

Initial Master Plan Submittal

For

HILTON HEAD LAKES
at
HARDEEVILLE

**ANDERSON TRACT PLANNED DEVELOPMENT DISTRICT
CITY OF HARDEEVILLE, SOUTH CAROLINA**

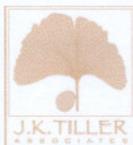
J-18422

HILTON HEAD LAKES, LLC

APPLICANT



**THOMAS & HUTTON
ENGINEERING**



**J. K. TILLER ASSOCIATES, INC.
LAND PLANNING/LANDSCAPE ARCHITECTURE**

Submitted to:

The City of Hardeeville, South Carolina

December 4, 2006

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Project Team

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Environmental Consultant:	Newkirk Environmental, Inc	Mr. Bobby Riggs Mt. Pleasant, South Carolina
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Land Use Attorney/ Legal Counsel:	Law Office of Lewis J. Hammet	Mr. Lewis J. Hammet, Esquire Bluffton, South Carolina

HILTON HEAD LAKES AT HARDEEVILLE

Master Plan Narrative

I. Project Introduction and Overview

This application is for approval of the Hilton Head Lakes at Hardeeville Master Plan, which is located within the Anderson Tract PDD. This application is submitted under Section 4.21.800 of the City of Hardeeville Municipal Zoning and Development Standards Ordinance (MZDSO), and the Anderson Tract PDD adopted by the City on October 5, 2006.

The City of Hardeeville approved both the Concept Plan PDD and a Development Agreement for the entire Anderson Tract in October 2006. The Concept Plan PDD defines the allowed land uses in the various areas of the Anderson Tract PDD. The documents also define the development standards, which will govern all development activity within the Concept Plan, including the Hilton Head Lakes at Hardeeville Master Plan. These negotiated land uses and development standards are binding upon both the City and this Applicant, so that the Concept Plan and Development Agreement set the binding framework for this Master Plan application. The Development Agreement between Hilton Head Lakes, LLC, its successors or assigns and the City of Hardeeville applies to future landowners.

The proposed Master Plan shall consist of 2412 single family and multifamily homes, and other allowed and alternative uses, while retaining the right to add density up to the allowed total dwelling units promulgated in the Concept Plan PDD and Development Agreement for the Anderson Tract as approved by The Hardeeville City Council on October 5, 2006. The proposed Master Plan is located on approximately +/- 2,739 acres within the Anderson Tract PDD. The project will also include lagoons, multiple amenity areas, and other allowed uses as defined herein and under the Concept Plan PDD.

This entire written narrative, together with all exhibits hereto, constitutes the full application, and upon approval, shall constitute the official Hilton Head Lakes at Hardeeville Master Plan site development.

Hilton Head Lakes, LLC respectfully requests that the City of Hardeeville approve this Master Plan.

II. Existing Conditions

The subject property is owned by Hilton Head Lakes, LLC. Tree cover mostly consists of a pine plantation with very few hardwoods. Most of the hardwood trees are located within the contiguous wetlands on the property. The contiguous wetlands drain from the northern and western portion of the property through the Great Swamp located on the Eastern side of the tract.

This application seeks final approval of the Initial Master Plan based on the conditions approved under the Anderson Tract PDD, and the matters contained in this application.

The approximately +/- 2,739 acre parcel in the Anderson Tract PDD has been planned based on the available information. Changes may be required based on constraints identified during the development permit process.

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

A. Boundary Plat (Exhibit B)

The boundary survey plat of the property (Exhibit B) contains the following information:

- | | |
|----------------------------|---|
| 1) Vicinity Map | 5) Property Owners of Adjacent Property |
| 2) Boundary and Dimensions | 6) Existing Drainage Ways |
| 3) Existing Easements | 7) FEMA Zones |
| 4) Existing Roads | |

Freshwater wetlands on the site were delineated and surveyed in 2005.

B. Wetlands Verification (Exhibit J)

Ward Edwards Incorporated delineated and surveyed the freshwater wetlands on the property. The U.S. Army Corps of Engineers verified the delineation and survey; letters are included as Exhibit J.

C. Topography (Exhibit F)

- 1) Vicinity Map
- 2) Topographic Data

D. Conceptual Wastewater Collection Master Plan (Exhibit C)

- 1) Proposed Sanitary Sewer Collection System

E. Conceptual Water Distribution Master Plan (Exhibit D)

- 1) Proposed Water Distribution System

F. Open Space and Trails Plan (Exhibit G)

- 1) Proposed Trail System and Open Space

III. Development Master Plan (Exhibit A)

The intent of the Hilton Head Lakes at Hardeeville Master Plan is to create a community that recognizes the basic character of the Lowcountry and the quality of life that makes the City of Hardeeville both unique and appealing. The Hilton Head Lakes at Hardeeville design implements the lifestyle ideal that promulgates the ability to live, work, learn, shop and play in one location.

The design creates a mix of residential land use types that are livable with pedestrian access to amenities, open space, and leisure activities. The property's community has been designed to allow bicycle, boat or pedestrian access from remote areas to centers of activity within the community.

The plan offers a variety of housing opportunities. Home sites will be sold as single family, larger estate homes and lake view residences, as well as, townhomes. The applicant will provide housing opportunities that reflect Lowcountry architectural scale.

Significant to this plan are the numerous opportunities for recreation. This includes a lake for boating and other water activities, amenity two amenity areas, various parks, access to leisure trails and nature trails. The community is interconnected to the greater community by several roads and sidewalks.

The project will be developed in accordance with the Anderson Tract PDD and the Hilton Head Lakes at Hardeeville Initial Master Plan (IMP), dated December 4, 2006. The exact location of roads, lagoons, open spaces, buildings, parking, recreational amenities and other elements may vary at the time of Development Permit Applications. The plan demonstrates a potential arrangement of land uses and road corridors. The final layout will vary based on market conditions and environmental constraints. The property will be accessed from SC 278 via the proposed Main Road through the Anderson Tract.

A. Phasing

Preliminary phasing for Hilton Head Lakes at Hardeeville is shown in Exhibit T. The Hilton Head Lakes at Hardeeville IMP will be constructed in Seventeen (17) phases. Horizontal development and subdivision approvals are anticipated to occur over the next 10 years. Construction of homes and residences shall be based on market absorption and is anticipated to occur over a longer period of time.

B. Site Design and Development Standards

Architectural guidelines and restrictive covenants (on file with the City of Hardeeville Planning Director), developed for Hilton Head Lakes at Hardeeville will set standards for design and construction materials and will meet or exceed the City of Hardeeville Municipal Zoning and Development Standards Ordinance (MZDSO) as approved and/or modified by the Anderson

Tract PDD. Applicable site design standards shall be as set forth under the Concept Plan PDD and Development Agreement. The applicant intends to responsibly exercise the design functions entrusted to it as the private developer under the Anderson Tract Concept Plan PDD and Development Agreement.

Site development within the Anderson Tract PDD is governed by the Development Standards approved within the Concept Plan PDD. Hilton Head Lakes, LLC will control internal site standards through the use of architectural guidelines and restrictive covenants. The final covenants and restrictions will be submitted to the City of Hardeeville during the Development Permit process and kept on file with the Planning Director. As stated in the Concept Plan PDD, setbacks and buffers for the Master Plan Area apply to the Concept Plan Boundary only.

Based on current market conditions, the Initial Master Plan indicates the following typical single family lot sizes; +/- 1 acre Luxury Lots (+/- 200 ft x +/- 217.8 ft average); other lots shall be as follows: +/-100 ft x +/-185 ft; +/-85 ft x +/-150 ft; +/-70 ft x +/-135 ft; +/-70 ft x +/-125 ft; +/-65 ft x +/-125 ft; +/-65 ft x +/-110 ft; +/-60 ft x +/-115 ft; +/-50 ft x +/-110 ft; +/-45 ft x +/-135 ft; +/-20 ft (Townhouse Average width) x +/-110 ft; setbacks as allowed by the Anderson Tract Concept Plan PDD. These lot sizes and setbacks are general, and may vary depending on specific site constraints. Hilton Head Lakes at Hardeeville, LLC reserves the right to change these typical lot sizes and setbacks as market conditions change. Any variances from this typical must be reviewed and approved by the Architectural Review Board for this development. Lots will conform to the standards set forth in the Concept Plan and Development Agreement.

Building setbacks and heights will be reviewed by Hilton Head Lakes, LLC Architectural Review Board and conform to life safety regulations, and will further conform to the standards set forth in the Anderson Tract Concept Plan PDD and Development Agreement.

C. Preliminary Stormwater Management (Exhibit E)

The Stormwater Management Plan is shown as Exhibit E. The scope of the Stormwater Management Plan includes the Hilton Head Lakes at Hardeeville IMP development and all subbasins that intersect the site. Exhibit E indicates flow path of stormwater through the development as well as the proposed outfall locations. As shown in the exhibit, the lagoons will receive runoff and provide water quality treatment for stormwater before it is released into the Great Swamp.

A proposed lagoon system and the existing freshwater wetland system will function as the primary means of conveyance for runoff leaving the developed property. All runoff will be attenuated to pre-development levels for the

twenty-five (25) year, twenty-four (24) hour storm through retention/detention facilities. Stormwater runoff entering the lagoons will receive treatment through best management practices (BMP's) prior to being released to adjacent wetlands. Final stormwater design will be submitted along with other final engineering at the time of Development Permit Applications. The stormwater management report 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 BMP's (as established by the stormwater standards of the City of Hardeeville MZDSO and then applicable state and federal governmental regulations) to enhance water quality and protect the surrounding freshwater wetlands. By definition, these standards insure the water quality of the receiving stream; in this case the freshwater wetland system and downstream water body, The New River, will not be degraded due to runoff from this development.

D. Utility Services

1) Potable Water Distribution (Exhibit D)

Potable Water will be provided by Beaufort-Jasper Water & Sewer Authority (BJWSA). A 16" water main will be installed along the main road through the proposed development. This water line will provide sufficient flow to meet the demand created by the Hilton Head Lakes at Hardeeville development. (See letter from BJWSA and SCDHEC Exhibits K and L.)

2) Wastewater Collection (Exhibit C)

Wastewater Collection will be provided by a combination of gravity sewers, pumping stations, and force mains located within each development parcel. The wastewater will be collected and pumped to a wastewater facility owned and operated by BJWSA, and ultimately conveyed to the Cherry Point Wastewater Treatment Plant. (See letters from BJWSA and SCDHEC Exhibit H.)

3) Power Supply and Service

The electrical service will be provided by South Carolina Electric and Gas (SCE&G). Service will be extended as development progresses. Initial Master Plan approval does not amend any rights provided to a landowner by the Public Service Commission or South Carolina law. (See letter from SCE&G - Exhibit I.)

4) Telecommunication Service

Hilton Head Lakes, LLC is coordinating its plans with licensed and franchised telecommunications service providers in the Master Plan area. The telecommunications infrastructure will include voice, data, and video facilities. Service will be extended and activated as development progresses. Master Plan approval does not amend any rights provided to a landowner or telecommunications provider as granted by the Public Service Commission. (See letter from Hargray Communications Exhibit K.)

5) Hardeeville Fire/Rescue District

The community 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 ISO fire rating. (See letter from Hardeeville Fire/Rescue Department Exhibit N.)

E. Proposed Streets

Roads and trails in Hilton Head Lakes at Hardeeville will be privately owned and maintained by the Property Owner's Association, or other entity assigned with the legal responsibility. Access restriction will be at the applicant's discretion.

In addition to the internal streets, a system of trails is planned. The trail system will provide access to certain portions of the community and encourage use of other forms of transportation in lieu of automobiles. The trail system will consist of paved paths and non-paved nature trails. A Master Plan of the trail is included as Exhibit G. The actual trail system may differ, at the time of development permit submission, based upon actual engineering and future planning, so long as the term of the Anderson Tract Concept Plan PDD are respected and followed.

F. Ownership and Maintenance of Common Areas and Utilities

1) Common Areas

Development in the Hilton Head Lakes at Hardeeville Master Plan will be controlled by covenants that will establish guidelines for Common Area ownership and maintenance, and may be further developed to include alternative development needs and issues and will be provided at the time of Development Approval. The Common Areas, which include road rights-of-way, easements, wetland buffers, protected wetlands, open space (including lake), amenities, etc., will be owned by the Property Owners Association (POA) or some other legal entity, established in the Covenants and Restrictions. This ownership will include the maintenance of facilities, including roads and drainage, on the property. Assessment

Fees will be collected from all property owners to provide funding for the operation and maintenance for common areas and some utilities, unless otherwise provided in the Development Agreement. In some cases, individual elements of the overall stormwater retention and drainage system may be constructed on individually owned development sites, but all functioning elements will be subject to master covenants, including easements and maintenance rights, assuring the ability and means to maintain the system as provided for in the Covenants and Restrictions.

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 SCE&G, or other provider as approved by the Public Service Commission.

IV. Development Rights and Assignments

The Development Agreement for the Anderson Tract PDD was entered between the City of Hardeeville (“City”) and Hilton Head Lakes, LLC.

Under the Anderson Tract PDD and the accompanying Development Agreement the allowed density is up to 3,888 dwelling units. This Hilton Head Lakes at Hardeeville Initial Master Plan is currently suggesting that 2412 dwelling units are proposed and the applicant, Hilton Head Lakes, LLC reserves the right to utilize the additional units granted (1,476 dwelling units) under the PDD and Development Agreement it is further understood that any such revision to the current plan may result in reconsideration by either The City of Hardeeville Planning Director, Planning Commission and Council dependent upon the intensity of change, either minor or major, as determined by the Planning Director.

It is further understood that changes and transfer of density within the Master Plan are permitted but subject to the same consideration by the Planning Director.

V. Land Use Parcel Delineations and Uses

The Hilton Head Lakes at Hardeeville Development Master Plan (Exhibit A) delineates approximately +/- 2,739 acres. The land uses are labeled on the Master Plan to identify the most likely uses that are expected under current market forecasts. This Master Plan Application does not limit those previously approved uses, but identifies current forecasts.

All development on each parcel will be subject to design guidelines that comply with the development standards of the City, as may be modified by the Anderson Tract PDD and must also comply with the architectural and site design standards

of the land use covenants. All environmental standards, including Best Management Practices regarding stormwater runoff, will be demonstrated at the time of final design and Development Permit Application. Future development permits will be issued for site-specific development on each parcel upon individual applications for development approval, which demonstrate compliance with these applicable use and site standards.

VI. Development Approvals within Hilton Head Lakes at Hardeeville Master Plan Area

Such applications must meet the application standards of the City of Hardeeville Municipal Zoning and Development Standards Ordinance, as modified and approved under the Anderson Tract Concept Plan PDD, the Development Agreement, and Attachment I of the Anderson Tract PDD Zoning Approval, and further such applications must meet all standards that are set forth in this Master Plan approval and any applicable land use covenants. Development that meets these specified conditions shall be approved, upon proper application to the City. Any ambiguities or inconsistencies shall be governed by the hierarchy of applicable standards established under the Anderson Tract Concept Plan PDD approval, as set forth under Attachment I of the Concept Plan approval. Any development proposal, which demonstrates compliance with these standards, shall be approved.

VII. Traffic Impact and Mitigation

Ingress and egress for the property to SC 278 will be provided by the proposed Main Road and other roads as shown on the Initial Master Plan. The proposed Main Road is a four-lane roadway with a divided median. This road will be extended south as needed to provide access to Hilton Head Lakes at Hardeeville. These lanes will be constructed to allow for future widening as traffic counts warrant expansion as outlined in the Anderson Development Agreement. Planning, design and construction of this access will be accomplished in a manner consistent with SCDOT standards or as modified by the Anderson Tract PDD and Development Agreement and traffic impact assessment.

Roads indicated on the Hilton Head Lakes at Hardeeville Master Plan are subject to modification at the time of each development phase and approval based upon specific soil conditions as related to environmental concerns, physical constraints and design parameters.

A comprehensive regional traffic impact study has been developed for the City of Hardeeville by Clough Harbour. Working with Clough Harbor, the applicant commissioned a traffic impact study specifically for The Anderson Tract Initial Master Plan. The report is submitted as Exhibit L to the Master Plan document. All traffic impacts specific to this Initial Master Plan shall be referenced to this study document.