

# **ORANGE HILL PLANTATION**

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## **PLANNED UNIT DEVELOPMENT APPLICATION**

**JANUARY 2002  
(Rev. November 2004)**

# ORANGE HILL PLANTATION

## Planned Unit Development Application

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### TABLE OF CONTENTS

1. **PROJECT SUMMARY - Page 1**
2. **MASTER PLAN - Page 3**
  - LAND USE - Page 6**
    1. RESIDENTIAL DEVELOPMENT CRITERIA
    2. OPEN SPACE
    3. BUFFERS / EASEMENTS
    4. ACCESSORY USES
    5. UTILITY AREAS
    6. AMENITY CENTER
3. **GENERAL GUIDELINES - Page 10**
  1. DWELLING SIZE
  2. PARKING REQUIREMENTS
  3. SERVICE YARDS
  4. OTHER BUILDINGS AND VEHICLES
  5. TREE AND BUSH REMOVAL
  6. BUILDING HEIGHT
  7. SUBDIVISION OF PROPERTY
  8. PRIVATE COMMUNITY
  9. PROPERTY OWNER'S ASSOCIATION
  10. UTILITIES
  11. SIGNS
  12. LIGHTING PLAN
  13. TREE SURVEY
  14. PHASING
  15. FENCES AND WALLS
  16. STREETS
4. **RIGHTS RESERVED BY ORANGE HILL PLANTATION, LLC - Page 16**
  1. RIGHTS AND RESERVATIONS
  2. MODIFICATION AND REVISION OF CONCEPTUAL RESEARCH OF MASTER PLAN
  3. EASEMENTS
  4. BRIDGES, WALKWAYS AND TRAILS
  5. EASEMENTS IN OPEN SPACE OF COMMON PROPERTIES
  6. ARCHITECTURAL REVIEW BOARD
  7. PUBLIC UTILITIES
  8. BUFFERS

**5. LETTERS OF APPROVAL AND PROOF OF COORDINATION**

1. TRAFFIC STUDY
2. BOHICKET ROAD ENCROACHMENT PERMIT
3. RIVER ROAD. ENCROACHMENT PERMIT
4. ST. JOHNS FIRE DISTRICT
5. ST. JOHNS WATER COMPANY
6. BERKELEY ELECTRIC COOPERATIVE
7. DHEC - SPRAY IRRIGATION OF TREATED EFFLUENT
8. OCRM - LAND DISTURBANCE PERMIT

# ORANGE HILL PLANTATION

## Planned Unit Development Application

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### PROJECT SUMMARY

It is the intent of the Owners of Orange Hill Plantation to develop an environmentally sensitive community on Johns Island that will include a golf course with its related facilities and other community amenities that may include a swimming pool and tennis courts. Only 181 homesites are planned for the approximately 721 acres of Orange Hill, leaving an abundance of open space that will remain untouched forest well into the foreseeable future. This Planned Unit Development proposal is designed to allow the land planners flexibility in determining the size of the homesites, which allows their proper integration into the existing natural features of the property.

**The Property** - The site is located on Johns Island, Charleston County, South Carolina and spans between Bohicket Road and River Road. The site is comprised of approximately one hundred forty acres of open pastureland with the balance being heavily forested. Orange Hill Plantation features over 3,440 grand trees that dominate an otherwise high and dry, sandy site.

**Development Concept** - The 181 homesites and the necessary roads and utilities will require approximately 281 acres. The remaining 440 acres is open space which includes the golf course area and is an increase of 19 acres from the previously approved PUD. The golf course has been accepted by Audubon International and will be developed incorporating their "nature friendly" concepts. Within the golf course area, but in out-of-play areas, we will plant native vegetation, including "sweetgrass", the basic component of the nationally recognized and uniquely Charleston, sweetgrass baskets. Also within the golf course area we will create several lakes to store the necessary water for golf course irrigation and stormwater management. The lakes will contain ground water recharged by onsite wells. The water levels in the lakes will be maintained through underground piping.

The homesites will be grouped into four categories and developed in several phases. The categories include smaller parcels located on the east side of the property, equestrian lots, larger golf course lots, and estate lots located on the proposed lakes.

The property has just over a mile of frontage along Bohicket Road, a nationally recognized scenic roadway. A 100' buffer will be created along the roadway, leaving it largely undisturbed and protecting the frontage. Within this buffer where the existing treeline is sparse, native trees from elsewhere on the site will be added to continue the undisturbed, natural look. Access off Bohicket Road will be controlled and restricted to the homeowners, club members and their guests. All construction traffic, maintenance and delivery vehicles and employees will use the River Road entry, which will also be controlled and have a 100' buffer. All other property lines will also have buffers of various depths (see Master Plan for details.) Internal buffer areas that will include native grasses, vegetation and trees will be created in various areas around the site between the golf course, the homesites and the roads.

A Stormwater Master Plan for the storm drainage system and stormwater management has been included under separate cover. The site drainage for the development has been designed to meet all applicable County or State stormwater regulations.

The property is owned by Orange Hill Plantation, LLC and they are committed to following the existing density guidelines established by Charleston County's Comprehensive Plan. The development plan calls for 181 single family detached homesites of varying sizes, the utilities to service them and the amenities described. This application seeks the design flexibility to size the lots differently (some smaller and some larger) than currently allowed under the existing regulations.

# **ORANGE HILL PLANTATION**

## **Planned Unit Development Application**

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### **MASTER PLAN**

This is the Master Plan for the development of Orange Hill Plantation. It consists of two drawings depicting different views of the site plan. The first drawing is a plan of the proposed homesites and amenities superimposed upon an infrared aerial view of the entire site. This plan depicts the way the proposed development interacts with the thousands of grand trees and native vegetation. The second drawing outlines the critical requirements of the site development. Considered together, these drawings provide perspective of the development plans for Orange Hill Plantation.

# ORANGE HILL PLANTATION

## Planned Unit Development Application

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### LAND USE

Each unit of land or improvements within the property shall designate one or more of the following land use classes to which the parcel is restricted. Once the Land Plan has been approved by Charleston County, it shall not be changed without County Council approval. The Land Use Plan for Orange Hill Plantation consists of six categories:

1. Residential Development Criteria
2. Open Space
3. Buffers / Easements
4. Accessory Uses
5. Utility Areas
6. Amenity Center

#### **1. Residential Development Criteria**

The Residential Area of the site is clearly defined in the Master Plan. It consists of 181 proposed homesites ranging in size from 15,000 square feet to multi-acre tracts, with a minimum lot width of 100 feet - except for lots on cul-de-sacs or curbs with less than 100' radius; their minimum width is 25' at the right of way, and they must reach the 100' minimum width within 2/3rds of their depth. The development density is one homesite per 4 acres and meets the criteria of Charleston County's Comprehensive Plan. "Flag" lots are permitted as long as the "flag pole" portion of the lot has a minimum width of 20' for its entire depth and a maximum length of 600'. The residential area also contains the roads, water and sewer facilities necessary to serve the homesites.

Each lot will be designated for single-family detached homes ONLY with a maximum of one dwelling unit per lot. Mobile Homes or other temporary dwelling units will not be allowed. Each home must be pre-approved by the Orange Hill Architectural Review Board prior to obtaining permits from Charleston County and commencing construction. A copy of the ARB approval letter must accompany applications to Charleston County.

All front, side and rear yard building line setbacks will be enforced throughout the development. ARB approval will be required prior to obtaining permits from Charleston County. Below is a summary of the MINIMUM general setbacks and other development criteria.

## Residential Development Criteria

Setback from Property Lines		
	Front	35' (Minimum)
	Side	20' (Minimum)
	Back	35' (Minimum)
Lot Coverage		40% (Maximum)
Building Height		42' (Maximum)

- Owners of residential lots on corners may have the right to select one of the lot sides facing the street as their front yard and the other side may be treated as their side yard. The side yard setback for a lot side facing a street is 30'.
- All decks, patios, porches and entertainment structures will comply with these setback criteria.
- Lots facing the Golf Course will have the 35' setback as above that will include a landscape buffer. The landscape plan for each buffer must be pre-approved by the ARB prior to the time the house plans are submitted for review and approval to obtain a County Building Permit. The ARB has the authority to vary planting requirements within the landscape buffer based on the following criteria: a) location of lot along the golf course; b) presence of existing trees and vegetation upon the lot; c) presence of lakes and lagoons as buffers. The mitigation of planting requirements may be granted on a case-by-case basis at County staff level without having to obtain a variance.
- Installation and maintenance of all landscape buffers shall be the sole responsibility of the builder or individual lot owner. Planting said buffers shall be completed prior to issuance of the Certificate of Occupancy for each lot as construction is completed.
- Rear lot setbacks shall be shown on all golf course lots on all new subdivision plats for recording.

Accessory structures will be allowed, if authorized by this document and prior approval granted by the Architectural Review Board.

## **2. Open Space**

According to the Charleston County development regulations that currently govern the site, Open Space can contain the following items planned for Orange Hill.

- The Golf Course and its related practice facilities will encompass approximately 226 acres.



- There are no existing lakes on the property, however, the lakes necessary to provide irrigation storage and drainage control will be created as outlined on the Master Plan. All the lakes will be connected (piped) to control water levels. There are several areas located on the golf course that are designated to retain stormwater during design rainfall events. The proposed lakes for Orange Hill will total approximately 48 acres.
- Perpetual Open Space is open space that is set aside permanently by deed restriction. (See Master Plan for detailed delineation)
- Open Space (not including the above) will be largely left in its current state. The Owners/Developers of Orange Hill may elect to create hiking or equestrian trails (or other uses that meet Charleston County development standards at the time) within this open space for the use of the residents.

### **3. Buffers / Easements**

The Buffers planned for Orange Hill Plantation are located on the Master Plan and will be protected by easement, perpetual deed restriction, or conservation easement. There is a 100 foot buffer that borders the entire length of the site along Bohicket Road. This buffer is being provided to maintain the natural beauty of this scenic roadway and may be protected via conservation easement and/or perpetual deed restrictions. Within the buffer wherever the existing treeline is sparse, native trees and/or vegetation will be added to maintain the current look and feel of the roadway. Entry to the Development from Bohicket Road will be controlled and allow only the residents, club members and their guests.

A 100 foot natural buffer area will likewise be created along River Road. The River Road entrance will be used for all construction, maintenance and employee traffic. Therefore, this entry will also have controlled access.

A 50' wide natural buffer will extend along the northernmost boundary of the property from Bohicket Road to the existing powerline and a 100' buffer extends from there along the eastern boundary. Where the property lines turn southwesterly the buffer maintains its 100' width until reaching the "neck" of the property that reaches toward River Road. The buffer along both sides of the "neck" is 50' wide. The southern boundary has a 50' wide buffer extending from River Road all the way to Bohicket Road.

These buffers will contain natural vegetation which may be supplemented by additional plantings. All buffers will meet or exceed Charleston County regulations.

### **4. Accessory Uses**

Accessory Use areas include the land necessary for the Golf Club Buildings including the Clubhouse, Caretaker Cottage/temporary Pro Shop and Sales Office, Cart Barn, Entry Gates, Gatehouses and Maintenance Building. It also includes that acreage so designated on the Master Plan. Within the Accessory Use areas the Owners may elect to create, but not be limited to, additional golf facilities, equestrian facilities and/or trails, clay and trap shooting (which will not be located near residential or golf areas and will be naturally buffered), and any other use allowed by Charleston County development standards at the time development is determined. All

accessory uses may be subject to Charleston County site review process prior to construction.

## 5. Utility Areas

Uses allocated within the Utility Areas include, but are not limited to, storage area for residents to park boats, trailers and any other large vehicles that are not allowed to remain at their homesite. To properly serve only Orange Hill's wastewater needs a small "package" plant or lagoon will be built within the Utility Areas. The proposed site is located well away from homesites in a heavily wooded area indicated on the Master Plan. The effluent will be piped and utilized for irrigation of the golf course. The plant should be fully operational when development begins. Any structures requiring septic service prior to the plant coming online will be handled on a case-by-case basis and served by temporary facilities as approved by SCDHEC and the County. Sewage pumping stations will be necessary for the collection of wastewater and will be located on the preliminary subdivision plan. It is anticipated that potable water will be provided by St. Johns Water Company and/or a reverse osmosis plant with ground storage tanks and pumping equipment that could be located in the Utility Area. Utility Areas will have a 50' buffer surrounding them that will consist of native and relocated vegetation and trees.

## 6. Amenity Center

The Amenity Center location is designated on the Master Plan. While the area so designated is approximately 7.5 acres, only 3 acres are planned to be built upon, with the balance being open space. The Amenity Center may include facilities such as a swimming pool, tennis courts, dock, a building housing toilets and a workout facility. The swimming pool area will be fenced in accordance with County standards and guidelines. The tennis courts will have fencing designed to facilitate play that will not exceed 12' in height. The tennis courts are not currently scheduled to be lighted but may be lighted in the future. Lighting, if added, will meet Charleston County regulations and will require Site Plan approval prior to construction.

### Project Land Use Calculations (see Master Plan for details)

<u>Developed Area</u> , incl. residential, roadways, clubhouse, maintenance area, amenity center, septic plant, etc.	281 acres	39%
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<u>Open Space</u> , incl. Perpetual & Designated Open Space	440 acres	61%
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# ORANGE HILL PLANTATION

## Planned Unit Development Application

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### GENERAL GUIDELINES

Except as noted below, all rules and regulations regarding property development within Charleston County will apply.

Each home and/or building within Orange Hill will be carefully located so that each will have a reasonable view and privacy. Consideration will be given to each site regarding the topography, the protection of existing trees and/or other aesthetic or environmental conditions. Siting of the golf club facilities, amenity center and common buildings will be by the Owner/Developer.

#### 1. Dwelling Size (Controlled by ARB)

It is the intention of this guideline to assure that all dwellings shall be of quality materials, workmanship, and size. Minimum heated floor space shall be adhered to as follows:

Single Family Homes	2,500 square feet
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This minimum square footage requirement shall not include garages, porches, patios, exterior storage rooms or other unfinished and/or unheated areas. It does include any ARB approved accessory buildings that are finished and heated. Guest and/or servants quarters may be constructed above detached garages in accordance with County requirements. Accessory buildings such as detached garages, private tennis courts or swimming pools, or related structures must be pre-approved by ARB prior to obtaining County Building and Zoning Permits. If allowed by this document and approved by the ARB these accessory buildings cannot be sold independent of the property or other structures on the property, and cannot be leased or rented either long or short term. A copy of the ARB approval letter shall accompany all submittals to Charleston County.

The Maximum square footage for Single Family residences including all finished and/or heated space, etc., will be determined by the ARB based on scale and character of the surrounding dwellings.

#### 2. Parking Requirements

A minimum of two fully enclosed garage parking spaces, with doors, for automobiles must be provided for each residence. Additionally, no dwelling unit shall be erected without adequate off-street parking of sufficient size. The minimum parking space shall be 10 feet by 18 feet. Adequate area for ingress and egress shall also be included. The minimum

off-street parking requirement for each dwelling unit is two spaces which must be shielded from view of the street and adjacent residences by landscaping. Additional spaces, if desired, must be pre-approved by the ARB and reviewed and approved by Charleston County. Each homesite is allowed only one "curb cut".

The off-street parking for the recreational facilities will be provided for according to the following minimum requirements and shall be subject to the Charleston County site plan approval process:

- 1 space for each employee at maximum employment on a single shift
- 4 spaces for each golf hole
- 1 space for each 100 sq. ft. for Office Area
- 1 space for each 300 sq. ft. of Pro Shop
- 1 space per each 75 sq. ft. of indoor Dining Area
- 1 space per each 200 sq. ft. of outdoor Dining Area

These parking spaces will be provided at various sites around the property, generally located adjacent to the area deemed most convenient for its use. The parking spaces will be either hard surfaced, pervious material or grass based upon its location and estimated amount of use, as approved by Charleston County site plan review process. Within the amount of total parking spaces provided will be the mandated number of handicapped spaces according to ADA guidelines which are: 101 to 150 total parking spaces requires 5 handicap spaces. From 151 to 200 spaces requires 6 spaces.

### **3. Service Yards (Controlled by ARB)**

All service yard contents such as electric and gas meters, heat pump and air conditioning equipment, clothes lines, water pumps, fuel tanks, and unsightly objects and equipment on the property must be placed or stored in side or back yards and be screened-in with landscaping to conceal them from the view from the street or adjacent property. The exact location of these, and similar items and the landscaping plan must be included in each homesite's Site Plan which is presented for ARB approval in the preconstruction phase. Garbage receptacles must be enclosed inside garage.

"Window unit" air conditioners are not allowed anywhere within Orange Hill Plantation. Television and radio antennas are not permitted on roofs, but must be installed in attics. Satellite dish locations must be approved by the ARB prior to installation.

### **4. Other Buildings and Vehicles**

No outbuilding, recreational vehicle (RV), trailer of any kind, motorcycle, tent, modular unit or any other similar structure shall be placed on the property or left on the property overnight without the prior approval of the Developer or the POA.

## **5. Tree and Bush Removal**

No trees of any kind above 8" in diameter at breast height (DBH) above the ground level other than trees in the space which approximates the centermost 70% of equestrian estate lots and 35% of remaining lot types may be removed by any property owners, their successors and assigns, anywhere within the property without the prior permission from the ARB and/or the Developer. Grand trees (24" or larger diameter) shall not be removed from the property, lot, or road rights-of-way unless a tree removal variance from Charleston County is prior attained. A tree location plan showing all critical trees adjacent to a proposed structure will be required by the ARB and/or the Developer before clearing of a lot commences. Certain lots, because of the existing trees, may require site plan review and zoning approval by Charleston County.

## **6. Building Height**

No home shall be constructed on the property which has a height exceeding 42 feet from the existing natural grade of the surrounding property (prior to the addition of any fill). The building height is measured to the top most ridge line of the highest roof structure of the building. This height may be exceeded with prior approval from the ARB.

## **7. Subdivision of Property**

No property within Orange Hill Plantation shall be subdivided, other than by the Developer, except by means of written or recorded instrument indicating that such subdivision has been approved by the Developer. Also, any recorded plat defining the subdivision or the re-subdivision of the property must be approved by Charleston County. All applications for County approval shall be accompanied by the ARB letter of approval.

Should an Owner determine to integrate two lots into one, larger homesite, and the plan obtain prior approval of the Developer, each of the lots will be responsible for its impact fees, sewer and water connection costs, etc., as if they remained separate lots.

## **8. Private Community**

The Developer has elected to create a private community with controlled access. By becoming a private community the Developer will have the right, but not the obligation, to appoint a private security company for control and enforcement. Access control through the gates at Bohicket Road and the gate at River Road will be manned or electronically opened for the residents with an activated gate opening system for guests and the service and maintenance vehicles seeking entrance from River Road.

Selected specimen trees will remain within the road right-of-way. The roads, buffers and drainage system will be privately maintained by the Developer until the ongoing maintenance is assumed by the Property Owners Association.

## **9. Property Owner's Association (POA)**

A five member Property Owner's Association Board of Directors will be created for Orange Hill Plantation. The POA will be managed by the Developer (or his designated representative) collecting all fees and handling POA responsibilities until such time that over one half of the total number of lots within Orange Hill are sold. At that time the POA will elect two of the representatives to the POA Board of Directors. Whenever 151 of the original lots have been sold the POA will elect three of the members to the POA Board, and assume its duties and obligations, and manage the POA affairs.

The POA will be responsible for maintaining and funding street and lighting repairs, landscaping, the sewage treatment facility, reverse osmosis water plant (if needed), all non-golf course open areas, walking areas and/or trails, roadways, buffers, lakes and the overall site drainage system (outside the golf course envelope). A system for security and/or access control to the development will be provided initially by the Developer to eventually be owned, operated and maintained by the POA.

## **10. Utilities**

Potable water will be provided by either St. Johns Water Company and/or a reverse osmosis plant that will be owned, operated, and maintained by the POA. A sewage treatment plant for the development's wastewater will be provided by the Developer, to eventually be owned, operated and maintained by the POA. Power will be provided by the Berkeley Electric Cooperative (see attachments). Cable TV will be provided by a private cable company. Fire protection will be provided by the St. Johns Fire District. Garbage to be picked up by a private carrier.

At the Developers discretion, underground liquid propane (LP) gas mains will be allowed within road right-of-ways and/or easements for the purpose of providing LP gas service for residential units, recreational facilities and street lighting (if necessary). LP Gas supplier must meet requirements established by Charleston County for similar type utility supplies. This system can be converted to natural gas in the future, if and when made available. Locations of any gas storage tanks must be coordinated and pre-approved through Charleston County. These tanks will be approved by the St. Johns Fire District and located in an open space area to be determined at a later date.

## **11. Signs**

A sign identifying the project will be placed in one location along Bohicket Road, and another may be placed along River Road. This sign or signs will be placed within the limits of the property, inside the buffer and will not be obstructive to traffic traveling along either road. The maximum size of the sign will be 32 square feet. The sign or signs will be attractively landscaped and may be discretely illuminated. The overall height from the ground to the top of the sign will not be higher than 8.5 feet. The sign will be set back from the right-of-way a minimum of 15 feet in order that the right-of-way clearance at intersections is not obstructed. The property identifying sign is shown on the Master Plan.

A temporary "Development For Sale" sign (no larger than 32 sq. ft.) is allowed. Sign location and lighting is subject to the site plan review process of Charleston County.

Within the residential confines of Orange Hill Plantation there will be no exterior displays, no exterior storage of equipment, no vehicles with business logos, and no exterior indication of the home occupation which may change the outside appearance of the principal residence. No on-premise advertising for individual home occupation shall be allowed, nor shall advertisement of the address of the property to attract customers, clients or the public to the premises be allowed. Likewise, the project entryways will not have individual lot signage other than that mentioned above. Window areas must not purposely or intentionally be used as display areas or offer merchandise for sale.

### **12. Lighting Plan**

The overall lighting for Orange Hill Plantation will be tastefully designed and implemented to enhance the understated, yet elegant "feel" of the project. Any exterior lighting proposed by a homeowner must be pre-approved by the Architectural Review Board and meet minimum County standards.

The entry signs from Bohicket and River Roads may be lighted. If so, it will be in a subdued fashion to enhance visibility of the sign, yet not create glare along the roadways. There will be minimum lighting on the security gate to provide visual for the electronic entry system. Lighting will be located throughout the project's street system. It is envisioned that the streetlights will stay illuminated throughout the night, but at the discretion of the POA, may be turned off at some predetermined point during the night. There will be 24 hour security lighting at the Clubhouse, Clubhouse parking, Maintenance Building and Amenity Center areas. Also in the Clubhouse and Amenity Center areas will be decorative lighting for the walkways and landscaping. The tennis courts may later add lighting with Charleston County site plan review approvals.

### **13. Tree Survey**

Orange Hill Plantation commissioned a tree survey from Davis & Floyd, Inc. and General Engineering Laboratories. The area of the property that is proposed for development contains 3,448 grand trees that are represented in the Master Plan elsewhere in this package. Great care was taken to route the golf course and the road system through the site with a minimum of disturbance to the natural characteristics of Orange Hill and particularly with as little disturbance to the trees as possible. Our plans for integrating the golf course into the existing trees, and our mitigation plans, have been approved by the Charleston County Board of Zoning Appeals. Our routing of the road system around the site will minimize disturbance to all grand trees.

Lot purchasers must have an updated independent tree survey as part of their submittal for County Building and Zoning Permits.

#### **14. Phasing**

The development of the 181 potential homesites at Orange Hill Plantation is programmed to take several years. The current plan is for the Developer to create these homesites as market demand dictates, but generally in three distinct phases. Each phase will include several "releases" of the smaller lots, equestrian lots, golf course lots and estate lakefront lots based upon demand. The Developer, however, may elect to develop the property in one, or possibly two, phases.

In general, the phases are approximate and subject to change:

Phase 1 - 60 lots

Phase 2 - 60 lots

Phase 3 - 61 lots

#### **15. Fences and Walls**

Fences and/or walls may be allowed and will be reviewed on a case by case basis by the ARB. All potential fences and/or walls will meet all County requirements.

#### **16. Streets**

Because Orange Hill Plantation is a private community, all streets will be privately built and maintained. The streets will be provided by the Developer, to be eventually owned, operated and maintained by the POA.



# ORANGE HILL PLANTATION

## Planned Unit Development Application

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### RIGHTS RESERVED BY ORANGE HILL PLANTATION, LLC

Rights reserved by Orange Hill Plantation, LLC, its Successors and Assigns:

#### 1. Rights and Reservations

Items not covered by these development guidelines shall revert back where appropriate to Charleston County Zoning Ordinances.

#### 2. Modification and Revision of the Concept Research of Master Plans

Orange Hill Plantation, LLC, reserves the right (with Charleston County approval) to modify the concept plans or Master Plans with respect to any parcel, lot or areas within the property which has not by recorded declaration been dedicated as common properties or already conveyed to a property owner. The right of the Owners to modify the concept research plan shall not include the right to do any act inconsistent with any approvals or restrictions associated with the property.

#### 3. Easements

Easements for ingress and egress, for installation and maintenance of utilities and for drainage easements are reserved and shall be shown on all recorded plats and will be dedicated to the Homeowner's Association or the County as required by Charleston County. No dwelling house, garage, out building, fence or other structure of any kind shall be built, erected or maintained upon any such easements. Said easements shall at all times be open and accessible to public and quasi-public utility corporations and other persons erecting, constructing or servicing such utilities, and to the Developer, its successors and assigns, all of whom shall have the right of ingress and egress, and the right and privilege of doing whatever may be necessary in, under and upon said locations for the carrying out of any of the purposes for which said easements, reservations and rights-of-ways are reserved, or may hereafter be reserved. Drainage flow shall not be constricted or diverted from any drainage or utility easements as shown on the recorded subdivision plat.

#### 4. Bridges, Walkways and Trails

The developer retains, without obligation, up to a 25 foot easement along, but not necessarily bordering, the road edge, parking lot edge, lagoon, or pond edge of all lots for the purpose of constructing bikeways, jogging paths, bridges, walking trails and such passageways to interconnect with major recreational, residential and other facilities on the property. Nothing in this section shall be construed as placing an affirmative obligation on the Developer to provide or construct any such improvement.

## **5. Easements in Open Space and Common Properties**

The Developer reserves the right to make access trails, paths or boardwalks through open space and common properties for the purposes to permitting recreation, health and fitness exercise, observation and study of wildlife, hiking and horseback riding; to erect small signs through the open spaces designating points of interest and attraction; and to take such other steps as are reasonable, necessary and proper to further the community use and enjoyment of the open spaces. Nothing in this section shall be construed as placing an affirmative obligation on the Developer to provide or construct any such improvement.

## **6. Architectural Review Board (ARB)**

To provide for a unified and coherent plan and style of development that will maintain property and aesthetic values, all property owners, their agents, successors or assigns shall submit a detailed plan of all improvement or structure of any kind to be placed on any lot to a three member Architectural Review Board. Prior to the start of any construction or the breaking of ground for any improvement or structure of any kind, the property owners, their agents, successors and assigns must receive approval of the plan from the ARB or the Developer. Initially the Developer will designate the members and manage all affairs of the ARB. When more than half the lots (91) within Orange Hill have been sold, the Property Owner's Association (POA) can elect one member to serve on the ARB. When 151 lots within Orange Hill have been sold, the POA may elect two members of the ARB, and control the actions and affairs, and assume the obligations of the ARB. When all lots within Orange Hill have been sold, all members of the ARB will be elected by the POA.

An Architectural Review Board review will be required prior to any building permit or other permit required by Charleston County or other governmental agency, and a copy of the ARB approval must be submitted to the Planning Department and/or Building Inspector with the submittal for the Building Permit.

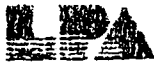
## **7. Public Utilities**

Substations or utilities will not require conditional use permits, and must obtain Site Plan approval by the Charleston County Planning Department and the ARB.

## **8. Buffers**

The Buffers along Bohicket Road and River Road shall meet or exceed the requirements of the Charleston County Comprehensive Plan and Development Regulations regarding buffer widths and landscape requirements. These buffers may be protected via conservation easements. Any future amendments to the Orange Hill Plantation Master Plan and any of its undeveloped parcels (if required) shall be required to comply with the regulations in effect at that time.

Berms used as part of landscaping shall meet minimum County requirements.



## THE LPA GROUP INCORPORATED

Transportation Consultants

700 HUGER STREET ■ P.O. BOX 5805 ■ COLUMBIA, SC 29250 ■ 803-254-2211 ■ FAX 803-779-8749

November 15, 2001

Mr. William Miller  
William Miller & Associates  
37 Lord Calvert Drive  
Charleston, South Carolina 29407

**RE: Orange Hill Plantation Traffic**

Dear Bill:

We have concluded the traffic analysis for the Orange Hill Plantation development assuming build-out will occur in 2008 and have found that the development should not have any significant impact on Bohicket Road or River Road. I have summarized the analysis in this letter and provided some supporting data as attachments.

In 2000, SCDOT counted 3,300 vehicles per day on River Road. Because River Road is operating so far below capacity, it is unlikely that any service vehicles accessing Orange Hill via the service entrance could have a significant effect on operations on this roadway. Therefore this analysis concentrated on Bohicket Road.

Bohicket Road was analyzed using available traffic count data. In 2000, it carried 10,500 vehicles per day and it is anticipated that it will carry 25,700 vehicles in 2015. These data were used to develop the 2008 traffic projection of 18,697 vehicles per day. The afternoon peak hour count conducted by TPE, Inc. in February 2001 was used to determine the percent of daily traffic occurring in the peak hour and the directional split on this stretch of roadway. It is projected that Bohicket road will carry 465 vehicles in the northbound direction and 1,396 vehicles in the southbound direction during the afternoon peak hour. The Bohicket Road traffic data as well as the sources are provided in Attachment A.

The development plan for Orange Hill includes 180 lots and a private golf course. Total membership will be approximately 350. It was assumed that half of the membership would be residents of Orange Hill. Therefore it was assumed that half of the golf course trips would be internal to the development. ITE Trip Generation was used to determine the amount of traffic generated by the development. It is anticipated that the development will produce 2,044 trips daily of which 155 will occur in the morning peak hour and 206 will occur in the afternoon peak hour. Because more trips occur in the afternoon peak hour, this was considered the worst case and analyzed further. The trip generation table is provided in Attachment B.

ATLANTA ■ BATON ROUGE ■ CHARLESTON ■ CHARLOTTE ■ CHICAGO ■ COLUMBIA ■ GREENSBORO ■ GULFPORT ■ KNOXVILLE  
MOBILE ■ MYRTLE BEACH ■ ORLANDO ■ RALEIGH ■ RICHMOND ■ SARASOTA ■ TALLAHASSEE ■ TAMPA ■ WEST PALM BEACH

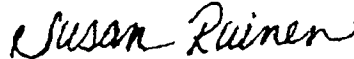
Mr. Miller  
November 15, 2001  
Page 2

Attachment C shows the projected 2008 daily traffic as well as the afternoon peak hour traffic at the Orange Hill entrance. The 2008 background traffic is shown in regular font and the total traffic with the development is shown in bold. The existing afternoon directional split was used to distribute this traffic. The number of projected vehicles turning left from Bohicket Road into Orange Hill is 32 in the peak hour. The development traffic was analyzed with the HCS 2000. The southbound left into Orange Hill will operate at a level of service B. Because the level of service is anticipated to be acceptable we conclude that the intersection designed at this time is sufficient.

SCDOT has also examined the intersection and agree that the left-turn lane is not needed at this time. However, the developer has provided a plan for an alternate entrance with a left-turn lane on Bohicket Road. The developer will construct this entrance should SCDOT require it at a later date.

If you should have any questions, please feel free to call me at 803 254-2211.

Sincerely,  
THE LPA GROUP INCORPORATED



Susan Ruinen, P.E.  
Project Manager

cc: File  
Attachments

**Attachment A**  
**Bohicket Road Traffic Data**

Date	Type	Volume	Source
<b>Counts</b>			
2000	Daily	10,500	SCDOT
2002	PM Peak	1031 (K=10%)	TPE, Inc.
	Southbound	258 (25%)	TPE, Inc.
	Northbound	773 (75%)	TPE, Inc.
<b>Projections</b>			
2015	Daily	25,700	CHATS Model
2008	Daily	18,607	interpolation
2008	PM Peak	1,861	assuming k=10%
	Southbound	465	assuming 25% split
	Northbound	1,396	assuming 75% split

**Attachment B  
Orange Hill Plantation Trip Generation**

Description	ITE Code	Units	Weekday		AM Peak		PM Peak				
			Total	In	Out	Total	In	Out			
Houses	210	180	1723	861	861	135	34	101	192	116	65
Golf Course Homes	430	18	643	322	322	40	32	8	49	22	28
*50% of golf trips originate in development			-322	-161	-161	-20	-16	-4	-25	-11	14
<b>Total Trips Generated</b>			<b>2044</b>	<b>1022</b>	<b>1022</b>	<b>155</b>	<b>50</b>	<b>105</b>	<b>206</b>	<b>127</b>	<b>79</b>

\* assumption

11/15/2001

trip generation

orangehill traffic study.xls

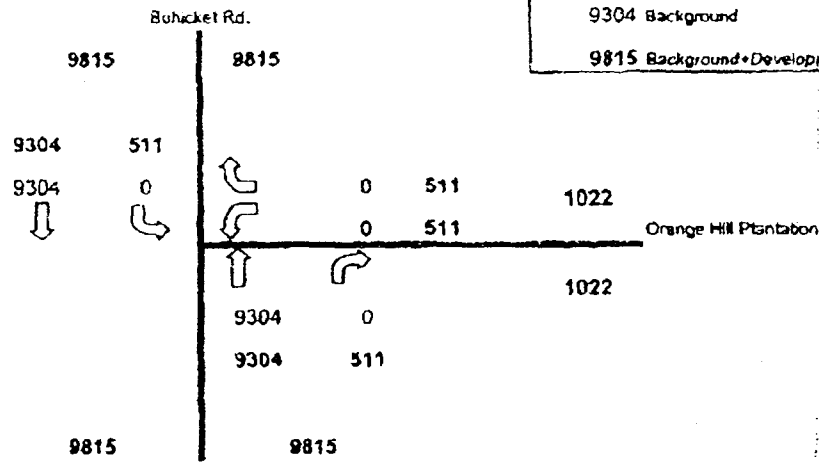
### Attachment C 2008 Bohicket Road Traffic

**Dally Traffic**

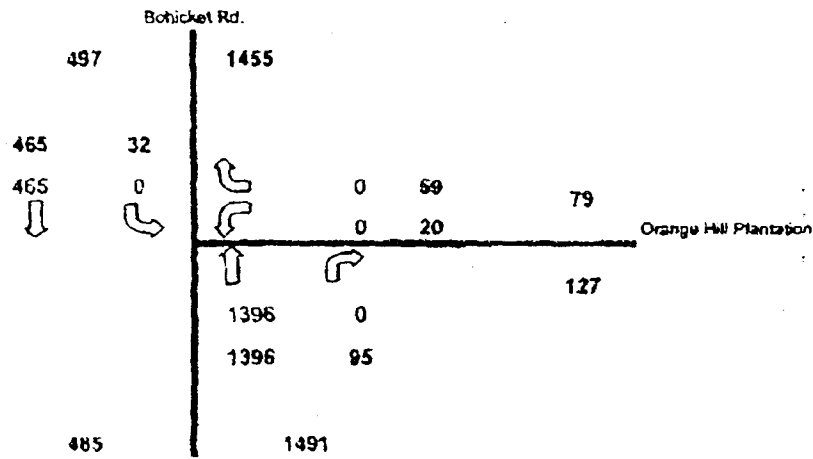
Legend

9304 Background

9815 Background+Development



**PM Peak Hour**



# ST. JOHN'S FIRE DISTRICT

## COMMISSIONERS

ISAAC ROBINSON, Chairman  
TIM FORD, Vice Chairman  
ROBERT L. PELHAM  
ERIC P. BRITTON  
JOSEPH ROBINSON  
GENEVA SMITH  
TOM KULIC

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



KARL E. RISTOW, Fire Chief

13 November 2001

William Miller Associates  
37 Lord Calvert Drive  
Charleston, SC 29407

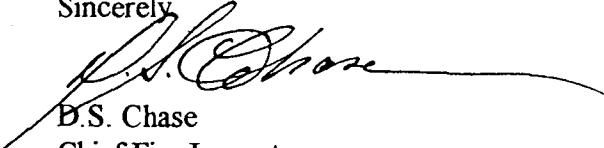
Dear Mr. Miller:

Re: Acknowledgement Letter of Protection

This letter is being generated to advise you that the St. Johns Fire District has the responsibility of providing fire and emergency services contingent to the areas of Bohickett and River Roads on Johns Island, South Carolina.

Should you require any further information regarding this issue, please feel free to contact me at (843) 559-9194.

Sincerely,

  
D.S. Chase  
Chief Fire Inspector  
St. Johns Fire District

c/c Karl E. Ristow  
Chief of Department



**ST. JOHN'S WATER COMPANY, INC.**

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

December 18, 2001

Mr. Rhett Reidenbach  
Davis & Floyd, Inc.  
P.O. Box 61599  
Charleston, SC 29419

Re: Orange Hill Plantation  
Water Availability and Willingness to Serve

Dear Mr. Reidenbach:

This letter is to confirm that Orange Hill Plantation, proposing to develop in phases; 181 residential lots, a golf course, clubhouse, and maintenance facility is within the water service area of the St. John's Water Company, Inc. (SJWC). SJWC does have water available from an existing 16-inch water line on Bohicket Road.

Our system is SC DHEC approved and we have the capacity and willingness to provide potable water to your phased development. Upon completion of your certification of water system construction, our final inspection, the satisfaction of all legal requirements, and DHEC approval, SJWC will operate and maintain the water distribution system in the referenced project.

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

Sincerely,  
ST. JOHN'S WATER COMPANY




Ava Robichaux  
General Manager

CC: Colleen Schild / B.P. Barber & Associates



**BERKELEY**  
**ELECTRIC COOPERATIVE, INC.**

Your Touchstone Energy® Partner 

November 13, 2001

Mr. Michael Casa  
Orange Hill Plantation  
1001 Landfall Way  
Johns Island SC 29455

RE: Power Availability- Orange Hill Plantation Golf Course  
Johns Island, SC

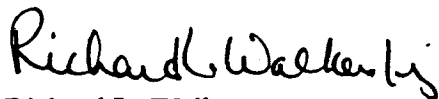
Dear Mike:

I have reviewed the master lot layout for the above mentioned project and Berkeley Electric Cooperative, Inc. has the capacity to supply your electrical needs.

Underground electric service can be extended under our Service Rules and Regulations at the date in which service is to be rendered. As the development progresses, I will need you to provide the site plans in order to go over the electrical layout and routing of the electric power lines.

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

Sincerely,



Richard L. Walker  
Superintendent of Field Engineering

RW/rj

**FAX 843-768-2416**

Post Office Box 1234  
Moncks Corner, SC 29461  
(843) 761-8200  
(843) 825-3383  
Fax (843) 572-1280

Post Office Box 128  
Johns Island, SC 29457  
(843) 559-2458  
Fax (843) 559-3876

Post Office Box 1549  
Goose Creek, SC 29445  
(843) 553-5020  
Fax (843) 553-6761

3745 N. Highway 17  
Awendaw, SC 29429  
(843) 884-7525  
Fax (843) 884-3044



2600 Bull Street  
Columbia, SC 29201-1708

December 17, 2001



COMMISSIONER:  
C. Earl Hunter

Mr. Mike Lawrence  
1001 Landfall Way  
Johns Island, SC 29455

BOARD:  
Bradford W. Wyche  
Chairman

RE: Orange Hill Plantation  
Spray Irrigation of Treated Effluent

Mark B. Kent  
Vice Chairman

Howard L. Brilliant, MD  
Secretary

Dear Mr. Lawrence:

Carl L. Brazell

The South Carolina Department of Health and Environmental Control (SCDHEC) has been contacted to discuss the permitting for the collection, treatment, and disposal of wastewater generated by the Orange Hill Plantation development. It is our understanding that the developer proposes to collect and treat the development's wastewater and spray irrigate portions of the golf course with the treated wastewater effluent. Golf course spray irrigation of treated effluent is an acceptable means of disposal of treated wastewater effluent, but it must be permitted by DHEC.

Louisa W. Wright

J. Michael Blackmon

Jerry R. Chewning, Jr., DMD

The Bureau of Water, a division of SCDHEC, is responsible for the permitting, compliance, monitoring, and enforcement activities for the construction and operation of the development's wastewater facilities and the disposal of the treated effluent. All necessary permits, certifications, and approvals must be received prior to construction. Please note that any proposal must be consistent with the 208 Water Quality Management Plan administered by the Berkeley-Charleston-Dorchester Council of Government.

I have attached two permitting guidance documents for your review. If you have any questions, please feel free to contact me at 803-898-4169.

Sincerely,

Brian S. Asbill  
Domestic Wastewater Permitting Section  
Water Facilities Permitting Division  
Bureau of Water

c: Rhett Reidenbach, D&F  
BCD COG



Office of Ocean and Coastal  
Resource Management  
1362 McMillan Avenue, Suite 400  
Charleston, SC 29405  
(843) 744-5838 FAX (843) 744-5847

December 06, 2001

ORANGE HILL LLC  
C/O MICHAEL CASA  
1001 LAND FALL WAY  
JOHNS ISLAND SC 29455

Re: ORANGE HILL PLANTATION  
PHASE 1 ONLY  
CHARLESTON County  
Stormwater - 10-01-09-12

Dear MICHAEL CASA:

The staff of the Bureau of Ocean and Coastal Resource Management (OCRM) certifies that the plans submitted for the above referenced project, dated December 3, 2001, meet the minimum requirements of the S.C. Storm Water Management and Sediment Reduction Act. This project is also found to be consistent with the S. C. Coastal Zone Management Program. In addition, this project has been granted coverage under the NPDES General Permit for stormwater discharges, permit # SCR100,000. Upon completion of construction activities at this site, a Notice of Termination (NOT) must be forwarded to the SCDHEC's Stormwater and Agricultural Permitting Section to terminate NPDES coverage. This land disturbance permit is contingent on the following special conditions:

**(a) Included with the engineer's copy of this permit 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) 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 SHPO of the late discoveries.

- i. 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.
- ii. All project personnel will be notified by the property owner.

- iii. 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.
- (c) The responsible day-to-day contact must have an OCRM stamped set of plans on site at all times.
- (d) Prior to final project approval, a registered professional responsible for construction will submit a statement certifying that construction is complete and in accordance with approved plans and specifications. The permit number must be referenced on this request. OCRM staff will then conduct a final site inspection for design compliance.**
- (e) 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 will conduct periodic maintenance inspections.
- (f) Approved plans remain valid for five (5) years from the date of an approval. Extensions or renewals of the plan approvals may be granted by the OCRM upon written request by the person responsible for the land disturbing activity.
- (g) This approval is only applicable for the golf course plans that were submitted and approved for this project. Any additional construction or grading beyond the items indicated in red on these plans is not authorized.
- (h) This permit and coastal zone consistency certification are issued in reliance on the wetland delineation prepared by Mark A. Cornelius and approved by the U.S. Army Corps of Engineers on July 6, 2001. This permit and coastal zone consistency certification are not intended to authorize any direct or indirect impacts to the freshwater wetlands shown on the approved delineation. Any direct or indirect impacts to freshwater wetlands not permitted by the US Army Corps of engineers, shall be considered a violation of this permit and certification, and are subject to enforcement and possibly fines.
- (i) No Critical Areas as determined by OCRM shall be disturbed or altered without the Agency authorization.

The South Carolina Department of Health and Environmental Control's Office of Ocean and Coastal Resource Management reserves the right to impose additional conditions on this permit to respond to unforeseen, specific problems that might arise and to take any enforcement action necessary to ensure compliance with State Coastal Zone and Stormwater Management standards.

Failure to comply with any of the conditions of this permit may result in enforcement actions and/or penalties. The receipt of this permit does not relieve you of the responsibility of acquiring any other state, federal or local permits that may be required. Interested parties are provided thirty (30) days from receipt of this letter to appeal the action of the OCRM.

**PLEASE NOTE:** Effective September 5, 2001, pursuant to Temporary Amendments of the Rules of the Administrative Law Judge Division, the Division is requiring a \$70.00 filing fee to be accompanied with any written request for an appeal of a final agency decision. The written request must be filed with OCRM and a copy, with the \$70.00 must be submitted to the Division at P.O. Box 11667, Columbia, South Carolina, 29211. The appeal will not be processed by the Division unless the fee is submitted.

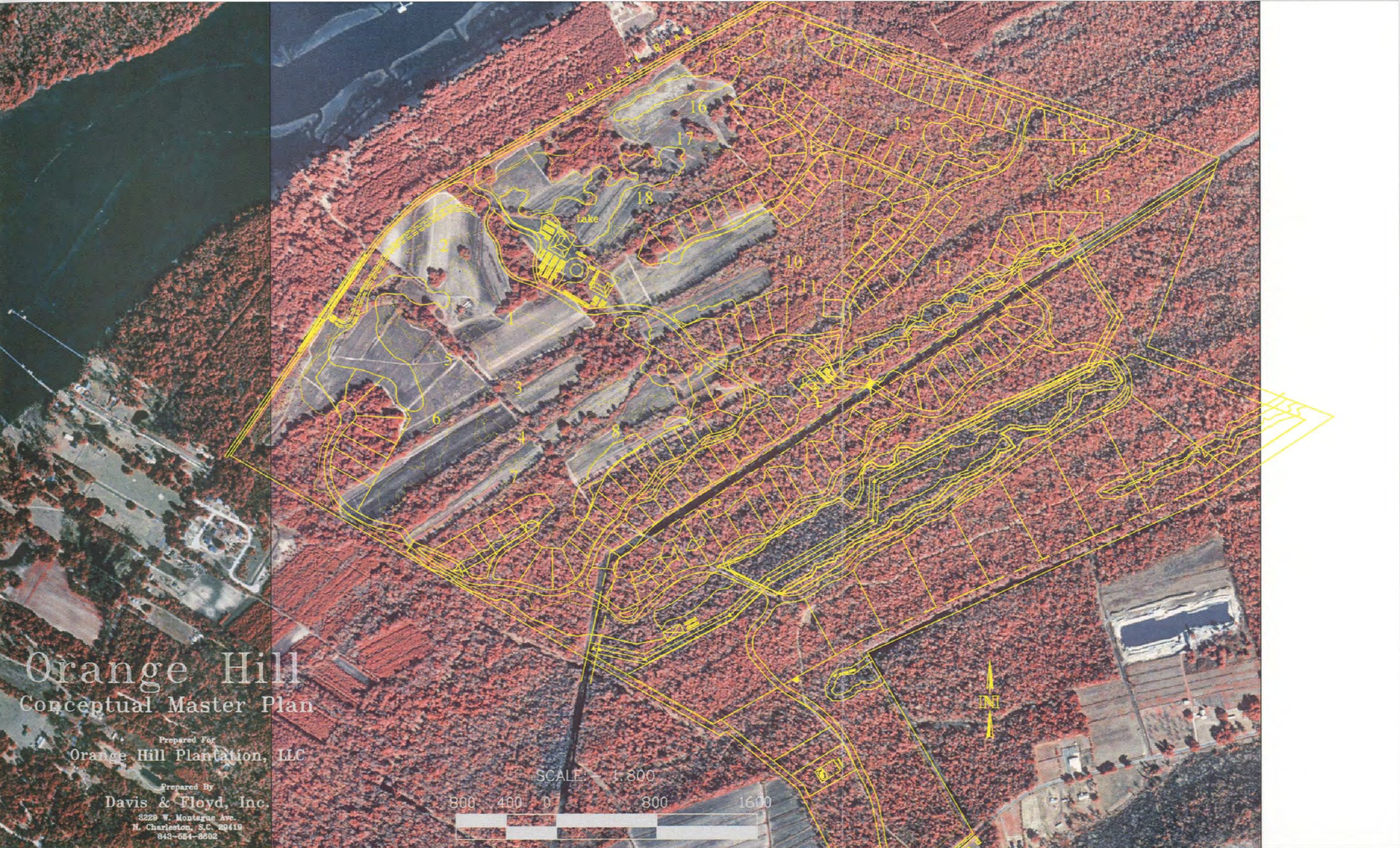
Sincerely,

A handwritten signature in black ink, appearing to read "Richard V. Geer". The signature is fluid and cursive, with a prominent initial "R".

RICHARD V GEER  
Engineer Associate  
Regulatory Programs Division

cc: U. S. Army Corps of Engineers  
Mr. Harvey Daniel  
Mr. Michael Horton, PE



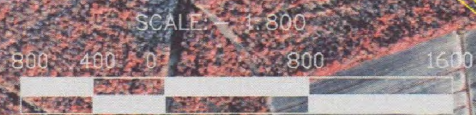


# Orange Hill Conceptual Master Plan

Prepared For  
Orange Hill Plantation, LLC

Prepared By  
Davis & Floyd, Inc.

3229 W. Montague Ave.  
N. Charleston, S.C. 29419  
843-654-8802





5.4 ac. Undeveloped Open Space

100' Buffer along Bohicket Road

Security Gate & Property ID Sign

Golf Clubhouse & Parking (6.0 ac.) Design subject to change.

Golf Course

Potential Future Entrance If Required

10.1 ac. Undeveloped Open Space

50' Buffer

Residential

Golf Maintenance & Parking (13.0 ac.)

Caretakers Residence

Utility Area (4.5± ac.)

29.3 ac. Undeveloped Open Space

Security Gate & Property ID Sign

Amenity Center & Parking (7.4 ac±) Design subject to change

50' Buffer ✓

Residential

Golf Course

Open Space

100' Buffer - red to 50'

Existing Powerline

Relocated Powerline

100' Buffer ✓

- Lake
- Amenity Areas
- Utility Areas
- Residential Lots
- Maintenance Area
- Buffer Area
- Existing Grand Tree

**Site Summary**

Landuse	Size	Percentage
Developed Areas (incl. roads)	281.0 acres	39.42%
Open Space		
Perpetual Open Space	395.2 acres	54.38%
Undeveloped Open Space	44.8 acres	6.20%
<b>TOTAL</b>	<b>721 acres</b>	<b>100.00%</b>

# Orange Hill Conceptual Master Plan

Prepared For  
**Orange Hill Plantation, LLC**

Prepared By  
**Davis & Floyd, Inc.**  
3229 W. Montague Ave.  
N. Charleston, S.C. 29419  
843-554-8602

