

**CAMP LAKE JASPER
RV RESORT**

**MASTER PLAN
NARRATIVE**

City of Hardeeville, Jasper County, South Carolina

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Submitted to:

The City of Hardeeville

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CAMP LAKE JASPER RV RESORT

MASTER PLAN NARRATIVE

I. PROJECT INTRODUCTION

The subject site is the location of a failing townhome project known as Towne Park Jasper. This project was vacated by the previous developer after they installed all of the roads and approximately 90% of the storm drainage and utilities. The applicant intends to utilize a majority of the existing infrastructure that is already in place and redevelop the site into an upscale RV Park. This project's location immediately adjacent to the 320-acre Sergeant Jasper County Park and convenient location to I-95 and Hilton Head Island make this a perfect redevelopment concept. This project has the potential to significantly enrich the culture and environment of the county park and surrounding area by helping attract new tourism, businesses and families to the area that have an interest in large-scale recreational activities such as camping, hiking, jogging, biking, kayaking, picnicking, bird watching, fishing and the like.

The existing property is presently zoned Multi-Family Residential ("MFR") and the Applicant is pursuing a rezoning of the property to Planned Development District ("PDD") in order to accommodate the proposed RV park use. The applicant has prepared a Conceptual Master Plan (Exhibit D) for phase I; which consist of +/-18.65-acres. This Conceptual Master Plan shows the general layout of the roads, RV sites, open space, and proposed amenities. The proposed land uses, density and design standards are further defined in Section II of the PDD narrative.

II. EXISTING CONDITIONS

As stated in the introduction, the subject property is the site of existing townhome development that was vacated by the previous developer several years ago after they installed the roads and approximately 90% of the storm drainage and utilities. Today, much of the existing infrastructure and fencing are in various stages of disrepair and the property has turned into a liability for the current property owner, the adjacent neighbors, and the City of Hardeeville.

The Property is located off of Red Dam Road and is bounded by Red Dam Road and single-family residences to the north and west, Sergeant Jasper County Park to the south and east. The phase I Property has approximately 222 feet of frontage along Red Dam Road. The Property consists of approximately 22 acres including approximately 21-acres of uplands and approximately 1.0-acre of non-jurisdictional freshwater wetlands. Phase I consists of approximately 18.35-acres (+/-17.32-ac uplands, +/-1.03-ac. wetlands). Phase II consists of

approximately 3.65-acres of uplands. The property does not have critical area or frontage on salt marsh or creeks.

The attached Exhibits give detailed information regarding the existing conditions of the property. These items include:

A. Boundary and Topographical Survey (Exhibit B)

The Boundary and Topographical Survey of the property (Exhibit B) contains:

- | | |
|---------------------------|--------------------------------------|
| 1). Vicinity Map | 5). Property Owners of Adj. Property |
| 2). Boundary & Dimensions | 6). Existing Drainage Ways |
| 3). Existing Easements | 7). FEMA Zones |
| 4). Existing Roads | 8). Topographical Data |

B. Freshwater Wetland Verification, Wetland Plat (Exhibit C)

The freshwater wetlands on the site were delineated by Sligh Environmental Consultants, Inc., surveyed by Thomas & Hutton Engineering Co. and approved by the U.S. Army Corps of Engineers on June 3, 2004. A wetlands impact permit allowing minor fill for access and residential development was issued by the U.S. Army Corps of Engineers in 2005.

C. Previously Approved Site Plan (Exhibit I)

This exhibit shows the townhome layout per with the previously approved Towne Park Jasper project. The existing roads, utilities, storm drainage and building pad improvements were constructed on the site per this plan. Again, the applicant intends to use most of these improvements for their RV park project.

D. Wastewater Master Plan (Exhibit H)

Proposed sanitary sewer collection system

E. Water Distribution Master Plan (Exhibit G)

Proposed water distribution system

III. DEVELOPMENT MASTER PLAN

The project will be developed in accordance with the PDD and Conceptual Master Plan (Exhibit D). The proposed location of RV sites, open space, buildings, parking, recreational amenities and other elements may vary at the time of Development Permit Application based on market conditions and unforeseen circumstances.

The applicant intends to utilize the existing curb cut into the property off of Red Dam Road (Highway 27-94) for the primary access point into Phase I of the project. Red Dam Road is owned and maintained by the South Carolina Department of Transportation ("SCDOT"). This existing full-access drive provides safe and adequate ingress and egress for the project; which is a priority for the applicant, SCDOT, and the City of Hardeeville. Full access shall be defined as access which allows any and all possible vehicular traffic movements into and out of the development. Access to the future development area highlighted on the Conceptual Master Plan will be via a separate access point off of Red Dam Road. While both parcels share the same tax id number, this portion of the property is not contiguous with the larger parent parcel and therefore cannot be interconnected via an internal roadway. The future access point shall meet all applicable SCDOT highway access management standards. New internal private roads will be built to City of Hardeeville standards (or other engineering standards reasonably acceptable to the City engineer).

A. Phasing (Exhibit D)

The project consists of two phases. Phase I is approximately 18.35-acres and includes a maximum of 120 RV sites with associated infrastructure, services, and amenities (as generally depicted on the Conceptual Master Plan-Exhibit D). Construction of the first phase is expected to occur in 2012. Phase II is approximately 3.65-acres and is planned for an additional 25 RV sites (by 2015).

B. Site Design & Development Standards

Architectural guidelines and restrictive covenants developed by the applicant will set standards for design and construction materials for the project and will meet or exceed City of Hardeeville Municipal Zoning and Development Standards Ordinance (MZDO).

Site development within the Camp Lake Jasper RV Resort Master Plan are governed by the PDD and Master Plan standards. The applicant will control internal site standards through the use of architectural guidelines and restrictive covenants consistent with RV industry standards. The covenants and restrictions will be submitted to the City during the Development Permit process. As stated in the PDD narrative, setbacks and buffers for the Master Plan apply to the perimeter of the property only. At adjacent property boundaries of the PDD, buffers shall be a minimum of 20 feet except where said boundary is adjacent to single or multi-family residential, then the buffer shall be 30'. Recreational uses such as boardwalks, trails, swimming pool, fishing, etc. shall be allowed within the 20' perimeter buffer along the Sergeant Jasper lake property boundary as long as no trees 6" or greater are removed as a result of the recreational activity. Underground utilities, stormwater management facilities, and pervious leisure trails are allowed in the perimeter buffer area.

The Master Plan presently shows RV sites with varying widths, angles and depths. A majority of the sites are 35'-40' wide x 75' deep or greater with a 60 degree angle for the purposes of backing into a site. These dimensions are slightly greater than industry standards. Final RV site dimensions and layout will be submitted to the City during Development Permit process and shall be based on current market demand but in no way shall an individual RV site area be less than 1,600sf.

Signage for the Property shall conform to the MZDO unless otherwise approved at Master Planning.

C. Preliminary Stormwater Master Plan (Exhibit F)

A stormwater system, including piping, inlets, and permanent Best Management Practices (BMPs), was partially installed as part of the previous development. The proposed redevelopment will complete the installation of the previously approved stormwater collection system along with installing new inlets and piping as required to serve the proposed pads.

The Stormwater Masterplan (Exhibit F) shows the locations of inlets, pipe networks, and BMPs from the previous development along with the inlets and pipe networks required for the redevelopment. This masterplan is based upon the Tree & Topographic Survey, Previously Approved Site Development Plans, and the Conceptual Masterplan.

The stormwater collection system was originally designed to handle water quality and quantity controls for over 7.18 acres of impervious coverage, of which approximately 5.28 acres (230,000 SF) was rooftops, driveways, and stoops associated with the previous use. The proposed redevelopment proposes to replace the 5.28 acres of impervious coverage with approximately 0.69 acres of impervious coverage (30,000 SF) for amenities and permanent structures and approximately 1.61 acres (70,000 SF) of semi-impervious coverage for two new gravel alleys and gravel pads.

The proposed redevelopment results in a net decrease of approximately 200,000 SF of permanent impervious coverage, or 64%, and approximately 130,000 SF decrease in overall improved surfaces, or 38%. Even though the applicant proposes to reduce impervious coverage and runoff generation, they are not proposing to change any of the previously designed or installed BMPs. This will make for a significantly oversized stormwater system and will allow for a reduction in total runoff rate and volume reaching the Sergeant Jasper Park lagoons.

The Property shall conform to all of the Stormwater Management Provisions of the Hardeeville MZDO, and applicable state and federal requirements. The design storm used for all stormwater design within the Property shall be a 25 year storm event.

Sufficient stormwater BMPs shall be employed in the development of the Property to ensure runoff leaving the site does not degrade water quality.

Drainage System Maintenance Responsibilities

The owner will be responsible for maintaining the development in accordance with all City requirements and guidelines. The proposed permanent stormwater facilities will require the owner to establish a maintenance plan and enter into an agreement with the South Carolina Department of Health and Environmental Control Office of Coastal Resource Management (SCDHEC-OCRM). Also, the owner will grant access to the City of Hardeeville to allow certified City officials perform periodic inspections of the permanent stormwater features.

D. Utility Services

1). Water Distribution Masterplan

A water distribution system, including mains, hydrants, and laterals, was partially installed as part of the previous development. The proposed redevelopment will complete the installation of the previously approved water distribution system along with installing new laterals as required to serve the proposed pads.

The Water Distribution Masterplan shows the locations of existing water mains, hydrants, and service laterals from the previous development along with the proposed laterals required for the redevelopment. This masterplan is based upon the Tree & Topographic Survey, Previously Approved Site Development Plans, and the Conceptual Masterplan.

BJWSA will be the service agent for this development.

For this development, potable water access is available within the Red Dam Road right-of-way, approximately 1,500 linear feet from the main entrance. The water system enters the site through the main entrance and loops on itself internally. The Water Distribution Masterplan shows these existing watermains along with new services required for the RV pads.

2). Wastewater Masterplan

A sanitary sewer distribution system, including mains, manholes, forcemain, pump station, and laterals, was partially installed as part of the previous development. The proposed redevelopment will complete the installation of the previously approved sanitary sewer distribution system along with installing new laterals as required to serve the proposed pads.

The Wastewater Masterplan shows the locations of existing gravity sewer mains, manholes, forcemain, pump station, and service laterals from the previous development along with the proposed laterals required for the

redevelopment. This masterplan is based upon the Tree & Topographic Survey, Previously Approved Site Development Plans, and the Conceptual Masterplan.

BJWSA will be the service agent for this development.

For this development, sanitary sewer access is available from an existing pump station within the Jasper County School Complex, approximately 2,300 linear feet from the main entrance. The sanitary sewer system connects to the existing pump station through the use of a forcemain and pump station located within the development. The forcemain exists the site through the main entrance and travels along Red Dam Road until it enters the Jasper County School Complex property. The Wastewater Masterplan shows these existing gravity sewer mains, manholes, pump station, forcemain, and laterals along with new services required for the RV pads.

3). Power Supply and Service

The Property is in the service territory of Palmetto Electric Cooperative, Inc. for electrical power. Preliminary discussions with Palmetto Electric indicate a willingness to serve the property as evidenced by an Intent to Serve letter included as part of the PDD submittal. The applicant will coordinate with Palmetto Electric regarding planning for the Property.

4). Telecommunication Service

Hargray or another licensed provider will provide telephone, cable, and internet service to the Property. The Owner will coordinate with the provider regarding planning for the Property. All servicing will be via fiber optics cable to include broadband capability. Preliminary discussions with Hargray indicate a willingness to serve the property as evidenced by an Intent to Serve letter included as part of the PDD submittal.

5). Hardeeville Fire/ Rescue District

The project falls within the jurisdiction of the Hardeeville Fire/ Rescue District. The water supply system will be designed to provide fire flow and maintain the City of Hardeeville's current I.S.O. fire rating.

Other utility services shall be provided by legally established entities at the discretion of the Owner, provided such are in accordance with the franchising ordinances/licensing with the City.

Utilities must be underground, except as reasonably necessary for above ground support facilities.

C. Proposed Streets

The project roads will be privately owned and maintained by the developer or another entity assigned with the legal responsibility. Access to the RV sites will be gated for security purposes. The general store/ office/ check-in facility will not be access restricted.

The applicant intends to utilize the existing internal roadways for the RV park as well as provide 14' wide gravel alleys in specific areas in order to provide pull-thru RV sites. The private alleys will be built to City of Hardeeville standards (or other engineering standards reasonably acceptable to the City engineer). The existing roads as part of the Towne Park Jasper project were built to City of Hardeeville standards which include a two-way 24' wide asphalt pavement section with roll-curb gutter.

Access to the future development area highlighted on the Conceptual Master Plan will be via a separate access point off of Red Dam Road. While both parcels share the same tax id number, this portion of the property is not contiguous with the larger parent parcel and therefore cannot be interconnected via an internal roadway. The future access point shall meet all applicable SCDOT highway access management standards. New internal private roads will be built to City of Hardeeville standards (or other engineering standards reasonably acceptable to the City engineer).

F. Ownership and Maintenance of Common Areas and Utilities

1). Common Areas

The Master Plan common areas will be controlled by restrictive covenants that will establish guidelines for common area usage, ownership and maintenance. The common areas including easements, open spaces, nature trails, and other applicable areas will be owned by the developer or some other legal entity established in the covenants and restrictions. Should the RV sites be sold fee simple, the common areas may be owned and maintained by a Property Owners Association. This ownership will include the maintenance of applicable facilities, lagoons, and drainage ways on the property. Lagoon access and maintenance may be provided to allow lagoon maintenance. In some cases, individual elements of the overall stormwater retention and drainage system may be constructed on individually owned sites, but all functioning elements will be subject to master covenants, including easements and maintenance rights, which will assure the ability and means to maintain the system in perpetuity.

2). Utilities

Beaufort Jasper Water & Sewer Authority will own and operate the water and sewer facilities necessary for this project. Electrical power facilities will be

owned and operated by Palmetto Electric, or other provider as approved by the Public Service Commission.

IV. DEVELOPMENT RIGHTS AND ASSIGNMENTS

If the applicant decides to sell or transfer ownership of any portion of the Master Plan, they must comply with the procedures and provisions outlined in the City's PDD ordinance which includes among other things notifying the City in writing that they are contemplating a sale or transfer of ownership and development rights within the PDD.

V. LAND USE PARCEL DELINEATIONS AND USES

The Master Plan delineates approximately 22-acres divided into two parcels and two phases. The land uses are labeled on the Master Plan and identify the most likely uses expected under current market forecasts. The land use allocated to the property is RV Resort which includes RV sites, general store, manager's office/ check-in facility, clubhouse, laundry facility, bathhouse, swimming pool and other recreational amenities and uses designed to support the RV park facility. The goal of the PDD is to produce a high quality development that raises the quality of life and development standards in the area while anticipating the City's future needs for resort accommodations, commerce and services. The PDD designation is necessary to accommodate the specific nature of development and to provide for the responsible planning and development of the property over time.

Development within the Master Plan will be subject to design guidelines that comply with the development standards of the City and PDD and must also comply with the architectural and site design standards of the land use covenants. Applicable environmental standards, including Best Management Practices regarding stormwater runoff, will be demonstrated at the time of final design and Development Permit application. A Future Development Permit will be issued for site specific development on each phase which shall demonstrate compliance with these applicable use and site standards.

VI. TRAFFIC IMPACT AND MITIGATION

A Traffic Impact Assessment (TIA) was performed for the Towne Park Jasper site in August of 2006 using the following information as its basis:

- 2006 traffic counts
- 2009 expected traffic counts using normalized data without Towne Park Jasper
- 2009 expected traffic counts using normalized data with Towne Park Jasper
- 140 Residential Townhome units
- Unsignalized access points to 278 for John Smith Road and Red Dam Road

Since the preparation of this report, conditions in this area have greatly changed. A traffic signal to control access to 278 from Red Dam Road has been installed, expected traffic counts have decreased rather than increase, and the proposed use has changed.

According to SCDOT data for 2006 to 2010, Average Annual Daily Traffic (AADT) for US 278 between I-95 and Highway 141 has actually decreased at nearly 6% rather than the expected increase of 15% as analyzed in the TIA.

Because of the change of use, the proposed trips generated by this parcel will decrease. The original TIA, based upon 140 residential units, created 68 am peak hour trips and 79 pm peak hour trips. The proposed RV park development decreases these numbers by 61% and 38%, respectively assuming full capacity. This is significant in that these counts are what is used to generate proposed mitigation requirements, if needed.