

# Dunmeyer Hill Estates

## Planned Development Guidelines

Charleston County, SC  
May 15, 2016

Amended: February 24, 2017

### DUNMEYER HILL ESTATES CONCEPTUAL SKETCH PLAN W/ AERIAL FOR PLANNED DEVELOPMENT



**OWNED BY:**

Cloverleaf Properties, LLC  
49 Ocean Point Drive  
Isle of Palms, SC 29451  
(734) 558-3877

**PREPARED BY:**

Earthsource Engineering  
886 Johnnie Dodds Blvd., Suite 200  
Mount Pleasant, SC 29464  
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# Dunmeyer Hill Estates

## Planned Development Guidelines

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### Table of Contents

	Page
1. Planned Development Name	1
2. Statement of Objectives	1
3. Intent and Results	1
4. Site Information	3
5. Proposed Land Uses	3
6. Maximum Density	4
7. Impact Assessment/Analysis	4
8. Traffic Study	4
9. Development Schedule	5
10. Open Space	5
11. Streets	5
12. Compliance with the ZLDR	5
13. Historical and Architectural Survey	6
14. Letters of Coordination	6
15. Dimensional Standards	6
16. Architectural Guidelines	6
17. Lots to Abut Common Open Space	6
18. Access	7
19. Areas Designated for Future Use	7
20. Signs	7
21. Parking	7
22. Tree Protection	7
23. Resource Areas	8
24. Common Open Space	8
25. Home Owners Association (HOA)	8
26. Additional Guidelines	9
1. Site Lighting	9
2. Garbage Disposal	9
3. Building Height	9
4. Additional Building & Vehicular Limits	9
5. Landscaping & Buffer Requirements	9
27. Appendices	9
1. Location Map	10
2. Current Charleston County Zoning Map	11
3. Survey of Tracts Including Trees	12
4. Conceptual Sketch Plan	13
5. Conceptual Sketch Plan w/ Aerial	14
6. Conceptual Landscape Plan	15
7. Conceptual Utility & Drainage Plan	16
8. Typical Single Family Residential Elevation	17
9. Historical and Architectural Survey	18
10. Recorded Plat of Property	19
11. Letter of Coordination - SCDOT	20
12. Letter of Coordination - Town of Lincolnville PW	21
13. Letter of Coordination - North Charleston Sewer District	22
14. Letter of Coordination - Chas. County Public Works	23
15. Letter of Coordination - USACOE	24
16. Letter of Coordination - Chas. County Stormwater Div	25
17. Letter of Coordination - Chas. County Roads Div	26
18. Letter of Coordination - Chas. County School District	27
19. Letter of Coordination - CARTA	28
20. Letter of Coordination - Fire Department	29
21. Letter of Coordination - SCEG	30
22. Referenced ZLDR	31

# Dunmeyer Hill Estates

## Planned Development Guidelines

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1. **Planned Development Name**

Dunmeyer Hill Estates

2. **Statement of Objectives**

The subject property is located off Highway 78 in Charleston County, South Carolina and currently contains one parcel of land equaling 4.62 acres. The parcel is currently zoned Single Family Residential 4 (R-4) Zoning District. The intent of this application is to create a Planned Development for the entire 4.62 acre project, giving the developer flexible lot standards and increased density.

Current Condition:

4.62 Acres (Zoned R-4)                      TMS: 385-15-00-014 (TBD Dunmeyer Hill Road)

Proposed Condition:

4.62 Acres (Zoned PD)                      TMS: 385-15-00-014 (TBD Dunmeyer Hill Road)

PD Zoned project proposes a maximum of 28 dwelling units on 4.62 acres with a maximum density of 6.1 units/acre. Minimum required open space for the PD Zoned residential project to be 0.05 acres per lot (total = 1.4 acres).

3. **Intent and Results**

The proposed residential use is consistent with the area and meets the objectives of the Charleston County Zoning and Land Development Regulations Section 4.23.9.E.4.a.iii. This application will meet the applicable criteria of Section 4.23.9.E.4.a.iii by preserving as much of the forest and natural areas as possible, keeping most of the trees on the property, and maintaining a good deal of open space. The Planned Development is also consistent with the intent of the Comprehensive Plan and other adopted policy documents since the property will preserve the natural resources, such as large trees and wetlands, while providing for the expansion and growth of Charleston County. Charleston County and other agencies will be able to provide necessary public services, facilities, and programs to serve this development at the time it is developed. The property is currently an undeveloped parcel with sparse trees and has both a sanitary sewer and a storm drainage easement that run along the eastern property boundary

The intent of the Dunmeyer Hill Estates is to create a unique housing system they plan to build on the property for smaller custom built modular homes that will provide a very cost efficient product that is built at a higher quality than stick built homes with faster production.

The proposed development will meet the objectives contained in ZLDR Section 4.23.4, as listed below. A brief description for meeting objective has been provided.

- A. A maximum choice in the types of environment available to the public by allowing a development that would not be possible under the strict application of the standards of this Ordinance that were designated primarily for development on individual lots;
  - o The Dunmeyer Hill Estates project will provide a product line and environment not readily available near the project area. The higher

# Dunmeyer Hill Estates

## Planned Development Guidelines

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- density development will create a more affordable housing product, which according to the developer's market studies, is very much needed for potential home buyers in this location.
- B. A greater freedom in selecting the means to provide access, light, open space and design amenities;
    - o By creating this planned development, there will be an emphasis on creating useable open space and design standards not available through the use of existing zoning ordinances.
  - C. Quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements;
    - o Existing site topography and features allow this site to sensitive to the environment. By utilizing existing site slopes throughout our proposed layout, the design will minimize sizing of storm drainage infrastructure. Proposed layout will avoid detrimental impact to wetlands features.
  - D. A development pattern in harmony with the applicable goals and strategies of the Comprehensive Plan;
    - o The Future Use according to the Comprehensive Plan designates this area as Urban/Suburban Mixed Use. This use encourages more dense development, such as an M8 Zoning (8 units/acre). The proposed development would be in keeping with the Comprehensive Plan.
  - E. The permanent preservation of common open space, recreation areas and facilities;
    - o By adaptation of this planned development, 30% of the site will be preserved as common open space. This open space will be intended for resident use.
  - F. An efficient use of the land resulting in more economical networks of utilities, streets, schools, public grounds and buildings, and other facilities;
    - o Site design utilizes a single loop road with double loaded lots throughout the majority of the project. This allows for utility service to serve both sides of the road, avoiding excess utility extensions. Site design provides a cost efficient approach to developing the lots.
  - G. A creative approach to the use of land and related physical facilities that results in better development and design and the construction of amenities;
    - o The site design has utilized the existing topography, which drains towards the project's stormwater outfall ditch on the easternmost property line. The largest proposed open space surrounds and includes our stormwater pond. Providing our stormwater detention adjacent to this outfall feature is an efficient design and provides a nice feature within the open space. Pond defined as a wet detention pond which will maintain a static water level.
  - H. A development pattern that incorporates adequate public safety and transportation-related measures in its design and compliments the developed properties in the vicinity and the natural features of the site.
    - o The proposed design incorporates road design in which public safety providers will have access. Police, fire & emergency response travel will not be impeded by the proposed design.

Additional objectives of the Planned Development include:

- Creating an affordable neighborhood with quality homes that are well

# Dunmeyer Hill Estates

## Planned Development Guidelines

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- thought out and sensitive to surrounding neighbors.
- Creating walkability throughout the development through the use of sidewalks and trails that will connect the residential to the open spaces providing for safety and encouraging outdoor activity.
  - Providing meaningful open space that ties together and allows additional buffering from neighbors and is environmentally sensitive.
  - Allowing for street trees that enhance the neighborhood.
  - Reducing lot sizes and setbacks to create a compact and walkable community and provide flexibility to work around natural site features

### Residential Description

The residential portion of the property is made up of 4.62 acres total with a maximum of 3.22 acres for housing as shown on the Conceptual Site Plan attached as the Appendix 4. The intent is to develop this as single family residential home sites which are being eagerly sought in this area. The development will incorporate a single HOA road that circulates the neighborhood, along with open space areas connected with sidewalks and trails around planned storm water pond. The road will either be privately owned and maintained by an HOA or offered for acceptance into the public road system (complying with all processes and requirements for such offerings). The intent is to preserve the natural beauty of the land while allowing it to be developed for residential dwellings and an active community positioned in a growing area of the County. The later sections of this document will further outline the preservation, building height restrictions, density, and other restrictions for this development.

### Open Space Description

"Open Space" and "Common Open Space" are defined as any land dedicated to the public or designated by the development plan for the use, benefit and enjoyment of all residents of the development.

The open space for this development was designed to create an active neighborhood that stands apart from others in the area. With approximately 30% of the neighborhood preserved in open space in ponds, wetlands, and HOA green space, there will be a substantial area for residents to enjoy outdoor activities. Playground area, passive parks along with sidewalks and trails connecting these areas will provide residents with multiple options for activity without having to leave the development.

## 4. Site Information

**Total Acreage = 4.62 Acres**

Highland Acreage = 4.306\*

Freshwater Wetland Acreage = 0.314\*

\* USACOE Coordination provided in Appendix 15.No OCRM critical line present on-site.

# Dunmeyer Hill Estates

## Planned Development Guidelines

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### 5. Proposed Land Uses

Project limited to Single Family Detached Residential homes. Accessory structures such as (but not limited to) sheds, garages, pools and decks will be allowed and must comply with the applicable accessory structure requirements of this PD and the Charleston County ZLDR. Accessory Dwelling Units (ADU's) are not permitted.

Subdivision of lots shall comply with ZLDR Chapter 8.

### 6. Maximum Density

ZLDR Section 4.23.6.A.2.a states:

*The underlying zoning district is Single Family Residential(R-4). A max density of not more than two times the max allowable density in the underlying zoning district may be permitted when 0.05 acres of common open space per dwelling unit is provided.*

By this standard, the proposed 28 Lot subdivision would require 1.40 acres of open space (approximately 30% of the site).

The proposed development provides the minimum 1.40 acres open space with a maximum density of 6.1 units/acre.

### 7. Impact Assessment/Analysis

Based on local agency coordination (see letters of coordination in Appendix), the impact of this development on existing public facilities and services will be minimal. There will be tie-ins to public water and sewer, which will cause a minimal additional demand on these utilities.

Water will be provided by the Town on Lincolville and sewage will be provided by North Charleston Sewer District. Electricity will be provided by SCE&G and shall be services by existing power lines. All new and relocated utility lines will be underground.

The development is planned to have a 40' private right of-way roadway that will be owned and maintained by an HOA or offered for acceptance into the public road system (complying with all processes and requirements for such offerings). The project will have a single curb cut that will service a loop road system off Dunmeyer Hill Road. All lots within the development shall have access from the internal neighborhood road only; no lots shall have direct access to Dunmeyer Hill Road.

The planned development shall comply with all Charleston County Stormwater Ordinances and SCDHEC Regulatory requirements. For site locations within sensitive drainage basins prone to flooding additional stormwater design and construction requirements may be required by the Director of Public Works prior to Stormwater permit approval and issuance. Where possible and allowed by permit, the proposed site may connect its stormwater system with existing conveyances. Best Management Practices (BMP's) shall be utilized, installed, and maintained in compliance with applicable approved permits throughout all phases including, but not limited to, site development, construction, and post construction.

Applicant shall comply with Charleston County Stormwater Ordinances and SCDHEC

# Dunmeyer Hill Estates

## Planned Development Guidelines

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Regulatory requirements for pre and post construction water quality and quantity. Stormwater design, construction, and maintenance shall be in compliance with applicable approved Charleston County Stormwater Permits. Utilization of approved and permitted Low Impact Design elements is encouraged within a comprehensive site Master Drainage Plan.

Applicant will coordinate with SCDOT, Charleston County Public Works, and Charleston County Transportation Development regarding any transportation impacts.

### 8. Traffic Study

A traffic study is not required for this project; however, projected traffic generation, according to the most recent ITE trip generation manual, is 268 trips per day for the 28 lots subdivision.

### 9. Development Schedule

The infrastructure development is scheduled to occur in a single phase. Homes will be built as purchased.

### 10. Open Space

Open space areas will be provided within the development at various locations that interconnect with each other. Current planned amenities include passive parks and trails within the open space areas. Lighting would be planned for these areas depending on use and to satisfy both security needs and the possibility of evening use of each. This will be designed to meet all County regulations and will require site plan approval. This area will be owned and maintained by the HOA. Open space will be compliant with ZLDR Section 4.23.7.

### 11. Streets

The total site frontage is approximately 440 linear feet along Dunmeyer Hill Road. The subdivision is planned to have a 40' private or public right-of-way that will have a single curb cut that will service a loop road system off Dunmeyer Hill Road. HOA to own and maintain proposed road system.

### 12. Compliance with the ZLDR

1. Items not specifically addressed with this Planned Development shall comply with the Charleston County Zoning and Land Development Regulations for the R-4 Zoning.
2. The owner/developer shall proceed with the development in accordance with the provisions of these zoning regulations, applicable provisions of the Charleston County Comprehensive Plan, and with such conditions as may be attached to any rezoning to the applicable PD district.
3. The provisions of Article 3.10, Variances, of the ZLDR shall not apply to the Planned Development and all major changes to the Planned Development must be approved by County Council. Tree variances may be granted in accordance with Article 3.10 and all other sections of the ZDLR.

# Dunmeyer Hill Estates

## Planned Development Guidelines

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4. The proposed development compiles with the approval criteria contained in Section 4.23.9(E)(9) as explained herein:
  - A. This Planned Development complies with the standards contained in Article 4 of the ZLDR.
  - B. The development is consistent with the intent of the Comprehensive Plan and other adopted policy documents since the property will preserve the natural resources, such as large trees and wetlands, while providing for the expansion and growth of Charleston County.
  - C. The County and other agencies will be able to provide necessary public services, facilities, and programs to serve this development at the time it is developed. Please see Exhibit I for Letters of Coordination from the various public service providers in support of this development.

### 13. Historical and Architectural Survey

Project contains no historical or architectural sites. Please see GIS map of site from the South Carolina Historic Preservation located as Appendix 9.

Adjacent property west of site contains a cemetery. The development will require a 10-ft minimum vegetated buffer (utilizing the existing vegetation) in the Common Open Space along the western property line adjacent to the parcel containing the cemetery (not to count towards 40% requirement for Common Open Space).

### 14. Letters of Coordination

Letters of coordination for required agencies provided in appendix of this document.

### 15. Dimensional Standards

Density/Intensity and Dimensional Standards	
Maximum Residential Density	6.1 units per acre ( <i>Maximum build out for 4.62 Acres = 28 Units</i> )
Minimum Lot Area	3,000 Square Feet
Minimum Lot Width	40 Feet
Minimum Lot Depth	65 Feet
Minimum Setbacks*	
Front/Street Side**	15 Feet (Primary & Accessory Structures)
Side	5 Feet (Primary & Accessory Structures)
Rear	10 Feet (Primary) & 5 Feet (Accessory)
Maximum Impervious Lot Coverage	75%
Maximum Height	35 Feet
Maximum Building Footprint Size	2,000 Square Feet

\*Primary & accessory structure setbacks for Residential Lots abutting Dunmeyer Hill Road are 10' along the Dunmeyer Hill Road frontage ( must comply w/ the right-of-way buffer).

\*\*Lots 14/15 on conceptual plan shall have a 15'ft setback along ROW

# Dunmeyer Hill Estates

## Planned Development Guidelines

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In addition to this table, lot dimensional standards to comply with Section 26.4 of PD

### 16. Architectural Guidelines

The Architectural Guidelines of ZLDR Article 9.6 shall apply to this proposed Planned Development. Additionally:

1. The building materials include low maintenance, dent free vinyl siding, hardy plank siding, masonry, and stucco.
2. Garage doors should be enhanced when feasible through the use of carriage style material or window panels.

Renderings can be found in Appendix 8.

### 17. Lots to Abut Common Open Space

Project layout was designed to maximize accessibility of residential lots to common open space, with six lots immediately abutting common open space. All proposed lots are within 200' of an HOA common open space in order to maximize accessibility and use of these areas.

### 18. Access

The total site frontage is approximately 440 linear feet along Dunmeyer Hill Road. The subdivision is planned to have a 40' private or public right-of-way that will have a single curb cut that will service a loop road system off Dunmeyer Hill Road. The loop road system is proposed in an effort to eliminate the need for a cul-de-sac, T-turnaround, or a dead-end street. Sidewalks will be provided within the proposed right-of-way and comply with the requirements of ZLDR Article 8.10.

### 19. Areas Designated for Future Use

Project to be developed in a single phase, so there are no areas designated for future use in the current project scope. However, if an area is later designated for future use, it shall comply with ZLDR Article 4.23 below:

All areas designated for future expansion or not intended for immediate improvement or development shall remain in a natural state until such time as development permits are approved.

### 20. Signs

Signage for the subdivision will be compliant with the Charleston County ZLDR Article 9.11. Signage will be limited in total size to conform with the County requirements. The monument signage is to be integrated with landscaping with a preference for uplighting.

### 21. Parking

Except for as noted parking is to be provided per the Charleston County Zoning Ordinance current standards at the time of development.

# Dunmeyer Hill Estates

## Planned Development Guidelines

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- 2 spaces per unit (*Off-street*)

Note: Single Family residential units to provide 2 spaces per unit onsite. These can be provided in the driveway (*side by side*) or one (1) in the garage and one (1) in the driveway. In all applications pedestrian sidewalks are not to be obstructed due to parking. Parking shall be in compliance with ZLDR Article 9.3.

### 22. Tree Protection

The proposed Planned Development shall comply with all provisions of Article 9.4, Tree Protection and Preservation, of the ZLDR.

### 23. Resource Areas

This planned development shall protect any resources determined significant by the Planning Director including, but not limited to: agricultural soils and active farmland, buffer areas between active farmland and existing/planned future non-farm development, wetlands, mature trees, land adjacent to preserved farmland on neighboring properties, scenic views, water access and shoreline buffers, and habitat of species designated as of federal, state and local concern.

This planned development shall comply with all provisions of Article 9.4, Tree Protection and Preservation, of the ZLDR.

### 24. Common Open Space

The total combined acreage of freshwater wetlands, detention ponds, and buffers to be used as open space shall not comprise more than forty percent (40%) of the open space requirement provided. Minimum open space required is 1.40 acres for the 28 Lot subdivision (0.05 acres/lot).

Proposed sketch plan (Appendix 4) provides a detention pond 0.168 acres in size and wetlands 0.314 acres in size. Combined wetlands and pond consist of 34% of the total common open space shown (1.40 acres).

Plantings in open space areas will be planned so as to screen between properties and provide a visual barrier.

Common Open Space to be owned and maintained by the HOA. Common Open Space shall comply with ZLDR Article 4.23.7.

### 25. Home Owner's Association (HOA)

A Home Owner's Association (*HOA*) Board of Directors will be created to own, manage, and maintain the residential roads & sidewalk, the drainage system, common open

# Dunmeyer Hill Estates

## Planned Development Guidelines

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space and amenity features. The HOA will be managed by the Developer collecting all fees and handling HOA responsibilities until all lots within the residential development are sold, at which time duties will be turned over to a successor chosen by the HOA.

The HOA will be responsible for taking ownership and maintaining all common areas, parks, ponds, associated furnishings, pathways and improvements. They will also fund any private lighting repairs, landscaping, and buffers maintenance.

All of these items will be owned and maintained by the Developer until the ongoing maintenance and ownership is assumed by the HOA.

The HOA shall fund, own, and maintain the stormwater system components, structures, and shall ensure they are maintained to permitted standards. Stormwater pond constitutes significant percentage of open space calculation. Any modification to permitted pond configuration will require revision to approved comprehensive site drainage plan and issuance of Stormwater permit above staff approvals.

HOA approval is not required prior to submittal of applications for zoning permits.

### 26. **Additional Guidelines**

Each unit and/or building within this Planned Development will be carefully located so that each will have a reasonable view and privacy. Consideration will be given to building regarding topography, the protection of existing trees, and/or other aesthetic or environmental conditions.

#### 1. **Site Lighting**

Site Lighting shall comply with ZLDR Section 9.6.

#### 2. **Garbage Disposal**

Garbage collection will be handled by private trash pickup of roll out cans. Covenants and restriction from the HOA will dictate requirements for trash can screening in the residential development.

#### 3. **Additional Building & Vehicular Limits**

Other than occasional deliveries, heavy truck traffic will be prohibited in the development. Overnight parking of eighteen wheel vehicles will be prohibited.

#### 4. **Landscaping & Buffer Requirements**

Landscaping & Buffer requirements shall comply with ZLDR Articles 9.4 and 9.5. Project to include S2 Buffer Type (20' minimum buffer) along Dunmeyer Hill in accordance with Section 9.5.4.; however, the 20-foot buffer may be reduced to 10 feet on Residential Lots abutting Dunmeyer Hill Rd. The reduced buffer must be planted with the density of the County S2 Buffer Type in accordance with Section 9.5.4

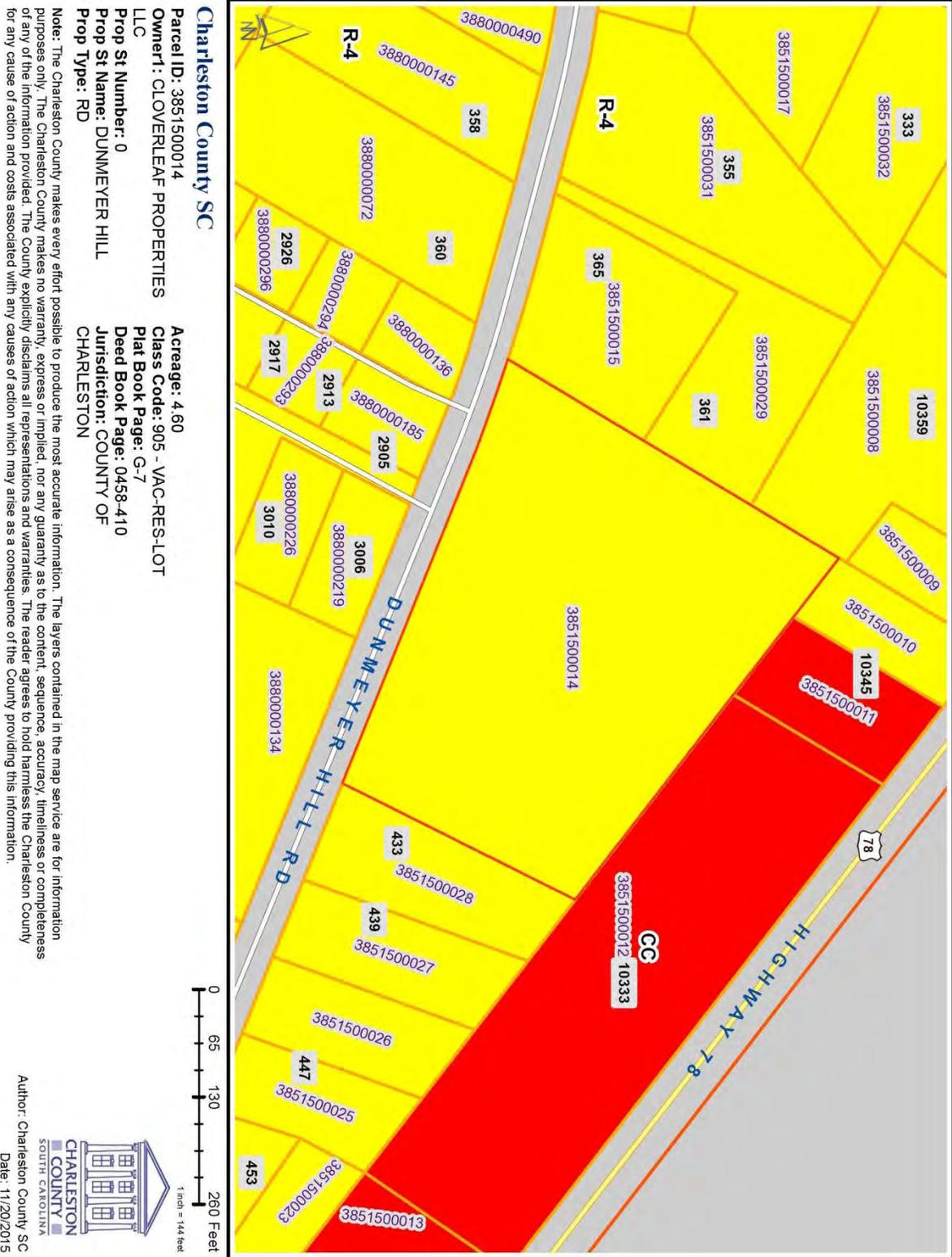
### 27. **Appendices**



# Dunmeyer Hill Estates

## Planned Development Guidelines

### 2. Current Charleston County Zoning Map (R-4)





# Dunmeyer Hill Estates

## Planned Development Guidelines

### 4. Conceptual Sketch Plan

## DUNMEYER HILL ESTATES CONCEPTUAL SKETCH PLAN FOR PLANNED DEVELOPMENT (28 Lots)

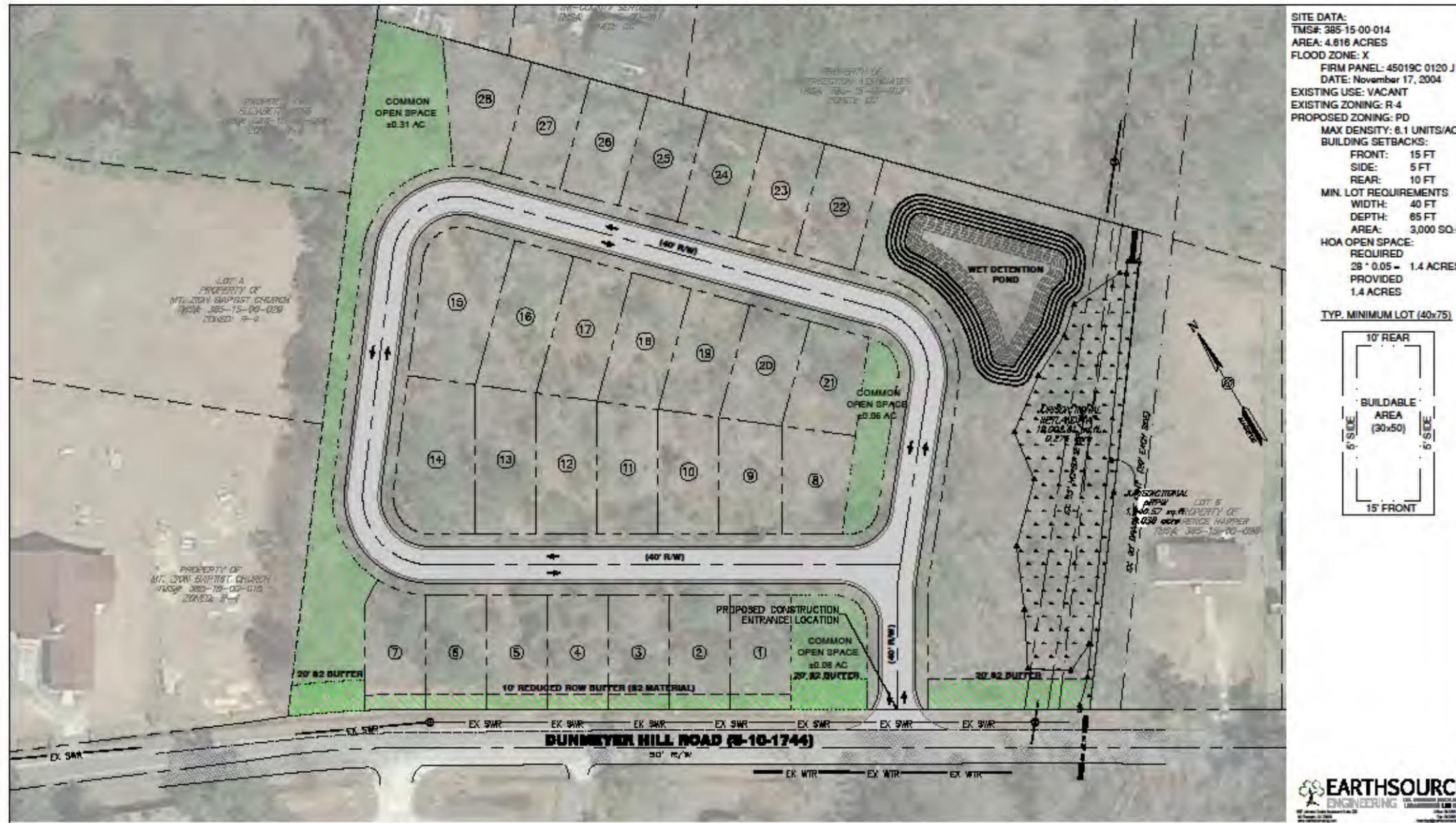


# Dunmeyer Hill Estates

## Planned Development Guidelines

5. Conceptual Sketch Plan w/ Aerial

### DUNMEYER HILL ESTATES CONCEPTUAL SKETCH PLAN W/ AERIAL FOR PLANNED DEVELOPMENT





# Dunmeyer Hill Estates

## Planned Development Guidelines

### 7. Conceptual Utility & Drainage Plan

## DUNMEYER HILL ESTATES CONCEPTUAL UTILITY & DRAINAGE PLAN FOR PLANNED DEVELOPMENT



# Dunmeyer Hill Estates

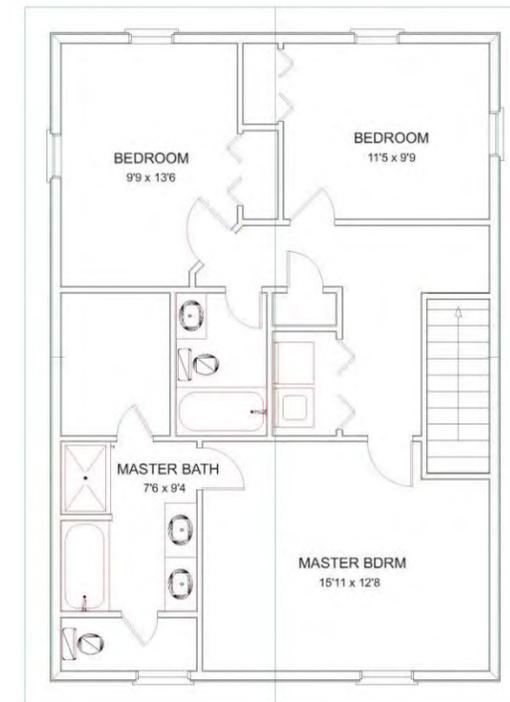
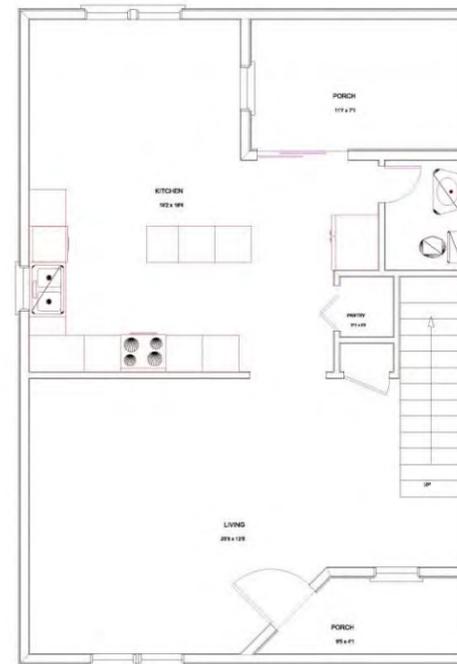
## Planned Development Guidelines

### 8. Typical Single Family Residential Elevation

# Dunmeyer Hill Estates



## Conceptual Rendering and Floor Plans



# Dunmeyer Hill Estates

## Planned Development Guidelines

### 9. Historical and Architectural Survey

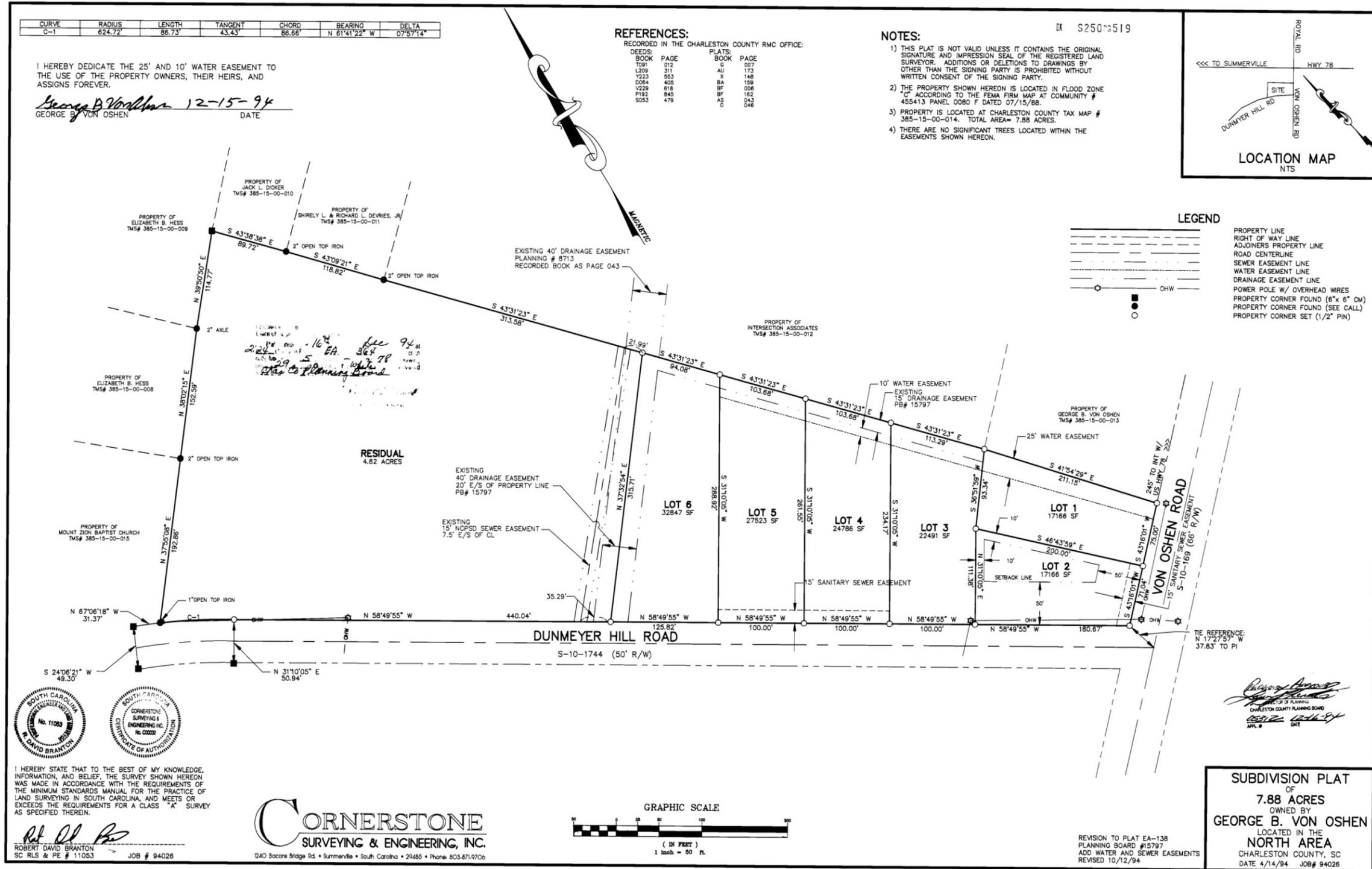
SC ArchSite Public Web Map

Historic Structures: Mt. Zion Baptist Cemetery	
Site Number	496 0719
County Code	19
Resource Name	Mt. Zion Baptist Cemetery
NR Eligibility	Not Eligible or Requires Evaluation
Date of Resource	1900
ADDRESS	360 Dunmeyer Hill Road
CITY	
COUNTY	Charleston
Report Title	Charleston County Historical and Architectural Survey (S. Fick 1991-2)

# Dunmeyer Hill Estates

## Planned Development Guidelines

### 10. Recorded Plat of Property



# Dunmeyer Hill Estates

## Planned Development Guidelines

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### 11. Letter of Coordination - SCDOT

#### **Wofford Stribling**

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**From:** Fleming, Juleigh B. [FlemingJB@scdot.org]  
**Sent:** Friday, February 26, 2016 3:26 PM  
**To:** striblingw@earthsourceeng.com  
**Cc:** Grooms, Robert W.  
**Subject:** FW: Dunmeyer Hill Estates - Letter of Coordination  
**Attachments:** Layout.pdf; Zoning Map.pdf

Wofford,

Thanks for providing us with a site plan for the proposed Dunmeyer Hill Estates site. We do not object to the location of the proposed driveway. Once you have full construction plans completed for the site please submit an application for encroachment permit within EPPS. Also, please make sure to include a full drainage study as required in Chapter 10 of the SCDOT ARMS manual with your submittal. Please let us know if you have further questions.

Thank you!

**Juleigh B. Fleming**  
District Permit Engineer



6355 Fain Street  
North Charleston, SC 29406

Desk: 843-746-6722

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**From:** Wofford Stribling [mailto:striblingw@earthsourceeng.com]  
**Sent:** Friday, February 26, 2016 11:34 AM  
**To:** Fleming, Juleigh B.  
**Cc:** admin@earthsourceeng.com  
**Subject:** Dunmeyer Hill Estates - Letter of Coordination

Hey Juleigh,

Per my voicemail, please see attached information regarding the Dunmeyer Hill project. We're looking for a letter of coordination from the DOT to go along with our PD submittal. If you could please advise if you need any additional information, I'd appreciate it!

TMS#385-15-00-014

**Wofford L. Stribling, PE**



Civil Engineer  
(843) 881-0525 (Tel.)  
(803) 707-8382 (Mob.)  
(843) 881-2477 (Fax)  
[striblingw@earthsourceeng.com](mailto:striblingw@earthsourceeng.com)

# Dunmeyer Hill Estates

## Planned Development Guidelines

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### 12. Letter of Coordination - Town of Lincolnville Public Works



June 13, 2016

Mr. Wofford Stribling  
Earthsource Engineering  
886 Johnnie Dodds Blvd #200  
Mt Pleasant, SC 29464

Re: Letter of Availability for proposed 28 lot subdivision off of Dunmeyer Rd in Lincolnville (TMS#: 385-15-00-014)

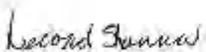
Mr. Stribling,

I am pleased to inform you that The Town of Lincolnville be able to provide water service to the project referenced above. Services will be provided in accordance with the Town's standard operating policies and procedures.

Any cost associated with providing service will be determined when a finalized/approved plan is submitted to our office.

For more information or questions, contact me by phone at (843) 609-6114 or by emailing me at lncs3455444@att.net

Sincerely,

  
Mr. Leland Shannon  
Commission of Public Works

# Dunmeyer Hill Estates

## Planned Development Guidelines

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13. Letter of Coordination - North Charleston Sewer District

***North Charleston Sewer District***

7225 STALL ROAD/P.O. BOX 63009 NORTH CHARLESTON, SC 29419  
Telephone (843) 764-3072  
Fax (843) 764-2655

11/23/2015

Attn: Meggan Bernhardt

Re: Sanitary sewer availability to TMS 3851500014

Dear Meggan Bernhardt,

Please be advised that sanitary sewer service is available to TMS 3851500014. However, there is no service to the property line. The property owner is responsible for installing a service into the main line or manhole located in an easement/right-of-way next to the property. If this property is subdivided, the property owner will be responsible for any sewer line modifications necessary to provide sewer service to each lot. If you have any questions, please call me at 843-764-3072.

Sincerely,



Kevin Trepen  
Capital Projects Specialists

# Dunmeyer Hill Estates

## Planned Development Guidelines

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### 14. Letter of Coordination - Charleston County Public Works (Roads)

James R. Neal  
Director  
843.202.7600  
Fax 843.202.7601  
jneal@charlestoncounty.org



Lonnie Hamilton, III  
Public Services Building  
4045 Bridge View Drive, Suite A301  
North Charleston, SC 29405-7464

Mr. Wofford L. Stribling, P.E.  
Earthsources Engineering  
886 Johnnie Dodds Boulevard, Suite 200  
Mt. Pleasant, SC 29464

RE: LETTER OF COORDINATION REQUEST  
DUNMEYER HILL ESTATES PLANNED DEVELOPMENT

Dear Mr. Stribling:

This letter acknowledges that you have notified Charleston County Public Works regarding your intent to develop a residential subdivision project near Lincolnton referred to as Dunmeyer Hill Estates. The Public Works Department is prepared to review your plans.

Please continue to submit documentation directly to the County Zoning and Planning Department other than specific encroachment permit applications for County right-of-way and drainage easements. These applications should be provided to the Public Works Department to the attention of Mr. Herbert Nimz at the address listed above.

Sincerely,

Matthew Fountain, P.E., P.G.  
Engineering Manager

MF:bw  
c: James R. Neal, P.E., Public Works Director  
Joel Evans, Zoning and Planning Director  
Herbert Nimz, Civil Engineer I



American Public Works Association

[www.charlestoncounty.org](http://www.charlestoncounty.org)

# Dunmeyer Hill Estates

## Planned Development Guidelines

15. Letter of Coordination - USACOE Jurisdictional Determination Receipt



REPLY TO  
ATTENTION OF

**DEPARTMENT OF THE ARMY**  
CHARLESTON DISTRICT, CORPS OF ENGINEERS  
69A Hagood Avenue  
CHARLESTON, SOUTH CAROLINA 29403-5107

DEC 21 2015

Regulatory Division

To Whom It May Concern:

This is to acknowledge receipt of your project submittal to the Charleston District

Regulatory Division for review.

SAC Number: 2015-01765-2JD  
Applicant: Cloverleaf Properties LLC  
Project: Dunmeyer Hill Subdivision  
Project Manager: David Wilson

All future inquiries regarding this matter should be directed to the Project Manager at (843) 329-8044. Additional information about the Charleston District Regulatory Program and Public Notice postings can be found at our web site located at <http://www.sac.usace.army.mil/>

U.S. Army Corps of Engineers  
Regulatory Division  
Charleston District

# Dunmeyer Hill Estates

## Planned Development Guidelines

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### 16. Letter of Coordination - Charleston County Stormwater Division

**James R. Neal**  
Director



**Public Works Department**

July 19, 2016

Mr. Wofford L. Stribbling, P.E.  
Earthsources Engineering  
886 Johnnie Dodds Boulevard, Suite 200  
Mount Pleasant, SC 29464

RE: DUNMEYER HILL ESTATES PUD ; TMS # 385.15.00.014

Dear Mr. Stribbling,

We have reviewed the draft Dunmeyer Hill Estates Planned Development Guidelines, dated May 15, 2016, for a single family residential development utilizing small custom built modular units located on Dunmeyer Hill Road. At present, this letter represents sufficient coordination with the Public Works Stormwater Division in order to continue the revised planned development rezoning process for the property.

The proposed development being located on Dunmeyer Hill Road will be permissible provided the project is in compliance with Charleston County Stormwater Program Permitting Standards and Procedures Manual. Additional review, coordination, and approval by the Public Works Department will be required during the County Stormwater Permitting review and permitting process.

Sincerely,

Frank Pandullo, P.E., PWLF  
Stormwater Utility Manager & Technical Manager

cc: Charleston County Planning Department (Andrea Harris-Long, AICP)  
Charleston County Public Works Department (Frank Pandullo P.E., PWLF)  
File



Association of Public Works Agencies

[www.charlestoncounty.org](http://www.charlestoncounty.org)

# Dunmeyer Hill Estates

## Planned Development Guidelines

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### 17. Letter of Coordination - Charleston County Road Division

James R. Neal  
Director  
843.202.7600  
Fax: 843.202.7601  
jneal@charlestoncounty.org



Lonnie Hamilton, III  
Public Services Building  
4045 Bridge View Drive, Suite A301  
North Charleston, SC 29405-7464

Mr. Wofford L. Stribling, P.E.  
Earthsources Engineering  
886 Johnnie Dodds Boulevard, Suite 200  
Mt. Pleasant, SC 29464

RE: LETTER OF COORDINATION REQUEST  
DUNMEYER HILL ESTATES PLANNED DEVELOPMENT

Dear Mr. Stribling:

This letter acknowledges that you have notified Charleston County Public Works regarding your intent to develop a residential subdivision project near Lincolnville referred to as Dunmeyer Hill Estates. The Public Works Department is prepared to review your plans.

Please continue to submit documentation directly to the County Zoning and Planning Department other than specific encroachment permit applications for County right-of-way and drainage easements. These applications should be provided to the Public Works Department to the attention of Mr. Herbert Nimz at the address listed above.

Sincerely,

Matthew Fountain, P.E., P.G.  
Engineering Manager

MF:bw

c: James R. Neal, P.E., Public Works Director  
Joel Evans, Zoning and Planning Director  
Herbert Nimz, Civil Engineer I



American Public Works Association

[www.charlestoncounty.org](http://www.charlestoncounty.org)

# Dunmeyer Hill Estates

## Planned Development Guidelines

### 18. Letter of Coordination - Charleston County School District

Charleston  
County SCHOOL DISTRICT

VISION 2016  
LOCAL PARTNERSHIP - SHARING KNOWLEDGE

June 13, 2016

Welford Stribling  
Civil Engineer - Earthsource Engineering  
886 Johnnie Dodds Blvd., Suite 200  
Mt. Pleasant, SC 29464  
843-887-0525

#### Operations

RE: Dunmeyer Hill Road Development, TMS# 385 15 00 014

Gerrita Postlewait  
Superintendent of Schools

Jeff Boroway, P.E.  
Chief Operating Officer

Sean Hughes  
Director of Operational Planning

Dear Mr. Stribling,

Please accept this letter as "Proof of Coordination" for the acre development known as "Dunmeyer Hill Estates" located on Dunmeyer Hill Road in the Lincolnville area in Charleston County (TMS #: 385 15 00 014), containing 28 single family homes.

To determine an estimation of additional students any development will create, the following formula is used: on an average of .7 students per single-family unit and .3 students per multi-family unit which is then divided by the number of kindergarten through twelve grade levels (which is a total of 13 levels) to get a grade level average. That average is multiplied by the number of grade levels per school level and rounded to the nearest whole number.

The locations you supplied will involve three (3) different school zones. The expected impacts to enrollments are as follows:

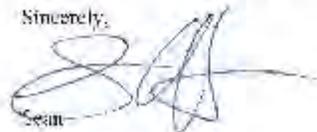
- Elementary School, 5 students
- Middle School, 3 students
- High School, 3 students

We are supplying you the names of the schools that fall within the attendance area where your development will take place. These are subject to change. The information is as follows:

Elementary School: Ladson Elementary School  
Middle School: Deer Park Middle School  
High School: R.E. Stall High School

Please contact me if there are additional questions or needs.

Sincerely,



Sean C. Hughes, LEED AP  
Director of Operational Planning  
Operations  
Charleston County School District  
Phone: (843) 566-8190

# Dunmeyer Hill Estates

## Planned Development Guidelines

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### 19. Letter of Coordination - CARTA

#### **Wofford Stribling**

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**From:** Ryan McClure [ryanm@bcdkog.com]  
**Sent:** Monday, May 23, 2016 10:50 AM  
**To:** Wofford Stribling  
**Subject:** RE: Dunmeyer Hill Estates- Letter of Coordination

Mr. Stribling,

Thank you for contacting us regarding your project located on Dunmeyer Hill Road, TMS# 385-15-00-014. Currently, there is no CARTA service in the Dunmeyer Hill Road area. As a result, no approvals are required by CARTA.

Kind Regards,

***Ryan D. McClure***  
Planner 2

BCD Council of Governments  
1362 McMillan Avenue, Suite 100  
North Charleston, SC 29405  
[www.bcdkog.com](http://www.bcdkog.com)  
[ryanm@bcdkog.com](mailto:ryanm@bcdkog.com)

☎ – 843.529.0400 ext. 224  
☎ – 843.861.1950

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**From:** Wofford Stribling [mailto:striblingw@earthsourceeng.com]  
**Sent:** Friday, May 20, 2016 7:13 PM  
**To:** Ryan McClure  
**Subject:** Dunmeyer Hill Estates – Letter of Coordination

Mr. Ryan,

Need your help on an item for PD I'm working on in Charleston County. Planning is asking for a letter of coordination with CARTA for a new residential subdivision project we're working on near Lincolnville. The project site is located on Dunmeyer Hill Road. I have attached a concept plan for the subdivision. The project will consist of 26 Lots accessed by a private road r/w with a privately owned and maintained drainage system.

TMS# 385-15-00-014

**Wofford L. Stribling, PE**



Civil Engineer  
(843) 881-0525 (Tel.)  
(803) 707-8382 (Mob.)  
(843) 881-2477 (Fax)  
[striblingw@earthsourceeng.com](mailto:striblingw@earthsourceeng.com)

# Dunmeyer Hill Estates

## Planned Development Guidelines

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### 20. Letter of Coordination - Fire Department

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### *C & B Volunteer Fire Department*

509 Royle Road  
P.O. Box 113  
Ladson, SC 29456-0113

(843) 873-0714

June 13, 2016

To whom it may concern:

Re: Dunmeyer Hill Estates  
TMS# 385-15-00-014  
Summerville, SC 29485

The property located on Dunmeyer Hill Road (TMS# 385-15-00-014) is located within the limits of C&B Volunteer Fire Department. We will respond whenever requested.

Sincerely,

*Anita L. Franklin*

Anita L. Franklin  
Secretary/Treasurer  
843-327-4749 (cell)

# Dunmeyer Hill Estates

## Planned Development Guidelines

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### 21. Letter of Coordination - SCEG



May 23, 2016

Mr. Wofford Stribling  
Earthsource Engineering  
886 Johnnie Dodds Blvd #200  
Mt Pleasant, SC 29464

Re: Letter of Availability for proposed 28 lot subdivision off of Dunmeyer Rd in  
Lincolnton (TMS#: 385-15-00-014)

Mr. Stribling,

I am pleased to inform you that South Carolina Electric & Gas Company (SCE&G) will be able to provide electric service to the project referenced above. Services will be provided in accordance with SCE&G's General Terms and Conditions, other documents on file with the South Carolina Public Service Commission, and the company's standard operating policies and procedures.

Any cost associated with providing service will be determined when a finalized/approved plan is submitted to our office. In order to begin engineering work for the project, the following information will need to be provided:

- 1.) Detailed utility site plan (AutoCAD format preferred) showing water, sewer, and storm drainage. The finalized/approved plan must include lot numbers, street names, and 911 addresses for each lot.
- 2.) Additional drawings that indicate wetlands boundaries, a tree survey with barricade plan and buffer zones (if required), as well as any existing or additional easements that will also be needed.
- 3.) Copies of the Army Corp of Engineers official delineation and permits. If applicable, OCMR permits should also be included.

SCE&G's construction standards and specifications are available upon request. For more information or questions, contact me by phone at (843) 851-4904 or by emailing me at [tstoe@scana.com](mailto:tstoe@scana.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Stoe", written in a cursive style.

Tim Stoe  
Sr. Account Manager

# Dunmeyer Hill Estates

## Planned Development Guidelines

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22. Referenced ZLDR

- Section 4.23.7
- Chapter 9 (Entirety)