

Royal Palms PD Document

SUMMARY of Amendment (of Version-PD-112A)

1-30-14

The Royal Palms Development was designed by the original developer to be built-out as 85 Townhome Style Condominiums in 2004-05'. The original Royal Palms PD was written to accommodate the construction of Condominium buildings, and in 2008 the first phase was completed. This initial phase included the completion of four (4) buildings. These (4) buildings included 20 individual condo units. These units sat empty for several years until they were eventually converted to Townhome Single Family units in 2011-12' by the new owner. During the process of converting the units from Condos to Townhomes, the owner requested amendments to the Planned Development, which were approved by County Council. While several of these changes were beneficial, some items were modified which are in need of correction today. At this time the current owner, Royal Palms Holdings is requesting to amend the revised PD-112A. The proposed amendments to the PD document are necessary to complete the Royal Palms Multifamily project as originally intended. The intent is to provide homes in the workforce price point as the original developers had in mind when the PD was created. Changes to get this back on track include:

#1. Modification of the front **Building Setback** from 15' to 10', this will allow for the construction of the originally proposed multi-family homes along the private street. Note that in many places 15' cannot be met to provide a multi-family footprint. When originally written the 15' setback was intended to be the front of the property facing 17N.

#2. Revisions to the **Parking Space Dimension requirements** to clarify 18' length is required as 20' was also mentioned in the revised PD is needed. 18' is a typical length for a parking stall. All units will still be required to have 2 spaces per dwelling which can be accounted for in the garage, in the driveway, or in a common parking lot and each new home will be required to build a garage.

#3. Revision to **Buffer requirements** for landscape buffers to property behind developed Townhomes. The current PD requires a 20' Landscape Buffer around the perimeter separating the Townhome use to Single Family and prohibits buffers from being located in drainage easements. Abutting the Single Family property there is a vacant drainage easement (dedicated to the public) between the two sites. To allow construction of the same Multi-family units as were built by the original developer, a modification from the current 20' buffer to a 10' landscape buffer will be required in addition to the reduction of the existing drainage easement, (through public works process). This PD does not address the process to reduce the drainage easement but does address the buffer.

#4. Clarification in the difference between Commons Space and Open Space. Common space allows parking, and future interconnection with the adjacent property. Open Space requirements remain the same for actual green space and/or trails (*1.97 acres to remain required*).

#5. Clearly Defining limits on **Building height**. PD should limit height to the same height as current buildings onsite (Max 40' building). Current buildings are 39' 1 1/2" high.

#6. More clearly defining **Connectivity**. Future connectivity shall be allowed by PD amendment at prescribed locations.

Royal Palms Development

PLANNED DEVELOPMENT GUIDELINES

Charleston County, South Carolina

20 January 2004

*Revised by Byers Design
28 October 2011

Revised October 1 2013



PD Modifications per:
Royal Palms Holding, LLC
1331 44th Avenue North Suite 102
Myrtle Beach, SC 29577

2011 version by:
Byers Design Group
125½ Spring Street
Charleston, South Carolina

2013 Version-PD-112B BY:
EarthSource Engineering Company, Inc
887 Johnnie Dodds Ste 220
Mt. Pleasant, South Carolina

Royal Palms Development

Planned Unit Development - REVISION

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I. Executive Summary and Development Objectives

The Royal Palms Development is an attractively planned residential neighborhood that will compliment a transitioning area along Highway 17 North in Charleston County. The development is located at the end of Dingle Road, which currently cul-de-sacs approximately 1,200 feet from the intersection of Highway 17 and Highway 41. The Royal Palms development is planned in a steadily growing area of Charleston County that will be both environmentally sensitive along with providing an important need to the area. The existing land is a partially developed wooded property with scattered large hardwoods that are incorporated into the overall development plan. Currently, the majority of the roads are in place and 20 townhomes are constructed. The plan is to develop a community with architectural style that includes gabled roofs and porches with common yards blended into and around the natural features and landscape of the property. It will provide visually appealing dwellings nestled around large trees and natural water features. The development will preserve many of these natural elements and will offer amenities such as outdoor recreational areas and natural walking trails. The development plan will utilize a portion of the total 9.86 acres of property and maintain a maximum of 85 total homes. This planned development proposal is designed to allow attached and detached single family products to be developed on an existing parcel containing many large trees and existing drainage areas, while sensitively utilizing the natural features of the property. This design concept will produce a very attractive product for perspective homeowners and will fill a vital need for the area.

The Property – The site is located on the northern end of Charleston County, South Carolina and the current dead-end of Dingle Road, which connects to Highway 17 at the intersection of Highway 41. The site is a total of 9.86 acres of partially developed land with roadways and utility infrastructure installed. The site is composed of twenty-four (24) tax map parcels, TMS numbers 578-00-00-475 and 578-00-00-162 & 578-00-00-538 thru 559 (zoned PD-112A). The recorded plat is Appendix A of this report. The site features 26 grand trees spaced across the heavily wooded property, along with an existing natural pond located at the rear of the property. The site is bound by S-3 zoned properties to the north, east and south of the parcels in question, while the right-of-way for Dingle Road borders the property to the west.

Development Concept - The site development concept envisioned by the owners calls for the creation of attached townhomes and/or single family detached homes placed in a residential neighborhood style layout tucked around large canopies of live oaks, sweet gums, poplars and other native vegetation. The intention of the layout is to utilize the natural buffering and beauty of the area, while developing an appealing and aesthetically pleasing residential development. The layout plan will utilize approximately a maximum 7.89 acres of the property for the development of the home-sites roads and potential amenity areas, while the remaining minimum 1.97 acres of property will be kept in its natural condition. This development is thoughtfully designed to offer a transition between the adjacent residential parcels and provide an esthetically pleasing visual extension to the end of Dingle Road.

The architecture of the units will be multi-story townhouse style attached dwellings and/or single family detached homes that will use similar sustainable materials commonly found in the area to tie in well with the existing residences. Individual porches and gabled rooflines will be typical details of the structures. Structures may have individually attached or detached garage units; they may also have rear porch areas (in keeping with the sense of privacy and separation throughout the development). The meandering roadway and the close relation of the units to the street will give an aesthetically pleasing streetscape scene as you come into the neighborhood.

If any issue is not addressed within this document, Charleston County S-3 standards (dated October 11, 2011; Chapters 4-12) will apply. The development will comply with current Appendix A, Road Construction Standards.

Summary of Development Plan:

Property Address:	1150-1275 Dingle Road
Site Area:	9.86 Acres Total (Consisting of 24 parcels) TMS#: 578-00-00-475, 162 & 578-00-00-538 thru 559
Existing Zoning:	(PD-112A) Planned Development
Existing Conditions:	20 Constructed Townhomes with Infrastructure (12 units currently occupied)
Proposed Use:	Residential neighborhood with Single Family Attached Townhomes, sensitively constructed around existing trees and planned outdoor recreational spaces.
Density:	8.6 Units per acre = 85 Total Dwelling Units Maximum
Residential Lots:	<u>Townhome Units (Attached)</u> Min. Lot Area: 1,100 SF - Min. Lot Width: 16' (at front setback) Unit Setbacks: Front: 10' Side: N/A Rear: 10' Max. Lot Coverage: 90% • Each dwelling unit will be individually sited to preserve views and existing vegetation. • Townhome Buildings will have a minimum Building Separation of 10' to another Townhome Building. • Covered/uncovered porches, stoops and stairs may encroach by a maximum of 5' into the front building setback.

Property Buffer Screening

- All Perimeter Buffers will require installation of planting material to meet or exceed the requirements of the Charleston County Zoning and Land Development Ordinance. No buffers or planting will be located within drainage easements.
- A 15' buffer will remain as currently planted at the front (Western) of the property along Dingle Road to serve as screening and to present an attractive entrance to the neighborhood.
- A minimum 10 foot buffer will be provided along the perimeter of the PD abutting single family residentially zoned property, except as otherwise noted in the Planned Development and for the two areas identified on the conceptual site plan as 'Future Interconnectivity' if/when new road connections through these are constructed.
- A minimum 6 foot wooden fence will be installed along the Development perimeter (in addition to the buffer) provided such that a fence is allowed by Charleston County Public Works Department. No permanent encroachments or fences are permitted within any drainage easements without approval from the Public Works Director. All drainage easements shall be clear cut at the discretion of the Public Works Director.
- The rear (Eastern) buffer along TMS # 578-00-00-276 will be 30' in depth along the property line which abuts the large Common space for "future development phase". If the future development of this area takes place the planting of the 30' buffer will be required to meet the Charleston County Planting requirements as mentioned below.

Landscaping:

All proposed landscaping will be of native materials and the owners plan to also coordinate tree plantings along the SCDOT right-of-way of Dingle Road to create a streetscape leading to the development. Low Impact Development (LID) practices will be encouraged for pre, during and post development storm water volume control.

Reg. Agency Approvals: The Royal Palms Planned Unit Development will comply with all Local, State and Federal Agencies for Land Development Permitting & Construction. Compliance will extend to future drainage easement crossings.

A stormwater master plan is required to be submitted and approved by the Public Works Director prior to the issuance of any stormwater permits for the development. This master plan shall address the site layout, phasing of the project, impacts to the public infrastructure, construction, maintenance including the identification of the responsible parties and identification of the stormwater controls. This project is located in Isaac German Watershed which has a history of flooding issues throughout the basin. The impacts of the development to the existing area as well as the existing drainage systems must be addressed through calculations and modeling in the stormwater master plan.

A plat delineating the specific common areas to include access locations specified for future connectivity will be submitted to Charleston County for approval and recording within 60 calendar days of the approval of the PD amendments. These connections will not include parking spaces and will show access as limited to the defined travel ways and shall connect to the existing private right of way for the Royal Palms development. Any new lot created will conform to the minimum lot standards listed in this PD document.

II. Land Use

The proposed development will be restricted to the following land use classifications. Once the property has been approved by Charleston County, it shall not be changed without County Council approval. The land use plan consists of seven categories listed below:

- 1) Single Family Attached Townhomes
- 2) Common Space (which may include, Open Space, Amenity Areas, Common parking areas, Private RW, and future road connections)
- 3) Open Space (Min 1.97 acres which may include: Easements, Wetlands, Landscape Buffers and walking trails)
- 4) Utilities (including Gas)
- 5) Resource Extraction
- 6) Use of Units as Model Homes (only for sale of homes within the Royal Palms PUD)
- 7) Home Occupations (allowed as accessory uses and must meet the requirements of the attached ZLDR section)

1. The Residential areas of the property are defined on the attached Conceptual Master Plan. They consist of the proposed buildable areas for the dwelling units along with the roadway, water and sewer facilities necessary to serve the property.

Where Single Family Attached Townhomes are to be constructed, clusters of homes will be built to consist of between 2 to 8 units. These attached units may be built as shown on the exhibit in the appendices to provide cohesiveness in relation to each other and architectural appealing variations. Mobile Homes or other temporary dwelling units will not be allowed. The Developer reserves the right to create an Architectural Review Board (ARB) with guidelines.

2. Common Space – This space consist of all common POA owned property not individually owned by property owners. This space may include open space as described in section three below. Common areas may include common parking lots, private roads, drainage areas, wetlands, amenity areas, and utility or drainage easements. This area will be Property Owner Association (POA) maintained.

3. Open Space – According to the Charleston County development regulations that currently govern the site, Open Space can contain the proposed nature trails and common areas behind the units (identified as landscape buffer), which have been planned into the overall Master Plan for Royal Palms. This area will be Property Owner Association (POA) maintained and will utilize the existing vegetation and natural drainage areas. (See Land Use section above for reference)

The Easements and Buffers both existing and proposed for Royal Palms are shown on the Master Plan. There is a 15' buffer that borders the front (Western) of the property along Dingle Road. This buffer will be heavily planted to serve as screening for the new adjacent homes and to provide natural beauty entering the development. No buffers or planting will be located within drainage easements.

The Future Development Phase is designated on the master plan. This area may contain the balance of developable units, contain an amenity center, or remain an undeveloped natural space. Any areas developed within this phase may not count towards Open Space calculations.

If common space is developed as an amenity center, it may have space dedicated for a community pool and changing facility structure. The swimming pool area will be fenced in accordance with County standards and guidelines. Lighting will also be planned for this area to satisfy both security needs and the possibility of evening use of the facility. It will be designed to meet Charleston County regulations and will require site plan approval.

III. General Guidelines

Each unit and/or building within Royal Palms will be carefully located so that each will have a reasonable view and privacy. Consideration will be given to each cluster regarding topography, the protection of existing trees and/or other aesthetic or environmental conditions.

1. Parking Requirements

A minimum of two parking spaces per unit are to be provided within the development, either in garages, driveway, or common parking lots. Each newly constructed Townhome unit must have a garage that will accommodate at least one vehicle. Additionally, no dwelling units shall be erected without adequate off-street parking of sufficient size. The minimum parking space shall be 9 feet by 18 feet. Adequate area for ingress and egress shall also be included. Additional spaces, if desired, must be pre-approved by developer and County. Each unit will be allowed one "curb-cut".

If developed, the off-street parking for the recreational facilities will be provided for according to the following minimum requirements and shall be subjected to the Charleston County site plan approval process. The minimum requirement of 1 space per 200 sq. ft. of Outdoor Recreational Area is to be met. These parking spaces will be provided at various locations around the property, generally located adjacent to the area deemed most convenient for its use, whether that be amenity parking or additional residential off-street parking. 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: 20 to 25 total parking spaces requires 1 handicap space. Parking for Amenities required when construction of Amenities is complete.

2. Other Buildings and Vehicles

Detached garages on single family lots are allowed, and must conform to lot setbacks set forth in this PUD. Their design and appearance must coordinate with the primary residential structure.

A maximum of one temporary sales trailer is allowed. A temporary sales trailer may be present on-site until the last unit is sold. It will be located on one of the future for sale lots and situated in an attractive manner with landscaping & provisions for off street parking.

No other accessory structures are allowed for residential lots.

3. Building Height

No structure shall be constructed on the property which has a height exceeding the allowed 40 foot maximum. The building height is measured to the top most ridge line of the highest roof structure of the building, measured from the finish elevation of the garage/ground floor (lowest point). See exhibit 'B' which is an elevation of the existing structures onsite which substantially illustrates the elevations to be met for future multi-story townhome construction (not to exceed 40' to ridge).

4. Property Owner's Association (POA)

A Property Owner's Association Board of Directors will be created for Royal Palms. 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 units within Royal Palms are sold, at which time duties will be turned over to the POA.

The POA will be responsible for maintaining and funding street and lighting repairs, all Common & Open Spaces, landscaping, all walking areas and/or trails, roadways, buffers, Amenity Areas, ponds and the overall drainage system (outside the County drainage easements).

The developer has elected to create a private community with a non-standard road system split-roadway system. Selected Specimen trees will remain within the road right-of-way. The roads, buffers drainage systems will be privately maintained by the Developer until the ongoing maintenance is assumed by the Property Owners Association.

5. Utilities

Mt. Pleasant Waterworks has water and sewer in the area and has been extended to serve the property. Power has been provided by South Carolina Electric and Gas (see attachments). Fire protection will be provided by the Charleston County Fire District, specifically Awendaw. Garbage will be picked up by a private carrier.

At the Developers discretion, underground liquid propane (LP) gas mains will be allowed within road rights-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, if allowed, will be placed into a Utility Area that must be screened and buffered for security reasons. See attached letters of coordination by service providers.

6. Signs

A sign identifying the project will be placed in one location along the entrance to Dingle Road, identifying the developments main entrance. This sign 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 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. A temporary "Development For Sale" sign (on the property, 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 Royal Palms there will be no exterior displays, no exterior storage of equipment, 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.

Coordination with Charleston County Public Works Department and the South Carolina Department of Transportation to address erecting street signage along Dingle Road that indicates it is a dead end street, will be performed prior to close out of roads and drainage.

7. Lighting Plan

The overall lighting for Royal Palms will be tastefully designed and implemented to enhance the overall elegant appearance of the project and will meet Charleston County Standards.

The entry sign from Dingle Road 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. Streetlights will be located at regular intervals throughout the project's street system.

8. Tree Survey

Manigault Reserve commissioned a tree survey from 2AD Surveying, Inc. of Charleston. The area of the property that is proposed for development contains 26 grand trees that are represented on the Master Plan elsewhere in this package. Great care was taken to route the road system and residential layout through the site with a minimum of disturbance to the natural characteristics of Royal Palms and particularly with as little disturbance to the trees as possible. Our routing of the road system around the site will not disturb any grand trees.

Development will comply with the ZLDR Article 9.4, Tree Protection and Preservation requirements.

9. Fences and Walls

There will be a minimum 6 foot, maximum 8 foot, wood stockade fence that is planned to encompass the entire property (where feasible) for both screening and property delineation where developed residential and recreational uses exist. The fence will also mix with the planted and semi-natural buffer plantings to form an aesthetic screen for the existing adjacent properties. Private fences on individual residential lots are allowed. No fences shall be allowed within the drainage easement without approval from the Public Works Director.

10. Streets

Since Royal Palms 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. Private Road exists, as approved by SCDOT in 2005 and installed in 2006.

Access points into the development shall not be gated. Connectivity shall be allowed in the event Crystal Drive to the South of the Property is developed based on the agreement of all parties and at prescribed locations identified in the site plan.

Current roads are Private roads not constructed to Public Road standards. Request for Charleston County to take over the ownership and maintenance of road and/or drainage easements shall require compliance with current Charleston County requirements and procedures.

IV. Rights Reserved by Owner

Rights reserved by the property owner, 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 (S-3 Development Guidelines and Attached Ordinance chapters 4-12 & Appendix 'A' dated October 11, 2011). The development will comply with the current Road Code, Appendix A, Road Construction Standards.

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

The property owner 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 Property Owners 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-way 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 plans a dedicated walking trail with possible bridging if needed across ditches and easements and encompassing the entire property and reserves the right to 10 foot easement in any area necessary to create the trail that may encroach on non-common land. The purpose of the trail will be for biking, jogging, walking, and to interconnect recreational areas to amenities where needed or to other common 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. Open Space Easements and Common Properties

The Developer reserves the right to make access trails, paths or boardwalks through open space and common properties for the purposes of permitting recreation, health and fitness exercise, observation and study of wildlife, 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. Public Utilities

Substations or utilities will not require a special exception, and must obtain Site Plan approval by the Charleston County Planning Department and the Developer.

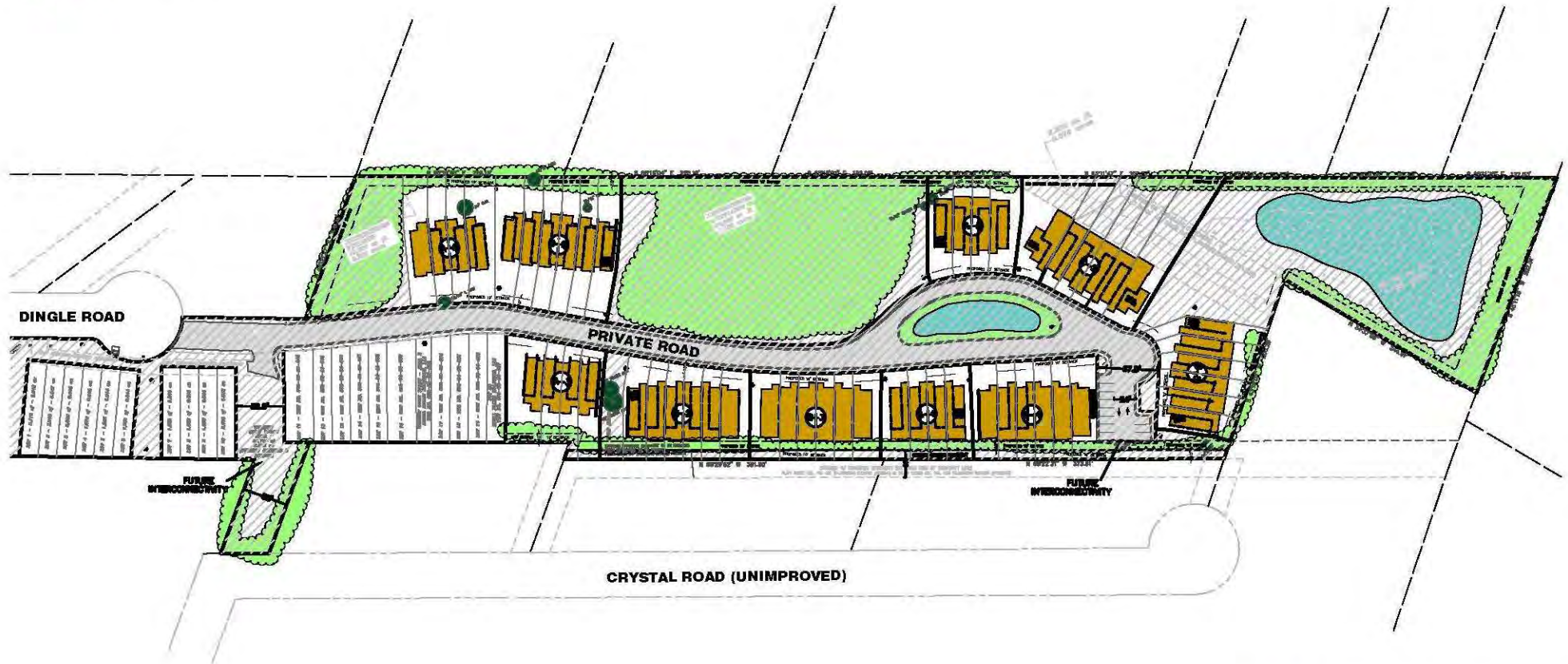
Appendices

- A. Recorded Plat (2 pages)
- B. Planned Development Conceptual Site Plan
- C. Existing Building Elevations (see height)
- D. Coordination Letters from Local Fire Department
- E. Coordination Letter from Water & Sewer Provider
- F. Coordination Letter from Public Works

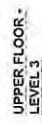
LEGEND:

-  PLANNED UNITS
-  EXISTING PRIVATE ROAD
-  COMMON AREA
-  WETLAND AREA
-  OPEN SPACE

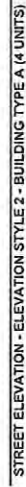
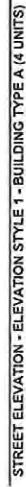
ROYAL PALMS TOWNHOME CONCEPTUAL MASTER PLAN



Mt. Pleasant, South Carolina



BUILDING TYPE A - 4 FOUR ROOM 3 LEVEL UNITS





Awendaw District Fire Department

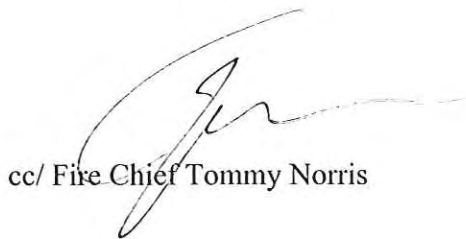
Office: (843) 928-3000
Fax: (843) 928-3155

6384 Maxville Road
Awendaw, SC 29429

ISO Class 6

To: Kevin Berry
Earth Source Engineering
From: Battalion Chief Peter Rogers
Re: Royal Palms Development
TMS# 578-00-00-162 /262
Date: July 30, 2013

Awendaw District Fire Department is writing this letter of coordination for fire protections as required. The Awendaw District Fire Department is the fire service provider for this development. The department looks forward to working with you and your company during future plan reviews.



cc/ Fire Chief Tommy Norris

Elected

William L. Golightly, Jr., Ph.D., Chairman
Rick M. Crosby, Vice Chairman
Susan L. Mellichamp, Secretary-Treasurer
Diane D. Lauritsen, Ph.D.
H. Mac Jenkinson



Ex-Officio

Billy Swails, Mayor
John Burn, Chairman
Water Supply Committee, Town Council
Clay Duffie, General Manager

August 1, 2013

Mr. Giles Branch
Earthsource Engineering
887 Johnnie Dodds Blvd
Suite 100
Mount Pleasant, SC 29464

RE: Project Name: Royal Palms
Project No.: CD914

Dear Mr. Branch:

Mount Pleasant Waterworks (MPW) acknowledges receipt of your "Letter of Intent" for the above referenced project. Please allow this letter to serve as confirmation that MPW currently provides both water and wastewater service to this development. Meters will be set and installed once the meter connection fees have been paid.

Should you have any additional questions, please contact me at ajenkins@mpwonline.com or by phone at 843-375-5472.

Sincerely,

MOUNT PLEASANT WATERWORKS

A handwritten signature in blue ink that reads "Ashley Jenkins".

Ashley Jenkins
Development Services



James R. Neal
Director

Public Works Department

August 6, 2013

843.202.7600
Fax 843.202.7601
Jneal@charlestoncounty.org
Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive, Suite A301
North Charleston, SC 29405-7464

EarthSource Engineering Company, Inc.
Attn: Giles Branch, P.E.
887 Johnnie Dodds, Suite 220
Mount Pleasant, SC 29465

RE: ROYAL PALMS DEVELOPMENT – TMS No. 578-00-00-162
CHARLESTON COUNTY DRAINAGE EASMENT ENCROACHMENT
STORMWATER DRAINAGE COORDINATION – ISAAC GERMAN
WATERSHED

Dear Mr. Branch:

We have reviewed the Royal Palms Development PD concept master plan, dated January 20, 2004, and revised July 25, 2013, for a residential neighborhood at Dingle Road off of Highway 17 North. At present, this letter represents sufficient coordination with Public Works in order to continue the revised planned development rezoning process for the property.

The proposed development being located on Dingle Road will be permissible. Additional review, coordination and approval by the Public Works Department will be required during the County Stormwater Permitting process at the time of construction approval and the County Site Plan Review process.

The proposed modifications to the storm drainage system are of concern. The site is within the Isaac German Watershed which has a history of flooding; therefore, neither stormwater storage volume losses nor increases in discharge rates will be supported. This design warrants continued study and coordination to determine an acceptable solution for stormwater drainage. Charleston County Public Works will work with the developer during design development to ensure the stormwater drainage is sufficiently provided without negative impact to the watershed.

Sincerely,

Charles C. Jarman, Jr., P.E.
Stormwater Utility Manager

CCJ:nd

c: Charleston County Public Works Department, Frank Pandullo, P.E.
Charleston County Planning Department, Andrea Pietras