

Report & Plat Plan for

**Coastal Land Tract PUD,
I-95 & U.S. Hwy 278**

Submitted To:

City of Hardeeville Zoning Administrator
P.O. Box 609
Hardeeville, SC 29927

Prepared For:

Coastal Land Development Company
One Hawley Street
Binghamton, NY 13901

Prepared By:

Connor & Associates, Inc.
10 Buckingham Plantation Drive
Bluffton, SC 29910

July 31, 2002

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Project Developer and Consultants

Coastal Land Development Company is pleased to list the initial professional development team that has been contacted and consulted with regarding the Coastal Land Tract Planned Unit Development (PUD) Zoning District project:

Developer:

Coastal Land Development Company

Ms. Naima Kradjian

Land Planning/Landscape Architecture:

Connor & Associates, Inc.

Kevin J. Farruggio, RLA

Engineering:

Connor and Associates, Inc.

Mr. John Quattrochi, P.E.

Environmental Consultants:

Connor and Associates, Inc.

Mr. Berry Edwards

Legal:

Hunter, Maclean, Exley & Dunn, P.C.
Attorneys at Law

Mr. Harold B. Yellin

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EXHIBITS:

Note: All Exhibits are included at the end of the application booklet. Reduced plans are included in the booklet; full-sized plans are provided in the cover of the application booklet.

- A. Boundary Plat
- B. Legal Description of Subject Property
- C. Preliminary Master Plan
- D. U.S. Corps of Engineers Wetlands Verification Letter
- E. Delineated Wetlands Survey
- F. Stormwater Management & Environmental Protection Narrative
- G. Preliminary Storm Drainage Master Plan
- H. Preliminary Water & Sewer Master Plan
- I. Utility Services Narrative
- J. City of Hardeeville, S.C. Zoning Ordinance, Supp. No. 5
- K. Topographic Survey
- L. Approximate Land use Acreage Summary
- M. Composite Map
- N. Conceptual Parking Lot Layout
- O. Preliminary PUD Entrance Location Plan
- P. Bioretention Area Detail for Parking Lots

I. Project Introduction

The site of the proposed **Coastal Land Tract** Planned Unit Development (PUD) Zoning District is located in the northeast quadrant of Interstate 95 and Highway 278.

The 138.94-acre subject property is entirely owned by Coastal Land Development Co., which has full authority to submit this application. The subject property was annexed into the City of Hardeeville on 9/7/2000. This site meets the minimum requirements for a PUD as provided in the Hardeeville, S. C. Zoning Ordinance (HZO).

II. Description of Proposal

This zoning application seeks to establish the Coastal Land Tract_PUD Zoning District. The development is a large-scale, compatible use planned development subject to the allowed uses, site development standards and limitations stated herein. As encouraged by the Hardeeville, S. C. Zoning Ordinance, this PUD will permit latitude with respect to internal planning considerations and be developed in the best long-range interests of the city.

This proposed 138.94-acre development will be General Commercial (GC) with the proposed Province Healthcare facility being located in the southern portion of parcel 2 and compatible commercial and accessory uses will complete the remainder of the development.

III. Existing Conditions

The Coastal Land Tract PUD is located in the northeast quadrant of the intersection of Interstate 95 and U.S. Highway 278. The site is bounded on the north by the South Carolina Department of Parks & Recreation, locally the property is known as Sergeant Jasper State Park. The PUD is bounded on the east by property owned by a private land owner. The PUD is bounded on the south by U.S. 278 and on the west by Interstate 95. The site is undeveloped silviculture/ timber land.

Exhibits are attached providing detailed information regarding the existing conditions of the property and include the following:

A. Boundary Plat

The boundary exhibit of the property is attached as Exhibit A.

B. Legal Description

A legal description of the site prepared by Connor and Associates is attached to the application as Exhibit B.

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C. Delineated Wetlands

The wetland determination letter, referenced as SAC 81-2000-0744(Q), from the Army Corps of Engineers to Connor & Associates, Inc. dated May 19, 2000 is attached as Exhibit D. This determination is for the entire 138.94-acre tract.

D. Drainage

Existing drainage on the property consists of several ditches, a freshwater wetlands system, and overland flow to the wetlands and adjacent property.

E. FEMA Flood Zone

A majority of the property is in FEMA Flood Zone C. The northernmost tip of the site is located in FEMA Flood Zone A.

F. Existing Infrastructure

There is an existing wastewater lift station located adjacent to the subject property on the corner of Red Dam Road and Hwy 278. There is also a 24 inch water main that passes along the frontage of the property. Both systems are owned and operated by Beaufort Jasper Water and Sewer Authority (BJWSA) and will service this site.

IV. Development Plan

The project will be developed in accordance with the accompanying Master Plan (Exhibit C). Permitted uses are more fully described below in Section A. Land Uses and Section C.1 Standards for Development.

A. Land Use Categories

The following land use categories as designated on the Master Plan, shall have the following permitted and conditional uses. The exact mix, density, type and acreage for each commercial use within a particular development area in the PUD shall be based upon final planning, engineering and market demand.

1. General Commercial Land Use Category

Permitted Uses within the General Commercial Tract are listed below:

- All Permitted and Conditional Uses as found in Sections 507.2 and 507.3 (General Commercial –GC Zoning District) of the City of Hardeeville Zoning Ordinance, Supp. No. 5, shall be allowed in the General Commercial land use area within the PUD with the following modifications:

1. Section 507.2(r) Trailer, camper or mobile home sales shall not be permitted with the PUD. Automobile and boat sales shall be a conditional use subject to the following standards:

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- A 20' minimum buffer shall be required around the perimeter of the site when the adjacent use is commercial or institutional; a 25' buffer is required around the perimeter of the site when the adjacent use is residential.
- 2. Church, synagogue, temple or other place of worship shall be considered a conditional use subject to the standards of Section 505.3(d) of the Hardeeville Zoning Ordinance, Supp. No. 5.
- 3. Section 507.3(f)-Animal hospital uses within the PUD shall be subject to the following additional standards:
 - The boarding of pets and animals shall only be permitted within the PUD for medical reasons under the care of an animal hospital or Veterinary establishment.
 - These uses shall have a 300' separation requirement from residential and institutional uses with the PUD.
- 4. The following uses shall not be allowed within the PUD:
 - Any retail or wholesale business involved in the sale of fireworks
 - Adult Entertainment Facilities
- 5. The following conditional uses shall not be allowed within the PUD:
 - Section 507.3(a) Automobile Service Station
 - Section 507.3(b) Garage for the repair and servicing of motor vehicles
 - Section 507.3(d) Newspaper publishing plant
 - Section 507.3(g) Open yard for the sale, rental and/or storage of materials or equipment
 - Section 507.3(i) Truck terminal
- 6. Section 507.2(p) of the Hardeeville Zoning Ordinance Apartment complex shall be defined as multi-family, including such uses as residential apartments, condominiums and multiplex townhouses including any type of ownership and operation such as fee simple lots, condominiums, leased land, long and short-term rentals and others that are otherwise not prohibited in covenants and restrictions recorded with the individual residential properties. These uses are subject to the standards of Section 505.4 of the Hardeeville Zoning Ordinance, Supp. No. 5.
- All Permitted and Conditional Uses as found in Sections 506.2A, 506.3 and 506.3B (Neighborhood Commercial-NC-1&NC-2 Zoning Districts) of the City of Hardeeville Zoning Ordinance, Supp. No. 5

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shall be allowed in the General Commercial land use area within the PUD with the following exceptions:

1. Places of worship shall be considered a conditional use subject to the standards of Section 505.3(d) of the Hardeeville Zoning Ordinance, Supp. No. 5.
2. The following retail use shall not be allowed within the PUD:
 - o Any retail or wholesale business involved in the sale of fireworks
3. Section 506.2(20) Veterinary establishments shall have a 300' separation requirement from residential and institutional uses with the PUD.

The following additional uses are permitted within the General Commercial land use area:

- Public or Private Residential Assisted Living Facility subject to the standards of Section 505.3(b) of the City of Hardeeville Zoning Ordinance, Supp. No. 5.
- Conservatory
- Theater
- Museum
- Animal Exhibit(s) subject to the following buffer standards**:
 - o 30' minimum buffer requirement adjacent to commercial uses within the PUD.
 - o 40' minimum buffer requirement adjacent to institutional uses within the PUD.
 - o 50' minimum buffer requirement adjacent to residential uses within the PUD.

*** When these uses are located adjacent to the perimeter of the PUD, these buffers shall be in addition to the perimeter PUD buffer as defined herein.*

- a 30' minimum buffer adjacent to commercial uses
- Zoological and/ or Botanical Garden(s)
- Research or Experimental Laboratory
- Horticultural Nursery
- Greenhouses
- Outdoor Assembly or Concerts subject to the following buffer standards**:
 - o 30' minimum buffer requirement adjacent to commercial uses within the PUD.
 - o 40' minimum buffer requirement adjacent to institutional uses within the PUD.
 - o 50' minimum buffer requirement adjacent to residential uses within the PUD.

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*** When these uses are located adjacent to the perimeter of the PUD, these buffers shall be in addition to the perimeter PUD buffer as defined herein.*

- Temporary Exhibit Structures. Temporary shall mean a maximum period of 30 days. Applicants for this use can extend this timeline by applying to the Zoning Board of Appeals (ZBOA) for a special exception use permit.
 - Off-Street Commercial Parking
 - Conference Center
 - Athletic Facilities subject to the following buffer standards**:
 - 30' minimum buffer requirement adjacent to commercial uses within the PUD.
 - 40' minimum buffer requirement adjacent to institutional uses within the PUD.
 - 50' minimum buffer requirement adjacent to residential uses within the PUD.

*** When these uses are located adjacent to the perimeter of the PUD, these buffers shall be in addition to the perimeter PUD buffer as required and defined herein.*

- Commercial Recreational Facilities subject to the following buffer standards**:
 - 30' minimum buffer requirement adjacent to commercial uses within the PUD.
 - 40' minimum buffer requirement adjacent to institutional uses within the PUD.
 - 50' minimum buffer requirement adjacent to residential uses within the PUD.

*** When these uses are located adjacent to the perimeter of the PUD, these buffers shall be in addition to the perimeter PUD buffer as required and defined herein.*

- Educational Facilities
- Entertainment Facilities
- Open Space, including but limited to:
 - Freshwater Wetlands. The U.S. Army Corps of Engineers and the South Carolina Department of Health & Environmental Control, Office of Ocean and Coastal Management Resource control the use of these lands. All activities in wetland areas must be permitted by U.S. Army Corps of Engineers and South Carolina Department of Health & Environmental Control, Office of Ocean and Coastal Management Resource. Some possible uses include conservation easements, disposal of reclaimed water, boardwalks, bridges or other permitted structures, and stormwater control and disposal
 - Buffers
 - Lagoons/ Lakes
 - Common Landscaping
 - Landscaping on Individual Parcels

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- Pedestrian Plazas and Walkways
- Outdoor Gathering for Special Events
- Parks
- Utilities, including but limited to:
 - Switching Gear/Substations/Lift Stations
 - Utility Easements
 - Drainage Lagoons/ Lakes
- Streets and Boulevards
- On-Street Parking
- Uses customarily accessory to retail business, office uses and commercial recreation facilities permitted by Section 711.4 of the Hardeeville Zoning Ordinance, Supp. No. 5. This Section is included in the Appendix.

2. Signage Land Use Category

Permitted Uses within the Signage tract (Parcel 3) are listed below:

- Directional and Identification signage for the PUD and the uses within the PUD.
- Signage for off-premise outdoor advertising

3. Hospital Site Land Use Category

Permitted Uses within the Hospital tract are listed below:

- Community Hospital including any facilities which relate to the operation of the hospital such as:
 - Medical Clinics-Out Patient Services
 - Medical & Dental Offices
 - Medical & Dental Laboratories
 - Nursing Service
 - X-ray Technician Offices & Services
 - Adult Day Care
 - Public or Private Residential Assisted Living Facility subject to the standards of Section 505.3(b) of the City of Hardeeville Zoning Ordinance, Supp. No. 5.

B. Phasing

It is anticipated that the project will be developed in several phases over time based on market demand.

C. Standards for Development (Article V Section 512.2 D2c &e)

1. 138-Acre Coastal Land Tract PUD Development Standards
The following clarifications or modifications to otherwise applicable standards are hereby made applicable to the PUD by reference to City of

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Hardeeville Zoning Ordinance sections below, together with any other addition or modification stated elsewhere herein:

Section 512.6 General design Criteria and development standards

Substitute the following:

512.6(b) Density and Maximum Impervious Surface

Commercial density within the PUD will be dictated by the site design standards for each development parcel (i.e., building setback, parking, maximum building height, maximum impervious surface).

The maximum impervious surface area allowed for a site within the PUD is 75%,

Residential densities within the PUD shall be in accordance with Section 505.4(b)(4), (c), (d), & (e) of the Hardeeville Zoning Ordinance, Supp. No.5, pertaining to "Other Requirements" within the General Residential (GR) Zoning District.

Net Acre as used in the Hardeeville Zoning Ordinance, Supp. No. 5, shall be defined as the area which remains after the deduction of easements for existing utilities, roads, and ditches, excluding wetlands and marshes. View easements shall not apply to net developable acre. Where easements exist on the whole parcel, the exact easement dimensions shall be determined such as powerline right-of-way, ditch right-of-way, or road widths, or the easement for the total parcel must be released before the parcel can be developed.

512.6(c) Parking Standards

Parking lots shall include landscaped medians and landscaped peninsula as follows:

- **Landscaped Median.** A 5' wide landscaped median shall be installed alongside (perpendicular to) parking spaces on the interior portion of a parking lot with more than one parking bay. Wheel stops shall be placed within all parking spaces at the standard distance from every landscaped median to protect plantings.

Shrubs and/ or trees shall be installed in the median to provide for semi-continuous planting along the median. Shrubs shall be at least 1' in height at installation and reasonably projected to grow at least 2' in height within three years.

- **Landscaped Peninsula.** A minimum 9' x 18' landscaped peninsula shall be installed parallel to the parking spaces every eight or fewer spaces and at the end of the parking aisle in order to separate the last space from any adjacent travelway.

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Each landscaped peninsula shall contain 1 broad-leaved overstory tree with a minimum size of 2 ½" caliper inches at DBH and a minimum height of 10'.

- **Foundation Buffers.** A landscaped buffer at least 8' wide shall be maintained between any structure and any parking or driving area, except for loading areas and areas where drive-thru facilities are utilized. This space is to be reserved for plant material, either existing or planned. No such space is required at the rear or other sides of the building, but is encouraged. Sidewalks and handicap ramps may be placed adjacent to the buffer on either side. The buffer may be penetrated to provide for access to the building and is not required in loading areas.

Pedestrian oriented streets within the PUD may contain on-street parking (angle-9' x18' or parallel-8' x 22').

In an effort to further treat and filter stormwater runoff from parking lot areas and other impervious surfaces within the PUD, developers are encouraged to utilize bioretention areas in parking lot medians and at the edge of parking lots. Please refer to Exhibit P for details and specifications of parking lot bioretention areas.

The base parking requirement (Section 713.1 of the Hardeeville Zoning Ordinance) may be increased by up to 20% if the additional spaces have a pervious surface.

512.6(d) Setback (yard) and 512.6(f) Buffer Requirements

Perimeter PUD Setback

A 25-foot building setback shall be required around the perimeter of the PUD with the following exception:

- Observation decks, restaurants or similar buildings situated adjacent to a water body shall be exempt from meeting this requirement.
- Where development abuts a separate single-family residential district, buildings other than single-family dwellings, shall be set back a sufficient distance from the separating property line or district boundary line, not less than 30' for multi-family residential, public or institutional uses or 50' for commercial or industrial uses. This is to insure the absence of any objectionable effects on or from abutting districts (refer to Section 512.6(d) of the Hardeeville Zoning Ordinance).

Perimeter PUD Buffer

A 25-foot buffer shall be required around the perimeter of the PUD with the following condition:

- The 25' perimeter buffer along Frontage Road shall meet the highway buffer standards of the Highway 278 Corridor District as defined herein.

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The 25' perimeter buffer shall be left undisturbed, except that underbrush may be cleared and the area landscaped. Underbrush is defined as a thick growth of bushes, vines, saplings, and trees that do not exceed 2 inches in diameter. In the absence of adequate natural vegetation to effect the buffer required herein, the developer shall be required to plant trees, bushes or shrubs to achieve the required buffer and desired screening effect.

Internal roads and frontage roads within the PUD shall meet (be located behind) the perimeter PUD buffer and setback standards.

Note: Should any encroachment into the perimeter PUD buffer be necessary for utilities, the area shall be re-vegetated per the standards of Section 514.6(1) & (4) of the Hardeeville Zoning Ordinance.

Perimeter Buffer along Frontage Road

In order to create a visually pleasing appearance along Highway 278 and Frontage Road, a 25' buffer shall be provided parallel and adjacent to both sides of the Frontage Road right-of-way as well as the southernmost property line for Parcels 1 & 2 (refer to Exhibit C). The buffer shall meet the standards of Section 514.6(1) & (4) of the Hardeeville Zoning Ordinance, Supp. No. 5 with the following exception:

- o The 25' buffer along both sides of Frontage Road does not have to meet the overstory tree requirement.

Note: Should any encroachment into the highway buffer be necessary for utilities, the area shall be re-vegetated per the standards of Section 514.6(1) & (4) of the Hardeeville Zoning Ordinance.

Internal Setback & Buffer Standards

In order to provide protection for potential incompatibility between neighboring land uses of different types and/or intensity, the following setback and buffer requirements shall apply to internal development properties within the PUD:

SETBACK TABLE
(Feet of Setback)

Proposed Use	Existing Adjacent Use				
	Residential	Hotel/Motel	Commercial	Institutional	Vacant
Residential	15	20	20	20	20
Hotel/Motel	20	10	20	20	20
Commercial	30	30	10	30	30
Institutional	25	30	30	20	30

The required setback shall be measured inward from the property line to the first vertical wall, excluding fences, sign posts, and the like.

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All Internal roads within the PUD shall have a 20' minimum setback.

Observation decks, restaurants or similar buildings situated adjacent to a water body shall be exempt from meeting the internal setback requirements

All setbacks adjacent to wetland areas within the PUD shall be in accordance with U.S. Army Corps of Engineers and South Carolina Department of Health & Environmental Control, Office of Ocean and Coastal Resource Management requirements.

BUFFER TABLE
(Feet of Buffer)

Proposed Use	Existing Adjacent Use				
	Residential	Hotel/Motel	Commercial	Institutional	Vacant
Residential	10	10	10	10	10
Hotel/Motel	10	5	10	10	10
Commercial	15	15	5	15	15
Institutional	15	15	15	10	15

Internal buffer areas shall be left undisturbed, except that underbrush may be cleared and the area landscaped. Underbrush is defined as a thick growth of bushes, vines, saplings, and trees that do not exceed 2 inches in diameter. In the absence of adequate natural vegetation to effect the buffer required herein, the developer shall be required to plant trees, bushes or shrubs to achieve the required buffer and desired screening effect.

All Internal roads within the PUD shall have a 10' minimum buffer.

All buffers adjacent to wetland areas within the PUD shall be in accordance with U.S. Army Corps of Engineers and South Carolina Department of Health & Environmental Control, Office of Ocean and Coastal Resource Management requirements.

Section 512.6(h) Signage Standards

Parcel 1 signage shall meet Section 514.9 of the HZO pertaining to signage within the Hwy 278 Corridor District with the following exception:

- The entire western portion of Parcel 1 that runs parallel to and adjacent to I-95 for a depth of 100' shall be allowed to utilize the signage standards of Section 612 of the HZO (Signs permitted in the TC-1 and TC-2 Travelers Commercial-1 and Travelers Commercial-2 Zoning District) and can include off-premise outdoor advertising and on-site Interstate Billboards-subject to the requirements of the S.C. State Outdoor Advertising Control Act.

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Parcel 2 signage shall meet Section 514.9 of the HZO pertaining to signage within the Hwy 278 Corridor District with the following exception:

- The entire western portion of Parcel 2 located immediately north of PUD access point Number 5 (Refer to Exhibit O) that runs parallel and adjacent to Frontage Road for a depth of 100' shall be allowed to utilize the signage standards of Section 613 of the HZO (Signs permitted in the NC-1 and GC Commercial Zoning Districts and LI and BI Industrial Zoning Districts) and can include off premise outdoor advertising but not on-site billboards.

Parcel 3 signage shall meet Section 514.9 of the HZO pertaining to signage within the Hwy 278 Corridor District with the following exception:

- Off-premise outdoor advertising shall be allowed.
- Signs shall have a maximum height of 25' feet and maximum sign face area of 250 square feet.

2. Restrictions on Use

- Any activity which tends to cause an unclean, unhealthy or untidy condition to exist outside of enclosed structures;
- Any activity which emits foul or obnoxious odors, fumes, dust, smoke or pollution or which creates noise, unreasonable risk of fire or explosion, or other conditions which tend to disturb the peace or threaten the safety of the occupants and invitees of other parcels within the PUD;
- Any activity which violates local, State or Federal laws or regulations;
- Outside burning of trash, leaves, debris or other materials other than burning appropriately permitted as part of a land clearing and construction activity;
- Obstruction or re-channeling of drainage flows after location and installation of drainage swales, storm sewers or storm drains;
- Outdoor storage of goods, materials, or equipment, except that (1) outdoor storage of building materials shall be permitted during construction on the parcel on which such materials are being stored, and (2) outdoor retail displays shall be permitted, and (3) outdoor dining facilities shall be permitted, and (4) the storage of inventory requiring outdoor storage incidental to a business or enterprise.
- Septic systems
- Tents, trailers, mobile homes or any structure of a temporary nature, such as a tent, shack or utility shed, except for construction trailers during ongoing construction on the property and temporary party tents for special events;
- Overhead electrical, telephone or CATV distribution lines, except for temporary lines as required during construction and as may otherwise be required by law or safety considerations;

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- Junk yards, scrap metal yards, automobile used parts and/or dismantling operations and sanitary landfills.
- Dumping, storage, disposal, incineration, treatment, processing or reduction of garbage, or refuse of any nature.

3. Height

Maximum building height will be based on use as defined in Sections 505.4(h), 506.4(f) and 507.4(f) of the City of Hardeeville Zoning Ordinance, Supp. No. 5. with the following exception:

- Conservatory, theater, commercial recreational and entertainment related structures shall have a maximum height of 100 feet.

All occupancies, excluding single-family and two family dwellings, that exceed 50 feet in height or exceed a total fire flow demand of 3,500 gallons per minute (GPM) as referenced in the Insurance Service Organization (ISO) requirements for specialized equipment, must have plans approved by the Fire Chief and the City of Hardeeville and, as necessary, reach financial arrangements acceptable to the City Council which provide assistance in purchasing the appropriate fire-fighting apparatus or equipment.

4. Open Space

Open space, as required herein, shall mean all areas not utilized for buildings, sidewalks, roads, and parking. Areas qualifying as open space are landscaped areas, lagoons, ponds and lakes, natural freshwater wetlands, dedicated wildlife preserves, buffer areas required herein, and ancillary recreational amenities such as swimming pools, tennis courts, and golf courses.

Required open space, as shown in the table below, shall be computed as the sum of the respective open space percentages, computed for the various designated land uses and densities within the overall PUD. The total open space required may be provided anywhere within the boundaries of the PUD.

OPEN SPACE TABLE

Percent Open Space Required By Land Use and Density	
1. Residential	
a. Multi-Family (up to 2 units/acre)	20%
b. Multi-Family (3-8 units/acre)	30%
c. Multi-Family (9-15 units/acre)	40%
d. Multi-Family (16 units & up/ acre)	50%
2. Institutional	15%
3. Commercial	15%
4. Hotel/Motel (Equivalent of 40% of a Residential Unit)*	

* Required open space percentage of total hotel/ motel tracts is computed by dividing the hotel/ motel units per acre by 2.5 and applying the resultant residential density requirement.

5. **Access & Traffic**

Access points into the PUD from Frontage Road shall have a 500' minimum separation distance requirement (refer to Exhibit O). The exact location of the access points will be determined at the time of development approval and is subject to SCDOT approval.

If required, traffic generation information will be provided at the time of development permit application for individual projects within the PUD.

6. **Covenants**

Restrictive covenants may be established by the applicant to control architectural review, internal set backs, landscaping requirements, etc. Reasonable rights of architectural review shall be retained by Applicant to assure that any building, landscaping or other improvement is undertaken in a manner compatible with development of the remainder of the PUD.

D. **Proposed Reservations for Public Use**

1. **Roadways**

The roads and related improvements developed within the PUD shall initially be owned and maintained by the developer but may be conveyed to appropriate property owner associations in the future who will have

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assessment and lien rights sufficient to ensure their maintenance. These facilities may be, but are not required to be offered for public dedication in the future.

2. **Utility Easements**

Easements will be provided for utility facilities including but not limited to water distribution, wastewater collection, telephone, electric power distribution, and natural gas.

3. **Stormwater Management System/Drainage Ways**

The Stormwater management/drainage systems, and related improvements developed within the PUD shall initially be owned and maintained by the developer but may be conveyed to appropriate property owner associations in the future who will have assessment and lien rights sufficient to ensure their maintenance. This system and its constituent facilities will not be offered for public dedication in the future but will be connected to existing and future public drainage facilities and waterways.

E. Utility Services

1. **Potable Water and Wastewater**

Water and wastewater service will be provided by Beaufort Jasper Water Sewer Authority (BJWSA).

2. **Electrical & Natural Gas Service**

Electrical service to the site will be provided by SCE&G or Palmetto Electric Cooperative. Natural gas service to the site will be provided by SCE&G.

3. **Telecommunication Service**

Telephone service to the site is provided by Hargray Communications.

4. **Irrigation Supply**

The water source for irrigation (non-potable) use will be surface water and recharge wells. Treated wastewater effluent may be utilized for landscape irrigation if a source becomes available, subject to the regulations of the South Carolina Department of Health and Environmental Control (SCDHEC).

F. Stormwater Management and Wetland Protection

1. **Design Standard Imposed**

The stormwater management system will comply with SC Department of Health and Environmental Control – Office of Ocean and Coastal

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Resource Management (OCRM), City of Hardeeville, and Jasper County water quality, detention, and retention requirements.

2. **Wetlands**

The jurisdictional wetlands within the PUD property are typical of the South Carolina Low Country. Wetland delineation and verification by the US Army Corps of Engineers has been completed. Minor wetland impacts associated with the development of the PUD will be permitted through the US Army Corps of Engineers and certified by several state and federal agencies including SCOCRM. If the permit process requires mitigation of the wetlands impacts, mitigation will be accomplished through a combination of buffers, preservation, and restoration where appropriate.

3. **Covenants to be Recorded**

Covenants will be recorded to restrict the use of wetlands to those uses permitted by the US Army Corps of Engineers.

CONNOR & ASSOCIATES, INC.

ENGINEERS • PLANNERS • SURVEYORS

July 19, 2002

Mr. Charles Baker, Zoning & Building Manager
City of Hardeeville
P.O. Box 609
36 Main Street
Hardeeville, S.C. 29927

RE: Application to zone the proposed Coastal Land Tract to a Planned Unit
Development (PUD) District

Dear Mr. Baker:

On behalf of our client, Coastal Land Development Company, the attached application and report are submitted to establish the Coastal Land Tract PUD Zoning District within the City of Hardeeville. This report is intended to replace the original PUD Report that was submitted to you on June 28th. The report documents have been revised to address the City's comments and concerns discussed at the July 2nd Planning Commission meeting and the July 17th meeting with City Staff. The report has been prepared in accordance with the requirements of the Hardeeville, SC Zoning Ordinance and we believe that it is consistent with the long range development goals of the City.

We look forward to working with you and the City of Hardeeville on this exciting project.

Sincerely,
CONNOR & ASSOCIATES, INC.



Kevin J. Farruggio
Landscape Architect

cc: Ms. Naima Kradjian
Mr. Harold Yellin
Mr. Trefor Thomas
Mr. Barry Connor
Mr. Jack Maloney