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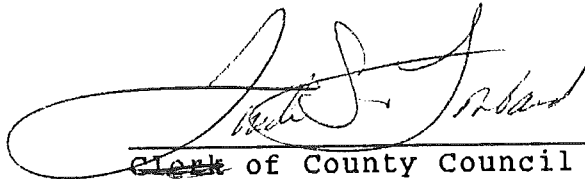
CHARLESTON COUNTY COUNCIL
O. T. WALLACE COUNTY OFFICE BUILDING
2 COURTHOUSE SQUARE
CHARLESTON, SOUTH CAROLINA
29401

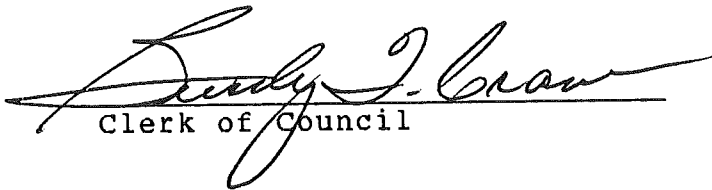
OPTI ISLE
PLANNED DEVELOPMENT PD-32-A

The following items when combined with the Master Plan and Development Guidelines shall govern the zoning requirements for the Opti Isle Planned Development District designated as PD-32-A

1. Land uses permitted within the Opti Isle development are as follows:
 - a) Single-Family Residential - 13 units maximum, with minimum lot size of 10,276 square feet.
 - b) A 1.12 acre tidal lake
2. Drainage and street systems will be constructed to county standards with the exceptions of the causeway width and shoulder widths. The causeway will be constructed and maintained in accordance with development guidelines and Army Corps of Engineers permit # 86-SB-345. All streets and drainage systems will be privately owned and maintained by the property owner's association (see STREETS section of Development Guidelines).
3. If the granting of permits by other governmental entities requires the redesign of this property, an amendment to this Planned Development will be required.
4. Utilities and services shall be provided in accordance with the development guidelines for Opti Isle. Conditional Use Permits for same shall not be required.
5. Signs shall exist as provided in the development guidelines for Opti Isle.

6. The Charleston County Zoning Ordinance shall apply to all areas of this development where not covered by these Regulations and Guidelines.
7. Homeowners agreements, deed restrictions and covenants shall be submitted to the County Attorney (copy to Subdivision Administrator) for his review and approval prior to conditional or final plat submittal, (whichever comes first) prior to consideration by the Planning Board. Thereafter, copies of these restrictions, covenants and agreements must be recorded in the RMC office for Charleston County prior to occupancy of the residential homeowners.
- 9) This agreement shall become effective December 6, 1989.


Clerk of County Council
CHAIR


Clerk of Council

DEVELOPMENT GUIDELINES - OPTI ISLE

- I. OBJECTIVE: Opti Isle is a 7.03 acre tract containing a 1.12 acre tidal lake located near Rantowles Creek on US Hwy 17. It is the intent of the developer to establish a marshfront community on this island consisting of 13 single family lots. Each residence will be subject to restrictive covenants and design guidelines established by the developer. The remainder of the property (including streets and open space) will be owned and maintained by the property owner's association.
- II. LAND USE: Single-Family Residential - 5.91 Acres 13 Lots 2.19 Lots Per Acre Gross Density. Garages are the only accessory structures permitted within the development. No living quarters are to be constructed in conjunction with the garage.
- III. SETBACK CRITERIA: Each residence will be subject to the following setback requirements: front - 50', interior - 5' & 8'
- IV. HEIGHT RESTRICTION: No single family residence will exceed 2 1/2 stories above the FEMA minimum required flood elevation.
- V. SQUARE FOOTAGE RESTRICTION: Each single family residence shall have a minimal square footage of 1800 square feet.
- VI. LOT SIZE: Minimum: 10,276 SF - 0.24 acres
Maximum: 18,092 SF - 0.41 acres Total Lot Area: 194,753 or 0.75% of available high land
- VII. OFF STREET PARKING: Each residence will have adequate space to suffice a driveway and garage.
- VIII. SCREENING/BUFFER AREAS: Due to the topography of the site, the residences will be isolated from Hwy. 17 with the marsh serving as a natural buffer zone.
- IX. STREETS: There will be 954 LF of paved streets 23' wide (measured from back of curb to back of curb) covering an area of 24,316 SF or 0.0945 % of available high ground. The streets will have 5' shoulders on each side and will be privately owned and maintained by the property owner's association. The causeway will have a 40' right-of-way with a 3' shoulder on one side lined by a guardrail on the edge of said shoulder and a 10' shoulder on the other side.

All roads will be built to meet requirements of the Charleston County Road Code for paved streets. If the property owner's association decides to no longer want

responsibility of this road; it will be the responsibility of the Opti-Isle Property Owner's Association to construct the roads to county standards. The statement that all roads and drainage systems shall be privately owned and maintained by the Opti-Isle Property Owner's Association shall be recorded as restrictive covenants or shall be incorporated into other documents simultaneously recorded with declaration of restrictive covenants. The covenants shall include declaration of roadways and drainage systems to the property owner's association so as to ensure future maintenance responsibilities.

- X. **TREES:** It will be the responsibility of the individual lot owners to comply with the Charleston County Tree Preservation Ordinance.
- XI. **SIGNS:** Street signs will be located at the intersection of the entrance road and Hwy. 17. The street name sign will consist of 4"x 4" post 5' in height above finish grade. Post detail will exhibit 1/2" bevel on each corner edge and smoothed out at top and bottom. Post footing will be approximately 19" above finish grade and detailed with a 1"x 1" rounded finishing ring surrounding the post. Name plaque will attach flush to post and will be @ 30" in length and painted as noted on detail sketch. Name design will be displayed in Helvetica Medium style. Post cap will have 1" mitered covering. Two sides of post top will display 2" development logo. The Stop sign will consist of 6"x 6" post 7' in height above finish grade to the bottom of sign display. Post will exhibit 1/2" bevel on each corner edge and smoothed out at top and bottom. Post footing will be @ 19" above finish grade and detailed with a 1"x 1" rounded finishing ring surrounding the post. Sign display: 30" standard stop sign set into 1/2" recess with 1" border. Background base to consist of 2" depth set flush with face of post. Base to be made with standard yellow pine. Post cap will be @ 3" from top of sign display and will have 1" mitered covering. (See attached plan details.)
- XII. **SERVICES:** Letters of preliminary review approval from the following agencies are attached:
1. S.C. Coastal Council
 2. Commissioners of Public Works
 3. St. Andrews Public Service District Commission
 4. Charleston County Public Works
- XIII. **MAINTENANCE:** The open areas will be maintained by the Homeowner's Association.



County of Charleston
Charleston, South Carolina

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

M E M O R A N D U M

TO : Lori Lambert, Planning Department
FROM: ~~Larry~~ Larry Kennerty, Civil Engineer
RE : Opti Isle Subdivision
St. Andrews Parish
DATE: October 19, 1989

This is to inform you that I have reviewed the above referenced conceptual subdivision plan.

I understand that South Carolina Coastal Council will not approve a right-of-way through the wetlands greater than 40' and that this has been previously approved by Charleston County.

I thereby recommend approval of this conceptual plan with developers understanding that all other Charleston County Road Code requirements will be adhered to including guardrail and pavement requirements.

LK:do

cc: Kenneth E. Rosenbaum, Engineering Superintendent
R. J. Sample
Donald R. Smith

LOR11019-D



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**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

September 14, 1989

Mr. Donald P. Smith, Jr.
P. O. Box 30132
Charleston, SC 29417

Re: Opti Isle
Charleston County

Dear Mr. Smith:

The staff of the S. C. Coastal Council provides conceptual certification of the above referenced project provided storm water guidelines are met and the representation of the critical line, as shown in your preliminary plan received August 27, 1989, is accurate.

Sincerely,

H. Stephen Snyder
Director of Planning
and Certification

DH

DLH:0365DSB

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

ST. ANDREWS PUBLIC SERVICE DISTRICT COMMISSION
P.O. BOX 30305
CHARLESTON, SOUTH CAROLINA 29417

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OFFICE

1775 ASHLEY RIVER ROAD
CHARLESTON, SC 29407
TELEPHONE 556-6310

September 15, 1989

Mr. John Waring
Charleston County Planning
2 Courthouse Square
Charleston, South Carolina 29402

RE: OPTI ISLE

Dear Mr. Waring:

The St. Andrews Public Service District agrees to accept wastewater flow, not to exceed 25,000 gpd, noted in a letter from District Manager Bailey dated January 28, 1988 to your office regarding the above-referenced development. The change in the development from multi-family to single-family should not change the characteristics of the wastewater and will be accepted by the District. The flow estimate for the thirteen (13) single-family units should be approximately 5,200 gpd.

If you have any questions, please call.

Sincerely,



Keith Ragsdale
Superintendent,
Collection System

KR/11j

Copy: Donald R. Smith, Jr.

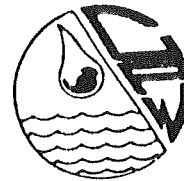
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John B. Cook, Dir. of Engineering



COMMISSIONERS OF PUBLIC WORKS

Of the City of Charleston
South Carolina

September 25, 1986

R.J. Sample & Assoc.
2010 Hawthorne Dr.
Suite 2-A
N. Charleston, S.C. 29418

Re: Opti Isle

Dear Bob:

This letter is to certify our willingness and ability to provide water to the above referenced site in Charleston County. We currently have a 16" water main in the east shoulder of Highway 17 South with adequate pressures and quantities as shown on the enclosed test sheet.

If there are any questions, please do not hesitate to call me at 724-6886. With best regards, I am

Very truly yours,


Clifford C. Wooten
Technical Services Supervisor

CCW:pab

Enclosure

