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723-6772

CHARLESTON COUNTY COUNCIL
O. T. WALLACE COUNTY OFFICE BUILDING
2 COURTHOUSE SQUARE
CHARLESTON, SOUTH CAROLINA
29401

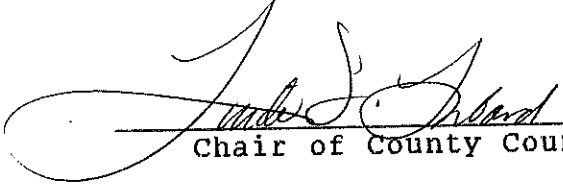
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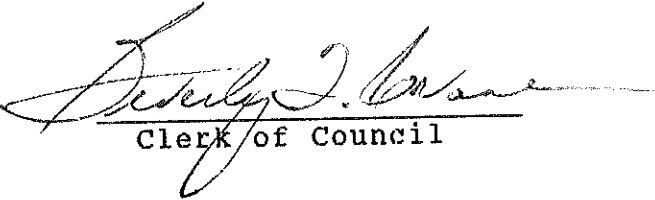
**RIVER LANDING
PLANNED DEVELOPMENT (PD-35)**

The following items when combined with the Master Plan and Development guidelines dated October 21, 1988 shall govern the zoning requirements for River Landing Planned Development District designated as PD-35.

1. Land use permitted within the "River Landing" project are as follows:
 - a. Single Family Residential - 18 units maximum, approximately 2 acres each
 - b. Privately maintained dirt roads with access from Bohicket Road.
2. Road and drainage systems will be constructed to County Standards in accordance with the adopted policy for construction of dirt streets (proposed Charleston County Road Code). These roads and drainage systems are to be privately maintained.
3. If the granting of permits by other governmental entities requires the redesign of this property, an amendment to this Planned Development will be required.
4. Utilities and services shall be provided in accordance with the development guidelines for River Landing. Conditional Use Permits for same shall not be required.
5. Signs shall exist as provided in the development guidelines for River Landing.
6. Conditional Use Permits for residential dwelling groups shall not be required.

7. The Charleston County Zoning Ordinance shall apply to all areas of this development where not covered by these Regulations and Guidelines.
8. 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.
9. This amendment shall become effective January 18, 1989.


Chair of County Council


Clerk of Council

2191-C

OCTOBER 21, 1988

DEVELOPMENT GUIDELINES

FOR

RIVER LANDING

BOHICKET ROAD, JOHNS ISLAND, S.C.

TMS # 202-00-00-002

I. PURPOSE AND INTENT

THE PURPOSE AND INTENT OF THE DEVELOPMENT GUIDELINES IS TO SET FORTH MINIMUM DESIGN STANDARDS TO BE UTILIZED IN THE IMPLEMENTATION OF THE DEVELOPMENT PLAN FOR RIVER LANDING . THE OBJECTIVE OF THESE GUIDELINES IS FOR THE CREATION OF AN AESTHETICALLY PLEASING SUBDIVISION USING THE NATURAL TREES, VEGETATION AND CONTOUR TO CREATE A COMMUNITY THAT IS HARMONIOUS WITH THE NATURAL SETTING OF THE LAND. ALL REQUIREMENTS NOT COVERED IN THESE GUIDELINES SHALL BE THE SAME AS THE COUNTY OF CHARLESTON.

II. LAND USE

A) RESIDENTIAL	ACREAGE	UNITS	DENSITY
SINGLE FAMILY	43.68	18	.412 UN/AC.

III. SETBACK CRITERIA

A) SINGLE FAMILY

1. SET BACKS

a. FRONT YARD MINIMUM 50'

b. REAR YARD MINIMUM 50'

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- c) SIDE YARD MINIMUM OF 25'
- d) ALL SETBACKS SHALL BE AS STATED ABOVE EXCEPT
FOR THE SETBACKS AS SHOWN ON LAYOUT.
- e) SEE ATTACHED LOT LAYOUT AND SETBACK
REQUIREMENTS.

2) ACCESSORY STRUCTURES SETBACK -

- a) ALL SETBACKS SHALL BE THE SAME AS LISTED FOR A.
UNDER III. SETBACK CRITERIA.

3) LOT COVERAGE SHALL BE THE SAME AS CHARLESTON
ZONING ORDINANCE FOR RS-10.

4) HEIGHT OF STRUCTURE -

NO SINGLE FAMILY RESIDENCE WILL EXCEED 2 1/2
STORIES ABOVE FEMA MINIMUM REQUIRED FLOOD
ELEVATIONS.

IV. LOT SIZE CRITERIA

- A) APPROXIMATE LOT SIZE IS 2.0 ACRES.
- B) TOTAL NUMBER OF LOTS IS 18 .

V. STREET PARKING

NO LONG TERM PARKING WILL BE PERMITTED IN THE
STREET. ALL PARKING WILL BE AS SPECIFIED BY CHARLESTON
COUNTY ZONING ORDINANCE.

VI. SCREENING/BUFFER AREAS

DUE TO THE SIZE OF LOTS NO BUFFER SCREENING OR
BUFFER AREAS SHALL BE USED.

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VII. FENCES AND WALLS

NO FENCES OR WALLS SHALL BE CONSTRUCTED BY THE DEVELOPER.

VIII. STREETS

THE STREET SHALL BE CONSTRUCTED AS EARTH STREETS. THE STREET WILL REQUIRE A STABILIZED MATERIAL TO BE HAULED IN AND MIXED WITH EXISTING SOIL TO INSURE ACCESSIBILITY DURING ALL TYPES OF WEATHER. THE STREETS SHALL BE APPROVED BY THE COUNTY BUT WILL BE DEDICATED AND MAINTAINED PRIVATELY.

IX. DRAINAGE

THE STORM WATER DESIGN WILL BE IN ACCORDANCE WITH THE CHARLESTON COUNTY PUBLIC WORKS GUIDELINES. ALL DRAINAGE EASEMENTS FOR STORMWATER WITHIN THE PROJECT WILL BE DEDICATED AND MAINTAINED PRIVATELY. ALL EASEMENTS WILL MEET COUNTY REQUIREMENTS WITHIN THE PROJECT.

X. WATER, SEWER AND OTHER AMENITIES

- A) WATER SUPPLY - ST. JOHN'S WATER COMPANY, INC.
- B) SEWER SUPPLY - INDIVIDUAL SEPTIC TANKS.
- C) TRASH REMOVAL - INDIVIDUAL CONTRACT SERVICE.
- D) ELECTRICAL SERVICE - BERKLEY ELECTRIC COOPERATIVE, INC.

XI. PUBLIC SERVICE

- A) FIRE PROTECTION - ST. JOHN'S FIRE DISTRICT.
- B) POLICE PROTECTION - CHARLESTON COUNTY POLICE.

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XII. SIGNAGE

MAIN ENTRANCE SIGN FOR THE PROJECT WILL BE PLACED AT THE ENTRANCE ROAD AND SHALL NOT EXCEED 32 SQUARE FEET. NO COMMERCIAL SIGNS ARE ALLOWED WITH EXCEPTION OF REALTOR SIGNS. REALTOR SIGNS SHALL CONFORM TO CHARLESTON COUNTY REGULATIONS.

XIII. SITE PLANS

SITE PLAN APPROVAL WILL BE OBTAINED FROM CHARLESTON COUNTY PLANNING AND ZONING OFFICE PRIOR TO OBTAINING BUILDING PERMITS.

XVI. ATTACHMENTS

- 1) PRELIMINARY PLAT
- 2) LOT LAYOUT AND SETBACK REQUIREMENTS
- 3) DRAINAGE
- 4) TREE SURVEY
- 5) PROOF OF COORDINATION LETTERS
 - a) ST. JOHN'S WATER COMPANY
 - b) TRIDENT HEALTH DISTRICT
 - c) BERKLEY ELECTRIC COOPERATIVE
 - d) ST. JOHN'S FIRE DISTRICT
 - e) CHARLESTON COUNTY PUBLIC WORKS

ST. JOHN'S WATER COMPANY, INC.

P. O. Box 629
John's Island, S.C. 29455
559-0186

September 26, 1988

F. David Stevens, P.E.
Wando Engineering
192 East Bay Street, Suite 210
P. O. Box 37
Charleston, SC 29401

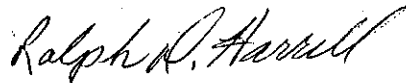
Re: River Landing, an 18 Lot Subdivision
located on Bohicket Road.

Dear David,

Please accept this letter as confirmation that St. John's Water Company is willing and capable of serving the above referenced project as stated at our meeting on September 14, 1988.

I look forward to working with you on this project.

Sincerely,



Ralph D. Harrell
General Manager

/ar

Trident Health District
South Carolina Department Of Health And Environmental Control

Joe Carroll Chambers, M.D., M.P.H.
District Medical Director



334 Calhoun Street
Charleston, S.C. 29401

October 3, 1988

Mr. Keith K. Ruddy
1812 Savannah Hwy.
Charleston, SC 29407

Ref: TMS# 202-00-00-002, EH# 976-88, Bohicket Road, Johns Island

Dear Mr. Ruddy:

A preliminary soils overlay on the referenced property indicated the presence of Wando and Kiaway soil series. These soils do lend themselves towards on-site sub-surface sewage disposal system. Exact number of suitable sites cannot be fixed until such time as an in field, lot by lot, evaluation has been performed.

Sincerely,

Stephen H. Calk, R.S.
District Soil Consultant

bg

cc: John Waring, Chas. Co. Planning



**BERKELEY
ELECTRIC COOPERATIVE INCORPORATED**

P. O. Box 1234 • Moncks Corner, South Carolina 29461 • (803) 761-8200

October 3, 1988

Mr. David Stevens
Wando Engineering
P. O. Box 37
Charleston, S. C. 29401

Dear Mr. Stevens:

RE: RIVER LANDING SUBDIVISION - JOHNS ISLAND, S.C.

Berkeley Electric Cooperative will supply your electrical requirements for the referenced project in accordance with our Service Rules and Regulations.

If you have any questions, please feel free to call.

Sincerely,

Richard L Walker

Richard L. Walker
Superintendent, Staking Technicians

RLW/~~ms~~

cc: David Umphlett

**ST. JOHNS
FIRE DISTRICT COMMISSION**

COMMISSIONERS

BENJAMIN STANLEY, Chairman
ROBERT L. PELHAM, Vice-Chairman
JAMES W. POTTER, Secretary
ISAAC ROBINSON
WILLIAM G. STROZIER
MAGGIE MCGILL
ROBERT K. PARKER

**P.O. BOX 56
JOHNS ISLAND, S.C. 29455**



STEWART H. ENGLISH, Fire Chief

September 26, 1988

Wando Engineering
192 East Bay St., Suite 210
Post Office Box 37
Charleston, S.C. 29401

Mr. Stevens,

Captain Wagenbrenner gave me a letter requesting information on the River Landing project located at the intersection of River Road and Bohicket Road. This area is currently in the St. John's Fire District and being covered by the St. John's Fire Department.

If I can be of any assistance, please feel free to contact me.

Sincerely,

Keith A. Walker, Asst. Chief
St. John's Fire Department



County of Charleston
Charleston, South Carolina

PUBLIC WORKS DEPARTMENT
4350 AZALEA AVE.
CHARLESTON HEIGHTS, S.C. 29405-7492
(803) 745-2207

M E M O R A N D U M

TO: William H. Miller, Planning Director
FROM: *KER* Kenneth E. Rosenbaum, Engineering Superintendent
SUBJECT: River Landing Development
Johns Island
DATE: November 22, 1988

We have reviewed the site development plan prepared by Wando Engineering, entitled River Landing Drainage Plat, dated October 24, 1988, and revised on November 18, 1988.

This plan does indicate that the road and drainage system will be designed and constructed in accordance with the Charleston County Road Code. We therefore recommend approval with the conditions that the plan also meet the approval of other regulatory agencies including the U.S. Corps of Engineers, and the South Carolina Coastal Council, and that the developer install the 36" RCP within the 25 foot wide drainage easement crossing a portion of the T.P. Smith property in accordance with the terms of an encroachment permit to be issued by the Public Works Department.