



843.202.7200

Fax: 843.202.7218

Lonnie Hamilton, III
Public Services Building

4045 Bridge View Drive

North Charleston, SC 29405-7464

Daniel C. Pennick, AICP
Director

ZONING/PLANNING DEPARTMENT

MEMORANDUM

TO: Palmetto Fort PD File

DATE: June 28, 2012

SUBJECT: Palmetto Fort Planned Development

The approved PD for Palmetto Fort is attached. Please note that while the PD was originally approved in 1988, a minor amendment was approved in 1989 lowering the density and changing some of the other PD regulations. The 1989 version of the PD as well as the 1988 version are included in this document, as the 1988 version includes some letters of coordination from utility providers that were not included in the 1989 version.



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
PLANNING

March 20, 1989

Mr. Bill Miller
Charleston County Planning Board
Two Courthouse Square
Charleston, SC 29401

PALMETTO FORT PLANNED DEVELOPMENT
CHARLESTON COUNTY, SOUTH CAROLINA

In January 1989, we reviewed with you and your staff the revised master plan for Palmetto Fort. Subsequent to our meetings, you indicated that the revisions were acceptable and that they would be classified as a minor amendment to the original approval and no submittal to the County Planning Board or Council would be required. We have now fine tuned the plan and are submitting the final drawing and Revised Planned Development Guidelines for staff approval. We are enclosing the following:

1. Copy of original Planned Development Guidelines dated February 26, 1988.
2. Three copies of revised Planned Development Guidelines dated March 20, 1989.
3. Three full size copies of the revised Planned Development Master Plan.
4. A copy of the January 4, 1989 master plan we reviewed with you in January.

Please review this information and contact me should you have any questions. We plan to submit the Preliminary Plat for the overall project to you on March 23, 1989.

SEAMON, WHITESIDE AND ASSOCIATES, INC.

A handwritten signature in cursive script that reads "Stuart D. Whiteside".

Stuart D. Whiteside, P.E.
Vice President

SDW/dlm

cc: Harriett Romano

REVISED DEVELOPMENT GUIDELINES

FOR

PALMETTO FORT COMMUNITY

DATE: MARCH 20, 1989

OWNER: PALMETTO FORT, A LIMITED PARTNERSHIP

DESIGNED BY:

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

803-884-1667

REVISED DEVELOPMENT GUIDELINES
FOR PALMETTO FORT COMMUNITY

I. STATEMENT OF PURPOSE

In June 1988, Palmetto Fort, a Limited Partnership, received approval of Planned Development Zoning for 125.05 acres of high ground located between Palmetto Fort Drive and the marsh in the East Cooper area of Charleston County (the total acreage should have been indicated as 125.646 acres to include Lot 3, Block F which was incorporated into the Planned Development Master Plan). The approved Planned Development allowed the development of 349 single family lots in two separate subdivisions plus a variety of amenities. The overall density of the development was 2.79 lots/acre.

However, the development plan has been revised to accommodate the following concept changes:

1. Project I (the smaller lot subdivision) was reduced in size and provided with its own access to Rifle Range Road. The minimum lot size was increased from 7,000 sq. ft. to 8,000 sq. ft.
2. The new County Tree Ordinance was put into effect prior to the submittal and approval of the Preliminary Plat. As a result, a tree survey of all trees 30" and larger was conducted, and the layout was prepared in a manner to save all surveyed trees. The direction to survey all trees 30" or larger was given by the Planning Staff based on original drafts of the Tree Ordinance. When the survey requirement was revised to include all trees 24" and larger, the County Planning and legal staffs indicated the 30" and larger tree survey would be acceptable.
3. The amount of amenities to be provided was somewhat increased and separated into two main active areas.
4. Project II was increased in size to obtain a greater number of larger lots and was divided into two subprojects.

The developer now intends to revise the Planned Development Guidelines to allow the development of 282 lots for a density of 2.24 lots/acre. These lots will be located in four areas as described in greater detail in the following paragraphs.

II. PROPOSED LAND USES

The 125.70 acre tract (the total area changed slightly due to the land swap conducted with Hamlin to gain access to Rifle Range Road) will be developed in four subdivisions as described below:

A. Project One

| | |
|---|----------------|
| Total Area including access road to Rifle Range Road & including ponds. | 31.54 acres |
| Total Number of Lots | 100 |
| Density | 3.17 lots/acre |
| Minimum Lot Area | 8,000 Sq. Ft. |
| Minimum Lot Width (at building line) | 60 ft. |
| Minimum Lot Depth | 100 ft. |

B. Project Two

| | |
|--|----------------|
| Total Area including ponds | 25.60 Acres |
| Total Recreation Area | 0.94 Acres |
| Net Residential Area | 24.66 Acres |
| Total No. of Lots | 47 |
| Gross Density | 1.83 lots/acre |
| Net Density (not inc. recreation area) | 1.91 lots/acre |
| Minimum Lot Area | 10,000 sq. ft. |
| Minimum Lot Width (at building line) | 70 ft. |
| Minimum Lot Depth | 110 ft. |

C. Project Three

| | |
|---------------------------------------|-------------|
| Total Highland Area (including ponds) | 62.92 acres |
|---------------------------------------|-------------|

| | |
|--|--------------------|
| Total Recreation Area | 9.94 acres |
| Net Residential Area | 52.98 acres |
| Total Number of Lots | 122 |
| Gross Density | 1.94 lots/acre |
| Net Density (not inc. recreation area) | 2.30 lots/acre |
| Minimum Lot Area | 10,000 sq. ft. |
| Minimum Lot Width | 70 feet |
| Minimum Lot Depth | 110 feet |
| D. <u>Project Four</u> (Lots Fronting Existing Roadways) | |
| Total Area | 5.64 Acres |
| Total Number of Lots | 13 |
| Density | 2.31 lots/acre |
| Minimum Lot Area | 14,000 sq. ft. |
| Minimum Lot Width (at building line) | 100 ft. |
| Minimum Lot Depth | 110 ft. |
| E. <u>Project Totals</u> | |
| Total Area | 125.70 Acres |
| Total Number of Lots | 282 279 |
| Overall Gross Density | 2.24 lots/acre |
| Note: Ponds, recreation areas, and other open spaces shall be the property of the Homeowner's Association. | |
| F. <u>Recreation Areas</u> | |

There are three recreation areas included in the overall development. These areas are for the use of the residents in Projects Two, Three and

Four only. Project One will not have any amenities except the passive recreational aspects of the three ponds. The following is a description of the three amenity areas:

1. Amenity Area One (0.94 Acres)

This amenity area includes the following facilities:

- * Two Tennis Courts
- * Tennis Shelter
- * Six parking spaces @ 9' x 18'
- * Half Court Basketball
- * Tot Lot
- * Bicycle Parking

2. Amenity Area Two (1.09 Acres)

This amenity area includes the following facilities:

- * 3750 sq. ft. (50' x 75') swimming pool with 5550 sq. ft. deck area with jacuzzi
- * Bathhouse containing two bathrooms with required showers and toilet facilities, and pool equipment and storage room(s).
- * Thirty-one (31) parking spaces @ 9' x 18'
- * Bicycle Parking Racks
- * 4' wide walkway (approximately 1400 feet long) to a fixed head pier at the deep water creek.

3. Amenity Area Three (8.85 Acres)

This large amenity area is located along the southern property line in the vicinity of Fort Palmetto. Access to this area is provided from Ruffin Street and from two pedestrian accesses in Project Three. Due to the configuration of the property, 4' wide boardwalks will be required over the marsh at five locations to gain access to the entire area. These boardwalks must be approved by the S. C. Coastal Council.

The area will contain jogging trails, fitness stations and picnic tables. The area will be utilized for jogging and fitness activities, camping and other passive recreational

activities.

III. SETBACK CRITERIA

The following setback criteria has been established for the development:

A. Project One

1. Front Setback: 25 feet minimum
2. Rear Setback: 25 feet minimum
3. Side Setback: Minimum of 5 feet on one side, and minimum of 13 feet total both sides.
4. Corner Lots: Front setback shall be measured to roadway R/W which house faces (major roadway). Side setbacks shall be applicable to the other roadway (minor roadway) unless driveway access is from minor roadway. If this is the case, there shall be a minimum side setback of 18' for allowance of off street parking.
5. Lot Coverage: Maximum of 35% lot coverage
6. Height Limit: 35 feet maximum measured from flood elevation. Additional setback of one foot required for each foot of height over 35 feet.

B. Projects Two, Three and Four

1. Front Setback: 25 feet minimum
2. Rear Setback: 25 feet minimum
3. Side Setback: Minimum of 10 feet on one side, and minimum of 20 feet total both sides.

4. Corner Lots: Front setback shall be measured to roadway R/W which house faces (major roadway). Side setbacks shall be applicable to the other roadway (minor roadway) unless driveway access is from minor roadway. If this is the case, there shall be a minimum side setback of 18' for allowance of off street parking.
5. Lot Coverage: Maximum of 35% lot coverage.
6. Height Limit: 35 feet maximum measured from flood elevation. Additional setback of one foot required for each foot of height over 35 feet.

IV. LOT SIZE CRITERIA

This has been covered previously under "II: Proposed Land Uses" and is reiterated below:

A. Project I

1. Minimum lot area = 8000 square feet
2. Minimum Lot Width (@ building line) = 60'
3. Minimum Lot Depth = 100'
4. Minimum Lot Frontage = 20'

B. Projects II & III

1. Minimum Lot Area = 10,000 square feet
2. Minimum Lot Width (@ building line) = 70'
3. Minimum Lot Depth = 110'
4. Minimum Lot Frontage = 20'

C. Project IV

1. Minimum Lot Area = 14,000 square feet
2. Minimum Lot Width (@ building line) = 100'
3. Minimum Lot Depth = 110'

4. Minimum Lot Frontage = 50'

V. OFF STREET PARKING

- A. A minimum of two off street parking spaces shall be provided on each lot.
- B. Six (6) parking spaces (9' x 18') shall be provided at Amenity Area One.
- C. Thirty-one (31) parking spaces (9' x 18') shall be provided at Amenity Area Two.

VI. SCREENING/BUFFER AREAS

- A. A natural wooded buffer as well as Pond No. 4 will provide a buffer between Projects One and Two.
- B. Six foot high wooden or masonry fences shall be constructed along the property lines separating Amenity Areas One and Two from the adjacent single family lots.
- C. Landscape hedges or screens shall be planted to screen the pedestrian accesses which provide access to Amenity Area Three.
- D. Landscaping shall be planted to screen the pump station site and access from view.
- E. Fences shall be constructed along the access road to Six Mile Road for Project One to screen the adjacent residential areas.

VII. FENCES AND WALLS

- A. Other than fences identified above for the Amenity Areas and Access Road, and Section IX for the pump station, no fences are planned for the development. Individual lot owners may construct their own privacy fencing as approved by the Architectural Review Board of the Homeowner's Association as limited and described below:
 - 1. No metal cyclone fences shall be allowed except with approval of the Architectural Review Board.

2. No fences shall extend beyond the front corner of the house.
 3. All fence locations and materials must be approved by the Architectural Review board.
 4. Additional control may be included in the subdivision restrictive covenants.
- B. Entrance walls shall be constructed at the entrances to Projects One, Two and Three. Each wall shall be a maximum of 10 feet in height. Column heights may extend to a maximum of 12 feet in height. Sight triangles are shown on the site plan to insure adequate visual clearance at the intersections.

VIII. STREETS

- A. The proposed development will have public streets with curb and gutter constructed in accordance with the requirements of the Charleston County Road Code.
- B. At present North Lake Shore Drive, Ruffin Street and North Palmetto Fort Drive from West Palmetto Fort Drive to North Lake Shore Drive are earth roads. These shall be brought up to current Charleston County paved road standards (no curb and gutter) as part of this development.
- C. Underground irrigation systems will be constructed within the road right-of-ways at all divided entrance locations. The location and design of these irrigation systems must be approved by the Charleston County Public Works Department prior to installation.
- D. A bridge or culvert structure between Pond Nos. 6 and 7 between Projects Two and Three. The design of this structure must be approved by the Public Works Department prior to construction.

IX. SANITARY SEWER PUMP STATION

A submersible sanitary sewer pump station shall be constructed within an approximately 30' x 30' tract of land where indicated on the site plan. The pump station will be constructed below grade with the exception of the concrete tops of the wetwell and

valve pit, the control panel and the vent. The pump station site will be enclosed by a fence and screened by landscaping and berms. The access will be screened by a fence and/or landscaping. This pump station and associated property shall be deeded to the Mt. Pleasant Waterworks and Sewer Commission after construction. No conditional use permit will be necessary for the construction of the pump station.

X. PHASING

The project will be developed in three phases with construction of Phase I beginning May 1989, Phase II beginning April 1990 and Phase III beginning April 1991. The phasing will be expedited should sales and marketing warrant a faster schedule. In addition, the roadway to Amenity Area Two may be expedited to gain access to this facility prior to the development of the Phase III lots. The proposed phasing sequence will be as follows:

DEVELOPMENT PHASING

| <u>Phase</u> | <u>Project</u> | <u>Lots to be Developed Lot Nos.</u> | <u>Total Lots</u> |
|--------------|----------------|--|-------------------|
| I (1989) | One | 1-34, 62-67, 91-100 | 50 |
| | Two | 1-17, 34-47 | 31 |
| | Three | 1-12, 102-122 | 33 |
| | Four | 1-13 | <u>13</u> |
| | Total | | 127 |
| II (1990) | One | 35-49, 83-90 | 23 |
| | Two | 18-33 | 16 |
| | Three | 13-21, 77-101 | <u>34</u> |
| | Total | | 73 |
| III (1991) | One | 50-61, 68-82 | 27 |
| | Three | 22-76 | <u>55</u> |
| | Total | | 82 |

XI. SIGNS

A. Street and stop signs shall be provided as required by the Charleston County Road Code at standard intersection locations.

- B. Identification signage shall be provided for the three recreation areas (5) signs total; one each for Amenity Areas One and Two, and three for the Amenity Area Three. Each sign shall contain a maximum of 32 square feet.
- C. Project identification signage (with landscaping) shall be constructed in or adjacent to the entrance islands to Projects One, Two and Three. Each sign shall contain a maximum of 40 square feet. (Area for sign only; does not include supporting walls). Sight triangles are indicated on the drawings at pertinent intersections. No wall or identification signage will be permitted within these triangles to insure adequate visual clearance.

XII. SITE PLAN APPROVAL

- A. Site plan approval must be obtained from Charleston County Planning Department prior to obtaining building permits.
- B. The Charleston County Zoning Ordinance shall be in effect and cover all items not described in these guidelines.
- C. Variances to these guidelines or the Zoning Ordinance shall be granted by the Charleston County Zoning Board of Adjustment. Approval must be granted to the variance requests by the Architectural Review Board of the Homeowner's Association prior to submitting to the Zoning Board of Adjustment.

XIII. SERVICES

The same agencies identified in the original Planned Development Guidelines to review plans and/or provide the various services will continue to provide these based on the revised layout. These agencies are identified as follows:

| <u>Service</u> | <u>Agency</u> |
|----------------|--|
| Drainage | Charleston County Public Works Department, S. C. Coastal Council |
| Water | Bull's Bay Rural Community Water |

District, S.C.D.H.E.C.

Sewer Mt. Pleasant Waterworks and Sewer
Commission, S.C.D.H.E.C.

Fire Awendaw District Fire Department

We have met with these agencies to review the revised master plan and solicit any comments.

XIV. PLATS OF THE PROPERTY

Plats of the 125.704 acres are hereby made a part of these guidelines.

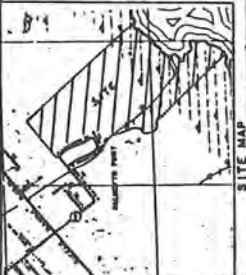
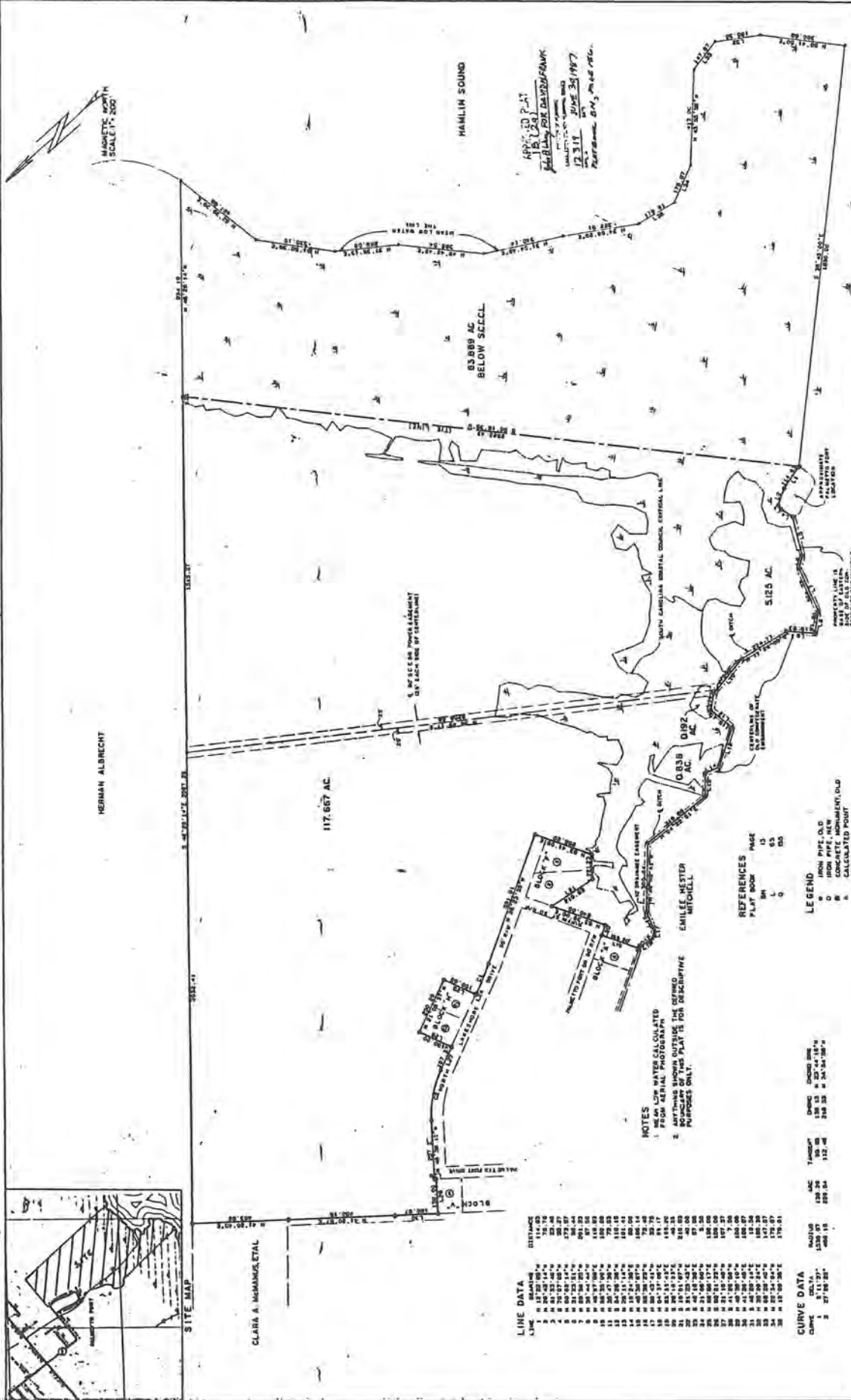
XV. REVISED PLANNED DEVELOPMENT MASTER PLAN

A copy of the Revised Planned Development Master Plan is hereby made a part of these guidelines.



A BOUNDARY SURVEY OF
 A 207.711 AC. TRACT
 OWNED BY ETO FORT DEVELOPMENT CO., INC.
 LOCATED IN CHARLESTON COUNTY, SOUTH CAROLINA.

| |
|-------------------|
| DATE MAY 20, 1987 |
| DRAWN ADW |
| CHECKED MSB |
| REV. |
| FILE 1188 |
| DISC |
| JOB 87188 |
| SHEET 1 OF 1 |



LINE DATA

| LINE | START | END | LENGTH | BEARING |
|------|---------|---------|---------|---------|
| 1 | 117.667 | 117.667 | 117.667 | 000.00 |
| 2 | 117.667 | 117.667 | 117.667 | 000.00 |
| 3 | 117.667 | 117.667 | 117.667 | 000.00 |
| 4 | 117.667 | 117.667 | 117.667 | 000.00 |
| 5 | 117.667 | 117.667 | 117.667 | 000.00 |
| 6 | 117.667 | 117.667 | 117.667 | 000.00 |
| 7 | 117.667 | 117.667 | 117.667 | 000.00 |
| 8 | 117.667 | 117.667 | 117.667 | 000.00 |
| 9 | 117.667 | 117.667 | 117.667 | 000.00 |
| 10 | 117.667 | 117.667 | 117.667 | 000.00 |
| 11 | 117.667 | 117.667 | 117.667 | 000.00 |
| 12 | 117.667 | 117.667 | 117.667 | 000.00 |
| 13 | 117.667 | 117.667 | 117.667 | 000.00 |
| 14 | 117.667 | 117.667 | 117.667 | 000.00 |
| 15 | 117.667 | 117.667 | 117.667 | 000.00 |
| 16 | 117.667 | 117.667 | 117.667 | 000.00 |
| 17 | 117.667 | 117.667 | 117.667 | 000.00 |
| 18 | 117.667 | 117.667 | 117.667 | 000.00 |
| 19 | 117.667 | 117.667 | 117.667 | 000.00 |
| 20 | 117.667 | 117.667 | 117.667 | 000.00 |
| 21 | 117.667 | 117.667 | 117.667 | 000.00 |
| 22 | 117.667 | 117.667 | 117.667 | 000.00 |
| 23 | 117.667 | 117.667 | 117.667 | 000.00 |
| 24 | 117.667 | 117.667 | 117.667 | 000.00 |
| 25 | 117.667 | 117.667 | 117.667 | 000.00 |
| 26 | 117.667 | 117.667 | 117.667 | 000.00 |
| 27 | 117.667 | 117.667 | 117.667 | 000.00 |
| 28 | 117.667 | 117.667 | 117.667 | 000.00 |
| 29 | 117.667 | 117.667 | 117.667 | 000.00 |
| 30 | 117.667 | 117.667 | 117.667 | 000.00 |
| 31 | 117.667 | 117.667 | 117.667 | 000.00 |
| 32 | 117.667 | 117.667 | 117.667 | 000.00 |
| 33 | 117.667 | 117.667 | 117.667 | 000.00 |
| 34 | 117.667 | 117.667 | 117.667 | 000.00 |
| 35 | 117.667 | 117.667 | 117.667 | 000.00 |
| 36 | 117.667 | 117.667 | 117.667 | 000.00 |
| 37 | 117.667 | 117.667 | 117.667 | 000.00 |
| 38 | 117.667 | 117.667 | 117.667 | 000.00 |
| 39 | 117.667 | 117.667 | 117.667 | 000.00 |
| 40 | 117.667 | 117.667 | 117.667 | 000.00 |

LEGEND

| | |
|---|--------------------------|
| ○ | IRON PIPE O.S. |
| ○ | IRON PIPE NEW |
| ○ | CONCRETE ADJUSTMENT, OLD |
| ○ | CALCULATED POINT |

REFERENCES

| PLAT BOOK | PAGE |
|-----------|------|
| 54 | 10 |
| 55 | 10 |
| 56 | 10 |

CURVE DATA

| CHORD | DELTA | TANGENT | ARC | CHORD BEARING |
|--------|--------|---------|--------|---------------|
| 128.36 | 138.33 | 132.48 | 132.48 | 207.44 118° |
| 256.72 | 276.66 | 264.96 | 264.96 | 207.44 118° |
| 385.08 | 414.99 | 397.44 | 397.44 | 207.44 118° |

ACREAGE CHART
 ABOVE SCCLL 23822 AC
 BELOW SCCLL 83889 AC
TOTAL 207.711 AC



WILLIAM H. WILLIAMS, III, S.C. No. 7888
 I, WILLIAM H. WILLIAMS, III, a professional surveyor of the State of South Carolina, do hereby certify that this plat shows the true direction of the boundary lines and the acreage of the tract shown hereon and the accuracy of the measurements thereon.

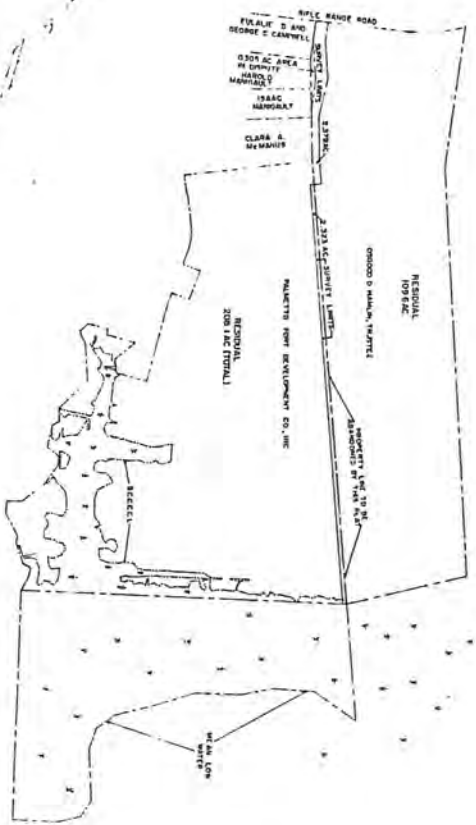
NOTES
 1. MEAN LOW WATER CALCULATED FROM AERIAL PHOTOGRAPHY.
 2. BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.

This plat is based on data provided by a general representation of the land shown hereon. The surveyor does not warrant the accuracy of the data provided by the landowner. The landowner is responsible for the accuracy of the data provided. The surveyor is not responsible for the accuracy of the data provided.

Handwritten signature and date: 25-27-87



MAGNETIC NORTH
SCALE 1" = 500'

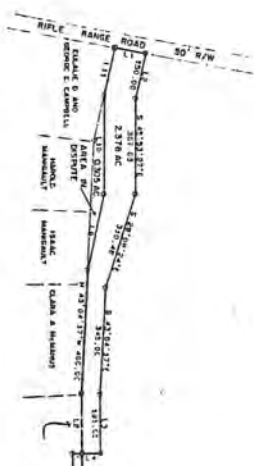


1. JOSIE M. WILLIAMS, JIL, a PROFESSIONAL SURVEYOR for the STATE OF SOUTH CAROLINA, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AND THAT ALL NECESSARY MEASUREMENTS HAVE BEEN MADE AND THE PROPERTY HAS BEEN PLACED IN THE PUBLIC RECORD AND THE POSITION IS 1779924.

PRELIMINARY

JOSIE M. WILLIAMS, JIL, S.C. REG. NO. 7838

NOTES:
1. ADJACENT SOUTH OCEAN TRACT, INC. (SOUTH OCEAN TRACT, INC.)
2. ALL MEASUREMENTS ARE IN FEET AND INCHES.



REFERENCES:
PLAT BOOK PAGE
118
119
120
121
122

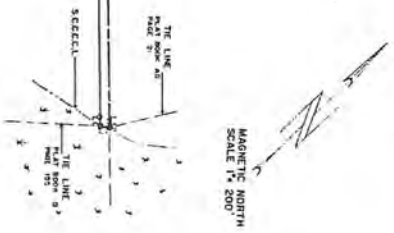
LEGEND:
C CONCRETE MONUMENT, OLD
D IRON PIPE, NEW
SPECIAL SOUTH CAROLINA COASTAL CORNER, ORIGINAL, LAMP

TOTAL: 57'-00" (9.00)



LINE DATA

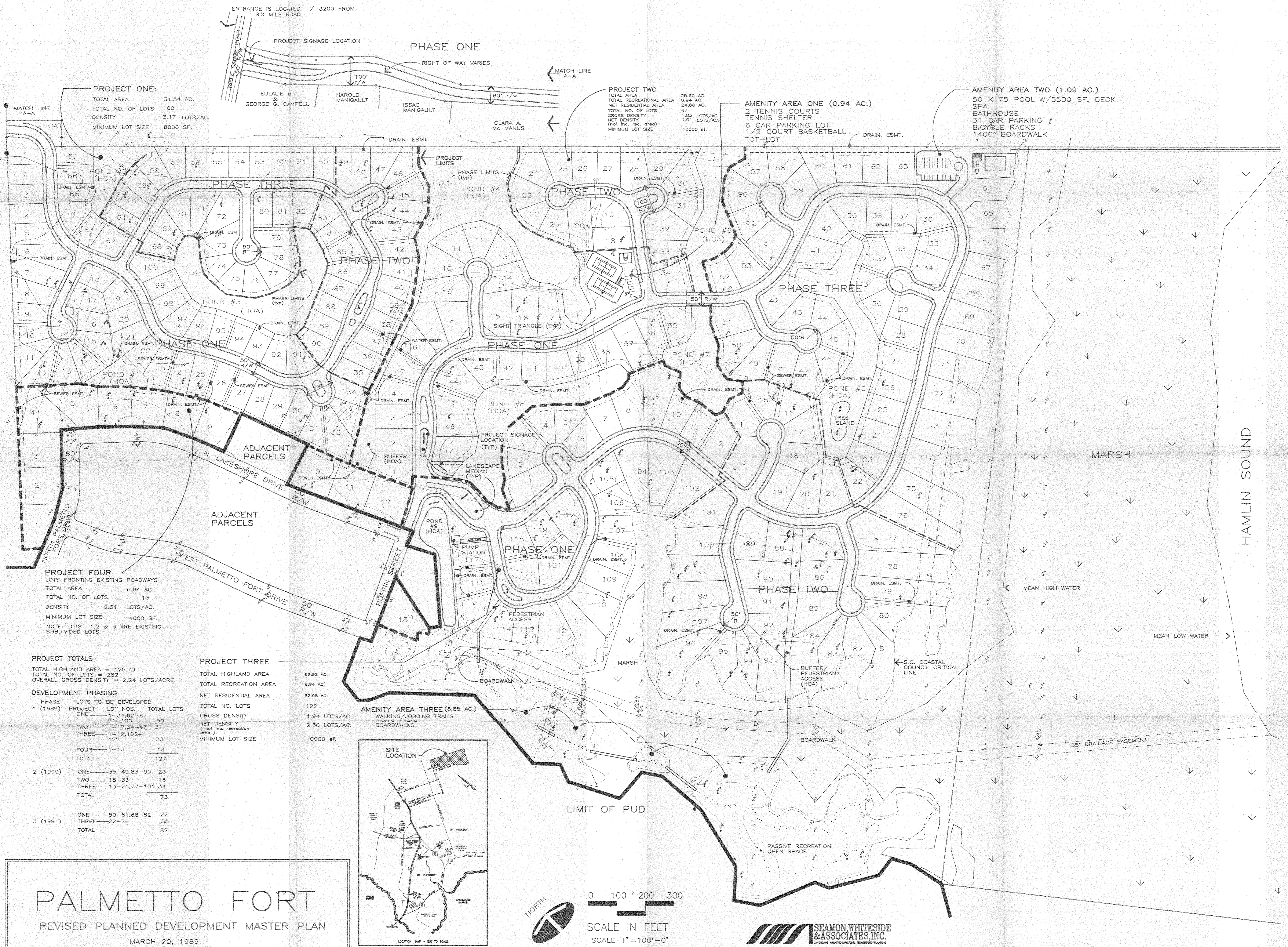
| LINE | BEARING | DISTANCE |
|------|-----------------|----------|
| 1 | N 41° 20' 12" E | 180.00 |
| 2 | N 41° 20' 12" E | 180.00 |
| 3 | N 41° 20' 12" E | 180.00 |
| 4 | N 41° 20' 12" E | 180.00 |
| 5 | N 41° 20' 12" E | 180.00 |
| 6 | N 41° 20' 12" E | 180.00 |
| 7 | N 41° 20' 12" E | 180.00 |
| 8 | N 41° 20' 12" E | 180.00 |
| 9 | N 41° 20' 12" E | 180.00 |
| 10 | N 41° 20' 12" E | 180.00 |
| 11 | N 41° 20' 12" E | 180.00 |
| 12 | N 41° 20' 12" E | 180.00 |



A 2.378 ACRE TRACT
OWNED BY OSGOOD O. HAMLIN, TRUSTEE AND
A 2.323 ACRE TRACT
OWNED BY PALMETTO FORT DEVELOPMENT CO., INC.
LOCATED IN CHRIST CHURCH PARISH
CHARLESTON COUNTY, SOUTH CAROLINA

Southeastern Surveying, Inc.
147 Wagon Creek Drive, Suite 102 • Charleston, South Carolina 29412
803-795-9331

K'ENNY



PROJECT ONE:
 TOTAL AREA 31.54 AC.
 TOTAL NO. OF LOTS 100
 DENSITY 3.17 LOTS/AC.
 MINIMUM LOT SIZE 8000 SF.

PROJECT TWO:
 TOTAL AREA 25.60 AC.
 TOTAL RECREATIONAL AREA 0.94 AC.
 NET RESIDENTIAL AREA 24.66 AC.
 TOTAL NO. OF LOTS 47
 GROSS DENSITY 1.83 LOTS/AC.
 NET DENSITY 1.91 LOTS/AC.
 MINIMUM LOT SIZE 10000 sf.

AMENITY AREA ONE (0.94 AC.)
 2 TENNIS COURTS
 TENNIS SHELTER
 6 CAR PARKING LOT
 1/2 COURT BASKETBALL
 TOT-LOT

AMENITY AREA TWO (1.09 AC.)
 50 X 75 POOL W/5500 SF. DECK
 SPA
 BATHHOUSE
 31 CAR PARKING
 BICYCLE RACKS
 1400' BOARDWALK

AMENITY AREA THREE (8.85 AC.)
 WALKING/JOGGING TRAILS
 PLAYING AREAS
 BOARDWALKS

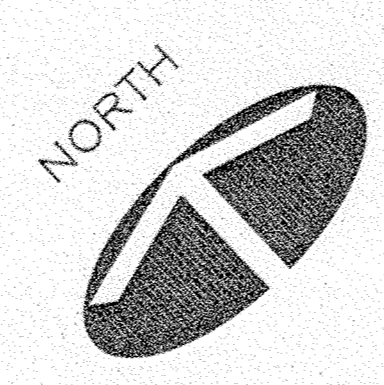
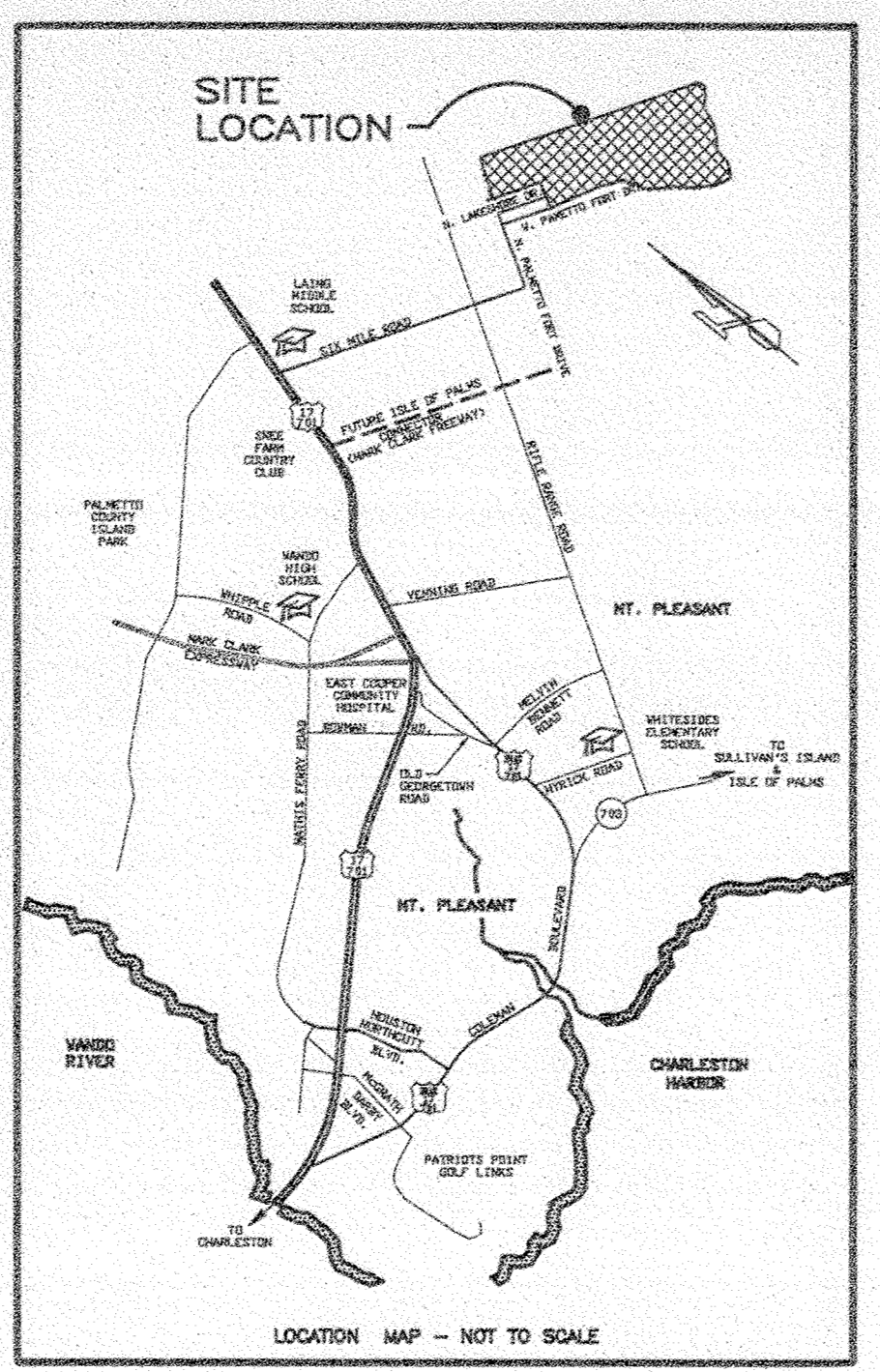
PROJECT FOUR
 LOTS FRONTING EXISTING ROADWAYS
 TOTAL AREA 5.64 AC.
 TOTAL NO. OF LOTS 13
 DENSITY 2.31 LOTS/AC.
 MINIMUM LOT SIZE 14000 SF.
 NOTE: LOTS 1, 2 & 3 ARE EXISTING SUBDIVIDED LOTS.

PROJECT TOTALS
 TOTAL HIGHLAND AREA = 125.70
 TOTAL NO. OF LOTS = 282
 OVERALL GROSS DENSITY = 2.24 LOTS/ACRE

DEVELOPMENT PHASING

| PHASE | LOTS TO BE DEVELOPED | TOTAL LOTS |
|----------|--|------------|
| 1 (1989) | ONE — 1-34, 62-67 TWO — 91-100 | 50 |
| | TWO — 1-17, 34-47 THREE — 1-12, 102-122 | 31 |
| | THREE — 1-12, 102-122 | 33 |
| FOUR | ONE — 1-13 | 13 |
| TOTAL | | 127 |
| 2 (1990) | ONE — 35-49, 83-90 TWO — 18-33 THREE — 13-21, 77-101 | 23 |
| | THREE — 13-21, 77-101 | 16 |
| | THREE — 13-21, 77-101 | 34 |
| TOTAL | | 73 |
| 3 (1991) | ONE — 50-61, 68-82 THREE — 22-76 | 27 |
| | THREE — 22-76 | 55 |
| TOTAL | | 82 |

PROJECT THREE
 TOTAL HIGHLAND AREA 62.92 AC.
 TOTAL RECREATION AREA 9.94 AC.
 NET RESIDENTIAL AREA 52.98 AC.
 TOTAL NO. LOTS 122
 GROSS DENSITY 1.94 LOTS/AC.
 NET DENSITY 2.30 LOTS/AC.
 MINIMUM LOT SIZE 10000 sf.



0 100 200 300
 SCALE IN FEET
 SCALE 1" = 100'-0"

SEAMON WHITESIDE & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE, CIVIL ENGINEERING, PLANNING

PALMETTO FORT
 REVISED PLANNED DEVELOPMENT MASTER PLAN
 MARCH 20, 1989

ELIZABETH M. KERRISON, CHAIRMAN
ANDREW J. SAVAGE, III, VICE CHAIRMAN
LONNIE HAMILTON, III
WILLIAM G. HENDERSON
WILLIAM L. KENNEDY
LINDA S. LOMBARD
BURNET R. MAYBANK
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

*282 lots under
347 lots reviewed*

PALMETTO FORT COMMUNITY

The following items when combined with the Master Plan and Development Guidelines dated February 26, 1988 shall govern the zoning requirements for Palmetto Fort Community, Planned Development District designated PD-31.

1. Land uses permitted within the "Palmetto Fort Community" development are as follows:

PROJECT I

- a. 211 Single Family lots 61.72 acres 3.42 units/acre

PROJECT II

- a. 138 Single Family lots 63.33 acres 2.18 units/acre
- b. Recreation area including 1.17 acres
Tennis Courts, Pool,
Bathhouse & Basketball Court
- c. Open Space
For Passive Recreation 8.74 acres

2. Building setback lines, minimum lot area, maximum lot coverage, building heights, lot widths, screening and buffer requirements and fences and walls shall be as stated in the Development Guidelines for The Palmetto Fort Community.
3. Variances from any of the above stated requirements in Number 2 will be reviewed and granted by the Charleston County Board of Adjustment.

4. Public water, sewer and electric utilities shall be developed in accordance with the Development Guidelines; Conditional Use Permits for same shall not be required.
5. Signs will be erected and located as provided in the Development Guidelines for The Palmetto Fort Community.
6. Drainage and street systems will be constructed to County standards or in accordance with plans approved by the County's Public Works Department with the following exceptions: trees and other landscaping in the right-of-way and in drainage easements, identification and directional signs, underground irrigation systems, lighting, fences and walls, walks and leisure trails will be allowed in the right-of-way. These streets and drainage systems will be dedicated to the public.
7. The Charleston County Zoning Ordinance shall apply to all areas of this development where not covered by the Development Guidelines for The Palmetto Fort Community.
8. Homeowners's agreements, deed restrictions and covenants shall be submitted to the County Attorney (copy to Subdivision Administrator) for his review and approval prior to final plat considerations 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.
9. Detailed site plans for individual phases shall be prepared in accordance with the Development Guidelines and Master Plan and shall be reviewed and approved by Planning Staff prior to obtaining applicable zoning and building permits.
10. Plats are to be prepared and approved through the Charleston County Subdivision process prior to sale of individual lots.
11. This amendment shall become effective June 7, 1988.


CHAIRMAN OF COUNTY COUNCIL


CLERK OF COUNCIL

DEVELOPMENT GUIDELINES

FOR

PALMETTO FORT COMMUNITY

DATE: FEBRUARY 26, 1988

OWNER: PALMETTO FORT, A LIMITED PARTNERSHIP

DESIGNED BY:

SEAMON, WHITESIDE AND ASSOCIATES, INC.
1051 HIGHWAY 17 BY-PASS, SUITE C
MT. PLEASANT, SC 29464

803-884-1667

DEVELOPMENT GUIDELINES FOR PALMETTO FORT COMMUNITY

I. STATEMENT OF PURPOSE

Palmetto Fort, a Limited Partnership, presently owns tracts of land consisting of 125.05 acres of high ground located between Palmetto Fort Drive and the marsh in the East Cooper area of Charleston County. These tracts include Lots 1, 2 and 3, Block V totalling 1.23 acres located north of Palmetto Fort Drive and a 123.82 acre tract located south of Palmetto Fort Drive (see reduced copies of the plats included later in this test). The property is presently heavily wooded with a mixture of pines and hardwoods and has elevations ranging from Elevation 13.0 MSL to Elevation 5.0 MSL. The current zoning of the property is AR.

The developer intends to rezone the property to "Planned Development" in order to develop two separate single family subdivisions with varying lot sizes. A variety of amenities will be provided to serve portions of the development. The project will consist of 349 single family lots resulting in an overall density of 2.79 lots/acre. This density is consistent with the Mt. Pleasant Overall Master Land Use Plan.

II. PROPOSED LAND USES

The 125.05 acre tract will be developed into two tracts as described in greater detail below:

A. Project I:

Total Area = 61.72 acres (including ponds)
Total Number of Lots = 211
Density = 3.42 lots/acre
Minimum Lot Area = 7,000 square feet
Minimum Lot Width (@ Building Line) = 60'
Minimum Lot Depth = 100'

B. Project II:

Total Highground Area = 63.33 acres (including ponds)
Total Recreation Area = 9.91 acres
Net Residential Area = 53.42 acres
Total Number of Lots = 138
Gross Density = 2.18 lots/acre
Net Density (not including recreation area) = 2.58
lots/acre
Minimum Lot Area = 10,000 square feet

Minimum Lot Width (@ Building Line) = 70'
Minimum Lot Depth = 110'

C. Project Totals:

Total Area = 125.05 acres
Total Number of Lots = 349
Overall Gross Density = 2.79 lots/acre

Note: Ponds, Recreation Areas, and other Open Spaces shall be the property of the Homeowner's Association.

D. Recreation Areas:

There are three recreation areas included in the overall development. The first two described below, the pool/tennis area and the basketball court, are available for use only by the Project II residents. The large open area on the southern portion of the property is available for use by both projects.

(1) Project II Amenities

a. Tennis/Pool Area (.98 Acres)

This amenity area includes the following facilities:

- * 1,000 sq. ft. swimming pool with 2,100 sq. ft. deck area.
- * Bathhouse containing 2 bathrooms with required showers and toilet facilities, and pool equipment and storage room(s).
- * Two tennis courts
- * Fifteen (15) parking spaces @ 9' x 18' (more than the 13 as required by Charleston County Zoning Ordinance - 11 for the pool and deck, 2 for the tennis courts).
- * Bicycle parking racks.
- * 4' wide walkway (approximately 1400 feet long) to a fixed head pier at the deep water creek.

b. Basketball Area (0.19 Acres)

This area will contain a 30' x 40' concrete basketball court. A bicycle rack will also be provided.

(2) Project I and II Amenities

a. Open Space Along Southern Property Line (8.74 Acres)

Access to this large amenity area is provided by a 10' access easement located between lots 88 and 89 in Project II and from Ruffin Street. Due to the configuration of the property, 4' wide boardwalks will be required over the marsh at 4 locations to gain access to the entire area. These boardwalks must be approved by the S. C. Coastal Council. The area will be utilized for jogging and fitness trails as well as other passive recreation activities.

III. SETBACK CRITERIA

The following setback criteria is placement for the development:

A. Project I:

1. Front Setback: 25 feet minimum
2. Rear Setback: 25 feet minimum
3. Side Setback: Minimum of 5 feet on one side, and minimum of 13 feet total both sides.
4. Corner Lots: Front setback shall be measured to roadway R/W which house faces (major roadway). Side setbacks shall be applicable to the other roadway (minor roadway) unless driveway access is from minor roadway. If this is the case, there shall be a minimum side setback of 18' for allowance of off street parking.
5. Lot Coverage: Maximum of 35% lot coverage
6. Height Limit: 35 feet maximum measured from flood elevation. Additional setback of one foot required for each foot of height over 35 feet.

B. Project II:

1. Front Setback: 25 feet minimum
2. Rear Setback: 25 feet minimum
3. Side Setback: Minimum of 10 feet on one side, and minimum of 20 feet total both sides.
4. Corner Lots: Front setback shall be measured to roadway R/W which house faces (major roadway). Side setbacks shall be applicable to the other roadway (minor roadway) unless driveway access is from minor roadway. If this is the case, there shall be a minimum side setback of 18' for allowance of off street parking.
5. Lot Coverage: Maximum of 35% lot coverage
6. Height Limit: 35 feet maximum measured from flood elevation. Additional setback of one foot required for each foot of height over 35 feet.

IV. LOT SIZE CRITERIA

This has been covered previously under "II: Proposed Land Uses" and is reiterated below:

A. Project I

1. Minimum Lot Area = 7,000 square feet.
2. Minimum Lot Width (@ Building Line) = 60'
3. Minimum Lot Depth = 100'
4. Minimum Lot Frontage = 20'

B. Project II

1. Minimum Lot Area = 10,000 square feet.
2. Minimum Lot Width (@ Building Line) = 70'
3. Minimum Lot Depth = 110'
4. Minimum Lot Frontage = 20'

V. OFF STREET PARKING

- A. A minimum of two off street parking spaces shall be provided on each lot.
- B. Thirteen (13) parking spaces (9' x 18') shall be provided at the Tennis/Pool Area.

VI. SCREENING/BUFFER AREAS

- A. The large center pond provides a natural buffer between Project I and Project II.
- B. A 6' high wooden or masonry fence shall be constructed along the property lines separating the Tennis/Pool Amenity Area from the adjacent single family lots.
- C. Landscape hedges or screens shall be planted along the property lines of lots 53 and 54 in Project II to screen the basketball area, as well as along the access easement between lots 88 and 89 in Project II.

VII. FENCES AND WALLS

- A. Other than fences identified above for the Pool/Tennis Area and Section IX for the pump station, no fences are planned for the development. Individual lot owners may construct their own privacy fencing as approved by the Architectural Review Board of the Homeowner's Association as limited and described below:
 - 1. No metal cyclone fences shall be allowed.
 - 2. No fences shall extend beyond the front corner of the house.
 - 3. All fence locations and materials must be approved by the Architectural Review Board.
 - 4. Additional control may be included in the subdivision restrictive covenants.
- B. Entrance walls shall be constructed at the entrances to the two projects. Each wall shall be a maximum of 8 feet in height. Column heights may extend to a maximum of 12 feet in height. Sight-triangles are shown on the Site Plan to insure adequate visual clearance at the intersections.

VIII. STREETS

- A. The proposed development will have public streets with curb and gutter constructed in accordance with the requirements of the Charleston County Road Code.
- B. At present, North Lake Shore Drive, Ruffin Street and North Palmetto Fort Drive from West Palmetto Fort Drive to North Lake Shore Drive are earth roads. These shall be brought up to current Charleston County paved road standards (no curb and gutter) as part of this development.
- C. Underground irrigation systems will be constructed within the road right-of-ways at both divided entrance locations. The location and design of these irrigation systems must be approved by the Charleston County Public Works Department prior to installation.

IX. SANITARY SEWER PUMP STATION

A submersible sanitary sewer pump station shall be constructed within an approximately 25' x 25' tract of land where indicated on the site plan. The pump station will be constructed below grade with the exception of the concrete tops of the wetwell and valve pit, the control panel and the vent. The pump station site will either be enclosed in a fence or screened by landscaping and berms. This pump station and associated property shall be deeded to the Mt. Pleasant Waterworks and Sewer Commission after construction. No conditional use permit will be necessary for the construction of the pump station.

X. PHASING

No information is available at this time relating to the phasing of the development. It is estimated that Project I will be developed in two phases and Project II will be developed in one phase. Construction activity in the three phases of work may overlap.

XI. SIGNS

- A. Street and stop signs shall be provided as required by the Charleston County Road Code at standard intersection locations.
- B. Identification signage shall be provided for the three recreation areas (4 signs total; one each for the pool/tennis area and basketball area, and two for the

open area). Each sign shall contain a maximum of 32 square feet.

- C. Project identification signage (with landscaping) shall be constructed in or adjacent to the entrance islands to each project. Each sign shall contain a maximum of 40 square feet. (Area for sign only; does not include supporting walls). Sight triangles are indicated on the drawings at pertinent intersections. No wall or identification signage will be permitted within these triangles to insure adequate visual clearance.

XII. SITE PLAN APPROVAL

- A. Site plan approval must be obtained from Charleston County Planning Department prior to obtaining building permits.
- B. The Charleston County Zoning Ordinance shall be in effect and cover all items not described in these guidelines.
- C. Variances to these guidelines or the Zoning Ordinance shall be granted by the Charleston County Zoning Board of Adjustment. Approval must be granted to the variance requests by the Architectural Review Board of the Homeowner's Association prior to submitting to the Zoning Board of Adjustment.

XIII. SERVICES

Letters of preliminary review approval are attached from the following agencies:

- A. Charleston County Public Works has reviewed the drainage plan for this development. Their comments are summarized in the attached letter.
- B. S.C.D.H.E.C. has reviewed the water and sanitary sewer plans for this development and summarized their comments in the attached letter.
- C. S. C. Coastal Council has reviewed the drainage plan and summarized their comments in the attached letter.
- D. The Awendaw District Fire Department will provide fire protection services for this development as indicated on the attached letter.

DEVELOPMENT GUIDELINES FOR PALMETTO FORT COMMUNITY

Page 8 of 8

- E. Bull's Bay Rural Community Water District will provide water service to this development as indicated on the attached letter.
- F. The Mt. Pleasant Waterworks and Sewer Commission will provide sewer service to this development as indicated on the attached letter.
- G. The U.S. Corps of Engineers has certified no freshwater wetlands exist on the property as indicated on the attached letter.

XIV. PLATS OF THE PROPERTY

Plats of the 125.05 acres are hereby made a part of these guidelines.

XV. PRELIMINARY MASTER PLAN

A copy of the Preliminary Master Plan is hereby made a part of these guidelines as well as copies of the Preliminary Master Drainage Plan, Preliminary Master Water Plan and Preliminary Master Sewer Plan which were reviewed by the various agencies.



County of Charleston

Charleston, South Carolina

MEMORANDUM

PUBLIC WORKS DEPARTMENT
4350 AZALEA AVE.
CHARLESTON HEIGHTS, S.C. 29405-7492
(803) 745-2207

TO : Karen McNamara, Planning Department

FROM : Kenneth E. Rosenbaum, Engineering Superintendent

SUBJECT: Palmetto Fort Development
Engineer - Seamon, Whiteside and Associates, Inc.

DATE : February 24, 1988

We have been asked by the engineer to provide to your office a review of the Preliminary Master Plan and a review of the Preliminary Master Drainage Plan for this proposed development. We have reviewed a plan dated February 12, 1988 by the engineer and do recommend approval to the conceptual drainage plan contingent upon the following items:

1. We assume that the Planning Department will review the street layout including right-of-way widths, pavement widths, intersections, cul-de-sac data, and areas of divided roadway.
2. Approval of the construction documents prior to the construction of the road or drainage system should be obtained from our Department assuring compliance with all of the road code regulations and policies regarding the construction and maintenance of the road and drainage systems.
3. Drainage work or drainage discharge into marsh or wetlands must be approved in writing by the South Carolina Coastal Council and/or the Corps of Engineers, and a copy of the approval must be furnished to the Director of Public Works Department.
4. Appropriate drainageways shall be constructed to receive any runoff from upstream properties that drain through this tract. The drainageways shall be designed for after development conditions.
5. Outfall drainageways shall be designed for after development conditions for the entire drainage basin at peak rate for 25 year storm frequency period conditions.

KER:ts

cc: [REDACTED] P.E., Seamon, Whiteside & Assoc.

South Carolina Department of Health
and Environmental Control

RECEIVED

22 1988

2600 Bull Street
Columbia, S.C. 29201

Commissioner
Robert S. Jackson, M.D.



Board
Moses H. Clarkson, Jr., Chairman
Gerald A. Kaynard, Vice-Chairman
Oren L. Brady, Jr., Secretary
Barbara P. Nuessle
James A. Spruill, Jr.
William H. Hester, M.D.
Euta M. Colvin, M.D.

Trident District
Environmental Quality Control
1000 Air Park Road
Charleston Heights, S.C. 29418
(803) 554-5533

February 18, 1988

Mr. Stuart D. Whiteside, P. E.
1051 Highway 17 By-Pass
Mt. Pleasant, S. C. 29464

Re: Palmetto Fort Development
(348 lots)
Charleston County

Dear Mr. Whiteside:

I have reviewed the preliminary conceptual plans for the proposed water and sewer systems to serve the Palmetto Fort Development project. Please accept this letter as approval of the preliminary conceptual sewer plan. However, approval of the preliminary conceptual water plan cannot be given until I know what impact this project will have on the Bulls Bay Rural Community Water District's water system.

Due to the size and scope of this project, it will be necessary to obtain DHEC construction permits for the proposed water and sewer systems. Three (3) sets of plans and specifications for the water and sewer systems, stamped by a South Carolina registered, professional engineer, must be submitted to the appropriate DHEC division in Columbia for review, approval, and issuance of construction permits.

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

Sincerely,

A handwritten signature in dark ink, appearing to read "V. Harvey Wilkins".

V. Harvey Wilkins
Trident District Engineer

VHW/ds

cc Charleston County Planning Board
Water Supply Construction Division
Domestic Wastewater Division

South Carolina Department of Health and Environmental Control

2600 Bull Street
Columbia, S.C. 29201

Commissioner
Michael D. Jarrett

Trident District
Environmental Quality Control
1000 Air Park Road
Charleston Heights, S.C. 29418
(803) 554-5533



Board
Moses H. Clarkson, Jr., Chairman
Gerald A. Kaynard, Vice-Chairman
Oren L. Brady, Jr., Secretary
Barbara P. Nuessle
James A. Spruill, Jr.
William H. Hester, M.D.
Euta M. Colvin, M.D.

February 25, 1988

Mr. Stuart D. Whiteside, P.E.
Seamon, Whiteside and Associates, Inc.
1051 Highway 17 Bypass, Suite C
Mount Pleasant, SC 29464

RE: Palmetto Fort Proposed Water System (348 lots)
Charleston County, South Carolina

Dear Mr. Whiteside:

Please accept this letter as approval of the preliminary conceptual water distribution system plan for Palmetto Fort Development. This approval is only for the concept and does not guarantee the actual issuance of a construction permit.

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

Sincerely,

V. Harvey Wilkins
V. Harvey Wilkins
Trident District Engineer

VHW/d1

cc: Jeff Lintern, DHEC Water Supply Construction Division
Charleston County Planning Board



**SOUTH
CAROLINA
COASTAL
COUNCIL**

Ashley Corporate Center
4280 Executive Place North
Suite 300
Charleston, S.C. 29405
(803) 744-5838
Telex (803) 744-5847

John C. Hayes, III
Chairman

H. Wayne Beam, Ph.D.
Executive Director

February 24, 1988

Mr. David Frank, Director of Planning
Charleston Court Planning Department
2 Courthouse Square
Charleston, SC 29401

Palmetto Fort Property

Dear Mr. Frank:

Mr. Duncan Newkirk of Newkirk Environmental Consultants, Inc. has requested that the S. C. Coastal Council provide you with a letter of coordination for the above referenced project. We have been given a Preliminary Master Plan, Preliminary Drainage Plan, and a copy of a letter dated May 29, 1986, from the Corps of Engineers regarding wetlands.

Because this project is located adjacent to an open shellfishing ground, retention of the first two inches of runoff from the built upon areas of the project will be required. Also, the post development runoff rate can not exceed the pre-development rate. If properly designed, the proposed lake system should provide enough storage to accomplish meaningful stormwater management.

An archaeological survey is underway. Any sites which are on, eligible, or potentially eligible for the National Register of Historic Places will be designated as a Geographical Area of Particular Concern, and appropriate measures should be taken to insure that the development will not adversely impact the site.

If any freshwater wetlands are found on the project subsequent to a site inspection by S. C. Coastal Council staff members, Mr. Newkirk has agreed to consider the impact of development on those areas. From review of these preliminary plans, it appears that the development will have little, if any, direct impact on critical area wetlands.

If you have any questions or need additional information about the manner in which this agency will be involved with the project, please contact me at your earliest convenience.

Sincerely,

Fritz Aichele
Planner

JHA:mks0373D/(65)

cc: Dr. H. Wayne Beam
Mr. Christopher L. Brooks
Mr. H. Stephen Snyder
Mr. Duncan Newkirk
Mr. Stuart Whiteside



Awendaw District Fire Dept.

3904 North Hwy. 17
Awendaw, S.C. 29249



Fire Chief
David N. Phillips

Seamon, Whiteside
& Associates Inc.

Mr. Whiteside

The project located off Palmetto Fort road is within the Awendaw Special Tax District. Therefore fire protection is provided by this department. If you have any further questions please feel free to call.

David N. Phillips
Chief

BULLS BAY RURAL COMMUNITY WATER DISTRICT

1256 BEN SAWYER BOULEVARD
MT. PLEASANT, SOUTH CAROLINA 29464-4532
884-9823

February 24, 1988

Seamon, Whiteside and Associates, Inc.
1051 Highway 17 Bypass
Mount Pleasant, South Carolina 29464

Re: Palmetto Fort

Gentlemen:

In response to your request for information regarding the Bulls Bay Water District's ability to serve potable water to 348 single family residences and amenities at the referenced project, the District is willing to consider providing service to this area subject to the following conditions:

1. Developer must formally request service and execute water agreement with the District.
2. Developer must pay at least thirty days prior to the initiation of construction of any portion of the water system the full impact fees then in effect. The present fee is \$475 per residential single family lot (290 gpd/lot), but this fee is subject to change without notice. Impact fees for commercial properties, multifamily units or amenities will be based on the equivalent single family residential consumption rate of 290 gpd. Therefore, impact fee will be at least \$165,300 for 348 residences plus fee to be computed for amenities.
3. Developer must install at no cost to the District all water mains and appurtenances of sufficient size (except water meters) to adequately meet his maximum instantaneous demand. The extension must connect to the existing Bulls Bay water system at the existing 8" main at the intersection of Rifle Range and Six Mile Roads.
4. Developer must deed all water mains, valves, services, hydrants, meter boxes and other appurtenances to the District upon completion of construction and prior to final acceptance of the extension for operation and maintenance by the District.
5. Water extension must contain all items listed on the attached minimum material standards (except water meters), and all materials must conform to these standards.

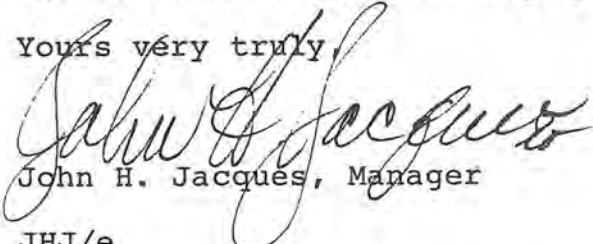
Seamon, Whiteside and Associates, Inc.
February 24, 1988
Page Two

6. Developer must present plans and specifications to the District for review and approval prior to submittal to SCDHEC and must deliver approved SCDHEC permit to the District prior to beginning construction. All permits required for construction must be obtained by the developer.
7. Prior to service connection to an individual unit the owner must pay the tap fee then in effect. The present fee is \$300 per residential single family lot (290 gpd/lot), but this fee is subject to change without notice. Tap fees for commercial properties, multifamily units or amenities will be based on the equivalent single family residential consumption rate of 290 gpd.
8. The conditions of this service are subject to change and may be revised by the District Commission at any time prior to the execution of a formal water service agreement.
9. This letter supersedes previous letter dated May 18, 1987, to Newkirk Environmental Consultants, Inc.

The District will assist you with providing water service upon receipt of a formal service request from the developer. All final decisions or agreements must be coordinated with the District Manager.

Please call if you have any questions.

Yours very truly,


John H. Jacques, Manager

JHJ/e

enclosure

cc: E. M. Seabrook, Jr., Inc.

BULLS BAY RURAL COMMUNITY WATER DISTRICT

1256 BEN SAWYER BOULEVARD
MT. PLEASANT, SOUTH CAROLINA 29464
884-9823

BULLS BAY WATER DISTRICT
MINIMUM MATERIAL STANDARDS

| <u>Item</u> | <u>Standard</u> |
|---------------------|--|
| PVC water pipe | ASTM D1784, ASTM D2241, ASTM D3139, ASTM F477, SDR 26, NSF approval, push-on joints |
| DI water pipe | ANSI/AWWA C151/A21.51 ANSI/AWWA C111/A21.11 ANSI/AWWA C104/A21.4 |
| Fittings | ANSI/AWWA C110/A21.10, mechanical joints |
| Valves | ANSI/AWWA C500, mechanical joints, CCW open |
| Fire hydrants | AWWA C502, Mueller Model A-421 only, two 2-1/2" and one 4-1/2" nozzles, NS threads, CCW open |
| Fire hydrant leads | Ductile iron pipe |
| Service saddles | Full circle bronze clamps only; no strap clamps |
| Corporation stops | 3/4" minimum, AWWA taper thread inlet, pack joint (CTS) outlet |
| Service line tubing | 3/4" minimum, ASTM D2737, AWWA C901 (CTS), 160 psi pressure rating |
| Curb stops | 3/4" minimum, pack joint inlet (CTS), female pipe threads with meter adapter outlet |
| Meters | Kent PSM Polymer Water Meter only |
| Meter boxes | Vulcan VMB-2 or equal |
| Valve boxes | Vulcan VVB-3 or equal |

MOUNT PLEASANT WATERWORKS AND SEWER COMMISSION

Commissioners of Public Works
Charles H. Hittelman, Chairman
William L. Hollantly, Jr., PhD.
Harmon L. Shade

965 Waterworks Blvd.
P. O. Box 716
Mount Pleasant, S. C. 29564

Area Code 843
Phone: 384-9626

Manager
Ronald E. Bycroft

February 18, 1988

Mr. Stuart D. Whiteside, P.E.
Seamon, Whiteside and Associates, Inc.
1051 Highway 17 By-pass, Suite C
Mount Pleasant, South Carolina 29464

RE: Your letter of May 12, 1987 concerning
Palmetto Fort Property

Dear Stuart:

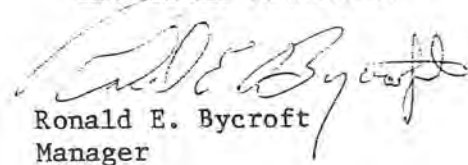
Mount Pleasant Waterworks and Sewer Commission is willing to serve referenced tract which will consist of approximately 348 units with sewer upon the completion of the regional sewer system.

The impact fees at present are \$1314.00 per unit, the sewer connection fee is \$335.00 per unit plus a \$10.00 permit fee per unit. All fees are subject to change and are applicable at the time we receive plans and specifications which are approvable for construction. Construction on Regional System is under way at present. We anticipate the regional system being completed in December 1988.

We trust this answers your questions.

Yours truly,

MOUNT PLEASANT WATERWORKS
AND SEWER COMMISSION


Ronald E. Bycroft
Manager

REB:sim

cc: Mr. Duncan Newkirk



DEPARTMENT OF THE ARMY
CHARLESTON DISTRICT, CORPS OF ENGINEERS
P.O. BOX 919
CHARLESTON, S.C. 29402-0919

REPLY TO
ATTENTION OF

February 23, 1988

Regulatory Branch

Mr. Duncan C. Newkirk
167 East Bay Street, Suite 204
Charleston, South Carolina 29401

Dear Mr. Newkirk:

This is in response to your recent letter with attached preliminary master plan dated February 4, 1988, in which you requested that this office review the plans and provide our comments as they pertain to freshwater wetlands that may occur on the project site. The property is known as Palmetto Fort and is located off of Rifle Range Road and is adjacent to Hamlin Sound in Mt. Pleasant, South Carolina.

As I have stated earlier in a letter dated May 29, 1986, to Mr. William L. Dudley involving the same tract of land, there are no freshwater wetlands subject to the Corps' jurisdiction located within the boundaries of this tract.

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

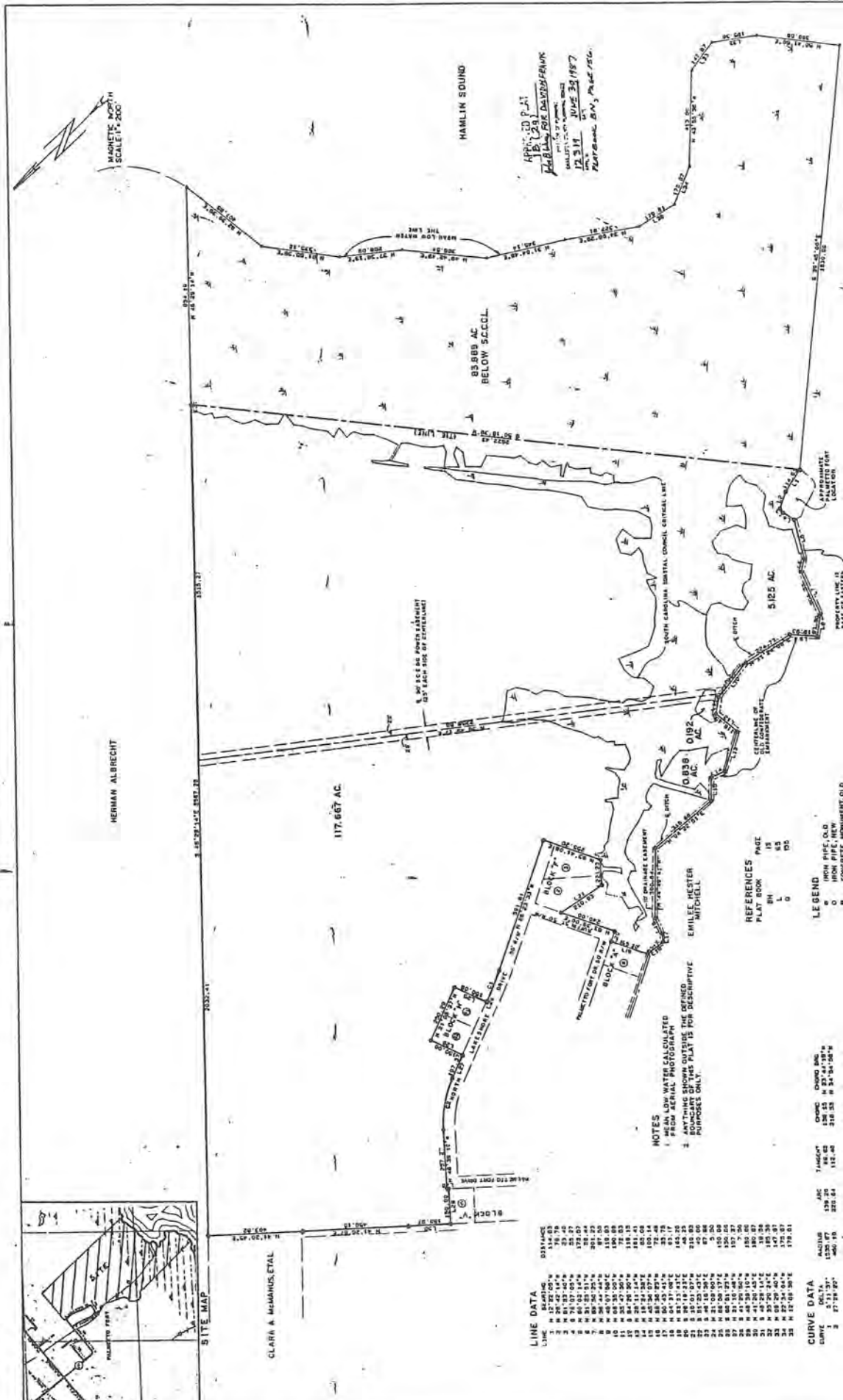
Sincerely,

A handwritten signature in black ink, appearing to read "Fred Veal", is written above the typed name.

Fred Veal
Project Manager
Regulatory Branch



| |
|-------------------|
| DATE MAY 30, 1987 |
| DRAWN ADW |
| CHECKED MSB |
| REV: |
| FILE: 7198 |
| DISC: 72-25 |
| JOB: 87198 |
| SHEET 1 OF 1 |



APPROVED PLAN
 15 23 87
 PUBLIC FOR DEVELOPMENT
 12 31 87
 JUNE 23 1987
 Palmetto, SC, REC 150.



WILLIAM H. WILLIAMS, III, S.C. No. 3888
 A PROFESSIONAL SURVEYOR OF THE STATE OF SOUTH CAROLINA, DO HEREBY CERTIFY THAT THE BOUNDING OF THIS TRACT OF LAND IS ACCURATE AND THAT ALL NECESSARY ADJUSTMENTS HAVE BEEN MADE TO THE SURVEY AS ENCLOSURE OTHER THAN AS SHOWN HEREON AND THE ENCLOSURES TO THIS SURVEY.

ACREAGE CHART

| | |
|--------------|-------------------|
| ABOVE SCCCL | 123,682 AC |
| BELOW SCCCL | 83,889 AC |
| TOTAL | 207,711 AC |

LEGEND

- OPEN FIRE O.B.
- IRON PIPE, NEW
- CONCRETE MONUMENT, OLD
- CALCULATED POINT

REFERENCES

- PLAT BOOK
- BN
- L
- D
- DS

NOTES

- MEAN LOW WATER CALCULATED FROM AERIAL PHOTOGRAPH
- ADJACENT OWNER'S PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.

LINE DATA

| LINE | SUBST. | ANGLE | ARC | DELTA | CHORD | CHORD BEG. | CHORD END. |
|------|--------|-----------|--------|---------|---------|------------|------------|
| 1 | 1 | 127.0000 | 76.76 | 114.63 | 127.00 | 127.00 | 127.00 |
| 2 | 2 | 26.2414 | 14.79 | 25.27 | 26.24 | 127.00 | 151.24 |
| 3 | 3 | 51.0745 | 28.94 | 51.07 | 51.07 | 151.24 | 180.31 |
| 4 | 4 | 81.3179 | 44.94 | 81.32 | 81.32 | 180.31 | 224.63 |
| 5 | 5 | 111.5614 | 70.89 | 111.56 | 111.56 | 224.63 | 275.52 |
| 6 | 6 | 141.8048 | 96.80 | 141.80 | 141.80 | 275.52 | 332.72 |
| 7 | 7 | 172.0483 | 122.68 | 172.05 | 172.05 | 332.72 | 396.23 |
| 8 | 8 | 202.2917 | 148.54 | 202.29 | 202.29 | 396.23 | 465.95 |
| 9 | 9 | 232.5352 | 174.38 | 232.54 | 232.54 | 465.95 | 541.88 |
| 10 | 10 | 262.7786 | 200.20 | 262.78 | 262.78 | 541.88 | 624.02 |
| 11 | 11 | 293.0221 | 226.00 | 293.02 | 293.02 | 624.02 | 712.27 |
| 12 | 12 | 323.2655 | 251.78 | 323.27 | 323.27 | 712.27 | 806.64 |
| 13 | 13 | 353.5090 | 277.54 | 353.51 | 353.51 | 806.64 | 907.13 |
| 14 | 14 | 383.7524 | 303.28 | 383.75 | 383.75 | 907.13 | 1013.84 |
| 15 | 15 | 414.0000 | 329.00 | 414.00 | 414.00 | 1013.84 | 1126.76 |
| 16 | 16 | 444.2434 | 354.70 | 444.24 | 444.24 | 1126.76 | 1245.99 |
| 17 | 17 | 474.4869 | 380.38 | 474.49 | 474.49 | 1245.99 | 1371.53 |
| 18 | 18 | 504.7303 | 406.04 | 504.73 | 504.73 | 1371.53 | 1503.38 |
| 19 | 19 | 534.9738 | 431.68 | 534.97 | 534.97 | 1503.38 | 1641.54 |
| 20 | 20 | 565.2172 | 457.30 | 565.22 | 565.22 | 1641.54 | 1786.01 |
| 21 | 21 | 595.4607 | 482.90 | 595.46 | 595.46 | 1786.01 | 1936.80 |
| 22 | 22 | 625.7041 | 508.48 | 625.70 | 625.70 | 1936.80 | 2093.91 |
| 23 | 23 | 655.9476 | 534.04 | 655.95 | 655.95 | 2093.91 | 2257.34 |
| 24 | 24 | 686.1910 | 559.58 | 686.19 | 686.19 | 2257.34 | 2427.19 |
| 25 | 25 | 716.4345 | 585.10 | 716.43 | 716.43 | 2427.19 | 2603.46 |
| 26 | 26 | 746.6780 | 610.60 | 746.68 | 746.68 | 2603.46 | 2786.15 |
| 27 | 27 | 776.9214 | 636.08 | 776.92 | 776.92 | 2786.15 | 2975.26 |
| 28 | 28 | 807.1649 | 661.54 | 807.16 | 807.16 | 2975.26 | 3170.79 |
| 29 | 29 | 837.4083 | 687.00 | 837.41 | 837.41 | 3170.79 | 3372.74 |
| 30 | 30 | 867.6518 | 712.44 | 867.65 | 867.65 | 3372.74 | 3581.11 |
| 31 | 31 | 897.8952 | 737.86 | 897.90 | 897.90 | 3581.11 | 3795.90 |
| 32 | 32 | 928.1387 | 763.26 | 928.14 | 928.14 | 3795.90 | 4017.11 |
| 33 | 33 | 958.3821 | 788.64 | 958.38 | 958.38 | 4017.11 | 4244.74 |
| 34 | 34 | 988.6256 | 814.00 | 988.63 | 988.63 | 4244.74 | 4478.79 |
| 35 | 35 | 1018.8690 | 839.34 | 1018.87 | 1018.87 | 4478.79 | 4719.26 |

CURVE DATA

| CURVE | DELTA | TANGENT | ARC | CHORD | CHORD BEG. | CHORD END. |
|-------|----------|---------|--------|--------|------------|------------|
| 1 | 271.397° | 112.40 | 270.84 | 270.84 | 127.00 | 127.00 |
| 2 | 271.397° | 112.40 | 270.84 | 270.84 | 127.00 | 151.24 |



SITE MAP

CLARA A. McMANUS ET AL

HERMAN ALBRECHT

117.667 AC

83,889 AC BELOW SCCCL

512.5 AC

0.839 AC

0.192 AC

MAGNETIC NORTH SCALE 1" = 200'

25-27-87
 W. S. P. B.

PROJECT I
 TOTAL AREA — 413.9 AC
 TOTAL NO. OF LOTS — 211
 DENSITY — 1.42 LOTS/AC

PROJECT II
 TOTAL UNDEVELOPED AREA — 113.1 AC (INC. POND)
 TOTAL RESERVATION AREA — 33.8 AC
 NET RESERVATION AREA — 33.8 AC
 TOTAL NO. OF LOTS — 18
 NET DENSITY — 1.0 LOTS/AC
 NET DENSITY (INC. POND) — 2.8 LOTS/AC
 MINIMUM LOT SIZE — 6000 SF

SITE INFORMATION
 PROJECTS I & II

TOTAL AREA — 135.05 AC
 TOTAL NO. OF LOTS — 348
 OVERALL GROSS DENSITY — 2.78 LOTS/AC



NOTES:

1. ALL DATA INFORMATION TAKEN FROM TOPOGRAPHIC & SURVEY DATA BY SURVEYOR'S SURVEYS IN DATED 8/4/87 AND 8/7/87.
 2. DO NOT SCALE FROM DRAWING.



PALMETTO FORT
 PRELIMINARY MASTER PLAN





LOTS 1, 2, 3 ONLY

T.M.S.

| | | |
|--------------|-------|----------|
| 577-14-00-33 | LOT 1 | 0.354 AC |
| 577-14-00-32 | LOT 2 | 0.438 AC |
| 577-14-00-31 | LOT 3 | 0.429 AC |
| 577-14-00-01 | LOT 1 | 0.611 AC |
| 577-14-00-02 | LOT 2 | 0.430 AC |
| 577-14-00-03 | LOT 3 | 0.403 AC |
| 577-14-00-04 | LOT 4 | 0.847 AC |
| 577-14-00-22 | LOT 2 | 0.414 AC |
| 577-14-00-23 | LOT 3 | 0.415 AC |
| 577-14-00-24 | LOT 4 | 0.775 AC |
| 577-14-00-17 | LOT 1 | 0.433 AC |
| 577-14-00-18 | LOT 2 | 0.477 AC |
| 577-14-00-19 | LOT 3 | 0.560 AC |
| 577-14-00-11 | LOT 1 | 0.596 AC |
| 577-14-00-11 | LOT 2 | 0.482 AC |
| 577-14-00-11 | LOT 3 | 0.590 AC |
| TOTAL | | 6.980 AC |

ACREAGE CHART

| | |
|-------|----------|
| LOT 1 | 0.354 AC |
| LOT 2 | 0.438 AC |
| LOT 3 | 0.429 AC |
| LOT 1 | 0.611 AC |
| LOT 2 | 0.430 AC |
| LOT 3 | 0.403 AC |
| LOT 4 | 0.847 AC |
| LOT 2 | 0.414 AC |
| LOT 3 | 0.415 AC |
| LOT 4 | 0.775 AC |
| LOT 1 | 0.433 AC |
| LOT 2 | 0.477 AC |
| LOT 3 | 0.560 AC |
| LOT 1 | 0.596 AC |
| LOT 2 | 0.482 AC |
| LOT 3 | 0.590 AC |
| TOTAL | 6.980 AC |

- LEGEND.
- IRON PIPE OLD
 - IRON PIPE NEW
 - CONCRETE MONUMENT, OLD

REFERENCES.

| | |
|-----------|------|
| PLAY BOOK | PAGE |
| D | 135 |
| M | 44 |

APPROVED
 PREVIOUSLY APPROVED
 John B. Long, F.S. PAID H.F. BANK
 JULY 22, 1987
 REF # 290-A
 PLAY BOOK EQ, PAGE 135



LINE DATA

| LINE | BEARING | DISTANCE |
|------|-----------------|----------|
| 1 | N 41° 20' 00" E | 107.30 |
| 2 | S 81° 30' 00" E | 8.50 |
| 3 | S 81° 30' 00" E | 87.80 |
| 4 | S 81° 30' 00" E | 87.80 |
| 5 | S 81° 30' 00" E | 87.80 |
| 6 | S 81° 30' 00" E | 87.80 |
| 7 | S 81° 30' 00" E | 87.80 |
| 8 | S 81° 30' 00" E | 87.80 |
| 9 | S 81° 30' 00" E | 87.80 |
| 10 | S 81° 30' 00" E | 87.80 |
| 11 | S 81° 30' 00" E | 87.80 |
| 12 | S 81° 30' 00" E | 87.80 |
| 13 | S 81° 30' 00" E | 87.80 |
| 14 | S 81° 30' 00" E | 87.80 |
| 15 | S 81° 30' 00" E | 87.80 |
| 16 | S 81° 30' 00" E | 87.80 |
| 17 | S 81° 30' 00" E | 87.80 |
| 18 | S 81° 30' 00" E | 87.80 |
| 19 | S 81° 30' 00" E | 87.80 |
| 20 | S 81° 30' 00" E | 87.80 |
| 21 | S 81° 30' 00" E | 87.80 |
| 22 | S 81° 30' 00" E | 87.80 |
| 23 | S 81° 30' 00" E | 87.80 |
| 24 | S 81° 30' 00" E | 87.80 |
| 25 | S 81° 30' 00" E | 87.80 |
| 26 | S 81° 30' 00" E | 87.80 |
| 27 | S 81° 30' 00" E | 87.80 |
| 28 | S 81° 30' 00" E | 87.80 |
| 29 | S 81° 30' 00" E | 87.80 |
| 30 | S 81° 30' 00" E | 87.80 |
| 31 | S 81° 30' 00" E | 87.80 |
| 32 | S 81° 30' 00" E | 87.80 |

CURVE DATA

| CURVE | CHORD BEG. | CHORD END | CHORD BEG. | CHORD END |
|-------|------------|-----------|------------|-----------|
| 1 | 273.22 | 273.22 | 180.00 | 180.00 |
| 2 | 513.23 | 513.23 | 180.00 | 180.00 |
| 3 | 250.78 | 250.78 | 180.00 | 180.00 |
| 4 | 212.27 | 212.27 | 180.00 | 180.00 |
| 5 | 132.60 | 132.60 | 180.00 | 180.00 |
| 6 | 132.60 | 132.60 | 180.00 | 180.00 |
| 7 | 132.60 | 132.60 | 180.00 | 180.00 |
| 8 | 132.60 | 132.60 | 180.00 | 180.00 |
| 9 | 132.60 | 132.60 | 180.00 | 180.00 |
| 10 | 132.60 | 132.60 | 180.00 | 180.00 |
| 11 | 132.60 | 132.60 | 180.00 | 180.00 |
| 12 | 132.60 | 132.60 | 180.00 | 180.00 |
| 13 | 132.60 | 132.60 | 180.00 | 180.00 |
| 14 | 132.60 | 132.60 | 180.00 | 180.00 |



I, MARK S. BERRY, A PROFESSIONAL SURVEYOR OF THE STATE OF SOUTH CAROLINA, HEREBY CERTIFY THAT THIS PLAN SHOWS THE TRUE SITUATION OF THE LAND AND PROPERTY AND THAT ALL NECESSARY MEASUREMENTS AND CALCULATIONS HAVE BEEN MADE AND THE PRECISION IS 1/100000. MY ENCLOSURES CONTAIN A TRUE COPY OF THIS PLAN AND THE PRECISION IS 1/100000.
 Mark S. Berry
 S.C. REG. NO. 10827