

WILLOW POINT
 PROPOSED PUD
 PROJECT NARRATIVE
 JOB NUMBER 202021
 MAY 24, 2001

The proposed project consists of development of a 25.97 acre tract located on the west side of Baynard road near Green Pond Road. The development consists of the establishment of 74 single family lots approximately 1/4 acre in size and three multi-use retail buildings 4000-4500 sf in size. The proposed project is designed to provide multi-use housing with amenities, so the site density is 3 du's per acre. The current zoning of the site is MU-2, which as the proposed PUD will include the following variances from the MU-2 designation:

- 45' minimum wide single family lots from a minimum of 50'
- 4' minimum sideyard setbacks for single family residences from a minimum of 7'
- 2' minimum sideyard and backyard setbacks for ancillary buildings
- 35' maximum vertical building height to the eaves of single family residences
- 10' minimum frontyard building setbacks for single family residences from a minimum of 15'

To provide for adequate site drainage (5) five -10' wide drainage easements are necessary. Post-development storm drainage from areas proposed for development will be handled by detaining the stormwater in two existing ponds, one that will be expanded to accommodate stormwater runoff. Soils found on-site consist primarily of Wando (wd) and Tomotley (to) which are classified as hydrologic soil group A and D respectively as determined by the "Soil Survey of Beaufort and Jasper Counties" (Soil Conservation Service, 1980).

The site breakdown is as follows:

15.76 acres - Single family lots	= 61%
4.38 acres - Road rights-of-way and alleys	= 17%
2.48 acres - Ponds	= 9%
<u>3.35 acres</u> - Open space	= 13%
25.97 acres Total site	

SF
 10 front
 4 side
 10 rear

The site imperviousness is:

9.3 acres impervious / 25.97 acres = 36% site imperviousness

The Town of Port Royal will provide retail water and sewer service.

Power will be provided by South Carolina Electric and Gas.

Telephone service will be provided by Sprint United Telephone.

Trash collection will be handled by private contract.

Ancillary
 2' Rear
 Side