

EVELYN K. BONHAM, CLERK
723-6772

CHARLESTON COUNTY COUNCIL

O. T. WALLACE COUNTY OFFICE BUILDING

2 COURTHOUSE SQUARE

CHARLESTON, SOUTH CAROLINA

29401

DOGWOOD ESTATES

A PATIO HOME COMMUNITY

The following items when combined with the Master Plan and Development Guidelines dated June 26, 1987 shall govern the zoning requirements for the Dogwood Estates, Planned Development District, designated as PD-28:

1. Land Uses permitted within the "Dogwood Estates" project are as follows:

 - a. Single Family Residential 15.7 acres 64 units
Density 4 units/acre
 - b. Recreation - Passive Park
2. Building setback lines, minimum lot area, maximum lot coverage, number of off-street parking spaces, and building height shall be as stated in the "Development Guidelines for Dogwood Estates."
3. Public water and sewer shall be developed in accordance with the Development Guidelines; conditional use permits for same shall not be required.
4. A buffer strip shall be provided along existing roadways preserving significant existing trees wherever possible.
5. Signs will be erected and located as provided in the Development Guidelines for Dogwood Estates.
6. Drainage and street systems will be constructed to County Standards or in accordance with road plans approved by the County's Public Works Department and will be dedicated to Charleston County.
7. Water retention facilities and selected drainage easements will be privately maintained by the Homeowners Association.
8. The Charleston County Zoning Ordinance shall apply to all areas of this development where not covered by these Regulations and Guidelines.

9. Homeowners agreements, deed restrictions and covenants shall be submitted to the County Attorney (copy to Subdivision Administrator) for his review and approval prior to final plat consideration by the Planning Board. Thereafter, copies of these restrictions, covenants and agreements must be recorded in the RMC office for Charleston County prior to occupancy of the residential homeowners.
10. Detailed site plans for this development must be reviewed and approved by the Planning Staff prior to obtaining applicable zoning and building permits.
11. Plats are to be prepared and approved through the Charleston County Subdivision process prior to sale of individual lots.
12. This amendment shall become effective September 16, 1987.


Chairman of County Council


Clerk of Council

June 26, 1987

DEVELOPMENT GUIDELINES FOR DOGWOOD ROAD PLANNED DEVELOPMENT

I. STATEMENT OF PURPOSE

R.O.C., Inc. is planning to rezone a 15.7 acre tract off of Dogwood Road, West Ashley "Planned Development" and develop a 64 lot single family subdivision. The property is located approximately 330 yards east of Highway 61, along Pierpont Avenue (see location map). The property is bordered by Pierpont Avenue to the north and Dogwood Road to the south. The property is mostly wooded with pines and mixed hardwoods.

Planned Development zoning is requested in order to develop a planned single family subdivision taking advantage of this excellent location. The Planned Development zoning will allow an average lot size of 6,750 square feet with meandering roadways and an aesthetically pleasing lot layout.

II. LAND USES

The 15.7 acre tract includes 0.169 acres of marsh. The 64 single family lots are planned for 15.53 highland acres of the tract resulting in a gross density of 4.07 lots per acre.

III. SETBACK CRITERIA

The following setback criteria is planned for the development:

- A. Front Setback: 18 feet minimum
- B. Rear Setback: 10 feet minimum
- C. Side Setback: Minimum of 4 feet on one side, and minimum of 8 feet total both sides
- D. Corner Lots: Front setback shall be measured to roadway which house faces. Side setbacks shall be applicable to the other roadway.
- E. Lot Coverage: Maximum of 35% lot coverage
- F. Height Limit: 35 feet maximum measured from flood elevation. Additional setback of one foot required for each foot of height over 35 feet.

DEVELOPMENT GUIDELINES FOR
DOGWOOD ROAD PLANNED DEVELOPMENT
Page 2 of 3

IV. LOT SIZE CRITERIA

- A. Total Number of Lots = 64
- B. Average Lot Size = 6,750 Square Feet
- C. Minimum Lot Size = 6,000 Square Feet

V. OFF STREET PARKING

A minimum of 2 offstreet parking spaces will be provided on each lot.

VI. SCREENING/BUFFER AREAS

Since there are significant existing trees along Dogwood and Pierpont the Developer intends to provide a 30' buffer along each road for the full frontage.

VII. FENCES AND WALLS

Since this project consists of single family lots abutting existing single family lots, no special fencing is planned by the Developer. Fences will be allowed by the individual lot owners as long as access to easements is not restricted.

VIII. PARK AREA

Easements are planned in the subdivision to provide a future park area to be constructed and maintained by the Homeowners Association. This passive park will be available for recreational use by all residents.

IX. PONDS

As part of the water retention facilities ponds shall be located within the project. The Developer shall provide drainage ditch and outfall easements from pond. Maintenance shall be the responsibility of the Homeowners Association.

X. STREETS

The proposed subdivision streets will be public streets with curb and gutter constructed to County Standards and dedicated to Charleston County. The use of irrigation in the right of ways is not planned at this time.

XI. PHASING

The entire project will be constructed in one phase.

XII. SIGNS

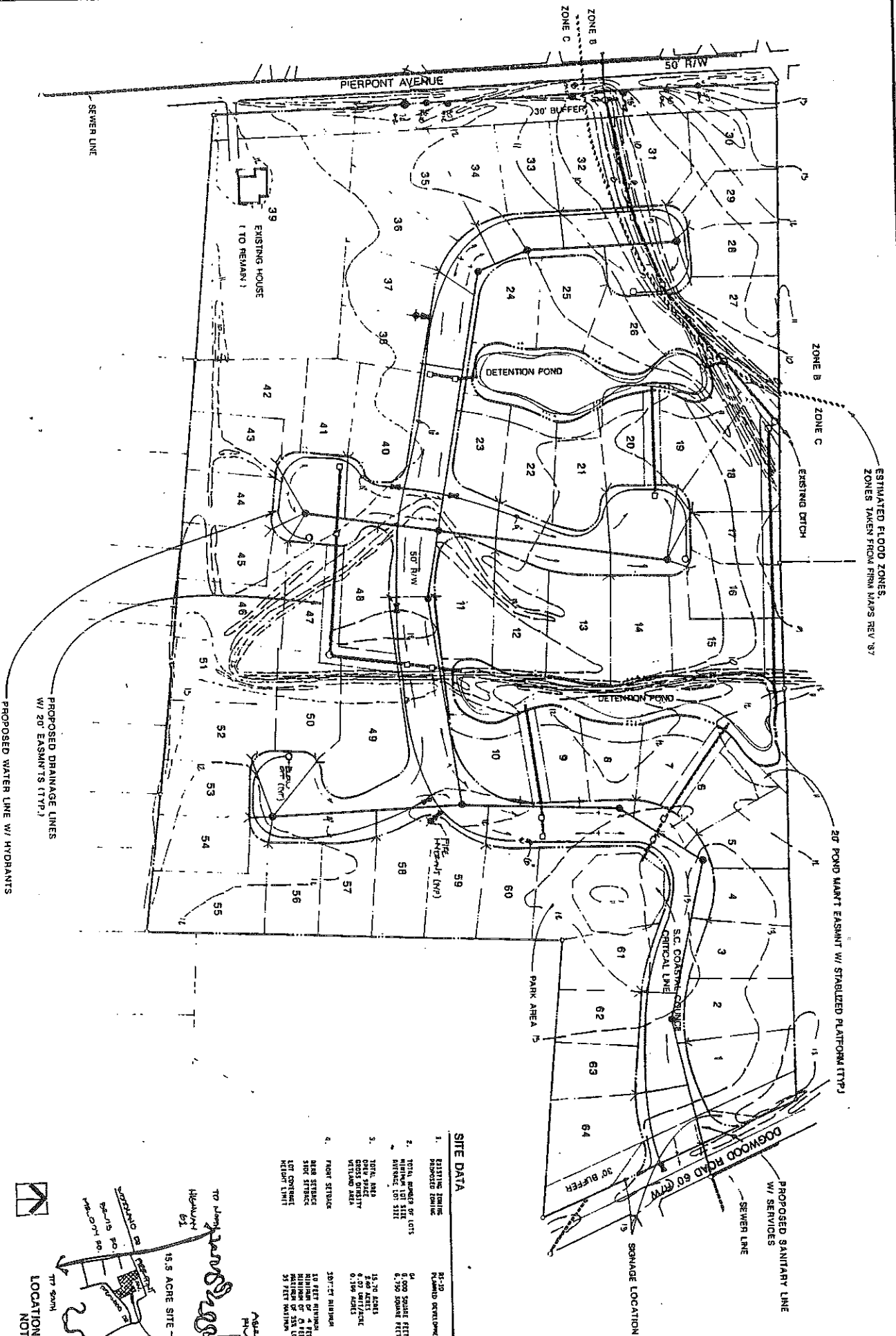
Only small subdivision identification signage is planned for the development. These signs, to contain a maximum of twelve square feet, shall be located in the two signage easements shown on the Master Plan. Street and stop signage in accordance with Charleston County Standards will also be installed.

XIII. PRELIMINARY MASTER PLAN

A copy of the Preliminary Master Plan is hereby made a part of these guidelines as well as the Preliminary Master Drainage Plan which was reviewed by Charleston County Public Works.

XIV. SERVICES

- A. Charleston County Public Works has reviewed the drainage plan for this development their comments are summarized in the attached letter.
- B. S.C.D.H.E.C. has reviewed the sanitary sewer plan for this development and summarized their comments in the attached letter.
- C. S.C. Coastal Council has reviewed the drainage plan and summarized their comments in the attached letter.
- D. The St. Andrews District will provide fire protection services for this development as indicated on the attached letter.
- E. The Charleston Commissioners of Public Works will provide water service to this development as indicated on the attached letter.
- F. The St. Andrews Public Service District will provide sewer service to this development as indicated on the attached letter.



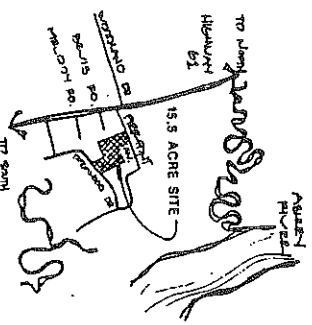
ESTIMATED FLOOD ZONES.
ZONES TAKEN FROM FIRM MAPS REV. 87

SITE DATA

1. EXISTING ZONING	RS-10
2. TOTAL AREA OF LOT	15.5 ACRES
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LOCATION MAP
NOT TO SCALE



SEAMON, WHITESIDE

DOGWOOD ROAD COMMUNITY



NO.	REVISION	DATE
1	PRELIMINARY SITE PLAN	10/1/87
2	REVISION TO PRELIMINARY SITE PLAN	10/1/87
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PRELIMINARY SITE PLAN



County of Charleston

Charleston, South Carolina

MEMORANDUM

PUBLIC WORKS DEPARTMENT
4350 AZALEA AVE.
CHARLESTON HEIGHTS, S.C. 29405-7492
(803) 747-7335

TO : Claudia Bolitho, Planning Department

FROM : Kenneth E. Rosenbaum, Engineering Superintendent

SUBJECT: Proposed Development - Dogwood Road Community
Dogwood Road - Pierpont Area
Engineer - Seaman, Whiteside & Associates

DATE : June 23, 1987

I am writing to confirm our conversations regarding this development. We have reviewed the preliminary drainage plan for this development. We recommend approval to this conceptual preliminary drainage plan on the condition that provisions for the following items are made on the construction plans.

1. That approval of the construction documents be obtained from our department assuring compliance with all of the Road Code Regulations and Policies regarding the construction and maintenance of this road and drainage system prior to the construction of these systems.
2. We assume that the Planning Department has approved the street lay-out, the intersections with existing roadways and the right-of-way widths. Approvals should be obtained from the South Carolina Highways and Public Transportation for both road and drainage construction as it relates to their systems.
3. The developer must provide drainage outlets from this property. I have not found any existing drainage easements downstream from this property. I recommend that the developer show on his plans, prior to any approvals for this development, any existing or proposed drainage easements for the construction and maintenance for any required drainage outlets.
4. The engineer should show how each individual lot will drain and should show any required ditches, swales and related drainage easements.
5. The developer should provide information showing how he intends to provide for the construction, maintenance and liabilities for the detention pond.

Claudia Bolitho

Page 2

June 23, 1987

6. The drainage design for this property should include provisions for any upstream properties currently draining through this tract.
7. This plan indicates that there will be existing manholes and water valves within the paved areas. Provisions should be made for any structures to be located outside the paved areas.

KER:ts

South Carolina Department of Health and Environmental Control



2600 Bull Street
Columbia, S.C. 29201

Commissioner
Robert S. Jackson, M.D.

Trident District
Environmental Quality Control
1000 Air Park Road
Charleston Heights, S.C. 29418
(803) 554-5533

Board
Moses H. Clarkson, Jr., Chairman
Gerald A. Kaynard, Vice-Chairman
Oren L. Brady, Jr., Secretary
Barbara P. Nuessle
James A. Spruill, Jr.
William H. Hester, M.D.
Euta M. Colvin, M.D.

June 23, 1987

Mr. James P. Posda, ASLA
Seamon, Whiteside & Associates, Inc.
1051 Highway 17 By-Pass, Suite C
Mount Pleasant, SC 29464

RE: Dogwood Road Community
Charleston County

Dear Mr. Posda:

Please accept this letter as approval of the preliminary conceptual water and sewer plan for the Dogwood Road Community project. Due to the size and scope of the project, it will be necessary to obtain Department of Health and Environmental Control construction permits for both of the proposed water and sewer systems. Please submit three (3) sets of water system plans and specifications to the Columbia Water Supply Division and three (3) sets of sewer system plans and specifications to the Columbia Domestic Wastewater Division for review, approval, and issuance of construction permits. All plans and specifications must be stamped and signed by a South Carolina registered engineer.

If I can be of further assistance, please let me know.

Sincerely,

A handwritten signature in dark ink, appearing to read "V. Harvey Wilkins".

V. Harvey Wilkins
Trident District Engineer

VHW/d1

cc: Charleston County Planning Board

RECEIVED MAY 27 1987

May 22, 1987

Mr. Jim Posda
Seamon, Whiteside and Associates
1051 Highway 17 Bypass, Suite C
Mt. Pleasant, SC 29464

Re: Dogwood Road Community

Dear Mr. Posda:

This letter will serve as documentation of the items we discussed during our meeting on Thursday, May 21, 1987, concerning the above referenced project.

Item 1: Storm Water Managment. The concept looks fine; however, the side slopes on the ponds need to be no steeper than 3:1.

Item 2: Wetlands. One area has been delineated as South Carolina Coastal Council critical area, but it is perched and probably is a freshwater wetland covered under the U. S. Army Corps of Engineers. Please coordinate with them about a 404 wetland determination using the form letter I gave you.

If you have any questions about this, please contact me at your earliest convenience.

Sincerely,



Fritz Aichele
Planner

JHA:0043DSB

cc: Senator James M. Waddell, Jr.
Dr. H. Wayne Beam
Mr. Christopher L. Brooks
sl Mr. H. Stephen Snyder
Corps of Engineers



SOUTH
CAROLINA
COASTAL
COUNCIL

Emerall Center
Hagood Avenue
Box 802
Charleston, S.C. 29403
(803) 792-5808
Wayne Beam, Ph.D.
Executive Director

ST. ANDREWS PUBLIC SERVICE DISTRICT COMMISSION

P.O. BOX 30305
CHARLESTON, SOUTH CAROLINA 29417

FIRE DEPARTMENT

COMMISSIONERS

CLYDE H. TURNER
DAVID H. HARTZOG
WILLIAM P. BOBO, SR.
JOHN A. KOSTER
C. PHILLIP MARSHALL

OFFICE

1775 ASHLEY RIVER ROAD
CHARLESTON, S.C. 29407
TELEPHONE 556-6310

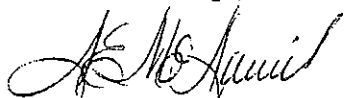
May 29, 1987

Seamon, Whiteside, & Associates, Inc.
1051 Highway 17 By-Pass, Suite C
Mt. Pleasant, S. C. 29464
ATTN: Mr. James P. Posda

Dear Mr. Posda,

The St. Andrews Fire Department does provide fire service to the property on which the proposed Dogwood Road Sub-division will be located.

Sincerely,



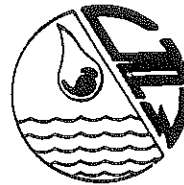
D. E. McDaniel, Capt.
Fire Prevention Bureau

COMMISSIONERS:

Elected:

Ex-Officio:

Harold Simmons, Chairman Joseph P. Riley, Jr., Mayor
Peggy Hendricks, Vice Chairman Daniel Richardson, Ald.
Howard Burky



COMMISSIONERS OF PUBLIC WORKS

Of the City of Charleston
South Carolina

OFFICERS:

Steve W. Kinard, Manager
William E. Koopman, Jr., Asst. Manager
Patric M. McClellan, Dir. Admin. Services
John B. Cook, Dir. of Engineering

June 4, 1987

Seamon, Whiteside and Associates
1051 Highway 17 By-Pass
Suite C
Charleston, S. C. 29464

Attention: Jim Posda

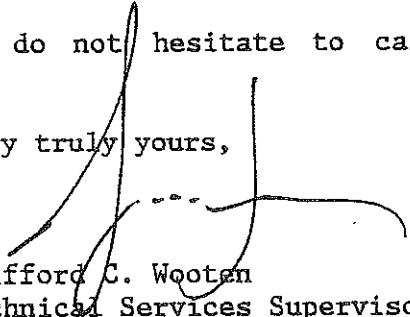
Re: Water Availability to TMS #353-02-00-72
#353-02-00-73
#353-02-00-74
#353-02-00-24

Dear Mr. Posda:

This letter is to certify our willingness and ability to provide water to the above referenced site in Charleston, S. C. We currently have a 24" water main in the shoulder of Dogwood Road with adequate pressures and quantities as shown on the enclosed test sheet.

If there are any questions, please do not hesitate to call me at 724-6886. With best regards, I am

Very truly yours,


Clifford C. Wooten
Technical Services Supervisor
Design and Construction Department

CCW:cfl

Enclosure

Enclosure

RECEIVED JUN 08 1987

ST. ANDREWS PUBLIC SERVICE DISTRICT COMMISSION
P.O. BOX 30305
CHARLESTON, SOUTH CAROLINA 29417

COMMISSIONERS

DAVID H. HARTZOG
WILLIAM P. BOBO, SR.
JOHN A. KOSTER
ROBERT P. KELLAHAN
ETHEL G. TURNER

OFFICE

1775 ASHLEY RIVER ROAD
CHARLESTON, SC 29407
TELEPHONE 556-6310

June 4, 1987

Mr. James P. Posda, ASLA
Seaman, Whiteside and Associates, Inc.
1051 Highway 17 By-Pass
Suite C
Mt. Pleasant, South Carolina 29464

RE: Request for Sewer Service
Proposed Dogwood Road Subdivision

Dear Mr. Posda:

The St. Andrews Public Service District requires that a construction permit from S. C. Department of Health and Environmental Control and acceptance of the system by DHEC to be obtained before the District can accept the sewage for treatment. Once these are obtained, the District will accept the flows from this subdivision. The sewage will be treated at the Pierpont Wastewater Treatment Plant.

If you have any questions, please do not hesitate to call.

Sincerely,

Keith Ragsdale

Keith Ragsdale
Superintendent,
Wastewater Division

KR/11j



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
PLANNING

June 22, 1987

Ms. Claudia Bolitho
Charleston County Planning Dept.
2 Courthouse Square
Charleston, S.C. 29401

DOGWOOD ROAD COMMUNITY
CHARLESTON, S.C.

The Army Corp of Engineers has surveyed this site and determined that there is a small jurisdictional wetland as shown on our plan. This wetland falls under the National 26 Process. However since we do not plan any work in the wetland we do not anticipate at this time to go through that process.

An official letter that states this is forthcoming from Mr. Nick Rourke within three to four days. I will provide you with a copy of this letter upon my receipt.

SEAMON, WHITESIDE AND ASSOCIATES, INC.

James P. Posda, ASLA
Landscape Architect

JPP/kte



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
PLANNING

June 18, 1987

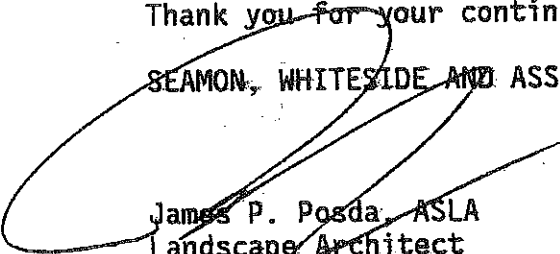
Ms. Claudia Bolitho
Charleston Planning Department
116 Meeting Street
Charleston, SC 29401

DOGWOOD ROAD
CHARLESTON, SOUTH CAROLINA

There is a June 25 meeting of the Highway 61 Commission to discuss this project. If the Planning Department requires a letter we will have Mr. Ike Ryba write to you directly with their comments.

Thank you for your continuing help and assistance.

SEAMON, WHITESIDE AND ASSOCIATES, INC.



James P. Posda, ASLA
Landscape Architect

JPP/lsr



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
PLANNING

May 26, 1987

Mr. Ike Ryba
Allied Steel Corporation
7164 A Cross County Road
North Charleston, SC 29418

DOGWOOD ROAD COMMUNITY
CHARLESTON COUNTY, SOUTH CAROLINA

In accordance with Charleston County's "Development Guidelines for Planned Developments", a letter of preliminary review from the 61 Commission is required. Please prepare this letter at your earliest convenience. When it is ready please call our offices so someone can come pick it up. Your assistance is greatly appreciated at such short notice.

Based on our meeting with the Commission, let me answer their specific concerns:

1. The number of lots has been dropped to 63 new single family detached homes. This gives us a density of 4.07 units per acre. The lot size is on the average 6,750 square feet and minimally 6,000 square feet.
2. We have provided 2.40 acres of open space or 15% of the total acreage. This figure is what was suggested within a single family P.U.D. by Charleston County.
3. Sanitary sewer service is to be provided by St. Andrews Public Works Service District and Charleston C.P.W. will provide water.
4. The St. Andrews Fire Department has reviewed and accepted our preliminary plan.

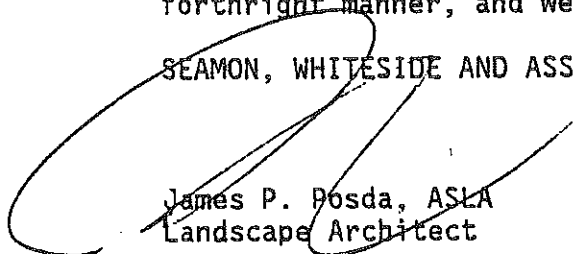
LETTER TO IKE RYBA

May 26, 1987

Page 2 of 2

Thank you for your timely review and feedback on this project. You and the Commission have made itself available in an honest and forthright manner, and we appreciate the assistance.

SEAMON, WHITESIDE AND ASSOCIATES, INC.



James P. Posda, ASLA
Landscape Architect

JPP/lsr