

**DEVELOPMENT SUMMARY**

TOTAL GOOD HOPE PDD ACREAGE	± 15,991 AC.
SALT MARSH ACREAGE	± 3,397 AC.
GROSS ACREAGE	± 12,594 AC.

**DENSITY SUMMARY**

LAND USE TRACT	GROSS ACRES	BASE RESIDENTIAL DENSITY (DWELLING UNITS)	BASE COMMERCIAL DENSITY (SQUARE FEET)	PERCENT OF LAND USE
CONSERVATION PROTECTION	+9,637	*3,149	**	+76.5%
HIGHWAY COMMERCIAL	+630	*1,260	**	+5.0%
VILLAGE COMMERCIAL	+252	*	**	+2.0%
HISTORIC PRESERVATION	+2,075	*	---	+16.5%
<b>TOTAL</b>	<b>+12,594</b>	<b>***4,409</b>	<b>**</b>	<b>100%</b>

\* CLUSTERING OF DENSITY ENCOURAGED TO MINIMIZE DEVELOPMENT FOOTPRINT.  
 \*\* COMMERCIAL DENSITY TO BE DICTATED BY TOWN OF RIDGELAND DESIGN STANDARDS PER THE ZONING REGULATIONS.  
 \*\*\* DENSITY INCREASES BASED AND CONVERSIONS ALLOWED IN ACCORDANCE WITH THE ZONING REGULATIONS.

**LEGEND**

- CRITICAL AREA / SALT MARSH
- APPROXIMATE FRESHWATER WETLAND (SEE NOTE # 1)
- HIGHWAY COMMERCIAL PLANNING AREA
- VILLAGE COMMERCIAL PLANNING AREA
- CONSERVATION PROTECTION PLANNING AREA
- HISTORIC PRESERVATION PLANNING AREA
- 100' SHORELINE PROTECTION BUFFER
- TOWN PARK
- PROPOSED S.C. HIGHWAY 462 GREEN BELT
- EDUCATIONAL AND INTERPRETIVE CENTER
- GOOD HOPE CONSERVATION EASEMENT-OPEN SPACE
- 5 ACRE WATER AND SEWER SITE
- INITIAL EFFLUENT DISPOSAL AREA (+90 AC)
- ADDITIONAL ACREAGE - EFFLUENT DISPOSAL (+95 AC)
- APPROXIMATE COUNTY BOUNDARY
- EXISTING ROAD NETWORK (FOR ILLUSTRATIVE PURPOSES ONLY)
- CONCEPTUAL ROAD NETWORK (FOR ILLUSTRATIVE PURPOSES ONLY)

- NOTES:**
- 1) INFORMATION ILLUSTRATED ON THIS CONCEPT PLAN IS NOT INTENDED TO BE RIGID OR EXACT, AND IS SUBJECT TO CHANGE PRIOR TO MASTER PLAN SUBMITTAL. THIS CONCEPT PLAN INHERENTLY MAINTAINS FLEXIBILITY AS MAY BE REQUESTED BY THE OWNER TO ACCOMMODATE SPECIFIC SOILS CONDITIONS, ENVIRONMENTAL CONCERNS, PHYSICAL CONSTRAINTS, MARKET CONDITIONS AND DESIGN PARAMETERS. AS SUCH, THE EXACT LOCATION AND SIZE OF BOUNDARY LINES, LAND USE LOCATIONS AND INFRASTRUCTURE ILLUSTRATED ON THIS PLAN ARE SUBJECT TO CHANGE UNTIL SUCH TIME A MASTER PLAN IS SUBMITTED FOR APPROVAL; PROVIDED, HOWEVER, THE CONCEPT PLAN ADHERES TO THE ZONING REGULATIONS AND DEVELOPMENT AGREEMENT.
  - 2) CONCEPTUAL ROAD NETWORK SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. APPLICANT RESERVES THE RIGHT TO RELOCATE, REMOVE OR APPEND INTERNAL ROAD SYSTEM AND ACCESS POINTS AS NECESSARY PRIOR TO DEVELOPMENT PLAN APPLICATION.
  - 3) ANTICIPATED ROAD AND UTILITY RIGHT OF WAYS WILL BE LOCATED WITHIN MAJOR ROAD CORRIDORS.
  - 4) WETLANDS INFORMATION IS FROM WETLANDS ASSESSMENT PERFORMED BY NEWKIRK ENVIRONMENTAL - APRIL, 2006. WETLANDS INFORMATION FOR COLE ISLAND & GILLEAN CORP. TRACT IS FROM THE NATIONAL WETLANDS INVENTORY.
  - 5) ARCHEOLOGICAL INFORMATION IS AS PROVIDED BY BROCKINGTON ASSOCIATES - OCTOBER, 2006.
  - 6) BOUNDARY INFORMATION IS FROM THE JASPER COUNTY TAX PARCEL INFO AND HAS NOT BEEN FIELD SURVEYED BY THOMAS & HUTTON ENGINEERING, CO. THUS, ALL ACREAGES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
  - 7) POTENTIAL AREA FOR SPRAY FIELD APPLICATION INDICATES AREA SUITABLE FOR DISPOSAL OF GREY WATER BY THE TOWN OF RIDGELAND. APPROXIMATELY 190 ACRES ARE ILLUSTRATED TO BE RESERVED FOR INITIAL APPLICATION.

# GOOD HOPE PLANNED DEVELOPMENT DISTRICT CONCEPT PLAN

JASPER COUNTY, SOUTH CAROLINA

PREPARED FOR:

**GOOD HOPE CORPORATION**

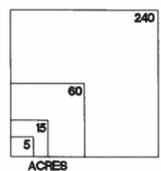
PREPARED BY:

**THOMAS & HUTTON ENGINEERING CO.**

JANUARY 19, 2008

PROJECT NO.

18728



SCALE: 1" = 2,000'

**REVISIONS:**  
 APRIL 3, 2009 - REVISED TO SEPARATE  
 CONSERVATION PROTECTION AND VILLAGE COMMERCIAL

**DISCLAIMER**  
 THIS MAP ILLUSTRATES A GENERAL PLAN OF THE DEVELOPMENT WHICH IS FOR DISCUSSION PURPOSES ONLY. DOES NOT LIMIT OR BIND THE OWNER, AND IS SUBJECT TO CHANGE AND SUBVISION WITHOUT PRIOR WRITTEN NOTICE TO THE HOLDER. DIMENSIONS, BOUNDARIES AND POSITION LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO AN ACCURATE SURVEY AND PROPERTY DESCRIPTION.