted with native canopy trees, understory trees, and shrubs.

**Benefits of forested riparian buffers** -- filter pollution, prevent erosion, reduce flooding impacts, create habitat for wildlife, contribute to the improved habitats of pollinators, provide shade, reduce light & noise pollution.
Stormwater Outfall
Stormwater Natural Flow Direction
Stormwater: Subject Parcel

DA#OFF-7
AREA: 51.96 ACRES
CN: 77
TC: 34 min.
Stormwater: Plan to Accept Offsite Flow

- **Existing 48" pipe** between Lots 914 & 915 Gleneagle Court designed to accept 52 acres of offsite runoff.
- **Existing 36" pipe** between Lots 935 & 936 Gleneagle Court.
- **Swale designed to collect upstream runoff and direct to 48" pipe**.
- **Natural drainage flow direction**.
Stormwater: Impact Due to Incomplete Sun City Install
Stormwater: Plan to Accept Offsite Flow
Ms. Katie Woodruff  
City of Hardeeville  
June 12, 2014

Page Two

3. Explain why the 48” RCP between GI #109 and Lagoon No. 37 is omitted from the Storm Drain Calculations.  
   48” RCP between GI #109 and Lagoon No. 37 was sized in the Master Storm Drainage Model to receive oﬀsite ﬂow.

Fire Protection:
1. There are no additional comments at this time.

Water & Sewer:
2. There are no additional comments at this time.

Thank you for your attention to this project. We look forward to receiving your approval.  
Please feel free to contact our oﬃce with any questions.

Sincerely,

[Signature]

Ms. Katie Woodruff  
City of Hardeeville  
June 12, 2014

Planning and Zoning:
1. Please be sure to apply for a sign permit prior to fabrication and installation of the proposed neighborhood sign.  
   Owner has been notiﬁed of this comment.

Engineering:
1. Provide copy of BJWSA and SCHEC Water and Wastewater construction permits.  
   BJWSA has provided preliminary approval. SCHEC approval is pending. Final approval will be submitted to your oﬃce once received.

2. Provide copy of encroachment approval for road, utility, and storm drain crossing of power line easement between Lagoon 37 and 100.  
   Block 17A boundary has been revised to exclude power line encroachment. See Phasing Memo.
DESIGN PARAMETERS
• The discharge rate to the Sun City 48” pipe will be less than or equal to the existing condition for the design storms stipulated in the MZDO and PDD.
• This discharge rate was anticipated and accounted for in the original Sun City drainage calculations.
• This is accomplished by using approximately 15% of the 30-acre apartment site for new stormwater detention ponds upstream of Sun City.
• These ponds essentially hold the difference between existing (wooded) and proposed (paving & rooftops) conditions.
• There is a control structure at the discharge point restricting the outgoing flow rate with a series of vertical weirs.

REQUIRED APPROVALS
• Engineering plans and stormwater calculations will be prepared and submitted to the City and SCDHEC-OCRM.
• A city engineering consultant will conduct a review of the submitted documents to ensure MZDO and Okatie Crossing PDD regulations are met.
• A SCDHEC engineer will conduct a review of the submitted documents to ensure pre-development discharge rate does not exceed the post-development rate.
• SCDHEC also requires retention of the first flush volume to allow for settlement and removal of sediment and pollutants prior to discharge.
Water Plan – Looping the Water Benefits Sun City and Future Development
Sanitary Sewer Plan

PROPOSED SANITARY MAIN FROM MANHOLE AT SOUTH EAST CORNER OF PROPERTY TO EXISTING MANHOLE AT PUMP STATION (PROVIDED BY OTHERS)

PROPOSED CONNECTION TO EXISTING MANHOLE

PUMP STATION (BY OTHERS)
LCOG retained AECOM to prepare a 2019 "SC170 Corridor Access Management Study" with various traffic improvements recommended along SC170 including:

- Roadway widening to provide 3 through lanes in each direction
- New traffic signals at Okatie Crossing Dr, Palmer Grace Dr and Commerce Pl
- Additional roadway improvements at Okatie Center Blvd/Barrel Landing Rd and the US278 interchange
- Some of the improvements have been initiated

Atlantic Traffic prepared a detailed Traffic Impact Analysis:

- 2022 traffic counts taken at 8 intersections
- Analyzed morning/evening weekday and Saturday peak hour volumes for a 2027 buildout
- Phase 1 traffic will not be generated until the end of 2025
- Peak hour site traffic is relatively low and would contribute <3% of the peak hour volumes at any of the study intersections
- Property owner to construct Okatie Crossing Dr to SC170
- Traffic signal installation is recommended at Okatie Crossing Dr/SC170 pending SCDOT approval
- Favorable A and B Levels of Service calculated for the site driveway proposed on Okatie Crossing Dr
Summary

• Latitude 32 Development is a partnership of well respected and experienced professionals in the Lowcountry.
• Over the past 12+ months, Latitude 32 has contributed significant resources towards the best possible design and outcome for the Okatie Crossing site.
• Latitude 32 plans to spend in excess of $100M on the first phase of this site, adding substantial amenities and housing to combat the growing housing demands in the area.
• First and foremost, Latitude 32 has a track record of leaving neighborhoods far better than we found them, acting as a great steward to the Cities in which we operate.
• The proposed development creates jobs, increases the tax base, and allows retail, restaurant, and other amenities to enter the market.
Questions?