

Daniel C. Pennick, AICP
Director

ZONING/PLANNING DEPARTMENT

843.202.7200
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Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405-7464

MEMORANDUM

TO: FILE

DATE: March 7, 2011

SUBJECT: PD-23A, Pleasant Forest

Attached are the guidelines and site plans that comprise Planned Development (PD) 23A, the Pleasant Forest Planned Development, approved by Charleston County Council in 1990. The PD includes two site layouts, "A" and "B". Site Plan "A" allows for 296 multi-family units and other uses, while Site Plan "B" allows for 256 multi-family units, a Charleston County Services Satellite Center on 4 acres, and other uses. Because Site Plan "B" was implemented, the following uses are permitted per the PD:

- Multi-family apartments (256 dwelling units);
- Government satellite service center (4 acres);
- Clubhouse/leasing office;
- Laundry/weight/exercise facilities;
- Tennis courts; and
- Pool/deck.

Please note that this property is located in the Charleston County Mount Pleasant Overlay District, Sweetgrass Basket Special Consideration Area, which, in addition to the Planned Development zoning, may have an impact on proposed future development. This overlay district can be found in the Zoning and Land Development Regulations Ordinance (available on-line at www.charlestoncounty.org).

John S. Lombard - Chair
Andrew J. Savage, III - Vice Chair
Lonnie Hamilton, III
William L. Kennedy
Elizabeth M. Kerrison
Burnet R. Maybank
R. Keith Summey
Charles T. Wallace, M.D.
Charles C. Wannamaker, M.D.



Beverly T. Craven, Clerk
723-6772

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

PLEASANT FOREST
PLANNED DEVELOPMENT (PD-23A)

The following items when combined with the Master Plan and Development Guidelines shall govern the zoning requirements for the Pleasant Forest Planned Development District designated as PD-23-A.

1. Land uses permitted within the Pleasant Forest development are as follows:

Plan "A"

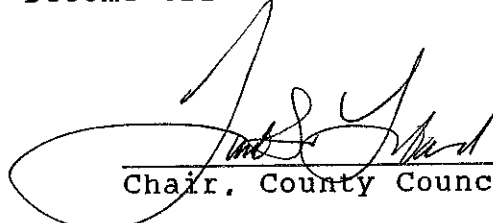
Multi-family apartments - 296 dwelling units
Clubhouse/leasing office
Laundry/weight/exercise facilities
Tennis courts
Pool/deck


Plan "B"

Multi-family apartments - 256 dwelling units
Government satellite service center (4 acres)
Clubhouse/leasing office
Laundry/weight/exercise facilities
Tennis courts
Pool/deck

2. All streets and drainage systems within the Planned Development will be constructed to County standards and dedicated to the public.
3. There will be 2.9 acres of right-of-way for the Isle of Palms Connector and the connector access road which will be provided at a future date.
4. Freshwater wetlands areas cannot be filled without obtaining permits from the appropriate governmental authorities.

5. If the granting of permits by other governmental entities requires the redesign of this property, an amendment to this Planned Development will be required.
6. Utilities and services shall be provided in accordance with the Development Guidelines for Planned Forest Conditional Use Permits for same shall not be required.
7. Signs will exist as provided in the Development Guidelines for Pleasant Forest.
8. The Charleston County Zoning Ordinance shall apply to all areas of this development where not covered by these Regulations and Guidelines.
9. This agreement shall become effective October 17, 1990.


Chair, County Council


Clerk of Council

AN AMENDMENT TO THE DEVELOPMENT GUIDELINES

FOR

PLEASANT FOREST (PD-23)
CHARLESTON COUNTY, SOUTH CAROLINA

DATE: AUGUST 10, 1990

OWNER: ARONOV REALTY COMPANY

DESIGNED BY:

SEAMON, WHITESIDE AND ASSOCIATES, INC.
753 HIGHWAY 17 BY-PASS
MT. PLEASANT, SC 29464

803-884-1667

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August 10, 1990

AN AMENDMENT TO THE PLANNED DEVELOPMENT GUIDELINES
FOR PLEASANT FOREST (PD-23)

INTRODUCTION

On June 19, 1985 Charleston County Council adopted Development Guidelines for Pleasant Forest, an apartment community at the northeast corner of the intersection of U. S. Highway 17 and the Isle of Palms Connector. The 42.4 acre tract (the current boundary survey now indicates 42.56 acres) was to be developed at a density of 7 units per acre for an allowable maximum of 297 units.

Since the original approval, surveys have been performed delineating approximately 5.86 acres of freshwater wetlands on the property. In addition, the right-of-way requirements of the Isle of Palms Connector have been revised. Due to these two impacts, an amendment to Planned Development Guidelines is necessary.

The developer is requesting approval of two alternate site plans for the property. The first, Site Plan "A", indicates the entire tract being developed as a 296 unit apartment community. The second, Site Plan "B", indicates 4 acres of the site being reserved for the Charleston County Government Services Satellite Center and the remaining acreage being developed as a 256 unit apartment community. Should the zoning be approved and the County come to agreements with the developer and purchase the 4.0 acre tract, Site Plan "B" will be implemented. If the County does not purchase the tract, Site Plan "A" will be implemented.

Development Guidelines for both Site Plan "A" and Site Plan "B" follow as well as a copy of the original guidelines.

SITE PLAN "A" GUIDELINES

I. PURPOSE AND INTENT

The purpose and intent of these revised guidelines are to update existing guidelines adopted by Charleston County Council on June 19, 1985 for the Pleasant Forest apartment community. These revised guidelines and development plan reflect the proposed configuration of freshwater wetlands and the Isle of Palms Connector and their effect of the property. In addition, the layout of the apartment units has been more defined as compared to the original approval. These proposed guidelines set forth minimum design standards to be utilized in the implementation of the development plan for Pleasant Forest as a Planned Development District.

Where the word "UNCHANGED" appears adjacent to any of the following paragraphs, no changes have been made to the requirements included in the original Development Guidelines. The original requirements are reiterated and included in this report for clarity and completeness. Full copies of the original county approval and original guidelines are also included in the Appendices.

II. LAND USE

A. BREAKDOWN BY AREA

The following land uses shall be permitted within the Pleasant Forest Development:

Total Land Area	42.56 acres
Residential Building Coverage (296 units)	3.85 acres
Parking Areas	6.00 acres
Right of Way for Isle of Palms Connector	2.90 acres
Right of Way for other dedicated roads (within the Planned Development)	2.70 acres
Tennis Courts	0.33 acres

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GUIDELINES FOR PLEASANT FOREST
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Clubhouse and Pool	0.36 acres
* Pool and Deck Area (Max. sq. footage = 6000 s.f.)	
* Laundry, Weight/Exercise Rooms, Rest Rooms (max. sq. footage = 3000 s.f.)	
* Clubhouse and Leasing Office (Max. square footage = 3,000 s.f.)	
Retention Ponds	4.60 acres
Buffer/Setbacks from Perimeter of District (including 0.68 acres of freshwater wetlands to remain)	5.24 acres
Freshwater Wetlands to remain not included in perimeter buffers	4.40 acres
Other Open Areas (not included in buffers, wetlands, or retention ponds)	12.18 acres
Gross Density	6.95 units/acre
Net Density (not including roads and R/W to be dedicated)	8.00 units/acre

NOTE: All acreage figures are approximate.

B. BREAKDOWN BY UNITS

One Bedroom Units	132 units
Two Bedroom Units	132 units
Three Bedroom Units	32 units
TOTAL	296 units

III. BUILDING CRITERIA

A. Setbacks (including garages and carports)

1. Front yards: 25' minimum setback from dedicated road right of way.
2. Setback from any other property lines: 30' minimum.

AN AMENDMENT TO THE PLANNED DEVELOPMENT
GUIDELINES FOR PLEASANT FOREST
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3. Minimum distance between structures: 20'

B. Maximum building height shall be forty (40) feet.

IV. FENCES AND WALLS

Fences or walls where provided around recreational areas shall be of wood, brick, stucco, and/or wrought iron. Chain link fencing shall be constructed around the perimeter of the tennis courts. No fence shall be erected within 20' of street right-of-way with the exception of the tennis court fence which shall be set back a minimum of 10' from the street right-of-way.

V. OFF-STREET PARKING REQUIREMENTS - UNCHANGED

The number of off-street parking spaces (9' wide x 18' deep) required for this development shall be as follows:

- A. Residential - As specified in the Charleston County Zoning Ordinance for RM-4 district.
- B. Club and Pool Areas - As specified in the Charleston County Zoning Ordinance.
- C. No permanent parking of vehicles on the street is permitted.
- D. Handicapped parking shall be provided in accordance with Charleston County requirement (2% of parking spaces with handicapped access, located near units designed for handicapped; shown on site plan).

V.-ADDENDUM: OFF STREET PARKING CALCULATIONS

A. PARKING REQUIREMENTS

* One Br. Units:	132 units x 2 sp./unit	= 264 sp.
* Two Br. Units:	132 units x 2 sp./unit	= 264 sp.
* Three Br. Units:	32 units x 3 sp./unit	= 96 sp.
* Pool/Clubhouse:		
	6000 s.f. pool & deck x 1 sp/300s.f.	= 20 sp.
* Tennis Courts:	2 courts x 1 sp./court	= 2 sp.
* Leasing Office		5 sp.
* TOTAL REQUIRED SPACES		651 sp.

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GUIDELINES FOR PLEASANT FOREST
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B. PARKING SUPPLIED

* Residential Parking	624 spaces
* Pool/Clubhouse/Leasing	27 spaces
* TOTAL PARKING SPACES SUPPLIED	651 spaces

C. CARPORTS

Included in the parking figures above is the provision for 68 covered parking spaces or carport spaces.

D. BOAT STORAGE

In addition to the parking spaces indicated above, 17 boat storage parking spaces are reserved as indicated on the site plan.

VI. SCREENING

Existing vegetation will be retained wherever possible to provide screening. Additional landscape materials will be added where necessary. The trash compactor and laundry room areas will be screened as indicated on the site plans.

A 50' minimum buffer strip will be reserved adjacent to U. S. Highway 17 (with the exception of the entrance road) and Isle of Palms Connector (for the length of the apartment tract). A 30' minimum buffer strip will be reserved adjacent to all other boundaries of the apartment tract.

Landscape plans shall be submitted to the Planning Staff for review in accordance with applicable regulations and guidelines. Landscape plans must be approved prior to the issuance of zoning and building permits.

VII. STREETS

All public streets shall be constructed in accordance with the County Subdivision Regulations and Road code. These public streets will be dedicated to Charleston County. Any medians within the street right of ways shall be maintained by the developer or successors, including landscaping.

Underground irrigation systems will be constructed within the road right-of-way at the entrances and other heavily landscaped areas. The location and design of these irrigation systems must be approved by the Charleston County Public Works Department prior to installation.

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A 100' wide strip has been reserved along the western boundary line for the Isle of Palms Connector. In addition, a 33' strip has been reserved along a portion of the southern boundary line for an Access Road which will be constructed as a part of the Connector. The main roadway for the apartment community will intersect with U.S. Highway 17 across from the Sneer Farm entrance (as originally proposed) and meander through the development in a southwesterly direction until it intersects with the Access Road to the Connector.

VIII. PHASING

The project will be built all in one phase of construction. The developer reserves the right to alter this schedule due to any unforeseen market conditions.

IX. WATER, SEWERAGE AND OTHER AMENITIES - UNCHANGED

Maintenance of the water, sewer system and trash removal, until it is accepted by a local government entity, is the responsibility of the developer. Drainage easements, upon approval, will be dedicated to Charleston County.

The swimming pools and other space amenities will be owned and maintained by the developer or the developer's successors.

X. STORM DRAINAGE - UNCHANGED

All storm drainage systems shall be approved by the Charleston County Public Works Department and constructed in accordance with South Carolina Coastal Council storm water management guidelines.

XI. OUTBUILDINGS - UNCHANGED

No structure of a temporary nature shall be erected or allowed to remain within this district. No trailer, camper, shack, tent, garage, barn or other structures of a similar nature shall be used as a residence or for any other purpose, either temporary or permanent; provided, however, that nothing contained in this paragraph shall be construed to prevent those engaged in construction from using sheds or other temporary structures as offices or storage shelters for materials during periods of construction.

XII. PUBLIC SERVICES - UNCHANGED

Fire protection and police services shall be provided by the local governmental agencies. Garbage collection shall be provided by contract with a private collection service.

XIII. SIGNS

The placement and design will be limited to project identification and other directional and traffic control graphics, and composition shall be of wood and/or masonry materials. All signs shall be approved by Charleston County Public Works and Planning Departments.

Signs to be erected are:

A. Main entrance signage will consist of the following:

1. Sign within the median of the main entrance roadway off of U. S. Highway 17. This sign shall be two sided with a maximum of 32 square feet per side (64 square feet total).
2. Sign at the end of the Access Road to the Isle of Palms Connector at the secondary entrance to the apartment tract. The sign shall be one sided with a maximum area of 16 square feet.

The signs will not exceed a maximum eight (8) feet in height. The signs will not be placed within five (5) feet of the curb and shall be a minimum of 20' from the Highway 17 right of way. Floodlighting of the signs may be provided.

- B. Each recreational area may have one entrance sign placed to the side of the road right of way. These signs shall not exceed eight (8) square feet in size and four (4) feet in height.
- C. Entrance signs for identification of housing areas within the district may be placed in common open space, not exceeding eight (8) square feet in size, four (4) feet in height.
- D. Street signs, stop signs, and other directional or traffic control signage shall be placed as allowed by the Charleston County Public Works Department.

No commercial signs are allowed with the exception of realtor signs. The realtor signs will conform to Charleston County regulations.

XIX. CRITICAL LINE

There are no areas within the surveyed boundary that are within the critical line as determined by the S. C. Coastal

Council. However, the site does contain 5.862 acres of freshwater wetlands. Approximately 0.60 acres of these wetlands will be filled as part of the Isle of Palms Connector and Access Road construction. Permits for this work have been received by the Highway Department. In addition, approximately 0.18 acres of wetlands will require filling in order to connect the main development roadway to the Access Road. The developer will apply for the necessary permits for this roadway crossing.

XV. SITE PLAN

Site plan approval will be obtained from Charleston County Planning Department prior to obtaining zoning and building permits.

XVI. SOILS ANALYSIS - UNCHANGED

Approximately 3/4 of the site contains Sf soil, the Scranton loamy fine sand, which is described as being level, somewhat poorly drained, deep acid soil, sandy throughout the profile. Approximately 1/4 of the site located along Highway 17, contains Cm soil, Chipley loamy fine sand, deep, nearly level, moderately-well to somewhat poorly drained soil, mostly wooded.

SITE PLAN "B"

I. PURPOSE AND INTENT

The purpose and intent of these revised guidelines are to update existing guidelines adopted by Charleston County Council on June 19, 1985 for the Pleasant Forest apartment community. This site plan and the Guidelines include a 4.00 acre site to be sold to Charleston County for their County Government Services Satellite Center. The remaining acreage will be developed as an apartment community.

These revised guidelines and development plan reflect the proposed configuration of the Isle of Palms Connector and its effect of the property. In addition, the layout of the apartment units has been more defined as compared to the original approval. These proposed guidelines set forth minimum design standards to be utilized in the implementation of the development plan for Pleasant Forest as a Planned Development District.

Where the word "UNCHANGED" appears adjacent to any of the following paragraphs, no changes have been made to the requirements included in the original development guidelines. The original requirements are reiterated and included in this report for clarity and completeness. Full copies of the original county approval and original guidelines are also included in the Appendices.

II. LAND USE

A. BREAKDOWN BY AREA

The following land uses shall be permitted within the Pleasant Forest Development:

Total Land Area	42.56 acres
County Government Services Satellite Center (Max. bldg. sq. footage = 15,000 s.f.)	4.00 acres
Residential Building Coverage (256 units)	3.37 acres
Parking Areas	5.20 acres
Right of Way for Isle of Palms Connector	2.90 acres

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Right of Way for other dedicated roads (within the Planned Development)	2.70 acres
Tennis Courts	0.33 acres
Clubhouse and Pool	0.36 acres
* Pool and Deck Area (Max. sq. footage = 6000 s.f.)	
* Laundry, Weight/Exercise Rooms, Rest Rooms (Max. sq. footage = 3,000 s.f.)	
* Clubhouse and Leasing Office (Max. sq. footage = 3,000 s.f.)	
Retention Ponds	4.60 acres
Buffer/Setbacks from Perimeter of District (inc. 0.68 acres of freshwater wetlands to remain)	4.71 acres
Freshwater Wetlands to remain not included in perimeter buffers	4.40 acres
Other Open Areas (not included in buffers, wetlands or retention ponds)	9.99 acres
Gross Density	6.01 units/acres
Net Density (not including roads and R/W to be dedicated)	6.93 units/acres

NOTE: All acreage figures are approximate.

B. BREAKDOWN BY UNITS ON APARTMENT TRACT

One Bedroom Units	108 units
Two Bedroom Units	116 units
Three Bedroom Units	32 units
TOTAL	256 units

C. COUNTY GOVERNMENT SERVICES SATELLITE CENTER

This facility will be constructed by the County on this 4.00 acre tract in accordance with all Charleston County standards and regulations.

The following requirements concern only the apartment tract unless otherwise noted. As indicated above, the Satellite Center will be developed by the County in accordance with all Charleston County requirements:

III. BUILDING CRITERIA

A. Setbacks (including garages and carports)

1. Front yards: 25' minimum setback from dedicated road right of way.
2. Setback from any other property lines: 30' minimum.
3. Minimum distance between structures: 20'

B. Maximum building height shall be forty (40) feet.

IV. FENCES AND WALLS

Fences or walls where provided around recreational areas shall be of wood, brick, stucco, and/or wrought iron. Chain link fencing shall be constructed around the perimeter of the tennis courts. No fence shall be erected within 20' of street right-of-way, with the exception of the tennis court fence which shall be set back a minimum of 10' from the street right-of-way.

V. OFF-STREET PARKING REQUIREMENTS

The number of off-street parking spaces (9' wide x 18' deep) required for this development shall be as follows:

- A. Residential - As specified in the Charleston County Zoning Ordinance for RM-4 district.
- B. Club and Pool Areas - As specified in the Charleston County Zoning Ordinance.

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- C. Parking for County Government Services Satellite Center shall be in accordance with Charleston County guidelines.
- D. No permanent parking of vehicles on the street is permitted.
- E. Handicapped parking shall be provided in accordance with Charleston County requirement (2% of parking spaces with handicapped access, located near units designed for handicapped; shown on site plan).

V.-ADDENDUM: OFF STREET PARKING CALCULATIONS FOR APARTMENT TRACT

A. PARKING REQUIREMENTS

* One Br. Units:	108 ⁴⁸ units x 2 sp./unit =	216 sp.	96
* Two Br. Units:	116 ³² units x 2 sp./unit =	232 sp.	264
* Three Br. Units:	32 units x 3 sp./unit =	96 sp.	200
* Pool/Clubhouse:			588
	6000 s.f. pool & deck x 1 sp/300s.f.=	20 sp.	
* Tennis Courts:	2 courts x 1 sp./court =	2 sp.	571
* Leasing Office		5 sp.	17
* TOTAL REQUIRED SPACES			571 sp.

B. PARKING SUPPLIED

* Residential Parking	544 spaces
* Pool/Clubhouse/Leasing	27 spaces
* TOTAL PARKING SPACES SUPPLIED	571 spaces

C. CARPORTS

Included in the parking figures above is the provision for 68 covered parking spaces or carport spaces.

D. BOAT STORAGE

In addition to the parking spaces indicated above, 17 boat storage parking spaces are reserved as indicated on the site plan.

VI. SCREENING

Existing vegetation will be retained wherever possible to provide screening. Additional landscape materials will be added where necessary. The trash compactor and laundry room areas will be screened as indicated on the site plans.

AN AMENDMENT TO THE PLANNED DEVELOPMENT
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A 50' minimum buffer strip will be reserved adjacent to U. S. Highway 17 (with the exception of the entrance road) and Isle of Palms Connector (for the length of the apartment tract). A 30' minimum buffer strip will be reserved adjacent to all other boundaries of the apartment tract.

Landscape plans shall be submitted to the Planning Staff for review in accordance with applicable regulations and guidelines. Landscape plans must be approved prior to the issuance of zoning and building permits.

VII. STREETS

All public streets shall be constructed in accordance with the County Subdivision Regulations and Road code. These public streets will be dedicated to Charleston County. Any medians within the street right of ways shall be maintained by the developer or successors, including landscaping.

Underground irrigation systems will be constructed within the road right-of-way at the entrances and other heavily landscaped areas. The location and design of these irrigation systems must be approved by the Charleston County Public Works Department prior to installation.

A 100' wide strip has been reserved along the western boundary line for the Isle of Palms Connector. In addition, a 33' strip has been reserved along a portion of the southern boundary line for an Access Road which will be constructed as a part of the Connector. The main roadway for the apartment community will intersect with U.S. Highway 17 across from the Snee Farm entrance (as originally proposed) and meander through the development in a southwesterly direction until it intersects with the Access Road to the Connector.

VIII. PHASING

The apartment project will be built all in one phase of construction. The developer reserves the right to alter this schedule due to any unforeseen market conditions.

IX. WATER, SEWERAGE AND OTHER AMENITIES - UNCHANGED

Maintenance of the water, sewer system and trash removal, until it is accepted by a local government entity, is the responsibility of the developer. Drainage easements, upon approval, will be dedicated to Charleston County.

The swimming pools and other space amenities will be owned and maintained by the developer or the developer's successors.

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X. STORM DRAINAGE - UNCHANGED

All storm drainage systems shall be approved by the Charleston County Public Works Department and constructed in accordance with South Carolina Coastal Council storm water management guidelines.

XI. OUTBUILDINGS - UNCHANGED

No structure of a temporary nature shall be erected or allowed to remain within this district. No trailer, camper, shack, tent, garage, barn or other structures of a similar nature shall be used as a residence or for any other purpose, either temporary or permanent; provided, however, that nothing contained in this paragraph shall be construed to prevent those engaged in construction from using sheds or other temporary structures as offices or storage shelters for materials during periods of construction.

XII. PUBLIC SERVICES - UNCHANGED

Fire protection and police services shall be provided by the local governmental agencies. Garbage collection shall be provided by contract with a private collection service.

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2. Sign at the end of the Access Road to the Isle of Palms Connector at secondary entrance to the apartment tract. The sign shall be one sided with a maximum area of 16 square feet.

The signs will not exceed a maximum eight (8) feet in height. The signs will not be placed within five (5) feet of the curb and shall be a minimum of 20' from the

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Highway 17 right of way. Floodlighting of the signs may be provided.

- B. Each recreational area shall have one entrance sign placed to the side of the road right of way. These signs shall not exceed eight (8) square feet in size and four (4) feet in height.
- C. Entrance signs for identification of housing areas within the district may be placed in common open space, not exceeding eight (8) square feet in size, four (4) feet in height.
- D. Street signs, stop signs, and other directional or traffic control signage shall be placed as allowed by the Charleston County Public Works Department.
- E. County Government Services Satellite Center signage shall be in accordance with Charleston County guidelines.

No commercial signs are allowed with the exception of realtor signs. The realtor signs will conform to Charleston County regulations.

XIII. CRITICAL LINE

There are no areas within the surveyed boundary that are within the critical line as determined by the S. C. Coastal Council. However, the site does contain 5.862 acres of freshwater wetlands. Approximately 0.60 acres of these wetlands will be filled as part of the Isle of Palms Connector and Access Road construction. Permits for this work have been received by the Highway Department. In addition, approximately 0.18 acres of wetlands will require filling in order to connect the main development roadway to the Access Road. The developer will apply for the necessary permits for this roadway crossing.

XIX. SITE PLAN

Site plan approval will be obtained from Charleston County Planning Department prior to obtaining zoning and building permits.

XV. SOILS ANALYSIS - UNCHANGED

Approximately 3/4 of the site contains Sf soil, the Scranton loamy fine sand, which is described as being level, somewhat poorly drained, deep acid soil, sandy throughout the profile. Approximately 1/4 of the site located along Highway 17,

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contains Cm soil, Chipley loamy fine sand, deep, nearly level, moderately-well to somewhat poorly drained soil, mostly wooded.

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SERVICES

Preliminary Drainage and Utilities Master Plans for both Site Plan "A" and Site Plan "B" were reviewed with various agencies. Letters from the following agencies indicating their comments concerning the project are included on the following pages:

1. Mt. Pleasant Waterworks and Sewer Commission (Water and Sewer Service)
2. S.C.D.H.E.C. (Water and Sewer Systems)
3. S. C. Coastal Council (Drainage and Wetlands)
4. Charleston County Public Works (Roadways and Drainage)
5. U. S. Corps of Engineers (Wetlands Certification)
6. Awendaw District Fire Department (Fire Protection)
7. S. C. Department of Highways & Public Transportation (Isle of Palms Connector)

MOUNT PLEASANT WATERWORKS AND SEWER COMMISSION

Commissioners

W. L. Golightly, Jr., Ph.D., Chairman
Robert S. Bell, Jr.
Charles H. Hindman
Dana W. Love, Jr., P.E.
Harmon I. Shade

Manager
H. Clay Duffie

Phone (803) 884-9626
FAX (803) 884-4858

August 2, 1990

Mr. Stuart Whitesides
Seamon, Whitesides & Associates, Inc.
753 Highway 17 Bypass
Mount Pleasant, South Carolina 29464

RE: Pleasant Forest (Aronov Tract)
Charleston County, South Carolina

Dear Mr. Whitesides:

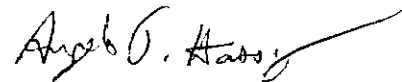
I am in receipt of your letter dated July 31, 1990, requesting a Letter of Coordination for the Pleasant Forest Apartment Development located at the intersection of U. S. Highway 17 and the proposed Isle of Palms Connector.

I have reviewed your preliminary master utilities plan and find your proposed connection to the existing Mount Pleasant Waterworks and Sewer Commission water and sewer transmission lines acceptable. However, the Commission cannot guarantee it's ability to service this development until all impact and connection fees are paid in full. Please submit three (3) sets of plans, specifications and calculations for further review.

Should you have any questions, please contact me.

Yours very truly,

MOUNT PLEASANT WATERWORKS
AND SEWER COMMISSION

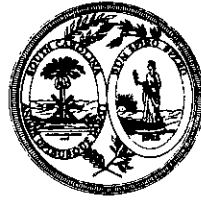


Angelo Hassig, P.E.
Capital Projects Engineer

AH:rlb2477B

South Carolina Department of Health and Environmental Control

Commissioner
Michael D. Jarrett



Trident District
Environmental Quality Control
2470 Air Park Road
North Charleston, S.C. 29418
(803) 554-5533

Board
Toney Graham, Jr., M.D., Chairman
Henry S. Jordan, M.D., Vice-Chairman
John B. Pate, M.D., Secretary
William E. Applegate
Oren L. Brady, Jr.
John Hay Burriss
Euta M. Colvin, M.D.

August 2, 1990

Mr. Stuart D. Whiteside, P.E.
Seamon, Whiteside, and Associates, Inc.
753 Highway 17 Bypass
Mount Pleasant, SC 29464

RE: Pleasant Forest, Mount Pleasant - Charleston County

Dear Mr. Whiteside:


I have reviewed the preliminary designs for the proposed water distribution and sanitary sewer systems that will serve the Pleasant Forest Apartment Complex in Mount Pleasant. Please accept this letter as conceptual approval of the two (2) proposed designs for the Pleasant Forest apartments water and sewer systems.

This approval is contingent on the following items being fulfilled:

1. Four (4) sets of plans and specifications must be submitted to the South Carolina Department of Health and Environmental Control (DHEC), Domestic Wastewater Division, Columbia, for review, approval, and issuance of a DHEC sanitary sewer construction permit.
2. Three (3) sets of plans and specifications must be submitted to the South Carolina DHEC, Water Supply Construction Division, Columbia, for review, approval, and issuance of a DHEC water distribution system construction permit.

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

Sincerely,


V. Harvey Wilkins
Trident District Engineer

VHW/dl



**SOUTH
CAROLINA
COASTAL
COUNCIL**

Ashley Corporate Center
4130 Faber Place
Suite 300
Charleston, S.C. 29405
(803) 744-5838
FAX 744-5847

John C. Hayes, III
Chairman

H. Wayne Beam, Ph.D.
Executive Director

August 3, 1990

Mr. Stuart Whiteside
Seamon Whiteside & Associates
753 Highway 17 Bypass
Mt. Pleasant, S.C. 29464

RE: Pleasant Forest
(Aronov Tract)
Charleston County

Stuart
Dear Mr. Whiteside:

As we discussed 2 August 1990, the above referenced project, in its preliminary form, complies with all applicable Coastal Council regulations. The following items must be submitted prior to Coastal Council Certification.

1. Complete details of wetland impacts and proposed mitigation,
2. Drainage plan,
3. Analysis of any impacts to wetland hydrology from proposed ponds,
4. Maintenance plan for drainage system.

Please contact me if you have any questions.

Sincerely,
Debra L. Hernandez
Debra L. Hernandez, E.I.T.

DLH;0062jBBS

cc: Dr. Wayne Beam
& Mr. Christopher L. Brooks



County of Charleston
Charleston, South Carolina

PUBLIC WORKS DEPARTMENT
4350 AZALEA AVE.
CHARLESTON HEIGHTS, S.C. 29405-7482
(803) 745-2207

MEMORANDUM

TO : Lori Lambert, Zoning Administrator, Planning Department

FROM: Matthew G. Rennhack, Civil Engineer *MGR*

RE : Conceptual Site Plan Review
Aranov Property Development
US Highway 17 North

DATE: August 9, 1990

We have reviewed the preliminary plans for this project and recommend conceptual approval.

We understand that our department will receive detailed construction plans for our review and approval prior to beginning any construction.

MGR/do

LL89-D



DEPARTMENT OF THE ARMY
CHARLESTON DISTRICT CORPS OF ENGINEERS
P O BOX 918
CHARLESTON, SC 29409-0918

REPLY TO
ATTENTION OF

July 14, 1988

ARONOV

Regulatory Branch

Mr. Bart Sabine
Sabine & Waters
Post Office Box 1072
Summerville, South Carolina 29484

Dear Mr. Sabine:

This is in response to your request for a wetland determination and our recent onsite meeting concerning Department of the Army jurisdictional responsibility as it pertains to a 42 acre tract known as the Aronov Property located near the intersection of the proposed Isle of Palms Connector and U.S. Route 17 in Charleston County, South Carolina.

As a result of an onsite meeting and further investigation into this matter, I have determined that the referenced property contains jurisdictional wetlands, and as such, a Department of the Army permit will be required for the placement of dredged or fill material in such areas. The wetlands have been flagged onsite and are accurately represented on your plat dated June 24, 1988. In the event Mr. Argo desires to place fill or excavated material in these jurisdictional areas, the nationwide permit application previously sent to him should be submitted. In future correspondence concerning this matter please refer to the following number: N/R 87-515. Please forward the completed forms and drawings to this office at your earliest convenience. A copy of this letter is being forwarded to the agencies on the enclosed list for their information.

If you have any questions concerning this matter, please contact me at A/C 803-724-4330.

Sincerely,


S. A. Danker
Regulatory Branch

Enclosure



Fire Chief
David N. Phillips

Avendaw District Fire Department

6384 Maxville Rd.
Avendaw, S.C. 29429



SEAMON, WHITESIDE & ASSOCIATES, INC.
753 HIGHWAY 17 BY-PASS
MT. PLEASANT, S.C. 29464

To whom it may concern,

The property located on Tax Map 558-0-0 Lot 103 is within the boundaries of Avendaw Dist.

Herefore Fire protection is provided by Avendaw Dist. Fire Dept.

If you have any further questions please feel free to contact me. My office number is (803) 928-3294.

Thank you,

CHIEF D. N. PHILLIPS



RECEIVED

SOUTH CAROLINA
DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION
P.O. BOX 191
COLUMBIA, S.C. 29202

August 9, 1990

Isle of Palms Connector - File 10.862
Charleston County

Mr. Stuart Whiteside, P.E.
Seamon and Whiteside, Inc.
753 Highway 17 By-Pass
Mt. Pleasant, S. C. 29464

Dear Mr. Whiteside:

This is to confirm the telephone conversation you had with Project Engineer Edward Sielicki concerning the above project.

The contract for all the approach roadway work was awarded in March 1990. The access road shown on the left of Station 20+75 is included as part of this construction. Access to this road will be restricted for the first 300 feet, but will be allowed at any point beyond. The attached plan sheet shows the proposed access road.

Please contact Project Engineer Edward Sielicki at telephone number 737-1354 if you have further questions.

Sincerely,

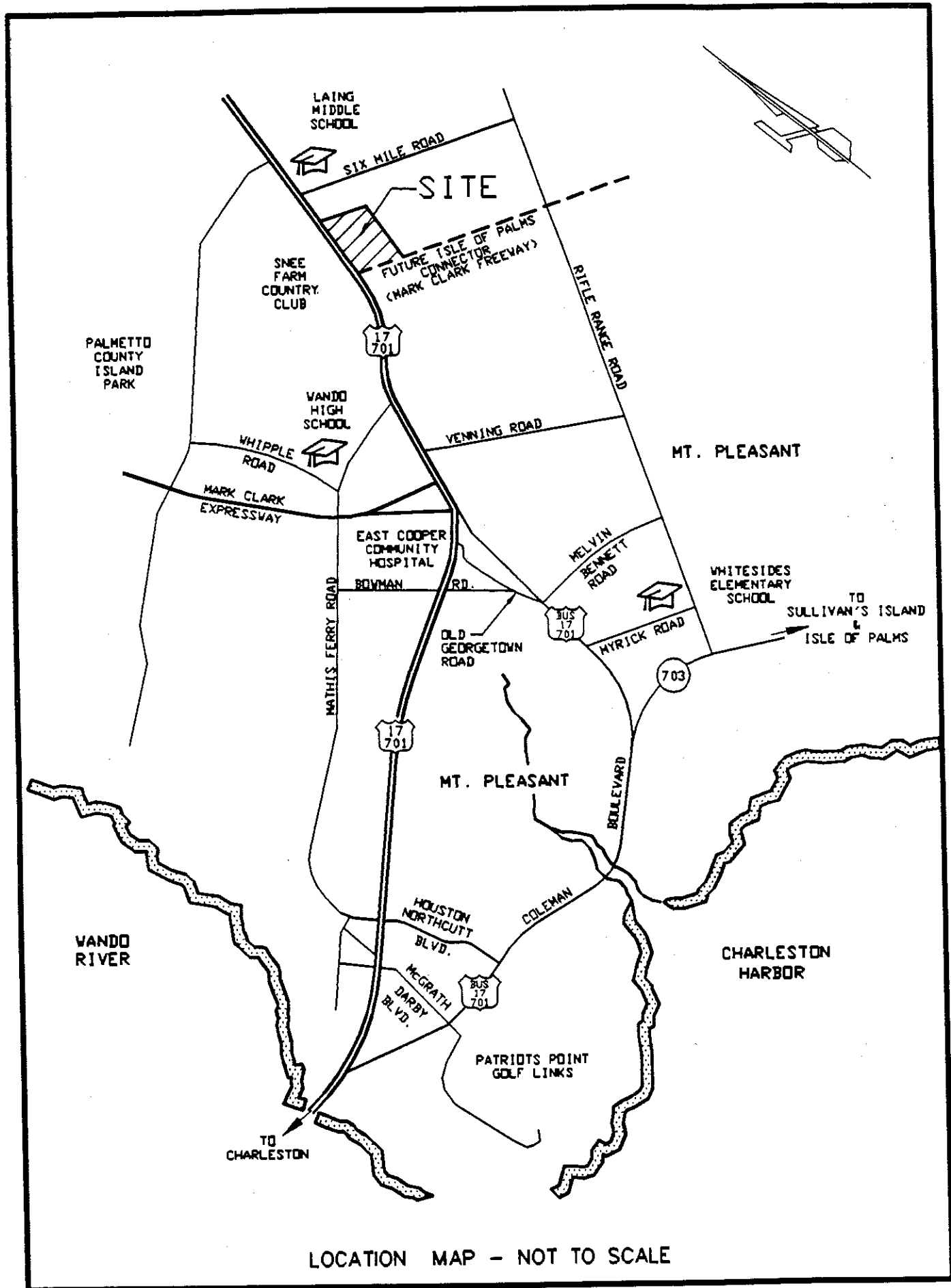
William M. DuBose, III
Project Development Engineer

APPENDICES:

- A. LOCATION MAP
- B. TAX MAP OF PROPERTY
- C. CURRENT PLAT
- D. REDUCED SITE PLAN "A"
- E. REDUCED SITE PLAN "B"
- F. ORIGINAL CHARLESTON COUNTY APPROVAL AND DEVELOPMENT GUIDELINES

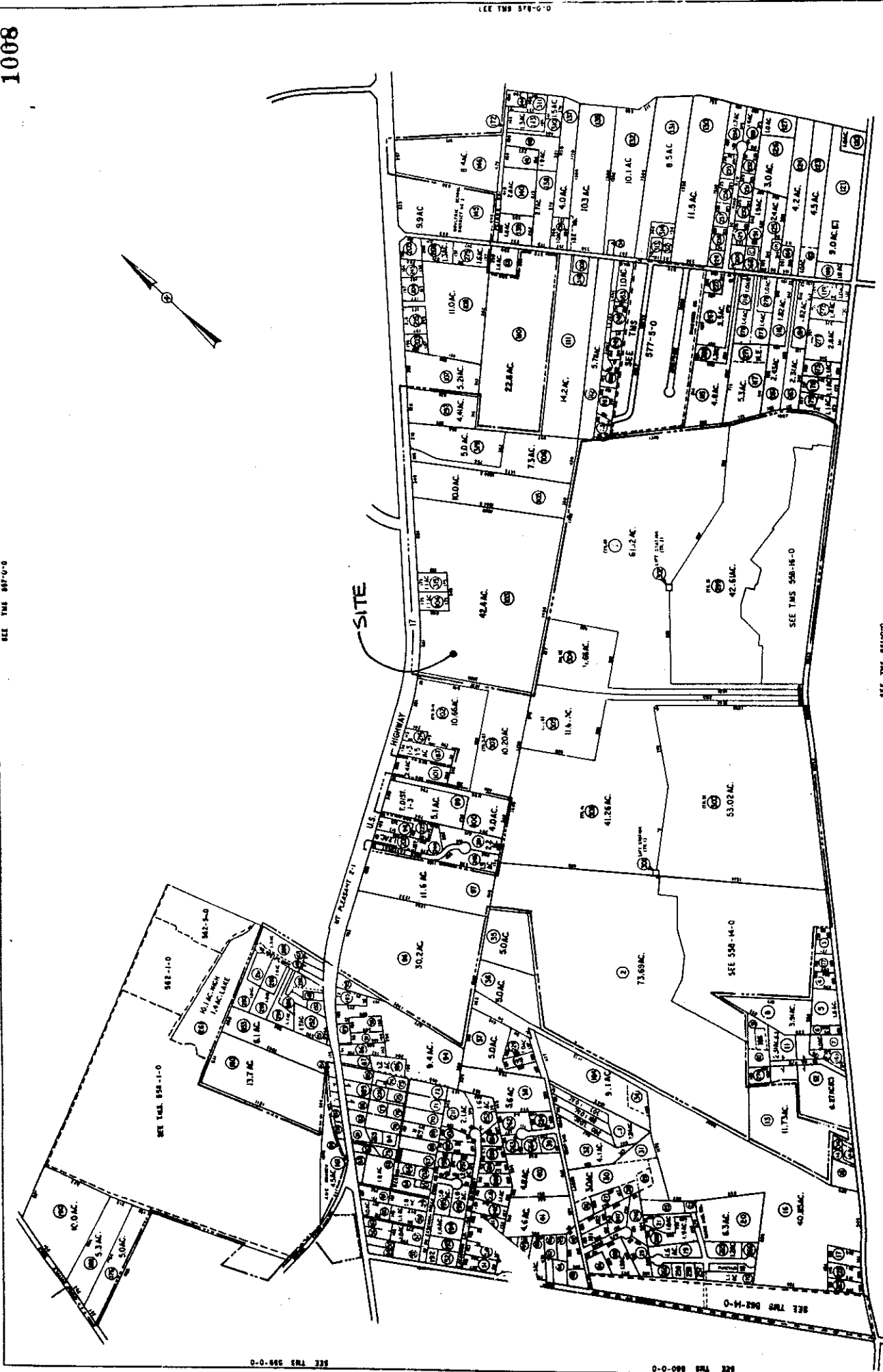
NOTES:

- 1. Full size copies of Site Plan "A" and Site Plan "B" are attached.
- 2. Tree Surveys and Preliminary Master Drainage Plans and Preliminary Master Utilities Plans for both Site Plan "A" and Site Plan "B" have been submitted separately to the Charleston County Planning Staff.



LOCATION MAP - NOT TO SCALE

SEE TMS 887-0-0



LEE TMS 578-0-0

SEE TMS 598-0-0

SEE TMS 598-0-0

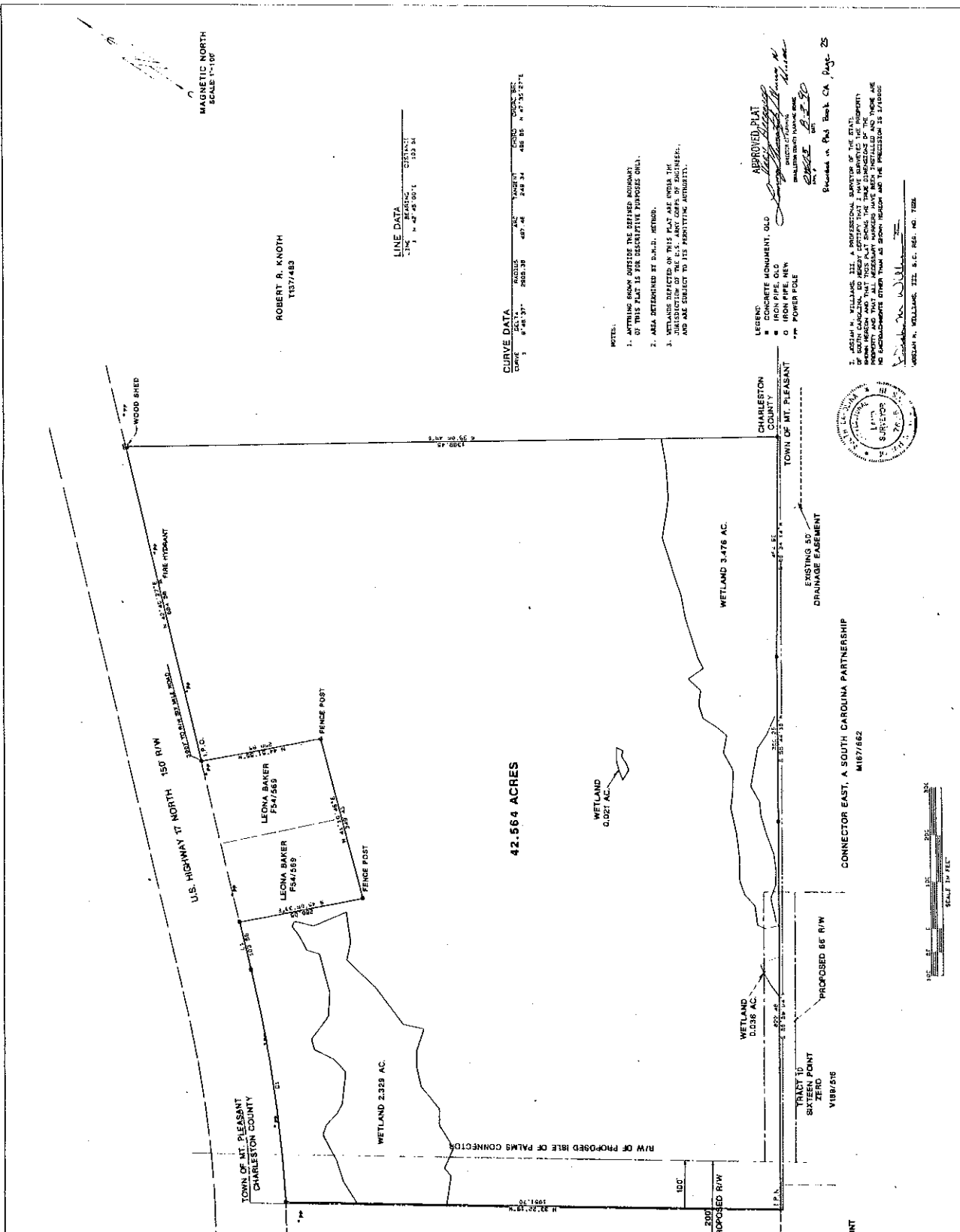
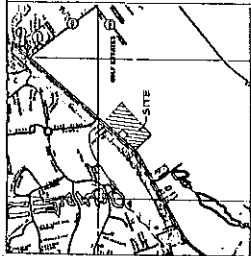
TAX MAP NUMBER
 1"=400' 1"=100'
558-0-0
 E CHARLESTON COUNTY, S.C.

1-3 CREATED DEC. 31, 1983, FORMERLY 2-2
 TAX DISTRICT NO. 2-161-3
 SCHOOL DISTRICT NO. 2
 AREA: MT PLEASANT - AWENAW S.T.D.
 AERIAL PHOTO NO. 69-1873, 79-1728

THE MAP PREPARED BY THE COUNTY ASSESSOR'S OFFICE
 THE CHARLESTON COUNTY BOARD OF ASSESSMENT, COA
 IT'S RESERVES THE EXCLUSIVE RIGHT TO SELL THIS MAP
 NO REUSE OR REPRODUCTION FOR OTHER PURPOSES IS
 PERMITTED

APPROXIMATE SCALE IN FEET
 0 100 200 300 400 500
 THE MAP COMPILED FROM D.E.O. PLAT INFORMATION
 AND FIELD RECONNAISSANCE
 ALL MEASUREMENTS ARE TO THE HIGHEST CODE
 LOCATION ARE NOT PERMITTED TO LOCUS DATA ON
 THIS MAP. REPRODUCTION IS PROHIBITED.

DATE OF MAP	BY	REVISION	SCALE
12-31-83	J. W. DAVIS	2-161-3	1"=400'
12-31-83	J. W. DAVIS	2-161-3	1"=400'
12-31-83	J. W. DAVIS	2-161-3	1"=400'
12-31-83	J. W. DAVIS	2-161-3	1"=400'



147 Wagon Wheel Drive - Suite 102 - Charleston, South Carolina 29412
 803 782 9130
Southeastern Surveying, Inc.

A PLAT OF
42.564 ACRE TRACT OF LAND
 OWNED BY ARNOVE REALTY CO., INC.
 LOCATED IN CHRIST CHURCH PARISH
 CHARLESTON COUNTY, SOUTH CAROLINA

DATE	24 JUN 1983
DRAWN	JPM
CHECKED	MAK
REV. 10 JUN 1983	
FILE	88221
DATE	1011
FILE	88221
DATE	1011
FILE	88221

MAGNETIC NORTH
 SCALE 1"=100'

ROBERT R. KNOTH
 T1877483

LINE DATA

LINE	BEARING	DISTANCE
1	N 49° 45' 00" E	133.34

CURVE DATA

CHORD	ANGLE	RADIUS	ARC	PERCENT	CHORD BEARING
1	9° 48' 37"	2405.38	497.48	248.34	486 85 N 47° 35' 37" E

- NOTES:
1. ALL TRACTS SHOWN HEREIN ARE EITHER MONUMENTS OR THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
 2. AREA DETERMINED BY D.M.E. METHOD.
 3. WETLANDS DEPECTED ON THIS PLAT ARE UNDER THE JURISDICTION OF THE FEDERAL GOVERNMENT AND ARE SUBJECT TO ITS REGULATIONS AND RESTRICTIONS.

APPROVED PLAT
 [Signature]
 SURVEYOR
 [Signature]

Recorded in Paul Bank CA, Page 25



J. JOSEPH N. WILLIAMS, III, A PROFESSIONAL SURVEYOR OF THE STATE OF SOUTH CAROLINA, DO HEREBY CERTIFY THAT I HAVE PERSONALLY AND INDIVIDUALLY EXAMINED THIS PLAT AND THAT ALL NECESSARY MEASUREMENTS HAVE BEEN MADE AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ALLEN P. HOWELL, ET AL
 T104108

REFERENCES:

PLAT BOOK	PAGE
BP	132
BA	59
BA	197
V	76

HIGHWAY DOCKET # 10-597 SHEET 10
 # 10-882 SHEET 3
 T.M.S. # 551-09-90-103

TRACT 8
 SIXTEEN POINT
 ZERO
 V139/516

CONNECTOR EAST, A SOUTH CAROLINA PARTNERSHIP
 M187/662



ROBERT L. CLEMENT, JR., CHAIRMAN
LONNIE HAMILTON, III, VICE CHAIRMAN
WILLIAM G. HENDERSON
WILLIAM L. KENNEDY
ELIZABETH M. KERRISON
LINDA S. LOMBARD
BURNET R. MAYBANK
CHARLES T. WALLACE, M.D.
CHARLES G. WANNAMAKER, M.D.



EVERLYN K. BONHAM, CLERK
723-6772

CHARLESTON COUNTY COUNCIL

O. T. WALLACE COUNTY OFFICE BUILDING

2 COURTHOUSE SQUARE

CHARLESTON, SOUTH CAROLINA

29401

Pleasant Forest

The following items when combined with the master plan dated May 17, 1985 and the Development Guidelines shall govern the zoning requirements for the Pleasant Forest Planned Development District, designated as PD-23:

1. Land uses permitted within the "Pleasant Forest" project are as follows:
 - a. Apartments, Townhouses 42.4 acres 297 units
Density 7 units per acre
 - b. Recreation
clubhouse, tennis courts, pools
2. Building setback lines shall be as stated in the "Development Guidelines-Pleasant Forest."
3. The number of off-street parking spaces (9' x 18') required for this development shall be as specified in the "Attached dwellings" section and "Recreational activities" sections of the Charleston County Zoning Ordinance. Parking within public rights-of-way is prohibited. Handicapped parking and maneuvering areas for off-street parking shall meet minimum County standards.
4. Homeowners agreements, deeds 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.
5. Public water and sewer shall be developed in accordance with the Development guidelines; conditional use permits for same shall not be required.
6. Detailed site plans for individual phases shall be prepared in accordance with the adopted Master Plan and shall be submitted for Planning staff review and approval prior to obtaining construction permits for same.

7. Conditional use permits for residential dwelling groups shall not be required.
8. A minimum 30' buffer strip will be maintained around the perimeter of the property.
9. Drainage and street systems shall be constructed to County standards.
10. Signs shall be erected and located as specified in the "Development Guidelines-Pleasant Forest".
11. The Charleston County Zoning Ordinance shall apply to all areas of this development where not covered by these Regulations and Guidelines.
12. Detailed site plans for this development must be reviewed and approved by the Planning staff prior to obtaining applicable building permits.
13. This amendment shall become effective June 19, 1985.


Evelyn K. Bonham
Clerk of Council


Chairman of County Council

DEVELOPMENT GUIDELINES
PLEASANT FOREST

I. Purpose and Intent

Purpose and intent of these guidelines is to set forth minimum design standards to be utilized in the implementation of the development plan for Pleasant Forest as a Planned Development District.

II. Land Use

The land use permitted within Pleasant Forest development shall be as follows:

Total Land Area =	42.4 acres
Residential building coverage: (293 units)	6.9 acres
Parking Areas	6.9 acres
Right of way for dedicated streets	6.0 acres
Tennis Courts	0.35 acres
Buffer/setbacks from perimeter of district	5.0 acres
Clubhouse and Pool A	0.2 acres
Cabana and Pool B	0.1 acres
Cabana and Pool C	0.1 acres
Retention area	1.3 acres
Open spaces	15.7 acres
Gross density	6.9 units
Net density: (Dedicated R.O.W. excluded)	8.1 units/acres

NOTE: All acreage figures are approximate.

III. Building Criteria

1. Setbacks (including garages and carports)
 - a. Front yards: 25' minimum setback from dedicated road right of way.
 - b. Setback from any other property line: 30' minimum.
 - c. Minimum distance between structures: 20'
2. Height requirement is as specified in Charleston County Zoning Ordinance RM-4.

IV. Fences and Walls

Fences or walls where provided around recreational areas shall be of wood, brick or stucco. No fence shall be erected within 20' of street right-of-way.

V. Off-Street Parking Requirements

The number of off-street parking spaces (9' wide x 18' deep) required for this development shall be as follows:

- A. Residential - As specified in the Charleston County Zoning Ordinance for RM-4 district.
- B. Club and Pool Areas - As specified in the Charleston County Zoning Ordinance.
- C. No permanent parking of vehicles on the street is permitted.
- D. Handicapped parking shall be provided in accordance with Charleston County requirement (2% of parking spaces with handicapped access, located near units designed for handicapped.)

VI. Screening

Existing vegetation will be retained wherever possible to provide screening.

Additional landscape materials will be added where necessary. A 30' minimum buffer strip will be preserved around the perimeter of district.

VII. Streets

All public streets shall be constructed in accordance with the County Subdivision Regulations and Road code. These public streets will be dedicated to Charleston County.

Medians within the street right-of-way shall be maintained by the developer or successors, including landscaping. A 50' wide easement along the western property line will be dedicated for future development of a proposed connector road.

VIII. Phasing

The project will be built in phases. The construction phasing sequence for the project, if any, will be done as follows:

Phase I	1986
Phase II	1988

The developer reserves the right to alter this schedule due to any unforeseen market conditions.

IX. Water, Sewerage and Other Amenities

Maintenance of the water, sewer system and trash removal, until it is accepted by a local government entity, is the responsibility of the developer. Drainage easement, upon approval, will be dedicated to Charleston County.

The swimming pools and other space amenities will be owned and maintained by the developer or the developer's successors.

X. Storm Drainage

All storm drainage systems shall be approved by the Charleston County Public Works Department and constructed in accordance with South Carolina Coastal Council storm water management guidelines.

XI. Outbuildings

No structure of a temporary nature shall be erected or allowed to remain within this district. No trailer, camper, shack, tent, garage, barn or other structures of a similar nature shall be used as a residence or for any other purpose, either temporary or permanent; provided, however, that nothing contained in this paragraph shall be construed to prevent those engaged in construction from using sheds or other temporary structures as offices or storage shelters for materials during periods of construction.

XII. Public Services

Fire protection and police services shall be provided by the local governmental agencies. Garbage collection shall be provided by contract with private collection service.

XIII. Signs

The placement and design will be limited to project identification and shall be made of wood and/or masonry materials. All signs shall be approved by Charleston County Public Works.

Signs to be erected are:

1. Main entrance on Highway 17 will consist of an entrance sign constructed in the main entrance island. The sign will not exceed 32 square feet in size, with a maximum eight (8) feet in height. The sign will not be placed within (5) feet of the curb. It shall be a minimum of 20' from Highway 17 right of way. Floodlighting of the sign may be provided.
2. Each recreational area shall have one entrance sign placed in common open space area, placed to the side of the road right of way. These signs shall not exceed 16 square feet in size and four (4) feet in height.
3. Entrance signs for identification of housing areas within the district may be placed in common open space, not exceeding 16 square feet in size, (3) feet in height.

No commercial signs are allowed with the exception of realtor signs. The realtor signs will conform to Charleston County regulations.

XIX. Critical Line

There are no areas within the surveyed boundary that are below the critical line as determined by the South Carolina Coastal Council.

XV. Site Plan

Site plan approval will be obtained from Charleston County Planning Department prior to obtaining building permits.

XVI. Soils Analysis

Approximately 3/4 of the site contains Sf soil, the Scranton loamy fine sand, which is described as being level, somewhat poorly drained, deep acid soil, sandy throughout the profile. Approximately 1/4 of the site located along Highway 17, contains Cm soil, Chipley loamy fine sand, deep, nearly level, moderately-well to some what poorly drained soil, mostly wooded.

A Site Plan For

Aronov - Mt. Pleasant, SC

PREPARED BY SEAMON, WHITESIDE AND ASSOCIATES
SITE PLAN 'A'

JULY 31, 1990
REVISED AUGUST 18, 1990
SCALE 1"=50'-0"



TOTAL SITE AVERAGE 42.56 ACRES

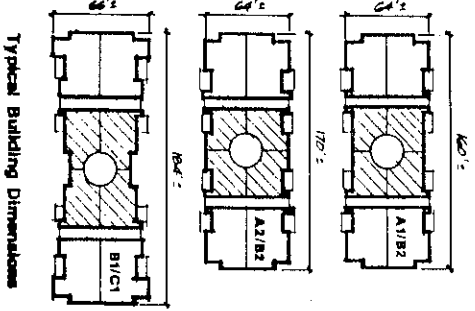
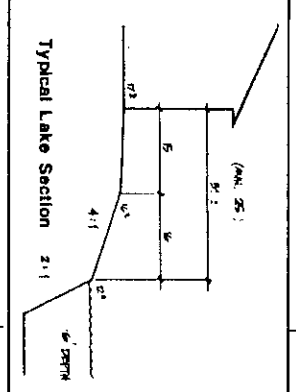
1 Bedroom	132
2 Bedrooms	132
3 Bedrooms	32
Total	296 Units

REQUIRED PARKING

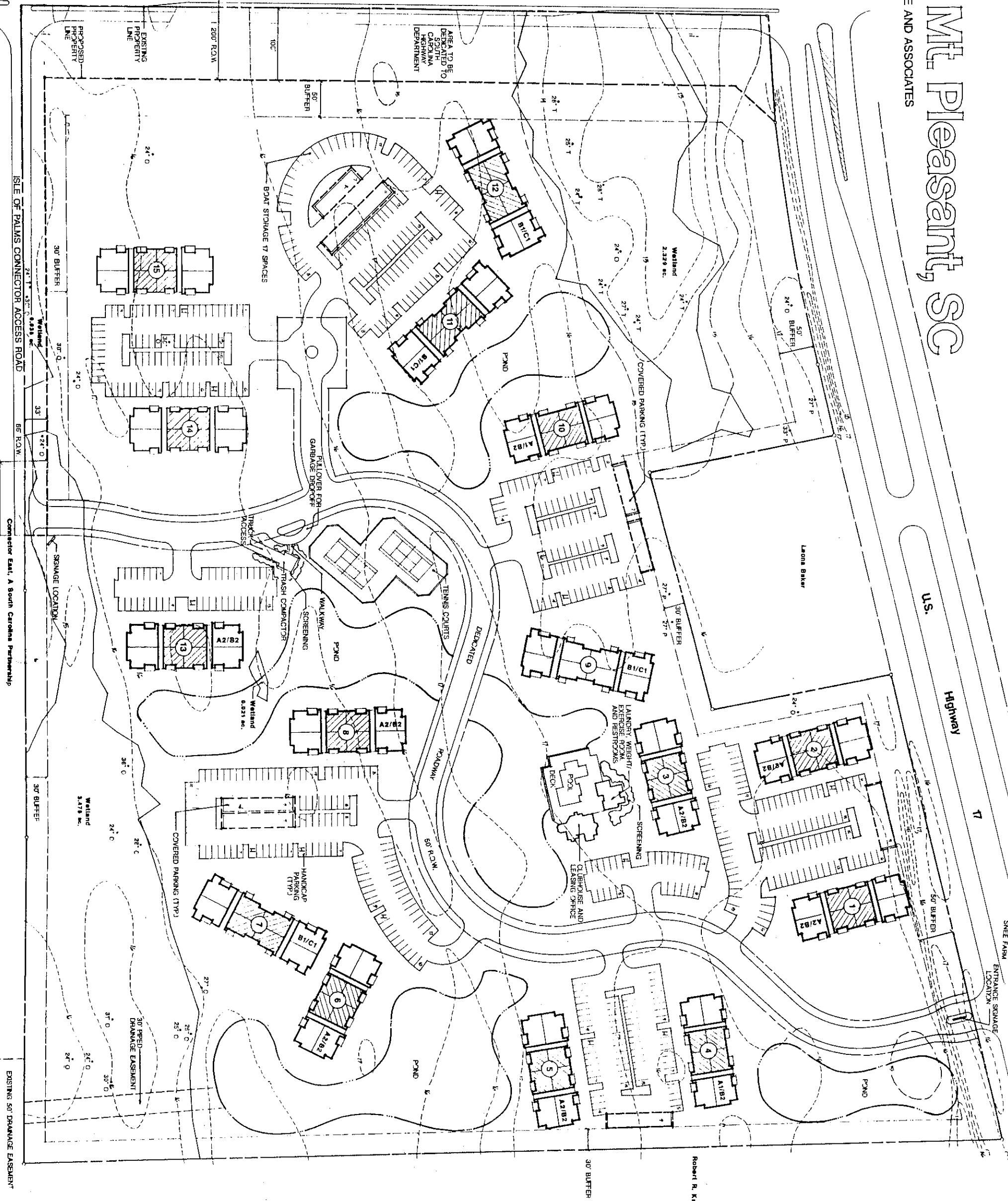
RESIDENTIAL UNITS	624
AMENITIES	27
TOTAL	651
PARKING PROVIDED	651
BOAT PARKING PROVIDED	17
HANDICAP PARKING	13

Alan P. Howell, ET AL

NOTE: ALL TREES LOCATED ARE SIGNIFICANT TREES (24" OR GREATER):
C - PINE
P - PALM
T - POPLAR



Isle of Palms Connector



U.S. Highway 17

Robert R. Knuch

EXISTING 50' DRAINAGE EASEMENT

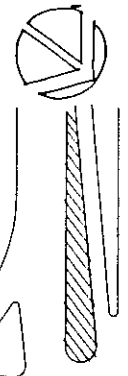
Connector East, A South Carolina Partnership

A Site Plan For

Aronov - Mt. Pleasant, SC

PREPARED BY SEAMON, WHITESIDE AND ASSOCIATES
SITE PLAN "B"

JULY 31, 1990
REVISED AUGUST 10, 1990
SCALE: 1"=50'-0"



TOTAL SITE AREA: 42.58 ACRES

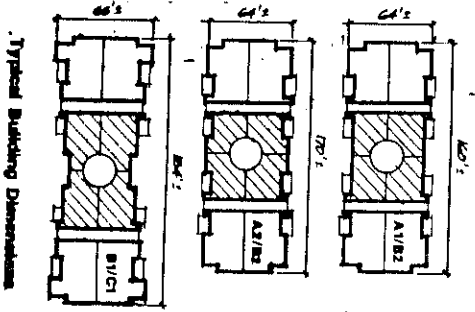
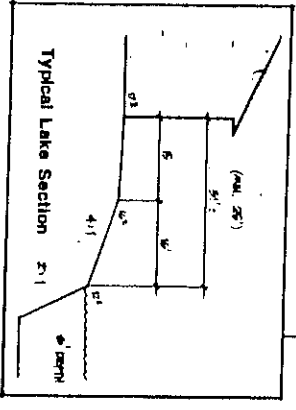
1 Bedroom	108
2 Bedrooms	116
3 Bedrooms	32
Total	256 Units

REQUIRED PARKING

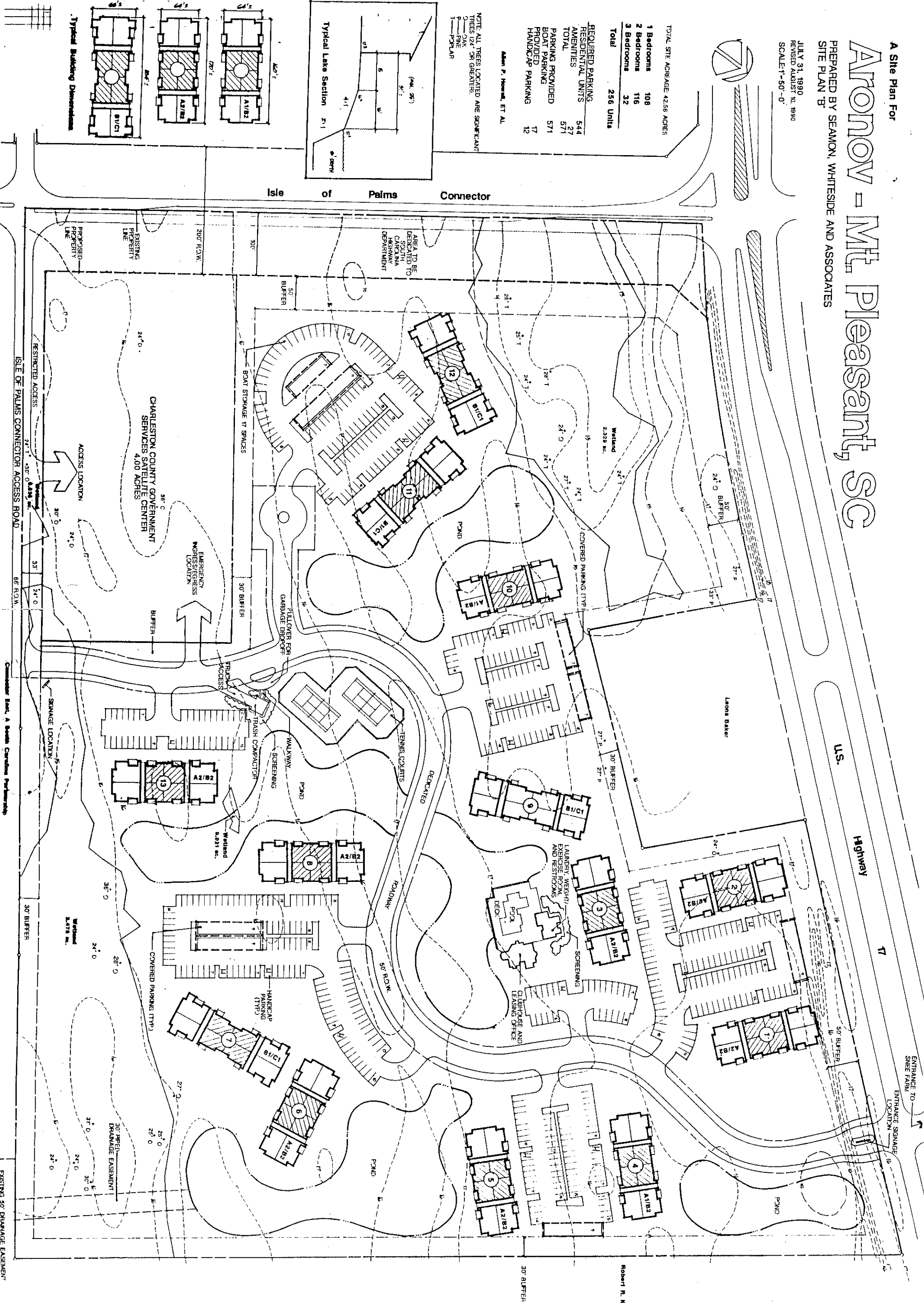
RESIDENTIAL UNITS	544
AMENITIES	27
TOTAL	571
PARKING PROVIDED	571
BOAT PARKING PROVIDED	17
HANDICAP PARKING	12

Author: P. Howard, ET AL.

NOTE: ALL TREES LOCATED ARE SIGNIFICANT TREES (24" OR GREATER):
C - OAK
P - PINE
T - TYPICAL



Isle of Palms Connector



EXISTING 50' DRAINAGE EASEMENT

Robert R. Knuth