

JASPER'S CROSSING

MASTER PLAN SUBMITTAL

Hardeeville, South Carolina

Prepared for:
Ice Plus Properties, L.L.C.

Submitted to:
The City of Hardeeville

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JASPER’S CROSSING MASTER PLAN
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1. Project Introduction

The intent of the Jasper's Crossing Master Plan is to provide various lodging, restaurants, commercial, retail, entertainment and multi-family dwelling units to serve the region and travelers on Interstate Highway 95. The Master Plan has been developed in accordance with the developers agreement between Ice Plus Properties, LLC and the City of Hardeeville. Additionally the Master Plan will adhere to all requirements and standards set forth in the Jasper's Crossing Planned Development District documents.

The property is divided into three general land use parcels; I-95 Parcel, Lake Parcel, and Future Development Parcel. The Master Plan for Jasper's Crossing depicts the three parcels and their anticipated land uses (Exhibit A).

2. Existing Conditions

A. Boundary and Wetland Plat (Exhibit B)

Boundary survey and wetland survey have been prepared by Applied Technology and Management (ATM). All data indicated on the maps has been utilized to develop the Master Plan for Jasper's Crossing.

B. Freshwater Wetland Verification (Exhibit I)

Freshwater wetland delineation and verification have been completed for Jasper's Crossing. On-site wetland impacts resulting from development of Jasper's Crossing have been permitted jointly through the U.S. Army Corps of Engineers and the Office of coastal Resource Management (OCRM) a division of SCDHEC.

C. Existing Conditions and Topography (Exhibit C)

Existing conditions and topography have been surveyed and are included as Exhibit C.

3. Development Master Plan (Exhibit A)

A. Open Space and Trails Master Plans (Exhibit F)

An Open Space and Trails Master Plan has been prepared for Jasper's Crossing. The plan represents calculations for open space requirements based on the standards of the PDD. A summary of open space provided is as follows:

Open Space Required:

PDD as a whole (25%)	56.75 min. acres provided
General open space for Multi-family use	4.00 min. acres provided
Usable open space – Multi-family (20% of 16ac.) (Included in 25% total open space)	.33 min. acres provided
General open space for Commercial use	52.75 min. acres provided
Usable open space – Commercial (8.33%) (Included in 25% total open space)	9.6 min. acres provided

General Open Space Includes:

- Landscaped Areas
- Perimeter Buffers
- 50% of Lake Surface
- 50% of Wetlands
- 50% of Wetland Buffers

Usable Open Space Includes:

- Promenades / Boardwalks / Village Greens / Parks / Gardens
- Recreational areas including swimming pools, tennis courts, playgrounds, ball fields and the like
- Pedestrians Trails / Sidewalks and Pathways

B. Phasing Master Plan (Exhibit R)

An anticipated phasing plan is included as (Exhibit R).

C. Site Design and Development Standards

(1) Minimum Lot Area: No minimum lot size shall be required, interconnectivity shall be encouraged.

(2) Setbacks and Buffers

(a) Perimeter Setbacks and Buffers

(i) At Interstate 95 setbacks and buffers shall be 50 feet

(ii) At the existing Joker Joe's fuel stop, setbacks and buffers shall be 20 feet

(iii) At the existing McDonald's Restaurant and fuel stop, a 10' setback and buffer shall apply to the eastern side of the property line of McDonalds

(iv) At US Highway 278 the setbacks and buffers shall be 50 feet

(v) All other perimeter setbacks and buffers shall be 25 feet

(b) Notes for Perimeter Setbacks and Buffers:

(i) Underground utilities and stormwater management facilities shall be allowed in all perimeter setback and buffer areas

(ii) Selective thinning, pruning, removal of diseased, dead or dying plant material shall be allowed within the setback and buffer zones.

Establishment of view corridors from Interstate Highway 95 and US Highway 278 shall be allowed provided the buffer zone provides a minimum of 75% of the existing tree cover for US Highway 278 and 60% tree cover for Interstate Highway 95.

(iii) Signage shall be allowed in buffer zones at Interstate Highway 95 and US Highway 278.

(iv) Roadways connecting parking areas of adjacent commercial developments shall be allowed in setback and buffer zones.

(c) Internal Setbacks and Buffers

(i) Commercial site to Commercial site: No setbacks or buffers shall be required, interconnectivity is encouraged

(ii) Commercial site to Multi-family site: A 50' setback and 25' buffer shall apply

- (iii) Along the Primary Road there shall be a minimum setback and buffer zone of 20 feet for internal roads and parking areas, and minimum setback and buffer of 40 feet for buildings.
 - (iv) Along all other internal roadways the minimum setback and buffer zone shall be 10 feet for parking areas (excluding all parallel parking) and buildings.
 - (d) Notes for Internal Setbacks and Buffers
 - (i) All setbacks and buffers shall be landscaped according to the standards included herein.
 - (ii) Signage shall be allowed in all setback and buffer zones.
 - (iii) Setbacks apply to vertical building construction only. Parking areas, landscape walls, fence, pedestrian ways and the like shall be allowed in the zone between the minimum buffer and the setback.
- (3) Maximum Building Height: Fifty (50) feet. For exceptions to height regulations see Section 5.11 of the MZDO. Occupancies that exceed fifty (50) feet in height or exceed a total fire flow demand of three thousand five hundred (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 appropriate Staff at the City of Hardeeville and, as necessary, reach financial arrangements acceptable to the City Council which provide assistance in purchasing the appropriate firefighting apparatus or equipment.
- (4) More than One Principal Use on a Lot: More than one (1) principal use is permissible on a lot as in the case of a shopping center offering several retail businesses and/or services, a motel in combination with a restaurant, or a mixed-used residential development.
- (5) Additional Requirements: All permitted uses shall meet all standards set forth in Section 5 of the MZDO, General Development Standards, pertaining to parking, off-street parking, loading and other requirements, however modulation of the MZDO 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 the time of the Development Plan submittal.
- (6) Signage
Signage for Jasper's Crossing shall meet the requirements Exhibit T landscape standards.
- (7) Landscape Standards
Landscape standards shall be specified in Exhibit S and shall meet or exceed the standards of the Highway Corridor Overlay District, The PDD for Jasper's Crossing and the MZDO in that order.
- (8) Roadways
The City may allow the use of alternate paving materials (concrete pavers) for the primary and secondary roads within the development for environmental and aesthetic reasons, provided the pavement section and specifications are approved by the City Engineer's consultant. All other standards shall comply

with the Developers Agreement between the City of Hardeeville and Ice Plus Properties LLC and the Jasper's Crossings PDD.

D. Preliminary Stormwater Managements Plan (Exhibit E)

A preliminary Stormwater Management Plan has been prepared by ATM and is included here in as Exhibit E.

E. Preliminary Sewer and Water Master Plan (Exhibit D)

A preliminary Sewer and Water Master Plan has been prepared by ATM and is included here in as Exhibit D

F. Utility Services

Comment letter from various agencies are included here in a follows:

- (1) Electrical Power Supply and Service (Exhibit H)
- (2) Telecommunication service (Exhibit J)
- (3) Hardeeville Fire/Rescue District (Exhibit M)

G. Ownership and Maintenance of Common Areas & Utilities

Ownership and maintenance of common areas and utilities shall comply with the Developers Agreement between the City of Hardeeville and Ice Plus Properties, LLC.

4. Land Use Parcel Delineations and Uses

Shall be as designated on the Master Plan (Exhibit A) and the PDD concept Plan for Jasper's Crossing.

5. Development Approvals within the Master Plan Area

Shall comply with the MZDO

6. Traffic Impact and Mitigation

Refer to Exhibit K for a complete Traffic Study.

7. Water and Wastewater

Preliminary comments from BJWSA are included as Exhibit G.

8. OCRM Preliminary Comments

OCRM Preliminary comments are included as Exhibit C.

9. City of Hardeeville EMS

Preliminary comments are included as Exhibit N. (pending)

10. City of Hardeeville Engineers

Preliminary comments are included as Exhibit O. (pending)

11. Initial Draft of Covenants and Restrictions

By Laws and an initial Draft of Covenants and Restrictions for Jasper's Crossing is included as Exhibit P.

12. City of Hardeeville School District Preliminary Comments
Preliminary comments are included as Exhibit Q. (pending)