



Maybank Highway Planned Development (PD) Development Guidelines and Land Use Plan

Charleston County
Property TMS# 279-00-00-315, 320, 322, and 323



BP Barber
Engineering • Experience • Excellence

I. Purpose and Intent of Project

There were 4 separate parcels ranging from 0.29 high acres to 0.73 high acres. They were recently combined to form 3 separate parcels ranging from 0.524 high acres to 0.638 high acres.

We are requesting a revision to the previously approved PD to allow for accessory dwelling units.

Any details not addressed in the planned development shall meet the requirements of the AGR Zoning District in effect at the time of subsequent development application submittal.

II. Land Use

The subject property is comprised of three parcels TMS # 279-00-00-315, 279-00-00-320, and 279-00-00-323 consisting of approximately 3.20 acres, of which approximately 1.72 acres is highland. Parcel 279-00-00-315 currently has an existing home, and parcel 279-00-00-323 has an existing 800 square foot two car garage Parcel 279-00-00-320 has an existing mobile home which shall be removed. The properties are currently zoned PD-128B.

TMS # 279-00-00-315 is .638 high acres, TMS # 279-00-00-320 shall consist of .524 high acres, and TMS # 279-00-00-323 shall consist of 0.554 high acres. The max number of units for these combined parcels is three, with a maximum density of 0.57 units per acre. Two of the properties, TMS # 279-00-00-315 and 279-00-00-323 have water frontage. The land use of the proposed development is for single-family detached residential dwellings and accessory dwellings less than 1500 square feet on each of the three new lots. Permitted single-family detached residential dwellings and accessory dwellings may be used for Limited Home Rental Short-Term Rentals in accordance with the requirements of ZLDR Article 6.8, Short-Term Rentals as they apply to the AGR Zoning District that are in effect at the time of subsequent development application submittal. The existing 800 square foot garage located on Lot 279-00-00-323 shall be upgraded to an accessory dwelling as long as it meets all building code requirements. In addition, the existing accessory dwelling on lot 279-00-00-323 may be occupied prior to the construction of a principle dwelling unit. Please note this structure is inside the proposed OCRM Critical Line Setback, if this accessory dwelling is destroyed the structure may be rebuilt as its said kind in its existing location. In addition, a portion of the existing residence located on 279-00-00-315 is located within the proposed setback. Should this residence be destroyed it too may be rebuilt as said kind in its existing location. Permits must be in hand within one year of the destruction per the current ordinance in March 2008. Accessory dwelling unit requirements and any other regulations not covered in the PD document shall comply with the requirements of the AGR Zoning District in effect at the time of subsequent development submittal. All lots must comply with the requirements of all area service providers.

III. Setback Criteria

Proposed Density/Intensity and Dimensional Standards

Max. Number of Lots	= 3 Lots
Min. Lot Size	= 0.50 High Acres
Max. Density	= .57 units/acre
Min. Lot Width	= 90'
Max Building Cover	=30%
Max Building Height	=35 feet above base flood
Min Length to Width Ratio	=4:1

Min Setbacks

Front Maybank Hwy	=25 feet
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Front	=10 feet
Side from Easement	=10 feet
Rear	=10 feet

Waterfront Development Standards

The waterfront development standards for the proposed development are:

Min. Lot Area:	0.5 High Acres
Min. Lot Width:	90 feet
Min. Lot Width Average:	170 feet
Min. Buffer from OCRM Critical Line:	35 feet
Min. Building Setback for Lot 279-00-0000 315 from OCRM Critical Line:	50 feet
Min. Building Setback for Lot 279-00-00-323 from OCRM Critical Line:	50 feet

IV. Accessory Dwellings

- Only one accessory dwelling unit shall be permitted per zoning lot
- The heated gross floor area of the accessory dwelling unit shall not exceed 1,500 square feet.
- Separate electric meters shall not be allowed for attached accessory dwellings but shall be allowed for detached units.
- Each of the three stated lots shall be eligible for accessory dwelling units that meet the above requirements.
- All accessory dwelling units will meet all lot standards unless otherwise noted.

V. Screening and Buffering

A 15-foot landscape buffer will be provided along the Maybank Highway. The Buffer will be planted with a minimum of two canopy trees, 3 evergreens under story trees, and 30 shrubs per 100 feet of road frontage. Buffers will be in place prior to the issuance of the CO of the first new primary dwelling unit. See conceptual drawing #3 attached.

The proposed development shall meet the requirements of Article 9.4, Tree Protection and Preservation.

VI. Roadways

All roadways shall be designed to meet the internal fire code as adopted by Charleston County Council.

VII. Street Lighting

Street Lighting will be provided to meet Charleston County Standards.

VIII. Signage

Street signs and other signage required by Charleston County shall be provided and shall meet Charleston County and SCDOT Standards.

IX. Fencing

Fencing shall meet Charleston County Ordinance and Building Codes.

X. Utilities

- All new and/or relocated utilities shall be place underground
- Water at the site shall be provided by St. Johns Water Company and a letter of availability contingent upon the new 24" line is provided.
- Sewer at the site shall be provided by septic tank and as approved by SC DHEC.
- Electricity at the site shall be provided by Berkley Electric Coop.
- Fire Protection shall be provided by St. John's Fire District. A Fire/Emergency Services Confirmation is provided.
- A letter of Coordination from SCDOT is also provided.

XI. Schedule

All landscaping improvements shown in the attached plans shall be completed prior to the CO of the first primary dwelling unit being issued.

XII. Parking

Parking for the Limited Home Rental Short-Term Rentals shall comply with Section 9.3.2, Off-Street Parking Schedule, of the ZLDR in effect at the time of subsequent development application submittal.

Letters of Coordination



C. Earl Hunter, Commissioner

Promoting and protecting the health of the public and the environment.

Brandon White
Charleston County

Re: File# 2001030081, TMS# 279-00-00-320 and File# 1997040032, TMS# 279-00-00-315.

There are existing septic systems on each of the above referenced lots that are allowed to be used for residential purposes. The original permit requirements still apply, and no additional upgrades or increases are allowed without prior written approval from this office. If the system malfunctions at any time, repair/upgrade will be required. If repair cannot be made water flow must be reduced to allow the system to function properly or connection to public sewer will be required.

Respectfully,

Brandon Stephens
Charleston County Environmental Health
SC DHEC

SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

Region 7 • Environmental Health

Lonnie Hamilton, III, Public Service Building • 4045 Bridge View Drive, Suite B154 • North Charleston, SC 29405

Phone: (843) 202-7020 • Fax (843) 202-7050

Charleston County • (843)-202-7020 • Berkeley County • (842) 723-5355 • Dorchester County • (843) 821-9524 • www.scdhec.gov

ST. JOHN'S WATER COMPANY, INC.

Post Office Box 629
John's Island, South Carolina 29457-0629
(843) 559-0186

June 20, 2006

Mr. Bryan Kizer
B.P. Barber & Associates
4016 Salt Pointe Parkway
Charleston, SC 29405

Re: TMS # 279-00-00-323
Water Availability and Willingness to Serve

Dear Mr. Kizer:

This letter is to confirm that TMS number 279-00-00-323, owned by Laura McKenzie and Alan Wilson, on Johns Island is within the water service area of the St. John's Water Company, Inc. (SJWC). SJWC does have water available from an existing 2½-inch water line located on Maybank Highway for a single ¾-inch water service to TMS number 279-00-00-323. Our system is SC DHEC approved and we have the capacity and willingness to provide a single potable water service to TMS number 279-00-00-323.

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

Sincerely,



Ava Robichaux
General Manager

cc: Colleen Schild

ST. JOHN'S WATER COMPANY, INC.
Post Office Box 629
John's Island, South Carolina 29457-0629
(843) 559-0186

June 20, 2006

Mr. Bryan Kizer
B.P. Barber & Associates
4016 Salt Pointe Parkway
Charleston, SC 29405

Re: TMS # 279-00-00-322
Water Availability and Willingness to Serve

Dear Mr. Kizer:

This letter is to confirm that TMS number 279-00-00-322, owned by Laura McKenzie and Alan Wilson, on Johns Island is within the water service area of the St. John's Water Company, Inc. (SJWC). SJWC does have water available from an existing 2½-inch water line located on Maybank Highway for a single ¾-inch water service to TMS number 279-00-00-322. Our system is SC DHEC approved and we have the capacity and willingness to provide a single potable water service to TMS number 279-00-00-322.

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

Sincerely,



Ava Robichaux
General Manager

cc: Colleen Schild

ST. JOHN'S WATER COMPANY, INC.

Post Office Box 629
John's Island, South Carolina 29457-0629
(843) 559-0186

June 20, 2006

Mr. Bryan Kizer
B.P. Barber & Associates
4016 Salt Pointe Parkway
Charleston, SC 29405


Re: TMS # 279-00-00-320
Water Availability and Willingness to Serve

Dear Mr. Kizer:

This letter is to confirm that TMS number 279-00-00-320, owned by Laura McKenzie, on Johns Island is within the water service area of the St. John's Water Company, Inc. (SJWC). SJWC does have water available from an existing 2½-inch water line located on Maybank Highway for a single ¾-inch water service to TMS number 279-00-00-320. Our system is SC DHEC approved and we have the capacity and willingness to provide a single potable water service to TMS number 279-00-00-320.

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

Sincerely,



Ava Robichaux
General Manager

cc: Colleen Schild

ST. JOHN'S WATER COMPANY, INC.

Post Office Box 629
John's Island, South Carolina 29457-0629
(843) 559-0186

June 20, 2006

Mr. Bryan Kizer
E.P. Barber & Associates
4016 Salt Pointe Parkway
Charleston, SC 29405

Re: TMS # 279-00-00-315
Water Availability and Willingness to Serve

Dear Mr. Kizer:

This letter is to confirm that TMS number 279-00-00-315, owned by Laura McKenzie and Alan Wilson, on Johns Island is within the water service area of the St. John's Water Company, Inc. (SJWC). SJWC does have water available from an existing 2½-inch water line located on Maybank Highway for a single ¾-inch water service to TMS number 279-00-00-315. Our system is SC DHEC approved and we have the capacity and willingness to provide a single potable water service to TMS number 279-00-00-315.

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

Sincerely,



Ava Robichaux
General Manager

cc: Colleen Schild

ST. JOHN'S FIRE DISTRICT

COMMISSIONERS:

THOMAS KULICK, Chairman
JOHN HART, Vice-Chairman
ERIC P. BRITTON
SAMUEL BROWNLEE
WANDA FORD
SUSANNE HOLLOMAN
GENEVA SMITH

P.O. BOX 56
JOHNS ISLAND, S.C. 29457
PHONE: (843) 559-9194
FAX: (843) 559-3687



KARL E. RISTOW, Fire Chief

19 June 2005

Mr. Bryan Kizer, P.E.
Senior Project Manager
B.P Barber & Associates, Inc.
4016 Salt Pointe Parkway
North Charleston, SC 29405

*Grady W. Walker
864-4384*

Re: Fire/Emergency Services Confirmation

Dear Sir:

Please accept this letter as confirmation that the St. Johns Fire District furnishes fire and emergency services contingent to the properties on Johns Island, South Carolina: TMS # 279-00-00-315, 279-00-00-320, 279-00-00-322, and 279-00-00-323. Further, pursuant to the infrastructure of this planned development, the St. Johns Fire District shall enforce the requirements outlined in the National Fire Protection Association's (NFPA) 1141, *Standard for Fire Protection in Planned Building Groups*, 2003 Edition, which have been satisfied, for the most part, by your letter outlining the scope of work to be performed.

Additionally, adequate fire flow (available water supply for structural firefighting) shall be required and made available from a public water source and a fire hydrant (s) as directed by the St. Johns Water District.

Should you require any additional assistance or further explanation concerning the aforementioned requirements; please contact the St. Johns Fire Prevention Division.

Sincerely,

D.S. Chase
Chief Fire Inspector

OARD:
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Deputy Chairman
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Secretary



C. Earl Hunter, Commissioner

Promoting and protecting the health of the public and the environment

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Paul C. Aughtry, III
Glenn A. McCall
Coleman F. Buckhouse, MD

June 13, 2007

ALAN WILSON
1830 SAVANNAH HWY
CHARLESTON SC 29407

RE: MAYBANK HIGHWAY SUBDIVISION, Charleston County
File number: 10-07-03-16

Dear Alan Wilson:

The Department of Health and Environmental Control (Department or DHEC) has approved the Stormwater Pollution Prevention Plan (SWPPP) for the referenced project on June 13, 2007 BY DEFAULT WITHOUT REVIEW. Based on your submission of the Notice of Intent (NOI) and in accordance with the NPDES General Permit for Storm Water Discharges from Large and Small Construction Activities SCR100000 (2006 CGP), this project has been granted coverage under the 2006 CGP. This project's general permit coverage number is SCR10F779. The total disturbed area for this site is .5 acres. This NPDES coverage expires on 06/13/2012, 5 years from the date of issuance.

See attached DHEC Office of Ocean and Coastal Resource Management (DHEC-OCRM) certification approved May 9, 2007 for additional conditions related to the Coastal Zone Consistency determination.

An as-built survey, signed and sealed by a S.C. Licensed Land Surveyor, should be submitted to DHEC-OCRM for the detention pond(s) on this site. The survey(s) should show grades, contours, and depths for all ponds and should include the elevations and dimensions of all outlet structures, including but not limited to pipes, orifices, risers, weirs, and emergency spillways. A statement signed by the project's S.C. Registered Engineer indicating that the pond(s) was installed and is operating as shown on approved plans and in approved calculations is required. If the elevations or dimensions of the structures listed above do not match those used in the approved plans, provide a certification statement signed by the project's S.C. Registered Engineer indicating that the pond, as built, will function as shown in approved calculations. A new analysis of the pond (routing) may be necessary. The as-built survey and/ or analysis must be accepted by the Department before a Notice of Termination (NOT) can be submitted.

The 2006 CGP can be downloaded at the following website:

<http://www.scdhec.gov/eqc/water/pubs/finalcgp.pdf> or you may request a copy from us via email (stormwatercgp@dhec.sc.gov). You are responsible for ensuring your contractor(s) complies with the approved SWPPP and the minimum requirements of the 2006 CGP. Also, you are responsible for overall compliance with the Storm Water Management and Sediment Reduction Act of 1991 (1991 Act) and the Federal Clean Water Act (CWA).

You must notify this DHEC-OCRM Office prior to starting any land-disturbing activity. The address and telephone number of the DHEC-OCRM office are as follows:

S.C. DHEC-OCRM
1362 MCMILLAN AVE STE 400

CHARLESTON SC 29405
843-953-0200

You should be aware that this approval is only applicable for the SWPPP that was submitted for this project. Any additional construction or land disturbing activity beyond the scope of the approved plans is not authorized. Any future work for this project not shown on the stamped, approved plans will require that you submit another site plan for review and approval. All major modifications require review and approval by the Department. Minor modifications to the approved SWPPP may be made by the SWPPP preparer and do not require review and approval by the Department; these changes should be signed and dated by the SWPPP preparer. Please see our website for a list of major and minor modifications; if you have a question about whether a modification is major or minor, contact the DHEC-OCRM at (843) 953-0200.

Please contact Richard V Geer at 843-953-0238 to arrange for pick up or mailing of three (3) sets of stamped, approved plans. A copy of the stamped, approved SWPPP (including a copy the 2006 CGP and signed co-permittee and contractor certifications), NOI, and CGP coverage letter from DHEC must be retained at the construction site (or accessible within 30 minutes during normal business hours) from the date of commencement of construction activities to the date of final stabilization. A copy of the stamped, approved SWPPP must be available at a central location on-site for the use of all those identified as having responsibilities under the SWPPP whenever they are on the construction site. If an on-site location is unavailable to store the SWPPP when no personnel are present, notice of the plan's location must be posted near the main entrance at the construction site.

All contractors who will conduct land-disturbing activities at the site must sign a certification statement as a co-permittee or as a contractor who is not a co-permittee. This document is available on our website: <http://www.scdhec.gov/stormwater>. You are responsible for any contractor who is not a permittee. You are also responsible for listing all contractors in the SWPPP and for holding a pre-construction conference with each co-permittee and contractor who is not a co-permittee before they can conduct land-disturbing activity at the site.

The Department may conduct periodic inspections of your site. Any violations found during these inspections may result in enforcement action. Failure to comply with the approved SWPPP or the minimum requirements of the 2006 CGP, 1991 Act, or CWA may subject you to applicable penalties.

This NPDES coverage should be terminated by the permittee when one of the conditions listed in Section 5.1 of the 2006 CGP has been met. You must submit a Notice of Termination (NOT) to cancel your NPDES coverage under the 2006 CGP. Please see section 5.1 of the 2006 CGP for more information about termination of coverage. The NOT is available on our website: <http://www.scdhec.gov/stormwater>.

You are responsible for obtaining any other federal, state, or local permit that may be required for this project. Please note we have not sent a copy of this letter to any county or city building official. You must send a copy of this letter to these agencies, if necessary.

BOARD:
Elizabeth M. Hagood
Chairman
Edwin H. Cooper, III
Vice Chairman
Steven G. Kisner
Secretary



C. Earl Hunter, Commissioner

Promoting and protecting the health of the public and the environment

BOARD:
Henry C. Scott
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Glenn A. McCall
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Notice of Appeal Procedure

The following procedures are in effect beginning July 1, 2006, pursuant to 2006 Act No. 387:

1. This decision of the S.C. Department of Health and Environmental Control (Department) becomes the final agency decision 15 days after notice of the decision has been mailed to the applicant or respondent, unless a written request for final review is filed with the Department by the applicant, permittee, licensee, or affected person.
2. An applicant, permittee, licensee, or affected person who wishes to appeal this decision must file a written request for final review with the Clerk of the Board at the following address or by facsimile at 803-898-3393.

Clerk of the Board
SC DHEC
2600 Bull Street
Columbia, SC 29201
3. The request for final review should include the following:
 - a. the grounds on which the Department's decision is challenged and the specific changes sought in the decision
 - b. a statement of any significant issues or factors the Board should consider in deciding how to handle the matter
 - c. a copy of the Department's decision or action under review
4. In order to be timely, a request for final review must be received by the Clerk of the Board within 15 days after notice of the decision has been mailed to the applicant or respondent. If the 15th day occurs on a weekend or State holiday, the request is due to be received by the Clerk of the Board on the next working day. The request for final review must be received by the Clerk of the Board by 5:00 p.m. on the date it is due.
5. If a timely request for final review is filed with the Clerk of the Board, the Clerk will provide additional information regarding procedures.
6. The Board of Health and Environmental Control has 60 days from the date of receipt of a request for final review to conduct a final review conference. The conference may be conducted by the Board, its designee, or a committee of three members of the Board appointed by the chair.
7. If a final review conference is not conducted within 60 days, the Department decision becomes the final agency decision, and a party may request a contested case hearing before the Administrative Law Court within 30 days after the deadline for the final review conference.

The above information is provided as a courtesy; parties are responsible for complying with all applicable legal requirements.

October 31, 2006

Please see the enclosed "Notice of Appeal Procedure" document for information about the procedures for appealing this NPDES coverage. Also, see the enclosed document from the S.C. DHEC Compliance Assurance Division detailing some of the compliance requirements of the 2006 CGP.

If you have any questions or cannot access the referenced websites, please call Richard V Geer at 843-953-0238.

Sincerely,



Jill C. Stewart, P.E., Manager
Stormwater, Dams & Agricultural Permitting Section

CC: Bryan Kizer-B P BARBER & ASSOCIATES INC
Richard V Geer-OCRM Charleston Office
Region 7, Charleston EQC Office

New Compliance Requirements:

Facility inspections and monthly reports

Please note that there are several new compliance requirements under the recently issued NPDES General Permit for Storm Water Discharges from Large and Small Construction Activities, SCR100000 (2006 CGP).

- One of the following inspection schedules has been identified in your approved Storm Water Pollution Prevention Plan (SWPPP): Inspections of the site must be conducted at least once every 7 calendar days or at least once every 14 days and within 24 hours of the end of a storm event of 0.5 inches or greater. You must notify the Department (Bureau of Water, Compliance Assurance Division) in writing to switch your inspection schedule.
 - Inspections conducted under this requirement must be available with the SWPPP and include at a minimum: a) Inspection date, b) Name, title, and qualifications of inspection personnel, c) Weather information since last inspection, including details of storm events d) Weather information and discharge information observed during the inspection, e) Location of discharges of sediment or pollutants from the site, f) Locations of Best Management Practices (BMPs) that need maintenance, g) Locations of BMPs that failed to operate as designed or were inadequate for a particular location, h) Locations where additional BMPs are needed, i) Corrective action required including changes needed in the SWPPP and implementation dates. **(An inspection form that may be used for these inspections is available at <http://www.scdhec.gov/stormwater> or from the Compliance Assurance Division)**
 - For sites disturbing more than 2 acres, these inspections must be conducted by "qualified personnel" (please see section 3.10D of the 2006 CGP for details on "qualified personnel").
 - For construction sites disturbing 10 acres or more, a monthly report must be submitted to **SCDHEC, Bureau of Water, Compliance Assurance Division, 2600 Bull St. Columbia, SC 29201** by the 28th day of the following month and, if applicable, the appropriate Municipal Separate Storm Sewer System (MS4) operator. The monthly report must include at a minimum: a) A summary of the inspections conducted during the month, b) A listing of deficiencies and the date noted, c) For deficiencies requiring corrective action, list the name, address, and telephone number or the responsible party, d) Whether the deficiency was listed in a previous monthly report, e) Corrective actions taken and the date the actions were completed, f) Whether the SWPPP was updated to deal with the noted deficiencies, g) A copy of each inspection conducted during the month. In addition, the first monthly report must include all co-permittee agreements and contractor certifications. As co-permittees and contractors are added during the life of the project, applicable agreements and certifications must be submitted with the next monthly report. These must also be available with the SWPPP. If construction has not begun, the monthly report is still required, but it may simply state that construction has not yet started.
- Note:** For construction sites disturbing less than ten (10) acres, DHEC may require monthly reports on either a Project-by-Project basis or Operator-by-Operator basis.



C. Earl Hunter, Commissioner

Promoting and protecting the health of the public and the environment.

June 13, 2007

SCDHEC-EQC, Bureau of Water
Storm Water Division
2600 Bull Street
Columbia, SC 29201

RE: MAYBANK HIGHWAY SUBDIVISION
CHARLESTON COUNTY
EFIS # - 58176
Permit # - SCR10F779
DHEC Internal Departmental Certification

Storm Water Division:

This letter shall act as the DHEC-OCRM Coastal Zone Consistency certification for the above referenced proposed project, as per the plans dated May 9, 2007. DHEC-OCRM staff was unable to complete the review of the submitted plans for consistency with the minimum standards and criteria of South Carolina Regulation 72-300 and SCR100000 within 20 days.

- (a) **Included with the engineer's copy of this certification is an initiation of construction notice to be completed and returned to the appropriate OCRM staff person. Once this initiation of construction notice is received by OCRM, a construction placard will be issued. This placard must be placed in a conspicuous place at the construction site. No work can commence until the placard is posted.**
- (b) The responsible day-to-day contact must have an OCRM stamped set of plans on site at all times.
- (c) The person responsible for maintenance shall perform or cause to be performed preventive maintenance of all completed storm water management practices to ensure proper functioning. OCRM may conduct periodic maintenance inspections.
- (d) This certification is only applicable for the plans that were submitted and approved for this project.
- (e) This Coastal Zone Consistency Certification is not intended to authorize any direct or indirect impacts to any freshwater wetlands. Any unauthorized direct or indirect impacts to freshwater wetlands shall be considered a violation of this certification, and are subject to enforcement and possibly fines.
- (f) No Critical Areas as determined by OCRM shall be disturbed or altered without authorization by the Department.

SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

Ocean and Coastal Resource Management

Charleston Office • 1362 McMillan Avenue, Suite 400 • Charleston, SC 29405

Phone: 843-953-0200 • Fax: 843-953-0201 • www.scdhec.gov

(g) If unanticipated cultural materials (i.e., large, intact artifacts or animal bones; large clusters of artifacts or animal bones; large soil stains or patterns of soil stains; buried brick or stone structures; clusters of brick or stone) or human skeletal remains are discovered on the property during land altering or construction activities, then the property owner will temporarily halt those activities and immediately notify the OCRM and the State Historic Preservation Office (SHPO) of the late discoveries. A reasonable 50 to 100 foot buffer shall be immediately established around the cultural materials by the construction project manager. The buffer will be flagged by appropriate personnel. All project personnel will be notified by the property owner. No land altering activities will be allowed within this buffer zone until the course of action herein described has been established. The halt will afford the OCRM and the SHPO the opportunity to assess the situation and recommend a course of action within two (2) business days of such notification. Should a course of action not be recommended within two (2) business days then land disturbance activities may proceed.

Sincerely,



Richard V Geer
Engineer Associate
Regulatory Programs Division



RESIDENTIAL FACILITIES UTILIZING A COMMON ONSITE WASTEWATER SYSTEM

PERMIT CONDITIONS

Application Number: 2008010045

Applicant: Laura McKenzie

Tax Map Number: 279-00-00-323

Address: 894 Ridge Rd. Ridgeville, SC 29472

Facility Type: Residential

Facility Location: 1740 Dominic Dr. Johns Island

I, the undersigned property owner, wish to construct a four (4) bedroom home in addition to an existing one (1) bedroom house currently located on the property. I hereby request permission from the South Carolina Department of Health and Environmental Control, hereinafter referred to as the Department, to discharge the combined sewage from these units into a single onsite wastewater system (system) which shall not exceed 600 gallons per day. I recognize that as the property owner, I am ultimately responsible for the operation and the maintenance of this system. I further understand and agree that fulfillment of this responsibility is feasible only when the system and all rental units remain under single ownership.

By making this request, I understand and agree that the APPROVED status of this system will remain in effect only while the property on which the units and system are located is owned by a single individual or company, and that this status will change to UNAPPROVED at such time as Title to any or all of the individual units or the system is transferred to separate owners. Should such transfer of Title ever occur, the units can only be occupied if they are connected to public sewer, if available, or if site conditions and building construction are such that the Department can issue Permits to Construct additional, individually owned systems to serve the units that have been sold. It is the owner's responsibility to construct and maintain the system in such a manner that hydraulic overloads and unauthorized discharges do not occur.

I further understand and agree that failure to comply with all of these Permit Conditions throughout the life of the system will result in the status of the system being considered UNAPPROVED, and will require that I take immediate action to vacate the premises.

I agree to record this document at the county office where deeds and related documents are recorded. I further agree to provide the County Health Department proof of recording prior to final approval of the installation of the septic system.

I have reviewed the above information and agree with the Onsite Wastewater System limitations for the proposed facility.

Signature of Property Owner

Date

Witness (A)

Date

Witness (B)

Date

STATE OF SOUTH CAROLINA)

PROBATE

COUNTY OF CHARLESTON)

PERSONALLY appeared before me, _____, and made oath
Witness (A)

that he saw the within-named _____, sign, seal and as her/his
Property Owner

act and deed, deliver the within-written Permit Conditions for uses and purposes therein mentioned

and that he with _____, witnesses execution
Witness (B)

thereof.

SWORN to me this _____ day of _____, 200_)

(L.S.)

Notary Public for South Carolina)

Witness (A)

My Commission Expires: _____)

SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

PERMIT TO CONSTRUCT--CERTIFICATE OF FINAL APPROVAL

2001030081 INDIVIDUAL SEWAGE TREATMENT AND DISPOSAL SYSTEM

AURA L. MCKENZIE
3757 MAYBANK HIGHWAY

Subdivision:
Lot and Block No:
Tax Map Number: 279-00-00-320
Site: 3761MAYBANK HIGHWAY

HT

JOHNS ISLAND SC 29455

Water Supply: PUBLIC Facility: MH

Contractor: Hancokel S15

Receipt No: Fee Amount: \$60.00

Frank Number: 0388-01

SYSTEM SPECIFICATIONS

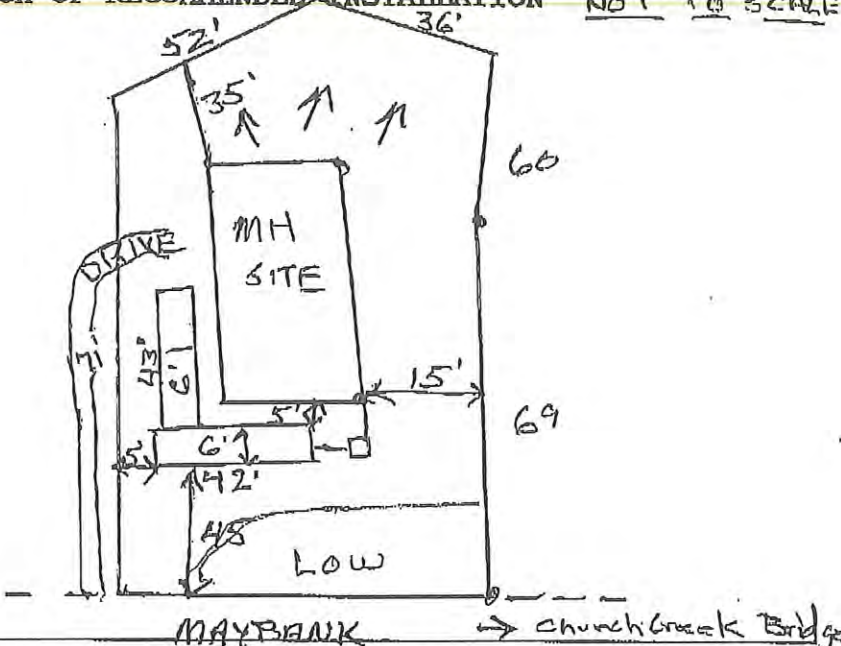
Est. Daily Flow: 360 gpd
Loading rate: 0.90 g/ft²
Tank Size(s): 1000 gal
Permitted System: 100
Permit Date: 04/02/01 By: 12

Trenches: No: 2
Total length: 85 ft
Width: 72 in
Maximum depth: 26 in
Material: STONE
Depth: 14 in
Min pump cap: _____ gpm
_____ ft head.

SPECIAL INSTRUCTIONS

~~Install as indicated road~~
~~or attachment~~
DO NOT DRIVE PARK
OR BUILD OVER SYSTEM

SKETCH OF RECOMMENDED INSTALLATION NOT TO SCALE



ACTUAL INSTALLATION

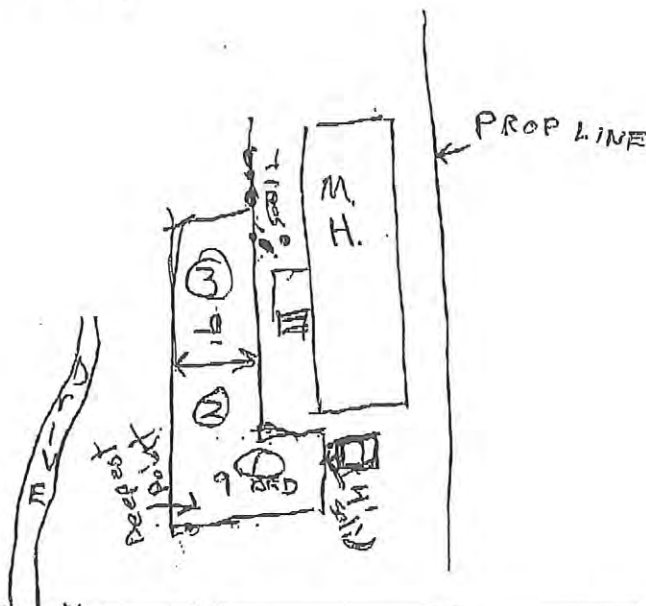
Tank Manufacturer: Knights
Pipe Manufacturer: Hancor
Pump Manufacturer: _____

Nearest Actual Distances to:
Well: Public ft
Foundation: 5' ft
Property Line: 3' ft
Stream: _____ ft
Impoundment: _____ ft

Line No.	Grade Readings
<u>1</u>	<u>5.15</u>
<u>2</u>	<u>5.2</u>
<u>3</u>	<u>5.24</u>
<u>TRENCH</u>	<u>24-40"</u>
<u>ROCK</u>	<u>14"</u>

SKETCH OF ACTUAL INSTALLATION

Client Pick up



APPROVAL IN NO WAY GUARANTEES THE LIFE OF THE SYSTEM OR THAT IT WILL FUNCTION PROPERLY UNDER ANY OR ALL CONDITIONS.

Insured by: Wendy Jones R.E.S. Date: 04/02/01 Code Number: 12

Approved by: Wendy Jones Date: 5/15/01 Code Number:

CHARLESTON COUNTY ENVIRONMENTAL HEALTH 4050 BRIDGE VIEW DR
CHARLESTON, SC 29405 (803) 740-0855

5/17/01 COPY 2 AND L.I. AT R.E.S.



PERMIT TO CONSTRUCT - CERTIFICATE OF FINAL APPROVAL
Onsite Sewage Treatment and Disposal System

Permit No.: 596-Q7 Type Facility: SFR (2Br) TMS#: 279-0000-315
Name: Russ Pritchard Address: 1850 Ashley Crossing Sys. Category: 362-220
Subdivision: Reader Street: 3775 Maybank Section/Lot: B-1 Type Water Supply: Public

SYSTEM SPECIFICATIONS

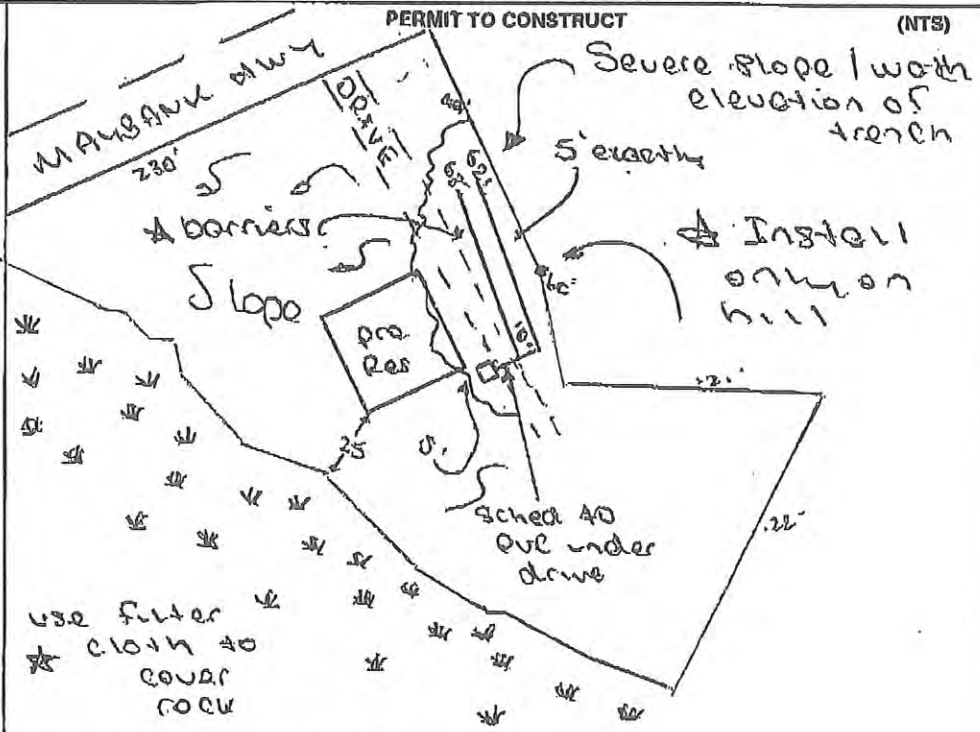
Max. Est. Daily Flow: 240 gpd
Loading Rate: 1.2 gpd LF²
Tank Size(s): 800 gal
or (1000 gal)
Trenches: Length: 135'
Width: 36"
Max. Bottom Depth: 12'-13"
Aggregate Depth: 5"
Min. Pump Capacity: N/A gpm
at N/A ft. of Head

SPECIAL INSTRUCTIONS/CONDITIONS

- ① See attached sheets
- ② Do not exceed max 17 depth
- ③ Install drive barriers & sched. 40 pipe
- ④ Slope to creek

ACTUAL INSTALLATION

Installer: Bayer
Tank(s) Mfg.: Knight (2)
Aggregate Type: Stone
Well Installed: Yes No
Nearest Actual Distance to:
Well: pub
Building: 15'
Property Line: 5'
Stream/Impoundment: N/A
Line No. Elevation Readings
Stubout:
S/T Inlet: OK
S/T Outlet:
pump
rock 6"
trench 14'-16"



4-30-99 Copies to zoning. Bay

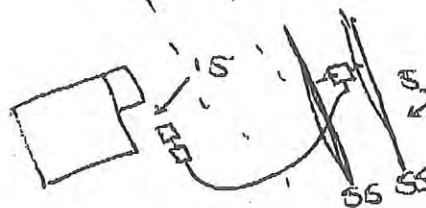
ANY CHANGES TO SYSTEM MUST BE AUTHORIZED BY THE HEALTH DEPARTMENT PRIOR TO INSTALLATION.

CERTIFICATE OF FINAL APPROVAL

(NTS)

★ Installer to contact DHEC
740-0855 prior to construction

Stubout too low must use pump 11-21-97



must check alarm
pump down
11-26-97 11/26/97 ok

hold for
barriers
11-26-97 12/3/97

THIS CERTIFICATE OF FINAL APPROVAL IN NO WAY GUARANTEES THE LIFE OF THE SYSTEM OR THAT IT WILL FUNCTION PROPERLY UNDER ANY OR ALL CONDITIONS.

Issued By: J. Wise Date: 4-29-97 Approved By: [Signature] Date: 12/3/97

12-5-97 App. to B. W. Bay



South Carolina
Department of Transportation

June 14, 2006
Charleston County Maintenance

Mr. Bryan Kizer, P.E.
B.P. Barber & Associates
4016 Salt Point Parkway
North Charleston, South Carolina 29405

**RE: Planned Development on Maybank Highway comprised of TMS #
279-00-00-315, -320, -322, and -323**

Dear Mr. Kizer:

This letter is to inform you that I received the preliminary submittal for the above noted project. Please be aware that a full review has not been performed nor has an SCDOT Encroachment Permit been applied for or approved. Please refer to the SCDOT Access and Roadside Management Standards when developing the plans for the encroachment onto Maybank Highway.

When the plans are ready, please submit to this office an encroachment permit application as well as 2 full size sets of construction plans and a full review will be performed. If you should have any questions or would like to discuss this, please do not hesitate to contact me at (843) 740-1655 ext 532.

Sincerely,

Nick S. Rebovich, EIT
Permit Coordinator

File: Maintenance/Charleston/nsr



South Carolina
Department of Transportation

2401 Maintenance Way
North Charleston, SC 29406

RE: Permit #: 43460 (SC-700)
Laura McKenzie

Dear Permittee:

The attached permit has been approved with the following stipulations:

1. The South Carolina Department of Transportation (SCDOT) shall be given the opportunity to attend any pre-construction conferences.
2. The SCDOT shall be notified of the date and time permitted work will begin. Notification of at least 48 hours must be given to the Department during office hours (8:00 am to 5:00 pm Monday through Friday). Written notification is required before work can begin. A fax-back notification form has been attached to assist with this requirement.
3. The contractor must include a traffic control plan for all lane closures and lane shifts: to include location, date and time. This must be received by the SCDOT 48 hours prior to the start time of the proposed work within the right-of-way.

Also, please note all provisions attached to or written on the approved permit, as well as the requirements outline on the back of the permit. *Failure to comply with any of these provisions may result in stoppage of work, the permit being revoked, and/or the removal of all materials placed within the right-of-way at full responsibility of the permittee.* Your cooperation is appreciated in this matter so that costly corrections may be avoided in maintaining the integrity of our transportation infrastructure.

Respectfully,

Christopher B. Gossett

Christopher B. Gossett
Resident Maintenance Engineer

S.C. Department of Transportation
Form 637 (Rev 11/2003)

Application for Encroachment Permit

Permit Nbr: 43460

Applicant: <u>Laura L McKenzie</u>	County: <u>Charleston</u>
Street: <u>3775 Maybank Highway</u>	Enter <u>Road/Route</u> And then the corresponding <u>Road Name</u> below
City: <u>Charleston</u>	1. <u>SC 700</u> 1. <u>Maybank Highway</u>
State & Zip: <u>SC, 29492</u>	2. _____ 2. _____
Phone: <u>843-819-3000</u>	3. _____ 3. _____
	4. _____ 4. _____
	5. _____ 5. _____

1. The undersigned applicant hereby applies to the South Carolina Department of Transportation (SCDOT) for a permit for encroachment State Highway Right of Way as shown and described below:

2. Type of Encroachment:
Encroachment to install and construct a 20' PAVED ~~wide gravel~~ access way in order to obtain access to two (2) new buildable lots.

3. Description of Location:
The site is located on the south side of the Maybank Highway on John's Island, just before the bridge over on to Wadmalaw Island.

(Attach sketch indicating roadway features such as: pavement width, shoulder width, sidewalk and curb and gutter location, significant drainage structure, arrow, right of way width, and location of the proposed encroachment with respect to the roadway centerline and the nearest intersecting road on the State system.)

4. The undersigned applicant hereby requests the SCDOT to permit encroachment on the SCDOT right of way as described herein. It is expressly understood that the encroachment, if and when constructed, shall be installed in accordance with the sketch attached hereto made a part hereof.

The applicant agrees to comply with and be bound by the SCDOT's "A Policy for Accommodating Utilities on Highways Right of Way", "Standard Specifications for Highway Construction", the "General Provisions" and "Special Provisions", attached hereto made a part hereof by reference, during the installation, operation and maintenance of said encroachment within the SCDOT's Right of Way.

The applicant hereby further agrees, and binds his/her/its heirs, personal representatives, successors, assigns, to assume any and all liability for accidents or injuries to persons, or damage to property, including the highway, that may be caused by the construction, maintenance, use, moving or removing of the physical appurtenances contemplated herein, and the applicant agrees to indemnify and hold SCDOT harmless from and against any and all claims for personal injury and/or property damage which may be sustained by any person reason of the construction, maintenance or existence of said encroachment on the SCDOT's right of way.

Applicant's Name: LAURA L MCKENZIE Date: 2/21/07
(Please print or type)
Applicant's Sig: Laura L McKenzie Title: owner

In accordance with your request and subject to all the provisions, terms, conditions and restrictions stated in the application and the general and special provisions attached hereto, the SCDOT hereby approves your application for an encroachment permit. This permit shall become null and void unless the work contemplated herein shall have been completed prior to: 27 MARCH 2008

(Date received by Res. Maint. Engr.) Chris Bassett (SCDOT Approval) 27 Mar 07 (Date)

- Resident Maintenance Engineer
- District Engineering Administrator
- State Highway Engineer
- District Maint./Constr. Engineer

1. SEE ATTACHED PROVISIONS.
2.



CHARLESTON
COUNTY
SOUTH CAROLINA

PLANNING COMMISSION

843.202.7200

1.800.524.7832

Fax: 843.202.7222

Lonnie Hamilton, III

Public Services Building

4045 Bridge View Drive

North Charleston, SC 29405-7464

Jerome Murray
Chairman

MEMORANDUM

TO: Planned Development Applicants
FROM: Jerome Murray, Chairman, Charleston County Planning Commission
DATE: May 11, 2005
SUBJECT: Community Outreach and Planned Development Applications

We highly recommend that applicants for zoning change requests to the Planned Development (PD) Zoning District work with the community to inform them of the request, in order to potentially gain their support for such projects.

Please contact me, Jerome Murray, Chairman of the Charleston County Planning Commission (843-224-2938), to discuss the results of this outreach prior to the Planning Commission meeting for which your case is scheduled.

Your signature below indicates that you have read and understood this recommendation.


Owner Signature _____ Date 4/17/08

Applicant Signature _____ Date _____
(If other than the owner)

Reference Zoning Change Request: _____ PD: _____

JM/jb

Proposed Site Plan

REVISIONS NO. DESCRIPTION DATE BY 1. GEN. REVISION 3/07 J.A. 2. POND REVISION 3/07 J.A.		APPROVALS PROJECT ENG. _____ CHKD BY _____ DESIGNED BY _____ BRK BY _____ GR BY _____ APPR'D _____ DATE _____		STATE OF SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 22890 B. P. BARBER & ASSOCIATES, INC. ENGINEERS - PLANNERS - SURVEYORS FLORENCE • CHARLOTTE • SAVANNAH		DATE: FEB. 2007 SCALE: AS SHOWN PROJECT: SITE DEVELOPMENT FOR MAYBANK HIGHWAY COUNTY: SOUTH CAROLINA SHEET: 10 OF 10		FILE NO. CT-22-1B
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