

3170-C
PD-88

Approved PD-88A

Edisto Estates, II



*Presented By
James Southard, Jr.*

Preliminary Development Proposal

Edisto Estates, II - Preliminary Development Proposal

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I. STATEMENT OF INTENT

The purpose of this document is to outline the specifics Edisto Estates II's plan of developing a piece of property in the St. Paul's PSD. This plan will positively impact the area by taking a site that was used as commercial timberland, a fill borrow site, and a roadbed dumping ground, and developing it into an attractive low-density subdivision with approximately 81% of the property designated as passive green space.

II. LAND USES

A. Residential

This 86.51-acre site is located at the corner of Parker's Ferry Road and Greenwood Road, and includes approximately 1700 feet of Edisto River frontage and over 4700 feet of frontage on Meandering Bull's Creek. The project consists of 22 single-family lots. Approximate lot sizes range from 2 to 12 acres, and allow one main dwelling, one accessory dwelling and up to two accessory structures, not to exceed 30% lot coverage.

B. Recreational

Approximately 70 acres of this site will be designated for recreational use, in the form of passive green space, community structures, and an easement road for river access. The green space includes four ponds dug from former b0LTOW pits, each ranging in size from one to two acres. These ponds will be stocked for fishing, and will promote storm water detention and ecological diversity. There will be one community access road and a proposed boat ramp for river access consisting of two acres. There will also be a community park area consisting of approximately one acre on the river with a shade structure and benches. The remaining acreage devoted to recreational use will be green space, natural tree buffers and screening.



Proposed Boat Ramp

III. SETBACK CRITERIA

Building setbacks will be as follows: 20' side setbacks for all lots, 50' rear setbacks for all lots, 200' front setbacks for Lots 1-10 and 23, and 50' front setbacks for lots 11-22. 5' minimum side setbacks for garages and sheds.

No building heights shall exceed more than 2 stories above base flood elevation.

IV. LOT SIZE CRITERIA

The project consists of 18 single-family lots. Approximate lot sizes range from 2 acres to 12 acres. Minimum lot size will not be less than one acre.

V. SCREENING/ BUFFER AREA

All residential lots in the project have generous setbacks that exceed minimum requirements, which allows the sites natural vegetation to act as buffers and screening.



Typical River Bank



Wetlands

VI. FENCES AND WALLS

This project does not include subdivision walls or fences. The only fences or walls that may be erected would be by subdivision residents, which will be in accordance with all county regulations and restrictive covenants.

VII. STREETS

Access for the project will be from Parker's Ferry Road for Lots 1-10 and 13-23, and from Greenwood Road for Lots 11-13.

VIII. PHASING

The project will be developed in one phase. Engineering and site work started in March 2002.

IX. SIGNAGE

There will be no monument subdivision sign for the project. There is the possibility of promotional signs being used in accordance with Charleston County standards for the marketing period.



View of River From Project Site



TRIDENT HEALTH DISTRICT
Division of Environmental Health
Lonnie Hamilton, Jr. Public Service Building
4045 Bridge View Drive, Suite B154
North Charleston, SC 29405
843-202-7020 Fax 843-202-7050

September 6, 2002

Don Burg
723-A St. Andrews Blvd.
Charleston, SC 29407

Re: TMS# 108-00-00-001, EH#265-02, Drainfield #2002040027, St. Pauls Parish

Dear Mr. Burg:

On several occasions, a qualified environmentalist of this department made an evaluation of the soil profile at the site designated by flagging on the referenced property. The purpose of this evaluation was to determine if the sites evaluated comply with current minimum standards as outlined in S.C. DHEC Regulation, 61-56, A Individual Waste Disposal Systems Regulations and Standards.

We are pleased to inform you that lots 5, 6, 7, 9, 16, 17, 18, 19, 20, 22, and 23 do comply with minimum standards for a conventional subsurface treatment and disposal system and lots 8, 10, 11, 12, 15 and 21 for modified systems.

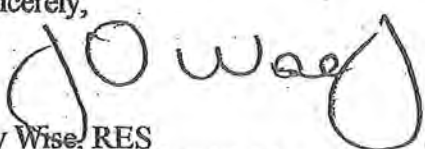
A modified conventional system is somewhat more expensive to install than a conventional system. The reason for offering this type system is due to seasonally high ground water table at less than 20 inches on the sites evaluated.

It is with regret that we must inform you that lot 14 evaluated does not comply with current minimum standards for any type approvable subsurface treatment and disposal system offered in S.C. DHEC Regulation. This is due to evidence of seasonally high ground water table at less than 12 inches.

This is a preliminary evaluation only. Final approval is contingent upon receipt of a certified plat.

If you have any questions this matter, I would appreciate you calling 202-7020 between 8:30 and 9:30 a.m., any Monday thru Friday to speak with me and, if necessary, schedule an appointment *prior* to making a trip into our office.

Sincerely,


Jay Wise, RES
Environmental Health Manager
Environmental Health Services

me

CHARLESTON COUNTY
843-202-7020

BERKELEY COUNTY
843-723-5355

DORCHESTER COUNTY
843-821-9524

St. Paul's Fire District

6488 Hwy. 162; P.O. Box 65
Hollywood, SC 29449-0065
(843) 889-6450 (843) 889-8874
Facsimile (843) 889-6459

COMMISSIONERS

John Alston, Jr., Chairman
James Hamilton, Vice-Chairman
Ed Donaldson
Irvin Gadsden
Bernita North
Michael Rohaus
Barbara Glover



Franklin R. Burke, Jr., Fire Chief
Doc M. Matthews, Jr., Assistant Chief
Linda S. Lombard, Attorney
Mary Adams, Clerk

August 28, 2002

Mr. Donald L. Berg, II
Edisto Estates II, LLC
723-A Saint Andrews Boulevard
Charleston, SC 29407

Dear Mr. Berg:

This letter shall serve as notification that the 127- acre tract of land bordered by Parker's Ferry Rd. and Greenwood Rd. is within the St. Paul's Fire District for emergency services response.

In the case of a fire response it is understood that fire suppression activities would be limited due to no municipal water supply being available. I would request that a dry hydrant be installed at the pond within the development to provide water for fire suppression activities.

If you need any further assistance, please let me know.

Sincerely,


Franklin R. Burke, Jr.
Fire Chief

PROJECT PHOTOGRAPHS



Former Dumpsite Area



1-Acre Pond - Lot 6 & 7



1.34-Acre Pond - Lot 7 & 8



2.25-Acre Pond - Lot 9 & 10



.92-Acre Pond - Lot 5 & 6

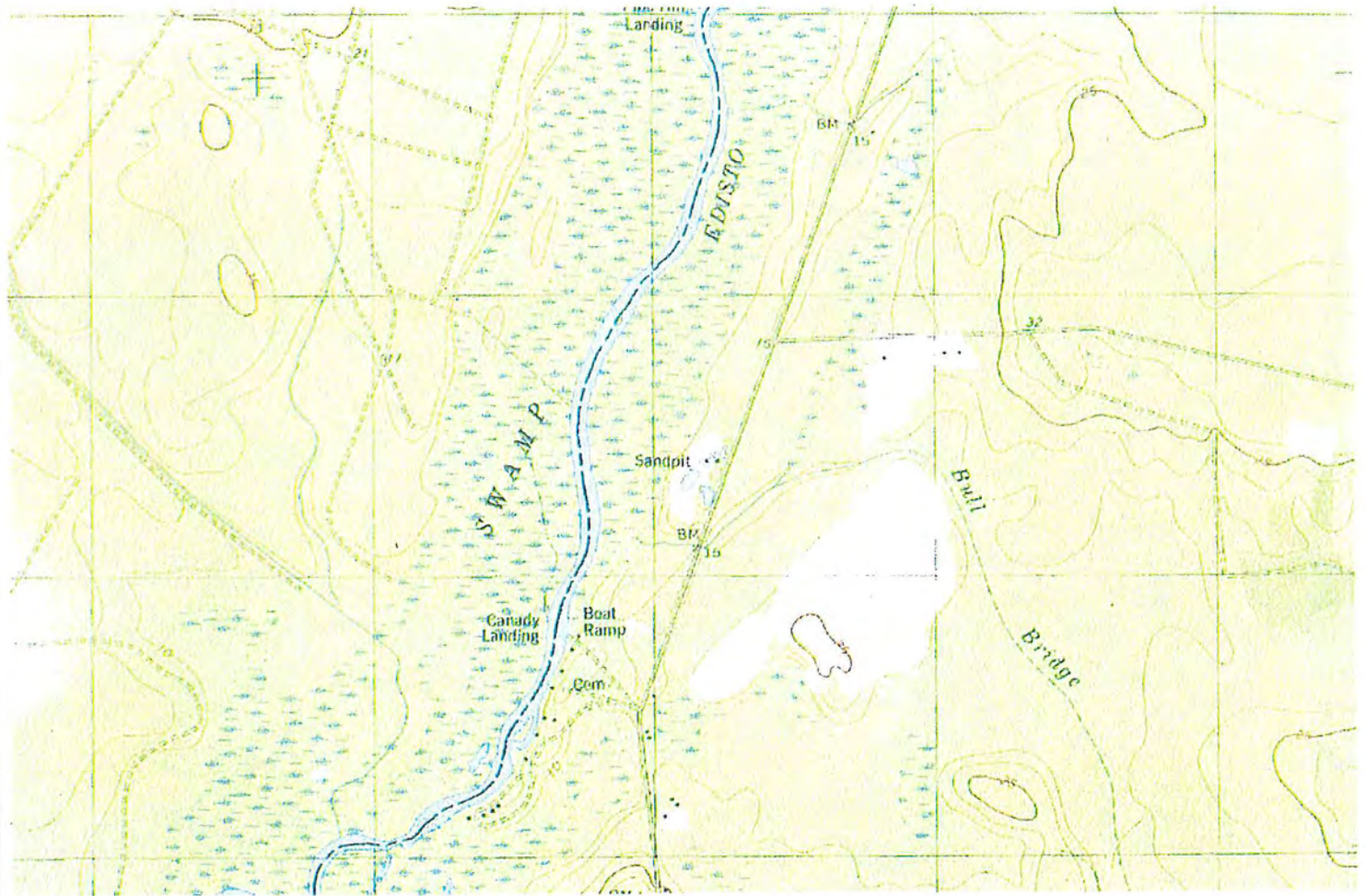
PROJECT PHOTOGRAPHS



Infrared Photo 1 - Edisto Estates, II



Infrared Photo 2 - Edisto Estates, II





PREPARED BY:

SGA architecture
456 KING STREET
CHARLESTON, SC

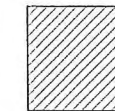
PREPARED FOR:

EDISTO ESTATES LLC.
CHARLESTON, SC

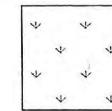
DEVELOPMENT SUMMARY:

TOTAL LOTS:	18
TOTAL ACREAGE:	86.58 ACRES
TOTAL BUILDABLE AREA:	16.53 ACRES
PERCENTAGE OF GREEN SPACE:	81%

LEGEND:



BUILDABLE
AREA



WETLANDS



EDISTO ESTATES II

CHARLESTON COUNTY, SOUTH CAROLINA

*THIS PLAN IS INTENDED FOR GRAPHIC PURPOSES ONLY,
AND DOES NOT DENOTE FINAL LAYOUT OF LOT LINES,
ROADS, SEPTIC FIELDS, ETC.



NORTH
SCALE: 1" = 100'