CAMP LAKE JASPER
RV RESORT

PLANNED DEVELOPMENT
DISTRICT STANDARDS
AND
MASTER PLAN APPLICATION

City of Hardeeville, Jasper County, South Carolina

Prepared By:

McCLURE REAL ESTATE TOWN PARK, LLC

Submitted to:

The City of Hardeeville

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CAMP LAKE JASPER RV RESORT

PLANNED DEVELOPMENT DISTRICT STANDARDS

AND MASTER PLAN APPLICATION

SECTION I:
INTRODUCTION AND NARRATIVE

The Applicant, McClure Real Estate Town Park, LLC is proposing to redevelop a failing townhome project known as Towne Park Jasper located off of Red Dam Road in Hardeeville into an upscale RV Park. The existing townhome project 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 new contemplated use. The market for a "for sale" townhome product in this area of Jasper County doesn't exist and the RV park concept is a perfect redevelopment option for the project considering:

1. The project's convenient location relative to I-95
2. The project's location adjacent to the 320-acre Sergeant Jasper County Park
3. The project's location at the gateway to Hilton Head Island
4. The lack of RV parks in the vicinity
5. The existing utilities and infrastructure are supportive of an upscale RV park

This project has the potential to significantly enrich the culture and environment of the county park 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 benefits of these PDD Standards shall apply to Applicant, and its successors and assigns.

A. THE PROPERTY

1. The Property is located off of Red Dam Road in the City of Hardeeville in Jasper County 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.

2. 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 wetlands delineation survey attached as **Exhibit B** shows the freshwater wetlands on the site. The wetland delineation was

verified by the U.S. Army Corps of Engineers as evidenced by their letter included with **Exhibit C.**

3. The survey attached as **Exhibit B** depicts the Property boundary, the topography and freshwater wetlands.

B. PLANNED DEVELOPMENT DISTRICT PROCESS

The Planned Development District (PDD) zoning category was adopted by the City of Hardeeville to permit and encourage the effective, efficient, and economical development of tracts of land that are in the best interests of the long range development plans of the City. The PDD will provide reasonable certainty as to the lawful requirements that must be met in protecting vested property rights. The PDD is being made and entered between the Applicant and the City for the purpose of providing assurances to the Applicant that Applicant may proceed without encountering future changes in law which would materially affect the ability to develop under the Conceptual Master Plan.

C. CONCEPTUAL MASTER PLAN

It is anticipated that Phase I will be developed over a one year period, in accordance with the Conceptual Master Plan attached as **Exhibit D.** The Conceptual Master Plan sets forth the general scope of the development including number of RV sites, phasing, development standards, open space and other issues. In addition to the Conceptual Master Plan, development of the Property is controlled by other provisions of the PDD.

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.

The Conceptual Master Plan for the Property shows the general roadway, lot and open space layout as well as designated amenity areas serving the RV resort. Proposed land uses in the development are detailed under Section II-Land Use Designation and Definitions.

The Conceptual Master Plan seeks to maintain open space requirements set forth in the Hardeeville Municipal Zoning and Development Ordinance (MZDO). The open space and amenities will be owned and maintained by the Applicant, property owners' association(s), or other legally designated entity. All property deeded to a governmental entity shall become the maintenance responsibility of that entity.

The Conceptual Master Plan and the provisions of these PDD Standards will constitute the zoning for the Property and a waiver from the current Hardeeville codes and regulations where differences occur. The Conceptual Master Plan may introduce land uses that presently do not exist in current zoning documents.

The provisions of the Conceptual Master Plan shall apply to development of the Property. In the event of a conflict, the hierarchy of documents is: the 1) the PDD and Conceptual Master Plan; 2) Architectural Review Guidelines for the Property, if any, adopted by Applicant; and 3) the MZDO. In the event of an omission, the MZDO shall govern. To the extent of ambiguity, the parties shall attempt to review same consistent with the terms of this PDD Standards and the MZDO.

D. ENVIRONMENTAL PROTECTION

1. Environmental protection is a priority for the applicant. Both the subject property and the surrounding Sergeant Jasper Park have significant natural, scenic, wooded and recreational resources that the applicant intends to preserve and enhance.

2. The quality of the park's surrounding surface waters is a primary focus of the applicant. The applicant intends to meet or exceed the minimum stormwater management requirements for the site. The stormwater drainage master plan will address the hydrological characteristics of the entire site, as well as adjacent drainage patterns of relative importance. The plan will address pre-development conditions and post-development stormwater management for flood control and sediment reduction. This plan will also address storm water quality through the use of several types of Best Management Practices (BMP's) as established by the stormwater standards of the MZDO and then applicable state and federal governmental regulations to enhance water quality and protect the surrounding freshwater wetlands.

3. The 1.03-acre freshwater wetland on the property is typical of the South Carolina Lowcountry. This wetland has been determined to be a non-jurisdictional freshwater wetland. Restrictive Covenents have been recorded to protect this wetland and no additional impacts to the wetland are planned other than those previously permitted and/ or constructed. A copy of the previous developer's wetlands delineation plan, verification letter from the US Army Corps of Engineers (USACOE) and Restrictive Covenant's are included as **Exhibit C**.

E. WATER AND SEWER SERVICE

1. <u>Water Distribution Masterplan</u>
   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 and travels along Red Dam Road until it enters the Jasper County School Complex property. The Wasetwater Masterplan shows these existing gravity sewer mains, manholes, pump station, forcemain, and laterals along with new services required for the RV pads.

F. UTILITY SERVICE

1. The Property is in the service territory of South Carolina Electric and Gas Company ("SCE&G") for electrical power. Preliminary discussions with SCE&G indicate a willingness to serve the property as evidenced by an Intent to Serve letter included as part of the PDD submittal. The Owner will coordinate with SCE&G regarding planning for the Property.

2. Hargray or another licensed provider will provide telephone 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.

3. 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.

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

G. ROADWAYS AND TRAFFIC

1. 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.

2. 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).

3. 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 (Refer to the Conceptual Master Plan-**Exhibit D**). 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.

4. Notwithstanding the provisions of subsection 2 & 3 above, roadway and alley design standards may be modified to reduce environmental impacts and increase tree preservation provided safety concerns are not compromised. To protect and preserve significant trees, such design is hereby encouraged.

5. Since the traffic generated from a 120-site RV Park is significantly less than the approved 139-unit townhome project, the need for a traffic impact analysis (TIA) is not anticipated.

H. TREE PRESERVATION AND REPLACEMENT

1. Tree Coverage. The minimum allowable post development tree coverage for all development shall be 15 trees, two and one-half inches diameter breast height (DBH) or larger, per acre within the Property. Preserved wetlands and buffers can not be used to meet the requirement.

2. Replacement Trees. In those cases where the minimum allowable tree coverage cannot be met by preservation within the area of the Master Plan, replacement trees shall be planted to meet the 15 tree per acre requirement. Replacement trees must be planted within the boundaries of the area of the Master Plan. Replacement trees may also be provided by identifying existing hardwood trees between 2.5 inches and 7 inches in diameter of the same type being removed that will be preserved. These trees must be identified by a tree survey and may be located within the PDD. Notwithstanding anything to the contrary above, all development must comply at a minimum with the landscaping requirements of the MZDO.

3. Preservation of Existing Trees. The standards listed below will apply to specially designated areas of the PDD:

a. Preserved Wetland – The Property contains a preserved freshwater wetland. No clearing or tree cutting shall be allowed in these areas, other than minor and selective cutting or trimming for boardwalks or crossovers, and such other activities as may be permitted by the state and federal jurisdictional agencies including wetland restoration and enhancement projects.

b. PDD Boundary Buffers and Wetland Buffer – No trees exceeding six caliper inches (6" DBH) in diameter shall be cleared from these buffer areas, unless such cutting is necessitated by street and entrance way improvements or utility right-or-ways. Selective cutting of trees less than 6" DBH, under brushing or limbing shall be allowed. In areas where PDD boundary and wetland buffers are predominantly pine crop rows, selective thinning of pines over 6" DBH will be allowed where such thinning improves the long term health of the remaining trees. Hardwood planting in these areas will be allowed where it is needed to establish a more natural aesthetic.

I. PARKING

The total number of required parking spaces for all land uses allowed herein shall conform to section 4.6 of the City of Hardeeville MZDO as amended March 20, 2008. Modulation of those standards may be allowed provided the applicant furnishes actual documentation that

the new standard meets the parking needs of the proposed land use and the City agrees at Master Plan approval. In the absence of parking requirements for a specific use, the applicant shall provide the City of Hardeeville staff with developer submitted parking data showing that the proposed parking is sufficient for the proposed use.

J. STORMWATER MANAGEMENT

1. Stormwater Masterplan

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 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 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 0.69 acres of impervious coverage (30,000 SF) for amenities and permanent structures and 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 200,000 SF of permanent impervious coverage, or 64%, and a 130,000 SF decrease in overall improved surfaces, or 38%.

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.

2. 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.

SECTION II:
LAND USE DESIGNATION AND DEFINITIONS

A. INTRODUCTION AND NARRATIVE

The Conceptual Master Plan consists of the following type of land use area:

-RV Resort

The land use areas indicated on the Conceptual Master Plan are not intended to be rigid but shall remain flexible to take into account environmental concerns, physical constraints, pedestrian friendly requirements, market conditions and design parameters and as such, the exact location of boundary lines and buildings between land uses and their subsequent location and size indicated within the planning area shall be subject to change at the time of site development design; provided, however, that maximum densities and other conditions of this PDD Standards between the Applicant and the City for this Conceptual Master Plan will be strictly adhered to, unless adjustment is requested by the Applicant and approved by the City.

B. ALLOWED LAND USES

The following land uses shall be permitted on the Property. The purpose of this portion of the PDD Standards is to state which land uses shall be allowed within the Property, however by allowing these uses this does not obligate the developer to provide the uses or facilities stated herein.

The following land uses and definitions shall be permitted in each of the designated Land Use Tracts. Final allowable land uses shall be adopted at Master Plan approval:

RV Resort

- RV Sites- Individually platted fee-simple sites or individual un-platted sites available for short or long term lease.
- General Store
- Office/ Check-in Facility w/ gated entrance
- Cabins- located on individually platted fee-simple sites or located on individual un-platted sites available for short or long term lease.
- Clubhouse- including billiard room, arcade, fitness center, owner's lounge, card/ reading/ game/ craft room, catering kitchen, snack bar, grill, restaurant
- RV Storage for owners, guests and customers of the park
- Laundry facility
- Housing for manager
- Storage Barn/ Maintenance Facility with outdoor storage yard
- Greenhouses, plant propagation areas and holding yard

Utilities
Swimming pool & pump house, including jacuzzi tub
Multi-use fields
Lawn Games such as bocce, horseshoes, shuffle board, volleyball, etc.
Playgrounds
Dog park
Leisure trails and bike trails
Campsite activities (fire-pits or fire rings, grilling areas)
Bathhouse
Boardwalk/ dock with pier head or gazebo
Kayaking, canoeing
Tennis courts
Common open space
Outdoor entertainment
Mini-golf
Golf putting green
Pavilion

Design Regulations will be established for each area at the time of Master Plan approval in accordance with Section II.D.19 herein. Unless otherwise agreed at Master Plan approval or in this PDD Standards, the standard for uses from the MZDO shall apply.

C. ALLOWED DENSITY AND TRANSFER OF DENSITY BETWEEN PLANNING AREAS

1. Preliminary planning for the Property contemplates an RV Resort land use (including wetlands) for the entire property as depicted on the Conceptual Master Plan. The Conceptual Master Plan layout may be modified at the site design stage.

2. The total Project is allowed a maximum of 145-RVsites, which shall consist of 120 RV sites in Phase I (as generally depicted on the Conceptual Master Plan) and 25 RV sites in Phase II. The minimum RV site area requirement is 1,600sf. The Conceptual Master Plan layout may be modified at the site design stage. The RV sites shall consist of individually platted fee-simple "for sale" sites or individual un-platted sites available for short or long term lease. Fee-simple may include fractional ownership.

D. DEFINITIONS OF LAND USE TERMS AND DENSITY TERMS

In the absence of a term definition in this PDD Standards, the definitions of the MZDO shall apply in the interpretation of these PDD_Standards. The locations of specific land uses are described on the Conceptual Master Plan, however, below are additional shall generally describe additional allowed uses within the Property.

Acre

a. Gross Acre shall mean the entire acreage within the site boundaries.

b. Net Acre shall mean the acre which remains after deduction of easements for existing utilities, wetland buffers, and onsite wetlands.

Prohibited Uses. The following uses are specifically prohibited:

(1) Junkyards or auto salvage yards
(2) Gambling facilities not authorized by law
(3) Sexually-oriented businesses

1. Open Space

Total open space for the Property shall be calculated for the boundary of the Property and not on a site-specific basis for each parcel of the Property, individual development or project. The Property shall provide at least 25% open space. Open space shall be calculated based upon the total gross acreage. Open space shall consist of the following:

1. Landscape surface areas (areas not covered by buildings, parking, impervious surface)
2. 50% of Lagoons, ponds, impoundments and lakes (detention, retention, or recreational).
3. 50% of Freshwater wetlands
4. Wetland buffers
5. Forest, wildlife preserves/corridors, conservation areas and greenbelts
6. Community park
7. Recreation areas including swimming pools, tennis courts, playgrounds, ball fields, lawn games, etc.
8. Pedestrian/bicycle/ nature trails.
9. Perimeter buffers

2. Setbacks and Buffers

a. Setbacks shall be set forth in the Master Plan document. Buffers shall meet the minimum requirement established herein, and except as set forth in this PDD Standards, shall apply to the perimeter of the PDD only; provided, however, that any required wetlands buffers shall apply according to law throughout the Property.

b. Perimeter buffer standards shall include:

(1) 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.

3. Silviculture

This designation allows for continuation of managed forestry. Generally accepted methods of forest management are permitted, including wildlife management and practices to promote health and growth of trees. Silviculture uses may continue up to the time a subdivision plat is recorded and must be in accordance with standard forestry BMPs. The Owner shall be permitted to plan and grow trees upon the Property which may be used for tree farming for harvesting of such trees for purposes of replanting same in locations which are on or off the Property and may engage in farming operations which are indigenous to the area.

4. Utilities

This designation allows for utility service to serve the Property. The following land uses shall be allowed only after written approval from the Owner/developer and its consultants for location and design. Screening, buffering, and other aesthetic matters must meet or exceed the MZDO requirements, and may be approved during the site design process.

1. Potable water supply and distribution
2. Wastewater collection, treatment and disposal
3. Stormwater collection, treatment and detention
4. Irrigation
5. Communication towers
6. Satellite antennas
7. Cable television facilities
8. Telephone facilities
9. Power transmission and distribution
10. Fiber optic lines
11. Other utility services i.e., Internet access and other telecommunication uses.

Certain community-wide infrastructure is required for the development of any large, master-planned community. This infrastructure may include, but is not limited to the following:

1. Arterial streets and primary access roads.
2. Water supply.
3. Wastewater Treatment and Effluent Disposal.
4. Power substations.
5. Central telephone facilities.
6. Stormwater Management Lagoons.

7. Natural Gas Supply

In the case of this Conceptual Master Plan, the community-wide infrastructure is serving one Planning Tract. Infrastructure serving the community (on-site and off-site) will be approved as part of the site design approval process. Infrastructure projects must receive a Hardeeville Development Permit prior to construction.

5. Design Regulations

Design Regulations shall be submitted at Master Plan stage, and may have standards deviating from the MZDO or this PDD Standards, provided that health, safety, ingress/egress, and fire protection concerns with the approval of the City at Master Planning.

SECTION III:
MZDO CHANGES/EXEMPTIONS

In accordance with Section 1.8(E) of the MZDO, the following clarifications or modifications to otherwise applicable standards of the MZDO are hereby made applicable to the Property by reference to MZDO sections below. It is acknowledged that concerted efforts have been made to identify each provision of the MZDO sought to be waived or modified, and thus to the extent that a specific provision of the MZDO is not listed below but conflicts with the wording and intent of the PDD, that provision shall be deemed to have been included in the listing below. To the extent the provisions of the PDD are not clear, then the provisions of the MZDO dated March 20, 2003 and as amended September 6, 2006, as amended through the date of approval of this PDD Standards, not listed or deemed listed, shall apply.

General	Expiration of Permits – This Section is amended to provide that building and development permits shall be effective for two years from approval to initiation of construction, and an applicant may request an extension of a permit for one additional year, which extension shall not to be unreasonably denied by the City.
Section 2.4.E.4.c	Setbacks - This Section is deleted. Setbacks and buffers are governed by PDD Standards Sections II.D.2.a & b
Section 4.3.B	Open Space - This Section is hereby deleted and shall be governed by PDD Standards Section II.D.1.
Section 4.5	Landscaping, Tree Protection, Tree Survey and Replacement of Trees. This Section is amended to provided that site clearing shall be allowed consistent with the approved Master Plan. The landscaping standards for the Property shall conform to the MZDO unless otherwise approved at Master Planning. Tree preservation shall be governed as modified by Section I.H. Tree Preservation of the PDD Standards.
Section 4.6.A	Off Street Parking and Loading Standards - This Section is amended to provide that deviations from the requirements of Section 4.6.A may be approved at Master Plan approval where adequate parking, shared or otherwise, is provided.
Section 4.6.F	Parking Space Area Requirements – Parking spaces shall be at least 9 feet x 18 feet. This Section is amended to allow an 18 foot long parking space where bumper overhang is allowed over turf (not sidewalk).
Section 5.18	Stormwater Management. This Section is amended to provide that the rainfall frequency used to calculate stormwater runoff and design stormwater management facilities for the Property shall be the 25 year, 24 hour frequency.

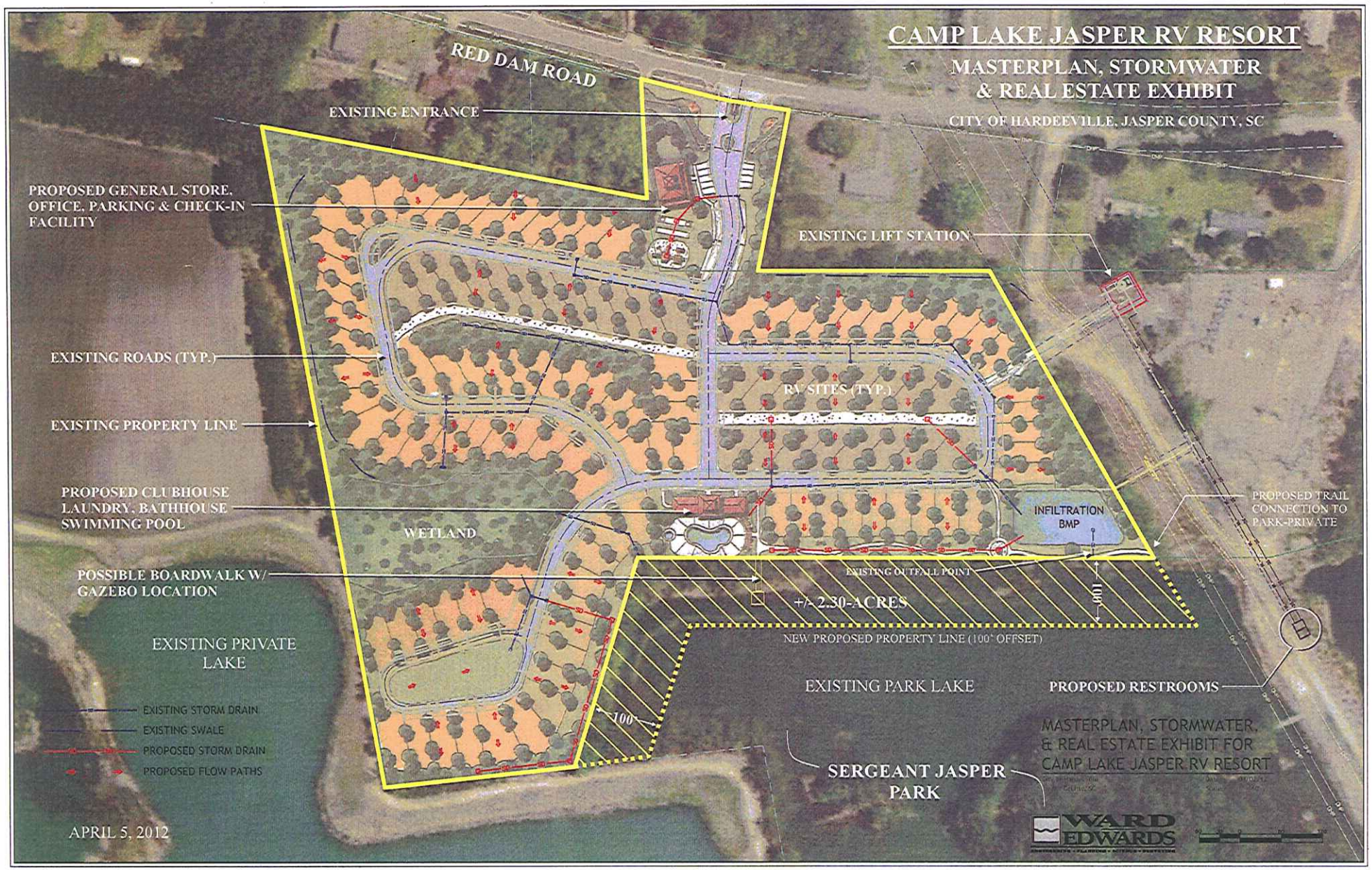
SECTION IV:
MASTER PLAN APPLICATION

In accordance with Section 4.21.800 of the MZDO, Owner hereby submits the following documentation and information in application for Master Plan approval :

(The capital letters introducing each line below correlate to the sections within Section 4.21.800.)

A. Master Plan - attached as Exhibit D to the PDD Standards
B. Arrangement of Land Uses - as shown on the Master Plan attached as Exhibit D
C. Boundary Survey - attached as Exhibit B to the PDD Standards
D. Location of primary control points - as shown on the Boundary Survey attached as Exhibit B
E. Name of Development – Camp Lake Jasper RV Resort
   Name of Applicant/Developer/Owner – McClure Real Estate Town Park, LLC
   Address of Developer/Owner - McClure Real Estate Town Park, LLC
   c/o Mr. Bryan McClure
   20 Towne Drive, Suite 230
   Bluffton, SC 29910
F. Land use of contiguous parcels:
   East: Single Family Residence, Red Dam Road
   West: Sergeant Jasper Park
   North: Single Family Residences, Red Dam Road
   South: Sergeant Jasper Park
G. Map or Site Plan - as shown on the Conceptual Master Plan attached as Exhibit D to the PDD Standards and as described in the PDD Standards. A copy of a topographic survey of the Property is attached as Exhibit B to the PDD Standards
I. Traffic Impact Analysis – N/A
J. Preliminary Master Drainage Plan and Master Water and Sewer Plan - attached as Exhibit F,G, & H respectively
K. Special District Boundary - Not Applicable
L. Preliminary Comments from Agencies – Attached copies of the agency letters (Section V)
M. Narrative - Included in the PDD Standards

CAMP LAKE JASPER RV RESORT – PROJECT LOCATION EXHIBIT


CAMP LAKE JASPER RV RESORT
MASTERPLAN, STORMWATER & REAL ESTATE EXHIBIT
CITY OF HARDEEVILLE, JASPER COUNTY, SC
RED DAM ROAD
EXISTING ENTRANCE
PROPOSED GENERAL STORE, OFFICE, PARKING & CHECK-IN FACILITY
EXISTING LIFT STATION
EXISTING ROADS (TYP.)
RV SITES (TYP.)
EXISTING PROPERTY LINE
PROPOSED CLUBHOUSE LAUNDRY, BATHHOUSE SWIMMING POOL
WETLAND
INFILTRATION BMP
PROPOSED TRAIL CONNECTION TO PARK-PRIVATE
POSSIBLE BOARDWALK W/ GAZEBO LOCATION
EXISTING OUTFALL POINT
+/- 2.30-ACRES
100'
NEW PROPOSED PROPERTY LINE (100' OFFSET)
EXISTING PRIVATE LAKE
EXISTING PARK LAKE
PROPOSED RESTROOMS
100
EXISTING STORM DRAIN
EXISTING SWALE
PROPOSED STORM DRAIN
PROPOSED FLOW PATHS
MASTERPLAN, STORMWATER, & REAL ESTATE EXHIBIT FOR CAMP LAKE JASPER RV RESORT
SERGEANT JASPER PARK
WARD EDWARDS
APRIL 5, 2012