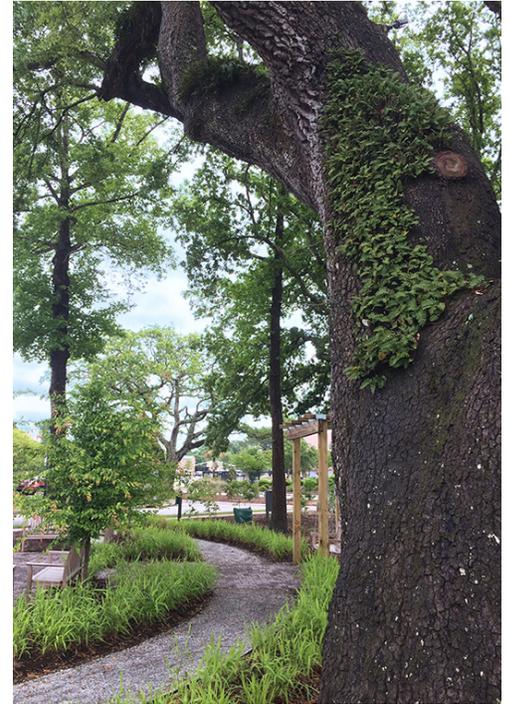


Oak Terrace Preserve

City of North Charleston
North Charleston, South Carolina



Project Description

Oak Terrace Preserve is a project undertaken by the City of North Charleston in the residential redevelopment of the once privately held Century Oaks neighborhood. Approximately 260 circa-1940 residential units were demolished to make way for 300 new single-family units and 70 townhouses on a 55-acre site containing over 350 oak trees. The project has been managed by Cedrus Development and Low Impact Development (LID) practices are prescribed throughout the site's development in stormwater management and other public and private infrastructure. Davis & Floyd provided landscape architecture and comprehensive engineering services for the pocket parks, roads, drainage, water, and wastewater facilities.

Solutions

- Redesigned a network of seven neighborhood pocket parks
- Utilized a plant palette of native plants to complement low impact development (LID) practices
- Conducted thorough field investigations and modeling to determine optimal water and wastewater system configurations and which old lines to connect to or abandon
- Designed approximately 1,500' of 12" water main, 9,000' of 6" water main, and associated valves and fire hydrants
- Designed approximately 6,300' of 8" sanitary sewer gravity main to replace existing aging system
- Used bioswales to drain public right-of-way and pervious alleyways to retain stormwater runoff from homesites.
- Obtained permits efficiently (SCDHEC Water & Wastewater Construction Permits, OCRM Land Disturbance Permit, OCRM Coastal Zone Consistency Certification, and City of North Charleston MS4 Approval), minimizing delays to start of construction

Awards

Green Builder Home of the Year, 2008

City Paper Best New Neighborhood, 2009

RELEVANT SERVICES:

Civil Engineering
Construction Administration & Inspection

Landscape Architecture & Land Planning
Surveying

Site Planning
Public Engagement